

**YOUR REF:** C13018CL001  
**OUR REF:** OP 507/2014 (433047)

12 November 2014

Leo International Group Pty Ltd  
C/- Mr Joshua Ruiz  
PO Box 1830  
**CAIRNS QLD 4870**

Dear Sir,

**RECEIPT OF DEVELOPMENT APPLICATION FOR  
OPERATIONAL WORKS & INFORMATION REQUEST - LOT 4  
RP907338 - CAPTAIN COOK HIGHWAY, KILLALOE**

Receipt of the above application for Operational Works associated with an approval to reconfigure the land is acknowledged.

In order to complete an assessment of the application, the following information is required:-

1. Council is of the view the application ought to be referred to Department of State Development Infrastructure and Planning (DSDIP) for the purpose of clearing native vegetation. It is noted in Checklist 4 – Operational Work, you have nominated that the clearing is matter or activity mentioned in Schedule 24 Part 1 and Schedule Part 2 of the Sustainable Planning Regulation 2009. Can you identify what matter or activity you are referring to for this purpose. It is noted that the Department of Natural Resources and Mines was not a referral agency for the original application.

Upon review of your response, Council may issue an Acknowledgement Notice requiring referral to DSDIP.

2. Provide a statement of compliance against each condition of the Development Permit for Reconfiguring a Lot. Particular attention is drawn to Conditions 4.4(d), 4.6 (ii) (a) and (b), 4.9 and 4.10.
3. The application for Operational Works includes the intersection of Francis Road with the Captain Cook Highway. Please provide evidence of the necessary Road Corridor Permit (RCP) administered by Department of Transport & Main Roads (DTMR) for the intersection works and as required by DTMR Concurrence Agency conditions. Plans are required to clearly nominate what part of the proposed works are the responsibility of DTMR and that of Council. It is also noted that DTMR's conditions requires the

tramway crossing be to the satisfaction of the Mossman Mill, now Mackay Sugar Pty Ltd. Please provide evidence of this. Further information for the RCP can be found at <http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Road-Corridor-Permit.aspx>

Plans also need to be amended to remove the reference to McCracken Road and replace with Francis Road.

4. Confirm that the proposed table drain at the intersection of Captain Cook Highway and Francis Road, road cutting and carriageway widening maintain the minimum required cover for the Trunk Water Supply Mains in accordance with AS/NZS 2556 "Buried Flexible Pipelines".
5. Identify on the cross sections the location of underground services and depth to obvert which must be confirmed by visual method.
6. Construction Specification to include requirement for non vibration compaction method to be utilised to maintain the structural integrity of the trunk water mains.
7. Item 4 of Form 6 nominates that a statement has been provided about how the proposed development addresses the Planning Scheme. However this has not been provided. Provide an assessment of the proposed development against the Filling and Excavation Code, the Natural Areas and Scenic Amenity Code, and the Natural Hazard Code contained within the Planning Scheme.
8. The site is identified as being within the "Very high (potential intensity)" Bushfire Hazard mapping under the State Planning Policy. Provide a Bushfire Fire Planning Assessment Report detailing what fire management practices and strategies are to be implemented to reduce risk to life and property.
9. In regard to each of the proposed building envelopes, the following is required:-
  - a. Clearly peg and mark the extent of each building envelope for identification and inspection by Council Officers;
  - b. Provide detail how access will be achieved from the common driveway / access to each of the proposed building envelopes. Engineering detail including long sections and cross sections illustrating the extent of excavation and filling is required.
  - c. Provide information as to whether the Applicant intends to undertake such works as part of the proposed works for the common access / driveway in addition to the removal of vegetation within the nominated building envelopes. Council is of the view that this work ought to form part of the scope of works for the development.
  - d. Provide a site and soil evaluation for each of the nominated building envelopes which identifies a suitable area to accommodate a house and the area to be utilised for onsite effluent disposal. Such facilities must not be located in the area to be contained within the Environmental Covenant as required by Condition 4.4.

10. The FNQROC Development Manual section D2.14 requires a report from a Geotechnical Engineer where the slope exceeds 15%. Please provide advice on how compliance will be achieved with this requirement.
11. The drawings do not provide the width of the proposed driveway. Please amend drawings to indicate the driveway width.
12. Provide detail of the proposed stormwater drain along the driveway.
13. The drawings illustrate a proposed cut batter of 1 in 1. The FNQROC Manual (D2.11.9) requires batters steeper than 1 in 2 and higher than 1.5m to require stability certification from a Geotechnical Engineer. Please advise if proposed batters are higher than 1.5m and if so, please provide required Geotechnical report.
14. Provide further detail with respect to achieving compliance with erosion and sediment control requirements.
15. Provide RPEQ certified drawings and Statement of Compliance in accordance with the requirements of the FNQROC Development Manual for the driveway and the access to each nominated building envelope. Notwithstanding Condition 4.6 (ii)(b), concern is raised with respect to the access gradient and the surface treatment entertained in this condition.

The drawings nominate that the driveway has a vertical geometry ranging from 17.5% to 22.4% in several locations. Table D2.1 of the FNQROC Development Manual states that a maximum driveway grade for a residential property is 16.6% (desirable) and 20% maximum. D2.12.2 states that steep allotment access and drainage shall be designed and constructed to include the following:

- a. The driveway shall be a minimum of 3m wide concrete slab, with barrier kerb and channel provided on one side for vehicle safety and drainage purposes.
- b. The driveway shall be constructed in such a manner as to ensure that the cross fall of the driveway be one-way and directed into the hill, for safety and drainage purposes.

While this relates to providing access to a single dwelling, this section of the Development Manual provides some parameters with respect to construction principles for such access driveways.

Please be advised that Council will be relying on the engineering judgement and certification of the RPEQ with respect to providing safe and serviceable access to the proposed lots and building envelopes.

16. Provide engineering detail on the access to the building envelope contained in proposed Lot 1 having regard to the above comments. Detail must also be provided with respect to the new driveway location onto the Captain Cook Highway in accordance with Condition 1 (i) of DTMR Concurrence Agency response.

Should you require any further information or assistance, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham  
Manager Development & Environment