

APPLICATION FOR OPERATIONAL WORKS PERMIT**Saeed & Fereshteh Derakhshan****Proposed Subdivision (2 into 3 lots) Lot 11 on RP851466 & Lot 3 on SP146500, Situated at 8 – 10 Forest Close, Kuranda****CONTENTS**

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Date: 6 November 2017

Our Ref: K-4329-LTR-001

Your Ref: DA/16/0062

Date: 06/11/2017

The Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Carl Erwin – Senior Planning Officer

Re: Saeed & Fereshteh Derakhshan
Proposed Subdivision (2 into 3 Lots) Lot 11 on RP851466 & Lot 3 on SP146500,
Situated at 8 – 10 Forest Close, Kuranda

APPLICATION FOR OPERATIONAL WORKS PERMIT

Dear Sir

We are forwarding, on behalf of S & F Derakhshan, an Application for an Operational Works Permit associated with the subdivision of Lot 11 on RP 851466 & Lot 3 on SP146500 into 3 lots.

In general the proposed work is in accordance with the conditions set in Council's Decision Notice DA/16/0062 dated 17 January 2017.

Value of Work

Estimated cost of Operational Work \$59,917

Application Fee

1.5% x \$59,917 = \$899

Construction Monitoring Fee

1.5% x \$59,917 = \$899 (payable prior to commencement of work)

Construction Security (Maintenance) Bond

5% x \$59,917 = \$2,996 (to be lodged prior to commencement of work).

Yours faithfully



Euan Bruce RPEQ 0491

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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.

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)	Saeed & Fereshteh Derakhshan
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	c/- PO Box 927
Suburb	Cairns
State	Qld
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 0092
Applicant's reference number(s) (if applicable)	K-4329

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input checked="" type="checkbox"/> No – proceed to 3)

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

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
		8	Forest Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	11	RP851466	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		10	Forest Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	3	SP146500	Mareeba Shire Council

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. Only one set of coordinates is required for this part.

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 their details have been attached in a schedule to this application

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:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

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 application

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? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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):*

Reconfiguration of 2 lots into 3

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

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? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

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

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 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?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input 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 construction 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				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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 type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input type="text"/>		

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

Yes – specify number of new lots:

No

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

\$59,917

PART 4 – ASSESSMENT MANAGER DETAILS

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

Chief Executive Officer, 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

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

Clearing native vegetation

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application
 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 the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- 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)

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	DA/16/0062	17 January 2017	CEO 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 – the yellow local government/private certifier's 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

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 EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

XNo

Note: Application for an environmental authority can be found by searching "EM941" 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

XNo

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

XNo

Note: See www.qld.gov.au for further information.

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

XNo

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 conservation

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

Yes

XNo

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

XNo

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

commencing development

No

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

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*

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

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.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

No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.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

No

Note: See guidance materials at www.dews.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

No

Note: See guidance materials at www.ehp.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

No

Note: See guidance materials at www.ehp.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 No

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>	X Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes X Not applicable
Supporting information addressing any applicable assessment benchmarks is with 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>	X 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>	X Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes X Not applicable

25) Applicant declaration

XBy making this development application, I declare that all information in this development application is true and correct

X 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – 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	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

Name of Council: *Mareeba Shire Council*

Development Name and Location:
Proposed Subdivision (2 lots into 3 lots) 8-10 Forest (lsg), Kuarcda
Planning Permit No/Council File No: *..DA...1..16...1..0062....*

<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</i>
3. Payment of Engineering Application Fees (Copy of receipt to be attached)	✓	
4. Copy of Decision Notice for Development Application Conditions, <u>inc. 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>3 sets A3</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>N.A.</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		
• Stormwater		
• Sewer		
• Pathways and roads		
• Street Lighting		
• Electrical	<i>N.A.</i>	
• Gas		
• Public Transport		
• Park Reserves		
• Drainage Reserves		
11. Pavement design criteria		
12. Geotechnical reports for proposed earthworks		
13. Structural and geotechnical certificates for retaining walls etc.		
14. Water supply/sewerage pump station design parameters		
15. Stormwater drainage calculations	✓	
16. Erosion and Sediment Control Strategy (ESCS)	✓	
17. Declared Pest Management Plan (if applicable)	<i>N.A.</i>	
18. The approval of any other Authorities & concurrence agencies likely to be affected by the works.	<i>N.A.</i>	



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	<i>Euan Fraser BRUCE</i>	
Name of Company	<i>KFB Engineers</i>	
Telephone Number (s)	Office: <i>07 4082 0492</i>	Mobile: <i>0408 772 105</i>
Email address	<i>euan@kfbeng.com.au.</i>	
RPEQ No.	<i>0491</i>	

20. Date of submission of application *6.../11.../2017*

(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 Proposed Subdivision (2 into 3 lots)

Location of Development 8 - 10 Forest Close , Kuranda

Applicant Saeed & Fereshteh Derakhshan

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	

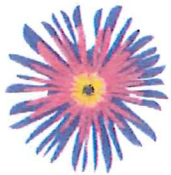
Landscaping	
Water Source and Disinfection/Treatment Infrastructure (if applicable)	
Water Reticulation, Pump Stations and water storages	
Sewer Reticulation and Pump Stations	
Electrical Reticulation and Street Lighting	
Public Transport	
Associated Documentation/ Specification	
Priced Schedule of Quantities	
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 0491

Name in Full Euan Fraser BRUCE

Signature  Date 6 November 2017



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4656
F: 07 4092 3323

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

Council Ref: DA/16/0062

Our Ref: BM:CE:nj

Your Ref: ET16-036

17 January 2017

Saeed & Fereshteh Derakhshan
C/- Elizabeth Taylor Town Planner
23 Valley Street
FRESHWATER QLD 4870

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335



Dear Applicant/s

**APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (2 INTO 3 LOTS)
LOT 11 ON RP851466 & LOT 3 ON SP146500
SITUATED AT 8 - 10 FOREST CLOSE, KURANDA**

I wish to advise that, under Council's delegated authority on 16 January 2017, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application has not been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval -

Development Permit for Reconfiguring a Lot - Subdivision (2 into 3 lots)

2. Other necessary development permits and/or compliance permits-

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out -

- Development Permit for Operational Works

3. Other approvals required from Council

- Nil

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

6. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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.

