



08.05.2023

Our Ref: 34918-002-01
Your Ref: OUT23/782

The Coordinator-General
Office of the Coordinator-General
PO Box 15517
CITY EAST QLD 4002

Attn: Planning and Services – D. Stolz

Dear David,

**Response to Further Information Request
Development Application for Material Change of Use (Low Impact Industry)
136 Crossland Road, Gordonvale – Lot 2 on RP747646**

We act on behalf of the applicants, K. and J. Moss, in relation to the abovementioned Development Application which is currently before the Coordinator General for assessment

Reference is made to the additional Information Request issued by the Coordinator General, dated 7 March 2023 and received by email on the same day.

In accordance with section 13 of the *Development Assessment Rules*, we provide this written response to the State's Further Information Request. This correspondence constitutes a complete response.

With respect to the matters raised in the Information Request, we advise as follows:

1. *The response to the Coordinator-General's information request on 16 February 2023, included information relating to the proposed treatment of water and sewage on site for the washing of stinger nets.*

The proponent is requested to provide a confirmation of the proposed treatment and disposal of water used during operations.

Response

As detailed in our Response of 16 February, all wastewater used during operations would be disposed of offsite via transfer to Council sewerage system.

In reiterating the previous response, the proposed washdown water would be collected in a pit where the sand and most other material would settle out. This would be removed periodically and disposed as fill off site. The wash water would pass through a standard triple clarifier pit, to remove further sediment and floating matter, and into a holding tank. The domestic wastewater from the staff facilities, and the existing residence, would also pass into the holding tank. From the holding tank it would be pumped through a pressure pipeline along Crossland Road (to be



constructed) and join an existing Council sewer line some 700m southwards towards Gordonvale.

Cairns Regional Council has no objection the site being connected via a low-pressure system. The construction of the low pressure main from the site to Council's existing infrastructure would be subject to obtaining the necessary approvals.

2. *The response to the Coordinator-General's information request on 16 February 2023, included plans that indicated a drainage flow path through the subject site. Drawing No.2615 C4 prepared by PD Designed dated February 2023 indicates a 20-metre-wide drain profile on the site.*

The proponent is requested to demonstrate the following:

- *That there are no impacts to the drainage flow path through the site, and that the flow paths on the site will continue to operate without directing flows, due to the hardstand location; and*
- *There is a no worsening impact on upstream and downstream properties for the entire development.*
- *Nominate the proposed culvert sizing located within the hardstand area and towards the north along the identified drainage path and demonstrate that the culvert capacity matches the current drain capacity.*
- *Provide a local drainage study to support any changes in capacity, if required.*

Response

Reference is made to the attached amended drawings C1-C5 included within *Attachment A*. The level of the northern half of the hardstand has been reduced to RL14.0m which is the same as the adjacent roadway. Thus the hardstand would not have an effect any greater than the existing roadway. This occasional inundation of the hardstand would not affect operations. As detailed in our previous response, the balance of the proposed development is almost entirely above flood level.

Reference is made to the attached amended drawings C1-C5. The proposed culvert size within the hardstand is twice that of the existing road culvert which, together with the hardstand level of 14.0m, more than matches the current drain capacity.

Based on the above information a local drainage is not considered necessary.

3. *The response to the Coordinator-General's information request on 16 February 2023, included Drawing No.2615 C4 prepared by PD Designs, dated February 2023 which indicates a 20 metre wide access crossover which is not considered in accordance with the FNQROC Development Manual. In addition, the proposed crossover illustrated in plans is located within one metre to a power pole, which is not considered to be designed in accordance with the FNQROC Development Manual.*



The proponent is requested to confirm the largest expected vehicle to access the site and number of vehicle movements per day expected by this vehicle.

The proponent is requested to provide additional plans demonstrating

- The proposed location of the access crossover, designed to commercial/industrial standard, in accordance with the FNQROC Development Manual Standard Drawings S1015 and S1110; and
- The access crossover is to be setback by no less than one (1) metre from the identified power pole in accordance with the FNQROC Development Manual.

Response

The largest expected vehicle to access the site would be a Medium Rigid Truck at a frequency of 1 movement per week.

