

YOUR REF: 1301 L01
OUR REF: OP282 (424844)

22 July 2014

Jim Papas Civil Engineering Designer
P O Box 2347
MAREEBA QLD 4880

Dear Sir

**INFORMATION REQUEST FOR
OPERATIONAL WORKS – STAGE 5B OCEAN BREEZE ESTATE –
COOYA BEACH**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

Drainage Investigation

Provide a comprehensive drainage investigation / flood study of Stage 5B and the balance of Ocean Breeze Estate to achieve flood immunity from upstream contributing catchments and to determine the drainage infrastructure required to service the development in accordance with the Planning Scheme and the FNQROC Development Manual.

The investigation for the entire site is considered necessary at this point in time to ensure an appropriate drainage solution can be implemented for the development without being constrained or compromised by approved stages of development.

ROL Conditions

It is noted that the ROL conditions relating to the timing of external works, namely the upgrade of Bonnie Doon Road and the requirement for the construction of a channelized intersection of Cooya Beach Road and Bonnie Doon road is not nominated. Please provide representations from a qualified traffic engineer as to

when these external works ought to be triggered. Such response is to be accompanied by supporting calculations / anticipated vehicle movements. In addition, provide an update on the intersection works and timing of such works on the State-controlled road as required by Concurrence Agency conditions.

While the statement of compliance against Condition 40 (b) is noted, the condition remains valid to the development of the land. Please provide further detail with respect to satisfactory compliance with this condition to reconfigure the land.

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

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Neil Beck on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att