

17 January 2022

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Enquiries: Neil Beck
Our Ref: OP 2021_4170/1 (1061215)
Your Ref: ARO0114

M K Middleton
C/- ARO Industries
44 McLeod St
CAIRNS QLD 4870

Dear Shaun

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

Applicant Details

Name: M K Middleton
Postal Address: C/- ARO Industries
44 McLeod St
CAIRNS QLD 4870
Email: or melissanjoel@hotmail.com; joel@jmkbuilding.com.au

Property Details

Street Address: 18 Owen Street MOSSMAN
Real Property Description: LOT: 22 RP: 706256
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2021_4170/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works (Civil works associated with ROL)

Additional Information Requested

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

1. Provide further detail on the treatment of the proposed earthworks with adjacent properties noting:-
 - a. the plans nominate the existing fence to remain however at chainage 90, at the end of the driveway, the finished surface contours are 500mm higher than the adjacent property. The design contours shown within the driveway access corridor appears to show no batters adjacent the fence indicating filling against the existing fence. Clarification of the retaining solution proposed is required.
 - b. the earthwork plans show batter symbols extending into the adjoining property. Confirm that no earthworks extend into adjoining land.
 - c. The allotment at the rear will be elevated greater than 500mm above the neighbouring lots. What is proposed in terms of fencing etc to preserve the amenity of neighbouring allotments?

Please provide engineering details which adequately address these items.

2. Amend the plans to nominate a vehicle access for the existing dwelling or clarify how vehicle access is being provided.
3. The development creates 3 additional lots and associated houses and represents a significant change in impervious area. The pre-development and post-development flow calculations listed in the table show only a small increase in post development flow.
 - a. In reference to 'Figure 2: Post Development Catchment' please confirm Lot 1 is included in the post-development flow calculations.
 - b. Provide the calculations for pre and post development flow results listed in the table;
 - c. Clarify why the Statement of Compliance list drainage as N/A when Condition 4 of the Decision Notice required a Local Drainage Study.
4. The section driveway plan references Standard Drawing S1110 which nominates a kerb height of 100mm. The stormwater calculations nominate a depth of 108mm. Is a higher kerb to be installed to accommodate the stormwater to prevent it from tipping into Lot 1. Clarify and detail on plans if this is the intention.
5. Confirm how the driveway design will provide adequate stormwater immunity to Lot 1 including freeboard. QUDM: 'Figure 7.3.2 – Major storm flow design criteria: Building below top of kerb and channel' refers
6. The commentary on the ponding in Lot 1 is noted. However all attempts should be made to prevent this occurring as much as practically possible as the existing or future owners of Lot 1 will attempt to address this at a later stage. This potentially could include reprofiling the north western portion of Lot 1 and the road verge to enable the water to be delivered to Owen Street. It is requested this be further investigated.

7. Please provide owner's consent to access sewer manhole MH28/2B in the adjoining lot, (note this will be a condition of approval).

Due Date

The due date for providing the requested information is 18 April 2022 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: OP 2021_4170/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning