

YOUR REF: 1292 L01 Part 2
OUR REF: 8/10/217 (401755)

19 February 2014

Jim Papas Drafting Pty Ltd
PO Box 2347
MAREEBA QLD 4880

Attention Mr Jim Pappas

Dear Sir

**INFORMATION REQUEST FOR
OPERATIONAL WORKS ENGINEERING – 15 FRONT STREET MOSSMAN**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Provide the Road Corridor Permit as required under section 50(2) of the *Transport Infrastructure Act 1994* and the written approval required to undertake works in a state-controlled road corridor, as per the Concurrence Agency conditions of the Development Permit.
2. Confirm the design meets AS2891.31 (Australian Standard for parking and access) for pedestrian visibility at the point of vehicle egress.
3. Provide the calculation of stormwater runoff and drainage for the car parking area.
3. Provide compliance with Condition 3.c. of the Development Permit namely, the inclusion of concrete seal to the northern boundary adjacent to the car parking area and the driveway or advise otherwise as to the reason(s) for non-compliance.
4. Condition 23 of the Development Permit required a 1.8m high fence to the rear and part of the southern boundary to be provided prior to the Commencement of Use. Advise whether the fencing is to be undertaken as part of this Operational Work and include in the design. Otherwise advise if the fencing is to be undertaken separately.
5. Concern is raised with the stormwater impacting on adjoining land. Include an invert along the alignment to the stormwater pipe drainage to direct water away from the neighbouring property and to Front Street or provide advice to an alternative solution.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale and an electronic copy in pdf format should also be provided.

Council advises that attention to these items may create additional issues of concern which may require further clarification if necessary.

Should you require further information or assistance, please contact Michael Mathews, Project Engineer, of Council's Infrastructure Branch on telephone number (07) 4099 9475.

Yours faithfully

Donna Graham
Manager Development & Environment

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