

23 November 2023

Enquiries: Neil Beck
Our Ref: OP 2023_5543/1 (1197257)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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S J Prideaux
1551 Mossman Daintree Road
WONGA BEACH QLD 4873

Email: stephen.prideaux@icloud.com

Dear Sir

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

Council refers to your development application that was received on 06/11/2023.

Applicant Details

Name: S J Prideaux
Postal Address: 1551 Mossman Daintree Road
WONGA BEACH QLD 4873
Email: stephen.prideaux@icloud.com

Property Details

Street Address: 1551 Mossman Daintree Road WONGA BEACH
Real Property Description: LOT: 4 RP: 890714
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2023_5543/1
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. Major concern is held with respect to the visual impact of the proposed works (which is not well defined) and that such works do not achieve a low or very low risk assessment rating in accordance with the AGS Guidelines. Council is therefore not supportive of the proposed treatment in its current form.

In order to investigate geotechnical considerations further and suitable mediation measures to create a suitable risk appetite, a Geotechnical Report & Natural Hazard Assessment Report is to be undertaken which must include, but not limited to the following:

Existing site conditions:

- Sub-surface site conditions including soil type, depth and properties;
- rock type and properties;
- depth of weathering;
- angles of dip of rock bedding planes and fault planes;
- existing surface water characteristics;
- location of and concentration of ground water;
- disposal of sewage (if applicable);
- history of any known geological problems or occurrences on the site or adjoining property.

Slope Stability Assessment

The report is to undertake an assessment of the local and regional stability of the site, using a limit state equilibrium assessment (slip-circle) of the site to demonstrate:

- the Factors of Safety (FOS) for the site;
 - The FOS shall be calculated for the dry, saturated drained and saturated undrained conditions; and
 - Acceptable factors of Safety shall be :
 - FOS>1.5 for the dry condition and
 - FOS>1.2 for the saturated conditions.

If these safety factors are not met, a suitably qualified and experienced RPEQ shall be required to undertake an assessment of remedial designs of alternative treatments / engineering solutions to stabilise the batter to ensure that the relevant factors of safety are met.

Remediation Design

Details of measures proposed to be incorporated in the development to reduce the landslide risk assessment rating to low or very low (in accordance with the AGS 2007 guidelines) and to otherwise ensure safe and satisfactory construction practices, including:

- Measures to be adopted to control soil and rock movement from:

- Local or regional (slope) instability;
- Future weathering and saturated conditions; and
- erosion stability.

The risk assessment shall include site specific risks to persons and or property within and immediately adjacent to the landslide prone area(s).

The report must be accompanied by detailed certified engineering plans detailing the works required to reduce the level of risk in accordance with the AGS 2007 Guidelines. The engineering plans must also detail the control of stormwater from the works.

Due Date

The due date for providing the requested information is 23 February 2023 in 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

Please quote Council's application number: OP 2023_5543/1 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