

27 October 2022

Enquiries: Jenny Elphinstone
Our Ref: ROL 2022_4962/1 (Doc ID 1101957)
Your Ref: ARO0188

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John Stuart William Donald
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44 McLeod Street
CAIRNS QLD 4870

Email: kelly@kellyreaston.com.au

Attention Ms Kelly Reaston

Dear Madam

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

Council refers to your development application that was received on 29 July 2022 and properly made on 27 October 2022.

Applicant Details

Name: John Stuart William Donald
Postal Address: C/- Kelly Reaston Development & Property
44 McLeod Street
Cairns Qld 4870
Email: kelly@kellyreaston.com.au

Property Details

Street Address: 368-380 Port Douglas Road Port Douglas
Real Property Description: Lot 3 on RP729037
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2022_4962/1
Approval Sought: Development Permit
Nature of Development Proposed: Reconfiguring a Lot (One lot into nine lots and road)
Description of the Development Proposed: Reconfiguring a Lot (One lot into nine lots and road)

Additional Information Requested

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

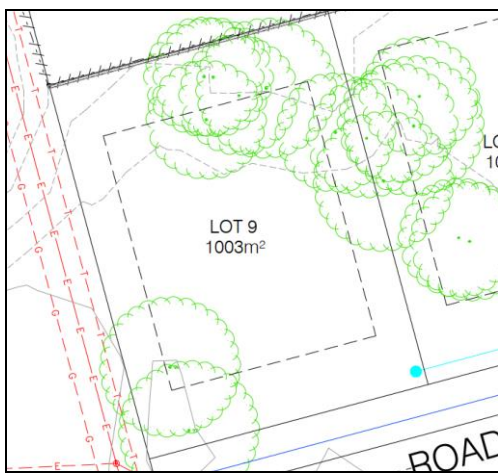
Design layout, extent and plan of fill and recontouring

1. Page 4 of the report states, *“The current access from Port Douglas Road will be closed and a new access created to access the lots approximately 40m further away from the Old Port Douglas Road intersection. This will improve safety and the functionality of the road network.”*
 - a. Please advise whether the State Assessment Referral Agency has given agreement for the proposed additional new access to Port Douglas Road.
 - b. The existing access also provides for the neighbouring land to the south. Please provide written advice from the neighbouring landowner that there is agreement that the existing access will be closed and what is the intended alternative access for this neighbouring lot.
 - c. Please provide a report by a suitably qualified RPEQ Engineer that the proposed access and removal of the existing access will improve the safety and functionality of the road network, including the pedestrian and bicycle footpath. The applicant nominates that the intersection of Road A and Port Douglas Road is a better traffic outcome, however, concern is raised with removal of access to lot 4. The applicant is to clarify how access to Lot 4 will be achieved and in the event that this requires a second intersection, how does this impact the applicant’s representations regarding improved traffic outcomes;
 - d. Please provide a report by a suitably qualified RPEQ traffic Engineer to confirm that the left-out movement is practical based on opportunities to turn elsewhere in the road system. Please provide commentary, for exiting motorists planning to go north to Port Douglas township. In regard to these two traffic queries, the applicant is to consider whether a service road off Port Douglas Road to the south or Barrier Street to the north would address this issue.
2. Council requires the applicant to consider the traffic demand based on development potential of the land under its zoning and confirm the classification of the road based on the maximum traffic potential. Council requests that the proposed new road be upgraded to an Access Street standard as a minimum.

The planning report refers to the new road as an access road. Please advise whether the new road is to be:

- a. A private road, and if so, whether the road will be gated or not gated;
 - b. An access place, as per FNQROC Regional Development Manual Standard drawing S1005; or
 - c. An access street, as per FNQROC Regional Development Manual Standard drawing S1005.
3. Proposed Lot 5 fronts the turning head and has no opportunity for on-street parking. Please provide advice and plans demonstrating where on-street parking can be accommodated within the road reserve.

