

JIM PAPAS DRAFTING PTY. LTD.

ACN 010 943 905 ABN 56 010 943 905

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The Chief Executive Officer,
Douglas Shire Council,
P.O. Box 723
Mossman QLD. 4873

February 24, 2014
Our Ref: 1292 L01

Attn: Mr. M. Matthews

Dear Sir,

**RE: REQUEST FOR FURTHER INFORMATION – OPERATIONAL WORKS
APPLICATION for PROPOSED BUTCHER'S SHOP at 15 FRONT STREET
MOSSMAN. (Your Ref. 8/10/217 (401755))**

We refer to your Request for Further Information dated February 19, 2014 and respond as follows.

Item 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.”

RESPONSE

We have lodged the appropriate application with the Department of Transport and Main Roads. We have received verbal confirmation that the Department has received our submission and the Department has indicated that it expects to issue the Road Corridor Permit within the next two weeks (ie by March 7, 2014 or thereabouts). We will forward a copy as soon as it is available.

The Decision Notice indicates that these Concurrence Agency conditions shall be completed prior to commencement of use. Consequently, in our opinion, Concurrence Agency conditions generally are not a matter for Council's consideration and therefore has no impact on Council's assessment of our Operational Works Application.

Item 2

“Confirm the design meets AS2891.31 (Australian Standard for parking and access) for pedestrian visibility at the point of vehicle egress.”

RESPONSE

Your letter has cited the incorrect Australian Standard. (AS 2891 deals with the sampling and testing of asphalt.) The correct reference is AS 2890 Part 1, Clause 3.2.4.

We can confirm that the design does meet all the requirements of this standard and to ensure compliance with this particular clause we have amended the drawing to show the sight lines and added a note intended to ensure that the driver's sight lines are not compromised.

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Item 3

“Provide the calculation of stormwater runoff and drainage for the car parking area.”

RESPONSE

The calculated stormwater discharges from the site are now shown on the drawings.

Item 4

“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.”

RESPONSE

During the design process we attempted to apply the requirements of Condition 3 (c) but we found that it had the potential to result in ponding either on the adjacent site or within the subject site while causing issues with services both those servicing the new building and those in encroachments from the adjacent building.

We interpreted the intent of the condition as being meant to prevent any plant growth, which is or could become unsightly, along that section of the boundary. Consequently, we arrived at the design solution shown on our drawings, which while it may not satisfy the letter of the condition, we believe satisfies the intent of the condition by providing an environment that discourages plant growth and provides easy removal of any plants that may strike within the aggregate area.

Some of the other advantages that our design solution has over concrete surfacing include:

1. It protects infrastructure that is associated with the adjacent building but that encroaches onto the subject site.
2. The finished top level of the aggregate can be readily varied to match the finished level of the adjacent property to enhance stormwater drainage without being dependent upon a longitudinal grade towards Front Street. This feature is not necessarily available with a concrete finish.
3. Provides easy access to maintain and if necessary, to upgrade services to the proposed butcher's shop and to the existing building.
4. The proposed aggregate area acts as a small detention basin and partly mitigates the peak discharge from the subject site while at the same time limiting surface ponding.
5. It encourages vehicles using the access to move more to the centre of the designated driveway thus improving safety of pedestrians in Front Street.

We submit that this design solution satisfies the intent of Council's condition 3 (c) and offers additional desirable benefits.

We request that Council approve our alternate design solution.

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Item 5

“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”

RESPONSE

All the works required by the Decision Notice conditions shall form part of the building contract and all conditions shall be fulfilled prior to the commencement of use including the Concurrence Agency conditions. The fence required by this condition is not considered as part of this Operation Works application being more properly categorised as landscaping but will be constructed by the builder as part of the works.

Item 6

“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 “

RESPONSE

There is no evidence either on site or in the drawings to support this assertion. It is also quickly apparent that our proposed design solution using aggregate prevents this outcome in that part of the site where construction is to occur. As for that part of the site which is unchanged as a result of the works we have provided an inlet pit in conjunction with an overland flow path to dispose the stormwater runoff. Therefore, in our opinion, provision of an invert along all or part of the boundary is unnecessary.

