From: Natacha Jones
Sent: 5 Dec 2017 10:13:12 +1000
To: Planning (Shared)
Subject: OPW/17/0005
Attachments: Op-Works Cover Letter - 3 HILLTOP CL.PDF, DAForm1-Developmentapplicationdetails.pdf, 100813 TRC Negotiated Decision Notice.pdf, Q174188-003-0001-R1.pdf, Q174188-003-0002-R1.pdf, Regulated Vegetation Management Map.pdf

Application correspondence.

Our Ref Q144188

Contact Matthew Tickner

01 DECEMBER 2017

Cardno (Qld) Pty Ltd
ABN 57 051 074 992

15 Scott Street
Parramatta Park QLD 4870
Australia

P.O. Box 1619
Cairns QLD 4870
Australia

Phone: 61 7 4034 0500

www.cardno.com.au

Mareeba Shire Council
65 Rankin Street, Mareeba, Qld, 4880

Dear Recipient,

RE: EARLY WORKS OPERATIONAL WORKS APPLICATION FOR HILLTOP CLOSE SUBDIVISION – LOT 84 ON SP237138, HILLTOP CLOSE, KURANDA.

This letter encloses the relevant information and application forms for an Early Works Operational Works approval to undertake the vegetation clearing associated with the above development.

DILGP forms enclosed are as follows:

- DA form 1 – Development Application Details

Cardno's analysis indicates that the proposed development does not trigger any Referral Agencies.

Also enclosed are the vegetation clearing plan Q174188-005-0001 and erosion and sediment strategy plan Q174188-005-0002, Revision 01 (1 x A3 hardcopies and one electronic copy on CD)

PREVIOUS APPROVALS

A Negotiated Decision Notice for RoL was established with Council for this development on the 10th August 2010 (File Ref. REC/06/0108). Council's Decision Notice for this application has been attached.

VEGETATION CLEARING

As per attached Regulated Vegetation Management Map, the proposed lot falls into category X, which is exempt clearing work on Freehold land. As per the Decision Notice (File Ref. REC/06/0108) the site does not require referral to any referral agency.

COMPLIANCE

The FNQROC Compliance certificate is enclosed.

Certified System
Quality
ISO 9001
SAI GLOBAL

APPLICATION FEE

The Application fee will be paid by Roger McLeod by credit card. (Mob 0418 75 2343)
Roger McLeod email: rog@pottsvillebeachrealestate.com.au

Please find below a breakdown of fees paid to Mareeba Shire Council:

ESTIMATE OF AUTHORITY CONTRIBUTIONS AND CONSULTANCY FEES	*Estimate* *(Including GST)*
Fees	
Operational Works Application	
Fee for Application for Clearing of Vegetation	**$435.00**
Total	**$435.00**

We trust the above, together with the enclosed drawings are sufficient for Council to provide its approval for the Operational Works of the above vegetation clearing. However if there are any queries or clarifications required please do not hesitate to contact this office.

Yours faithfully

Matthew Tickner
Civil Design / Project Manager
for **Cardno**
Direct Line: +61 7 4034 0510
Email: Matthew.Tickner@cardno.com.au

Enclosures:
FNQROC compliance Certificate
DA form 1 – Development Application Details
TRC Negotiated Decision Notice File Ref: REC/06/0108
Regulated Vegetation Management Map
Vegetation Clearing Plan Q144188-005-0001
Erosion and Sediment Control Strategy Plan Q144188-005-0002

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.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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*)	Colin Emery
Contact name *(only applicable for companies)*	Matthew Tickner
Postal address *(P.O. Box or street address)*	15 Scott street
Suburb	Parramatta Park
State	QLD
Postcode	4870
Country	Australia
Contact number	40340500
Email address *(non-mandatory)*	Matthew.tickner@cardno.com.au
Mobile number *(non-mandatory)*	0417383564
Fax number *(non-mandatory)*	-
Applicant's reference number(s) *(if applicable)*	Q174188

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)

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
		3	Hilltop Close	Kuranda
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4881	84	SP237138	Kuranda
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. 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)*
145.6111	-16.83277	☐ WGS84 ☐ GDA94 ☐ Other:	Kuranda

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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*

EMR site identification:

☐ 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)*:

Clearing of regrowth vegetation

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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ 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?		
☐ Yes		
☒ 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?
1

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ 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	5			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	1
What stage(s) will this development application apply to?	1

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?

☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☒ Clearing vegetation
☐ Other – please specify:		

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)*

$20,000

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

☐ Contaminated land *(unexploded ordnance)*

☐ Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure – designated premises
☐ Infrastructure – state transport infrastructure
☐ Infrastructure – state transport corridors and future state transport corridors
☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure – state-controlled roads
☐ Land within Port of Brisbane's port limits
☐ SEQ development area
☐ 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 – residential development
☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
☐ Tidal works or works 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 – construction of new levees or modification of existing levees *(category 2 or 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

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

Matters requiring referral to the **chief executive of the distribution entity or transmission entity:**
☐ Electricity infrastructure

Matters requiring referral to:
- 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

☐ Oil and gas infrastructure

Matters requiring referral to **the Brisbane City Council:**
☐ Brisbane core port land

Matters requiring referral to the **Minister under the Transport Infrastructure Act 1994:**
☐ Brisbane core port land
☐ Strategic port land

Matters requiring referral to the **relevant port operator:**
☐ Brisbane core port land (below high-water mark and within port limits)

Matters requiring referral to the **chief executive of the relevant port authority:**
☐ Land within limits of another port

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works, or development in a coastal management district in Gold Coast waters

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ 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
☒ Approval ☐ Development application	REC/06/0108	10/08/2010	Brett Nancarrow
☐ Approval ☐ 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

☒ No

***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

☒ No

***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)

☒ No

***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

☒ 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 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

☒ No

***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

☒ No

***Note**: DA templates are available from www.dilgp.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*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to 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:	

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*

☒ 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)
☒ No

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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☐ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application ***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.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ 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 ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ 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 *Note: For completion by assessment manager if applicable*	
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.

RECEIVED
12 AUG 2010
BY:.....

TRC
TABLELANDS REGIONAL COUNCIL

Atherton Service Centre
PO Box 573, Atherton QLD 4883
Telephone: 1300 362 242

Urban & Regional Planning Group
Brian Millard, Senior Planner
Telephone: (07) 4043 4766
Facsimile: (07) 4092 3323
Email: info@trc.qld.gov.au

File Ref: REC/06/0108
Our Ref: BN:BM:mh

10 August 2010

CJ Emery
C/- Peter Robinson
PRP Planning
PO Box 4751
CAIRNS QLD 4870

Negotiated Decision Notice
Approval

Integrated Planning Act 1997 S 3.5.17

Dear Sir/Madam

APPLICATION FOR NEGOTIATED DECISION NOTICE - RECONFIGURING A LOT - 2 LOTS INTO 6 LOTS
LOT 83-84 ON RP746617
SITUATED AT 1-3 HILLTOP CLOSE, KURANDA

I wish to advise that at Council's Ordinary Meeting held *4 August 2010*, a decision was made to issue a negotiated decision notice. This negotiated decision notice replaces the decision notice previously issued and dated *25 May 2010*. The above development application was –

- Approved in full with conditions.

The conditions relevant to this approval are included in section 3 of this notice. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Nature of the changes

The nature of the changes are -

Condition 3.6 amended
Condition 3.7 amended
Condition 3.8 amended
Condition 4.1 amended
Condition 4.7 amended
Condition 4.4.deleted

1. Details of the approval

The application seeks a **Development Permit** for **Reconfiguring a Lot** – *2 Lots into 6 Lots* **made assessable by the Mareeba Shire Planning Scheme 2004.**

2. The relevant period for the approval -

The relevant periods stated in section 3.5.21 of the *Integrated Planning Act 1997* (IPA) apply to each aspect of development in this approval, as outlined below—

- Reconfiguring a Lot requiring Operational Works – four (4) years;

If there is one (1) or more subsequent related approvals[1] 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.

3. Conditions –

(A) DETAILS OF PREMISES AND APPROVED USE

LOCATION:	1-3 Hilltop Close, Kuranda
PROPERTY DESCRIPTION:	Lots 83 & 84 on RP746617, Parish of Formartine
AREA OF LAND:	5.2577 hectares
RECONFIGURING A LOT:	2 lots into 6 lots

(B) 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	Date received by Council
Plan 2206-02	Proposed Lots 1-5 and 83 Cancelling Lots 83 & 84 on RP746617	John MacIsaac and Associates Pty Ltd	24/7/2008	14 January 2009
Report - J090502	Geotechnical Investigation Proposed Subdivision Lots 83 and 84, Hilltop Close, Kuranda	McIlveen Ford Consultants Pty Ltd	December 2009	21 December 2009

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

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, and 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.

[1] For the meaning of 'related approval', refer to section 3.5.21(7) of IPA

2. Timing of Effect

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 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.

3.2 All payments required to be made to the Council (including contributions, charges and bonds) 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.

3.3 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.

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.

3.4 Where approved existing buildings and structures are to be retained, setbacks to property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. A plan demonstrating compliance must be submitted prior to endorsement of the plan of survey.

3.5 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual (as amended) and to the satisfaction of Council's delegated officer.

3.6 Environmental Covenant - <u>Proposed Lots 1 to 5 only</u>

The applicant shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of native vegetation and habitat preservation including the preservation, protection and maintenance of regrowth vegetation.

The covenant will be of a form that is acceptable to the Registrar of Titles and will apply to all areas of High Value Regrowth Vegetation. The covenant location and the covenant document provisions will be to the satisfaction of Council's delegated officer.

The covenant agreement shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Environment and Resource Management.

The covenant shall require the registered owners of the site to obtain approval of the Council prior to undertaking any earthworks, clearing of vegetation, fencing or placement of water pumps and pipelines within or across the area of the Covenant. The maintenance of the area of the Covenant shall be the responsibility of the owner of the land.

Each Covenant must stipulate:

(i) That it is for the express purpose of vegetation and habitat preservation, including the preservation of plants and the natural features of the lot;

(ii) A building envelope of no more than 1,500 square metres can be cleared to accommodate a dwelling house and associated infrastructure. All buildings must be located within the 1,500 square metre envelope;

(iii) No construction to take place outside the 1,500 square metre building envelope with the exception of a single access driveway to each dwelling, where construction of the driveway within the 1,500 square metre envelope is not possible;

(v) No fences permitted on site, with the exception of a small domestic fence which does not exceed the building envelope;

(vi) Any maintenance required to be performed in respect of the Covenant Area shall be the responsibility of the lot owner.

The covenant 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.

3.7 Building Envelope

(a) Prior to the issue of a development permit for building works, a plan to scale which designates a 1,500 square metre building envelope on the respective lot, must be submitted to Council for approval.

(b) Unless the owner can demonstrate that the overall outcome is better, the building envelope should be located on the area of least slope within the allotment.

(c) The building envelope must be selected to minimise the need for cut and fill earthworks and to ensure no batter height exceeds two (2) metres.

(e) A driveway is to be constructed from the edge of the new road to the building envelope generally in accordance with the requirements of the FNQROC Development Manual and to the satisfaction of Council's delegated officer.

(f) Prior to issue of a development permit for building works, the approved building envelope must be defined by survey markers set at each corner, to the satisfaction of Council's delegated officer.

3.8 Bushfire Management

Buildings and Structures (Lots greater than 2, 500m2):

- are sited within approved building envelopes;
- achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater or in accordance with an approved Bushfire Management Plan;
- are 10 metres from any retained vegetation strips or small areas of vegetation or in accordance with an approved Bushfire Management Plan;
- are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; and
- are connected to a reticulated water supply with a minimum flow and pressure of 10 litres a second and 200kPa.

3.9 Landslide

(i) All development and works on the subject land must be carried out in accordance with the engineering comments outlined in the report titled Geotechnical Investigation Proposed Subdivision Lots 83 and 84, Hilltop Close Kuranda (Report - J090502), specifically:

(a) Drainage

- Provision of concrete lined cut-off drains (or similarly lined drains) to intercept run-off on the uphill side of retaining walls and unsupported batters greater than 1.5 m high.
- Provision of subsurface drainage behind retaining walls.
- Provision of kerbing on any new access driveways.

All stormwater must be collected and discharged from the site via pipes into designated drainage paths and not allowed to flow on to the ground.

(b) Cut and Fill Earthworks

Any new permanently unsupported cut batters formed predominantly in the overlying colluvial soils must be limited to 2.5 m in height at 1V:1.5H. Proposed new unsupported cut batters formed within weathered rock may be formed up to a maximum height of 3 m at 1V:1H. Higher or steeper cut batters must be supported by engineer designed retaining walls.

Areas of new filling should be limited. If required, new fill batters must be limited to a maximum of 2.0 m in height at no steeper than 1V:1.5H. Higher or steeper fill batters, or filling proposed in areas steeper than 25 degrees must be supported by engineer designed retaining walls.

All loose uncontrolled filling must be removed from the site and replaced with engineered fill in accordance with the following procedures, particularly in areas of proposed residential construction or adjacent to roads/driveways.

Where filling is required, site preparation and earthworks procedures must involve the following:

- Strip and remove topsoil and soil containing significant amounts of organic materials;
- Compact the subgrade with a heavy roller to reveal soft or loose materials. Soft or loose material that can not be improved by compaction must be removed and replaced with engineered fill;
- Place fill where required in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a density ratio of at least 95% using Standard Compaction. Each layer of filling must be keyed into natural ground. Filling must be placed at least 2 m beyond the design profile and then trimmed to the design profile.

It is considered that the material generated from cut earthworks at the site should comprise material similar to sandy gravelly clay. This material may be suitable for use as engineered fill subject to the removal of any organic material and material greater than 150 mm in size. If required, imported fill

must have a Plasticity Index less than 20. Compaction levels must be checked by field density testing during filling.

(c) Retaining Structures

Where retaining walls form part of a residence or other structure such as swimming pools or access roads, the retaining wall must be designed using an earth pressure coefficient of 0.6, plus surcharge loads imposed on the wall. Other stand alone retaining walls where they form a boundary or for landscape purposes must be designed using an earth pressure coefficient of 0.4, plus surcharge loads imposed on the walls. Footings for retaining walls must be founded at least 0.5 m into the highly weathered argillite/greywacke rock unless otherwise approved by a geotechnical engineer.

Footings for retaining walls founded in this manner must be designed using allowable bearing pressures up to 250 kPa. All retaining walls must be engineer designed structures.

(d) Footings

Portions of any proposed buildings located over the natural slopes or cut/fill batters, must be supported on bored pier footings. Bored pier footings must extend at least three times their diameter into the very low strength or stronger rock. Bored pier footings constructed in this manner must be designed using an allowable end bearing pressure of 400 kPa and an allowable shaft adhesion of up to 40 kPa, neglecting the contribution of the upper 1.0 m of the shaft.

Continuous footings must not span the transition between differing founding material unless the potential for differential settlement is considered in the footing and structural design.

(ii) A site specific geotechnical investigation must be carried out for each allotment upon completion of building construction design and planning and prior to the issue of a Development Permit for Building Works.

3.10 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

4. Infrastructure Services and Standards

4.1 Access

Access to each proposed allotment must be provided at the building stage (from the edge of the road pavement to the property boundary of each proposed allotment) generally in accordance with FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Earthworks

As part of a subsequent application for Operational Works, an earthworks plan is to be submitted, prepared by a suitably qualified RPEQ demonstrating compliance with the Filling and Excavation Code including the following detail:

- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;

- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;
- Protection of adjoining properties and roads from ponding or nuisance from stormwater.

All site earthworks, drainage and pavement construction are to be designed and supervised by a RPEQ. Testing is to be carried out by NATA Registered Laboratories and results submitted as part of the As Constructed information. The Supervising Engineer must submit a certificate demonstrating that all work has been satisfactorily completed to the quality control criteria for the site and in accordance with AS3798 (as amended).

4.3 Stormwater Drainage

(i) The design and construction of stormwater drainage for the proposed subdivision is to be in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) 1992 (or as amended) and the FNQROC Development Manual. A Stormwater Management Plan, prepared and certified by a suitably qualified person, including an erosion and sediment control plan satisfying these requirements must be lodged with Council prior to the issue of a development permit for operational works and is to be to the satisfaction of Council's Delegated Officer.

(ii) No net increase in stormwater discharge rate will be permitted from the Development. Where appropriate the applicant must use Water Sensitive Urban Design solutions for the management of stormwater within the subject-site.

(iii) Any minor stormwater drainage corridors not part of open space areas will be required to be incorporated into the individual allotments and restricted from development by way of easements/statutory covenants.

(v) Where Council is party to a proposed easement and/or if the proposed easement is in favour of Council the applicant/developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents, using Council's standard form of easement. The approved easement documents must be submitted at the same time the applicant/developer seeks endorsement of the plan of survey and must be lodged and registered in the Department of Environment and Resource Management in conjunction with the plan of survey.

~~4.4 Frontage Works~~

~~4.4.1 The developer is required to upgrade the existing Hilltop Close cul-de-sac head to include an asphalt overlay for the full width of the Hilltop Close cul-de-sac head in accordance with the FNQROC Development Manual and to the satisfaction of Council's delegated officer. Deleted~~

~~4.4.2 Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.~~

4.5 Roadworks – Internal

4.5.1 The internal road must be constructed to Residential Street standard in accordance with FNQROC Development Manual standards (as amended) for the applicable planning scheme area to the satisfaction of Council's delegated officer.

4.5.2 Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

4.6 Water Supply

4.6.1 The developer must connect each proposed lot to the Council's reticulated water supply system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.6.2 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 the reticulated water supply infrastructure (including additional fire hydrants where required) 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).

4.6.3 Each lot is required to be separately metered.

4.7 On-Site Wastewater Management

The on-site effluent disposal system for the proposed lots must be designed and constructed generally in accordance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of Council's delegated officer.

4.8 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 underground power reticulation.

4.9 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.

5. Contributions/Headworks

5.1 Roadworks Contribution

The developer must pay a contribution for roadworks to Council in accordance with Mareeba Shire Transitional Planning Scheme for the equivalent of four (4) additional lots at the rate applicable at time of payment.

5.2 Water Headworks

The developer must pay a contribution for four (4) additional lots for water supply headworks to Council in accordance with Mareeba Shire Transitional Planning Scheme at the rate applicable at time of payment.

5.3 Open Space/Parks Contribution

The developer must pay a contribution for four (4) additional lots for open space/park to Council in accordance with Mareeba Shire Transitional Planning Scheme at the rate applicable at time of payment.

5.4 Street Lighting Contribution

A monetary contribution must be made to Council equal to the tariff charge of two (2) years provision of street lighting for each street with the number of lights being as per the recommendation of the Electricity Service Provider.

(D) ASSESSMENT MANAGER'S ADVICE

1. 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.deh.gov.au.

2. 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 help 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.derm.qld.gov.au.

3. 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.

4. Water Meters

Prior to the issue of a Development Permit for Building Work on any of the proposed allotments a payment must be made to Council for a water service connection, water meter, upstands and concrete supports for installation by Council for one water meter to be installed on the front property boundary. The cost of the required water connection and meter will be determined based upon detailed hydraulic drawings lodged at the time of the building and plumbing application. An application for a Water Meter Service is required to be lodged with Council prior to the installation of the meter by Council.

5. Easement Documents

The Tablelands Regional Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. The applicant should contact the Urban & Regional Planning Section for more information regarding the drafting of easement documents for Council easements.

6. Notation on Rates Notice

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

Conditions to be reflected as rates notations:

- 3.6 Building Envelope;
- 3.7 Environmental Covenant;

- 3.8 Bushfire Management;
- 3.9 Landslide (Geotechnical Investigation Report)."

5. Other necessary development permits -

Listed below are other development permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

6. IDAS referral agencies –

The application does not require referral to any Referral Agency.

7. Submissions -

Not applicable

8. Appeal rights –

In accordance with the *Integrated Planning Act 1997* you may appeal to the Planning and Environment Court. A copy of the **Implementation Note, Note 20 – Appeal and Declaratory Powers under the IPA** and the form 'Notice of Appeal' is enclosed for your information.

9. 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.

This approval will lapse if—

- for a Material Change of Use, the first change of use under the approval does not start within the relevant period stated in section 2 of this decision notice;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 2 of this decision notice;
- for a development approval other than a Material Change of Use or reconfiguration, the development does not substantially start within the relevant period stated in section 2 of this decision notice.

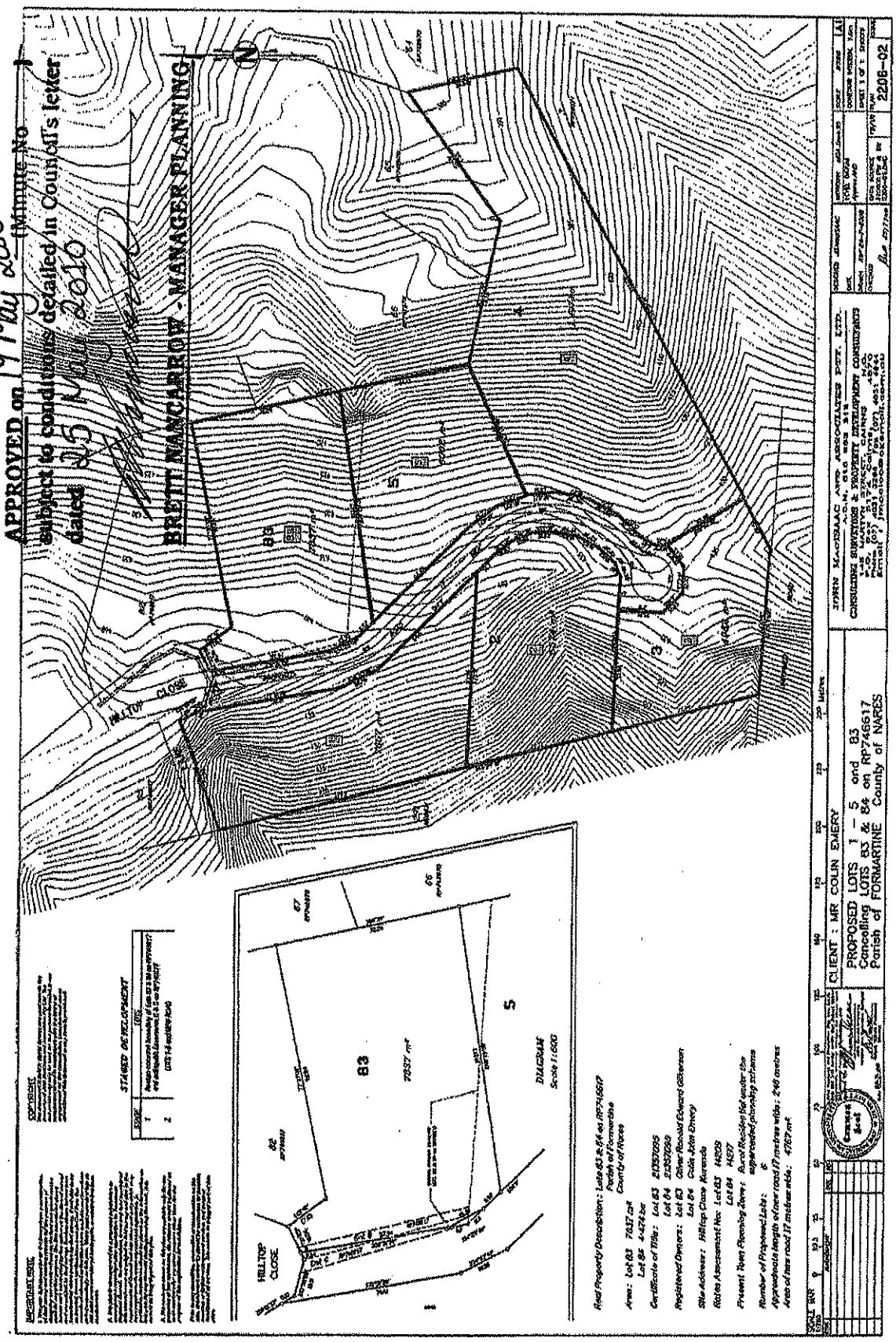
Note that in the case of a development approval for a Material Change of Use or for Reconfiguring a Lot, if there is one or more subsequent related approvals the relevant period for the Material Change of Use or reconfiguration will restart from the date of the related approval taking effect. Please refer to section 3.5.21 of IPA for further information.

Should you require any further information please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

BRETT NANCARROW
MANAGER URBAN & REGIONAL PLANNING

Enclosures: Approved plan/s of development, Implementation Note, Note 20 – Appeal and Declaratory Powers under the IPA and the form 'Notice of Appeal'


APPROVED on 19 May 2010 (minute No)
subject to conditions detailed in Council's letter
dated 25 May 2010
BRETT MANCARROW - MANAGER PLANNING
HILLTOP CLOSE
PROPOSED LOTS 1 - 5 and 83
Cancelling LOTS 83 & 84 on RP746617
Parish of FORMARTINE County of NARES
CLIENT : MR COLIN EMERY
DIAGRAM
Scale 1:1000
2206-02

GEOTECHNICAL INVESTIGATION PROPOSED SUBDIVISION LOTS 83 AND 84, HILLTOP CLOSE KURANDA

Report - J090502

Client

Colin Emery

C/-

Valmadre Development Consultants

PO Box 487

SMITHFIELD QLD 4878

Mcliveen Ford Consultants Pty Ltd

PO Box 464

REDLYNCH QLD 4870

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LIST OF FIGURES

Figure 1 Site Plan

LIST OF APPENDICES

Appendix A Results of Fieldwork

Appendix B Results of Stability Analyses

1.0 INTRODUCTION

Further to your request, McIlveen Ford Consultants Pty Ltd (MFC) has carried out a geotechnical assessment for the proposed subdivision of Lots 83 and 84, Hilltop Close, Kuranda.

The investigation was carried out at the request of Mr Mark Valmadre of Valmadre Development Consultants on behalf of Mr Colin Emery. The investigation was conducted under the terms and conditions of our proposal dated 8 May, 2009.

It is understood that a geotechnical assessment of stability of the site is required as part of Tablelands Regional Council's requirements.

Given the above, the aims of the investigation were as follows:

- Carry a walkover survey of the lot.
- Evaluate the subsurface materials in the area of the proposed subdivision.
- Comment on the stability of the lot and provide comments in regards to the development's adherence to the State Planning Policy 1/03-Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide (Landslide only).
- Comment on earthworks procedures and site preparation.

This report presents the results of the geotechnical assessment, together with the engineering comments outlined above.

2.0 FIELDWORK

Fieldwork was carried 26 November, 2009 and comprised the following:

- A walkover survey.
- Excavation of four test pits (TP1 to TP4) to maximum depths of about 3.0 m using a backhoe.
- Performance of a Dynamic Cone Penetrometer (DCP) test adjacent to each test pit.

The fieldwork was carried out by an Engineering Geologist who positioned the tests, collected samples and carried out all field testing. The test locations are presented in Figure 1. The results of the fieldwork are presented in Appendix A.

3.0 RESULTS OF FIELD INVESTIGATION

3.1 Surface Conditions

Lots 83 and 84 consist of an irregularly shaped ridge-top parcel of land that extends south from the current terminus of Hilltop Close. The ridge extends towards the south, and site drainage is toward the east to west via sheet flow. No evidence of erosion or surface water ponding was noted during the walkover survey. The flanks of the ridge descend at an angle up to about 35°.

Evidence of minor past earthworks was observed within the study area in the form or disturbed topography that appears to be the remnants of an abandoned access road in the vicinity of Test Pit 2.

No evidence of large scale instability was observed during our site visit. However, evidence of colluvium was observed in the surface of the site. The presence of colluvium indicated the previous mass movement of surficial material downslope.

3.2 Subsurface Conditions

The subsurface conditions encountered within the test pits generally comprised colluvial soils overlying weathered sediments of the Hodkinson Formation. The colluvial soils consist of moist, firm, red-brown silty clay with some gravel to depths of about 0.8m to 2.4m, over highly weathered, low strength phyllite to the maximum depths investigated.

A layer of fill was encountered in TP2 to a depth of 1.4m. The fill consisted of clayey gravel with cobbles and boulders. In the absence of an Engineer's Certification of Fill, the fill is considered to be uncontrolled.

Groundwater in the form of slight seepage was encountered at the fill / bedrock contact in TP1. Groundwater was not encountered within the test pits TP2 to TP4 to the depths investigated.

4.0 STABILITY ANALYSES

Stability analyses were carried out for the existing profile along Section A-A shown on Figure 1. Based on judgement and previous experience with similar materials, the following strength parameters were adopted for the stability analyses:

Material Type	Strength Parameters	
	c'	ϕ'
Sandy CLAY/SILT	3 kPa	28°
Very Low Strength Weathered Rock	10 kPa	35°
Low Strength to Stronger Weathered Rock	15 kPa	35°

Analyses were initially performed for what were considered to be dry or "normal" conditions. Analyses were then performed for what were considered to be wet or "extreme" conditions. A pore water pressure co-efficient (R_u= 0.1-0.2) was used to simulate seepage/water infiltration for "extreme" conditions.

