

25 May 2026

**Enquiries:** Neil Beck  
**Our Ref:** OP 2026\_5935/1 (1367889)  
**Your Ref:**

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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ETS Geotechnical Holdings Pty Ltd  
C/- Mark Shearer  
130 Buchan St  
**BUNGALOW QLD 4870**

**Email:** admin@etsgeo.com.au

Dear Ryan

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

Council refers to your development application that was properly made on 1 May 2026.

**Applicant Details**

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**Name:** ETS Geotechnical Holdings Pty Ltd  
**Postal Address:** C/- Mark Shearer  
130 Buchan St  
BUNGALOW QLD 4870  
**Email:** admin@etsgeo.com.au

**Property Details**

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**Street Address:** 36 Ocean View Road KILLALOE, 50 Ocean View Road  
KILLALOE  
**Real Property Description:** LOT: 14 RP: 745097, LOT: 13 RP: 745097  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** OP 2026\_5935/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Operational Works - Earthwork  
**Description of the Development Proposed:** Operational Works (Remediation of Un-approved Earthworks)

## Additional Information Requested

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

1. Given the likely variability in rock quality across the site, please confirm:
  - (i) Whether sensitivity checks have been undertaken, and;
  - (ii) How variations in rock strength have been accounted for in the analysis.

### *Context*

*Appendix B, Section A: The rock slope failure uses Hoek-Brown parameters which have been assumed. It is noted that the intact uniaxial strength and GSI value will vary throughout the site and as such sensitivity checks should be carried out for the variability in the assumed constants  $\sigma_c$ ,  $m$ ,  $a$ , and  $s$  for the rock mass.*

2. Please confirm whether slope stability has been assessed for structurally controlled failures (e.g. sliding along bedding planes) and provide commentary on this.

### *Context*

*A Hoek-Brown parameter assessment aims to arrive at a notional axial strength/capacity and is therefore primarily a strength check more than a stability check. The rock mass as seen in photographs 4 & 5 is a jointed layered sedimentary that has undergone subsequent folding and as such the stability of the face is primarily dictated by the orientation of bedding planes with regard to block sliding failure.*

3. Please clarify whether:
  - (i) Groundwater has been assessed explicitly, or;
  - (ii) Sensitivity checks have been completed to understand the impact of pore pressures on slope stability.

### *Context*

*No phreatic surface has been included in the model so either an assessment with a phreatic surface is to be undertaken or sensitivity checks using  $R_u$  undertaken to check the impact of pore pressure on the stability of the cut rock face.*

4. The failure mechanism may not be realistic unless:
  - (i) The retaining structures fail, or;
  - (ii) A deeper failure surface exists beneath them.

Please clarify the basis for concluding that the slope is currently in a failure condition (short and long term).

Confirm the treatment proposed in the area of the lower cane bin. Is the cane bin being retained or removed.

### Context

*Appendix B, Section B: Both the Dry and Saturated condition plots show a failure surface through the material which is retained – the retaining structures (bins) are not accounted for in model, apart from a vertical load representing the bin weight, as they are in the Developed Profile model. Such failure cannot occur unless the retaining structure fails or a slip surface exists beneath the bin. The ETS report suggests a failure condition exists with F.O.S below acceptable limits. Given the slip circle noted is not a true failure surface, what evidence has been used to conclude that the slope in its current condition is at a failure condition in both the short and long term.*

5. Please provide commentary on:
- (i) How these works are intended to be constructed,
  - (ii) Plant access and working space, and;
  - (iii) Handling/placement of backfill (including staging or stockpiling).

### Context

*The construction of a RE/MSE structure, Terramesh or any other proprietary system, requires a significant earthworks operation to cut back the existing slope to allow a block of soil of 2 to 4m to be compacted behind the finished wall. Has consideration been given to the plant required to undertake these works as well as the access requirements for this plant. This includes either sequential loading of material during placement or stockpiling of backfill material.*

6. Please confirm how the design accommodates the existing site drainage path observed on site. In particular, how will drainage be maintained or managed to avoid impacting stability.

### Context

*There appears to be a natural site drainage channel as seen in photographs 1 & 2.*

7. Please confirm whether a design can be developed that allows independent structures within each property boundary. If the works are extending into the adjoining property to the north, then the application will need to include this land, or alternatively amend the design to be limited to the land subject of the application.

### Context

*The proposed RE/MSE wall traverses two adjacent properties*

8. Please confirm whether stability could instead be achieved by regrading (flattening) these slopes, reducing or eliminating the need for retention.

### Context

*The Developed Profile indicates a retaining structure on the upper and mid height slope and the lower slope excavated to a flatter slope to provide adequate stability.*

*Can the upper and/or mid height slopes provide adequate stability utilising a flatter excavated slope without retention.*

## **Due Date**

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The due date for providing the requested information is 25 August 2026 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.

## **Other**

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Please quote Council's application number: OP 2026\_5935/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9444.

Yours faithfully



**For**  
**Leonard Vogel**  
**Manager Environment & Planning**