

# JIM PAPAS DRAFTING PTY. LTD.

ACN 010 943 905 ABN 56 010 943 905

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The Chief Executive Officer,  
Cairns Regional Council,  
P.O. Box 359,  
**CAIRNS QLD. 4870**

June 28, 2013  
1253 L04

Attn: Mr. Walter Moreno-Neisa

Dear Sir,

**RE: OCEAN BREEZE ESTATE AT COOYA BEACH ROAD, BOONIE DOON via MOSSMAN  
RESPONSE TO YOUR REQUEST FOR FURTHER INFORMATION  
(Your Ref. 8/10/157 (3978424))**

We refer to:

1. Our initial submission on April 10, 2013.
2. Council Request for Further Information dated May 21, 2013. (CRC RFI)
3. Our meeting in Council's Spence Street officers at 1.30pm on May 27, 2013. Present at this meeting were Mr R. Hewitt, Mr. J Thompson, Mr. Moreno-Neisa and Mr. J. Papas.
4. To your email correspondence dated June 12, 2013.

The matters raised in Council's Request for Further Information are as follows including comments from subsequent meeting notes and correspondence as appropriate.

## **CRC RFI Item**

### ***"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."*

## **JPD Response**

This detail is shown on Dwg 1253 C02.

## **CRC RFI Item**

### ***"1. General:***

*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.*

## **JPD Response**

The drawings have been amended to show the earthworks and other details appropriate to construction of this lot.

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## **CRC RFI Item**

### ***“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.”*

## **JPD Response**

The drawings have been amended to show the required detail.

## **CRC RFI Item**

### ***“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 Q100 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.”*

## **JPD Response**

It was accepted at the meeting that the Consulting Engineer and the Contractor in consultation with the adjacent landowners and Council will prevent any stormwater discharge to adjoining/existing lots to the satisfaction of all parties.

## **CRC RFI Item**

### ***“3. Drainage***

*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.”*

## **JPD Response**

It was accepted at the meeting that the area is to be regraded as necessary to prevent ponding.

## **CRC RFI Item**

### ***“3. Drainage***

*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 ø450mm 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.*

## **JPD Response**

It was demonstrated at the meeting that the existing stormwater system would no be adversely effected by construction of Stage 5A because:

1. The catchment area of the existing 450Ø RCP is reduced as a result of the works.
2. The existing drainage at the rear of lots is also reduced.
3. The existing 450Ø RCP is currently operating satisfactorily and there is no worsening effects.

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## CRC RFI Item

### 4. Water and Sewer

*“a Amend the design such that sewer depths are no deeper than 3m.”*

## Meeting Discussions

This matter was discussed at the meeting. Jim Papas reluctantly provide some overall design to demonstrate that raising the main was not a viable alternative in this case and that the maximum depth to invert was about 3.3m marginally greater than Council's arbitrary depth limit of 3.0m. The meeting outcome was that Council was to advise on the depth of the sewer.

## CRC Response from Meeting

*“Jim Papas Response: **There were constraints with the sewerage which means they cannot raise the sewerage.***

**W&W Comments:** *In this instance only, Water and Waste would agree to the sewers within Stage 5A being greater than 3m deep provided easements are registered over the sewers.”*

## JPD Response

We reject Council's requirement that easements are registered over the sewers. The reasons for our position are:

1. This is not a requirement of FNQROC Development Manual.
2. This provision was not raised at the meeting
3. The easement would serve no purpose. Should Council have the need to excavate the sewer then the prevailing soil conditions would require the use of a shutter box to limit the extent of excavation. This would be needed if the depth of sewer was 2.90m.
4. The depth of the sewer is only marginally above Council's arbitrary depth limit.

## CRC RFI Item

### 4. Water and Sewer

*“b Show the existing 225dia water main along Cooya Beach Road at the frontage of Lot 184 on drawing.*

## Meeting Discussions

The outcome of the meeting was that Council was to confirm the location of the 225Ø water main in Cooya Beach Road.

