

300-010 106



**Queensland  
Government**

30 November 2006

Department of **Main Roads**

~~TL Fowler  
C/- McPherson Maclean Wargon Chapman  
PO Box 5267  
Cairns Qld 4870~~

Attention Mr Jeffrey Sue Yek

Dear Mr Sue Yek

**Douglas Shire : Mossman-Daintree Road  
Situatd at Mossman-Daintree Road, north of Rocky Point  
Lot 11 on SP 132055, Parish of Whyanbeel  
TL Fowler  
Proposed Reconfiguration of Lot (42 Residential Allotments, Parks & New Roads) Application  
Referral Co-ordination and Information Request**

I refer to:

- the above application received at the Department 25 May 2006 requesting consideration of the above development,
- the Department's information request included in the North Queensland Planning Branch letter of Finalised Information Request – Amended, dated 14 July 2006, and
- written request from the applicant's consultant received at the Department 9 November 2006 for reconsideration of the 4 items of additional information sought by the Department.

The Department has considered the request and advises:

- a recent traffic survey of the local section of the Mossman-Daintree Road conducted by the Department of Main Roads recommends maintaining the existing 100kph speed limit,
- a review of provisions relating to the subject land in the transitional planning scheme, particularly as Special Area 1 in Development Control Plan 4, sections 5.4.10.2 (2), (4) and (5), which specify contour and vegetation surveys accompanying the application (still outstanding) to ensure retention of a broad vegetation screen along the Mossman-Daintree Road frontage and which also specify only one access to Mossman-Daintree Road,
- a review of provisions relating to the subject land in the gazetted Douglas Shire IPA scheme, particularly Rural Areas & Rural Settlements Locality Code, sections P10 and A10.1, which specify residential development on the more gently sloping part of the land elevated above the steep bank adjacent to Mossman-Daintree Road, contour and vegetation surveys accompanying the application (still outstanding) to ensure retention of a broad vegetation screen along the Mossman-Daintree Road frontage and which also specify only one access to Mossman-Daintree Road, and
- a review of provisions relating to the subject land in the gazetted Douglas Shire IPA scheme, particularly Reconfiguring a Lot Code, Table 1, which specify a minimum area of 3,500m2 for lots created in the Residential 1 Planning Area.

Consequently, the Queensland Department of Main Roads, as a Concurrence Agency, maintains that

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it requires a redesign of the proposed reconfiguration to acknowledge the following 4 items to adequately assess the impact of the proposed development on the State-controlled road network:

- The Development Control Plan 4 Special Area 1 requirement of contour and vegetation surveys to accompany the proposed reconfiguration of the subject land, inter alia, to confirm that 3 access points are justified as the DMR standard policy is only one point of access,
- DMR verbal advice to the applicant's consultants 25 August 2005 that suggested 3 proposed intersections for the subject land be located a minimum 250m apart and with adequate site distances for the 100kph speed limit of Mossman-Daintree Road,
- That a Type BAR1 intersection can be accommodated at each proposed access point for the proposed development, and
- DMR condition in letter 1 July 1999 for previous reconfiguration application creating Lot 11 on SP 132055 requiring a 40m building alignment setback from the Mossman-Daintree Road frontage for all new structures on the subject land (impacts on 10 proposed residential allotments).

A copy of this letter has been sent to Council.

Yours sincerely



David Hubner  
**MANAGER (TRANSPORT PLANNING) PENINSULA**



**Queensland  
Government**

B/c

Mr T Melchert  
Chief Executive Officer  
Douglas Shire Council  
PO Box 357  
Mossman Qld 4873

Department of **Main Roads**

For your information (Your Ref SUB 010/06)

David Hubner

**MANAGER (TRANSPORT PLANNING) PENINSULA**

<b>DOUGLAS SHIRE COUNCIL</b>	
<b>RECEIVED</b>	
FILE NAME	<i>mcu/Reconfig/Planning</i>
DOCUMENT 1	
- 4 DEC 2006	
SUB010/06	
ATTENTION	<i>MRH</i>
INFORMATION	