(B) 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) Water Meters/Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged and the required connection fee paid prior to the signing of the survey plan.

(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:

- Flood immunity
- On-site domestic wastewater disposal (Lot 4 only)

(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

7. IDAS referral agencies –

The application did not require referral to any Referral Agency.

8. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	-	Elizabeth Taylor - Town Planner	-

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

- Reconfiguring a Lot requiring Operational Works – four (4) years (starting the day the approval takes effect);

If there is one (1) or more subsequent related approvals for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –

Applicant may make representations about decision

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- (b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 2 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

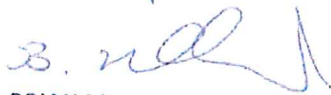
- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's Planning Officer, Carl Ewin on the above telephone number.

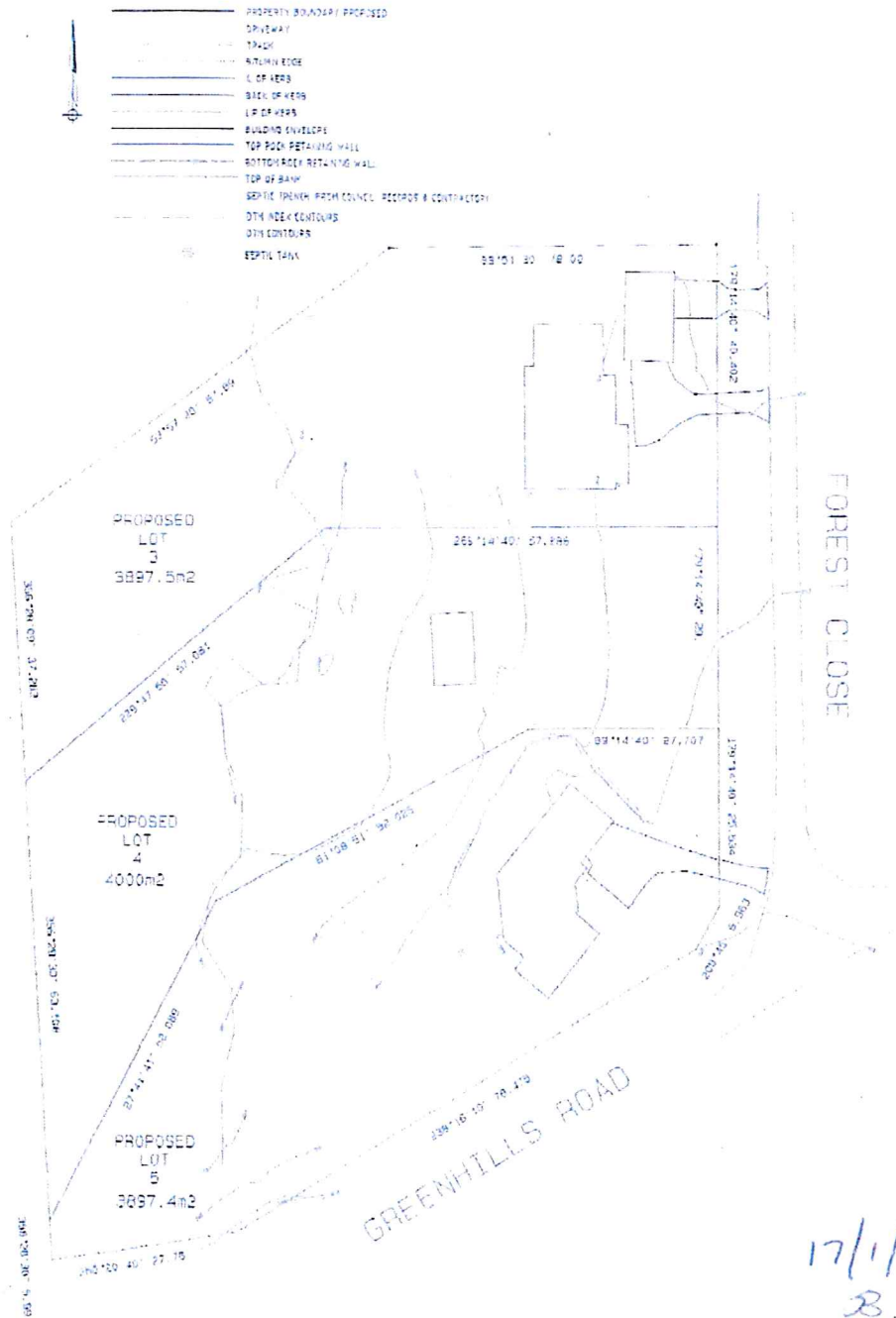
Yours faithfully



BRIAN MILLARD
SENIOR PLANNER

Enclosures: Attachment 1 - Approved Plans of Development
Attachment 2 - SPA Extract - Making Representations about Decision
Attachment 3 - SPA Extract on Appeal Rights

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (ECM VS 3216877)



Saeed & Fereshteh Derakhshan**Proposed Subdivision (2 into 3 lots) Situated at 8 – 10 Forest Close,
Kuranda****SPECIFICATION**

1. Construction of works shall generally comply with FNQROC Development Manual and in particular to the relevant sections of:
 - CP1 - Construction Procedures
 - S1 - Earthworks
 - S2 - Road Pavements
 - S4 - Stormwater Drainage
 - S5 - Water Reticulation
 - S7 - Concrete Work
 - S8 - Landscaping
2. As constructed data for external work shall be recorded as required by the Mareeba RShire Council

