

ENQUIRIES: G Warner
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YOUR REF: (62857)
OUR REF: 8/35/88 #1830305

15 October 2008

F A Langton
C/- Conics Pty Ltd
PO Box 355
MOSSMAN QLD 4873

Dear Sir/Madam

INFORMATION REQUEST FOR
MULTIPLE DWELLING - TOURIST
27 MURPHY STREET PORT DOUGLAS

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

Engineering matters

1. Stormwater drainage – Please identify primary and secondary stormwater flow paths (internal and external to site), the proposed means of control for the flows and the proposed legal point of discharge for stormwater flows.
2. Access – Please show proposed grades for the access cross-over and a draft longitudinal section for the internal access driveway.
3. Provide swept path diagrams for all internal vehicle movements, including garage access and proof that all vehicles can depart the site in a forward gear/direction.
4. Geotechnical Assessment – A geotechnical report is to be prepared to confirm that the site is capable of supporting the proposed development .The report should also:
 - a. identify any constraints on development of the site,
 - b. add value to the information required in 1. above regarding stormwater drainage, and
 - c. Identify any potential impacts of the development on the stability of the adjoining road.

Note: Council holds a recently prepared geotechnical report on Murphy Street that can be made available if needed.

Planning

1. At this point there is no specific additional information required for the planning assessment of the proposal other than to note that the information required to satisfy the above engineering requirements is likely to require a re-assessment of the planning requirements. e.g parking layout /access and provision of land for drainage purposes.

As an applicant, your responsibilities in regard to the information request are outlined in Section 3.3.8 of the *Integrated Planning Act 1997*, which is attached for your information.

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 G Warner of Council's Development Assessment Team on telephone number (07) 4044 3576.

Yours faithfully

Simon Clarke
Manager Development Assessment