The analyses were carried out for a potential circular failure using the proprietary computer software SLIDE V5.0. The results of the stability analyses are presented in Appendix B and summarised as follows:

Case Analysed	Calculated Factor of Safety (FOS)	
	Dry Conditions	Wet Conditions
Section A-A Western Slope	1.92	1.56
Section A-A Eastern Slope	1.83	1.49

For the purposes of assessing stability we provide the following guidelines which are appropriate to the conditions at this site:

- A calculated factor of safety > 1.5 indicates the profile is likely to be stable.
- A calculated factor of safety from 1.0 – 1.5 indicates a marginally stable profile.
- A calculated factor of safety < 1.0 indicates the profile is likely to be unstable.

In general terms the factor of safety is calculated by dividing the forces resisting instability (ie. the strength of the soil/rock or the strength of discontinuities within the soil/rock) by the forces driving instability (ie. the weight of the soil/rock, plus groundwater/seepage, plus surcharges/loads on the slope). A calculated factor of

safety of 1.0 indicates the forces are balanced, whereas a calculated factor of safety <1.0 indicates instability will likely occur.

For this site we consider that a calculated factor of safety >1.3 should be achieved for the wet or "extreme" conditions modelled, and that a calculated Factor of Safety >1.5 should be achieved for the dry or "normal" conditions modelled.

The results of the stability analyses for Section A-A indicates the existing slopes would be stable under both the dry and wet conditions modelled.

With the adoption of standard engineering practices relevant to hillslope construction (ie. those outlined in the following sections), the overall current and proposed slopes should be stable. However, as is the case for all hillslope developments in the Kuranda area, some minor instability should be expected. This instability is expected to be in the form of relatively minor slips and slumps on the slopes or unsupported batters and to occur during or after prolonged periods of heavy rainfall.

5.0 LANDSLIDE RISK EVALUATION

A landslide risk assessment was carried out for the proposed development in accordance with the guidelines of the New South Wales Road Traffic Authority (RTA) *Guide to Slope Risk Analysis*, Version 3.1. This guide is based on the approach suggested in the *Landslide Risk Management Concepts and Guidelines* published by the Australian Geomechanics Society in March 2000. The system is also similar to that outlined in the Australian Geoguide LR7 (Landslide Risk).

The landslide risk assessment generally involves the evaluation of slopes enabling the identification of potential hazards ("a condition with the potential for causing an undesirable consequence", for example, rockfall or slump type failure) and analyses the identified hazards with respect to likelihood and consequences using prescribed risk matrices. The risk matrices use a number of estimated conditional probabilities to calculate an Assessed Risk Level (ARL) rating for individual slopes.

The risk assessment procedure generally uses estimated conditional probabilities designed to characterise a sequence of events which must occur for slope instability to result in a fatality or injury to the community, damage to structures or buildings, and/or economical costs that may be associated with the effects of instability.

The principal conditional probabilities used in the risk assessment include the following:

- Temporal Probability (T)
- Vulnerability (V)
- Likelihood of instability (L)

In general, the risk assessments use T and V to estimate a Consequence rating (C) for loss of life or economic as a result of instability. The rating C is combined with L to derive the ARL rating.

The RTA system has five separate ARL categories, namely ARL1 to ARL5, with ARL1 being the highest risk rating and ARL5 being the lowest risk rating. It is generally understood that all slopes with a risk rating of ARL1 or ARL2 are given the highest priority and should be have risk reduction measures implemented within the short term (<3 years). ARL3 sites generally undergo regular monitoring with risk reduction measures carried out if the assessed risk levels are considered to increase. Sites assessed as ARL4 and ARL5 are periodically inspected for any significant site changes.

In terms of the Australian Geoguide LR7 (Landslide Risk) the risk to property is defined as Very Low to Very High. In general terms risks of very low to low are tolerable for regulatory bodies in relation to developments while higher risks are generally unacceptable without detailed investigation and implementation of risk reduction strategies to enable the reduction of risk to an acceptable level.

A full description of the risk analyses procedures are presented in the RTA and Geoguide documents. For further information the reader is directed to these documents.

The landslide risk assessment carried out as part of this investigation was based on the results of the stability analyses (outlined in the previous section), the walkover survey, site observations and based on experience in the Kuranda area. The results of the risk analyses indicate that the site is considered to pose a low level of risk in terms of landslide risk.

In summary the following risk classifications can be assumed for the proposed development:

- RTA Guide – ARL4 (Low level of risk)
- Australian Geoguide LR7 – Low level of risk

These risks are generally considered acceptable for regulators for development approval in accordance with the relevant guides.

In general, the risk assessments use T and V to estimate a Consequence rating (C) for loss of life or economic as a result of instability. The rating C is combined with L to derive the ARL rating.

The RTA system has five separate ARL categories, namely ARL1 to ARL5, with ARL1 being the highest risk rating and ARL5 being the lowest risk rating. It is generally understood that all slopes with a risk rating of ARL1 or ARL2 are given the highest priority and should be have risk reduction measures implemented within the short term (<3 years). ARL3 sites generally undergo regular monitoring with risk reduction measures carried out if the assessed risk levels are considered to increase. Sites assessed as ARL4 and ARL5 are periodically inspected for any significant site changes.

In terms of the Australian Geoguide LR7 (Landslide Risk) the risk to property is defined as Very Low to Very High. In general terms risks of very low to low are tolerable for regulatory bodies in relation to developments while higher risks are generally unacceptable without detailed investigation and implementation of risk reduction strategies to enable the reduction of risk to an acceptable level.

A full description of the risk analyses procedures are presented in the RTA and Geoguide documents. For further information the reader is directed to these documents.

The landslide risk assessment carried out as part of this investigation was based on the results of the stability analyses (outlined in the previous section), the walkover survey, site observations and based on experience in the Kuranda area. The results of the risk analyses indicate that the site is considered to pose a low level of risk in terms of landslide risk.

In summary the following risk classifications can be assumed for the proposed development:

- RTA Guide – ARL4 (Low level of risk)
- Australian Geoguide LR7 – Low level of risk

These risks are generally considered acceptable for regulators for development approval in accordance with the relevant guides.

Further to the above, it is considered that all loose uncontrolled filling be removed from the site and replaced with engineered fill in accordance with the procedures in the following section, particularly in areas of proposed residential construction or adjacent to roads/driveways.

Where filling is required, site preparation and earthworks procedures should involve the following:-

- Strip and remove topsoil and soil containing significant amounts of organic materials;
- Compact the subgrade with a heavy roller to reveal soft or loose materials. Soft or loose material that can not be improved by compaction should be removed and replaced with engineered fill;
- Place fill where required in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a density ratio of at least 95% using Standard Compaction. Each layer of filling should be keyed into natural ground. Filling should be placed at least 2 m beyond the design profile and then trimmed to the design profile.

It is considered that the material generated from cut earthworks at the site should comprise material similar to a sandy gravelly clay. It is considered that this material should be suitable for use as engineered fill subject to the removal of any organic material and material greater than 150 mm in size. If required, imported fill should have a Plasticity Index less than 20. Compaction levels should be checked by field density testing during filling.

6.4 Retaining Structures

Retaining walls where they form part of a residence or other structure such as swimming pools or access roads can be designed using an earth pressure coefficient of 0.6, plus surcharge loads imposed on the wall. Other stand alone retaining walls where they form a boundary or for landscape purposes can be designed using an earth pressure coefficient of 0.4, plus surcharge loads imposed on the walls. Footings for retaining walls should be founded at least 0.5 m into the highly weathered argillite/greywacke rock unless otherwise approved by a geotechnical engineer. Footings for retaining walls founded in this manner can be designed using allowable bearing pressures up to 250 kPa.

All retaining walls should be engineer designed structures.

6.5 Footings

It is considered that proposed residences and other structures located entirely on prepared cut platforms formed in the very low strength or stronger rock can be supported on a high level footing system such as strip/pad footings or stiffened slab on ground footings. Pad and strip footings founded on very low strength or stronger rock can be designed using allowable bearing pressures up to 100 kPa.

Portions of any proposed buildings located over the natural slopes or cut/fill batters, should be supported on bored pier footings. Bored pier footings should extend at least three times their diameter into the very low strength or stronger rock. Bored pier footings constructed in this manner can be designed using an allowable end bearing pressure of 400 kPa and an allowable shaft adhesion of up to 40 kPa, neglecting the contribution of the upper 1.0 m of the shaft.

Continuous footings should not span the transition between differing founding material unless the potential for differential settlement is considered in the footing and structural design.

It is recommended that site specific geotechnical investigations be carried out on each proposed allotment once proposed building designs have been finalised. It is further recommended that footing excavations be inspected by a geotechnical engineer to confirm that founding conditions are consistent with those on which the design guidelines are based.

6.6 Excavation Conditions

It is envisaged that cut earthworks are proposed. Based on the results of the investigation the materials encountered in excavations should comprise gravelly sandy clay soils and very low to low strength weathered rock. On this basis it is considered that excavation should be achievable using a large (say 20t) excavator. An impact breaker is likely to be required where stronger rock is encountered.

7.0 LIMITATIONS

MFC have prepared this report for the use of Colin Emery for design purposes in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than Colin Emery or his other consultants. It may not contain sufficient information for purposes of other parties or for other uses.

Your attention is drawn to the document - "Important Information About Your Geotechnical Engineering Report". This document has been prepared by the ASFE *(Professional Firms Practicing in the Geosciences)*. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks associated with the groundworks for this project. The document is not intended to reduce the level of responsibility accepted by MFC Pty Ltd, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

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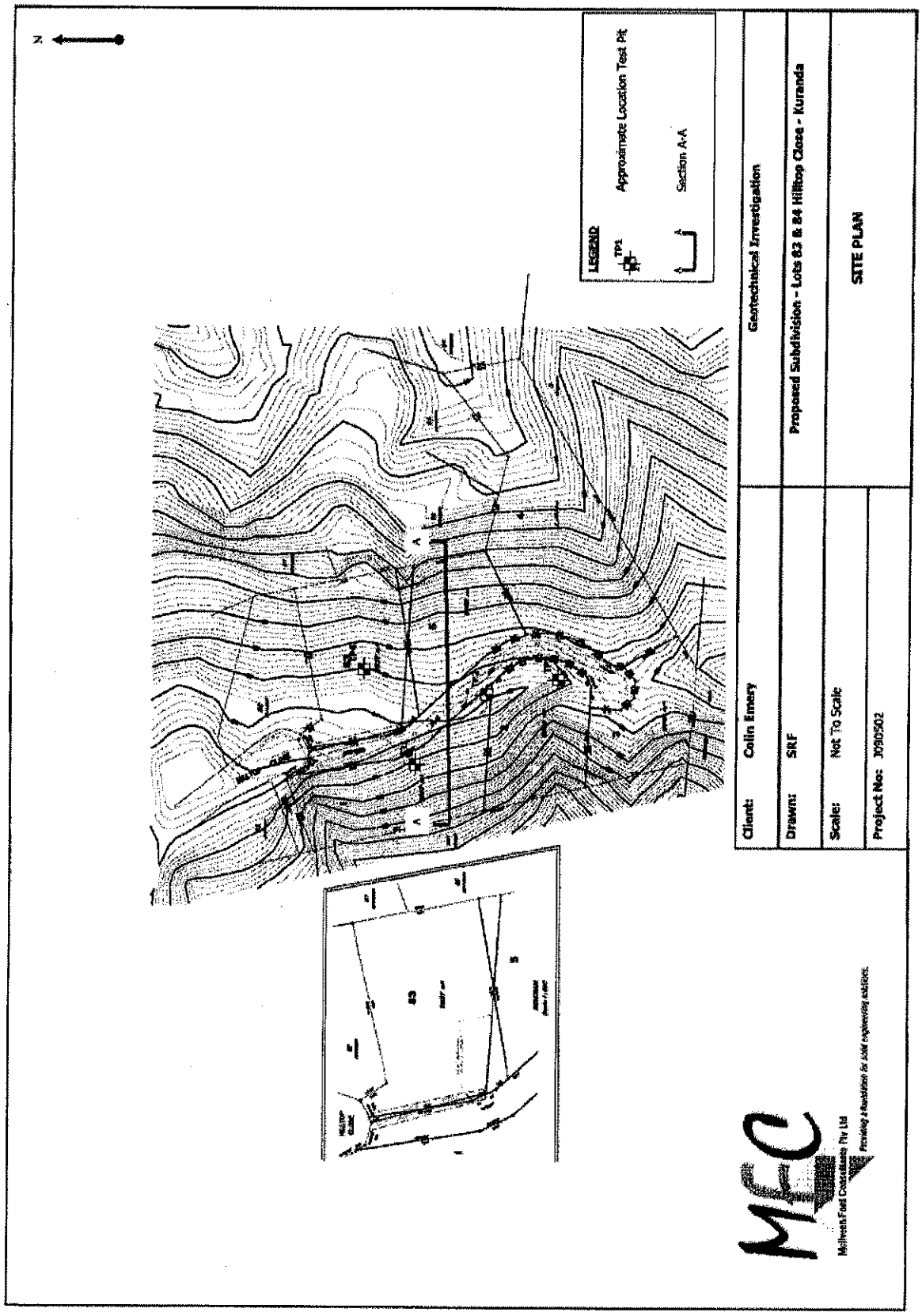
We would be pleased to answer any questions that you may have regarding this matter.

Regards

Steve Ford
Senior Engineering Geologist
MCILVEEN FORD CONSULTANTS PTY LTD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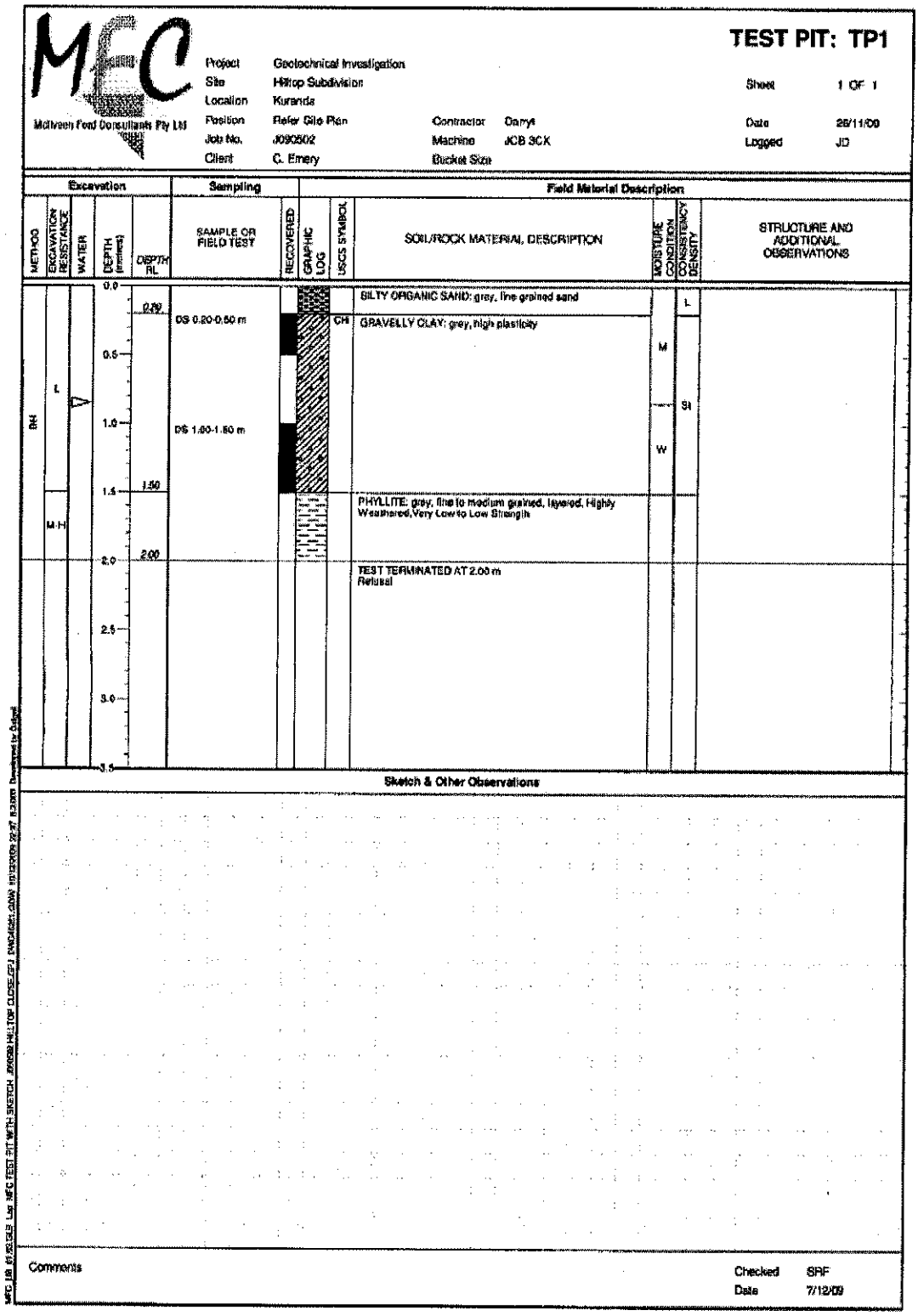
LEGEND
TP1 Approximate Location Test Pit
A Section A-A
Client: Colin Emery
Drawn: SKF
Scale: Not To Scale
Project No: J0910502
Geotechnical Investigation
Proposed Subdivision - Lots 83 & 84 Hilltop Close - Kuranda
SITE PLAN
MFC
Millwood Ford Consultancy Pty Ltd

APPENDIX A

Results of Fieldwork



McIlveen Pond Consultants Pty Ltd

TEST PIT: TP1

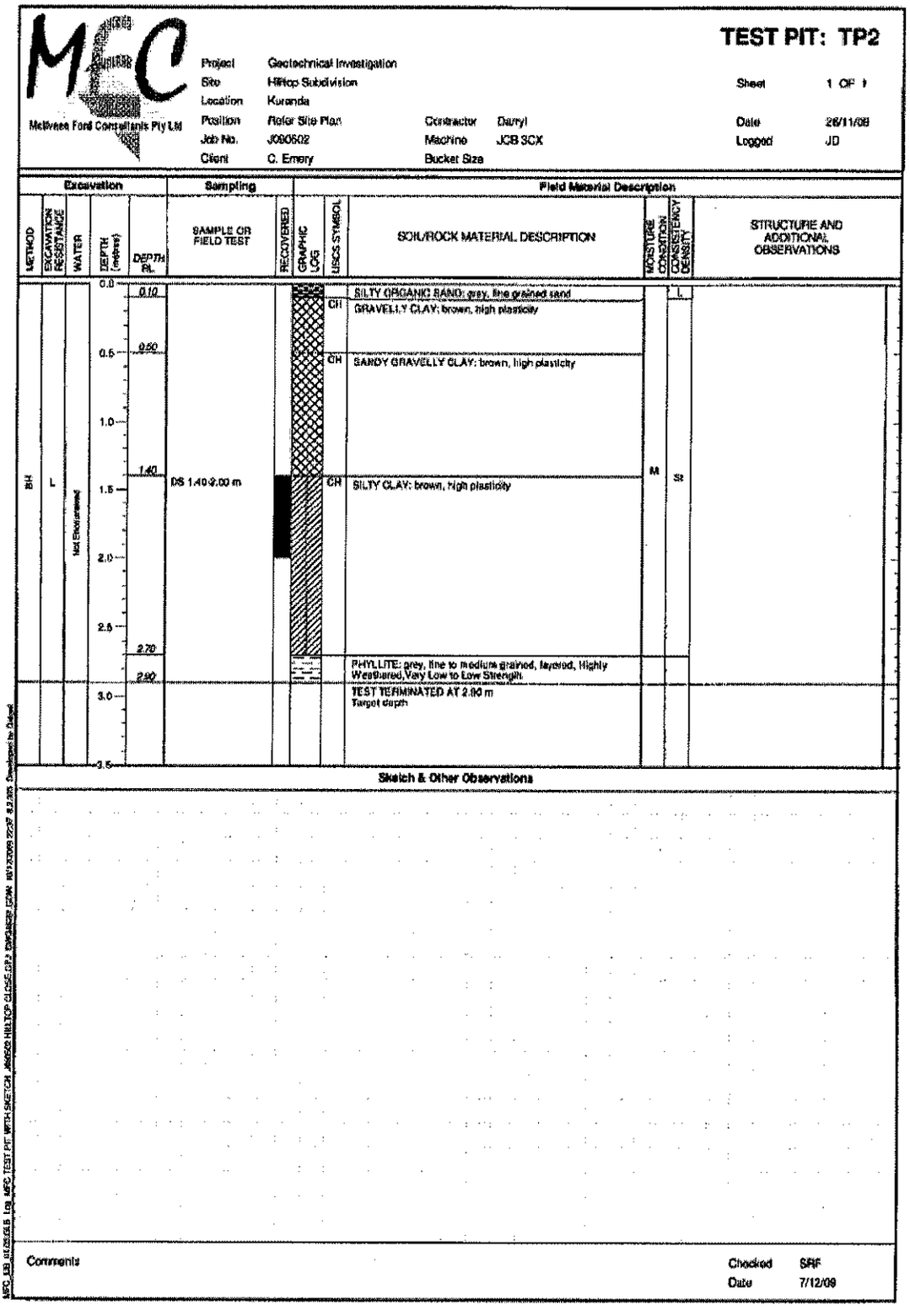
Project	Geotechnical Investigation			Sheet	1 OF 1
Site	Hilltop Subdivision				
Location	Kuranda				
Position	Refer Site Plan	Contractor	Darryl	Date	26/11/09
Job No.	J090502	Machine	JCB 3CX	Logged	JD
Client	C. Emery	Bucket Size			

Excavation					Sampling		Field Material Description				
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
BH	E		0.0						SILTY ORGANIC SAND: grey, fine grained sand	M	L	
			0.5	0.20	DS 0.20-0.50 m			CH	GRAVELLY CLAY: grey, high plasticity		St	
			1.0		DS 1.00-1.50 m					W		
	M-H		1.5	1.50					PHYLLITE: grey, fine to medium grained, layered. Highly Weathered, Very Low to Low Strength			
			2.0	2.00					TEST TERMINATED AT 2.00 m Refusal			
			2.5									
			3.0									
			3.5									

Sketch & Other Observations

Comments

Checked SRF
Date 7/12/09



McIlveen Ford Consultants Pty Ltd

TEST PIT: TP2

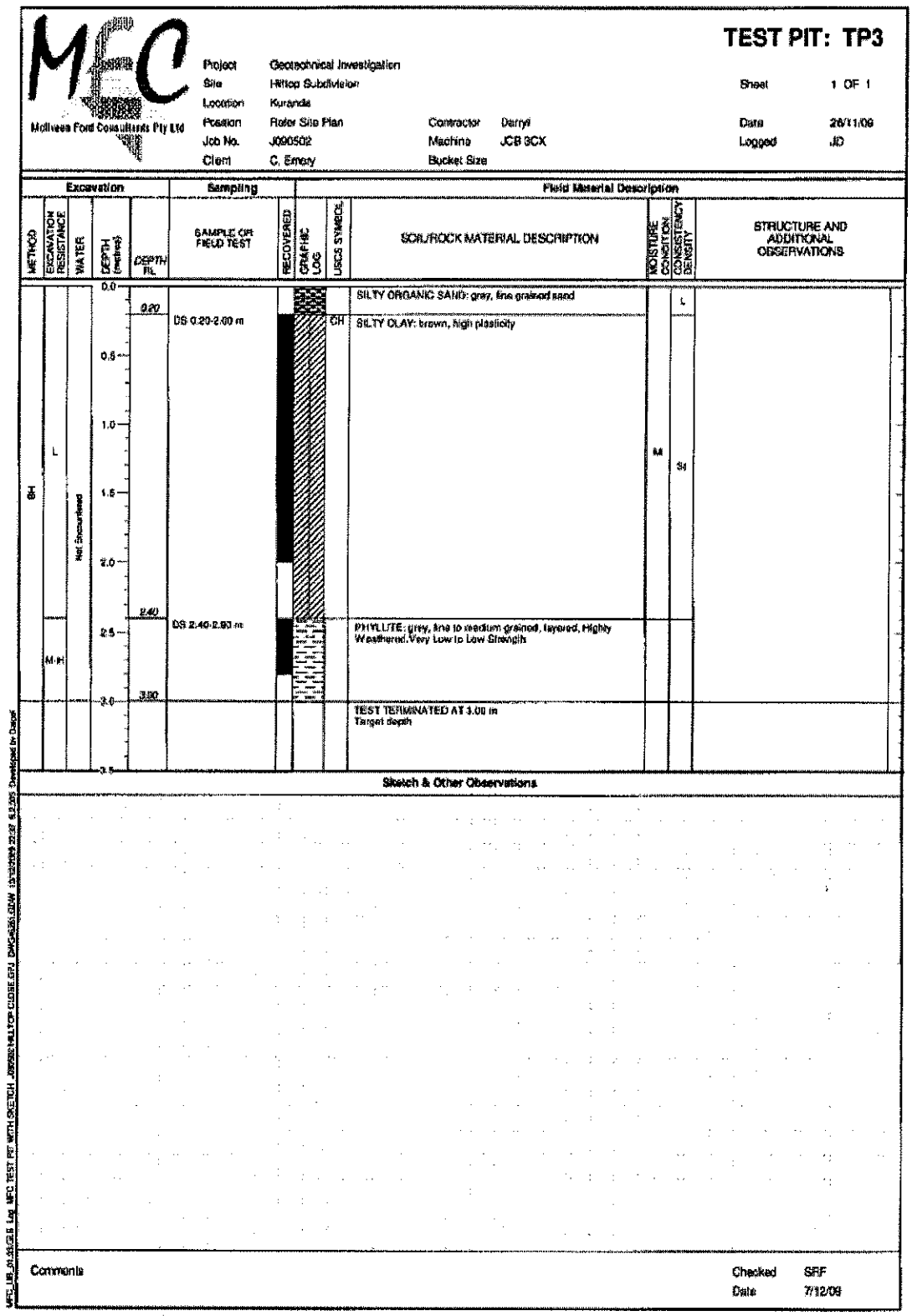
Project	Geotechnical Investigation			Sheet	1 OF 1
Site	Hilltop Subdivision				
Location	Kuranda				
Position	Refer Site Plan	Contractor	Darryl	Date	26/11/09
Job No.	J080502	Machine	JCB 3CX	Logged	JD
Client	C. Emery	Bucket Size			

Excavation					Sampling		Field Material Description					
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
BH	L	Not Encountered	0.0	0.10					SILTY ORGANIC SAND: grey, fine grained sand		L	
								CH	GRAVELLY CLAY: brown, high plasticity			
			0.5	0.50				CH	SANDY GRAVELLY CLAY: brown, high plasticity			
			1.0									
				1.40						M		
			1.5		DS 1.40-2.00 m			CH	SILTY CLAY: brown, high plasticity		St	
			2.0									
			2.5									
				2.70								
				2.90					PHYLLITE: grey, fine to medium grained, layered, Highly Weathered, Very Low to Low Strength			
			3.0						TEST TERMINATED AT 2.90 m Target depth			
			3.5									

