

**DELEGATED REPORT**

**TO:** SENIOR PLANNER

**FROM:** Technical Officer (Subdivisions)

**FILE:** OPW/17/0004

**DATE:** 5 January 2018

**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>FILE NO:</b>	OPW/17/0004	<b>ADDRESS:</b>	8-10 Forest Close, Kuranda
<b>APPLICANT:</b>	S & K Derakhshan	<b>RPD:</b>	Lot 3 on SP146500 & Lot 11 on RP851466
<b>LODGED BY:</b>	KFB Engineers	<b>AREA:</b>	Lot 3 - 6,290m <sup>2</sup> Lot 11 - 5,505m <sup>2</sup>
<b>DATE LODGED:</b>	6 December 2017	<b>OWNER:</b>	S & K Derakhshan
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Operational Works for Reconfiguring a Lot - Subdivision (2 into 3 lots) approval DA/16/0062		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Rural Residential Zone		
<b>LEVEL OF ASSESSMENT:</b>	Code Assessment		

**PREVIOUS APPLICATIONS & APPROVALS**

DA/16/0062

**DESCRIPTION OF PROPOSED DEVELOPMENT**

The development application seeks a Development Permit for Operational Works for Reconfiguring a Lot - Subdivision (2 into 3 lots) approval DA/16/0062.

**ASSESSMENT**

**State Planning Policy**

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**Relevant Development Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.10 Rural residential zone code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below.

Relevant Codes	Comments
Rural residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

### Compliance with conditions of earlier related approval

#### DA/16/0062 - Reconfiguring a Lot - Subdivision (2 into 3 Lots)

1. Development must be carried out substantially 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, 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.
- 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 Flood Immunity

All new buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.

- 3.9 No filling is to occur below the 100 ARI flood level unless approved as part of a subsequent development permit for operational works.

### 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.

### 3.11 Slope Stability

For any new building work proposed on a slope of 15% or greater, the applicant/developer must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

## 4. Infrastructure Services and Standards

### 4.1 Access

Access to Lot 4 must be constructed (from the edge of the road pavement to the property boundary of the lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of roll-over/layback kerb along the frontage of the allotment will satisfy this condition.

#### 4.2 Frontage Works - Forest Close

Prior to the endorsement of a plan of survey, the applicant/developer must widen the development side of Forest Close, up to and including the curve of the intersection of Forest Close and Greenhills Road, by 1.25 metres, including kerb and channel, for the full frontage of Lots 3, 4 and 5, designed in accordance with the FNQROC Development Manual (Access Street standard - Table D1.1), to the satisfaction of Council's delegated officer.

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

#### 4.3 Stormwater Drainage

4.3.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practical measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.3.2 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

#### 4.4 Water Supply

A water service connection must be provided to each lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

#### 4.5 On-Site Wastewater Management

Any future on-site effluent disposal system on Lot 4 must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

#### 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.

## REFERRALS

### Internal Consultation

Manager Technical Services

### OFFICER'S RECOMMENDATION

1. That in relation to this operational works development application:

APPLICATION		PREMISES	
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<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works for Reconfiguring a Lot - Subdivision (2 into 3 lots) approval DA/16/0062		

and in accordance with the Planning Act 2016, the applicant be notified that the application for operational works:

Approved subject to the following assessment manager conditions:

- (A) APPROVED DEVELOPMENT: Development Permit for Operational Works for Reconfiguring a Lot - Subdivision (2 into 3 lots) approval DA/16/0062
- (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
K-4329 Sheet C01	General Arrangement	KFB Engineers	11/10/17
K-4329 Sheet C02	Setout	KFB Engineers	11/10/17
K-4329 Sheet C03	Typical Section and Details	KFB Engineers	11/10/17
K-4329 Sheet C04	Cross Sections Along Control Line 1	KFB Engineers	19/09/17
K-4329 Sheet C05	Erosion and Sediment Control Strategy	KFB Engineers	19/09/17
K-4329 Sheet C06	Stormwater Drainage Calculations	KFB Engineers	19/09/17

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

**(a) General**

- (i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (ii) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
  - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
  - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
  - to ensure compliance with the following conditions of approval.
- (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.

**(b) Pre-start Meeting**

- (i) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned prior to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

**(c) Inspections**

- (i) Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the pre-start meeting.

**(d) Construction Security Bond and Defects Liability Bond**

- (i) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.
- (ii) During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

**(e) Hours of Work**

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
  - 7.00am to 6.00pm, Monday to Friday;
  - 7.00am to 1.00pm Saturdays;
  - No work is permitted on Sundays or Public Holidays.
- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

**(f) Transportation of Soil**

- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

**(D) RELEVANT PERIOD**

When approval lapses if development not started (s.85)

- Any other development – two (2) years (starting the day the approval takes effect).

**(E) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS**

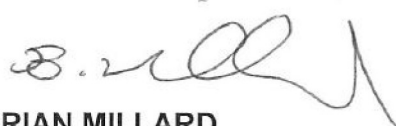
- Nil

## DECISION BY DELEGATE

## DECISION

Having considered the Technical Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

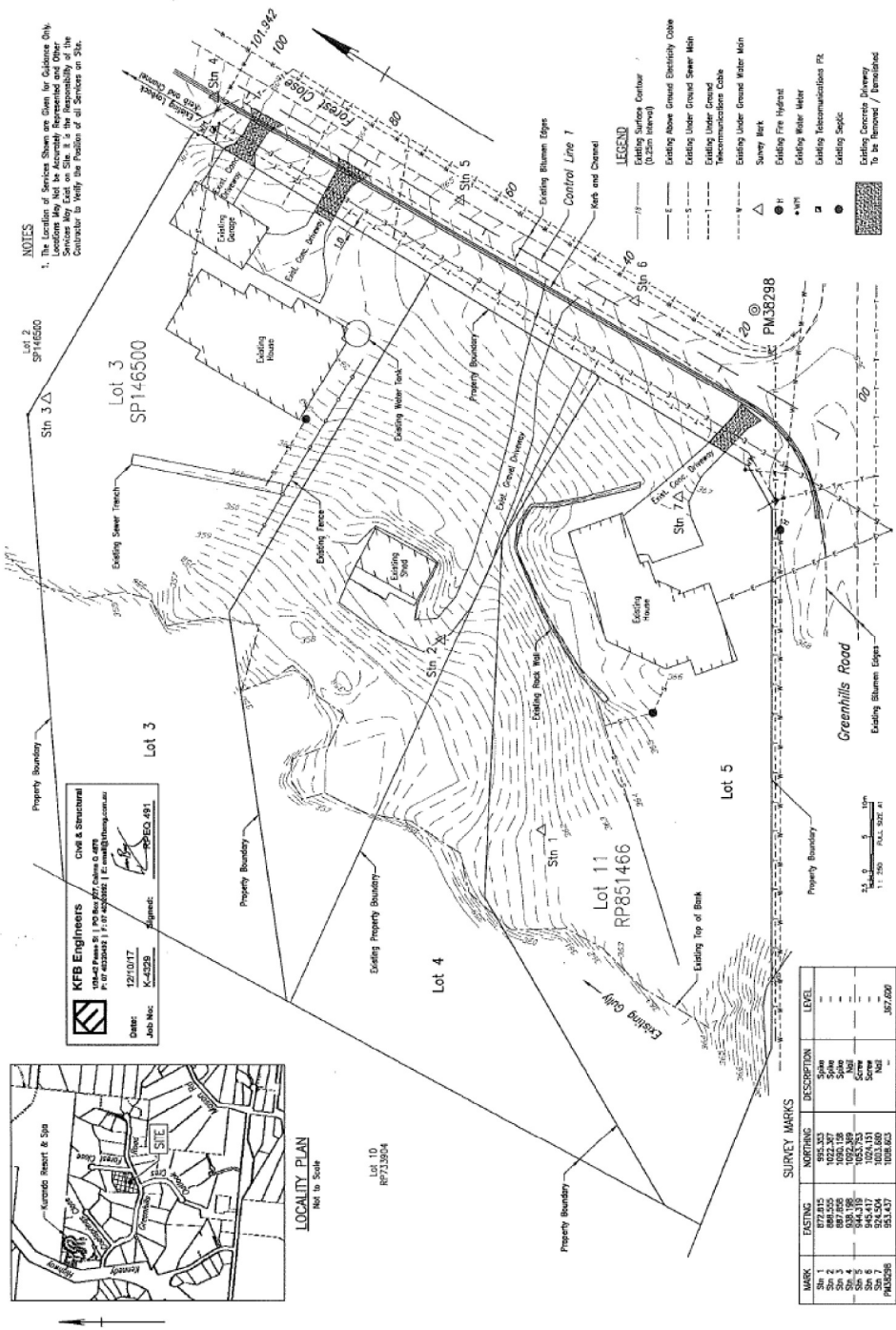
Dated the 5<sup>TH</sup> day of JANUARY 2018



**BRIAN MILLARD**  
**SENIOR PLANNER**

MAREEBA SHIRE  
AS DELEGATE OF THE COUNCIL





**NOTES**

1. The location of Services Shown are Given for Guidance Only. Locations May Not be Accurately Represented and Other Services May Exist on Site. It is the Responsibility of the Contractor to Verify the Presence of all Services on Site.

Lot 2  
SP146500

Lot 3  
SP146500

**KFB Engineers**  
Civil & Structural  
104-A, Street 11, P.O. Box 202020, E. Wauwatu, Hawaii  
Phone: (808) 261-1111  
Fax: (808) 261-1112  
Email: info@kfbeng.com  
Website: www.kfbeng.com

Date: 12/10/17  
Job No: K-4329  
Project: SP-EO 481



Lot 110  
RP733504

Lot 4  
RP851466

Lot 5

**SURVEY MARKS**

MARK	EASTING	NORTHING	DESCRIPTION	LEVEL
Stn 1	877.815	992.323	Spine	-
Stn 2	887.255	1022.177	Spine	-
Stn 3	897.695	1052.031	Spine	-
Stn 4	908.135	1081.885	Spine	-
Stn 5	918.575	1111.739	Spine	-
Stn 6	929.015	1141.593	Spine	-
Stn 7	939.455	1171.447	Spine	-
Stn 8	949.895	1201.301	Spine	-
Stn 9	960.335	1231.155	Spine	-
Stn 10	970.775	1261.009	Spine	-
Stn 11	981.215	1290.863	Spine	-
Stn 12	991.655	1320.717	Spine	-
Stn 13	1002.095	1350.571	Spine	-
Stn 14	1012.535	1380.425	Spine	-
Stn 15	1022.975	1410.279	Spine	-
Stn 16	1033.415	1440.133	Spine	-
Stn 17	1043.855	1470.000	Spine	-
Stn 18	1054.295	1500.000	Spine	-
Stn 19	1064.735	1530.000	Spine	-
Stn 20	1075.175	1560.000	Spine	-
Stn 21	1085.615	1590.000	Spine	-
Stn 22	1096.055	1620.000	Spine	-
Stn 23	1106.495	1650.000	Spine	-
Stn 24	1116.935	1680.000	Spine	-
Stn 25	1127.375	1710.000	Spine	-
Stn 26	1137.815	1740.000	Spine	-
Stn 27	1148.255	1770.000	Spine	-
Stn 28	1158.695	1800.000	Spine	-
Stn 29	1169.135	1830.000	Spine	-
Stn 30	1179.575	1860.000	Spine	-
Stn 31	1189.995	1890.000	Spine	-
Stn 32	1200.435	1920.000	Spine	-
Stn 33	1210.875	1950.000	Spine	-
Stn 34	1221.315	1980.000	Spine	-
Stn 35	1231.755	2010.000	Spine	-
Stn 36	1242.195	2040.000	Spine	-
Stn 37	1252.635	2070.000	Spine	-
Stn 38	1263.075	2100.000	Spine	-
Stn 39	1273.515	2130.000	Spine	-
Stn 40	1283.955	2160.000	Spine	-
Stn 41	1294.395	2190.000	Spine	-
Stn 42	1304.835	2220.000	Spine	-
Stn 43	1315.275	2250.000	Spine	-
Stn 44	1325.715	2280.000	Spine	-
Stn 45	1336.155	2310.000	Spine	-
Stn 46	1346.595	2340.000	Spine	-
Stn 47	1357.035	2370.000	Spine	-
Stn 48	1367.475	2400.000	Spine	-
Stn 49	1377.915	2430.000	Spine	-
Stn 50	1388.355	2460.000	Spine	-
Stn 51	1398.795	2490.000	Spine	-
Stn 52	1409.235	2520.000	Spine	-
Stn 53	1419.675	2550.000	Spine	-
Stn 54	1430.115	2580.000	Spine	-
Stn 55	1440.555	2610.000	Spine	-
Stn 56	1450.995	2640.000	Spine	-
Stn 57	1461.435	2670.000	Spine	-
Stn 58	1471.875	2700.000	Spine	-
Stn 59	1482.315	2730.000	Spine	-
Stn 60	1492.755	2760.000	Spine	-
Stn 61	1503.195	2790.000	Spine	-
Stn 62	1513.635	2820.000	Spine	-
Stn 63	1524.075	2850.000	Spine	-
Stn 64	1534.515	2880.000	Spine	-
Stn 65	1544.955	2910.000	Spine	-
Stn 66	1555.395	2940.000	Spine	-
Stn 67	1565.835	2970.000	Spine	-
Stn 68	1576.275	3000.000	Spine	-
Stn 69	1586.715	3030.000	Spine	-
Stn 70	1597.155	3060.000	Spine	-
Stn 71	1607.595	3090.000	Spine	-
Stn 72	1618.035	3120.000	Spine	-
Stn 73	1628.475	3150.000	Spine	-
Stn 74	1638.915	3180.000	Spine	-
Stn 75	1649.355	3210.000	Spine	-
Stn 76	1659.795	3240.000	Spine	-
Stn 77	1670.235	3270.000	Spine	-
Stn 78	1680.675	3300.000	Spine	-
Stn 79	1691.115	3330.000	Spine	-
Stn 80	1701.555	3360.000	Spine	-
Stn 81	1711.995	3390.000	Spine	-
Stn 82	1722.435	3420.000	Spine	-
Stn 83	1732.875	3450.000	Spine	-
Stn 84	1743.315	3480.000	Spine	-
Stn 85	1753.755	3510.000	Spine	-
Stn 86	1764.195	3540.000	Spine	-
Stn 87	1774.635	3570.000	Spine	-
Stn 88	1785.075	3600.000	Spine	-
Stn 89	1795.515	3630.000	Spine	-
Stn 90	1805.955	3660.000	Spine	-
Stn 91	1816.395	3690.000	Spine	-
Stn 92	1826.835	3720.000	Spine	-
Stn 93	1837.275	3750.000	Spine	-
Stn 94	1847.715	3780.000	Spine	-
Stn 95	1858.155	3810.000	Spine	-
Stn 96	1868.595	3840.000	Spine	-
Stn 97	1879.035	3870.000	Spine	-
Stn 98	1889.475	3900.000	Spine	-
Stn 99	1899.915	3930.000	Spine	-
Stn 100	1910.355	3960.000	Spine	-