4. The proposed layout does not provide the minimum verge width on the eastern end of the tee head. Please provide a design that includes the minimum verge width, or justification for why any relaxation should be considered. The current 1-1.5m verge is not acceptable.
5. Concepts for Road A should be further developed and the full footprint of works through to Port Douglas Road shown to demonstrate that drainage, pedestrian connectivity and the streetscape generally are not adversely impacted by the proposed works. Please provide the existing services and street furniture detail on the sketches including the streetlight that appears to be located within the intersection footprint. Noting the level differences between Port Douglas Road and the site, additional information on likely road grading and levels is required. The interface to the existing pathway should be shown for assessment.
6. Please clarify the purpose of the rectangles drawn within each new lot.



Drainage

7. The plans detail the existing ponds on the land that appear to remain on Lots 3 and 4 in the design plans. The planning report accompanying the application states on page 8, *“The site will be designed and profiled to drain to the lawful point of discharge.”* Please provide a lot layout plan, that is dimensioned and to scale that details the intended finished contours for the new lots. The plan of the development is to include the intended connection to Council’s water infrastructure and the extent of the plans should include the whole width of the adjacent Port Douglas Road.
8. Please undertake a local drainage study of the site to determine 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;
 - 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, 20, 50 and 100 year ARI flood events;
 - d. Identify any requirement for drainage easements;
 - e. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;
 - f. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development;

9. Concern is raised with the proposed stormwater discharge to and the construction of drainage infrastructure on the adjacent land. Council prefers stormwater drain to the road.
 - a. Please provide a local drainage plan
 - b. Please confirm whether the levels within the adjoining lot (Lot 10) are low enough to achieve the pipe outlet and maintain cover to the stormwater pipes in the road.
 - c. The contour levels indicate low lying land near the northwest corner of the subject site. Please confirm whether this represents an overland flow path in this corner and whether filling the land would impact local drainage;
 - d. There is existing drainage flow path along the Port Douglas Road frontage. Please provide additional advice is required to address the size, capacity or operation of this drainage path and how the proposed access will avoid impacting this drainage path.

Sewer

10. Concern is held with the intention to construct sewer infrastructure on the adjoining freehold land. Please provide advice as to the ability to ensure the sewerage reticulation infrastructure is contained within the subject site, other than a simple connection, and not rely on the adjoining lot.
11. Please confirm that the existing sewer loads and capacity within the sewerage system to accept additional loading for this site based on the maximum demand permitted under the Planning Scheme;
12. Please confirm existing sewer invert levels and proposed lot development levels will allow connection to all lots within the subject site;

Fill

13. Please provide detail of the amount of fill and the amount of cut of earth intended for the development, including any work required for the construction of the new road. Note the extent of fill may trigger referral of the application due to the nearby wetlands. Where a further referral is necessary an amended Confirmation Notice will issue.

Water

14. The applicant is to confirm the size and location of water mains within Port Douglas Road to facilitate connection of the development. In the event water mains require additional road crossings, these are to be identified.

Electricity

15. The design identifies indicates a single electricity connection to the site, but no further layout details. Please provide details of the intended layout of the servicing. Please provide details of the form of power to each lot – whether this is underground or overhead. Please also advise whether a padmount facility is required and whether any referral is necessary. Note the electricity supply should have regard to the final development capability of the land to reflect the land zoning.

Existing trees and marine plants

16. Please provide a plan showing all the street trees and vegetation, from the centre line of the road pavement to the property boundary. Please note, Council does not support the removal of the oil palm. Relocation of the palm is not recommended due to its size there is a high risk of trauma/ loss of the palm.

17. Please provide a detailed analysis of vegetation on the land including the location, species and height, and canopy spread of all trees of 7.5m or greater in height and of 300mm diameter trunk when measured at 1m height above ground level. The report should also provide details of the condition of the tree (i.e., health) and presence of any protected flora and fauna communities residing thereon.
18. Please advise of the capacity of the development to include covenants over groups of trees on Lot 3.
19. Please provide a report on the location and position of marine plants on Lot 3 and also over the extent by which the development will impact on Lot 10. Impacts are to include the velocity, amount and extent of impact of storm water discharge on Lot 10.

Note, the impact of the development on marine plants may give rise to trigger a referral of the application due to damage to marine plants. A suitably qualified professional is to provide advice as to whether the trees and vegetation on Lot 3 and Lot 10 are marine plants.

Where a further referral is necessary an amended Confirmation Notice will issue.

Due Date

The due date for providing the requested information is 27 January 2023 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 Details

Please quote Council's application number: ROL 2022_4962/1 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