

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PLANNING DIVISION**

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Our Ref: 20191378

Date: 16 August 2019

Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

Via Email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Dear Sir,

**RE: RESPONSE TO INFORMATION REQUEST -  
APPLICATION FOR RECONFIGURING A LOT (ONE LOT  
INTO 2 LOTS AND ACCESS EASEMENT) ON LAND  
LOCATED AT 356A MOWBRAY RIVER ROAD, MOWBRAY  
(LOT 94 AND 95 SP121802)**

Reference is made to Councils Information Request pursuant to section 12.2 of the Development Assessment Rules, dated 12 July 2019, in respect of the abovementioned application.

Specifically, the following information was requested to complete the assessment of the application:

- RPEQ Certified detailed design of the proposed access driveway, including longitudinal section.
- Drainage Plan for the proposed driveway.

In accordance with section 13.2 of the Development Assessment Rules please find attached the following:

- An amended plan of subdivision providing an increase in width of the proposed access easement to provide for an alternative driveway alignment and to reduce the extent of earthworks required.

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In providing this amended plan it is noted that the information request is based upon assessment of the proposed development against the Assessment Benchmarks contained in the Access, Parking and Servicing Code of the Douglas Shire Planning Scheme and, in particular Acceptable Outcome AO3.3, which states:

*Driveways are:*

*(a) designed to follow as closely as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;*

*(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;*

*(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;*

*(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;*

*(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.*

The amended plan provides for the realignment of the driveway to achieve the requirements of the Acceptable Outcome without requiring any earthworks that would result in filling or excavation that exceeds 50m<sup>3</sup> and thereby not requiring an application for Operational Works. This includes the ability to provide for a maximum slope of 1:4 and the required transition areas noted in (b) and (c) above. The proposed revised easement alignment would allow the future driveway to utilise the existing access to the garage associated with the existing dwelling house and then follow an alignment on top of the bank where no earthworks is required.

It is also noted that the future development of proposed lot 96 for the purpose of a Dwelling House is identified as 'Self-Assessable' development in the Table of Assessment for the Rural Zone, subject to compliance with a range of matters including the Access, Parking and Servicing Code. Consequently, the ultimate design of the driveway is required to be considered at that stage and prior to the issue of a Development permit for Building Works.

In giving this part-response we also advise that we wish Council to proceed with the assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending the applicant-response period.

# **GMA Certification Pty Ltd**

We look forward to receiving your advice in respect of the proposal as soon as possible; should you have any queries regarding this matter please do not hesitate to contact the undersigned on 0438 755 374 or by email [Patrick.c@gmacert.com.au](mailto:Patrick.c@gmacert.com.au)

Kind Regards,

**Patrick Clifton**  
**PLANNING MANAGER**  
**GMA CERTIFICATION GROUP**