



2 January 2019

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: OPW/18/0015
Your Reference: 1370

G & C Williams
C/- Jim Papas Civil Engineering Designer Pty Ltd
PO Box 2347
MAREEBA QLD 4880

Dear Sir/Madam

Information Request

Planning Act 2016

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	OPW/18/0015
Proposal:	Development Application for Operational Works (Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure, Drainage, Earthworks and Other On-Site Civil Works) for Development Permit MCU/17/0017
Street Address:	1, 3-5 & 7 Williams Close, Mareeba
Real Property Description:	Lot 10, 11 and 12 on SP168631
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

1. Water and Sewerage Infrastructure

The proposed sewer connection to the new DN450 rising main must have a suitable Council approved backflow prevention system designed and installed.

Advice: Council will take ownership and responsibility from the point of entry into the DN450 rising main. The pump station, 50mm rising and any other infrastructure on the development and up to the point of connection to the DN450 rising main will be owned and the responsibility of the developer.

The developer will be responsible for all costs associated with the purchase and installation of all infrastructure associated with the new sewer connection.

2. Roadworks and Earthworks

- (i) Confirm that the development is designed to be serviced by bulk bins and that the applicable design vehicle has been used for the swept path analysis.*
- (ii) Demonstrate using swept paths that a refuse vehicle and 20 seater bus can safely enter and exit the site in a forward gear with all manoeuvres contained within lane.*
- (iii) Demonstrate using swept paths that a refuse vehicle and 20 seater bus can safely travel Williams Close with all manoeuvres contained within lane.*
- (iv) Demonstrate that pavement design will be as per FNQROC development manual – 200mm pavement + 30mm Asphalt Surface. Confirmation of pavement design must be submitted following subgrade testing a minimum of two weeks prior to prestart.*
- (v) Kerb and Channelling is to be included to the right hand side of Williams Close. (Advice: From practical point of view this would only really work from Ch 00 to 83.877 (TP)).*
- (vi) Confirm proposed finished RL's of development following bulk earthworks. (Advice: this is to ascertain change of grades between Williams Close & Development at the Intersection of McGrath Road.)*

3. Stormwater and Drainage

- (i) Provide Stormwater Catchment Plan detailing extents upstream catchment and confirm inclusion within stormwater model.*
- (ii) The developer is to constrain impacts of detention facility within development – stormwater detention system is not to adversely impact neighbouring properties.*
- (iii) The developer must demonstrate that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development.*
- (iv) Provide further clarification as to the outflow protection and constrain infrastructure within the development.*

4. Compliance with Conditions 4.5 and 4.6 of Development Permit MCU/17/0017

- (i) Demonstrate Compliance with condition 4.6 Lighting, of the Negotiated Decision Notice.*

- (ii) *Confirm landscaping design will be in accordance with 10 May 2018, Suzan Quigg Landscape Design.*

It is recommended that the applicant meet with Council officers to discuss this information request prior to providing a formal response to Council.

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

Should you have any further queries in relation to the above, please do not hesitate to contact Councils Planning Officer, Carl Ewin on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**