## CRC Response

**Jim Papas Response:** *confirm what the above ground valve arrangement is.*  
**(This was not our response to this item at the meeting)**

**W&W Comments:** *Water and Waste confirms that the above ground valves are the zone meters.*  
**(This response does not correspond to the subject matter)**

*As-constructed drawing for the existing 225dia water main at in the vicinity of Lot 184 can be found Council website under Cairns Regional Council's Utility Services Plans Online – Water Services. Please contact Council's plumbing administration officer on telephone number 4044 8235, email [pladmin@cairns.qld.gov.au](mailto:pladmin@cairns.qld.gov.au) if you have any further questions.*

## JPD Response

We have endeavoured to access the information through Council's website to no avail. After several hours the window was still loading. We note that this service is under trial and apparently requires further refinement. Consequently, it would be much simpler to send us a PDF of the relevant information which would honour Council's undertaking given at the meeting.

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Council subsequently supplied PDF drawings of the works. We have amended the drawings to show the new water mains. We note that the date on the "As Constructed" is February 2012. We are very disappointed that Council did not see fit to at least advise us of their plans to construct the water main prior to commencement of works. We note that the water main is not located on a standard alignment and we trust that this construction does not compromise future construction associated with the development of Ocean Breeze Estate.

## **CRC RFI Item**

### **4. Water and Sewer**

*"c Connect the proposed 100dia water main to the existing 225dia water main at in the vicinity of Lot 184."*

## **JPD Response**

We have amended the drawings to show this connection.

## **CRC RFI Item**

### **4. Water and Sewer**

*"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."*

## **Meeting Discussions**

At the meeting Jim Papas tabled a number of photographs that show a valving arrangement at the intersection of Boonie Doon and Cooya Beach Roads. It was initially considered that this arrangement may have been a pressure reducing valve. If this was so, then to comply with Council's request then Council needed to advise us of the pressure setting. The meeting outcome was that Council was to investigate and advise further.

## **CRC Response from Meeting**

*Jim Papas Response: [confirm what the above ground valve arrangement is.](#)*

*W&W Comments: Water and Waste confirms that the above ground valves are the zone meters.*

## **JPD Response**

During our discussions at the meeting, there was no mention of incorrect parameters were being used. We have amended our Water Supply Report to address the issues raised in Council's RFI. We attach a copy of our amended water reticulation report.

## **CRC RFI Item**

### **4. Water and Sewer**

*"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."*

## **JPD Response**

We have amended the drawings to show the new water mains. A copy of these amended drawings is included in amended water reticulation report.

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This completes our response to Council's comments. We believe that we have addressed all matters raised and that we have provided all the information requested. We request that Council proceed with the assessment of the application.

We await your reply.

Yours faithfully,

JIM PAPAS  
DRAFTING PTY. LTD.

A handwritten signature in blue ink, appearing to read 'Jim Papas', is positioned above a horizontal line.

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JIM PAPAS

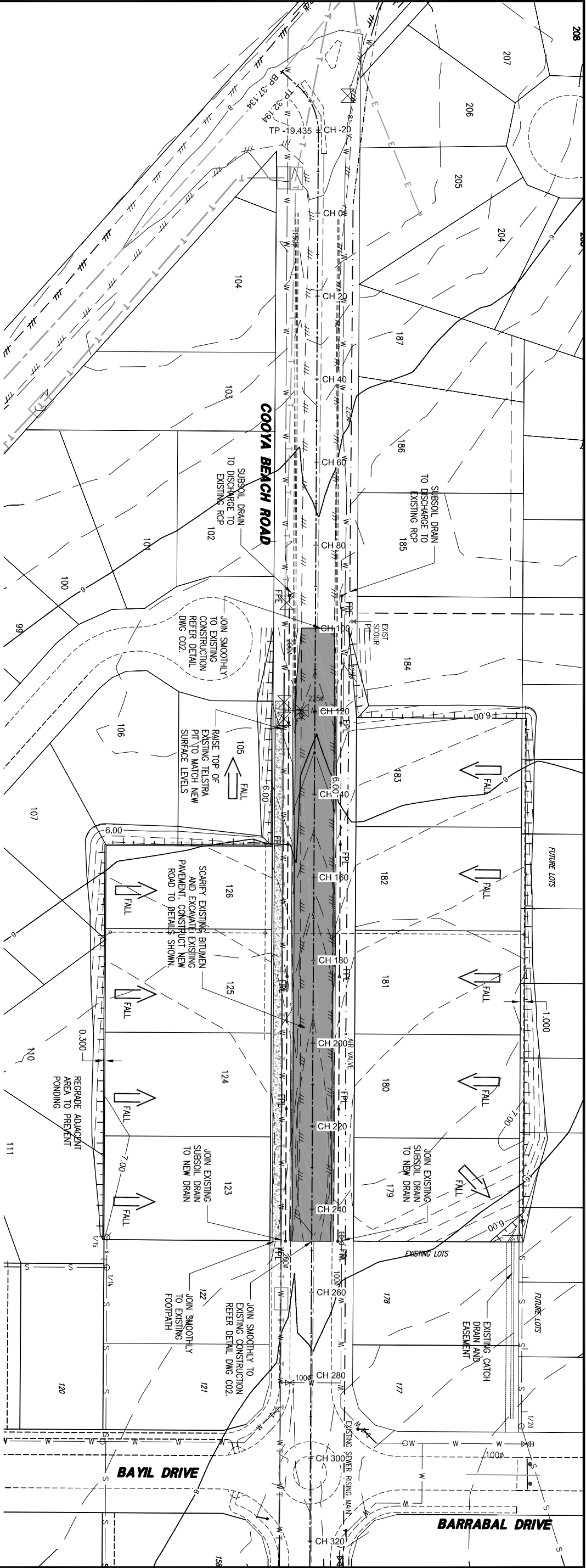
Attachments:

