

ENQUIRIES: Walter Moreno-Neisa
PHONE: (07) 4044 3379
FAX: (07) 4044 3836
YOUR REF:
OUR REF: 8/10/157 (3978424)

21 May 2013

Briley Consulting Pty Ltd
C/- Jim Papas Drafting Pty Ltd
PO Box 2347
MAREEBA QLD 4880

Dear Sir/Madam

INFORMATION REQUEST FOR OPERATIONAL WORKS
OCEAN BREEZE ESTATE – STAGE 5A – COOYA BEACH ROAD

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. General:

- a. Detailed cross sections (including slopes, natural and design levels, dimensions of proposed filling areas) in each earthworks transition zone (Lots 123 to 126 and Lots 179 to 183) are to be provided.
- b. Proposed Lot 105 is not included on drawings – Bulk Earthworks Plan – 1253-C03 Rev (A), Earthworks and Roadworks Plan – 1253 – C04 Rev (A), and Soil & Water Management Plan – 1253 – C05 Rev (A); therefore, the Applicant is to confirm if this Lot will be part of this application, and if so, details will need to be included on these drawings.

2. Erosion & Sediment Control

- a. No erosion & sediment control measures are indicated in the existing catch drain at the rear of lots 177 & 178. The applicant is to install ESC measures to the drain (i.e., sediment traps, check dams) to ensure sediment is not released from the site during construction. All existing kerb inlets in Bayil Drive and Cooya Beach Rd must be protected with sediment traps. Amended drawings are to be supplied for approval.

3. Drainage

- a. As the current levels of proposed Lots 179 and 123 will be raised, “Permanent Catch Drains” are to be built on the eastern boundaries of these lots. The drains must be able to convey the Q_{100} runoff and include a “Reinforced Concrete Apron”. The intend of these drains is to direct stormwater to Cooya Beach Road

and the existing catch drain located at the rear of Lots 177 and 178. Details of the catch drains are to be submitted for approval.



- b. The applicant must indicate how the run-off from future Stage 4B (Lots 107 to 120) will be managed to prevent flows affecting downstream properties, as the proposed Lots 126 to 123 existing levels will be raised, which may obstruct the current afflux. Details are to be submitted for approval.
- c. Provide hydraulic calculations, certified by a Registered Professional Engineer of Queensland (RPEQ), to confirm that the existing stormwater system at Cooya Beach (through the current $\varnothing 450\text{mm}$ RCP), along with existing open catch drain located back of Lots 177 and 178, and Barrabal Drive stormwater system, are adequate to accommodate the increased flows generated by the proposed subdivision.

4. Water & Sewer

- a. Amend the design such that sewer depths are no deeper than 3m.
- b. Show the existing 225dia water main along Cooya Beach Road at the frontage of Lot 184 on drawing.
- c. Connect the proposed 100dia water main to the existing 225dia water main at in the vicinity of Lot 184.
- d. Provide an updated water reticulation analysis to show the proposed development Stage 5A using design parameters as specified in the FNQROC Development Manual, including a maximum pressure scenario.
- e. Provide an updated water master plan drawing 1187- 0A Water - (B) reflecting the proposed water main configuration and current boundary conditions. It was noted that the existing 225dia water main is not shown the master plan.

Please note that the information response to Council should include two complete copies of the response and if plans form part of the response then two sets of such plans at scale and an electronic copy in PDF format should also be provided.

Council advises that attention to these items may create additional issues of concern which may require further clarification if necessary.

Should you require further information or assistance, please contact Development Engineer Walter Moreno-Neisa of Council's Development Engineering Branch on telephone number (07) 4044 3379, email address w.moreno-neisa@cairns.qld.gov.au

Yours faithfully

Neil Beck
Acting Manager Development Assessment