

YOUR REF:

OUR REF: OP749/2015 (456213)

29 May 2015

Mango Beach Port Douglas Pty Ltd
PO Box 487
SMITHFIELD QLD 4878

Dear Sir

**INFORMATION REQUEST - OPERATIONAL WORKS
ASSOCIATED WITH 3 LOTS INTO 7 LOT COMMUNITY TITLE
RECONFIGURATION & BALANCE LOT - 40-52 MITRE STREET
CRAIGLIE**

A review of the application has been undertaken and the following information is required in order for Council to complete an assessment.

1. A Storm Tide Inundation Study was commissioned by Cairns Regional Council for the preparation of the new Planning Scheme which incorporated Douglas Shire Council at that time. For the area of Port Douglas, the study identifies heights of 3.87m AHD which includes 0.8m for seal level rise and wave setup. The study is dated January 2013.

Having regard to the outcomes of this study, lots are to be filled to the height of 3.87m AHD being consistent with these findings. Should you wish to construct lots with lower levels, then supporting information from appropriately qualified persons is required to support the position.

2. Please provide further detail why Easements are not shown at the rear of proposed lots 1-7 for drainage purposes and to prevent any future works or filling in the erosion prone area.
3. Please provide detail why Easements covering the water and sewer services are not shown over existing lots 1 and 6 on Plan C2253 in favour of the Body Corporate for the Communities Title Scheme.

4. Provide Plan DOS2A – as referred to in the response to Council dated 24th April 2015.
5. Please provide further detail how legal and practical access to the mouth of the esplanade gully drain outlet is achieved for maintenance purposes.

Please note that this is required to ensure no further land requirements are needed to undertake regular maintenance works as noted as required in the Local Drainage Study, revision B dated 17/4/2015.

6. Provide further information detailing why two open swale drains are required to manage the stormwater runoff being the proposed drain in Lot 1 and the existing drain in Sagiba Avenue.
7. The proposed development of the site includes site regrading which changes the pre-existing stormwater drainage regime. Whilst it is noted that the quantity of flow will be reduced towards Esplanade, the locations and types of discharge onto the Esplanade has changed. If these redirected flow cause are any actionable nuisance/ worsening effects¹ –as considered by QUDM, then the applicant shall be required to mitigate them. It is Council's position that it considers that the signature of the RPEQ on the Statement of Compliance check list means that they have considered these factors, are certifying that they believe that it meets the requirements of the FNQROC and the QUDM.

Please confirm.

8. The proposed private sewer pump station and rising main shall be certified by an RPEQ as being fully in accordance with the requirements of Section D7 of the FNQROC Development Manual. Please provide.
9. A revised Statement of Compliance for Operational Works Design (refer Appendix 1 of AP1-01/09 , FNQROC) must be completed and signed by a RPEQ to certify that the engineering plans have been designed and prepared in accordance with the requirements of FNQROC Development Manual (Version 6).

With the RPEQ Certification, please advise what the reference to “**except** as noted below” is referring to as there is no specific items or aspects of the engineering plans that are being “noted” or brought to Council's attention.

When responding to this Request for Information, please provide one hard copy of the material along with one hard copy of the material forwarded electronically to Council on 24 April 2015.

¹ The downstream owner considered by this application is the State Government. Private ownership (tenure) is immaterial. The provisions of no worsening and actionable nuisance in QUDM are a principal based assessment and is not dependent who owns the land.

Should you have any queries in relation to this matter, please contact Neil Beck of Development and Environment on telephone number (07) 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment