

1 July 2019

Enquiries: Neil Beck
Our Ref: 44/ 3138/2019 (908583)
Your Ref: IH132900

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Dear Sir / Madam

**INFORMATION REQUEST
(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)**

Thank you for your development application for the following premises received on 30/05/2019.

Location details

Street address: Cooya Beach Road BONNIE DOON
Real property description: LOT: 901 SP: 285536

Application details

Application number: OP3138/2019
Approval sought: Development Permit
Nature of development proposed: Operational Works
Description of the development proposed: Ocean Breeze Estate (Stage 5C and 5D)

The following information is required in order to complete an assessment of the application:-

Stormwater

1. The applicant is requested to advise the implication on the downstream drain design based on the culverts being made compliant with current development standards (by Council).

Reference is made to QUDM Section 7.3 including but not limited to 7.3.1 Design AEPs, 7.3.2 Selection of the major storm AEP based on risk assessment and 7.3.7 Cross drainage structures.

Noting the designation of the road in the planning scheme, with any future upgrade to Bonnie Doon Road, Council will need to consider the trafficability of the road in overtopping scenario which may result in a culvert capacity that is increased above design to limit depth and velocity of flows. Therefore, restricting the downstream drain capacity to current (historical) culvert capacity may not be appropriate.

The applicant is requested to advise the implication on the downstream drain design based on the culverts being made compliant with current development standards (by Council).

2. Please provide details on the initial reprofiling of the northern drain under the proposed stage 5C and 5D works to ensure the drain is free draining and does not pond water. Sufficient detail must be provided to show downstream levels allow for the drain to be free draining.
3. Council's water reticulation team has identified concerns with the lack of connectivity of the 63mm diameter main on the north side of Road 01 and Road 04. Please provide a 100mm diameter road crossing connection at either the eastern end of Stage 5D (on Road 01) or at the western end of Stage 5D (on Road 04);
4. Council requests an additional hydrant be included on the boundary of Lots 211 and 212 per FNQROC requirements.

The due date for providing the requested information is 1 October 2019.

Please quote Council's application number: OP3138/2019 in all subsequent correspondence relating to this development application.

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

Yours faithfully

Paul Hoyer
Manager Environment & Planning