

10 June 2019

Enquiries: Jenny Elphinstone  
Our Ref: CA 3131/2019 (Doc ID 903530)  
Your Ref: 20190541

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Austart Homes Pty Ltd  
C/o GMA Certification Group Pty Ltd  
PO Box 831  
**PORT DOUGLAS QLD 4877**

Attention Mr Patrick Clifton

Dear Sir

**DEVELOPMENT APPLICATION CA 3131/2019  
11-15 DICKSON STREET CRAIGLIE  
DEVELOPMENT ON LOT 404 PLN C2241  
INFORMATION REQUEST  
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Council refers to your development application for which a Confirmation Notice was issued on the 10 June 2019. Please find enclosed a request for further information.

Please note concern is raised with the lack of detailed particulars; regarding the upgrade to Dickson Street necessary for the development; traffic movements concerns and stormwater drainage. These particulars are required in order for certainty of conditions for a development permit, rather than a preliminary approval, to subsequently issue.

**Other**

Please quote Council's application number CA 3131/2019 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully



**Paul Hoyer**

**Manager Environment and Planning**

Encl.  
Information Request  
Information Response Form

## DOUGLAS SHIRE COUNCIL

### INFORMATION REQUEST

Council refers to the development application properly made with Council on the 28 May 2019 for which the Confirmation Notice was issued on 10 June 2019.

#### ***Applicant's details***

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Name:	Austart Homes Pty Ltd
Postal Address:	C/o GMA Certification Group Pty Ltd PO Box 831 Port Douglas Qld 4870

#### ***Location details***

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Street address:	11-15 Dickson Street Craiglie
Real property description:	Lot 404 on PLN C2241
Local Government Area	Douglas Shire Council

#### ***Application details***

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Application number:	CA 3131/2019
Approval sought:	Development Permit
Nature of development proposed:	Multiple Dwellings and Reconfiguring of a Lot (1 lot into 5 lots).
Description of the development proposed:	Material change of use for Multiple Dwellings (construction of four additional dwellings to the existing dwelling) and reconfiguring of one lot into five lots.

#### ***Information request***

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Douglas Shire Council has determined that the following additional information is needed to assess the application.

##### **Land Levels**

1. Under section 9.4.4 *Filling and Excavation Code*, of the planning report accompanying the application, the report stated that the applicant does not intend to undertake any filling or excavation.

Sufficient information must be provided to demonstrate that the land is free draining and that the proposed development layout does not create adverse drainage outcomes within the site. In this regard, site levels and contours are required to enable assessment of the potential drainage implications.

The design plans do not include how the eventual lots are to be serviced in respect to water supply and wastewater infrastructure. Please provide details of final land contours where there is any necessity for fill or excavation to achieve suitable infrastructure to achieve gravity reticulation for sewerage.

## **Water Supply**

2. Please provide details for the increased demand, resulting from this development. Please provide details of any upgrades necessary to Council's water supply system to meet this increased demand.

Please provide a layout design for the intended water supply infrastructure necessary to service the development. It is noted that there is currently no water supply infrastructure along the Dickson Street frontage of the site and the development will trigger the need to extend the water supply to service the lots/dwellings on Dickson Street.

## **Wastewater Infrastructure**

3. Provide details as to the capacity of the Council's current infrastructure to meet the proposed demands for this development. Please provide details of any upgrades necessary to Council's wastewater infrastructure to meet this increased demand.

Please provide a layout design for the intended wastewater infrastructure necessary to service the development. If the development proposes a pump station, these details must be included on the design plan.

Council Officers raise concern that the development layout presented in Figures 1 and 2 and in the proposal plans in Appendix 2 does not appear to make provision for sewerage reticulation corridors or easements. Per FNQROC D7.12, sewers for Residential 2 and 3 development and/or multiple dwellings require 3m wide easements. There are also setbacks from sewer lines that may impact the location of the proposed buildings and pools relative to the sewer corridor. The sewer reticulation layout required under this condition should include dimensions to the sewer corridor.

## **Road Safety Assessment**

4. The creation of additional conflict points (accesses) and the upgrade required to Dickson Street has the potential to impact the function of the nearby intersections. The applicant is requested to Provide a Road Safety Assessment by an accredited Road Safety Auditor for the Dickson Street and Old Port Road intersection and the intersection of Dickson Street with the Captain Cook Highway. The assessment is to consider the proposed access driveways and the upgraded form of Dickson Street.

The intersection analysis for the intersections is to be undertaken in an approved modelling package (SIDRA or equivalent). All upgrades identified in the Road Safety Audit or the intersection analysis will need to be identified in engineering design plans and associated reports. The analysis is to detail any improvements required to capacity, safety etc., highlighting the requirements for the design of modified T-Intersection incorporate through traffic on the collector road and turning lane to Dickson Street.

- a. Where the intersection analysis demonstrates that the development creates an unacceptable level of service for the intersection operation, provide a design plan that identifies the upgrades necessary to ensure the intersection operates with an acceptable level of service.

- b. Where the intersection analysis demonstrates there is a component of existing use that contributes to an unacceptable standard of service, please provide advice on this component and the intention and ability of the Department of Main Roads regarding the timing, costs and responsibility for the necessary works.

### **Street Lighting**

5. Please provide a street lighting assessment incorporating the above mentioned T-intersection proposal and detail the additional street lighting required along the frontages of Old Port Road and Dickson Street for their upgraded function as frontage streets for residential use.

### **Drainage Design**

6. Provide a drainage infrastructure design for both minor and major runoff events in accordance with the FNQROC Development and blockage provision as defined by QUDM.

The application must include and define the upgrade required to the Dickson Street open drain to enable the road frontage to be upgraded to the FNQROC access street standard to provide access to the proposed lots. This will require underground stormwater with sufficient capacity to convey the runoff discharged from the upstream catchment(s).

A preliminary catchment plan and confirmation of the cross road culverts on Old Port Road are to be provided to enable assessment of the implication to the existing drainage.

A preliminary drainage assessment is required in sufficient detail to demonstrate the development does not have a negative impact on the existing drainage upstream or downstream from the site. The information will need to advise on minimum fill levels and confirm if any filling of the land is required for flood immunity.

A requirement for a detailed drainage assessment and supporting calculations together with hydraulic drainage design will form conditions of any subsequent approval.

### **Road Design**

7.
  - a. Please provide a layout of the existing vegetation on Dickson Street and provide detail as to what will be retained and what will be removed.
  - b. Council Officers acknowledge that the Dickson Street road reserve is wider than required for the access street function for the proposed development. The applicant is requested to provide advice on the proposed verge width and kerb alignment to define the access Street Road form within the reserve. The concept will need to confirm how the proposed road alignment will interface with the existing Dickson Street road form at the intersection with Old Port Road in the west and with the gravel sections of Dickson Street to the east.

- c. To address 7b above please provide the proposed road design for Dickson Street, in accordance with FNQROC Development Manual Standards, including road alignment and sections, water supply alignment and proposed stormwater infrastructure.

The road and stormwater infrastructure must be designed to ensure there is no detrimental impact to upstream, downstream or surrounding land and/or road. The road design must take into account the findings of the road safety assessment required above and incorporate the following:

- i. The road design is to include the provision of kerb and channel incorporating subsoil drainage for the full frontage of both Old Port Road and Dickson Street.
- ii. The provision for future access crossovers in accordance with the FNQROC Development Manual. This will require that the road verge and kerb levels are established with regard to the site levels and/or may require filling of the site to accommodate the road upgrade. Accesses are to be in accordance with the residential vehicle crossing in FNQROC Standard drawings S1015(C);
- iii. Principal Cycle Network design parameters are to be adopted for any upgrade or reconfiguration works required for the existing shared path. Any upgrade work in Old Port Road shall include a new 2.5m wide concrete footpath;
- iv. Formalisation and sealing of Dickson Street for the street frontage of the proposed development in accordance with FNQROC standard residential street.

### ***Applicant's response***

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The due date for providing the requested information is 10 August 2019. Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. 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 the Douglas Shire Council will continue with the assessment of your application without the information requested.

## INFORMATION RESPONSE

*Please attach this document to the front of any information response to Council.*

**Council reference:** CA 3131/2019

**Property Address:** 11-15 Dickson Street, Craiglie, land described as Lot 404 on PLN C2251.

I/We:

- ☐ Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- ☐ Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: \_\_\_\_\_

Signature: \_\_\_\_\_