



3 November 2023

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: MCU/23/0021

R & M Patane
C/- Freshwater Planning Pty Ltd
17 Barronview Drive
FRESHWATER QLD 4870

Dear Applicants,

Information Request

Planning Act 2016

I refer to the below mentioned application and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	MCU/23/0021
Proposal:	Application for Development Permit for Material Change of Use – Tourist Park (up to 74 persons maximum)
Street Address:	49 Fichera Road, Mareeba
Real Property Description:	Lot 4 on Crown Plan NR3750 and Lots 1, 2 & 3 on SP311305
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

1. Traffic Impact Assessment

The proposed development is likely to increase traffic volumes on Fichera Road, including large vehicles like motorhomes and caravans. The first 600 metres of Fichera Road is poorly constructed and includes a one lane bridge with steep approaches. Please provide a Traffic Impact Assessment (TIA), prepared by a suitably qualified RPEQ demonstrating that the proposed development and associated additional traffic generated will not significantly impact on road safety and Fichera Road users. The TIA should include any road improvements deemed necessary to minimise impacts and improve road safety.

2021 traffic count data exists for Fichera Road, taken at Chainage 70 and is summarised as follows:

Period	2021 Count	2024 forecast	Comments
Weekday AM Peak	24.7	25.7	AM Peak 6:00am – 7:00pm
Weekday PM Peak	45.9	47.7	PM Peak 4:00pm – 5:00pm
Daily	501.1	521.1	Average annual daily traffic 16.8% heavy vehicles

Note: This traffic count data excludes B-Double traffic movements associated with sugar cane carting which only occurs for a very short period of the year.

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

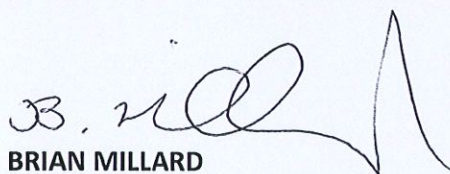
Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

Should you have any further queries in relation to the above, please do not hesitate to contact Councils Senior Planner, Carl Ewin on the above number.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES