

YOUR REF: Quaid ROL, Mossman
OUR REF: 40.2013.5468 (1235)

18 February 2014

P Quaid & S W Quaid
C/- Sarah Mort MiCorp Planning
PO Box 7777
CAIRNS QLD 4870

Dear Madam

**RECEIPT ADVICE & REQUEST FOR FURTHER INFORMATION
FOR RECONFIGURING A LOT (1-33 RESIDENTIAL LOTS, OPEN
SPACE & NEW ROADS) AT JUNCTION ROAD MOSSMAN
LOT 3 ON RP720296**

Receipt of the above application for to reconfigure the lot into residential lots, open space and new roads is acknowledged as being properly made on 28 January 2014.

Preliminary assessment of the application indicates that further information is required for Council to complete an assessment and determination of the application. The further information requested is significant in the assessment of this development proposal and integral to determining the final form of the development.

This request for further information is issued outside the IDAS time period. The application is currently in the Assessment Manager's (Council's) Decision-making period. For this reason Council extends the Assessment Manager's Decision-making period under section 318(2) for a further twenty business days to 25 March 2014. Your guidance on timing for lodgement of the requested information would be appreciated so that an agreed timing for the decision-making period can be determined.

Further information requested is a follows:

Flooding

Local knowledge identifies the site and adjacent land is subject to significant flooding of at least a metre height in some parts. Provide detail as to what extent flooding from the Mossman River impacts on the site.

Information provided should include a current flood impact study of the Mossman River (undertaken within the last 12 months or undertaken now) having regard to developments constructed upstream including any road works at the Mossman bridge area and surrounds.

Provide a local drainage study of the site including the impact of filling to the site and on adjoining and nearby land and roads, particularly the flow paths that may come across the site boundary. The current layout is to be included.

Identify the extent the site is subject to flooding (from overland flow and from the Mossman River) in the Q5, Q20, Q50 and Q100 events for both pre and post development phases.

Provide reasons for the proposed fill levels. The studies provided to date appear to identify the land having a local inundation level of 7.85 AHD whereas the proposed fill levels appear to range from 7.28 AHD to 7.37 AHD across the land. Consideration needs to be given to providing a freeboard.

Noise Attenuation

The Mackay Sugar Mossman Mill's pump station is situated on the adjacent land to the north with continuing use rights. Considerable noise is emitted from this plant infrastructure when operated. During the cane harvesting and crushing season the Mill operates on a twenty-four hour basis and therefore there is a considerable impost on the residential amenity of the land.

Provide a report prepared by a qualified Acoustical Consultant that indicates the design and construction features to be incorporated in the development to ensure that the development is in compliance with the *State Planning Policy, SPP 5/10 Air, Noise and Hazardous Materials* and the *State Planning Policy 5/10 Guideline Air, Noise and Hazardous Materials*.

For a copy of the SPP and the Guideline refer to:

<http://www.ehp.qld.gov.au/noise/documents/air-noise-hazard-policy.pdf> ; and
<http://www.ehp.qld.gov.au/noise/documents/air-noise-hazard-guideline.pdf>.

The measures are to be located and designed so that they can be suitably maintained once the land is reconfigured. The measures are not to limit the siting of houses on proposed lots. That is, the desired outcomes for suitable amenity from noise impacts must be achieved from the whole of the residential lots and not limited to the internal areas of future dwellings. The measures must be included on the development plan that also details proposed lot layout, roads, open space and infrastructure services.

If required, Council is willing to convene a meeting to discuss the above information request..

Please note that the information response to Council should include two complete copies of the response and if plans form part of the response then two sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number (07) 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment