

6 July 2021

Enquiries: Neil Beck
Our Ref: ROL 2021_4160/1 (101890)
Your Ref: 34678-001-01

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Dear Michael

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

Thank you for your development application for the following premises that was properly made on 3 June 2021.

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

Rural Land

1. Provide further details on the measures to be implemented to mitigate the impacts associated with the rural use of the land behind the proposed residential lots. This access leg appears to be the only lawful access to the balance of the parent parcel which is to be retained and use for rural purposes.

Drainage Study of Site

2. Undertake a local drainage study of the site to determine the flood immunity of the land; the drainage impacts on upstream and downstream properties; and, the mitigation measures required to minimise such impacts. In particular, the study must address the following:
 - a. The contributing catchment boundaries, including for key downstream drainage path elements);
 - b. The extent of the 100 year ARI flood event in relation to the site both pre- and post-development;
 - c. Primary and secondary flow paths for the 5, 10 and 100 year ARI flood events;
 - d. Capacity of the existing open drains and the hydraulic operation of these drains based on fully developed catchment flows;
 - e. Identify the hydraulic grade from Saltwater Creek back to the site to confirm that the proposed development levels provide the freeboard and immunity levels proposed;

- f. Identify any requirement for new drainage easements or upgrades to existing drainage easements;
- g. Identify the need and tenure for flood detention areas to ensure a no-worsening impact on downstream properties for the entire development;
- h. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development.
- i. Lawful point of discharge.

The study must consider the interaction with the proposed on-site disposal and whether drain operating levels will place a constraint on the viability of the on-site disposal options.

Internal Drainage

3. Concern is raised with the extent of open drains being relied on. The development site has drains on all three sides in an area that is lower than surrounding land to the east and west and nominates on-site disposal for sewage. The drainage may result in groundwater tables that are elevated and not conducive to onsite waste water disposal. Consider an alternative construction method to address this issue.

Earthworks

4. Confirm that proposed lot levels will achieve appropriate freeboard to the drain. Including but not limited to Lot 1, noting that the north east corner level of 3.0m is less than Council Storm tide level and is at same level as the proposed downstream road crossing. Confirm that the hydraulic grade of the open drain under flows during a Major storm event will not result in lots being inundated and having an impact on wastewater disposal.
5. Confirm earthworks and on-site disposal have been assessed together, noting that the water table due to drainage may impact on the ability to dispose of effluent on site. It is noted that the onsite effluent assessment provided is quite general and does not provide assessment for each allotment. Further information is required to adequately address the issue of onsite disposal and earthworks noting ground water levels and the presence of open stormwater drains proposed around the perimeter.

In order to adequately respond to this issue it is suggested that fill is imported to the site to increase ground levels instead of the extent of cut proposed.

The due date for providing the requested information is 7 October 2021 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: ROL 2021_4160/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a small dot at the end.

For
Paul Hoyer
Manager Environment & Planning