END OF RESPONSE

This information represents the applicant's full response to your request for further information. I trust that this is suitable to you and permits you complete your assessment of the application and we look forward to Council's favourable decision. However, should you require further information please do not hesitate to call.

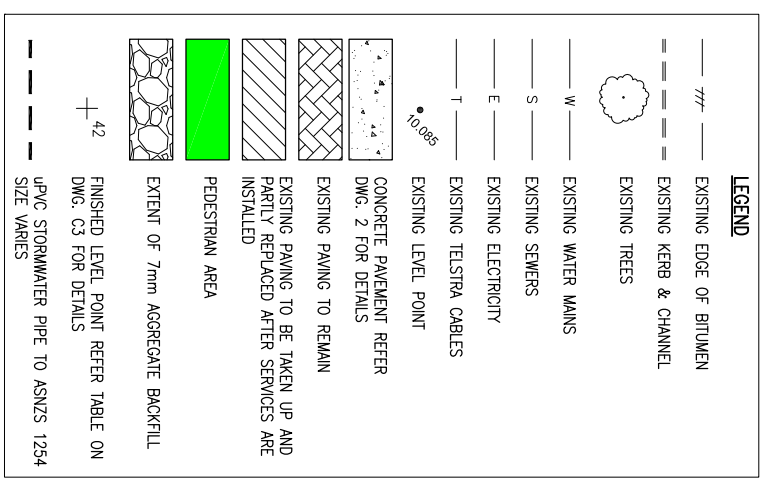
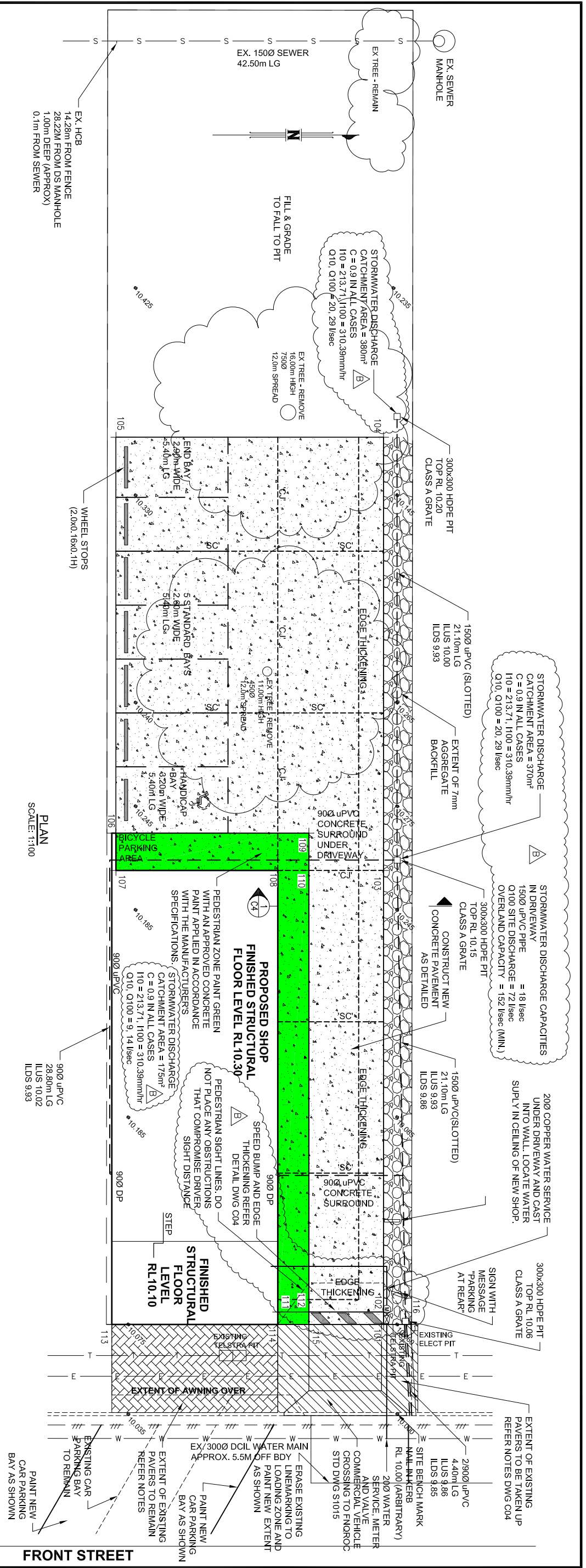
Yours faithfully,