Sketch & Other Observations

Comments

Checked SRF
Date 7/12/09



Mellwaa Ford Consultants Pty Ltd

TEST PIT: TP3

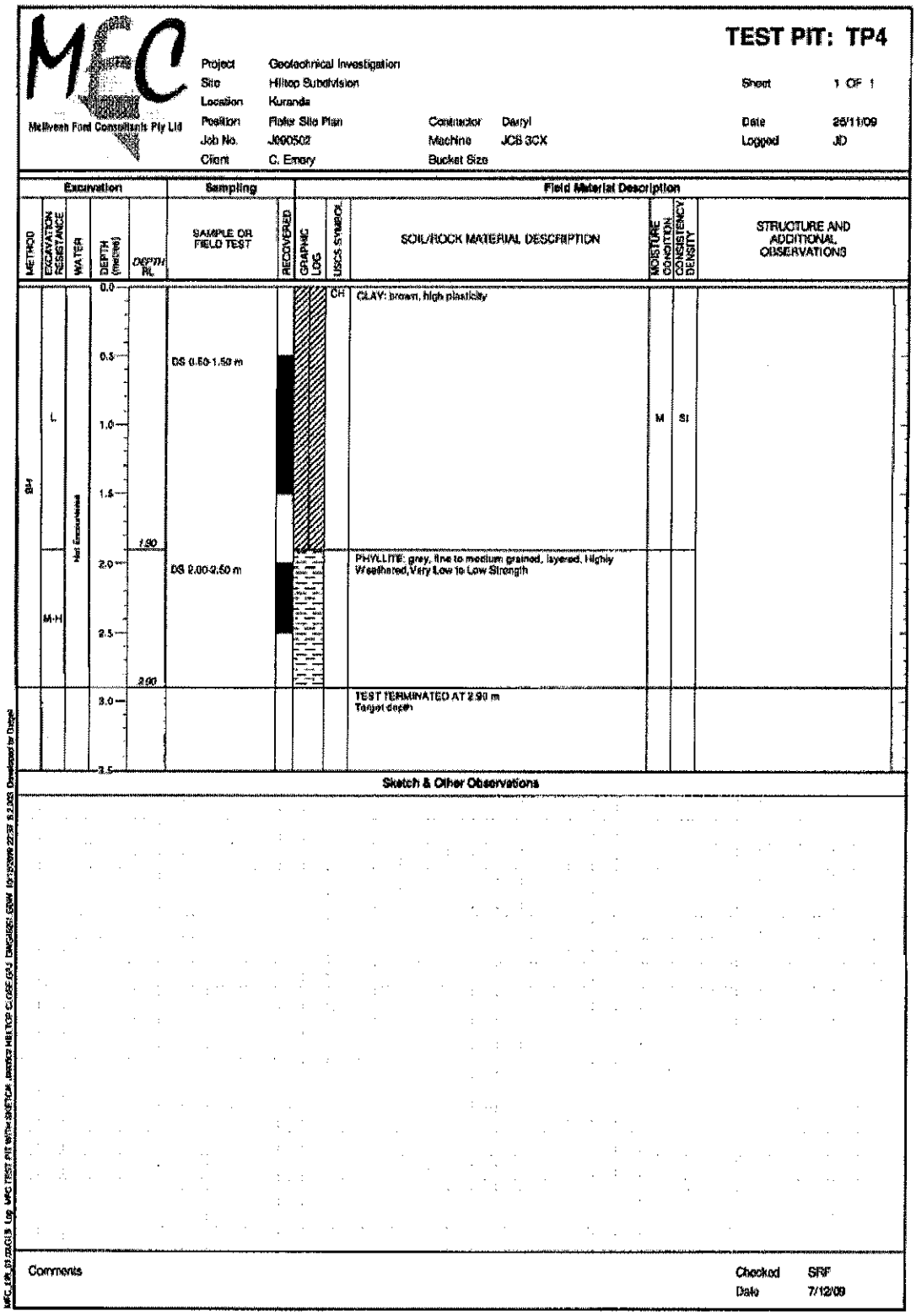
Project	Geotechnical Investigation			Sheet	1 OF 1
Site	Hilltop Subdivision				
Location	Kuranda				
Position	Refer Site Plan	Contractor	Darryl	Date	26/11/09
Job No.	J090502	Machine	JCB 3CX	Logged	JD
Client	C. Emery	Bucket Size			

Excavation					Sampling		Field Material Description				
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
BH	L	Not Encountered	0.0						SILTY ORGANIC SAND: grey, fine grained sand		L	
				0.20				CH	SILTY CLAY: brown, high plasticity	M	St	
			0.5		DS 0.20-2.00 m							
			1.0									
			1.5									
			2.0									
				2.40								
	M-H		2.5		DS 2.40-2.90 m				PHYLLITE: grey, fine to medium grained, layered, Highly Weathered, Very Low to Low Strength			
			3.0	3.00					TEST TERMINATED AT 3.00 m Target depth			
			3.5									

Sketch & Other Observations

Comments

Checked SRF
Date 7/12/09



Mellveen Ford Consultants Pty Ltd

TEST PIT: TP4

Project	Geotechnical Investigation			Sheet	1 OF 1
Site	Hilltop Subdivision				
Location	Kuranda				
Position	Refer Site Plan	Contractor	Daryl	Date	25/11/09
Job No.	J090502	Machine	JCB 3CX	Logged	JD
Client	C. Emery	Bucket Size			

Excavation					Sampling		Field Material Description				
METHOD	EXCAVATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
BH	L	Not Encountered	0.0					CH	CLAY: brown, high plasticity	M	St	
			0.5		DS 0.50-1.50 m							
			1.0									
			1.5	1.90								
	M-H		2.0		DS 2.00-2.50 m				PHYLLITE: grey, fine to medium grained, layered, Highly Weathered, Very Low to Low Strength			
			2.5	2.90								
			3.0						TEST TERMINATED AT 2.90 m Target depth			
			3.5									

