

ENQUIRIES: Walter Moreno-Neisa
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YOUR REF: RECS Letter 33-
2012/CRC310512
OUR REF: 8/10/122 (3619534)

25 June 2012

Gary and Helen Hahn
C/- RECS Pty Ltd
PO Box 894
PORT DOUGLAS QLD 4877

Dear Sir/Madam

INFORMATION REQUEST FOR OPERATIONAL WORKS
LOT 16 ON RP745096 – 18R OCEAN VIEW ROAD – KILLALOE

After a preliminary examination of the above application by RECS Pty Ltd, in their application received 6 June 2012 (Our Ref: 3616051), the following information is required in order to complete an assessment of the proposal:

1. General:

- a. A modified design for the proposed new concrete driveway is to be submitted to comply with AS/NZS 2890.1:2004 "Parking Facilities Part 1: Off-street car carparking". Specifically, the gradient of the driveway is to comply with "Section 2.6.2 Gradients", as Vertical Geometric Grade of 35.29% is not acceptable.
- b. The proposed concrete catch drain (running along base of retaining wall) shown on drawing 33-2012 01 Rev (A), is to be extended to the existing kerb on Ocean View Road. The end of the catch drain shall be constructed in a manner to ensure stormwater run-off is directed along the existing kerb in Ocean View Road and will not flow across the road potentially affecting properties located on the opposite side of Ocean View Road. Drop structures or similar shall be considered along the proposed concrete catch drain to reduce velocities of the stormwater run-off.
- c. A note is to be added to the drawing(s) advising that clearing of existing vegetation is only to occur in the area affected by the proposed driveway works.
- d. Prior to the relocation/modification of the existing electric cable box, the applicant is to provide a copy of the agreement/permit for these works from Ergon Energy.
- e. The existing 150mm dia water main located in Ocean View Road is to be shown on drawing 33-2012 01, also a 100mm service conduit to be installed along the full length of the proposed and existing driveway for the purpose of a future water services is to be shown on the drawing.

- f. Provide engineering certification of the masonry retaining wall by a RPEQ, using the Department of Infrastructure and Planning Form 15 (Compliance Certificate for Building Design or Specification).
- g. Council has noted that “*Siam Weed*” exists on site; therefore, a Weed Management Plan is to be submitted addressing issues such as disposal of contaminated soil and wash down of machinery, etc.

2. Erosion and Sediment Control:

- a. The applicant must submit a staged erosion & sediment control plan(s) in accordance with the FNQROC Development Manual, and provide information in relation to dust control measures during bulk earthworks.
- b. The plan(s) must indicate what measures are to be installed during each phase of construction (see below list), paying particular attention to erosion prevention, drainage and the controlled release of stormwater.
 - Establishment to site
 - Clear and strip
 - Earthworks and
 - Completion of all works

As an applicant, your responsibilities regarding 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 complete copies of the response and if plans form part of the response then two 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 Development Engineer Walter Moreno-Neisa of Council’s Development Engineering Branch on telephone number (07) 4044 3379, email address w.moreno-neisa@cairns.qld.gov.au

Yours faithfully

Kelly Reaston
Manager Development Assessment