



21 October 2020

Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: OPW/20/0003
Your Reference: 20-557

RA Function Services Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Attn: Matt Ingram

Dear Applicants,

Information Request

Planning Act 2016

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	OPW/20/0003
Proposal:	Development Application for Operational Works (External Roadworks & On-Site Civil Works and Landscaping) for Development Permit DA/16/0054
Street Address:	189 Fichera Road, Mareeba
Real Property Description:	Lot 1 on RP745867
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

1. It is noted that part of Site B operational works will encroach onto Lot 3 on SP237043. Please amend DA Form 1 premises details to include Lot 3 and provide details of how this encroachment will be remedied (i.e. resurveyed and opened as road reserve, or proposed roadworks realigned to avoid Lot 3 etc.).
2. Please amend the plans to include sloping headwalls for all new driveway culverts.
3. Please amend the plans so that all driveways (retained and reinstated) include bitumen sealed flares in order to protect the road edge at driveway locations.

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4. So that the landowners of Lot 2 on RP745867 are not unduly burdened by the proposed works, the proposed single driveway to Lot 2 on RP745867 should be widened to a double width driveway (6m wide) to allow large vehicles and horse floats to enter and exit the site easily.

All landowners affected by driveway works included as part of the proposed operational works should be consulted before works commence.

5. Please provide a cross-section drawing and swept path diagrams of the winery access demonstrating compliance with Condition 4.1 of the Decision Notice.
6. Please provide details of the scour protection to be implemented at the outlet points of the internal stormwater network.
7. Please provide the following details for all culverts:
- Long sections details for any new culverts or existing culverts that are being reinstated;
 - Details on inlet and outlet rock scour protection; and
 - Details on treatment around disturbances to erosive soils (i.e. hydro mulch batters/surfaces)

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

Should you have any further queries in relation to the above, please do not hesitate to contact Councils Planning Officer, Carl Ewin on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

BRIAN MILLARD
SENIOR PLANNER