

YOUR REF: T995-BUDGE
OUR REF: MCUC 120/2014 (418320)

31 March 2014

Mr & Mrs David & Christine Budge
C/- Chris Vandyke Designs
PO Box 236
CLIFTON BEACH QLD 4879

Dear Sir/Madam

**INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE – HOUSE (RURAL SETTLEMENT)
97-101 REYNOLDS ROAD, OAK BEACH**

Council officers have commenced assessment of your Development Application. After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. An earthworks plan accurately illustrating the extent of cut and fill detailing existing and finished contour levels. The sections provided are to illustrate the total height and profile of the proposed batters. The earthworks plan must be supported by a preliminary geotechnical investigation undertaken in accordance with AGS (2007) Guidelines.
2. A local drainage plan illustrating how stormwater will be appropriately managed and delivered to a lawful point of discharge. Particular detail is requested with respect to the following:
 - (i) Management / direction of water around the earthworks. The drainage works should also be identified on section plans of the earthworks.
 - (ii) Stormwater from the existing and proposed driveway and how this stormwater is managed and delivered to Reynolds Road without impact on the road or the neighbouring property.
 - (iii) Overflow from the rainwater tank

A recent site inspection revealed that some site works have taken place which has resulted in a significant amount of area being disturbed without any sediment and erosion control measures being installed. It is requested that some measures are installed as a priority to ensure that soil and sediment is retained on the site and not deposited into the drainage system external to the site.

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

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Susanna Andrews of Council's Development and Environment Branch on telephone number (07) 4099 9456.

Yours faithfully

Donna Graham
Manager Development & Environment

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