

Your Ref:

Our Ref: MCUC 15/2014 (413010)

29 January 2014

DPA Architects Pty Ltd
PO Box 6818
Gold Coast Mail Centre
BUNDALL QLD 9726

Attention: Mr Darryl Parker

Dear Sir

**REQUEST FOR FURTHER INFORMATION FOR DEVELOPMENT
APPLICATION FOR A MATERIAL CHANGE OF USE – HOUSE
AT 1 MURPHY STREET, PORT DOUGLAS**

Reference is made to your recent Development Application for a House.

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal (s276 Sustainable Planning Act 2009):

1. Cut & Fill Plan

Provide a plan and sections nominating any proposed cut and fill to the hill slope, including detail of the existing levels. The plan and sections should show existing and proposed fill, buildings, drainage and vegetation.

Provide elevations and sections for any retaining walls.

2. Drainage Study

Undertake a local drainage study on the subject land to determine drainage impacts on downstream properties and the mitigation measures required to minimise such impacts. In particular, the post-development discharge of stormwater from the subject site must have no-worsening effect on the drainage of upstream or downstream properties. The study must also identify the need and location of any drainage easements to convey stormwater to the lawful point of discharge.

In addition provide calculations for upslope catchment and flows and compare these to the existing drainage capacity. Advise what freeboard the existing drainage design provides.

Advise what the overland flow path is required in the event of failure due to blockage for any existing drainage infrastructure.

3. Geotechnical

Provide a geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer (RPEQ) must be undertaken for the building pads and an assessment of the existing/proposed accesses. The geotechnical report is to address any proposed construction on the uncontrolled fill on the downside of the leveled benched area and the existing cut batters. The geotechnical report shall be undertaken in accordance with the AGS (2007) Guidelines. If the risk classification of the site is not Very-Low to Low the applicant must also identify in the report what ameliorative measures will be undertaken to reduce the risks to these levels. Amended drawings must be prepared and certified by an RPEQ as incorporating the findings of the geotechnical report.

The report must also confirm the geotechnical stability of the existing concrete driveway and the adjacent bank and driveway area below the road pavement in the Murphy Street road reserve.

4. Landscape Plan

The submitted Landscape Plan details landscaping external to the site as new plantings. The Applicant has no right to landscape outside the land. Provide an updated Landscaping Plan that does not change the landscape beyond the land (with new species or with any pathways) and provide elevations to show the visual elevations with new plantings limited to the land.

Provide combined advice from the Geotechnical Engineer and the Landscape Architect regarding the suitability of the proposed landscaping to the land with regard to possible risk of instability due to species planting and growth.

5. Access

Provide a turning template for the concrete driveway and garage for a B99 vehicle.

Provide detail of the driveway finish. Note Council Officers would expect some type of surface roughening to aid wheel traction in driveway of the slope proposed.

6. Building Colours and Finishes

Provide details of the exterior building colours including the roof and details of whether reflective or non-reflective glass is used (including balconies).

If required, Council is willing to convene a meeting to discuss the above information request.

In accordance with Section 279 of the *Sustainable Planning Act 2009*, the application will lapse if no response to this information request is received within 6 months.

Please note that the information response to Council should include two complete copies of the response and if plans form part of the response then two sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number (07) 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment