

17 July 2023

Enquiries: Neil Beck
Our Ref: OP 2023_5447/1 (1170441)
Your Ref: 22010 GURNER MURPHY ST

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Port Douglas by Gurner Pty Ltd
C/- Applin Consulting
19 Mullins Street
WHITFIELD QLD 4870

Email: greg@applinconsulting.com.au

Dear Greg

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

Council refers to your development application that was received on 21/06/2023.

Applicant Details

Name: Port Douglas by Gurner Pty Ltd
Postal Address: C/- Applin Consulting
19 Mullins Street
WHITFIELD QLD 4870
Email: greg@applinconsulting.com.au

Property Details

Street Address: 69-73 Murphy Street PORT DOUGLAS
Real Property Description: Lot 2 on RP724386 & Lot 516 on PTD2094
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2023_5447/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works
Description of the Development Proposed: Operational Works – Civil construction works associated with the reconfiguration of land and construction of dwelling houses.

Additional Information Requested

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

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1. Provide confirmation that the applicant is no longer pursuing 4 lots as this impacts the driveway classification. The reference to AS2890.1 allowable grades is for a domestic driveway that is only applicable to 3 or less dwelling units.

Advice Note: The applicant is advised that the driveway design and gradient adopted will limit further development of the land;

Landscaping

2. The existing tree nominated to be protected in the Esplanade Road reserve has retaining wall footings appearing to extend into vegetation zone. Concern is raised with the potential for the tree roots to be damaged as a result. The applicant is requested to provide an updated overlay of the full canopy and tree protection zone (TPZ) for the tree and include the Structural root zone (SRZ) and clearances. Reference to AS4970 is made with respect to construction clearances to retained trees.
3. The Applicant is to advise the measures that will be employed to protect and conserve the tree and its root systems. Provide advice from a suitably qualified arborist, that has reviewed the proposed works and clearance to the tree to confirm that the operational works proposed can be undertaken without significant risk of loss of the tree.

Such confirmation must confirm that no works are occurring within the structural root zone (SRZ) and that the amount of impact is consistent with the best practice standards and AS4970.

4. The applicant is to clarify the apparent anomaly between the status of trees in the drain southwest of proposed Lot 3. The trees denoted for removal do not appear to agree between Applin Drg C003 and Myles Baldwin Design drg 511_OPW_04. Please provide an updated revegetation plan for the development based on the civil works plans and proposed tree removal.

Earthworks

5. Clarify whether any works are occurring adjacent the existing property on the northwest boundary, as indicated by the shading of bulk earthworks footprint on Drawing C005. The level difference at the boundary will need additional detailing if cutting or filling is within 2m of the existing boundary to understand the treatments required to avoid impacting the neighbouring lot and existing boundary walls/fences.

Stormwater

6. The Applicant is requested to review the pipe grades for the 375mm diameter pipe between FIP 2/2 to 2/4 and the 450mm diameter pipe between FIP 3/2 to 2/8. The nominated grades appear to exceed the maximum grades set out in QUDM.
7. Officers also requested clarification of the pipe capacities along the length of the line noting an apparent capacity limitation in the section between Pit 2/4 to Pit 2/5 compared with the capacities upstream and downstream. The designer is requested to

consider a larger diameter pipe to maintain the system capacity and ability to convey the Major event flows in this constrained locality.

8. The Applicant is requested to clarify the easement width for the stormwater along the southwest boundary in proposed lot 3. The minimum easement width is to be an FNQROC Standard 3m easement but may need to increase subject to capacity and design requirements.
9. Confirm the clear width for vehicular access to Lot 1 on RP724386, (Stormwater corridor along southwest boundary) including turn paths to ensure maintenance access is practical. The retaining wall locations may need to be revised to ensure this outcome. Provide amended drawings (if required) to show how the maintenance access will be preserved to Lot 1.
10. Concern is raised with the proposed drainage chute and receival pit 2/1 for the nominated flows. Provide calculations of the pit capture and flow depths in the chute at the pit inlet. Clarify the operation if greater than the nominated flows arrives at this point noting that the absence of a piped system requires recapture of flows at Pit 2/1.

Murphy Street Works

11. The Applicant is requested to provide further details on staging and construction methodology of shotcrete wall along the Murphy Street boundary. In particular the stabilisation of the upper sections prior to the full excavation of the batter profile, and the maximum height proposed of unsupported batters. In addition, the applicant is requested to advise whether access is proposed on Murphy Street for drilling equipment for the upper sections or whether all works will be completed from within the development site.
12. No catch drain top of batter on western end of Murphy St, ie to M/H 3/1
13. The applicant is to provide alternative options to the use of "Tyton" RRJ on DICL pipes – dwg 22031-C002 Water reticulation Note 2. Unless otherwise agreed with Council's water department, this jointing type is not supported.
14. The applicant is to clarify whether the linework showing the roof overhand extending beyond property northern boundary is the proposed development outcome.

Water

15. The Applicant is requested to provide further details on how Lot 3 is proposed to connect to water supply reticulation. No watermain connection is shown for proposed Lot 3 on Applin drg C011. The presence of extensive works in the Esplanade Road reserve requires this item, to be confirmed.

Sewer

16. Provide further details on the sewer property connection branch for Lot 1 to locate the connection clear of the driveway and driveway easement.
17. Provide sewer trench cut off details for the steep section of sewer between MH 1/A and MH 2/A where the longitudinal grade is nominated at 1 in 3.33 on Applin dwg C012.

Traffic

18. Provide a preliminary traffic management plan identifying how the sequencing of the development will be planned and the traffic management proposed for the constrained

site, limited availability for deliveries and existing carparking facilities. Advice on proposed measures to manage pedestrian access and conflicts adjacent the site and access route is required.

External Driveway

19. Review and rationalise the surface treatment and extent of AC surface and concrete driveway to provide clarity to users of the esplanade car park. Specifically, clarify why the driveway concrete surface projects into the circulation area for the carpark.
20. Provide additional levels at the interface with the driveway and car park area on the esplanade to verify change is grade at the interface.

The turn path shown on Drawing C004 appears to require vehicle to negotiate adverse crossfall and is not considered an acceptable interface outcome.

The applicant's attention is drawn to FNQROC Development manual maximum grade changes.

Design detail and documentation consistent with the level of detail normally provided for intersection grading plans is requested to address this query.

Due Date

The due date for providing the requested information is 16 October 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_5447/1 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