SUMMARY OF COSTS

Refer attached Bill of Quantities	54,470
GST	<u>5,447</u>
TOTAL	\$59,917

Date: 6 November 2017

BILL OF QUANTITIES - A
CIVIL WORKS - LOT 11 ON RP851466 & LOT 3 ON SP146500

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
PRELIMINARIES					
1	Site Establishment and Disestablishment	item			1,000
2	As Constructed Data	item			1,500
3	Insurance of the Works	item			1,000
4	Erosion and Sediment Control	item			300
5	Provision for Traffic	item			300
EARTHWORKS					
6	Stripping Topsoil (50mm nominal thickness) (Provisional)	m ³	710	10	7,100
7	Cut	m ³	35	12	420
8	Fill	m ³	166	30	4,980
9	Respreading Topsoil (40mm Thick)	m ²	605	10	6,050
10	Excavate and Backfill Unsuitable Material with General Fill Material (Provisional, if Ordered)	m ³	5		
11	Remove / Demolish Existing Concrete Driveway	m ²	75	20	1,500
ROADWORKS					
12	Base Type 2 (Subtype 2.2)	m ³	10	60	600
13	Subbase Type 2 (Subtype 2.3)	m ³	19	60	1,140
14	Layback Kerb and Channel	m	109	80	8,720
15	Prime	m ²	94	20	1,880
16	16mm Seal	m ²	94	25	2,350
17	10mm Seal	m ²	94	25	2,350
18	Concrete Driveway (Type 1)	m ²	70	100	7,000
19	Gravel Driveway (Base Type 2 (Subtype 2.3))	m ³	3	60	180
WATER RETICULATION					
20	Domestic Water Service Connection	each	1		2,000
21	Connect to Existing	each	1		2,000
LANDSCAPING					
22	Grass Seeding	m ²	605		1,500

BILL OF QUANTITIES - A

CIVIL WORKS - LOT 11 ON RP851466 & LOT 3 ON SP146500

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
23	SERVICE ALTERATIONS Raise/Lower Existing Telecommunication Pits to Suit New Surface Level	each	2		600
Subtotal (Excl. GST) \$					54,470
GST (10%) \$					5,447
TOTAL (Incl. GST) \$					59,917



LOCALITY PLAN
Not to Scale

Lot 10
RP733904

KFB Engineers
Civil & Structural
128-43 Pavers St | PO Box 877, Cairns Q 4870
P: 07 40220492 | F: 07 40220882 | E: email@kfbeng.com.au

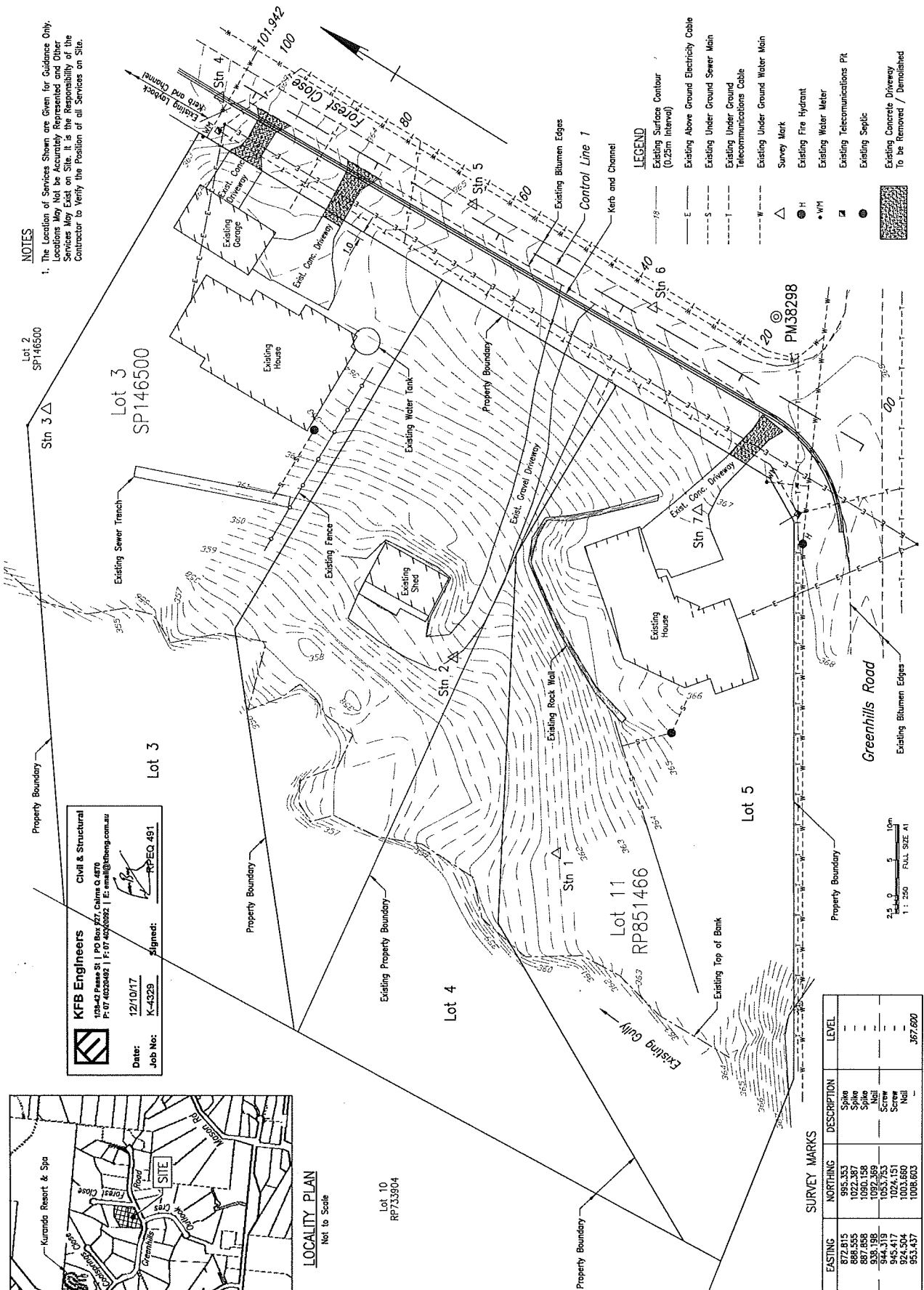
Date: 12/10/17
Job No: K-4329
Signed: [Signature]
RP-EO 491

Lot 2
SP146500

Lot 3
SP146500

Lot 4
RP851466

Lot 5



NOTES

- 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 Position of all Services on Site.

LEGEND

- Existing Surface Contour (0.25m Interval)
- Existing Above Ground Electricity Cable
- Existing Under Ground Sewer Main
- Existing Under Ground Telecommunications Cable
- Existing Under Ground Water Main
- Survey Mark
- Existing Fire Hydrant
- Existing Water Meter
- Existing Telecommunications Pit
- Existing Septic
- Existing Concrete Driveway To be Removed / Demolished

SURVEY MARKS

MARK	EASTING	NORTHING	DESCRIPTION	LEVEL
Stn 1	872.815	995.353	Spike	-
Stn 2	886.555	1022.397	Spike	-
Stn 3	887.868	1090.158	Spike	-
Stn 4	932.195	1092.389	Nail	-
Stn 5	944.417	1024.151	Scraw	-
Stn 6	924.504	1003.660	Nail	-
Stn 7	953.437	1008.603	Nail	-
PM38298				367.600

1	12/10/17	Final Approval	
2	12/10/17	Final Approval	
DATE	DATE	DATE	DATE
NAME	NAME	NAME	NAME
DRAWING FILE	REF. FILE		

Saeed Derakshan
Lot 11 on RP851466 & Lot 3 on SP146500
Lot Reconfiguration, Kuranda

General Arrangement

KFB ENGINEERS
AFN 28 361 248 509

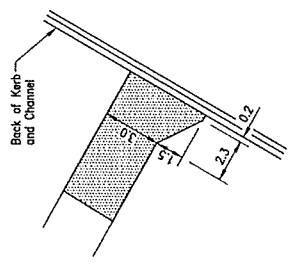


Civil & Structural
20 Scott St, Cairns | PO Box 877, Cairns Q 4870
P: 07 40220492 | F: 07 40220882
E: email@kfbeng.com.au

JOB No: **K-4329**
SHEET: **C01** | 2
SCALE: 1:250 (B/A1)

LEGEND

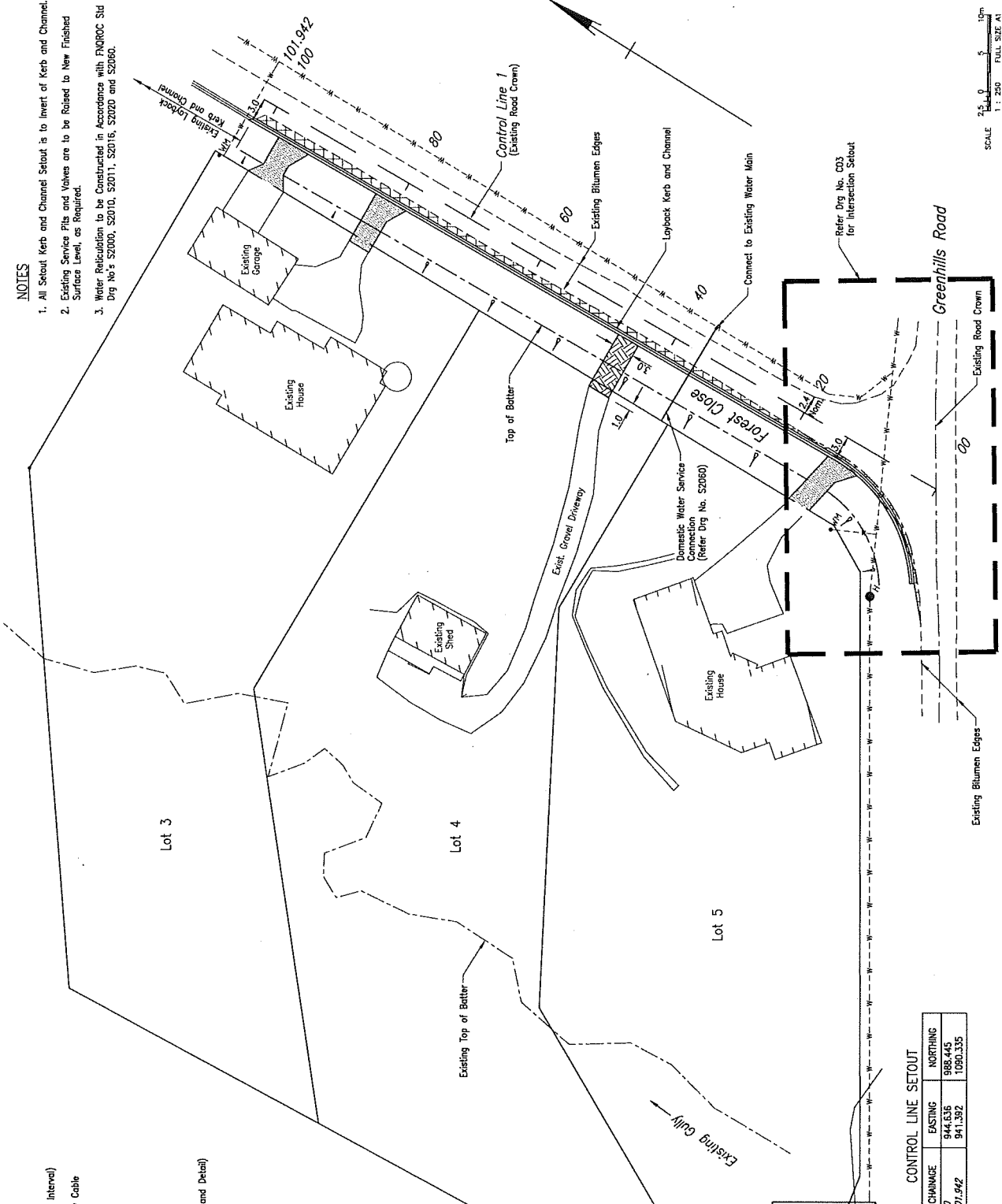
- 50 ----- Finished Surface Contour (1.0m Interval)
- E ----- Existing Above Ground Electricity Cable
- H Existing Fire Hydrant
- WM Existing Water Meter
- ▨ Pavement Widening
- ▨ Concrete Driveway Type 1 (Refer FNRROC Drg No. S1110 and Detail)
- ▨ Gravel Driveway 100mm Type 2 (Subtype 2.3)



