

21 May 2024

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: OPW/21/0006

Conmat No1 Pty Ltd
C/- ERSCON Consulting Engineers Pty Ltd
PO Box 7890
CAIRNS CITY QLD 4870

Attn: Monique Gambin

Dear Applicants,

Information Request

Planning Act 2016

I refer to the below mentioned revised application which was received by Council on 17 April 2024 and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	OPW/21/0006
Proposal:	Application for Development Permit for Operational Works (Bulk Earthworks, Drainage Works, Access & Services Works for 1 Residential Lot)
Street Address:	2-4 Quill Street, Mareeba
Real Property Description:	Lot 22 on SP217220
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

1. Quill Street Cul-de-sac

For the works proposed within the Quill Street road reserve, provide the following information:

- (i) Clarify the linework included on the drawings for works at the end of Quill Street. The linework appears to include a kerb inlet pit, additional driveway crossover to the west and a section of concrete behind the kerb.

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- (ii) For the proposed driveway to Building Pad 1, provide confirmation on the driveway grade within the Quill Street Road reserve (noting 5% desirable maximum verge grade). The designer is also requested to check the change in grade from the proposed driveway crossover and confirm if any transition segment is required for this change in grade.

2. Existing Power Pole

The location of existing power pole stay wire at the northern end of Quill Street must be shown on the Engineering Drawings to demonstrate that the proposed driveway and on-street works do not impact on this existing infrastructure.

Alternatively, provide confirmation of the arrangements with Ergon Energy for removal or relocation of this infrastructure and confirm the timing for the infrastructure to be relocated in the event that Ergon needs to decommission this infrastructure prior to works commencing.

3. Drainage

- (i) The designer is to amend the drawings to provide concrete lining for all catch drains. The drawings must provide details of concrete lining, including but not limited to; location, lining thickness, lining extent/height within drain cross section, reinforcement details, jointing. The requirement for drain lining also applies to the proposed drain beside the driveway shown on drawing C106 given the driveway longitudinal grade is approximately 16%.

Advice Note: The sections of the Building Pad 1 Catch Drain are at 8.5% longitudinal grade, and flows discharge direct to the Barron River. On this basis, Council Officers advise that an unlined drain is not considered an acceptable design solution to ensure stable, erosion free and low maintenance outcomes for a drain at the toe of steep high earth batters. This item seeks the designer to provide details of concrete lining for all drains to address these concerns.

- (ii) Provide additional detail for the interface between the Building Pad 1 Catch Drain and the upstream end of the Rock Lined Drainage channel. The applicant is also requested to confirm the interface details at the downstream end of the rock lined drain. Details of the interfacing are to be included on a localised detail/site grading plan.

Advice Note: Design levels on Drawing C108 suggest there is a drop of approximately 0.5 m from the Catch Drain into the upstream end of the Rock Lined Drain. Additional detail is required to confirm the treatment of the two drains at this interface. At the downstream end of the Rock Lined Drain, existing surface contours are not provided on the general layout plan or the grading plan.

- (iii) The applicant is requested to provide updated drawings, including a sealed driveway for the full extent and scour protection measures for the portion of the driveway expected to overtop during rainfall events.

Advice Note: The proposal is for a gravel driveway between Quill Street and proposed Building Pad 1. The proposed unsealed gravel driveway is not supported noting that it passes through a drainage reserve, is design to overtop and also has longitudinal grades approaching 16%.

- (iv) The applicant is to confirm the proposed batter slopes adjacent Building Pads 1 and 2, including the western batters into the Catch Drain. The batter slopes are to be labelled on the drawings.

Advice Note: The cross section on Drawing C108 suggests the batter slopes of 16% minimum or one vertical in six horizontal (1v in 6h), but does not include a maximum batter slope. Measuring the distance between contours suggests batter slopes may be as steep as 1v in 1.5h (66%). Batters of this height and slope will require certification as to stability by a Geotechnical Engineer.

4. Geotechnical Advice

- (i) Provide geotechnical advice on the stability of the proposed batter slopes, noting the external stormwater flows overtopping the batters and the presence of site drainage at the toe of the batters.
- (ii) Geotechnical design parameters are to be included for the ground surface preparation and any keying in of fill batters.
- (iii) The geotechnical report must also address the stability of the adjacent land following excavation of the western and northern batters below the existing developed lots.

Advice Note: This review indicated that Building Pad 1 western batters exceed 3m and have batter slopes of 1v in 1.5h. FNQROC D2.11 requires that all batters higher than 1.5m and/or steeper than 1 in 2 require certification as to stability by a Geotechnical Engineer.

5. Sewerage

- (i) Provide confirmation that the proposed property connection branch location and level will allow internal property sewerage to service Building Pad 1 across the drainage channel. Per FNQROC D7.14 Clause 8, the property connection should be located 1m past the easement boundary. All property connections should be finished a minimum of 1m clear of any infrastructure.
- (ii) The proposed alignment and levels including clearance below the drain must be provided to complete the assessment. The design must achieve 450mm minimum cover to the bottom of the rock lining. If this cannot be achieved the house connection branch must be nominated to have additional protection in the form of concrete encasement or be constructed in ductile iron.

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.

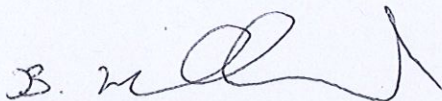
Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, 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 Senior Planner, Carl Ewin on the above number.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES