

19 May 2022

Enquiries: Neil Beck
Our Ref: OP 2022_4778/1 (1086882)
Your Ref: 223-001-001L

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Maxholl Pty Ltd
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CLIFTON BEACH QLD 4879

Email: daryl@civilwalker.com.au or

Dear Sir/Madam

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

Council refers to your development application as detailed below.

Applicant Details

Name: Maxholl Pty Ltd
Postal Address: C/- CivilWalker Consulting Engineers
PO Box 542
CLIFTON BEACH QLD 4879
Email: daryl@civilwalker.com.au or

Property Details

Street Address: 91 Front Street MOSSMAN
Real Property Description: LOT: 401 SP: 317071
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2022_4778/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works (Daintree Horizons - Stage 4)

Additional Information Requested

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

1. The applicant is requested to provide the master plans, reports or assessments required under the planning conditions. With reference to the Decision Notice dated 21 October 2021, the following additional information is required:
 - Traffic impact assessment required by Condition 5;
 - Road Safety Audit required by Conditions 6;
 - Local drainage study required by Condition 7;
 - Water and Sewage Master Plans required by Condition 11;
 - Stormwater Quality Improvement Device required by Condition 26;
 - Confirmation that the electrical design, communications and street lighting designs required by Conditions 29 to 31 will be provided as a separate application to Council.
2. The Applicant is requested to provide commentary on how each of the ROL conditions (ROL 2015_612/61) has been addressed;
3. Additional detail is requested on the proposed reconstruction of the portion of Spoonbill close as identified by notes on various plans. In particular, confirmation of the variation in levels, extent of kerbing being replaced, whether the concrete footpath is to be replaced, and any variation to cover to existing services (if applicable). A localised site plan of the works is recommended.
4. With respect to the Road Longitudinal Section for Road B, drawing 223-001-C05, clarification is requested regarding the surveyed surface from Chainage 0m to chainage 20m to confirm the proposed reconstruction of this section. The levels shown on the longitudinal Section indicate cutting to depths of 700mm, which is assumed to be referencing the original surveyed surface prior to construction of the adjoining stage. Clarification of this is requested.
5. Drawings C05 and C08, indicate that the southern end of Road B is cut below the existing surface. A road grading master plan and stormwater master plan is requested to confirm that the proposed road levels in Stage 4 will not constrain future stages in the ability to convey drainage through to the low point of discharge for the Estate.
6. In relation to the Road C longitudinal section on drawing C09, the applicant is requested to confirm that ponding depth in the road sag does not exceed the QUDM limits during the major storm event having regard to the kerb tip out point on Road B and flow width/depth of the on-road flows.

In relation to the Road C cross-section at Chainage 20m, the road reserve levels appear to be a similar level to the kerb invert level at the tip out point. Council accepts that road sag points can be difficult to grade out and acknowledges that the lot pad levels are set above RL 12.

Commentary on the operation of the sag is requested to close this matter out.
7. The applicant is requested to confirm that the control line set out references to Stage 4 and Stage 5 relate to Road B and Road C respectively.
8. The applicant is requested to provide the Stormwater drainage calculations which do not appear to be part of the current submission.
9. In relation to Stormwater Drainage Layout drawing C12,

- Council seeks confirmation of the capacity of the downstream pits 1/5 and 2/5 on Road B to capture the minor storm event to ensure bypass flows do not continue north into Spoonbill Close and Monarch Drive.
- In the event that flows bypass these pits during the minor event, commentary and supporting calculations as appropriate will be required to address the implications to existing downstream stormwater systems;
- A review of the major flow capacity within Spoonbill Close and Monarch Drive and downstream within Daintree Horizons Drive is required for On-road flows in the major storm event out of Stage 4. Provision of the Stormwater Calculations Table may address this issue, however, Council Officers request specific comment on the above in the applicant's response.
- The applicant is requested to provide justification and appropriate background calculations used to establish the starting hydraulic grade line (HGL) at downstream stormwater pit 5/1.

Ideally the HGL would be established through preliminary design of the stormwater system to the downstream outlet to confirm the future drainage design will not alter the assumed starting water level and impact the Stage 4 drainage in future stages.

Council Officers note that the hydraulic grade line in Line 2 is within the free board requirements but has limited additional freeboard should the downstream HGL be impacted in future designs. On this basis confirmation is requested that the starting assumptions have been reviewed and are acceptable.

- subject to review of the Stormwater Calculations Tables, based on the pipe flow listed on the long section for pipe segment 1/3 to 11/2 on drawing C14, (15 L/s), Council would accept deletion of kerb inlet pit 1/3 and removal of pipe 1/3 to 11/2 noting that the flow width around the corner in the 5-year ARI design event appears to be close to the 1m limit and would be acceptable to Council on this basis.

10. Stormwater Drainage Drain Layout drawing C17- the design appears to require deepening and widening of the existing open drain from the end of Daintree Horizons Drive through to the existing major open drain parallel with Front Street.

Concern is raised with the depth of the open drain(s) within the catchment given proposed depths are in the order of 3m for approximately 360m of drain.

Practical maintenance of the open drains and erosion risks associated with steep sided open drains are noted. Council Officers note that the existing open drain parallel with Front Street appears to have flatter side batters that has enabled revegetation and stabilisation of the batters.

The applicant is requested to provide confirmation of the proposed batter treatment and stability. Practical access for safety and for maintenance of the proposed drain is to be addressed. Confirmation that access along both sides of the drain will be maintained as development progresses is required. Suitable access points to the invert of the drain are requested to be nominated by the applicant.

Note Council Officers concerns with the overall depth (3 m) remains and the applicant is requested to review options to reduce this depth. Installation of the pipe drainage is requested to be considered.

Whilst the drain is a temporary drain within the applicants' balance land and will remain the responsibility of the developer, the applicant is requested to confirm that sufficient fill material is available on the site to fill in the drain in future development stages.

11. Sewerage Longitudinal Section drawing C24 shows the sewer crossing above the stormwater pipes between manhole 3/2 and 4/1 and between manhole 4/1 and 4/2. Sewers above stormwater are generally not permitted and Council seeks further clarification from the applicant to substantiate why this non-standard solution is proposed in this application.
12. Water Reticulation Layout drawing C25 – The Applicant is requested to provide the water reticulation modelling to confirm that flows and pressures can be achieved with the 100mm diameter main proposed. Council's engineers note that the length of 100mm diameter main may have substantial pipe friction losses during firefighting flows to the extent that augmentation may need to be considered. Provision of the water articulation network model is required to verify that the 100 mm mains are sufficient based on the FNQROC design parameters.
13. An additional water supply road cross connection is required from the western road verge to the eastern road verge within Road B at the Road C intersection. This is required to minimise the number of lots reliant on the western pipeline in the event of maintenance shut down. Reference is made to FNQROC Section D6.13 subclause 3.
14. In relation to the Erosion and Sediment Control Strategy, the applicant is requested to confirm the lining of the open drains including proposed maintenance of the surface cover to ensure stability and erosion resistance.

Drain 2 appears to drop into Drain 1 with an apparent height difference of approximately 800 mm. Additional information is requested on scour protection at this drop point and any temporary erosion measures proposed.
15. It is requested that the water main is tapped and a service is provided to each allotment and terminated with a ball valve. Please include a detail of this in the drawings. The service is to be located on the opposite side of the green pillar boxes.

Due Date

The due date for providing the requested information is 19 November 2022 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: OP2022_4778/1 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



For
Paul Hoyer
Manager Environment & Planning