The construction of the existing road adjoining the site is of a rural nature with a table drain and crossover culverts rather than a curb and channel construction. As set out in the FNQROC Standard Drawings the details of the non-standard design would be provided for approval at the time of construction. It would be expected that the development can be appropriately conditioned that construction plans for the crossover must be approved prior to works being undertaken onsite.

The position of the existing power pole will allow for the 1 metre setback to be achieved. The development can be appropriately conditioned ensuring the 1.0m is achieved with the final design of the new crossover.

It is further noted that continuing design considerations have resulted in a slightly reduced building footprint. This has come about by changing the layout and orientation of the awning areas and utilising a portion of the hardstand for access. These changes are reflected in the amended Drawings C1-C5.

We trust the enclosed information provided is to your satisfaction and look forward to your continued attention to this matter. In the meantime, should you have any further queries in relation to the information response please do not hesitate to contact the undersigned.

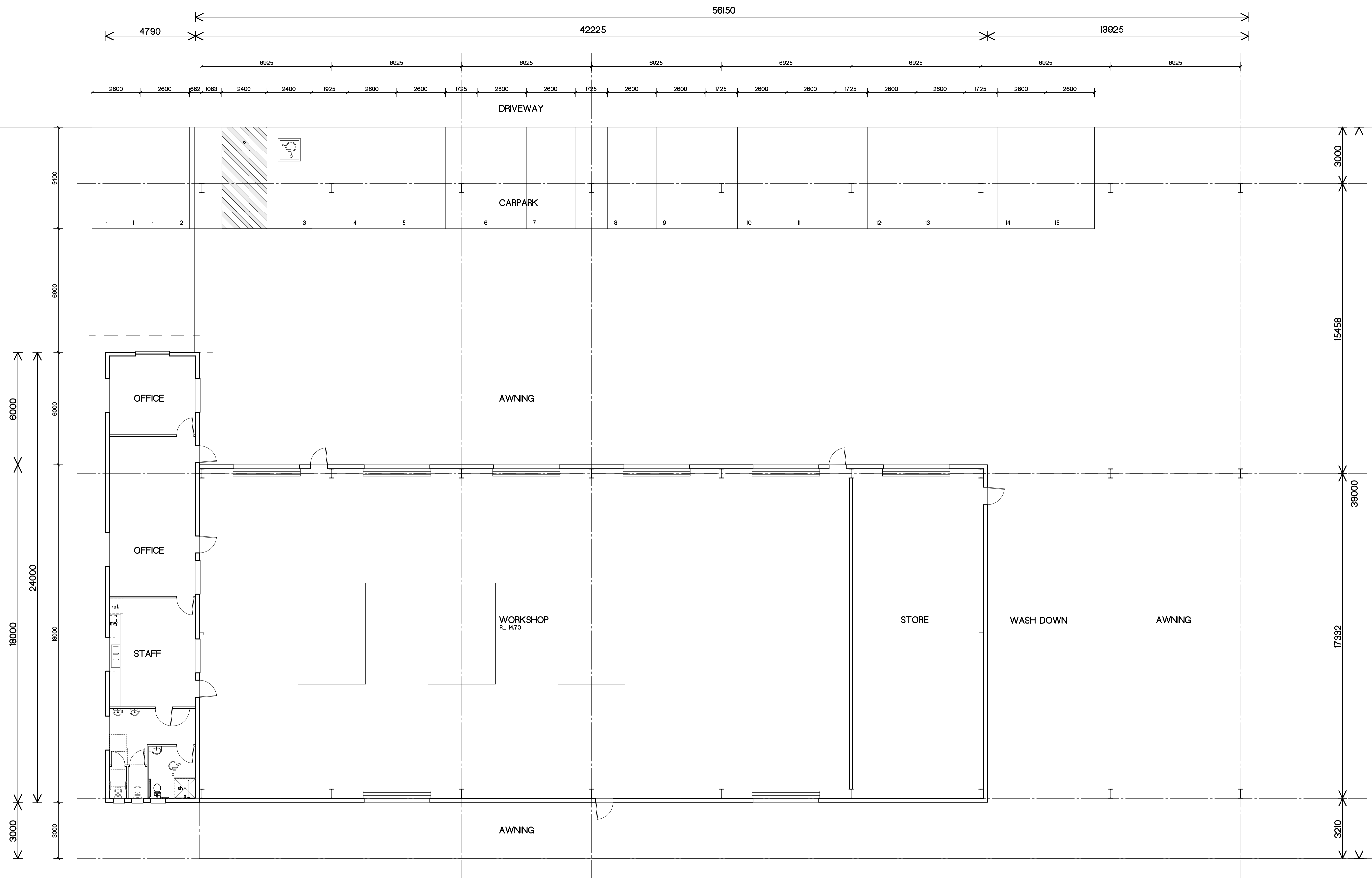
Yours Sincerely,

MICHAEL TESSARO
Senior Planner
Brazier Motti Pty Ltd

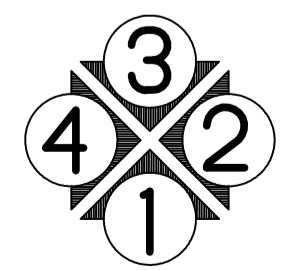
ATTACHMENT A


brazier motti

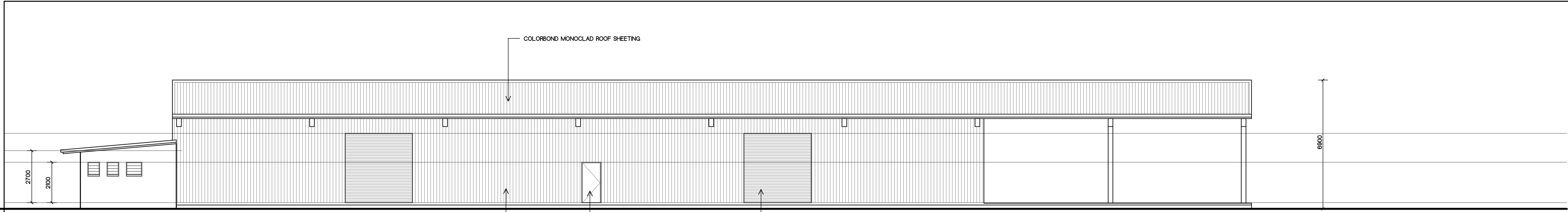




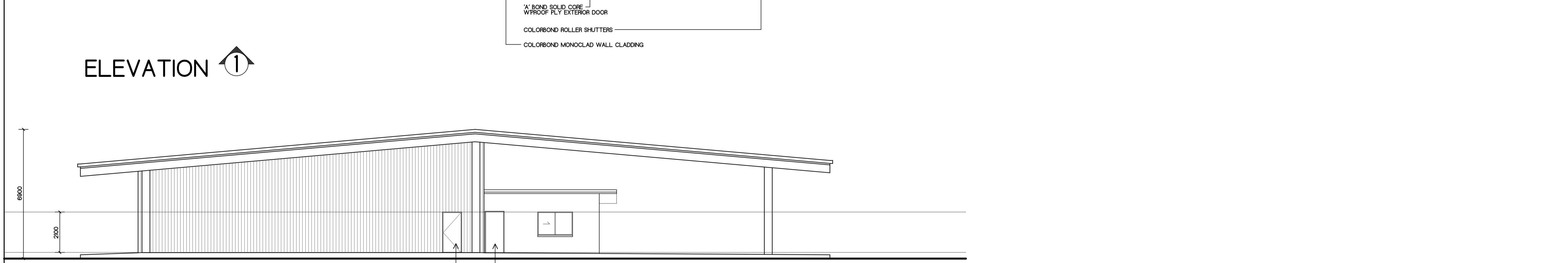
PLAN
1:100



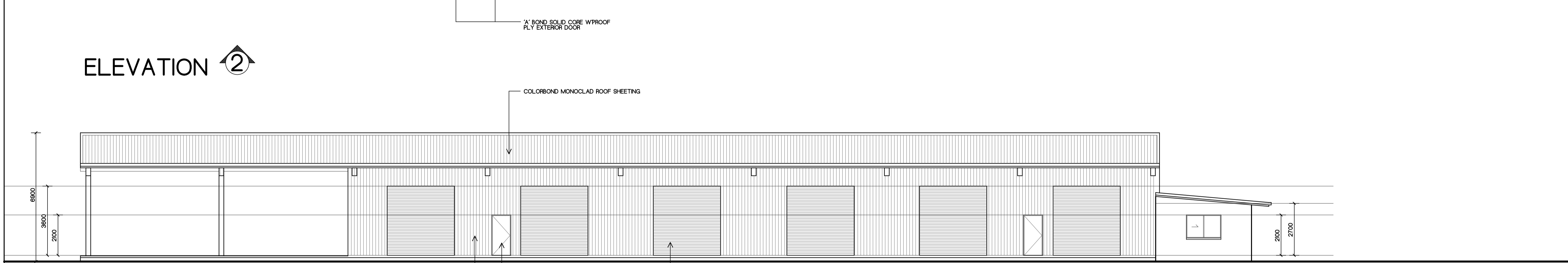
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	<p>P 07 4056 1883 F 07 4056 3595 M 0427 561 883 E info@pddesigns.com.au 95A gordon street, gordonvale, QLD 4865</p>	<p>LOT 2, CROSSLAND ROAD, GORDONVALE</p>
<p>WIND CLASSIFICATION C2</p>	<p>scale 1:100, ON A1 SHEET</p> <p>job number 2615</p>	<p>date APRIL 2023</p> <p>sheet C2 OF 5</p>



