

3 February 2025

Enquiries: Daniel Lamond
Our Ref: ROL 2023_5492 (1253881)

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Gull Group
C/- proUrban Advisory, Management & Planning (Tim Retrot)
Suite 3, Level 2, 99 Coventry Street
Southbank VIC 3006

Email: tim.retrot@pro-urban.com.au

Dear Sir

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

Council refers to the above development application.

Applicant Details

Name: Gull Group
Postal Address: Gull Group
C/- proUrban Advisory, Management & Planning (Tim Retrot)
Suite 3, Level 2, 99 Coventry Street
Southbank VIC 3006
Email: tim.retrot@pro-urban.com.au

Property Details

Street Address: 52-80 Coral Sea Drive, Mossman QLD 4873
Real Property Description: LOT: 10 on RP887362 AND LOT:45 on SP183690
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2024_5647
Approval Sought: Development Permit
Nature of Development Proposed: Reconfiguring a lot
Description of the Development Proposed: Development Application for Reconfiguring a Lot (2 lots into 73 lots, plus 1 superlot)

Additional Information Requested

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

Updated Survey Parker Creek

1. The survey for the southern extent of the land including the bank of Parker Creek must be updated to ensure that the proposed lot layout is based on current accurate information. The survey must include the top of bank, bottom of bank and the main drainage channel.

Master Plans

2. Provide Master Plans accompanied by sufficient supporting calculations to demonstrate how the development can be serviced for:
 - Water reticulation;
 - Sewer;
 - Piped stormwater; and
 - On-road stormwater flow capacity based on the preliminary road grading within the development.

The supporting calculations must include assessments of the capacity of external infrastructure that the development proposes to connect to.

Stormwater Management

3. The development site includes pre-existing drainage and stormwater management measures including cutoff drains implemented as part of stormwater management in the initial development of Forest Glen.
4. The stormwater management measures were undertaken by the owner and developer at the time and were part on the site drainage master planning at that time. Pre-development flow assessments must reflect the current flow paths on the land.
5. Noting the pre-existing drainage and stormwater management measures (including the upslope drains implemented as part of stormwater management in the initial development of Forest Glen), the pre-development flow assessments must reflect the current flow paths.
6. The applicant must ensure that the capacity and operation of existing stormwater infrastructure downstream from the site can accommodate the proposed development discharges. The drainage capacity has the potential to require changes to the site grading and lot and road layout.
7. The applicant must verify that this infrastructure is sufficiently sized to convey flows from the development catchment to the lawful point of discharge. At a minimum, the capacity assessment must consider the operation of:
 - a. underground pipes in Forest Glen Drive, and
 - b. the existing drainage easement located at the rear Forest Glen Drive lots, (northern boundary of the development).

Advice Note: If downstream stormwater infrastructure is not sufficient to accept the upstream catchment's flows, the Applicant will be required to either upgrade the existing infrastructure at no cost to Council, or reconfigure the proposed stormwater management plan such that the downstream system is not over capacity.

Upslope External Catchment

8. The Applicant is to provide information on the easements connecting through to the western boundary of the development to receive stormwater flows from the external

catchments identified. In particular, the Applicant is to address the existing culverts draining across Coral Sea Drive into the development site.

The applicant must undertake sufficient investigations to verify all external flow paths entering the development, assessments on how the flows are controlled and contained at the site boundary and include the documented infrastructure and flow paths on the plans.

9. An external catchment inflow is directed through proposed Lot 612 on the Indicative Subdivision & Staging Plan. However, the more detailed information shown on the Functional Layout Plan, Road and Drainage nominates the easement partly within the adjacent lot. Clarification of the inconsistency is required.

Clarification is also requested on why the road grading has not attempted to direct this flow south to Parker Creek to replicate the flow direction provided by the existing cutoff drain.

10. The Indicative Subdivision & Staging Plan shows lots at the southern boundary of the development located in close proximity (less than 10m) to Parker Creek's top of bank, or in the creek. Referenced are lots 512-519, and lots 614 to 618.

The updated survey must clarify the setback from the creek bank to these lots.

Reference is made to Douglas Shire Planning Scheme 2018 that requires a minimum perpendicular clearance of 10m between the top of the creek bank and the boundary of an urban development.

Detention Basins - General

11. Officers are not able to consider and evaluate the proposed detention basins on current information provided. Amenity and health concerns are raised with potential for batters and inaccessible areas of the site adjacent proposed lots and intersections.

The applicant is required to provide greater detail on the envisaged landform and landscaped outcomes to allow consideration of detention elements within the urban footprint.

A hazard assessment will need to be provided to support the detention basin designs and proposed ponding depths.

Advice Note: Officers are not supportive of basins within the urban area that cannot be easily maintained and provide a high amenity similar to a parkland area.

Advice- General

Advice Note: Many aspects of the Early Functional Design plans in Appendix D of the application supporting material are not in accordance with the FNQROC Development Manual Guidelines This is not critical for the Reconfiguration of a Lot assessment but must be corrected for the Operational Works application to follow. For clarity, Council advises that the design outcomes are not supported based on these plans. Unsupported design elements include, but are not limited to:

- Road verge crossfall shown as 10% on some roads,
- Road carriageway crossfall exceeding 3%;
- Lack of underground stormwater connectivity through to the upper extents of the site;
- Sewer property branches extending across roads;

- No rider mains, (loop mains) for water supply reticulation, currently water main on side of road only with road crossing proposed;
- Hydrants are not located on 100mm diameter mains or greater.

Due Date

The due date for providing the requested information is 15 January 2025 in 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.

Please quote Council's application number: OP 2024_5647 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.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning