

31 March 2021

Enquiries: Jenny Elphinstone
Our Ref: ROL 2021_4012/1 (Doc ID 1003437)
Your Ref: Q184103

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Port Douglas Land Developments Pty Ltd
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CAIRNS QLD 4870

Email: billy.glover@cardno.com.au

Attention Mr Billy Glover

Dear Sir

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

Council refers to the development application for which a confirmation notice was issued on 22 March 2021.

Applicant Details

Name: Port Douglas Land Developments Pty Ltd
Postal Address: C/- Cardno
PO Box 1619
Cairns Qld 4870
Email: or etp@etp.co.nz

Property Details

Street Address: Captain Cook Highway Craiglie
Real Property Description: Lot 2 on SR431
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2021_4012/1
Approval Sought: Development Permit for Reconfiguring a Lot
Nature of Development Proposed: ROL - Reconfiguring a Lot
Description of the Development Proposed: Reconfiguring a Lot for one lot into 34 residential lots, new road and balance land.

Information Requested

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

Existing Approval and Master Planning

The application has been made for 34 residential lots, road and balance land over the whole of Lot 2 on SR431. The application has not been made for staged development and is made exclusive of the development approved for Stage 1. As the applications are mutually exclusive, all pertinent information needs to be lodged with each application.

The report accompanying the application makes mention of an overall Master Plan. Since the issue of a Development Approval for part of the land (Stage 1) the applicant has acquired further land and it is understood this additional land is also intended to be developed for residential development. It is understood all proposed residential development is to utilise trunk infrastructure and Council's urban services.

It is noted that the trunk road infrastructure is to provide connectivity between estate developments. Where any alternative connectivity to the Captain Cook Highway is proposed, other than what is shown in Council's LGIP, then full explanation is required and agreement be achieved with Council. Note, such access may not fulfill the requirements of consideration that the extension to Warbal Street is trunk infrastructure. The provision of trunk road infrastructure must also include the connection to Andreassen Road for potential subdivision to the south.

General Master Planning

1. Please provide a masterplan for the whole of the land and any other land intended to form part of the residential development of this area held by the applicant. The masterplan is to include an indicative lot layout, stages, road network, park and drainage lots.

The masterplan is to indicate proposed infrastructure. Please provide comments in response to A08 and PO8 of the Reconfiguring of a Lot Code and the respective overlay codes.

2. Please provide detail of the number of lots intended to be developed prior to the construction and opening of the linking connector road to Andreassen Road and the intended timing of the upgrade to the Captain Cook Highway / Andreassen Road intersection.
3. Please provide details as to when the buffer to the State-controlled road will be developed for the proposed and balance areas.

Road Network

4. Please provide a road connectivity masterplan to demonstrate how the proposed road network provides a safe and efficient road alignment and geometry providing connectivity to Andreassen Road.

5. Please provide details on the timing of the connectivity of the development to the Captain Cook Highway via Andreassen Road.
6. Please provide a Road Safety Assessment by an accredited Road Safety Auditor for the Milman Drive and Wabul Drive road link extending from the new southern drain crossing through to, and including, the intersection with the Captain Cook Highway.

The intersection analysis for the Captain Cook Highway/Milman Drive intersection 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.

Consideration of level of service should also have regard to disaster management requirements to evacuate residents in an emergency.

Where the intersection analysis demonstrates that the additional Stage 2 lots create an unacceptable level of service for the intersection operation, the applicant must identify and provide the upgrades necessary to ensure the intersection operates with an acceptable level of service.

These considerations must include both stage 1 of the existing approval and the proposed stage 2.

7. Where the intersection analysis demonstrates there is a component of existing use that contributes to an unacceptable standard of service, please provide an agreement in writing from the Department of Main Roads and Council regarding the timing, costs and responsibility for the necessary works.
8. Please include the location of proposed pedestrian pathways on the layout plan.

Flood and storm tide inundation

9. Please provide a site plan detailing contours and expected finish levels having regard to impacts of sea level rise. Please provide a copy of the flood study and flood modelling for the site and the whole of the masterplan area. The flood study must include updated modelling to confirm, hydraulic implications and confirm that no further widening of the exiting drain is required to mitigate hydraulic impact of the development. The updated Stormwater modelling needs to confirm the development footprint (where this has changed) plus confirmation of the detention required to mitigate the peak flows from the development footprint. Information on the location, size, configuration and timing for the detention on site is to be provided for Council's consideration.
10. Please provide details of post development stormwater and the ability of the intended development to cater for the whole of the masterplan area.

Water Supply

11. Page 43 of the report states the development will connect to the existing water supply infrastructure in Wabul Street. The decision notice for Stage 1 required water supply to include a new main along the Captain Cook Highway and not rely on water supply from the adjacent development to the north, (Wabul Drive). Please update the report comment and provide details of proposed water supply connection having regard to Stage 2 and the intended masterplan. The access to the existing 150mm water main running 407m from Beor Street is not supported and Council anticipates connection to services will require a 300mm main extension from Beor Street down to Andreassen Road to give full reticulation and firefighting flows. Please confirm the proposed connection to Council's services.

In the event that the Master Plan identifies upgrades to the existing Council infrastructure to service the ultimate development, the Master Plan must detail any interim servicing arrangements for the development and identify thresholds (lot yield and timing) associated with those interim and ultimate servicing arrangements.

The Master Plans must also identify any external catchments that will be connected to and/or serviced by the internal water supply and sewer networks.

Sewer Connectivity

12. Please provide an updated sewerage master Plan to confirm the sewer reticulation capacity to utilise the trunk sewer pump station relocated to Stage 1 (from Andreasson Road) by the applicant. The Master Plan must demonstrate that the sewerage reticulation provided within the estate achieves the same functionality and, level control and services the same development footprint as was achieved by the LGIP identified pump station on Andreasson Road. This must include sewer reticulation concept plans with levels and capacities nominated through the estate to connect Andreasson Road properties.

Other Infrastructure Servicing

13. Please provide advice on the applicant's intentions for the considerations of other infrastructure such as the location of padmount electricity substations, telecommunications and NBN infrastructure.

Buffer to Agricultural Use

14. Please provide advice on the applicant's intentions for the provision of a suitable buffer to the proposed ongoing agricultural use on the balance land. Supporting information must demonstrate that the buffer provided will alleviate impacts on the new residential use.

Due Date

The due date for providing the requested information is 1 July 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.

Other

Please quote Council's application number: ROL 2021_4012/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For

Paul Hoyer
Manager Environment & Planning