TYPICAL CONCRETE DRIVEWAY
1:2, 6:1 & 9:5 L/S
Not to Scale

NOTES

1. All Setout Kerb and Channel Setout is to Invert of Kerb and Channel.
2. Existing Service Pits and Valves are to be Raised to New Finished Surface Level, as Required.
3. Water Relocation to be Constructed in Accordance with FNRROC Sid Drg No's S2000, S2010, S2011, S2016, S2020 and S2060.



CONTROL LINE SETOUT

CHAINAGE	EASTING	NORTHING
00	944.636	988.445
101.942	941.382	1090.535

KFB Engineers
Civil & Structural
1/28-42 Pines St | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: info@kfbeng.com.au

Date: 12/10/17
Job No: K-4329
Signed: RPEQ 491

NO.	REVISED	DATE	BY	CHKD
1	12/10/17	For Approval		
2	12/10/17	Final		

NO. DATE DATE BY CHKD
ISSUE / REVISIONS
SHEET FILE

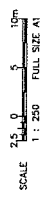
Saeed Derakshan
Lot 11 on RP851466 & Lot 3 on SP146500
Lot Reconfiguration, Kuranda

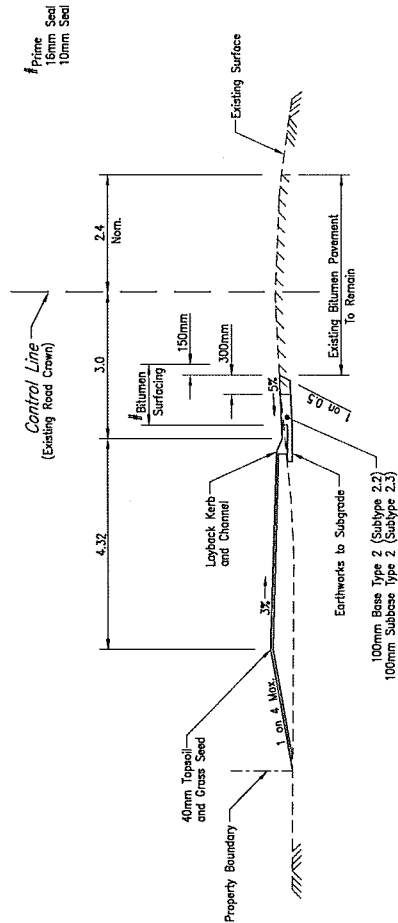


KFB ENGINEERS
ABN 28 351 248 609

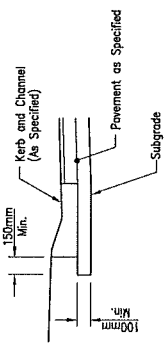
Civil & Structural
20 Scott St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092
E: info@kfbeng.com.au

JOB No: **K-4329**
SHEET: **C02** | 2
SCALE: 1:250
(89 A1)





- NOTES**
1. Kerb and Channel to be Constructed in Accordance with FNRQROC Sid Drg No. S1000.
 2. All Works to be Constructed in Accordance with the Relevant FNRQROC Specification, Unless Noted Otherwise.
 3. All Setout Kerb and Channel Setout is to Invert of Kerb and Channel.

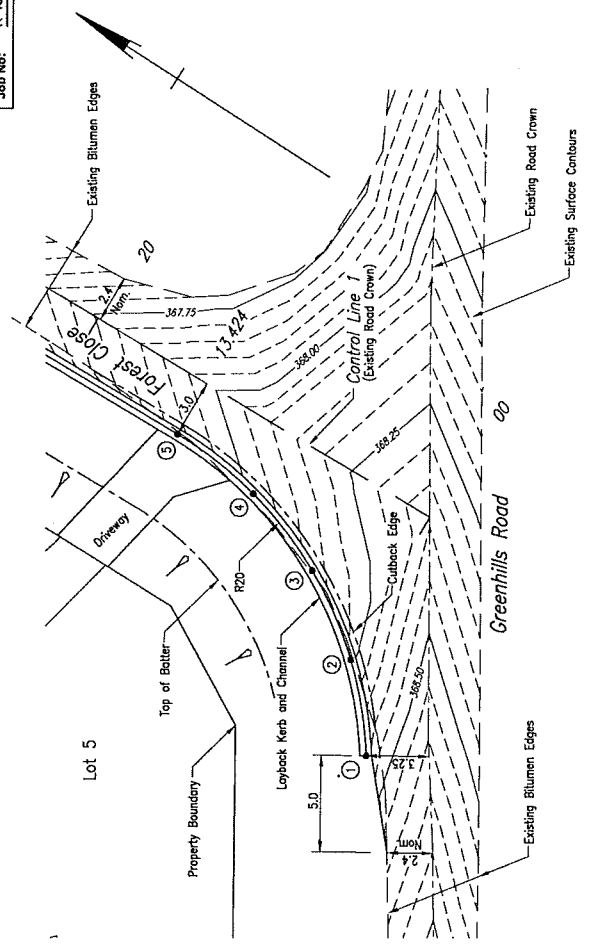


KERB AND CHANNEL DETAIL

KFB Engineers Civil & Structural
 198-42 Ross St | PO Box 827, Cairns Q. 4870
 P: 07 40329492 | F: 07 40329492 | E: info@kfbeng.com.au

Date: 12/10/17
 Job No: K-4329
 Signed: [Signature] PPEQ 491

FOREST CLOSE — PAVEMENT WIDENING
 13,424 — 101,942

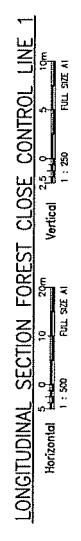


DESIGN SETOUT POINTS

POINT	EASTING	NORTHING	HEIGHT	DESCRIPTION
1	932.549	984.648	362.392	TP
2	936.275	987.963	362.232	-
3	939.094	992.097	362.170	-
4	940.744	996.795	362.007	-
5	941.1210	1001.186	362.866	TP

LONGITUDINAL SECTION FOREST CLOSE CONTROL LINE 1

Stationing	Existing Vertical Geometry Grade (%)	Existing Surface	Chainage
00	-3.1%	368.390	368.390
10	-3.3%	368.085	367.757
20	-3.3%	367.376	367.257
30	-3.8%	366.916	367.376
40	-4.6%	366.348	366.916
50	-5.7%	365.713	366.348
60	-6.4%	364.968	365.713
70	-7.1%	364.262	364.968
80	-7.3%	363.533	364.262
90	-7.3%	362.831	363.533
100	-7.0%	362.633	362.831



INTERSECTION OF GREENHILLS ROAD AND FOREST CLOSE
 1:250

Saeed Derakshan
 Lot 11 on RP851466 & Lot 3 on SP146500
 Lot Reconfiguration, Kuranda

KFB ENGINEERS
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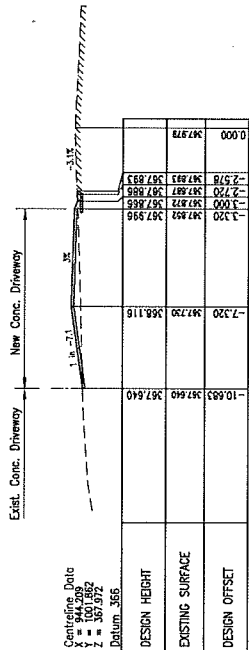
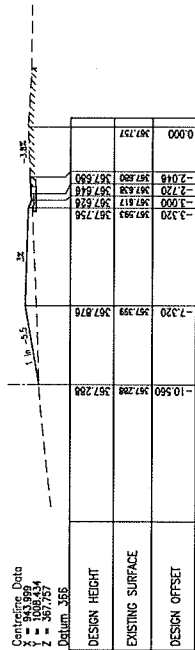
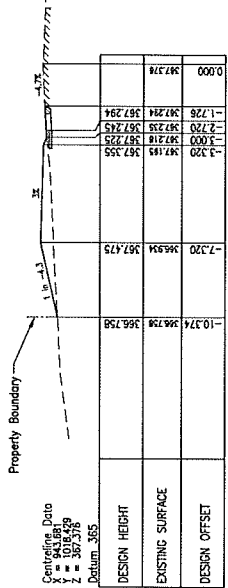
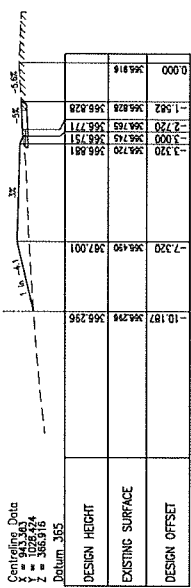
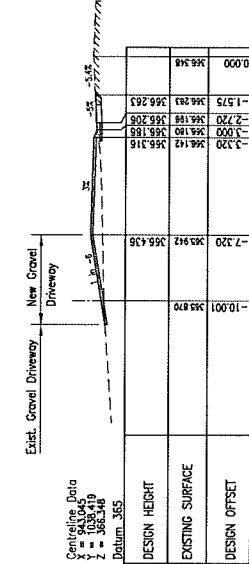
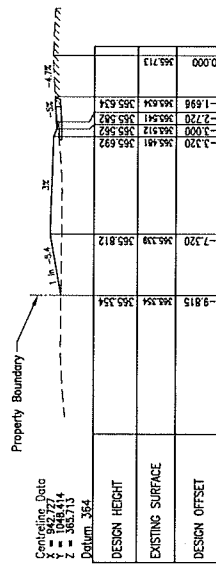
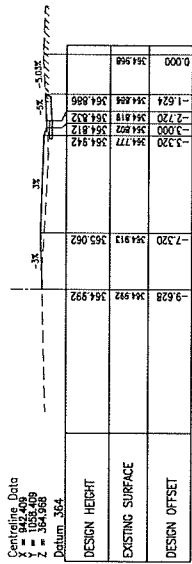
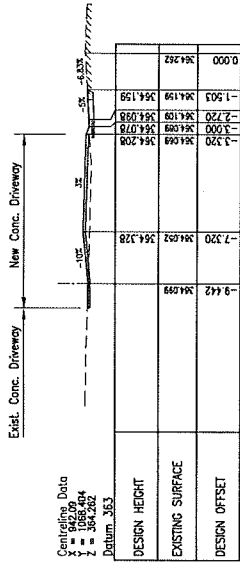
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 SHEET: C03 2
 SCALE: N.T.S. (B A1)

APN 28 361 246 509

Typical Section and Details

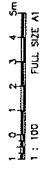
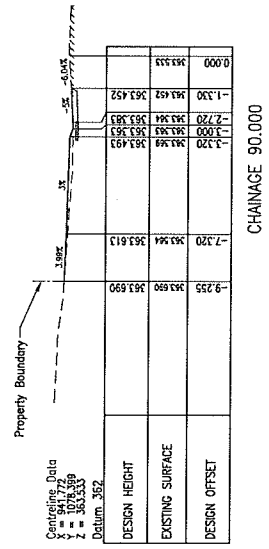
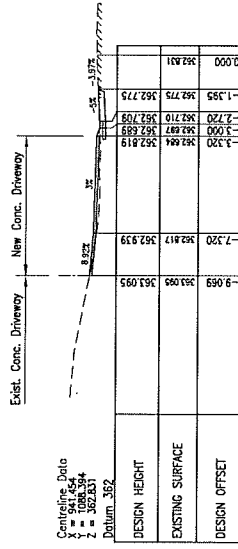
1	11/03/17	For Approval
2	12/10/17	Final
3	12/10/17	Final

DRAWING FILE: ISSUED REVISIONS: DATE FILE



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Date: 12/10/17
 Job No: K-4329
 Signed: [Signature]
 REF: REQ 491



Job No: **K-4329**
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Scale: 1 : 100 (B A1)



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Saeed Derakshan
 Lot 11 on RP851466 & Lot 3 on SP146500
 Lot Reconfiguration, Kuranda

CROSS SECTIONS ALONG CONTROL LINE 1

NO.	DATE	ISSUE / REVISIONS	BY	CHKD
1	11/10/17	PROVISIONAL	SD	SD
2	11/10/17	FOR APPROVAL	SD	SD

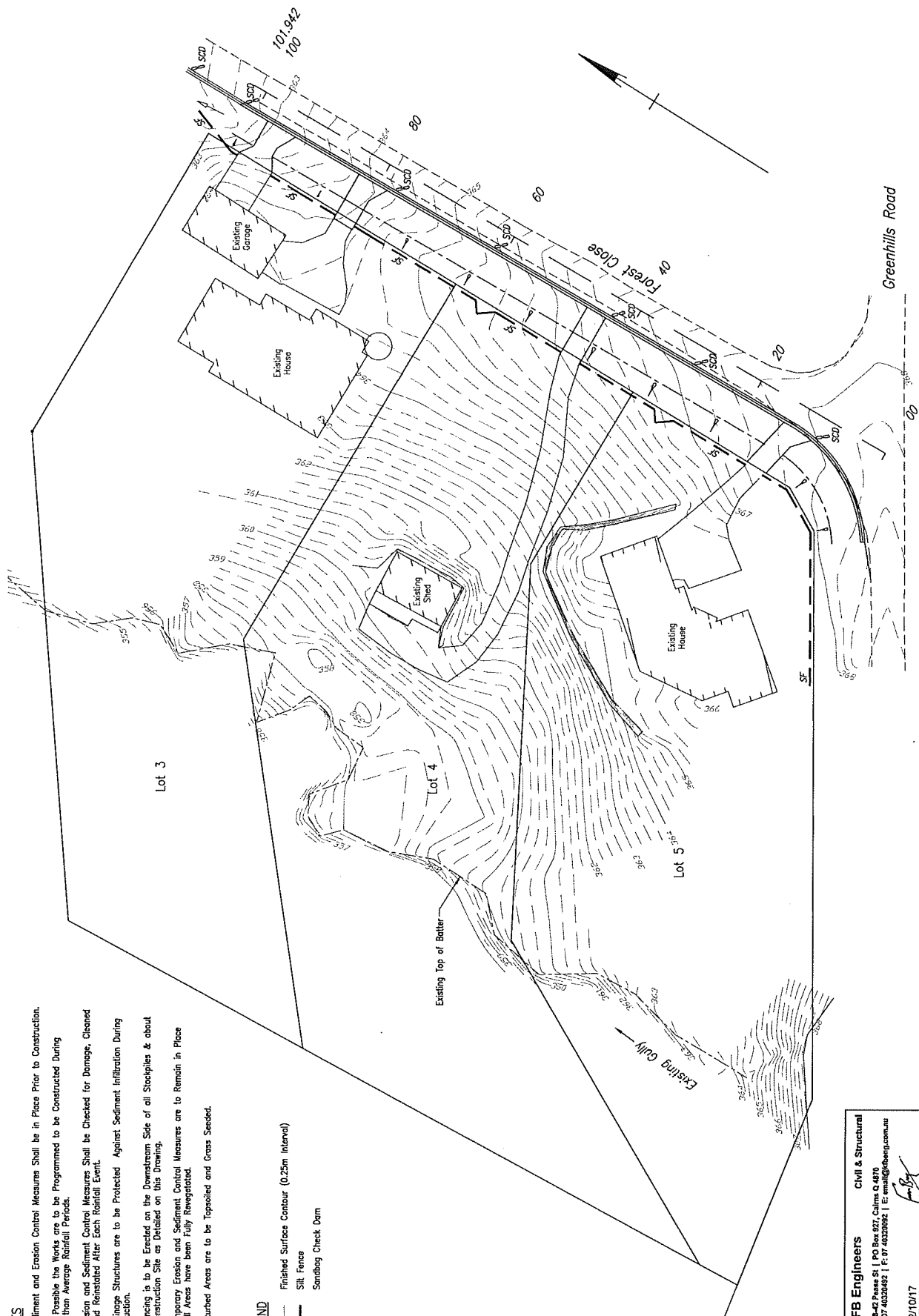
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NOTES

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, Cleaned 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 & about the Construction Site as Detailed on this Drawing.
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

- 0.5m Finished Surface Contour (0.25m Interval)
- SF Silt Fence
- SCD Scrubbing Check Dam



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Date: 12/10/17
 Job No: K-4329 Signed: *[Signature]* RPEO 491

NO.	REV.	DATE	BY	CHKD	DESCRIPTION
1	05/10/17	05/10/17	MB	MB	ISSUE / REVISIONS
2	11/10/17	11/10/17	MB	MB	XPREF FILE

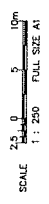
Saeed Derakshan
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Erosion and Sediment Control Strategy

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Job No: **K-4329**
 SHEET: C05 / 2
 SCALE: 1:250 (B A1)

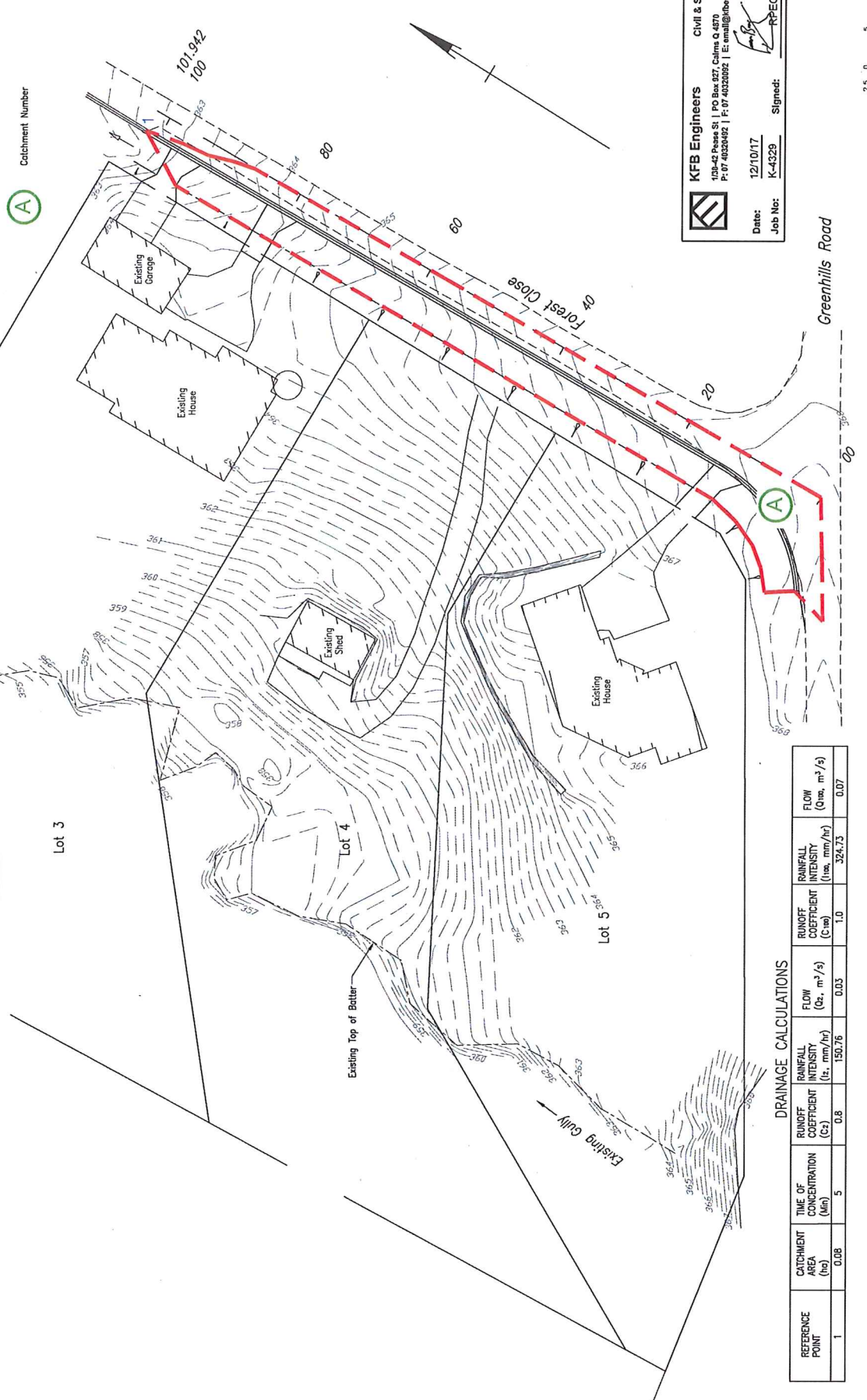


KERB AND CHANNEL CAPACITY

REFERENCE POINT	DEPTH OF K & C (m)	LONGITUDINAL SLOPE (%)	FLOW WIDTH (m)	FLOW AREA (m ²)	FLOW VELOCITY (m/s)	FLOW (m ³ /s)
1	0.11	7	2.7	0.15	2.5	0.38

LEGEND

- Existing Surface Contour (1.0m Interval)
- Catchment Boundary
- Reference Point
- Existing Open Drain
- Catchment Number



DRAINAGE CALCULATIONS

REFERENCE POINT	CATCHMENT AREA (ha)	TIME OF CONCENTRATION (Min)	RUNOFF COEFFICIENT (C _c)	RAINFALL INTENSITY (I _z , mm/hr)	FLOW (Q _z , m ³ /s)	RUNOFF COEFFICIENT (C _{wp})	RAINFALL INTENSITY (I _{wp} , mm/hr)	FLOW (Q _{wp} , m ³ /s)
1	0.08	5	0.8	150.76	0.03	1.0	324.73	0.07

NO.	DATE	BY	CHKD
1	12/10/17	S. Derakshan	
2	12/10/17		

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Stormwater Drainage Calculations

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 Job No: K-4329
 Signed: [Signature]
 RPEQ 491

SCALE 2.5, 0, 5, 10m
 1 : 250 FULL SIZE A1

JOB No: K-4329
 SHEET: C06 | 2
 SCALE: 1:250 (B/A1)