**Saeed Derakshan**  
Lot 11 on RP851466 & Lot 5 on SP146500  
Lot Reconfiguration, Kuracao

**KFB ENGINEERS**  
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Job No: K-4329  
Project: SP-EO 481

Scale: 1:250  
Date: 12/10/17

General Arrangement

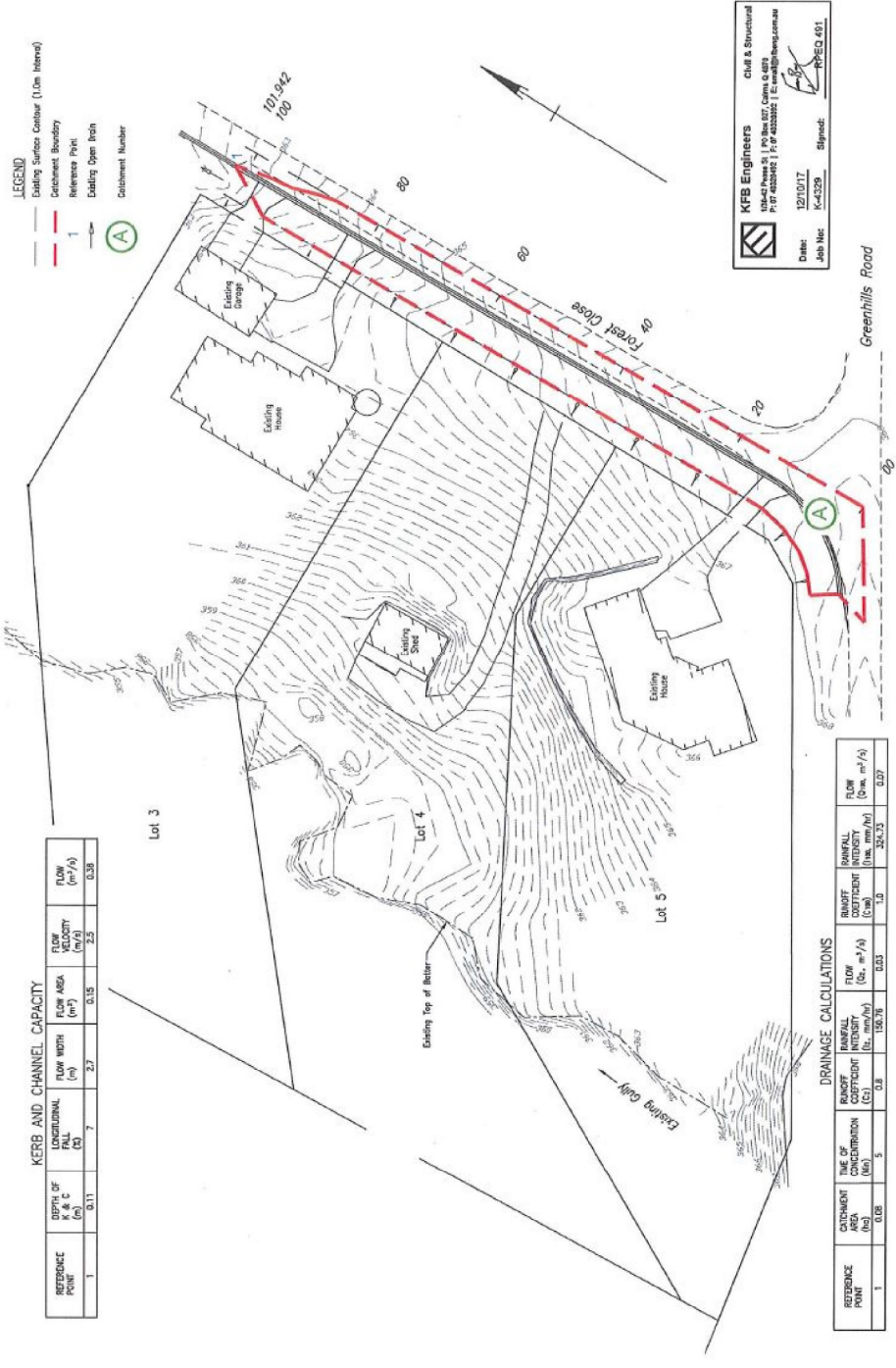
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**LEGEND**

- Existing Surface Contour (1.0m Interval)
- Setback Boundary
- Reference Point
- Existing Open Trench
- Setback Number

**KERB AND CHANNEL CAPACITY**

REFERENCE POINT	DIP OF KERB (%)	LONGITUDINAL SLOPE (%)	FLOW WIDTH (m)	FLOW AREA (m <sup>2</sup> )	FLOW CAPACITY (m <sup>3</sup> /s)	FLOW VELOCITY (m/s)
1	0.11	7	2.7	0.15	2.5	0.38

**DRAINAGE CALCULATIONS**

REFERENCE POINT	CATCHMENT AREA (ha)	TIME OF CONCENTRATION (min)	RUNOFF COEFFICIENT (%)	RAINFALL INTENSITY (mm/hr)	FLOW CAPACITY (L/s)	RAINFALL INTENSITY (mm/hr)	FLOW CAPACITY (L/s)	FLOW VELOCITY (m/s)
1	0.08	5	0.8	100.78	0.03	10	20.13	0.07

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Date: 12/01/17  
 Job No: K-4329  
 Signed: PREG 481

SCALE: 1:1,250 FULL SIZE AT 1:1,250

**KFB ENGINEERS**  
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Job No: K-4329  
 Sheet: C06 2  
 Date: 12/01/17

**Saeed Derakshian**  
 Lot 11 on RP651466 & Lot 3 on SP146500  
 Lot Reconfiguration, Kuranda

Stormwater Drainage Calculations