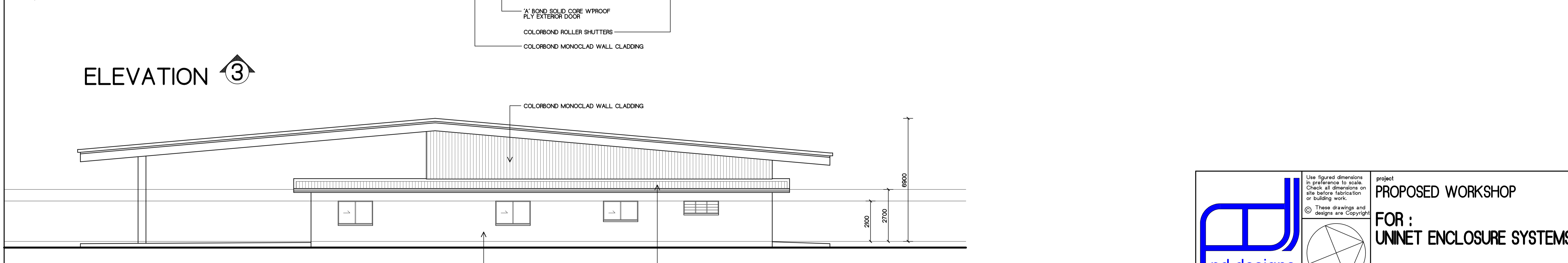
ELEVATION ①




ELEVATION ②

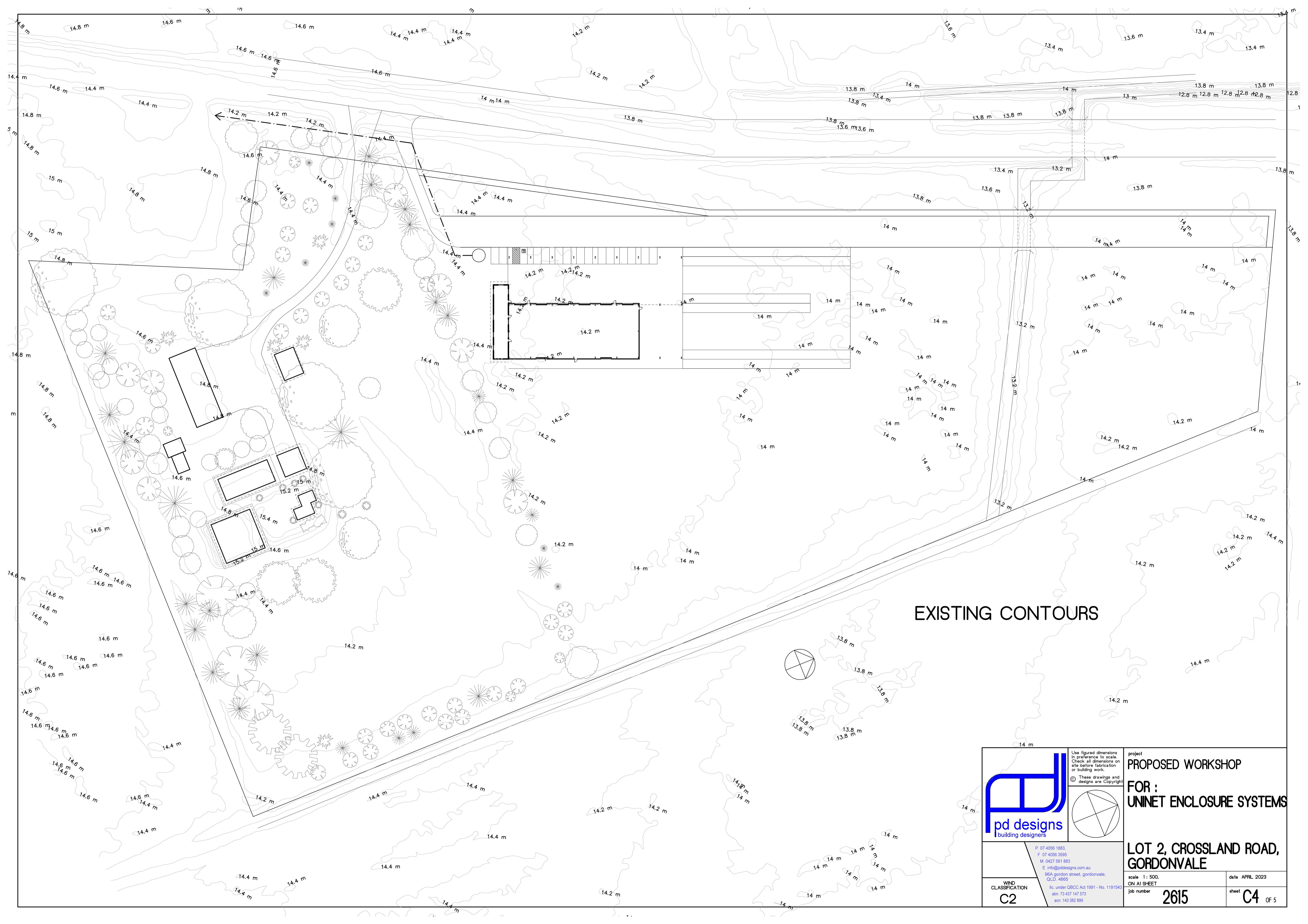


ELEVATION ③

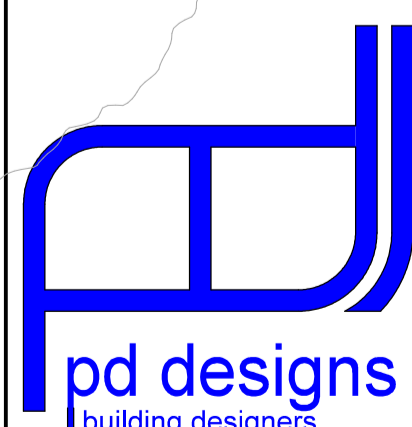


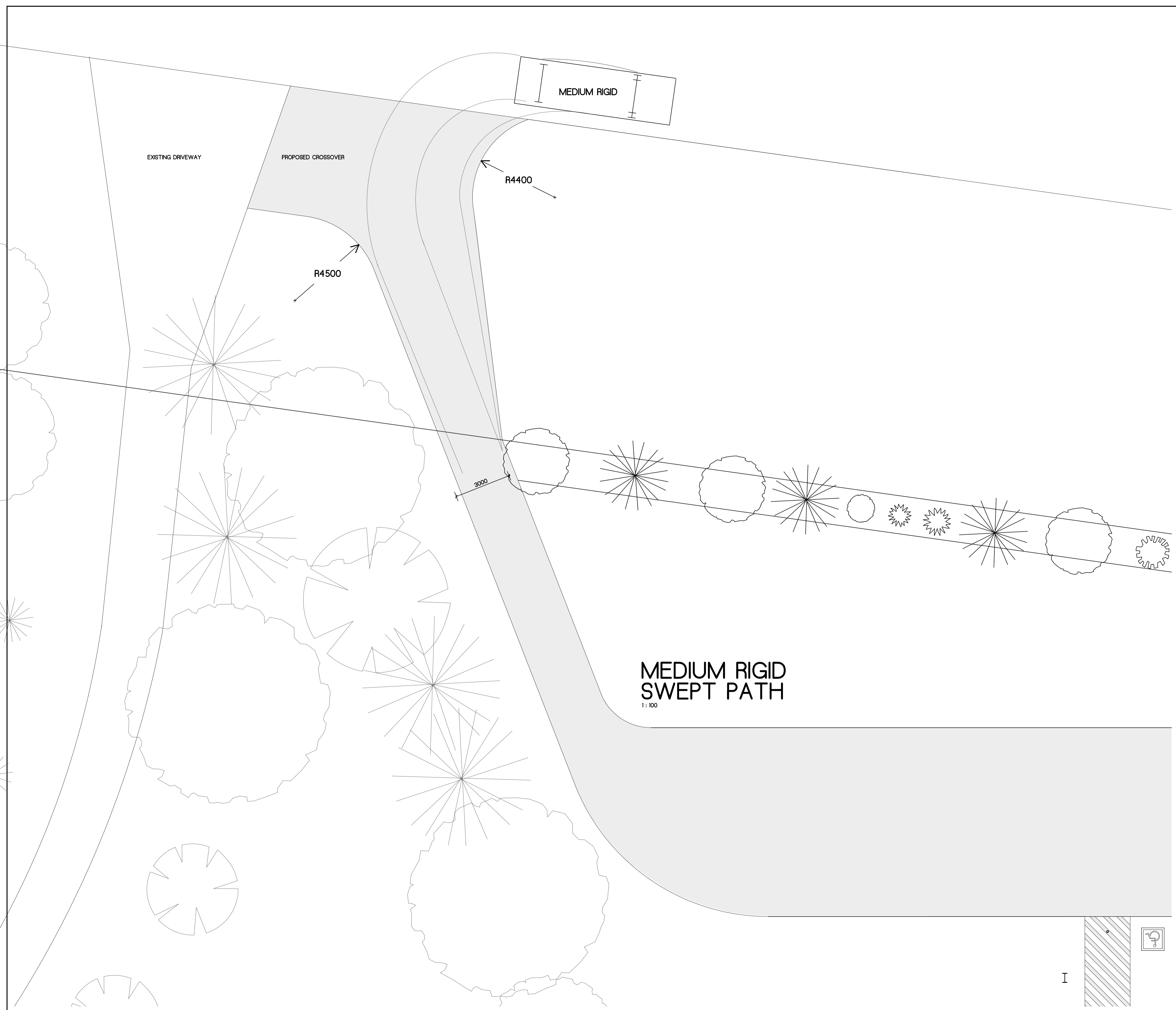
ELEVATION ④

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<p>WIND CLASSIFICATION C2</p>	<p>lic. under QBCC Act 1991 - No. 1191543 abn 73 437 147 573 acn 143 382 899</p>	