

Enquiries: Krishna Khadka  
Direct Phone: 07 5433 3296  
Our Ref: DA/2022/3326  
Your Ref:  
Date: 19 September 2022

Lambert Development Group Pty Ltd  
c/- David Lenarduzzi  
120 Wickham Street  
FORTITUDE VALLEY QLD 4006

Dear ,

**Re: INFORMATION REQUEST**

***Under Section 12 of the Development Assessment Rules***

**Development Application No.: DA/2022/3326**

**Property Location: 57 Coach Road West MORAYFIELD QLD 4506**

**Property Description: Lot 8 RP 87981**

**Development Type: Operational Work - Development Permit for Roadwork, Stormwater and Earthworks**

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal:

**Stormwater Quantity**

- Lambert and Rehbein should clearly indicate the Outlet configuration of the Detention Basin in the report and in the drawings.
- Detention Storage volume (1% AEP) provided in the Detention Basin should be clearly indicated in the report and in the drawings. (Detention volume should be generally in accordance with the approved SMP).
- Embankment top level of the Detention Basin should be at least 0.30m above the spillway level. Current design doesn't comply with this requirement. (Embankment top level is at RL 15.80m: Spillway level is at RL 15.65m).

**Stormwater Quality**

- Design level of the Sediment Forebay (13.90) is indicated be 0.20m above the Bio-retention Filter Surface level (13.70 m), which should preferably be reduced to somewhere about 0.10m -0.0m.
- As the flow up to the 1% AEP can be expected at the Bio-retention Basin, rigorous energy dissipation measures (which should be designed as per QUDM) should be provided at the Stormwater inlet pipe, to ensure that Bio-retention Filter Surface protected in major storm events.
- Twin pipes of a smaller size should be considered to replace the 1050 mm dia Stormwater inlet pipe.

**Road/Traffic**

- Refer to DWG: B21549-C100, replace the proposed mountable kerb with barrier kerb along Coach road west from CH: 0.000 to 50.000 fronting the Bio Retention Basin to avoid unnecessary parking along the Basin side. Provide smooth transition from barrier to mountable where required.
- Refer to DWG: B21549-C100, proposed horizontal curve (TC: 79.07 to CT: 95.90 & TC: 245.79 to CT: 269.35) is substandard. Submit the amended plan complying the AUST Roads Geometric Design.
- Refer to DWG: B21549-C100, provide necessary curve widening (TC: 79.07 to CT: 95.90 & TC: 245.79 to CT: 269.35) in accordance with Table 7.13 of AUST Roads Geometric Design.
- Refer to DWG: B21549-C100, proposed access chamber (manhole) should be located at least 2.0m from the kerb invert level. Submit the amended plan marking the distance where required.
- Refer to DWG: B21549-C115, provide the solid line marking at the intersection of Road 01 and Road 03 (TC 211.41 to CT: 234.98) to assist the manoeuvring of vehicle and to discourage vehicles from cutting the corner.
- Refer to DWG: B21549-C115, provide the solid line marking at the intersection of Road 02 (TC 245.79 to CT: 269.35) to assist the manoeuvring of vehicle and to discourage vehicles from cutting the corner.

If amendments to drawing/s are required, please resubmit a full set of drawings in your response.

The due date for providing the requested information is 19/12/2022. If a response is not provided within the prescribed response period of three (3) months, it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

A recalculation of applicable fees and charges may be required if the application is changed as a result of this information request. Additional payments may be necessary under Council's fees and charges schedule.

Email your response to ([mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)), quoting the MBRC reference number outlined above.

For further information please contact Krishna Khadka on or via email [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au) (cc [krishna.khadka@moretonbay.qld.gov.au](mailto:krishna.khadka@moretonbay.qld.gov.au)).

Yours faithfully



Paul McKay  
**Coordinator (Engineering Assessment - North)**  
Development Services