

20 January 2020

Enquiries: Daniel Lamond
Our Ref: MCUC 2019_3421/1 (936664)
Your Ref: 20193787

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Nathan Verri Pty Ltd
C/- Patrick Clifton, GMA Certification
PO Box 831
PORT DOUGLAS QLD 4877

Email: adminpd@gmacert.com.au or

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Thank you for your development application for the following premises received on 6 January 2020.

Applicant Details

Name: Nathan Verri Pty Ltd
Postal Address: C/- Patrick Clifton, GMA Certification
PO Box 831
PORT DOUGLAS QLD 4877
Email: adminpd@gmacert.com.au or

Property Details

Street Address: 24 Murphy Street, Port Douglas
Real Property Description: LOT: 1 on PTD 2095
Local Government Area: Douglas Shire Council

Application Details

Application Number: ROL 2019_3421/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use
Description of the Development Proposed: Material Change of Use (Dwelling house)

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

1. Geotechnical Report

The current Geotechnical report was provided almost 20 years ago for a 7 unit development complex. Murphy Street has known instabilities, and the report itself identifies Insufficient Factors of Safety in the Upper Batter (Section A-A). It is unclear where test result locations were undertaken on site and it is unclear how these relate to the proposal for the house. Provide an updated geotechnical assessment of the sites suitability for the proposed house, including :-

- (a) a site analysis, which identifies contour lines to AHD (1 metre vertical intervals), existing vegetation and geological information; and
- (b) an assessment of the impact that the proposed development would have on the stability of the subject site, land adjacent to the site and accesses. The report shall address the geotechnical merit and viability of the proposed residence in relation to :-
 - (i) proposed earthworks : locations of excavation and fill;
 - (ii) the design, siting and method of construction of buildings, structures and infrastructure (e.g. foundations, roads, driveways, retaining walls and swimming pool) including recommendation of design outcomes responsive to the site's physical, environmental and visual characteristics;
 - (iii) on-site stormwater management and disposal;
 - (iv) removal of existing vegetation;
 - (v) any other changes to the natural surface or underground drainage systems;
 - (vi) site maintenance and other management practices to ensure long-term site stability in both the dry and saturated states;
- (c) Where required, the report should also provide details of measures proposed to be incorporated in the development to ensure safe and otherwise satisfactory construction practices, including:
 - (i) Measures to be adopted to control soil and rock movement from future weathering and saturated conditions;
 - (ii) Design matters to be considered during the construction of building foundations, roads, driveways or any other works involving the excavation or filling of any land;
 - (iii) Works to be undertaken to mitigate and or control the risks to and from the proposed development, from geotechnical hazards, to acceptable levels. The Acceptable level is defined as "low" or "very low risk" in accordance with the AGS 2007 guidelines.

2. Construction methodology investigation for excavation of side boundary

It is expected that the proposal to construct the garage up to 900mm from the side boundary will require excavation up to the side boundary of the allotment adjoining Lot 2 on PTD2095. Demonstrate how land within Lot 2 on PTD2095 will be protected from land slide and collapse during the construction process. The above geotechnical investigation requested in item 1 should provide commentary regarding the works proposed for the side boundary excavation and detail the measures that need to be in place to achieve this.

3. Cut and fill plan

Provide an updated cut and fill plan that details existing contour levels and revised levels for the proposal.

Due Date

The due date for providing the requested information is 21 April 2020 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Please quote Council's application number: ROL 2019_3421/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning