

13 February 2023

Enquiries: Neil Beck
Our Ref: OP 2023_5234/1 (1138012)
Your Ref:

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K P Cullen & N G Biddle
C/- EDGE Consulting Engineers
Level 1, 28 Balaclava St
WOOLLOONGABBA QLD 4102

Email: civiladmin@edgece.com

Dear Sir/Madam

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

Council refers to the above development application.

Applicant Details

Name: K P Cullen & N G Biddle
Postal Address: C/- EDGE Consulting Engineers
Level 1, 28 Balaclava St
WOOLLOONGABBA QLD 4102
Email: civiladmin@edgece.com or neil.biddle@bigpond.com

Property Details

Street Address: 12 Murphy Street PORT DOUGLAS
Real Property Description: LOT: 113 TYP: PTD PLN: 2094
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2023_5234/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works (Earthworks)

Additional Information Requested

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

1. Supporting information is to be provided as nominated in the FNQROC Development Manual Section AP1.08. Including, but not limited to the completed “Statement of Compliance – Operational Works Design” endorsed by the design RPEQ; and, the updated Geotechnical Report and slope stability assessments (where applicable) for new wall treatments adopted since the 21 July 2022 GEO Design report.

The submission is to also address each condition of the development approval for the house to the extent relevant to the proposed operational works.

2. Provide revised access driveway design solution that avoids the large earthworks fill batter within the Murphy Street Road reserve. Officers advise that the current access driveway design is not supported as it would require significant clearing of vegetation with loss of visual screening between Murphy Street road carriageway and the proposed driveway access. This treatment was not put forward as part of the material change of use application and subsequent approval.
3. The revised access driveway design required under Item 2 must provide longitudinal and cross sections to clearly identify the cut and fill and batter extents for the driveway.

Note: downslope fill batters are not likely to be supported by Officers.

4. Additional detail is to be provided with the revised driveway design to show how practical access to the adjacent property (southeast) could be achieved from the driveway.
5. The driveway width must be reviewed having regard to the current impacts on the vegetated batter downslope from the driveway. The contours appear to indicate that localised narrowing of the driveway and/or edge thickenings may achieve a much lower footprint of disturbance and maximise the retention of existing vegetation.
6. Geotechnical advice must be provided to confirm the stability of the batters upslope and downslope from the driveway based on the revised driveway design proposal.
7. Confirm Natural Surface Level (NSL) and Finished Surface Level (FSL) on the submitted Structural Engineering Drawings S0501 to S0503 are accurate as they indicate the applicant is seeking approval for material filling that does not match to the adjoining property boundary.

File Note: The civil plans do not appear to indicate that fill material is required outside the property boundary. Please confirm which drawings are accurate and ensure consistency in the application.

8. Confirm that the geotechnical design has been assessed for the saturated soil conditions resulting from the (pervious) rock/gravel-lined swale drain specified. Officers note that the most geotechnical solutions presented to Council specify impervious drain lining retaining structures as a key control measure for stability. It is noted that the concepts presented at the planning phase nominated concrete lined drains.

Confirmation of this design element is requested from the geotechnical consultant.

9. The applicant is to provide updated plans that show how the proposed development on the site can be serviced whilst maximising the use of the existing cleared access track to Murphy Street for the alignment of services.

In particular, the applicant is to avoid service trenches that traverse down the steep vegetated batter to Murphy Street road carriageway and roadside table drains.

To address this item, updated plans are to be provided showing the revised services corridors, connection points and longitudinal grading of the services.

Due Date

The due date for providing the requested information is 13 May 2023 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 2023_5234/1 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 Hoye
Manager Environment & Planning