



15 June 2026

Planning Officer: Carl Ewin  
Direct Telephone: 07 4086 4656  
Our Reference: OPW/26/0004  
Your Reference: LU23111

McGrath Devco Pty Ltd  
C/- Lekker Urban Pty Ltd  
PO Box 8  
STRATFORD QLD 4870

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Dear Applicants,

## Information Request

### *Planning Act 2016*

I refer to the below mentioned application which was properly made on 2 June 2026 and advise that Council requires further information to satisfactorily assess the proposal.

#### APPLICATION DETAILS

Application No:	OPW/26/0004
Proposal:	Application for Development Permit for Operational Works – Roadworks, Earthworks, Stormwater Drainage and Water Reticulation for RAL/25/0017
Street Address:	30 McGrath Road, Mareeba
Real Property Description:	Lots 21 & 22 on SP320486
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### INFORMATION REQUIRED

The information requested is set out below:

##### General

1. Update DA Form 1 with all details filled in correctly. Reference is made to Section 6.1 of the submitted form. It is assumed the applicant is seeking a development permit under this operational works submission.
2. Review the drawings submitted in the operational works application. Where there is inconsistency in the drawing size, revise these to be a consistent size.

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## Roads

3. Provide details for the "1m break in the back of kerb" at Kerb Return 01 chainage 10m to 11m, and "concrete grouted pitching to new field inlet pit" nominated on the intersection detail nominated on Lekker Urban Drawing 500.

*Advice Note: This does not appear to align with Lekker Urban Drawing 300 that indicates the New Access Road sag, located at Chainage 15.056m, does not appear to align with Chainage 10-11m on Kerb Return 01.*

4. Further to the above query, provide road cross sections for the first 30m of the New Access Street and clarify how the new intersection will drain towards the McGrath Road table drain noting the sag is nominated at Chainage 15.056m on Lekker Urban Drawing 300.

5. Confirm (and update if required) the pavement design required for a minimum traffic load of  $1 \times 10^5$  ESA's in accordance with FNQROC Table D3.1 for an Access Street.

*Advice Note: The Design Values nominated on Lekker Urban Drawing 700 appear to be based on an Access Place design. FNQROC Table D1.1 requires the minimum road hierarchy within the Mareeba Shire as an Access Street.*

6. Confirm the radius of Kerb Return 01 and 02 is a minimum 9m (measured at the lip of kerb) in accordance with the FNQROC Development Manual D1 for intersections.

The radius of Kerb Return 01 is nominated as 7m at the lip of kerb (Chainage 0.000m to 9.407m) on Lekker Urban Drawing 500.

If a kerb radius less than 9m (measured at the lip of kerb) is proposed, provide the vehicle swept paths demonstrating the intersection is adequately sized for the design and check vehicle movements.

*Advice Note: Council's preference is that Kerb Return 01 adopt a minimum 9m radius.*

7. Provide a copy of the geotechnical report by D&N Geotechnical to support the nominated pavement design. It does not appear that this was attached to the Civil Engineering Design Report.
8. Review and clarify the contour interval nominated on Lekker Urban Drawing 500 and 501. The contour interval nominated on the legend does not appear to match the contours shown on these drawings.

## Earthworks

9. Provide further advice on clearance and cover to the existing services (water main) in McGrath Road. The earthworks design is not accepted without demonstrating no impacts to services in the McGrath Road reserve.
10. Update the engineering drawings to include sufficient spot levels to confirm/demonstrate the following:
  - The Lot 7 driveway formation is designed with a one-way crossfall;
  - The habitable components of any future dwellings (including dwelling extensions) on Lots 1-5 and 8-12 are at or above the minimum floor level of RL395.35 AHD required by Condition 3.8 of the RAL/25/0017 Decision Notice; and

- The habitable components of any future dwellings (including dwelling extensions) on Lots 6 and 7 are at or above the minimum floor level of RL395.38 AHD required by Condition 3.8 of the RAL/25/0017 Decision Notice.
11. Clarify what measures are proposed to manage inter-allotment runoff noting the earthworks and lot layout indicate overland flows will bypass to downstream lots.

#### Stormwater

12. Amend the earthworks design to enable the habitable components of any future dwellings (including dwelling extensions) to achieve the minimum levels nominated in Condition 3.8 of the RAL/25/0017 Decision Notice within the development.
13. Provide the tabulated calculations for the stormwater network in accordance with the FNQROC Application Procedure AP1.34.
14. Clarify the discrepancy in piped flows documented on Lekker Urban Drawing 602.
- The total discharge at the formal point of discharge (structure 1.C) is less than the sum of flows conveyed by Line 1 (924.66L/s) and Line 2 (266.39L/s).
15. Clarify the rainfall event adopted for the designed minor drainage system. The Stormwater Management Plan refers to the 20% AEP (5-year ARI) event being adopted for the designed stormwater network, however, Lekker Urban Drawing 602 references the 10% AEP (10-year ARI) event on the longitudinal sections under the hydraulic grade level (HGL) row.
16. Provide further information assessing the post-development impact of Catchment C on the downstream properties north from the site.
- The assessment must demonstrate that the post-development flows from Catchment C have a no worsening impact (and no actionable nuisance) on the downstream properties for all events up to and including the 1%AEP rainfall event in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM).
17. Update the Stormwater Management Plan addressing how the 924.66 L/s conveyed to structure 1.B from the McGrath Road table drain was calculated and informed the design of the crossroad culvert.
- This advice should also address how the starting tailwater level of 392.506m at structure 1.C was determined.
18. Update Lekker Urban Drawing 601 to clarify the lots included in Stormwater Catchment C. Where required, update the stormwater calculations and stormwater management plan to maintain consistency with the proposed overland flow regime nominated on the civil drawings.
- Advice Note: The Catchment C note on this drawing indicates Lots 1 to 5 are proposed to discharge to the north, however, the overland flow path arrows and catchment boundaries indicate Lot 1 will primarily discharge to McGrath Road.*
19. Provide advice clarifying how the 450m<sup>2</sup> impervious area assumed for each lot (shown on Lekker Urban Drawing 601) was accounted for in the pre- and post-development catchment calculations summarised in the Stormwater Management Plan.

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*Advice Note: According to Table 9 of the Stormwater Management Plan, no change in peak flow was calculated for Catchment B, post-development. Officers do not agree with this assessment noting that no dwellings or structures exist over the portion of the site nominated as Lot 7.*

Confirm the pre- and post-development peak flows reported for Catchment A and C, documented in Table 8 and 10 of the Stormwater Management Plan on the same basis.

20. Update the engineering drawings to nominate a minimum 3m wide stormwater easement at the rear of Lots 9 to 12 for the purpose of drainage conveyance to McGrath Road.
21. Clarify the number of stormwater pits and extent of the underground drainage network nominated on the engineering drawings.

*Advice Note: There appears to be an opportunity to reduce the extent of drainage infrastructure.*

### **Water**

22. Provide supporting information demonstrating the most disadvantaged lot within the development is able to be serviced in accordance with the pressure and flow parameters requirements of the FNQROC Development Manual.

If the required pressure and flow parameters are not achieved, the applicant must revise the designed water reticulation network to connect the development to Council's water supply network at a point that has sufficient capacity to service the development in accordance with the FNQROC Development Manual. Reference is made to Condition 4.5(b) of the RAL/25/0017 Decision Notice.

23. Pothole the existing watermain at the location of the 600mm diameter RCP stormwater crossing in the McGrath Road reserve.

The diameter and depth of the existing water main must be documented on updated engineering drawings, including the New Access Street longitudinal section on Lekker Urban Drawing 300, and stormwater longitudinal section on Lekker Urban Drawing 602.

*Advice Note: The clearances from the proposed stormwater pipe to the existing watermain must be in accordance with the requirements of the Water Services Association of Australia (WSAA).*

*If these requirements cannot be achieved, the applicant must provide supporting information justifying this outcome and update the FNQROC Statement of Compliance accordingly.*

24. Clarify the invert level and vertical clearance of the new 100mm diameter watermain between stormwater pit 2.C and 2.D.

It is interpreted from Lekker Urban Drawing 602 that the minimum 300mm vertical clearance, required by WSAA between these services, may not be achieved.

25. Revise and update the water supply calculations reported in Section 3.7 of the Civil Engineering Design Report to adopt the Average Daily Consumption (AD) as 500 L/EP/Day in accordance with D6 of the FNQROC Development Manual.

In addition, review the Peak Hour (PH) demand calculated. The L/Day value does not appear to align with the L/s value shown in Table 6 of the Civil Engineering Design Report for the PH demand.

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**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 you have any further queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully



**CARL EWIN**  
**SUPERVISOR PLANNING & BUILDING**