

31 August 2023

Enquiries: Daniel Lamond
Our Ref: CA 2023_5488/1 (1184841)

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Allaro Homes Cairns Pty Ltd
C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

Email: evan@planningplusqld.com.au

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 31 July 2023.

Applicant Details

Name: Allaro Homes Cairns Pty Ltd
Postal Address: C/- Planning Plus
PO Box 399
REDLYNCH QLD 4870
Email: evan@planningplusqld.com.au

Property Details

Street Address: 42-44 Mitre Street CRAIGLIE, 46-52 Mitre Street CRAIGLIE,
Sagiba Avenue CRAIGLIE
Real Property Description: LOT: 1 TYP: C PLN: 2253, LOT: 2 TYP: C PLN: 2253, LOT: 6
TYP: C PLN: 2253
Local Government Area: Douglas Shire Council

Application Details

Application Number: CA 2023_5488/1
Approval Sought: Preliminary Approval and Development Permit
Nature of Development Proposed: Combined Application
Description of the Development Proposed: Combined Application (Variation request & 3 Lots into 33 Lots)

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

Performance Assessment

1. Council notes that a number of the proposed allotments are particularly narrow. Provide house plans for all proposed lots with a width less than 15 metres and demonstrate how they relate to each neighbouring allotment within the development. A response to this item should be inclusive of individual floor plans detailing window locations and site plans detailing the building location on each site with doors and windows nominated for each storey.
2. Provide an assessment against the side boundary setback provisions from the Queensland Development Code MP1.1. The assessment is to have no regard to the overall proposed lot area. The assessment is to have regard to the allotment width and its relationship to the proposed side boundary setbacks and frontage boundary setbacks.

Amendment to Application

3. Officers have reviewed the Town Planning Report and the Engineering Report and note discrepancies between the proposed Lot numbers. Provide a comprehensive review of the reports and any supporting information accompanying the application to correct the discrepancies.
4. Confirm that the Reconfiguration of a Lot component of the application is for 3 lots into 33 lots and common property. Note that the Town Planning Report by Planning Plus proposes Reconfiguring a Lot of 3 Lots into 33 Lots. The Engineering Report, by Neon Consulting, indicates 38 lots as per Section 1 Introduction, 37 lots as per Section 3 Wastewater Disposal and Section 4 Potable and Firefighting Water. The engineering plans, by Neon Consulting, indicate 34 lots (and a total road count of 35 lots as per Drawing No. 016-2304-00-SK-0002).

Earthworks

5. Provide a preliminary Earthworks Masterplan to assist Officers in their assessment noting the amount of proposed fill on site.

Ecology Survey and Assessment

6. Provide an ecology report inclusive of on-site survey results for flora and fauna on the site. The report must be prepared by a suitably qualified consultant. The report must determine if any species of National or State environmental significance are present within the proposed clearing and disturbance footprint. If any species of significance are discovered, demonstrate how these are to be appropriately managed.

Water Supply and Sewerage

7. Provide an updated Engineering Report and Water Supply and Sewerage Masterplans to demonstrate the capacity of the existing network is able to service the development in accordance with the standards of service specified within the FNQROC Development Manual. In particular, the Masterplan must:

- A. identify the water supply and sewerage network catchment or catchments that the development relies upon;
 - B. provide a detailed hydraulic network analysis and supporting calculations which demonstrate any required augmentations or upgrades required to existing infrastructure and the internal design parameters set in order to ensure an adequate standard of service is achieved for the development;
 - C. Provide a hydrant flow and pressure test to confirm that the development can achieve the service pressure and firefighting provisions in the FNQROC Development Manual for the peak morning and afternoon periods over a one week period.
 - D. identify any existing trunk infrastructure which may require augmentation or upgrading to ensure an adequate standard of service is achieved for the development;
 - E. identify the staging and sequencing of the development in respect of the need or otherwise to implement particular infrastructure augmentations or upgrades to existing infrastructure to ensure an adequate standard of service is achieved for the development;
 - F. provide a demand evaluation plan of the development;
 - G. identify the connection points and land tenure arrangements for new and existing infrastructure required to ensure an adequate standard of service is achieved for the development.
8. Demonstrate provision is made for driveway access (and hardstand) to the existing sewer pump station.

Drainage

9. Concerns are raised that the proposed stormwater drainage plan(s) will adversely affect the surrounding properties to the south of the site, along Martin Scullet Drive. The Applicant is requested to amend the Engineering Report and proposal plan(s) to direct stormwater drainage into the existing concrete channel along Sagiba Avenue (falling West to East).
The Applicant must identify any requirements for drainage easements along Sagiba Avenue.
10. The revised Engineering Report and stormwater drainage plan(s) must provide additional supporting information (including but not limited to external catchments, supporting calculations and longitudinal sections) demonstrating provision is made that the stormwater drainage system does not adversely affect surrounding properties or properties downstream from the development, in accordance with the FNQROC Development Manual and Queensland Urban Drainage Manual.

Note: Stormwater discharge must have a no worsening effect or ponding nuisances on downstream or upstream properties, associated with the: diversion of stormwater; concentration of stormwater flows; changes in other flow characteristics; and or changes that affect the future use of land.

If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have a no worsening effect.

11. The drainage network for the development needs to incorporate a gross pollutant trap(s) or equivalent measure(s) in accordance with the FNQROC Development Manual.

Landscaping

12. Council notes that the site is likely to be completely cleared of existing vegetation in order to develop the land with adequate drainage solutions. Provide a landscaping plan prepared by a suitably qualified consultant which details proposed planting for the site and for any areas external to the site to be disturbed.

The landscaping plan should also detail the proposed entry statement, opportunities to screen pad mount infrastructure, detail internal street tree planting and opportunities for deep planting and screening around the sewer pump station.

Electricity

13. Detail the location of any pad mount for electricity infrastructure on site.

Internal Footpath

14. Confirm the width of the proposed internal footpath.

Traffic

15. Provide vehicle swept path plan(s) demonstrating compliance in accordance with the AS 2890.1:2004 Parking facilities – Off-street car parking and Austroads Design Vehicles and Turning Path Templates. The plan(s) must address the following;
 - A. Provide the adopted base dimensions of the design vehicle(s) associated with the approved use(s) in accordance with AS 2890.1:2004 Parking facilities – Off-street car parking;
 - B. Provide vehicle swept paths for ingress/egress into the site; conflicts internal to the site; access to parking spaces and access to proposed Lots 28 to 33 (demonstrating that manoeuvring/circulation clearances are not encroached and spaces are provided on site for vehicles to enter, turn around and exit in a forward direction).

Due Date

The due date for providing the requested information is 22 December 2023 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: CA 2023_5488/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a period at the end.

Yours faithfully

For
Paul Hoyer
Manager Environment & Planning