JIM PAPAS
DRAFTING PTY. LTD.



JIM PAPAS

Attachment: Dwg 1292 C03B



Point #	Easting	Northing	Level	Description
101	995.680	4999.336	10.060	FL
102	995.080	4999.336	10.070	FL
103	973.780	4999.336	10.170	FL
104	952.880	4999.336	10.270	FL
105	952.880	4986.436	10.340	FL
106	971.980	4986.436	10.290	FL
107	973.780	4986.436	10.300	FL
108	973.780	4994.236	10.300	FL
109	971.980	4995.736	10.240	FL
110	973.780	4995.736	10.270	FL
111	995.080	4994.236	10.110	FL
112	995.080	4995.736	10.110	FL
113	995.680	4986.436	10.080	Ex. L
114	995.680	4994.236	10.080	Ex. L
115	995.680	4994.236	10.070	FL
116	995.680	5000.690	10.060	Ex. L

NOTES
 FL = FINISHED LEVEL
 EXL = EXISTING LEVEL AS NOTED

EXISTING SERVICES

- EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT LOCATION OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORKS AREA. METHODS TO ACHIEVE THIS WILL INCLUDE BUT NOT BE LIMITED TO:
 - CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS
 - CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES
 - COMPREHENSIVELY SCANNING THE AFFECTED AREAS WITH A CABLE DETECTOR AND MARKING ON THE GROUND THE POSITION OF ALL SERVICES
 - HAND EXCAVATING TO EXPOSE ALL SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.

PRE-START MEETING

- THE CONTRACTOR SHALL PRODUCE THE FOLLOWING DOCUMENTS AT THE PRE-START MEETING:
- EVIDENCE OF PAYMENT OF OCCUPATIONAL HEALTH AND SAFETY FEES.
 - TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN
 - EVIDENCES OF INSURANCES:
 - PUBLIC LIABILITY
 - LOSS OR DAMAGE TO THE WORKS
 - WORKERS COMPENSATION
 - NOTICE OF APPOINTMENT OF PRINCIPAL CONTRACTOR AS REQUIRED BY WORKPLACE, HEALTH AND SAFETY ACT.

NOTES:

- SURVEY CONTROL**
 ORIGIN OF LEVELS:
 EXISTING NAIL IN TOP OF KERB AS SHOWN
 RL 10.00 - DATUM ARBITRARY
- CONTRACTOR SHALL ESTABLISH A NEW SITE BENCHMARK AT THE SAME DATUM PRIOR TO THE EXISTING TBM BEING DISTURBED.
- ORIGIN OF COORDINATES: ARBITRARY
 NAIL IN TOP OF KERB:
 1000.000E, 5000.000N
- RP DESCRIPTION**
 LOT 2 ON SP 238 242
 PARISH OF SOLANDER
 COUNTY OF NARES
 LOCAL AUTHORITY
 CAIRNS REGIONAL COUNCIL



amendments

A	ORIGINAL ISSUE	DATE
B	MINOR AMENDMENTS	24.02.14
		20.12.13

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SUGARLAND MEATS
 PROPOSED RETAIL OUTLET AT
 15 FRONT STREET, MOSSMAN

DRAWING TITLE: SITE PLAN AND NOTES

SCALE	HOR	VER	DATE	APPROVED
1:100			NOV 2013	

DMG NUMBER: 1292 - C03