

20 December 2017

Enquiries: Neil Beck
Our Ref: OP 2417/2017 (837194)
Your Ref:

Administration Office
64 - 66 Front St Mossman
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Department of Aboriginal and Torres Strait Islander Partnerships
C/- Trinity Engineering and Consulting
PO Box 7963
CAIRNS QLD 4870

Dear Sir

CONFIRMATION NOTICE & INFORMATION REQUEST

Thank you for recently lodging a development application with the Douglas Shire Council. This notice confirms that the following development application was properly made on 12 December 2017 pursuant to section 51(5) of the *Planning Act 2016*.

Applicant's details

Name: Department of Aboriginal and Torres Strait Islander Partnerships
Postal Address: C/- Trinity Engineering and Consulting
PO Box 7963
CAIRNS QLD 4870

Location details

Street Address: Gorge Road Mossman Gorge
Real Property Description: Lot 100 on RP 911412 & Lot 152 on SR 832
Local Government Area: Douglas Shire Council

Application details

Application Number: OP2417/2017
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works

Description of the development proposed:

Operational Works (Construction of Civil Works Associated with Infrastructure Upgrades)

Public notification details

The application is not required to be publicly notified.

Referral details

The Application does not require referral to any referral agencies.

Other details

After a preliminary review of the application, the following further information is required to complete an assessment.

Primary Items

Water supply and sewerage infrastructure plan supporting information:-

1. Please provide pressure and flow test results on Mossman Gorge Road to allow for calibration of the water network model.
2. A water supply network analysis incorporating pressure and flow tests is to be provided.
3. Confirmation whether a booster pump station is required. The determination of the booster pump is to have regard to the results of the water supply network analysis.
4. Supporting calculations for upgraded sewage pump station including flow estimates, wet well sizing and level calculations, pump station buoyancy calculations, system curves and pump curves are to be provided.

Drainage Study/Stormwater system design

5. Stormwater system calculations and a catchment plan are to be provided.

Secondary Items

6. Confirmation of the location of the change from Access Street to Access Place and update the cross sections accordingly. A minimum carriageway width of 6.5 m is required for Access Streets in accordance with FNQROC Development Manual. From a review of the plan, there appears to have been a chainage shift. The chainages on the typical section need to be amended to match the plans.

Roads , Access & Stormwater

7. Provide a footpath on Bama Bubu Street and the full length of Junkurji Street.
8. Provide easements where drains are located through lots. Clearly show the easements on the drawings.
9. Extend the drain north at Lot 23.
10. Show access driveway for Lots 39 and 40 extended to the boundary of Lot 39. Show an easement over the access to Lot 39.

11. Change the description of Lot 53 from a freehold lot to land dedicated to the State as a Public Use Land – Drainage Reserve.
12. Note on the plan that Lot 42 is a private community land.
13. clearly show the location of the required easements on the drawings. Include line type in legend or label or the like.
14. Provide service conduits to lot 40 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.
15. Include a note regarding requirement to remove roots from HCB at Lot 12.

Sewerage Pump Station

16. Provide suitable access arrangements to the proposed pump station and be in accordance with WSAA SPS – 1200.
17. Provide access hatches requirements
18. Include details of demolition/removal of existing pump station.

Kerbs

19. Improve line types employed for kerb/kerb and channel/kerb and tray as the drawings are difficult to distinguish in this regard.

Please note a further review of the plans will take place in the new year at which time any additional information request items that are identified will be forwarded.

Please quote Council's application number OP2417/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Neil Beck on 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities