

Our Reference: OW/2018/1821  
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## OUTSTANDING ISSUES

Glenvale Devine Road Development Pty Ltd  
C/- SMSF Property Australia  
PO Box 561  
HAMILTON CENTRAL QLD 4007

Email: [michael@pinnacleeng.com.au](mailto:michael@pinnacleeng.com.au)

10 October 2018

Dear Sir/Madam,

**Application for:** Operational Works - Earthworks  
**Location:** Drayton Wellcamp Road, GLENVALE QLD 4350  
**Property Description:** Lot 12 RP839447

The further information provided by you in response to Council's Information Request dated 14 May 2018 was received 2 October 2018. A further set of amended plans was submitted 8 October 2018.

Council's preliminary assessment of your response to the Information Request has identified the need for further information to enable the proper consideration and determination of the application. Please supply the following information:-

### Issue – Stormwater Management

1. Submission of a detailed stormwater management plan has not occurred. Although the current approach is to follow the original intention of the RAL approval, condition 10 of RAL/2015/1869/A requires a stormwater management plan to be provided for endorsement, and we expect this to be endorsed before the earthworks are approved;
2. There is no confirmation that outflows from the basins will not cause actionable nuisance, or alternatively agreement provided from the owner of Lot 13 RP839447 to allow discharge to that property; and
3. There is no confirmation of the size of the bio-retention basin and how it will fit within the site;

### Further Information Required

1. Please provide a stormwater management plan in accordance with Condition 10 of RAL/2015/1869/A including confirmation of the size of the bio-retention basin. As agreed in our meeting of the 8 October, an option for some of the development site to bypass the detention basin allowing early release, can be investigated on a whole of catchment basis. Bypass or overflow must be contained within the development site and Lot 13 RP839447 rather than discharged to an open channel flowing along Drayton Wellcamp Road;
2. Please provide written agreement from the owner of Lot 13 RP839447 to allow the conveyance of stormwater to continue through that lot and allow the construction of a detention basin;

### Issue – Stormwater

1. The applicant has stated that the proposed drainage channel is consistent with the drainage channel design by RMA. This is not the case, rather than a grassed vee low flow channel, the RMA conceptual Stormwater Management Plan (RAL/2015/1869 RFI Response) included a landscaped channel with a meandering rock lined and flat based low flow channel creating a more natural, irregular profile; the landscape features were accounted for in the hydraulic design; and
2. There is no details about landscaping or scour protection for the drainage channel other than topsoiling and seeding.

### Further Information Required

Please amend the design to include a drainage channel that meets the intentions of the RMA conceptual Stormwater Management Plan. Landscaping and rock protection for the low flow channel will need to be provided as part of the earthworks.

### Issue – Change in Design Direction

The amended plans submitted with the Request for Information Response differ from the original application in the following ways:

1. A change in design levels and inclusion of retaining walls;
2. Design contours in the bulk earthworks plans are not consistent with the road cross sections. The earthworks plans depict a boxed out road section with vertical cuts, whereas the cross sections show a central vee drain;
3. Discharge of stormwater to Drayton Wellcamp Road instead of Lot 13 RP839447;
4. The extent of earthworks has increased to include the full extent of Road A and part of Road G and N;
5. The drainage channel is blocked by the earthworks associated with Road N;
6. The discharge location for the upstream catchment from the northern portion of the development site is now to the north-west of the development site. This is contrary to the information in the original design drawings and the contour information provided in Council's mapping system; both these sources show discharge to the east;
7. Discharge of overland flow from Road A (and contributing catchments) directly to Drayton Wellcamp Road rather than via a sedimentation basin;
8. The sedimentation basin batters have been steepened to 1 in 2;
9. No details have been provided with respect to the drainage channel long section;
10. No details have been provided about the design of the upstream catchment diversion drains;
11. No reinstatement is proposed for the carriageways and footpaths. Turfing is proposed for the street verges; and
12. No detail is provided for the stockpile sites and the erosion and sediment control measures required.

### Further Information Required

Please provide the following changes to the design plans:

1. The extent of earthworks is confined to stage 1A to 2B. Remove the extent of works associated with Road A beyond Stage 2A, Road G and Road N;
2. Structural design details for the retaining walls;
3. 1 on 4 batters rather than retaining walls provided for properties facing public space;
4. All stormwater discharge including overland flow is to occur to Lot 13 RP839447 with the agreement of that property owner and consistent with the RAL approval;
5. All overland flow from earthworks is to drain to a sedimentation basin;
6. The earthworks design contours amended to ensure consistency with the cross sections;
7. Sedimentation basins with at least 1 on 4 batters;
8. Drainage channel long section;
9. Details for the upstream diversion channels, and how they will discharge to the new drainage channel. There is also a second channel discharging from Devine Road that will need to connect to the new drainage channel; and

10. Drawings to note the minimum level of reinstatement is topsoiling and grass seeding for all exposed areas within the extent of earthworks. Stockpile sites need to be nominated and erosion and sedimentation control details provided.

*Advice Note: Road B in RAL/2015/1869/A is conditioned to have a footpath only one side, despite construction of the street to collector standard. Subsequent operational works approvals will require a second footpath for Road B with an equivalent reduction in the length of second footpath for Road C. The applicant is advised to make the changes to the earthworks profile for Road B to accommodate a second footpath.*

*Advice Note: The design drawings include horizontal and vertical alignment details for streets within the extent of earthworks. Council has not undertaken a detailed assessment of the street alignment, such assessment will need to occur as part of a subsequent operational works application for construction of roads, stormwater drainage and services.*

#### Responding to the Outstanding Issues

Please advise within seven business days of the date of this letter whether you intend to respond to the outstanding issues. Council will need all the information provided by 6 November in order to meet the 13 November deadline for determining the application.

Should you not agree to respond to the outstanding issues contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the requested information, please contact Council's Undergraduate Engineer, Lilly Paterson on the above number.

Yours faithfully



Adam Gould

Senior Engineer, Development Engineering and Plumbing Services

C/C           Wagners Properties Pty Ltd  
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                  DRAYTON NORTH QLD 4350