

Our Ref: K-6633-LTR-001

Your Ref: RAL/19/0016

Date: 26/11/20

The Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD., 4880
By email: info@msc.qld.gov.au

Attention: Brian Millard – Senior Planner**Dear Sir****Re: G. Owen and C. Retter**

**Reconfiguring a Lot (1 Lot into 6 Lots and Access Easements and
Environmental Covenants) in 5 Stages
Lot 2 on RP734383, 19 Kullaroo Close, Kuranda**

APPLICATION FOR OPERATIONAL WORKS PERMIT

On behalf of G. Owen & C. Retter we are forwarding an Application for Operational Works Permit for a six (6) lot subdivision at 19 Kullaroo Close, Kuranda.

We have assessed the Application fee as \$2,280 made up as:

Base Fee \$1,500 + 6 lots x \$130 = \$2,280.

Yours faithfully



Euan Bruce RPEQ No. 00491

G OWEN & C RETTER**Reconfiguring a Lot (1 Lot into 6 Lots and Access Easements) in 5 stages**
Lot 2 on RP734383
19 Kullaroo Close, Kuranda**APPLICATION FOR OPERATIONAL WORKS PERMIT****CONTENTS**

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Date: 26 November 2020

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

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Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	G Owen and C Retter
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- KFB Engineers, PO Box 927
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	07 4032 0492
Email address (non-mandatory)	euan@kfbeng.com.au
Mobile number (non-mandatory)	0408 772 105
Fax number (non-mandatory)	07 4032 0492
Applicant's reference number(s) (if applicable)	K-4331

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)



Queensland
Government

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

X Street address **AND** lot on plan (all lots must be listed), **or**

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		19	Kullaroo Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	RP 734383	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

X Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development
☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input checked="" type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Operational work associated with the subdivision of one (1) lot into six (6) residential lots
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application <input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
One (1)	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	Six (6)			
10.2) Will the subdivision be staged?				
<input checked="" type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?		Maximum of five (5) stages		
What stage(s) will this development application apply to?		All stages		

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:

Number of parts created			

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input checked="" type="checkbox"/> Road work	<input checked="" type="checkbox"/> Stormwater	<input checked="" type="checkbox"/> Water infrastructure
<input checked="" type="checkbox"/> Drainage work	<input checked="" type="checkbox"/> Earthworks	<input checked="" type="checkbox"/> Sewage infrastructure
<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Clearing vegetation
X Other – please specify: Electrical & Telecommunications Services		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☒ Yes – specify number of new lots: **six (6)**

☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$110,578.00

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application

☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the Chief Executive of the *Planning Act 2016*:

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the local government:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to: <ul style="list-style-type: none"> The Chief Executive of the holder of the licence, if not an individual The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i> : <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
XI agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application <i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)
X Yes – provide details below or include details in a schedule to this development application

<input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	RAL/19/0016	25 July 2019	Mareeba Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

X No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

X No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

X No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

X No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

X No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

X No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
XNo

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
XNo

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
XNo

Note: See guidance materials at www.dnrm.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
- ☐ A certificate of title

XNo

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below
XNo

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
XNo

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
XNo

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<p><input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct</p> <p><input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i></p> <p><i>Note: It is unlawful to intentionally provide false or misleading information.</i></p>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

Name of Council: *MAREEBA SHIRE COUNCIL*

Development Name and Location:
RECONFIGURING A LOT (1 LOT INTO 6 LOTS & ACCESS EASEMENTS) IN 5 STAGES

Planning Permit No/Council File No: *RAL / 19 / 0016*

<u>DESIGN SUBMISSION</u>	<u>CHECK</u>	<u>COMMENT</u>
1. Completed 'Statement of Compliance' form. (FNQROC - AP1 – Appendix A)	✓	
2. IDAS Forms A, E & IDAS Assessment Checklist (Available from www.ipa.qld.gov.au)	✓	<i>DA FORM 1 – DEVELOPMENT APPLICATION DETAILS</i>
3. Payment of Engineering Application Fees (Copy of receipt to be attached)	✓	<i>To be paid by client</i>
4. Copy of Decision Notice for Development Application Conditions, inc. <u>explanation of how each condition is to be addressed (Statement of Compliance)</u>	✓	
5. Engineering Design drawings - Complete sets (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format)	✓	<i>Engineering drawings submitted electronically</i>
6. One copy of Design and Standard Specifications (Unbound Copy Preferable)	✓	
7. Written consent from adjoining property owners authorising any works on their property	<i>N.A.</i>	
8. Water reticulation network in electronic format (Engineer to confirm system requirements and compatibility with Cairns Water)	<i>N.A.</i>	
9. Landscape drawings - Complete set (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format). These must be accompanied by elements of the stormwater & street lgt. layout design, to avoid conflicts.		<i>Not required</i>



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

<u>DESIGN SUBMISSION</u>	<u>CHECK</u>	<u>COMMENT</u>
10. Overall network drawings (for staged development) for:		
• Water		Plans submitted detail complete development.
• Stormwater		
• Sewer		
• Pathways and roads		
• Street Lighting		
• Electrical		
• Gas		
• Public Transport		
• Park Reserves		
• Drainage Reserves		
11. Pavement design criteria	✓	Pavement detailed on Dwg K-6633 Sheet 002
12. Geotechnical reports for proposed earthworks	N.A.	
13. Structural and geotechnical certificates for retaining walls etc.	N.A.	
14. Water supply/sewerage pump station design parameters	N.A.	
15. Stormwater drainage calculations		
16. Erosion and Sediment Control Strategy (ESCS)	✓	
17. Declared Pest Management Plan (if applicable)	N.A.	
18. The approval of any other Authorities & concurrence agencies likely to be affected by the works.	N.A.	



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

19. Contact details of the Consulting Engineer who is submitting the Application:

Name of Engineer	EWAN BRUCE	
Name of Company	KFB ENGINEERS	
Telephone Number (s)	Office: 07 4032 0492	Mobile: 0408 772105
Email address	ewan@kfbeng.com.au	
RPEQ No.	00491	

20. Date of submission of application 26 / 11 / 2020

(For further information on all of the above refer to the FNQROC Development Manual Section AP1)

FNQROC DEVELOPMENT MANUAL

Council Mareeba Shire Council
(INSERT COUNCIL NAME)

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

Name of Development 6 Lot Residential Subdivision of Lot 2 on RP734383

Location of Development 19 Kullaroo Close, Kuranda

Applicant G Owen & C Retter

Designer KFB Engineers

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.


Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	
Geotechnical requirements	
Geometric Road Design	
Pavements	
Structures / Bridges	
Subsurface Drainage	
Stormwater Drainage	
Site Re-grading	
Erosion Control and Stormwater Management	
Pest Plant Management	
Cycleway / Pathways	

Landscaping	
Water Source and Disinfection/Treatment Infrastructure (if applicable)	
Water Reticulation, Pump Stations and water storages	
Sewer Reticulation and Pump Stations	
Electrical Reticulation and Street Lighting	
Public Transport	
Associated Documentation/ Specification	
Priced Schedule of Quantities	
Referral Agency Conditions	
Supporting Information (AP1.08)	
Other	

Conscientiously believing the above statements to be true and correct, signed on behalf of:

Designer KFB Engineers RPEQ No 00491

Name in Full Euan Fraser Bruce

Signature  Date 26 Nov- 2020



65 Rankin Street
PO Box 154 MAREEBA QLD 4880

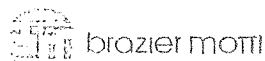
P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

25 July 2019

G Owen & C Retter
C/- Brazier Motti
PO Box 1185
CAIRNS QLD 4870

Planning Officer: Carl Ewin
Direct Phone: 4086 4656
Our Reference: RAL/19/0016
Your Reference: 32136



25 JUL 2019

Dear Applicant/s

Attention:

Job No:

31236-004-01

Decision Notice

Planning Act 2016

I refer to your application and advise that on 25 July 2019 under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: RAL/19/0016
Street Address: 19 Kullaroo Close, Kuranda
Real Property Description: Lot 2 on RP734383
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Reconfiguring a Lot - Subdivision (1 into 6 lots and access easements) in 3 stages
Date of Decision: 25 July 2019

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "*necessary infrastructure condition*" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for each stage, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. A plan demonstrating compliance of any existing buildings or structures that are in close proximity to any new property boundary must be submitted prior to endorsement of the plan of survey.
- 3.7 All development works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.
- 3.8 A suitable kerbside mobile garbage bin placement/collection area is to be provided on Kullaroo Close to the satisfaction of Council's delegated officer.
- 3.9 Environmental Covenant

The applicant shall be responsible for the preparation and registration of a statutory covenant/s with Council pursuant to S97A of the Land Title Act for the purposes of preserving native animals, plants and their habitat.

The covenant will be of a form that is acceptable to the Registrar of Titles and Council's delegated officer.

The covenant area shall comprise those parts of proposed lots identified as Cov A to D on the approved plans. The covenant area may strictly exclude any areas where vegetation clearing is necessary for stormwater retention purposes only, to the satisfaction of Council's delegated officer.

The covenant shall stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):-

- (a) no existing living vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;
- (b) no buildings or fences may be erected in the covenant area;
- (c) no native animals within the covenant area shall be killed or interfered with;

- (d) no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental impact on the covenant area;

Notwithstanding clause (a) to (d), if any living or dead vegetation on the covenant area poses a risk to human safety:-

- (e) The vegetation may be cut down or trimmed with the prior written consent of the Council, not to be unreasonably withheld, so as to remove the risk;

Notwithstanding clause (a) to (e), if any native or indigenous animal on the covenant area poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

The covenant agreement shall be signed by the registered owner prior to Council endorsement of the survey plan for each stage containing any of the proposed covenant area, and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Natural Resources, Mines and Energy.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant.

3.10 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full prior to the endorsement of a plan of survey.

4. Infrastructure Services and Standards

4.1 Access

4.1.1 An access crossover must be constructed or upgraded from the edge of the Kullaroo Close road pavement to the proposed access driveway in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.1.2 A bitumen, asphalt or concrete access driveway shall be constructed within the easement servicing Lots 3, 4, 5 and 6 for the respective stage of the development to the satisfaction of Council's delegated officer. The driveway will:

- have a minimum formation width of:
 - 4 metres within Easement A (Stage 1); and
 - 3 metres within Easements C and D (Stage 3);
- be constructed for the full length of the easement;

- be formed with one-way crossfall to cater for stormwater drainage such that any stormwater is contained within the easement;
- include service and utility conduits to be provided for the full length of the concrete or bitumen sealed driveway.

4.1.3 Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.2 Access/Services/Drainage Easement

To provide for the shared access driveway mentioned in Condition 4.1, an easement/s must be established for the purposes of access, drainage, maintenance and servicing for Lots 3, 4, 5 and 6.

The registered easement/s must be maintained in perpetuity to ensure Lots 3, 4, 5 and 6 do not become land locked.

The approved easement documents must be submitted at the same time the applicant/developer seeks endorsement of the plan of survey for the respective stage of the development and must be lodged and registered in the Department of Natural Resources, Mines and Energy in conjunction with the plan of survey.

4.3 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

The Stormwater Management Plan and Report must include the design for the completed development and must also demonstrate how this stormwater infrastructure will be staged across the three (3) stages.

- (c) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (d) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater

Management Plan and/or Stormwater Quality Management Plan and Report.

- (e) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (f) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (g) All stormwater drainage from the site must be discharged to an approved legal point of discharge.

4.4 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to each proposed allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (c) Fire hydrants are to be located in accessways or private roads at a maximum spacing of 120 metres; and at all intersections of accessways or private roads.

4.5 Sewerage Connection

- 4.5.1 The developer must provide a connection for each proposed allotment to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- 4.5.2 Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.6 Electricity Provision/Supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended), to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation to each lot.

4.7 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
31236/003B	Proposed Reconfiguration (Stage 1)	Brazier Motti	28 June 2019
31236/004B	Proposed Reconfiguration (Stage 2)	Brazier Motti	28 June 2019
31236/005A	Proposed Reconfiguration (Stage 3)	Brazier Motti	28 June 2019

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(A) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of

other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Easement Documents

Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.

(d) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- a registered covenant
- a registered easement over the subject site

(g) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(h) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage,

together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

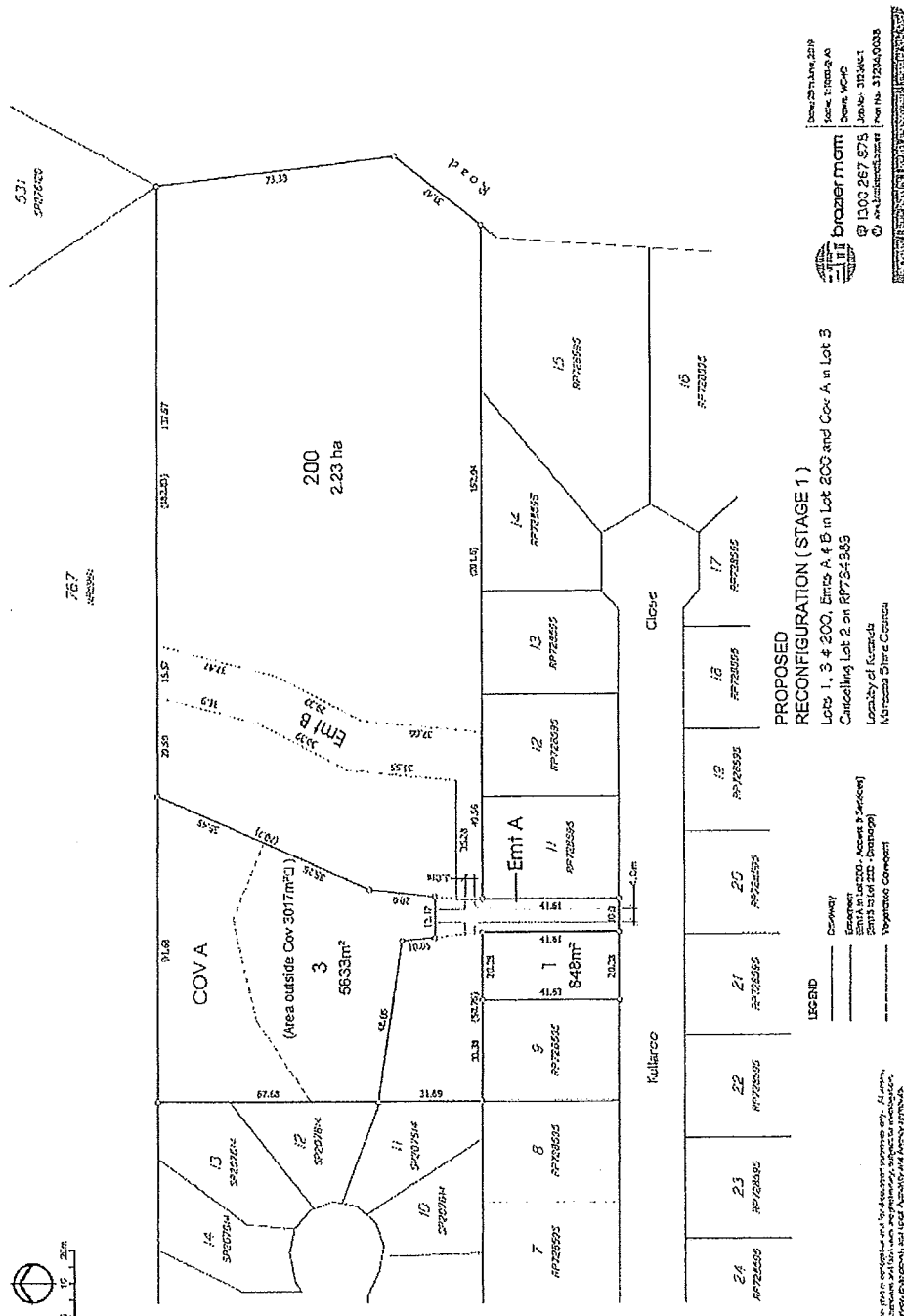
Yours faithfully



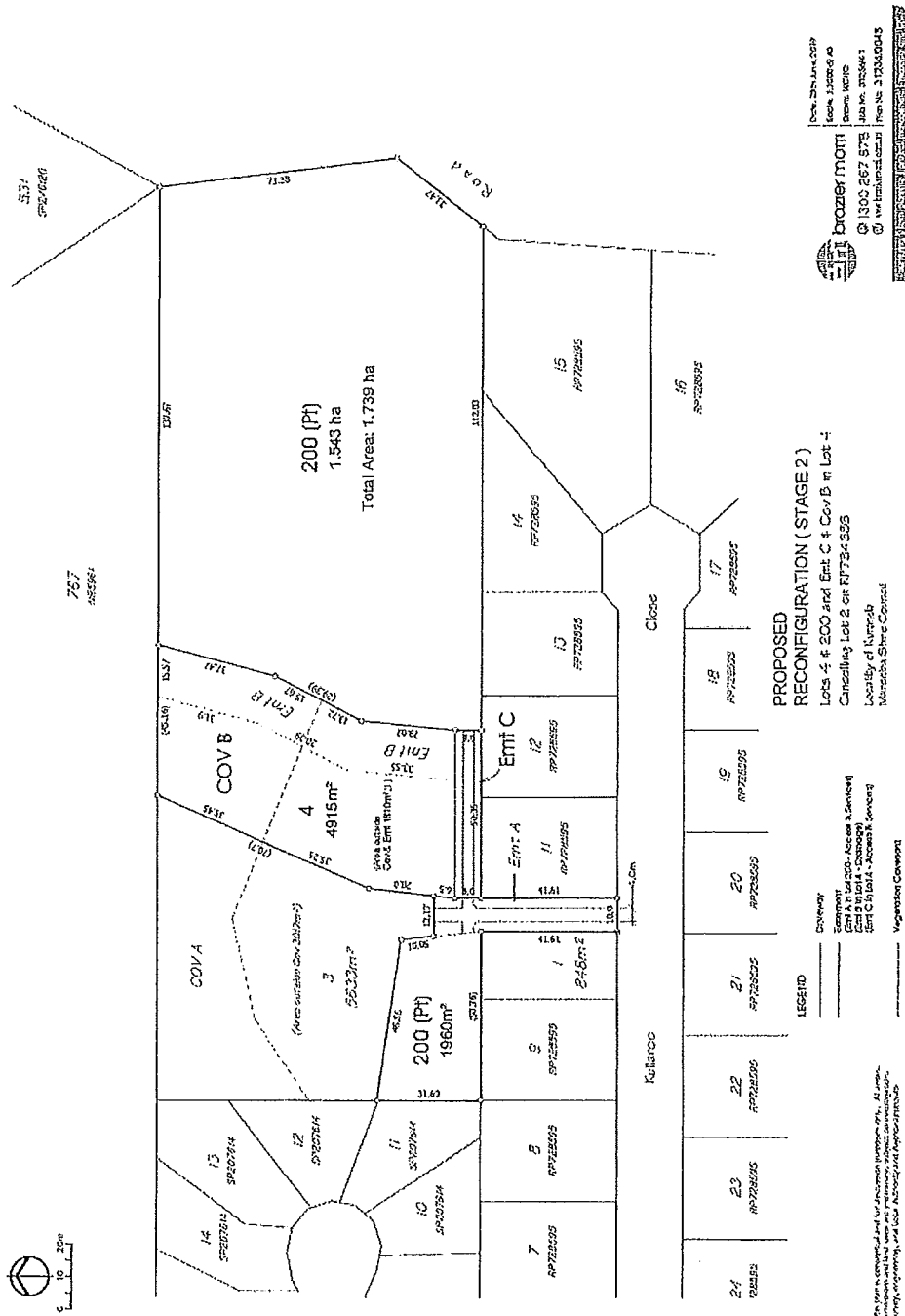
BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights
Adopted Infrastructure Charge Notice

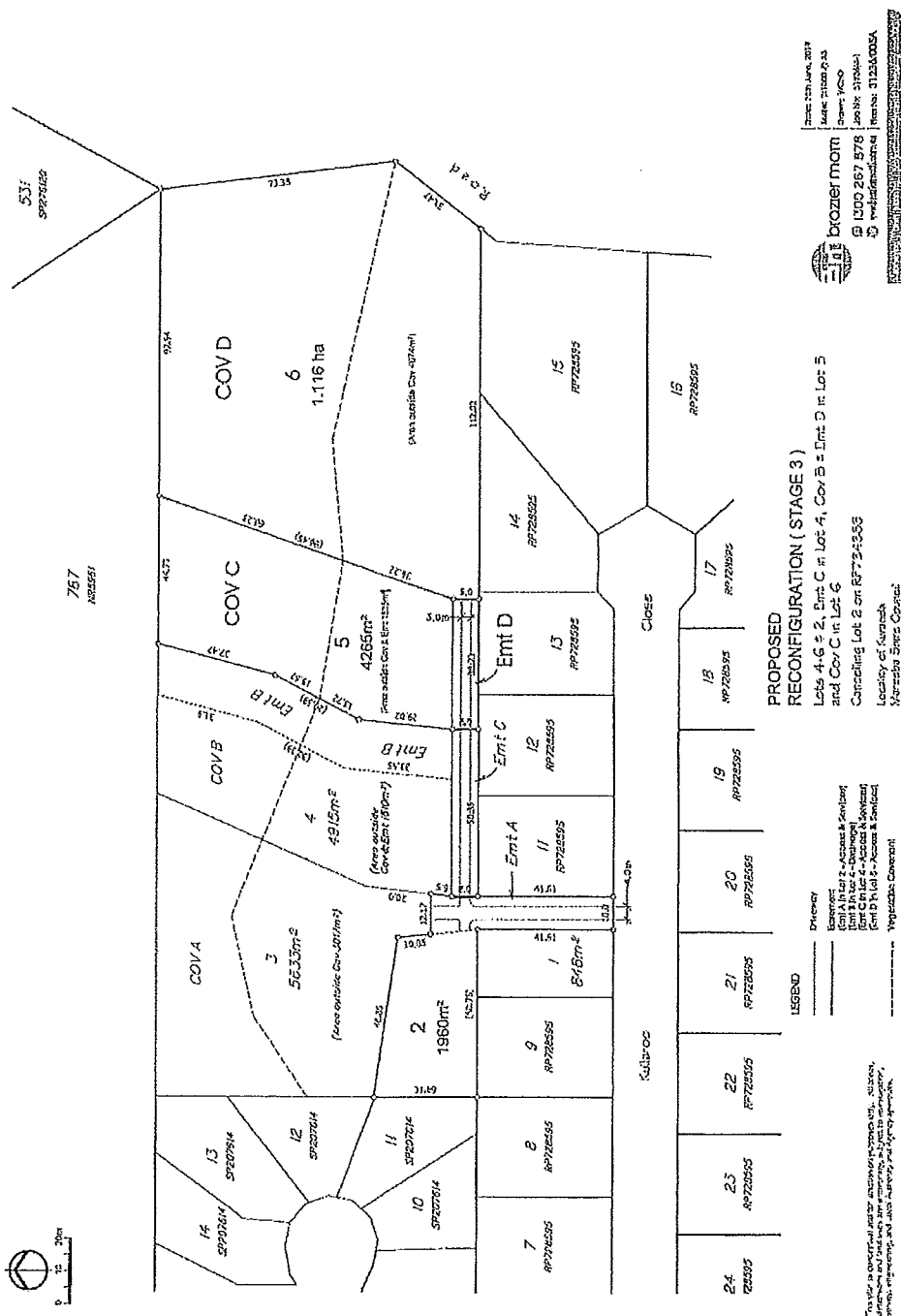
Approved Plans/Documents



25/7/2019
B.2000



25/7/2019
B. Z. [Signature]



25/7/2019
S. M. A.

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution**Part 1 Appeal rights****229 Appeals to tribunal or P&E Court****(1) Schedule 1 of the *Planning Act 2016* states –**

- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) The person-
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.**(3) The *appeal period* is –**

- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –**See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
decision includes-
 - (a) conduct engaged in for the purpose of making a decision; and

- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Our Ref: K-4331-REP-001

Your Ref:

Date: 24/11/20

G OWEN & C RETTER**RECONFIGURING A LOT (1 LOT INTO 6 LOTS AND
ACCESS EASEMENTS) IN 5 STAGES****LOT 2 on RP734383; 19 KULLAROO CLOSE, KURANDA****APPLICATION FOR OPERATIONAL WORKS PERMIT****DESIGN REPORT**

1. GENERAL

1.1 Lot 2 on RP 734383 – Reconfiguration Approval

Mareeba Shire Council (MSC) Decision Notice RAL/19/0016 dated 25 July 2019 approved the “reconfiguring of a lot (1 lot into 6 lots and access easements) in 3 stages”.

In subsequent discussions MSC advised that the staging of the development could involve up to 5 stages. On that basis the Operational Works Plans detail 5 stages of development but in practice the Reconfiguration may be completed in a lesser number of stages.

1.2 Project Drawings

KFB Drawings K-6633 , Sheets C01 – C10 and SK1, all issue A detail the proposed Operational Works.

1.3 Compliance with Assessment Manager Conditions of MSC Decision Notice RAL/19/0016

In general all the particular conditions of MSC Decision Notice RAL/19/0016 have been complied with as detailed in the following summary.

The numbering is in accordance with that of the Decision Notice.

Conditions 1., 2., 3.

Conditions noted and accepted.

4. Infrastructure Services and Standards

4.1 Access

4.1.1 Commercial Crossover detailed onto Kullaroo Close

4.1.2 Driveways detailed as specified including one-way crossfall, stormwater management and service and utility conduits.

4.2 Access/ Services/ Drainage Easment

Access Easements A., C., D., detailed.

4.3 Stormwater Drainage/ Water Quality

The following drawings collectively make up the Stormwater Management Plan:

C02 A Setout

C03 A Typical Sections

C04 A Typical Sections and Details

C05 A Stormwater Details

C06 A Longitudinal Section Along Stormwater Lines A & C

SK1 A Stormwater Calculations.

Stormwater management is such as to contain all stormwater within Lot 2 RP734383 and the Point of Lawful Discharge is detailed as Drainage Easement B.

4.4 Water Supply**4.5 Sewerage Connection**

Dwg C10 A details Water and Sewerage Reticulation.

An internal 100mm water main, connected to the existing 100mm Kullaroo Close main serves lots 2., 3., 4., with hydrants as required.

A 50mm water main, constructed through lot 5 serves lots 5 and 6.

Sewage connection for all six (6) lots is provided to an existing gravity sewer. A notation on lots 4 and 5 details that a sewage pump may be required if the residences on those lots are located such that a gravity connection is not possible.

4.6 Electricity Provision/ Supply**4.7 Telecommunications**

An Application will be lodged with Ergon to provide electricity to the 6 lots.

An application will be lodged with the appropriate authority to provide telecommunications service to the development.

Conduits are detailed in the drawings for the electrical and telecommunication services.

Designer: Euan Fraser Bruce

RPEQ: 00491



Date : 26 November 2020

SPECIFICATION

G OWEN AND C RETTER

**LOT 2 ON RP734383, (19 KULLAROO CLOSE, KURANDA)
RECONFIGURING 1 LOT INTO 6 LOTS & ACCESS
EASEMENTS**

OPERATIONAL WORKS

CONSULTING ENGINEERS:

KFB ENGINEERS

1/38 – 42 PEASE STREET, CAIRNS

|

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Specification – G Owen & C Retter – 6 Lot Residential Subdivision, 19 Kullaroo Close, Kuranda

DETAILS

COVER SHEET

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1. PRELIMINARIES AND
CONSTRUCTION – GENERAL
2. ROADWORKS
3. STORMWATER DRAINAGE
4. WATER RETICULATION
5. SEWERAGE
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7. CONCRETE WORKS
8. EROSION AND SEDIMENT CONTROL

DRAWING INDEX

Job No K-6633

Sheet No	Drawing Title
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C02 A	Set Out
C03 A	Typical Sections
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SK1 A	Stormwater Calculations

ASSOCIATED DRAWINGS

1. Electrical Drawings & Telecommunications Drawings
To be issued

1.0 PRELIMINARIES

1.1 APPLICATION

1.1.1 This Specification has been developed in accordance with the requirements of the FNQROC Development Manual, Issue 7 (2017).

1.1.2 The Contractor should familiarise himself with the requirements of the FNQROC Development Manual, Issue 7 (2017) including that section that details the specific requirements of the Mareeba Shire Council. Where this specification differs with the requirements of the FNQROC Development Manual that manual will take precedence.

1.1.3 After amendment for use in other jurisdictions, some references to certain Standard Drawings and/or Standard Specifications may remain. If the Contractor does not have access to this material, it may be obtained from the Superintendent on request.

1.2 QUALITY ASSURANCE FOR CONTRACTORS

1.2.1 The required Standard to be applied to the whole of the Contract is AS/NZS ISO 9001:2016 Quality Management Systems .

1.2.2 Specific requirements for quality assurance are outlined in Schedule B to this Specification.

1.3 EXTENT OF WORK

1.3.1 The work to be executed under this Contract includes the supply of all labour and materials and the performance of all operations of whatever kind necessary for the complete and proper construction of the Works described in the tender documents. Work shall be performed to the complete satisfaction of the Superintendent.

1.4 NATURE OF CONTRACT

1.4.1 This is a Lump Sum Contract not subject to adjustment for Rise and Fall.

1.4.2 The Schedule of Quantities and Prices, contained in Schedule A to this Specification, and to be completed by Tenderers in calculating their tender, shall not form part of the Contract. It may, however, be used for the assessment of Progress Payments.

1.5 SCHEDULE OF DRAWINGS

1.5.1 The following drawings shall accompany this Specification:
refer to Drawing Index on Contents page.

Page 1.

1.5.2 Any further drawings that may be required will, when supplied by the Superintendent, have the same standing as those supplied with this Contract.

1.6 PROVISIONAL SUMS

1.6.1 There are no Provisional Sums

1.7 TIME OF COMPLETION

1.7.1 The time of completion for the Works shall be as stated in the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.7.2 Further to Clause 34.6 of the General Conditions of Contract AS 4000-1997, the Superintendent will issue the Contractor with a Certificate of Practical Completion when:

- a) construction work is completed to the satisfaction of the Superintendent;
- b) the Local Authority have formally agreed to accept the Works onto maintenance; and
- c) as-constructed drawings for stormwater drainage, sewage reticulation and water reticulation are submitted to the Superintendent.

1.8 INSURANCE

1.8.1 General

1.8.1.1 The Contractor's insurance requirements are as described in Clauses 16 to 19 (inclusive) in the General Conditions of Contract AS 4000-1997 as supplemented by the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.8.2 Works

1.8.2.1 The Contractor shall insure the Works in accordance with Clause 16 of the General Conditions of Contract AS 4000-1997 as supplemented by the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A and to the satisfaction of the Principal. Such insurance shall include the risk of loss and damage by fire, theft, explosion, lightning, storm, tempest and flood.

1.8.3 Construction Plant

1.8.3.1 The Contractor shall insure against fire, theft, explosion, lightning, storm, tempest and flood all plant brought onto the Site for the purpose of works by itself or by subcontractors.

1.8.4 Public Liability Insurance

1.8.4.1 Requirements for public liability insurance are specified in Clause 17 of the General Conditions of Contract AS 4000-1997 as supplemented by the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.9 DISPUTE RESOLUTION

1.9.1 Dispute resolution shall proceed in the manner described in Clause 42 of the General Conditions of Contract AS 4000-1997, as supplemented by the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.10 CONSTRUCTION SECURITY BOND

1.10.1 Refer to clause 10.0 of the attached "Information to Tenderers and Conditions of Tendering".

1.11 RETENTION MONEYS

1.11.1 Retention moneys shall be dealt with in the manner described in Clause 5 of the General Conditions of Contract AS 4000-1997, as supplemented by the attached Annexure to the General Conditions of Contract (AS 4000-1997) - Part A.

1.12 LIQUIDATED DAMAGES

1.12.1 Further to Clause 34.7 of the General Conditions of Contract AS 4000-1997, liquidated damages shall be struck at the rates specified in the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.13 DEFECTS LIABILITY PERIOD

1.13.1 A defects liability period shall operate in the manner described in Clause 35 of the General Conditions of Contract AS 4000-1997, as supplemented by the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part A.

1.13.2 The Works will only be released from the defects liability period after they have been accepted off-maintenance by the Local Authority.

1.13.3 During the defects liability period, the Contractor shall:

- a) make no less than four (4) visits to inspect the works and carry out necessary maintenance works as authorised by the Superintendent; and
- b) repair, at no cost to the Principal, all defects, imperfections, shrinkages and other faults or damage due to any source or cause.

1.13.4 At the conclusion of the defects liability period, the Contractor shall ensure that all works are completed in accordance with the Local Authority's off-maintenance inspection checklist.

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1.14 ALTERNATIVE MATERIALS

1.14.1 The Contractor may offer alternative materials to those specified or nominated on the drawings. The Contractor shall nominate any alternative materials at the time of tendering.

1.15 DOCUMENTS AND SITE SHED

1.15.1 The Contractor shall maintain on site a copy of this Specification and two sets of Contract drawings together with a copy of all written instructions issued by the Superintendent.

1.16 SITE INFORMATION AND INSPECTION OF SITE

1.16.1 The Contractor is notified that Clause 25 of the General Conditions of Contract AS 4000-1997 is amended as indicated in the attached Annexure to General Conditions of Contract (AS 4000-1997) - Part B.

1.16.2 The Contractor will be held to have included in their tender every item necessary for the full and proper completion of their work. Therefore, the Contractor shall be deemed to have taken into account in their tender the presence of water and mineral substances, and the geological structure of the soil and rock, and the existence of surface and underground services.

1.16.3 Any failure to do so will be at their own risk.

1.16.4 No extra will be allowed on the plea of want of information.

1.17 WEATHER CONDITIONS

1.17.1 The Contractor shall have made due allowance for the average weather pattern prevailing during the course of the project in compiling their tender.

1.17.2 Extensions for wet weather shall be based on the following:

- a) at least 10mm must fall on a day before a one day extension will be considered (the Contractor shall supply and maintain a rain gauge on site);
- b) boggy conditions shall be determined on site each day by the Superintendent;
- c) extensions shall be calculated on the basis of a five day working week.

1.18 GOODS AND SERVICES TAX (GST)

1.18.1 Goods and Services Tax is applicable.

1.19 PAYROLL TAX

1.19.1 The Contractor shall have allowed for Payroll Tax on all wages in submitting its tender.

1.20 BY-LAWS, FEES AND NOTICES

1.20.1 The Contractor shall comply with all by-laws and regulations of the Local Authority and other statutory authorities having jurisdiction over the Works, and be responsible for the payment of fees and customary charges and the giving and receiving of all necessary notices.

1.21 MATERIALS AND WORKMANSHIP

1.21.1 Unless otherwise specified, materials, manufactured articles, and workmanship shall be new, the best of their respective kinds, conform to best trade practices and comply with relevant standards, codes and regulations.

1.22 INTERPRETATION OF TERMS

1.22.1 Unless otherwise specified, all references to the need for direction or approval in this Specification shall mean that the direction or approval of the Superintendent is required.

1.23 NOTICE BOARD AND PUBLIC NOTICE

As negotiated with Principal.

1.24 WATER

1.24.1 The Contractor shall make his own arrangements for water and pay all charges.

1.25 LIGHT AND POWER

1.25.1 The Contractor shall make his own arrangements for temporary light and power and pay all charges.

1.26 DAMAGE TO SERVICES

1.26.1 The Contractor shall check with the Superintendent and all relevant authorities regarding the position of existing services such as Telecom cables, electrical power cables, water, gas, sewerage and stormwater pipes and shall be responsible for all damage. The Contractor shall notify the Superintendent and the relevant authority immediately such damage occurs.

1.27 REMOVAL OF RUBBISH AND FINAL CLEAN-UP

1.27.1 The Contractor shall remove all rubbish and debris from the site from time to time.

1.27.2 On completion, the Contractor shall ensure that the site is cleaned of surplus materials, debris, etc. The whole of the site is to be left in a state to the satisfaction of the Superintendent and fit for immediate occupation and/or use.

1.28 SAMPLES, TESTING AND INSPECTIONS

1.28.1 Test samples required by the Superintendent shall be supplied at the times and in the manner set out elsewhere in this Specification.

1.28.2 All testing associated with this Contract shall be carried out in accordance with the standard test procedures prescribed by the controlling Local Authority.

Details of these test procedures may be obtained on application to the Superintendent.

1.28.3 The requirements identified in Section CP 1.16 the FNQROC Manual, shall be adhered to where applicable.

1.29 TREE CONSERVATION

1.29.1 Trees that are to be conserved will be marked on site. Every effort should be made to avoid damage to tree roots, trunks and foliage.

1.29.2 Where excavation for roadworks, stormwater drainage and other services are located in the vicinity of trees marked for conservation excavation should be carried out by means that does not damage the root system.

1.30 ORDER OF CONSTRUCTION AND CO-OPERATION

1.30.1 The Principal has arranged for works on site to be carried out by others under the following Contracts:

Contract No	Description	Contractor	Contact
	Telecommunications	To be advised	
	Electrical cable laying	To be advised	

1.30.2 The Contractor shall co-operate with any other Contractor or Subcontractors on the Site in order to minimise inconvenience and disruption.

1.30.3 The Principal shall not be responsible for any extras claimed where Contractors or Subcontractors have not co-operated and co-ordinated construction.

1.30.4 Damage caused in the course of the Works shall be made good by the appropriate trades and surfaces finished to match adjacent surfaces.

1.31 NOTICES

1.31.1 The Contractor shall give all notices and pay all fees required by statutory authorities.

1.31.2 The Contractor shall give 48 hours clear notice in writing to the owners and tenants of the land of its intention to enter private property and shall obtain written permission from the owners/tenants before entering.

1.32 PROVISION OF TRAFFIC

1.32.1 The Contractor shall provide and maintain all necessary temporary bridges, footpaths, drains, supports over or around open excavations, side tracks, roads, footpaths, cables and pipes so as to ensure continuity and safety of all services and vehicular and pedestrian traffic.

1.32.2 The Contractor shall provide and maintain all necessary temporary barriers and night lights necessary to thoroughly protect the general public and to provide for safe passage of all traffic.

1.32.3 All signs, lights, barriers and barricades shall be provided, erected and maintained in accordance with Section A.5 of the Manual of Uniform Traffic Control Devices.

1.32.4 Where sewers or culverts are being constructed on private property, the Contractor shall provide at its own cost all things necessary to give the owner of the property, safe and unobstructed access to buildings, driveways, etc, within the property.

1.33 DEMOLITION

1.33.1 No requirement.

1.34 SETTING OUT

1.34.1 The Contractor shall be responsible for all setting out of the Works in accordance with the Contract drawings and/or in accordance with instructions from the Superintendent.

1.34.2 In order to facilitate setting out by the Contractor, the authorised surveyors responsible for the cadastral survey shall provide such boundary pegs necessary, in the opinion of the Superintendent, for the Contractor to establish the position of sewer manholes, stormwater manholes, kerb and channel alignments, water service alignments and connections, etc.

1.34.3 The Contractor shall be responsible for the pegging of kerb and channel alignments, which shall be carried out by the authorised surveyor.

1.34.4 All pegs and/or marks established by the surveyor or Superintendent shall be carefully preserved.

1.34.5 Where construction necessitates the removal of pegs/marks, off-set pegs/marks shall be provided and their positions recorded on a set of *Page 7.*

contract drawings such that the original pegs/marks can be accurately re-established if required.

1.34.6 The Contractor shall be liable to pay an amount for full restoration of pegs/marks established by the surveyor or Superintendent that are displaced, removed, knocked out or covered by the Contractor.

1.35 CLEARING

1.35.1 Retain and protect existing vegetation as directed.

1.35.2 Trees that are to be preserved will be marked by the Superintendent. All other vegetation shall be cleared and mulched or otherwise satisfactorily removed from the site.

1.36 EARTHWORKS

1.36.1 The Contractor shall cut to fill as described in the Contract drawings or as otherwise directed by the Superintendent. The Standard Specification for Earthworks (S1) contained in the FNQROC Development Manual shall be read in conjunction with this section.

1.36.2 Earthworks shall conform to AS 3798-1990 "Guidelines on earthworks for commercial and residential developments".

1.36.3 All earthwork quantities are solid measure. The Contractor is to make its own allowance for bulking and compaction of material even though this has been taken into consideration in the design process.

1.37 COMPACTION

1.37.1 Unless noted otherwise, the following standards of compaction shall apply:

Element	Compaction (Min. Dry Density Ratio per AS 1289) (Cohesive Soils)	Compaction (Min. Density Index per AS 1289) (Cohesionless Soils)
Pavement Bed (Subgrade)	98%	80
Pavement Base Course	100%	
Pavement Sub-Base Course	100%	
Filling beneath pavement (fill to be placed and compacted in 150mm layers)	98%	
Footpaths Subgrade	95%	65
Allotment Fill	95%	65

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1.37.2 Compaction tests shall be in accordance with AS 1289 "Testing soils for engineering purposes".

1.37.3 Unless noted otherwise, the conduct of compaction tests shall be in accordance with "Level 2" as defined in AS 3798-1990 "Guidelines on earthworks for commercial and residential developments".

1.38 ALLOTMENT AND FOOTPATH GRADING

1.38.1 Allotments shall be constructed to achieve the overall detail indicated on drawings.

1.38.2 Footpaths shall be neatly finished to the grades shown in typical cross-sections.

1.39 INTERSECTION OF SERVICES

1.39.1 Where stormwater sewers and water mains intersect at the same level, the water main shall be lowered to pass under the stormwater sewer.

1.39.2 The Contractor shall carry out the work at no extra cost.

1.40 EROSION AND SEDIMENT CONTROL

1.40.1 The cost of temporary erosion and sediment control measures required by construction shall be borne by the Contractor.

1.40.2 These measures shall be as detailed in the Erosion and Sediment Control Plan provided as part of the design drawings.

1.40.3 If no such plan is provided then any measures adopted by the Contractor must be:

- a) consistent with the methods detailed in the FNQROC Development Manual, and
- b) approved by the Superintendent.

1.41 AS-CONSTRUCTED DETAILS

1.41.1 The Contractor is to employ licensed surveyors to prepare as-constructed drawings in hardcopy and digital format in accordance with the FNQROC Development Manual.

1.41.2 These drawings shall be submitted to the Superintendent.

1.42 ACTS AND REGULATIONS

1.42.1 The Contractor shall comply with the requirements of:

- a) the Workplace Health and Safety Act No. 63 of 1989; and *Page 9.*

- b) the requirements of any other acts, regulations, codes, etc, of authorities having jurisdiction over the Works.

2. ROADWORKS

2.1 APPLICATION

2.1.1 The Standard Specification for Earthworks (S1) ,Road Pavements (S2) and Segmental Paving (S3) contained in the FNQROC Development Manual shall be read in conjunction with this Section.

2.1.2 The Contractor shall also comply with all relevant Australian Standards.

2.2 INSTALLATIONS UNDER ROAD PAVEMENTS

2.2.1 General

2.2.1.1 All pipe and conduit installations under road pavements, shoulders and kerb and channel shall be constructed before any pavement construction is commenced.

2.2.1.2 The Contractor shall install underground power and telephone cable conduits under road pavements and footpaths in locations and to dimensions specified in approved Drawings issued by SPA Consulting and Telstra .

2.2.1.3 After approval by the Superintendent or the relevant Authority, trenches shall be backfilled to subgrade level with sand, crusher dust or other granular material approved by the Superintendent. The backfill shall be compacted to min. 95% of the standard maximum dry density.

2.2.2 Electricity Conduits

2.2.2.1 Conduits shall be uPVC Class 6, orange in colour complying with AS 2053-1984. Draw wire shall be nylon, not less than 1.5mm in diameter.

2.2.2.2 The Contractor shall supply and install the conduits in locations and to depths as detailed on approved SPA Consulting Drawings . Joints shall be properly glued and the ends of the conduits closed with styrene plugs. A draw wire shall be installed in each conduit and caution tape placed above the conduits.

2.2.2.3 Prior to backfilling the conduit trenches, the Contractor shall arrange for a approved SPA Consulting inspector to inspect and certify that the conduits are correctly installed and that their locations are marked in the approved manner .

2.2.2.4 Permanent markers shall be installed as required by the approved drawings

..

2.2.3 Telephone Conduits

2.2.3.1 The Contractor shall install telephone cable conduits in the locations and at the depths shown in the approved Telstra drawings. The conduits, which are supplied by Telstra, shall be uPVC pressure pipe Class 9 to AS 1477 with solvent welded joints and coloured white.

2.2.3.2 The joints shall be properly made and the ends of the conduits shall be sealed with polythene sheeting adequately secured to prevent the ingress of sand or soil.

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2.2.3.3 Prior to backfilling the conduit trenches, the Contractor shall arrange for a Telstra officer to inspect and certify that the conduits are correctly installed and that their locations are marked in the approved manner for subsequent installation of permanent marker plates.

2.2.3.4 Permanent markers can be obtained from Telstra and shall be installed as required by Telstra.

2.2.3.5 In addition to the conduits shown on the Contract drawings, certain other conduits may also be required to be installed by Telstra.

2.2.3.6 It shall be the Contractor's responsibility to notify Telstra of the programme of works before commencing work and to liaise with Telstra to ensure that it installs its conduits without any interruption to the Contractors activities and prior to the placing of pavement material.

2.2.4 Segmental Paving

2.2.4.1 No requirement

2.3 ROAD SIGNS AND STREET NAME SIGNS

2.3.1 Road signs generally shall comply with Qld Department of Transport Standard Specification MRS11.14 "Road Furniture".

2.3.2 Street name signs shall comply with the FNQROC Manual.

3. STORMWATER DRAINAGE

3.1 APPLICATION

3.1.1 The Standard Specification for Stormwater Drainage (S4) contained in the FNQROC Development Manual shall be read in conjunction with this Section.

3.1.2 The Contractor shall also comply with all relevant Australian Standards.

3.1.3 If and to the extent that any inconsistency is observed between this Specification generally and the materials specified in this Clause, that inconsistency shall be brought to the attention of the Superintendent who shall make a direction.

3.1.4 All underground stormwater pipe drainage (between 375mm and 2000mm) shall be inspected using CCTV camera in accordance with FNQROC Specification S4.

4. WATER RETICULATION

4.1 APPLICATION

4.1.1 The Standard Specification and Drawings for Water Reticulation (S5) contained in the FNQROC Development Manual shall be read in conjunction with this Section.

4.1.2 The Contractor shall also comply with all relevant Australian Standards and all other Codes, Regulations, Standard Specifications, etc, applicable in the jurisdiction.

4.1.3 If and to the extent that any inconsistency is observed between this Specification generally and the materials specified in this Clause, that inconsistency shall be brought to the attention of the Superintendent who shall make a direction.

4.2 LOCAL AUTHORITY INSPECTOR

4.2.1 The Contractor shall allow the Local Authority's Inspector access to the Works at all times and shall provide him with any facilities he may require for inspecting the work. All necessary instructions will be issued by the Superintendent or his representative.

5. SEWERAGE RETICULATION

5.1 APPLICATION

5.1.1 The Standard Specification and Drawings for Sewerage (S6) contained in the FNQROC Development Manual shall be read in conjunction with this Section.

5.1.2 The Contractor shall also comply with all relevant Australian Standards and all other Codes, Regulations, Standard Specifications, etc., applicable in this jurisdiction.

5.1.3 If and to the extent that any inconsistency is observed between this Specification generally and the materials specified in this clause, that inconsistency shall be brought to the attention of the Superintendent who shall make a direction.

5.2 LOCAL AUTHORITY INSPECTOR

5.2.1 The Contractor shall allow the Local Authority's Inspector access to the works at all times and shall provide him with any facilities he may require for inspecting the work. All necessary instructions will be issued by the Superintendent or his representative.

5.3 CCTV INSPECTION

5.3.1 All constructed sewers shall be inspected by CCTV camera in accordance with FNQROC Specification S6.

6. LANDSCAPING

6.1 GENERAL REQUIREMENTS

6.1.1 The Standard Specification for Landscaping (S8) contained in the FNQROC Development Manual shall be read in conjunction with this Section and applied where applicable.

6.1.2 Tree species shall be as approved by the Mareeba Shire Council .

6.1.3 The landscape work, is as detailed/scheduled in in the Bill of Quantities.

7. CONCRETE WORKS

7.1 APPLICATION

7.1.1 The Standard Specification for Concrete Works (S7) contained in the FNQROC Development Manual shall be read in conjunction with this Section

8. EROSION AND SEDIMENT CONTROL

8.1 SEQUENCE OF WORKS

8.1.1 The construction work is to be arranged in such a way that erosion and sediment control is maintained throughout and during all phases of the works. The scale of the works opened up at any one time must be such that when the site is vacated at the end of each day it is secure from the aspect of erosion and sediment control.

8.2 PROGRAMME OF WORK

8.2.1 The contractor shall prepare a Programme of Works and submit it to the Superintendent for approval prior to the commencement of works.

8.2.2 The Programme of Works shall incorporate erosion and sediment controls for pre-construction, during construction and post construction.

8.3 PRE CONSTRUCTION

8.3.1 The following are required to be included in the pre construction process

1. Identify any natural gullies or water courses that require diversion drains or other appropriate works.

8.4 DURING CONSTRUCTION

8.4.1 Maintain regular maintenance of all erosion and sediment control structures during the construction period.

8.5 POST CONSTRUCTION

8.5.1 Upon practical completion the works will be inspected and accepted by Council onto maintenance for a period of 12-months. It will be the Contractors responsibility to maintain any revegetation works and as well maintain all erosion and sediment control measures.

ESTIMATE OF QUANTITIES AND RATES

Reconfiguring a Lot (1 Lot into 6 lots and Access Easements)

19 Kullaroo Close, Kuranda
Lot 2 on RP734383

SUMMARY

SCHEDULE	DESCRIPTION	AMOUNT
A	Stage 1 & 2	\$45,308.00
B	Stage 3	\$40,743.00
C	Stage 4	\$13,674.00
D	Stage 5	\$800.00
Subtotal (Excl. GST) \$		100,525
GST (10%) \$		10,053
TOTAL (Incl. GST) \$		110,578

Excludes

Electrical and telecommunications Infrastructure.

BILL OF QUANTITIES - A

STAGE 1 & 2

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment and Disestablishment	item			500
2	Erosion and Sediment Control	item			500
EARTHWORKS					
3	Stripping Topsoil (50mm Nom.) (Provisional)	m ³	27	12	324
4	Excavate Unsuitable Material Below Subgrade (Provisional, If Ordered)	m ³	20		
5	Backfill Unsuitable Material Below Subgrade with Type 2.5 (Provisional, If Ordered)	m ³	20		
6	Excavation	m ³	30	12.00	360
7	Embankment	m ³	30	12.00	360
8	Base Type 2.2	m ³	36	140	5,040
9	Subbase Type 2.3	m ³	40	130	5,200
10	Respread Topsoil	m ²	163	2	326
BITUMEN SURFACING					
11	Prime	m ²	360		
12	14mm Seal	m ²	360	15	5,400
13	7mm Seal	m ²	360		
DRAINAGE					
14	Barrier Kerb and Channel	m	44.6	70	3,122
15	Commercial Vehicle Crossing	each	1		1,500
16	Bin Slab	m ²	5.4		540
17	Rock Protection At end of Stage 1 Kerb and Channel (Including Geotextile	m ³	1		50
REVEGETATION					
18	Grass Seed	m ²	163	2	326
WATER RETICULATION					
19	100mm Dia. uPVC Water Main Class 16 (RRJ)	m	78	80	6,240
20	Sluice Valve	each	1		720
21	End Cap	each	1		250

BILL OF QUANTITIES - A

STAGE 1 & 2

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
22	Connect to Existing Main	each	1		2,000
	SEWER RETICULATION				
23	Property Connection Branch (Type A2)	each	1		700
	SERVICES				
24	Electrical conduits and draw wire	m	390	10	3,900
25	Telecommunications conduits and draw wire	m	390	10	3,900
26	Excavation, backfilling and maeking for services	m	78	60	4,880
Subtotal (Excl. GST) \$					45,308
GST (10%) \$					4,531
TOTAL (Incl. GST) \$					49,839

BILL OF QUANTITIES - B
STAGE 3

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment and Disestablishment	item			500
2	Erosion and Sediment Control	item			500
EARTHWORKS					
3	Stripping Topsoil (50mm Nom.) (Provisional)	m ³	21	12	252
4	Excavate Unsuitable Material Below Subgrade (Provisional, If Ordered)	m ³	20		
5	Backfill Unsuitable Material Below Subgrade with Type 2.5 (Provisional, If Ordered)	m ³	20		
6	Excavation	m ³	18	12.00	216
7	Embankment	m ³	25	12.00	300
8	Base Type 2.2	m ³	30	140	4,200
9	Subbase Type 2.3	m ³	11	130	1,430
10	Respread Topsoil	m ²	183	2	366
BITUMEN SURFACING					
11	Prime	m ²	210		
12	14mm Seal	m ²	210	15	3,150
13	7mm Seal	m ²	210		
DRAINAGE					
14	Barrier Kerb and Channel	m	47	70	3,290
15	Cast In-Situ Concrete Pit	each	6	600	3,600
16	Modified Field Inlet Pit (Type 2) Double Gully	each	1	1,500	1,500
17	225 uPVC Stormwater Pipe	m	6.05	100	605
18	300 uPVC Stormwater Pipe	m	30.59	120	3,671
19	2/300 uPVC Stormwater Pipe	m	6.10	240	1,464
20	375 RC Pipe (Class 3)	m	10.58	160	1,693
21	Rock Protection (Including Geotextile Underlay)	m ³	11	50	550
WATER RETICULATION					
22	100mm Dia. uPVC Water Main Class 16 (RRJ)	m	53	80	4,240
23	Fire Hydrant	each	2	720	1,440

STAGE 3

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
24	End cap	each	1		250
	SEWER RETICULATION				
25	Property Connection Branch (Type E2)	each	1		800
26	Lower/Realign Existing Rising Sewer Main (Provisional, If Ordered)	item			
	REVEGETATION				
27	Grass Seed	m ²	183	2	366
	SERVICES				
28	Electrical conduits and draw wires	m	159	10	1,590
29	Telecommunications conduits and draw wires	m	159	10	1,590
30	Excavation, backfilling and marking for services	m	53	60	3,180
Subtotal (Excl. GST) \$					40,743
GST (10%) \$					4,075
TOTAL (Incl. GST) \$					44,818

BILL OF QUANTITIES - C

STAGE 4

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment and Disestablishment	item			300
2	Erosion and Sediment Control	item			300
EARTHWORKS					
3	Stripping Topsoil (50mm Nom.) (Provisional)	m ³	10	12	120
4	Excavate Unsuitable Material Below Subgrade (Provisional, If Ordered)	m ³	20		
5	Backfill Unsuitable Material Below Subgrade with Type 2.5 (Provisional, If Ordered)	m ³	20		
6	Excavation	m ³	5	12.00	60
7	Embankment	m ³	8	12.00	96
8	Base Type 2.2	m ³	19	140	2,660
9	Respread Topsoil	m ²	67	2	134
BITUMEN SURFACING					
10	Prime	m ²	120		
11	14mm Seal	m ²	120	15	1,800
12	7mm Seal	m ²	120		
WATER RETICULATION					
13	50mm Dia HDPE Main Class 12	m	40	60	2,400
14	End Cap	each	1	150	150
SEWER RETICULATION					
15	Property Connection Branch (Type E2)	each	1	800	800
REVEGETATION					
16	Grass Seed	m ²	67	2	134
SERVICES					
17	Electrical conduits and draw wire	m	80	10	800
18	Telecommunications conduits and draw wire	m	80	10	800
19	Excavation , backfilling and marking for services	m	40	78	3,120
Subtotal (Excl. GST) \$					13,674
GST (10%) \$					1,368
TOTAL (Incl. GST) \$					15,042

BILL OF QUANTITIES - D

STAGE 5

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	PRELIMINARIES				
1	Site Establishment and Disestablishment	item			
	SEWER RETICULATION				
2	Property Connection Branch (Type E2)	each	1		800
2					





Subtotal (Excl. GST) \$	800
GST (10%) \$	80
TOTAL (Incl. GST) \$	880

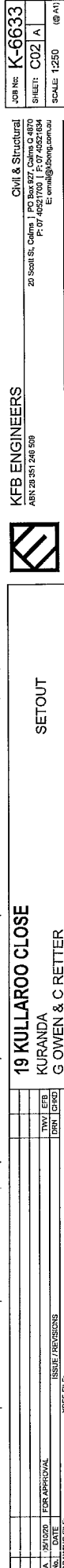
NOTES - EROSION & SEDIMENT CONTROL

1. All Works to be Constructed in Accordance with FNRCC Standard Specifications and Drawings, Unless Noted Otherwise.
2. Kerb and Channel Setout is to Invert of Kerb and Channel.
3. uPVC Stormwater Pipe to be Bedded in Accordance with FNRCC Std Drg No. S3015.
4. RC Pipe to be Bedded in Accordance with FNRCC Std Drg No. S1046.

1. All Sediment and Erosion Control Measures Shall be in Place Prior to Construction.
2. Where Possible the Works are to be Programmed to be Constructed During Lower than Average Rainfall Periods.
3. All Erosion and Sediment Control Measures Shall be Checked for Damage, Cleared Out and Reinstated After Each Rainfall Event.
4. All Drainage Structures are to be Protected Against Sediment Infiltration During Construction.
5. Silt Fencing is to be Erected on the Downstream Side of all Stockpiles.
6. All Temporary Erosion and Sediment Control Measures are to Remain in Place until all Areas have been Fully Revegetated.
7. All Disturbed Areas are to be Topsoiled and Grass Seeded.

LEGEND

- | Symbol | Description |
|--|---|
| --- 355 --- | Existing Lidar Surface Contours (1m Interval) |
| --- 355 --- | Design Surface Contours (0.2m Interval) |
| → | Existing Culley |
|  | 7mm Seal
14mm Seal
Prime |
|  | 100mm Base Type 2 (Subtype 2.2)
100mm Subbase Type 2 (Subtype 2.3) |
|  | 7mm Seal
14mm Seal
Prime
150mm Base Type 2 (Subtype 2.2) |
| SF | Silt Fence |
| SS | Silt Sock |
| SCD | Sandbag Check Dam |
|  | Cast In-Situ Concrete Pit
(Refer Drg No. C05 for Details) |
| 5/A | Stormwater Drainage Reference |
| == | Underground Stormwater Pipe |



JOB No: K-6633
 SHEET: C02 A
 SCALE: 1:250 (A1)

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21700 | F: 07 40521634
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ARN 28 151 240 509



SETOUT

19 KULLAROO CLOSE

KURANDA
G OWEN & C RETTER

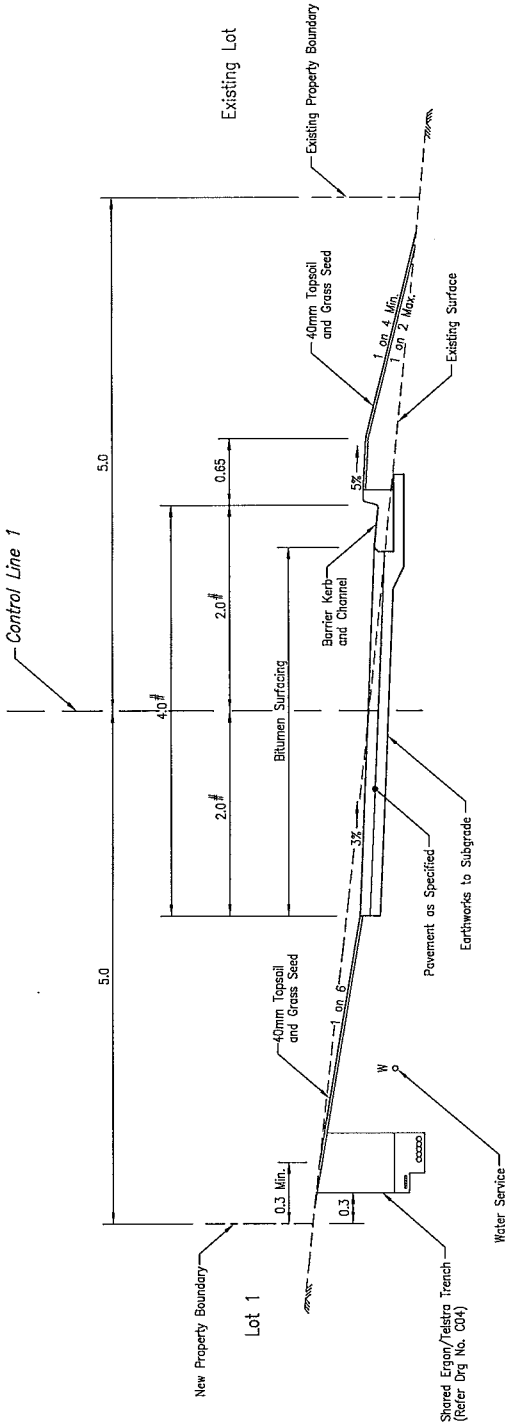
ISSUE / REVISIONS

A	05/10/20	FOR APPROVAL
No.	DATE	

NOTES

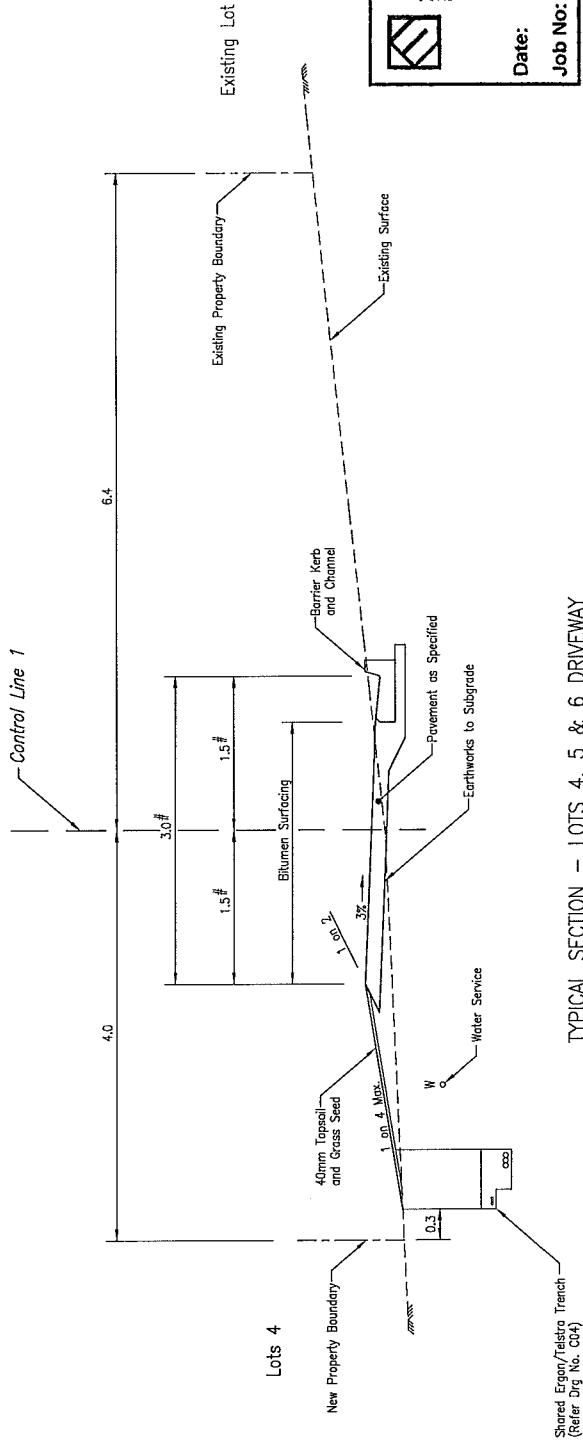
1. Kerb and Channel to be Constructed in Accordance with FNOROC Std Drg No. S1000.

Refer Drg No. C02 for Width Changes




TYPICAL SECTION - ENTRANCE DRIVEWAY


Chge 10 - 47.43



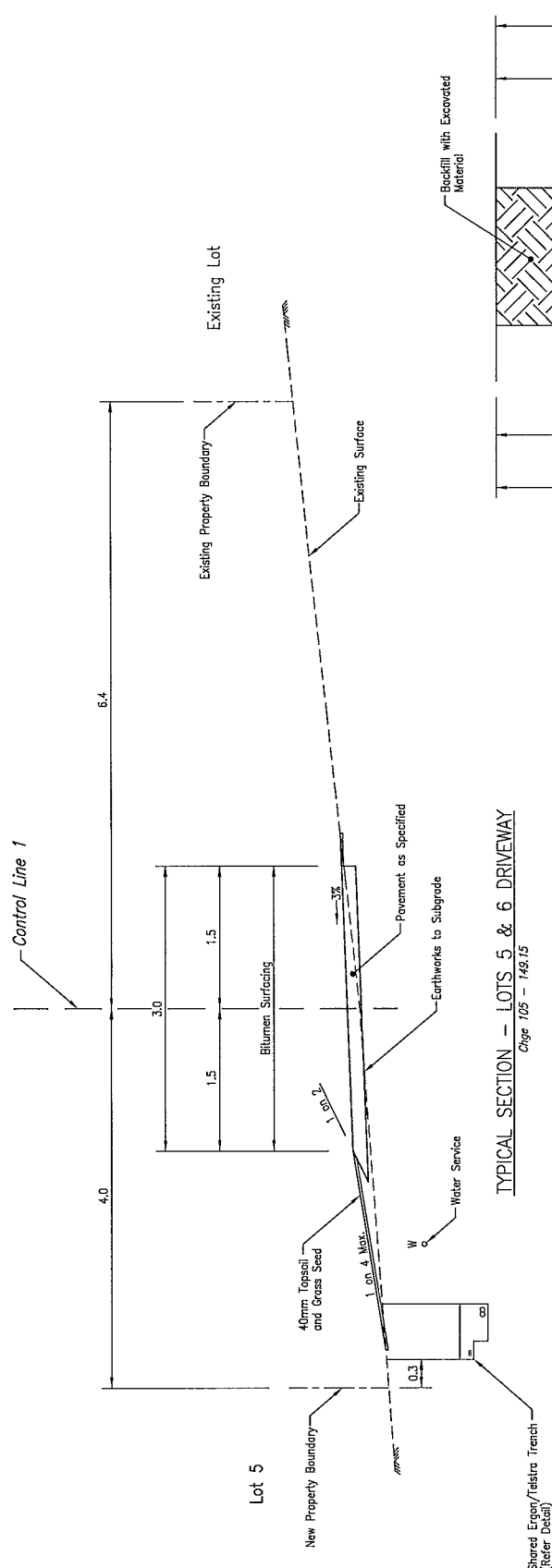
TYPICAL SECTION - LOTS 4, 5 & 6 DRIVEWAY

Chge 73.66 - 105

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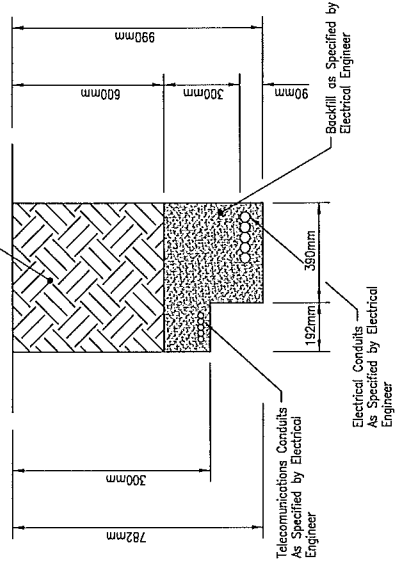
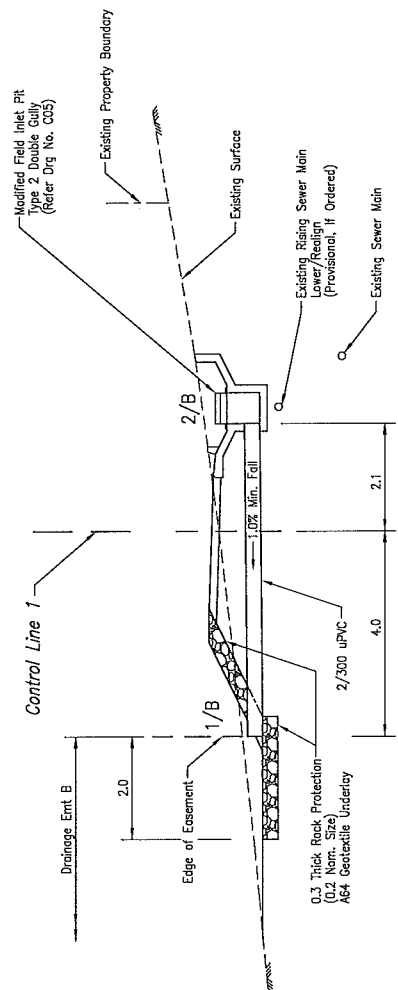
Date: **26/11/20**
Signed: 
Job No: **K-6633**
RPEQ No **00491**

JOB No: K-6633		Civil & Structural	
SHEET: C03 A		20 Scott St, Cairns PO Box 927, Cairns Q 4870	
SCALE: N.T.S. (@ A1)		P: 07 4052 1700 F: 07 4052 1634	
		E: email@kfbeng.com.au	
KFB ENGINEERS			
ABN 20 251 246 509			

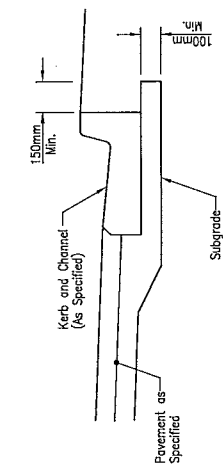


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Job No: **K-6633**
Date: **26/11/20**
Signed: *[Signature]*
RPEQ No. **00491**

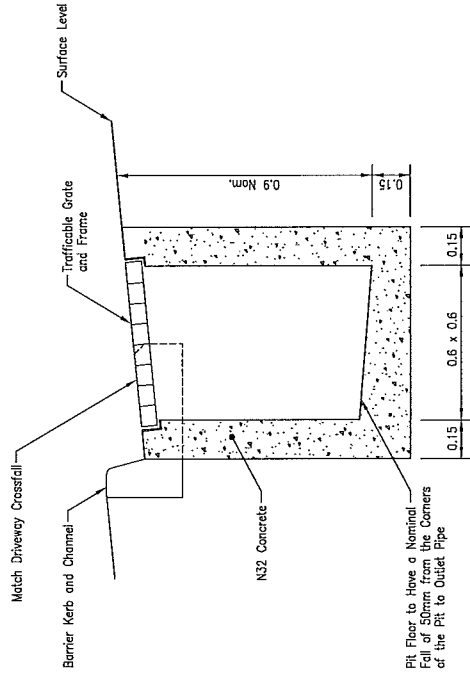


KERB AND CHANNEL DETAIL

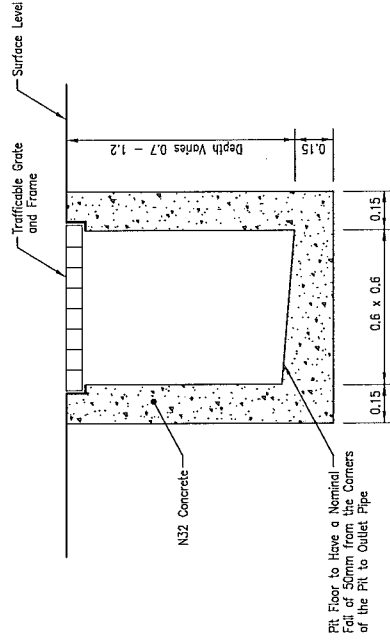


19 KULLAROO CLOSE

Job No: K-6633		Civil & Structural	
SHEET: C04		20 Scott St, Cairns PO Box 927, Cairns Q 4870	
SCALE: N.T.S.		P: 07 4052 1700 F: 07 4052 1634 E: email@kfbeng.com.au	
KFB ENGINEERS		ABN 28 351 248 509	
TYPICAL SECTION AND DETAILS		19 KULLAROO CLOSE	
KURANDA		G OWEN & C RETTER	
DATE		ISSUE / REVISIONS	
DATE		DATE	
DATE		DATE	



TYPICAL SECTION — PITS 5/A, 6/A & 1/C

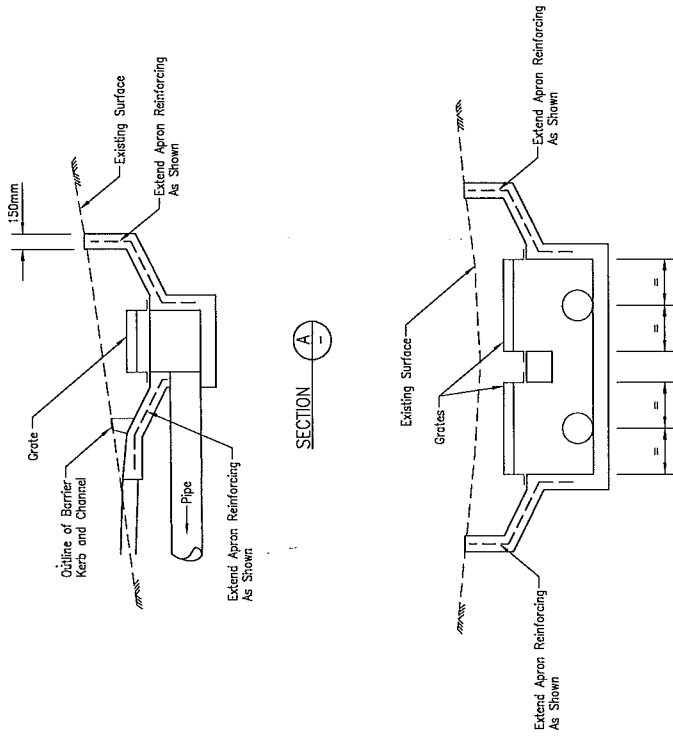


TYPICAL SECTION — PITS 2/A, 3/A & 4/A

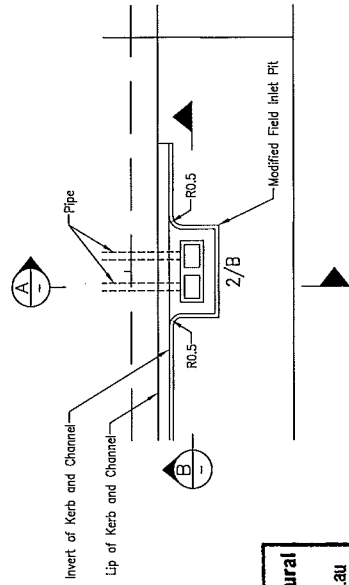
CAST IN-SITU CONCRETE PIT

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Date: **26/11/20**
 Signed: *[Signature]*
 Job No: **K-6633**
 RPEQ No. **00491**



SECTION A-A



PLAN

MODIFIED FIELD INLET PIT (TYPE 2)
 Field Inlet Pit to be Constructed in Accordance with OTMR
 Std Drg No. 1310, Unless Amended by the Drawings

NO.	DATE	FOR APPROVAL	ISSUE / REVISIONS	REF FILE
1	26/11/20			
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19 KULLAROO CLOSE
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STORMWATER DETAILS

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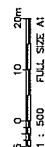
JOB No:	K-6633
SHEET:	C05 A
SCALE:	N.T.S. (@ A1)



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11

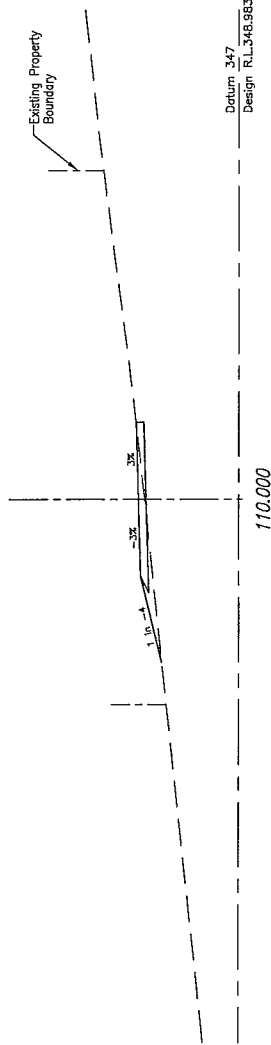
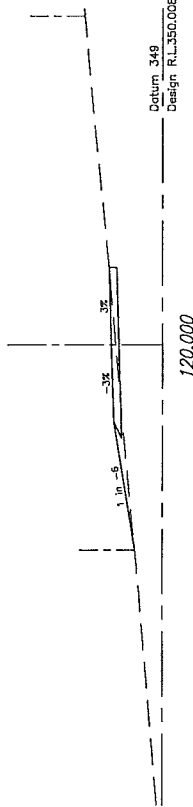
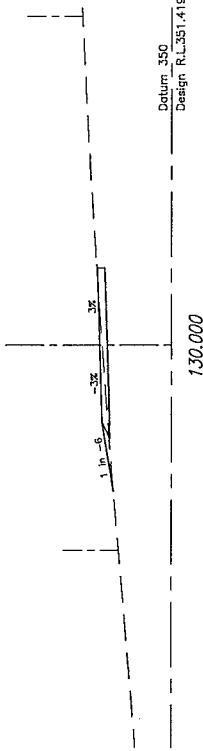
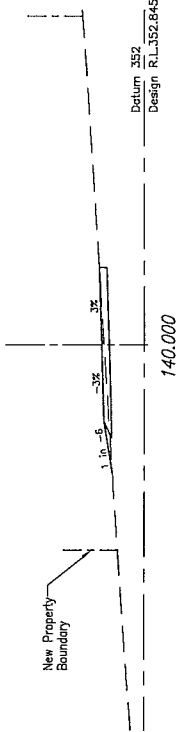
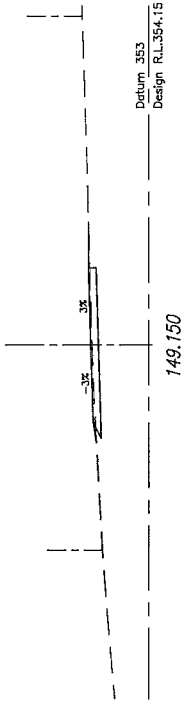
RPEQ No. 00491

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& C RETTER

ABN 28 351 246 509

JOB No:	K-6633	
SHEET:	C07	A



NO.	DATE	FOR APPROVAL	ISSUE / REVISIONS	XREF FILE
1	26/11/20			

19 KULLAROO CLOSE
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CROSS SECTIONS ALONG DRIVEWAY
CHGE 110 - 149.150



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SCALE: 1 : 50 (@ A1)



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Date: 26/11/20

Signed: *[Signature]*

Job No: K-6633

RPEQ No. 00491



LEGEND

- 100mm Dia. uPVC Water Main Class 16 (RRU)
50mm Dia HDPE Water Main Class 12
Solvent Weld Jointed
Fire Hydrant
Sluice Valve
Endcap
Existing Lidar Surface Contours
(1m Interval)
- S — Existing Gravity Sewer Main
— SRM — Existing Rising Sewer Main
— W — Existing Water Main
O FH Existing Fire Hydrant
O MH Existing Sewer Manhole
- FH
▼
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- 355 —

NOTES - WATER

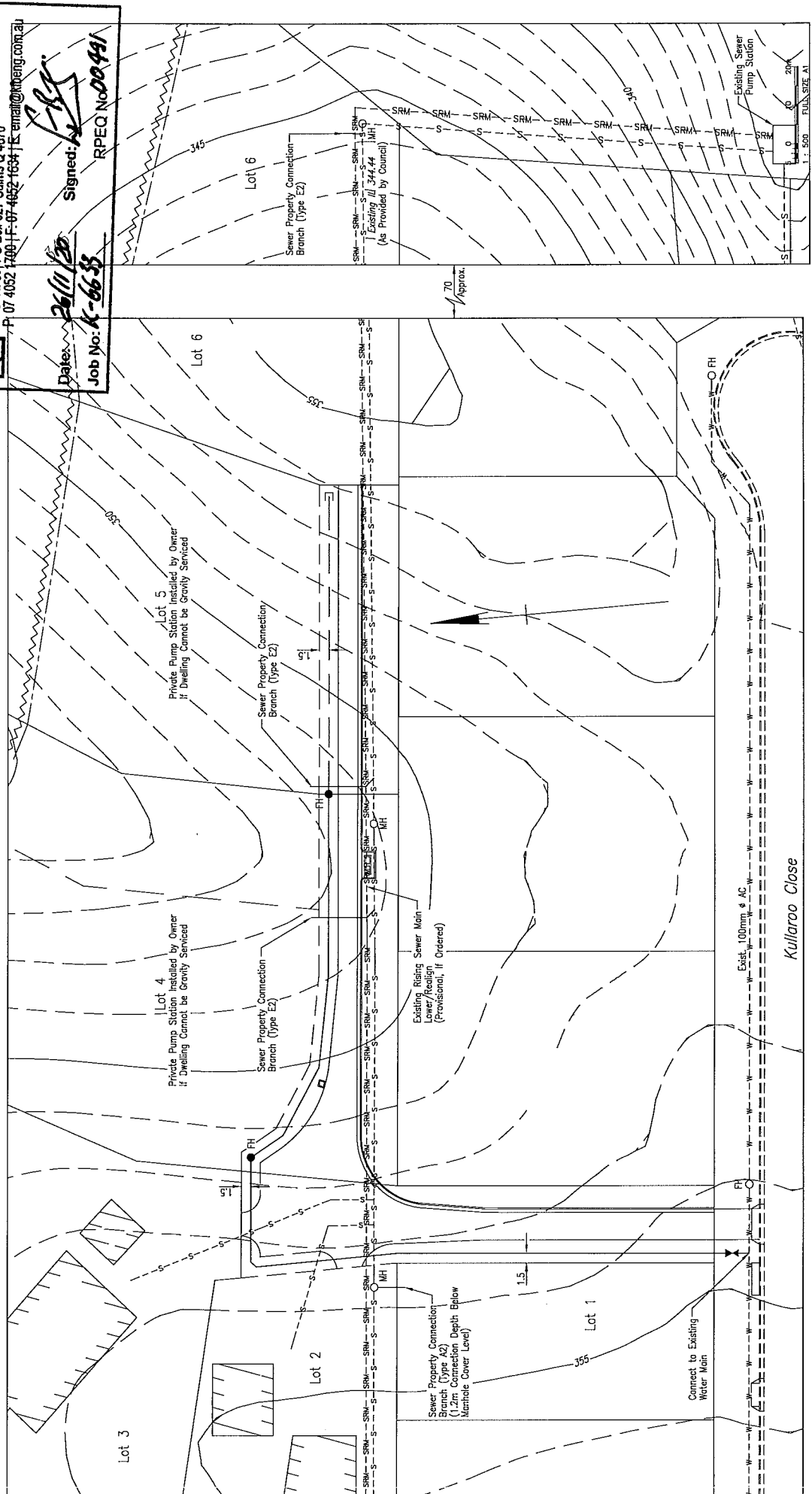
1. Water Reticulation to be Constructed in Accordance with PNGROC SD 019 No 3 S2000, S2005, S201, S201.5, S201.6, S2020, S2080 and PNGROC Specification S5.
2. Water Mains Shall be Located 1.0m from Property Boundaries.
3. Where Non-Metallic Pipe is Laid a Continuous Stainless Steel Wire, 1.5mm (min) Diameter, Shall be Laid Immediately Above the Fill Sand to Assist in Future Location. This Wire Shall be Wrapped Once Around all Hydrants and Sluice Valves.
4. The Minimum Test Pressure for all Pipes Shall be 1250 KPa.

NOTES - SEWER

1. Sewerage Reticulation to be Constructed in Accordance with PNGROC SD 019 No 3 S3000, S3005, S3015 and PNGROC Specification S6.
2. Sewer Property Connections into be 100mm.

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Job No: K-6633 RPEQ No: 009491



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SHEET: C10 A		20 Scott St, Cairns PO Box 927, Cairns Q 4870	
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19 KULLAROO CLOSE
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WATER AND SEWER RETICULATION

DATE	USER / REVISIONS	DATE	USER / REVISIONS
15/02/2020	FOR APPROVAL	26/11/20	FOR APPROVAL
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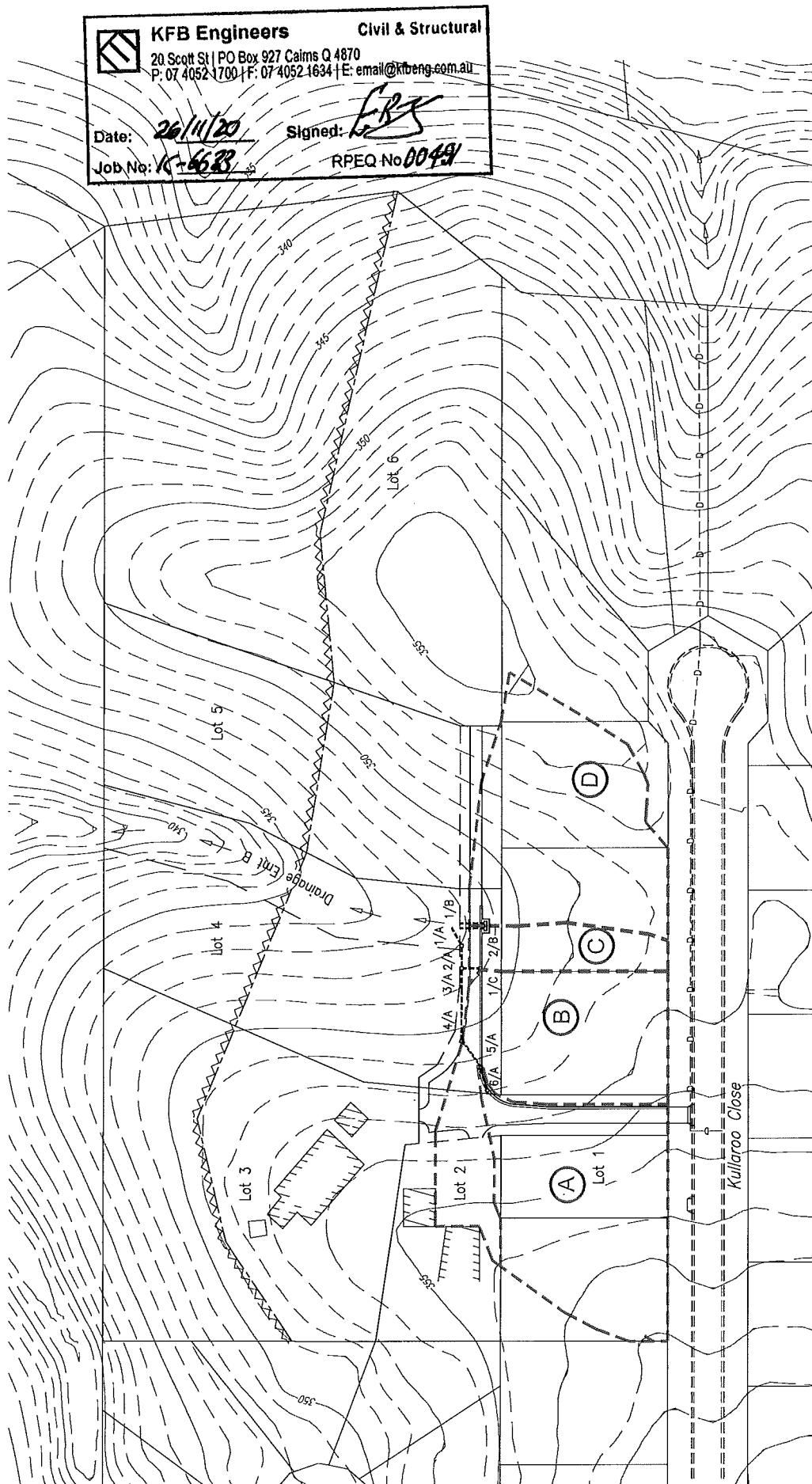
LEGEND

- Existing Lidar Surface Contours (1m Interval)
- Existing Stormwater Pipe
- Catchment Boundary
- Structure Number
- Catchment Number

(A)

CATCHMENT CALCULATIONS

REFERENCE POINT	CATCHMENT NUMBER	CATCHMENT AREA (ha)	TIME OF CONCENTRATION (Min)	RUNOFF COEFFICIENT (C _s)	RAINFALL INTENSITY (ls, mm/hr)	FLOW (Q _s , m ³ /s)	RUNOFF COEFFICIENT (C _{eq})	RAINFALL INTENSITY (ls, mm/hr)	FLOW (Q _{eq} , m ³ /s)
5/A	A	0.23	5	0.8	191.46	0.10	1.0	324.73	0.21
1/C	B	0.21	5	0.8	191.46	0.09	1.0	324.73	0.19
2/B	C	0.05	5	0.8	191.46	0.02	1.0	324.73	0.05
	D	0.23	5	0.8	191.46	0.10	1.0	324.73	0.21



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Date: 26/11/20

Job No: K-6633

Signed: [Signature]

RPEQ No 0049

1: 500
FULL SIZE A1

JOB No: K-6633
SHEET: SK1
SCALE: 1:500
(@ A1)

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19 KULLAROO CLOSE
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STORMWATER CALCULATIONS

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