<p>scale 1 : 100, ON A1 SHEET job number 2615 date APRIL 2023 sheet C3 OF 5</p>

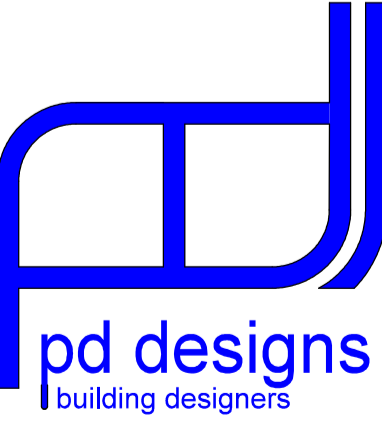


EXISTING CONTOURS

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<p>WIND CLASSIFICATION C2</p>	<p>scale 1 : 500 ON A1 SHEET</p>	<p>date APRIL 2023</p> <p>job number 2615</p> <p>sheet C4 OF 5</p>



MEDIUM RIGID SWEEP PATH
1:100

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	<p>P 07 4058 1853 F 07 4058 3595 M 0427 561 883 E info@pd designs.com.au 95A gordon street, gordonvale, QLD 4865</p>	<p>LOT 2, CROSSLAND ROAD, GORDONVALE</p>	<p>scale 1:100, ON A1 SHEET</p>
<p>WIND CLASSIFICATION C2</p>	<p>lic under QBCC Act 1991 - No. 1191543 abn: 73 437 147 573 acn: 143 382 899</p>	<p>job number 2615</p>	<p>date APRIL 2023</p> <p>sheet C5 OF 5</p>