

YOUR REF: K-3649
OUR REF: OP2694/2018 (864598)

18 July 2018

N D Verri
c/- PO Box 927
CAIRNS QLD 4870

Attention: KFB Engineers

Dear Sir/Madam

**INFORMATION REQUEST
OPERATIONAL WORKS
24 Mudlo 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:

1. Confirm that the engineering details on Drawing C01 – “General Arrangement” represent the design information made available to Council for review under this application. The applicant is requested to provide the plans and supporting information required under the application procedures in the FNQROC development manual. In particular, reference is made to 1.08 and 1.16 regarding the required information to accompany an application.
2. Provide existing and finished surface levels on the plans as required in the FNQROC development manual.
3. Confirm how proposed floor levels were determined and confirm that these levels are above the flooding and storm tide levels for this lot.
4. Aerial imagery confirms existing dwellings and a pool within the lot. Please provide a specification and details on the demolition and removal of the pool and existing buildings and reinstatement of the site prior to the new development of the site.
5. The plan does not dimension the separation of the water and sewer. Please confirm that minimum separation distances are achieved between the outer extremities of the services.
6. The proposed sewer connection to the existing manhole is nominated at a much higher level than the outgoing sewer. In addition, the angle to the downstream pipe is less than minimum 90 degrees. Please provide detail of the connection to the existing manhole, including the drop type and benching within the manhole for the new connection.

7. The water main is to be a 63mmOD as required by the FNQROC development manual. Please amend the drawings accordingly. Please also advise why the Statement of Compliance did not identify this departure from the standard. FNQROC seeks to rely on the RPEQ certification.
8. Provide a sewer reticulation plan as required in the FNQROC Development Manual. The sewer plan is to confirm the depths, length and grade of the sewer noting that the maximum length for an end-of-line is 30m and the maximum depth 1.5m. The minimum grade for the head of a sewer is 1 in 100 per FNQROC development manual. The current design does not appear to provide enough fall to achieve this grade. Please revise the design if required to comply with the FNQROC Development Manual requirements. Note the inclusion of an additional manhole (if required) may have implications for the water main alignment and the clarification requested under item 5 of this RFI.
9. Council's site photos indicate that sections of the kerb are damaged. Therefore Council does not support the proposal to cut out the back of the kerb and retain the tray to tie the new driveways into. Council's expectation is that the that the driveways be constructed with a replacement of that section of kerb per FNQROC. Please amend the drawings for the driveway connection details.
10. Drawing C01 does not provide the width of the driveways as it refers to architectural drawings. Please provide updated drawings with the driveway widths included on the civil engineering plans to avoid any doubt about what has been approved under the OPW.
11. Drawing C01 does not show the location of the existing Mudlo Street crossover and access. The disused driveway(s) should be nominated for removal and reinstatement of the damaged sections of kerb from this previous driveway location. Please provide updated plans and reinstatement notes for these redundant elements.
12. In the typical section, the pathway is shown as 3 to 5%; however, this exceeds the crossfall for wheelchair access, (2.5%). Please provide updated details for the proposed verge section with the pathway crossfall amended to comply with this crossfall limit.
13. Please confirm the levels and grading of the pathway connection at the Mudlo Street end noting the localised rise in the verge towards Beryl Street. The new footpath will need to be graded for all mobility access including crossfall. Sufficient detail is required to confirm the pathway levels for the Contractor to set out and construct on site.
14. Provide further detail on the construction cost estimate. The estimate nominates the construction of 3 No. 9m long driveways with kerb connections for \$3600. Council request that this item be reviewed and clarified as it appears to be lower than current market rates for concrete

construction. Please review and confirm the rates and quantities in the priced schedule.

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

RESPONDING TO THIS INFORMATION REQUEST

As an applicant this application may be responded to by providing:

- all of the information requested; or
- part of the information requested; or
- a notice that none of the information will be provided.

When submitting your response to the Information Request to Council, **please indicate within your response if you have provided: all, part of or none of the required information**, as per Part 3 of the Development Assessment Rules.

In accordance with Part 3 of the Development Assessment Rules, if the applicant does not respond to the Information Request within three (3) months, Council's assessment will continue without the benefit of this information.

Please note that the information response to Council should include one copy of the response in electronic format and if plans form part of the response then one set of such plans at scale and in PDF format should also be provided.

Council advises that attention to these items may create additional issues of concern which may require further clarification if necessary.

Should you require further information or assistance, please contact Planning Officer Daniel Lamond on telephone number 07 4099 9456.

Yours faithfully

Paul Hoye
Manager Sustainable Communities