

Appendix G

Flood Evacuation

MINUTES OF MEETING HELD AT TWEED SHIRE COUNCIL
Monday 20th November 2006 commencing at 9:00am

Present	Representative	Company	Phone No.	E- mail address
DR	Danny Rose	TSC		
LM	Lindsay McGavin	TSC		
PK	Pat Knight	TSC		
RM	Ray Musgrove	TSC		
PM	Paul Morgan	TSC		
IW	Ian Woods	Villa World		
AM	Alaister MacCrae	Cardno		

Apologies

Nil

Distribution

AM	Alaister MacCrae	Cardno	amacrae@cardno.com.au
	Brad Finselbach	Cardno	brad.finselbach@cardno.com.au
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	Simon Forsyth	PMM	simonf@pmm.com.au
	Brian Turner	Greenview Developments	info@southeastexcavations.com.au

Item	General	Action by	Date
G.01	RM raised the topic of steep land up to 30% and how built form could be accommodated on the proposed allotments on steep lots. RM suggested we demonstrate how dwellings would be sited. IW advised Council that there is no requirement to demonstrate as it is an application for subdivision under current Council policy. PK signalled that current TSC policy governs the result of steep land and advises that any building covenants would not be required as the DCP is the governing control on residential buildings.	Noted	-
G.02	IW indicates previous advise from council was that steeper land is acceptable on larger lots when supported by geotechnical review.	Noted	-
G.03	PK discussed the issue of Councils evacuation policy and how it integrates with the layout. Points out the option of a pathway from high point on Fraser Drive up between two lots with IAD line. IW argues later that an evacuation up stairs 3.5m wide for 200+ people is not a desirable evacuation stream. Better to move people to Rd No.4 and then out through Merlot.	Noted	-
G.04	IW runs through the philosophy of 'top loading' the lots and the various difficulties and physical constraints (namely geotech issues) which has resulted in the adopted road pattern.	Noted	-
G.05	Catch drain at the rear of Part 'A' to cater for Q100 and be substantial construction i.e. concrete.	Noted	-
G.06	Champagne Drive to be closed as part of development. IW to organise previous letter of agreement.	IW	asap
G.07	LM queries proposed corridor for transmission easement as shown on LEP plan. Suggests referral is required to North Power.	IW	asap
G.08	Openspace at end of Rd. No.4 needs parking facility and it is a question as to the size and slope satisfying the TSC requirements. Council suggest continuing road No.4 through to a cul de sac end down adjacent Fraser Drive and eliminating private access for the 4-5 lots at the end. (VW not in agreement).	noted	

G.09	PK indicates that the existing easement through Part 'A' in favour of Council should accommodate "potential" run-off from the eastern side of Fraser Dr. IW queried reason as current land fall slopes to away to the east. Not considered to be an issue.	noted	
G.10	AM described stormwater catch and treatment from Fraser Dr through to detention basin and Council requested serious scrutiny of 'K' values in 90 degree pits carrying large volumes. No other concerns	noted	
G.11	LM's attention drawn to detention basin in openspace at end of road No.4 and considers it against Council policy. PK highlights similar systems in other areas namely 'Salt'	noted	
G.12	Flood gates on James Drive are already accessed by Council. No one knows of the origin of DGR's comments re the same.	noted	
G.13	Council made no comments regarding the medium density site i.e. layout, density, garbage, title, etc.	noted	

Next TSC Meeting to be held

Meeting No.	
Where	
When	

Attachments

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Any errors or omissions to be reported to Ian Woods immediately.



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VILLA WORLD LIMITED	
LOT 9 DP 1039569 & Part LOT 2 DP 1000385	
FRASER DRIVE, SOUTH TWEED HEADS	
FRASER DRIVE, SOUTH TWEED HEADS	
ENGINEERING REPORT	
SCALE -- 1 : 1500	A1
DATE -- 8 DECEMBER 2006	Rev.
DRAWING No.	
7214/29/01-DA 04	

FIGURE No.DA04

PROPOSED FINISHED SURFACE
CONTOURS PLAN

0 50 100 150m
SCALE BEFORE REDUCTION 1 : 1500

CAD FILE NAME: G:\7214\29\01\DA_Figures\72142901_DA04.dwg

