

From: Brenden Murphy <brendenmurphy1@gmail.com>
Sent: Tuesday, 4 July 2023 9:03 AM
To: Rebecca Taranto
Subject: Information Request for Application MCUC 2021_5301- Lot 10 Andrew Rd, Forest Creek

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rebecca

First of all thank you for coming to inspect the property with me in relation to the development, I am pleased that we are all on the same page now on the proposal
Please see my formal reply for the requested information

Property Details

Street Address:
Real Property Description: Local Government Area:

L O Feneul & BJ Murphy

L O Feneul & BJ Murphy PO Box 686
MOSSMAN QLD 4873

brendenmurphy@gmail.com

Lot 10 Andrew Road, Forest Creek Lot 10 on RP735853
Douglas Shire Council

Doc ID: 1149042

MCUC 2023_5301/1

Page 1 of 3

Application Details

Application Number: Approval Sought:

Nature of Development Proposed:
Description of the Development Proposed:

MCUC 2023_5301/1 Development Permit
MCU - Material Change of Use

Material Change of Use (Dwelling, Garage and Driveway)

Additional Information Requested

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

Filling and Excavation

1. Please provide a plan of earthworks that details the design of any required excavation and/ or fill for the Dwelling House and driveway.

As discussed during the site visit, the House and greater driveway proposed will not require any excavation or fill as per the designs that are submitted with the exception detailed below.

The driveway would consist of a gravel road base to address the all weather performance of the proposal. The marked driveway area shown in the site plan is proposed for the reduction of the slope to ensure minimal levels of slope are achieved.

It was noted that the top clearing where the dwelling would be situated drops off just above the dwelling thus resulting in next to no run off expected through the build area.

The house structure would all be supported on piers so as to minimise the disruption of the natural landscape thus requiring no retaining structures to submit.

The exception to this is the entrance driveway and creek crossing which as discussed will require an operational permit to proceed.

After liaising with the neighbour on the proposal it would seem that the idea for using the access next door is not an option as to the nature of the creek forces the driveway to run directly past their house which they do not agree to in the long term.

The proposed crossing area is assessed as the best position on the creek bank to construct a Culvert and cutting, and this will be detailed in the operational permit.

Retaining Structures

2. Should the earthworks require the support of retaining structure/s, please provide details of the specific means of supporting or retaining to be used. Where relevant, a geotechnical design detail should be provided that shows;

- a. Elevations and sections for each retaining structure; and
- b. Proposed drainage solutions.

The proposal will address this issue in the operational works permit for the creek crossing

Creek Crossing

3. Please provide drawings that show the design of the creek crossing, the crossing must be designed and certified by a RPEQ (Registered Practising Engineer Queensland).

The proposal will address this issue in the operational works permit for the creek crossing

Shed on Boundary

4. Please clarify whether the Application for the garage is a retrospective application or, the application is for the construction of a new garage.

The satellite photos show an existing caravan and tarpaulin carport that are situated on the boundary as a temporary manner until operational works are complete. They are on the border of the property so as to keep the area clear for the works to be completed and are by no means permanent. This was shown on the site visit.

Please let me know if further clarification is required to proceed with the application

Thanks

Brenden Murphy