Amended drawings: Drawing Series No. 1253 Dwg. Nos C03, C04, C05 and C07

Amended Water Reticulation Report







**LEGEND**

ASPHALT SEAL 30mm THICK REFER DWG. 2 FOR PAVEMENT DETAILS

CONCRETE FOOTPATH AS REQUIRED BY FNROC DWG. S1035 2.00m WIDE

PROPOSED ROUTE OF SEWER

SUB SOIL DRAINS IN ACCORDANCE WITH FNROC STD. DWG. S1095.

FPS = FLUSHING POINT AT START

FPL = FLUSHING POINT IN LINE

FPE = FLUSHING POINT AT KIP.

DESIGN CONTOURS (AT 0.2m, INDEXED AT 1.0m)

EXISTING CONTOURS (AT 0.5m, INDEXED AT 1.0m)

35

35.00

35

SCALE 1:500

0 5 10 15 20 25m

**amendments**

A	ORIGINAL ISSUE FOR OPERATIONAL WORKS APPROVAL	03.04.13
B	EARTHWORKS ADDED TO LOT 105	28.06.13

**JIM PAPAS DRAFTING**  
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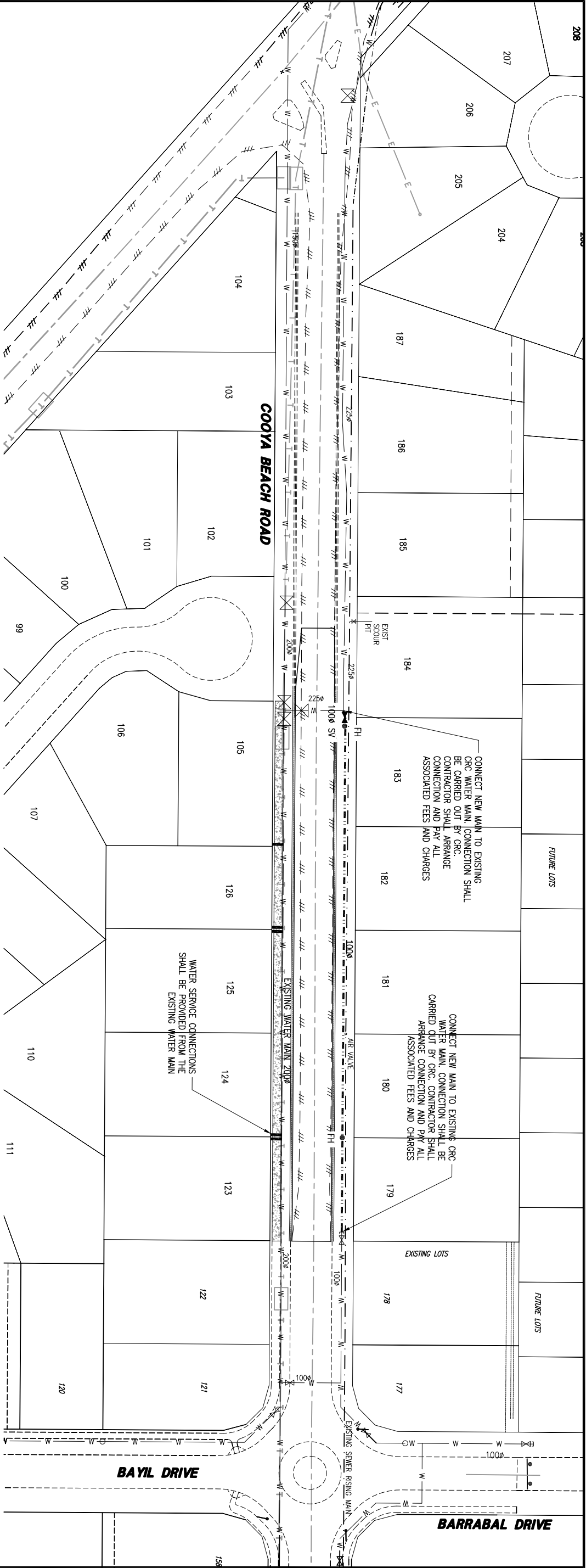
**"Ocean Breeze Estate"**  
STAGE 5A OF PROPOSED RESIDENTIAL SUBDIVISION  
AT COOYA BEACH ROAD, COOYA BEACH

SCALE (AT A1 SIZE)	HOR 1:500	DRAWN	J.P.
DATE	APRIL 2013	DESIGNED	J.P.
APPROVED	B. J. SMITH RPEO No. 9326		
DWG NUMBER	1253 - C04	AMDT	B









WATER RETICULATION NOTES

1. MATERIALS  
1000 - uPVC PN 16 SERIES 2 RD TO AS 1477
2. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRUNCATIONS AS APPROPRIATE.
3. ALIGNMENT OF WATER RETICULATION MAINS WITHIN ROAD RESERVES TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. (2.80m IN CARNS REGIONAL COUNCIL JURISDICTION)
4. INSTALLATION OF VALVES AND FIRE HYDRANTS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH FNOROC DEVELOPMENT MANUAL INCLUDING STANDARD DRAWINGS.
6. MINIMUM TEST PRESSURE FOR ALL WATER MAINS SHALL BE 1200KPa. THE CONTRACTOR SHALL GIVE THE WATER OFFICER TWENTY FOUR (24) HOURS NOTICE PRIOR TO TESTING.

LEGEND

- 1000 - 1000 uPVC WATER MAIN
- 1000 SV - SLUICE VALVE TO AS 2638 COATED WITH A THERMOSETTING EPOXY POWDER, ME CLASS 16 COMPLETE WITH C.I. COVER, BOX, ANCHOR, MARGIN & MARKER OR 630 DR BRASS VALVE COMPLETE WITH C.I. COVER, BOX, ANCHOR, MARGIN AND MARKER. SIZES AS NOTED.
- FH - 80 0 SPRING HYDRANT (MAXI FLO TYPE) COMPLETE WITH C.I. TEE (ME), RISER, C.I. COVER, BOX, MARGIN & MARKER. ORIENTATE HYDRANT SUCH THAT BOLTS ARE PARALLEL TO WATER MAIN.
- DE - 150 0 OR 100 0 C.I. DEAD END CAP M.E., OR 630 DEAD END CAP WITH CONCRETE THRUST BLOCK.
- - - - - EXISTING WATER MAIN AND FIXTURES - SIZES AND TYPES AS NOTED
- - - - - INSTALL 800 uPVC CONDUIT UNDER CONCRETE FOOTPATH TO FACILITATE INSTALLATION OF FUTURE DOMESTIC WATER SERVICE. REFER FNOROC STD DWG S2038 FOR FURTHER DETAILS.

amendments

A	ORIGINAL, ISSUE FOR OPERATIONAL WORKS APPROVAL	03.04.13
B	225# WATER MAIN ADDED AND NEW WORKS CONNECTED TO THE NEW MAIN	28.06.13

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CIVIL ENGINEERING DESIGN AND DRAFTING

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"Ocean Breeze Estate"

STAGE 5A OF PROPOSED RESIDENTIAL SUBDIVISION

AT COOYA BEACH ROAD, COOYA BEACH

DRAWING TITLE: WATER RETICULATION PLAN

DWG NUMBER: 1253 - C07

AUDT: B

SCALE (AT A1 SIZE)

HOR: 1:500

VER:

DATE: APRIL 2013

APPROVED:

DRAWN: J.P.

DESIGNED: J.P.

CHECKED: J.P.

B. J. SMITH RFD No. 9326