Sketch & Other Observations

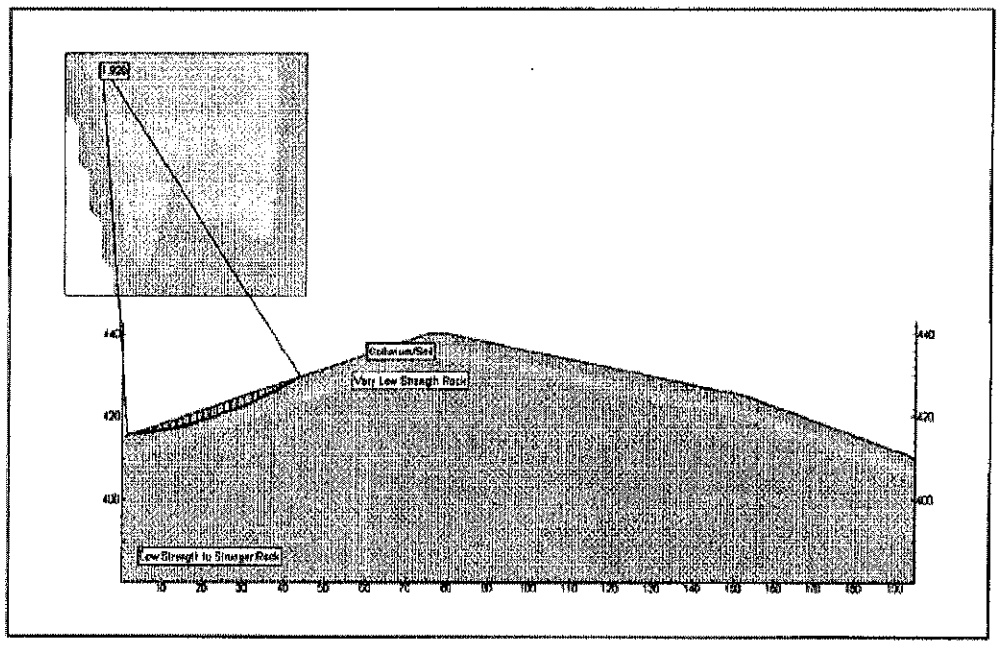
Comments

Checked SRF
Date 7/12/09

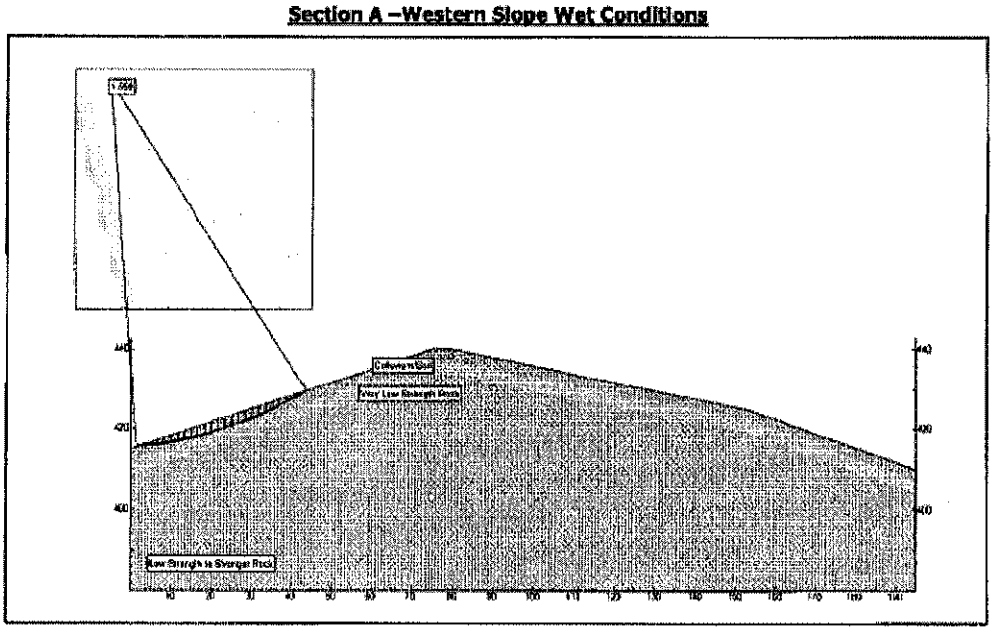
APPENDIX B

Results of Stability Analyses

Section A –Western Slope Dry Conditions

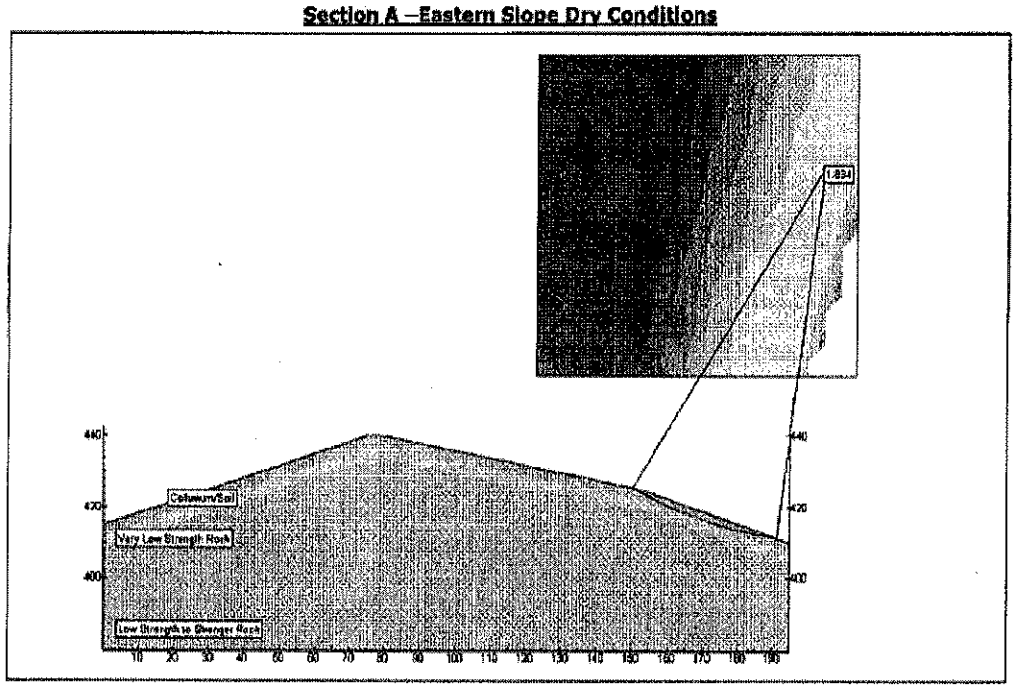


Section A –Western Slope Wet Conditions

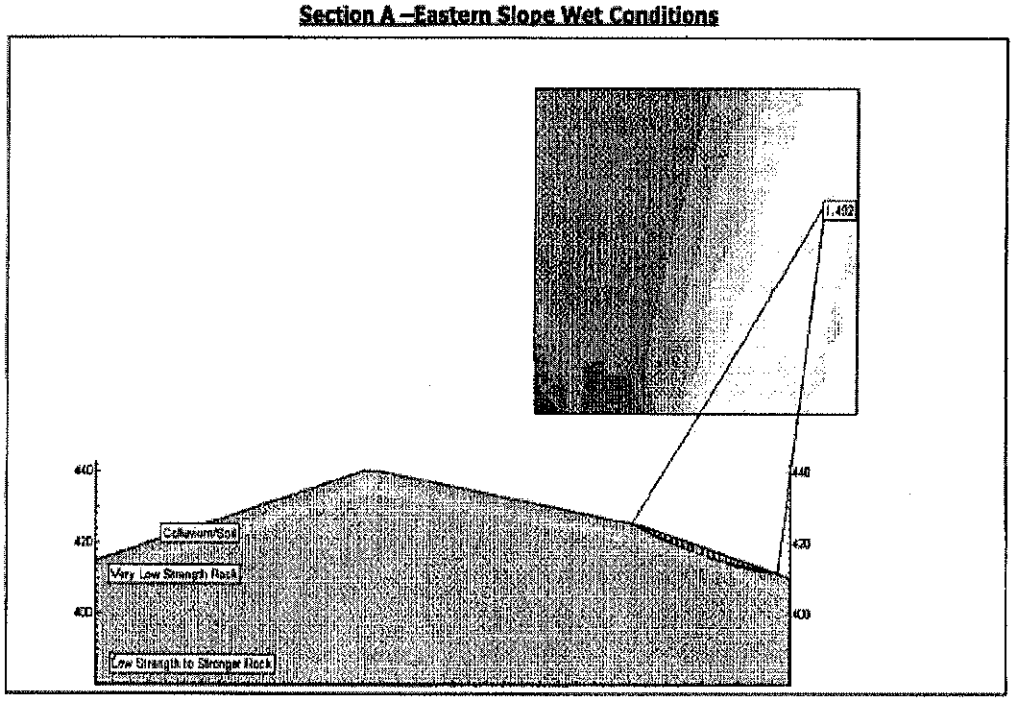


Client:	**Colin Emery**	**Geotechnical Investigation**
Drawn:	**SRF**	**Lots 83 & 84 Hilltop Close, Kuranda**
Scale:	As shown	**Stability Analyses**
Project No:	J090502	

Section A –Eastern Slope Dry Conditions



Section A –Eastern Slope Wet Conditions



Client:	**Colin Emery**	**Geotechnical Investigation**
Drawn:	**SRF**	**Lots 83 & 84 Hilltop Close, Kuranda**
Scale:	As shown	**Stability Analyses**
Project No:	J090502	

DATE PLOTTED: 1 December 2017 12:53 PM BY : MATTHEW TICKNER

NORTH

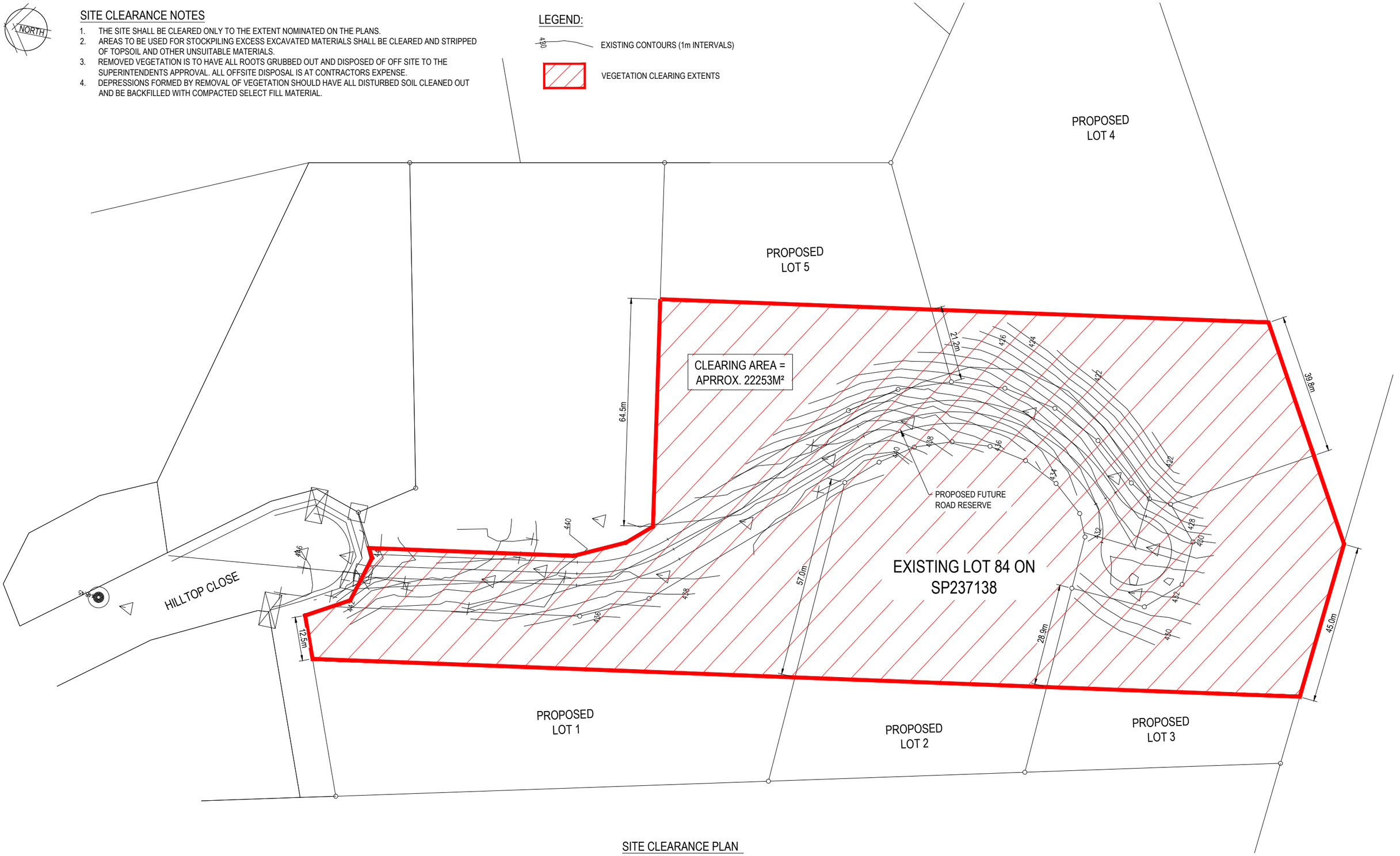
SITE CLEARANCE NOTES

1. THE SITE SHALL BE CLEARED ONLY TO THE EXTENT NOMINATED ON THE PLANS.
2. AREAS TO BE USED FOR STOCKPILING EXCESS EXCAVATED MATERIALS SHALL BE CLEARED AND STRIPPED OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
3. REMOVED VEGETATION IS TO HAVE ALL ROOTS GRUBBED OUT AND DISPOSED OF OFF SITE TO THE SUPERINTENDENTS APPROVAL. ALL OFFSITE DISPOSAL IS AT CONTRACTORS EXPENSE.
4. DEPRESSIONS FORMED BY REMOVAL OF VEGETATION SHOULD HAVE ALL DISTURBED SOIL CLEANED OUT AND BE BACKFILLED WITH COMPACTED SELECT FILL MATERIAL.

LEGEND:

430 EXISTING CONTOURS (1m INTERVALS)

VEGETATION CLEARING EXTENTS



SITE CLEARANCE PLAN

SCALE 1:500

Rev.	Date	Description	Des.	Verif.	Appd.
01	01.12.2017	ISSUED FOR OPERATIONAL WORKS APPROVAL	MJT	BP	MAL

0 10 20 30 40 50m

SCALE 1:500 @A1

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Cardno (QLD) Pty Ltd | ABN 57 051 074 992
15 Scott Street, Parramatta Park
Cairns QLD 4870
Tel: 07 4034 0500 Fax: 07 4051 0133
Web: www.cardno.com.au

		Date
Drawn	MJT	30.11.2017
Checked	ML	01.12.2017
Designed	MJT	30.11.2017
Verified	BP	01.12.2017
Approved	M. LANCINI	01.12.2017 RPEQ 18786

Client: COLIN EMERY

Project: HILLTOP CLOSE SUBDIVISION
KURANDA LOT 84 ON SP237138
EARLY WORKS

Title: VEGETATION CLEARING PLAN

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATUM	DATE	Scale	Size
AHD	01.12.2017	AS SHOWN	A1

Drawing Number: Q174188-005-0001

Revision: 01

XREF's: Q174188-SURV; Q174188-LOT_LAYOUT
CAD File: H:\2017\174188 - Hilltop Cl Subdivision\005 - Civil Engineering\Design_CAD & Models_Acad\Civil\Q174188-003-0001.dwg

DATE PLOTTED: 1 December 2017 12:53 PM BY : MATTHEW TICKNER

DUST CONTROL

1. TOPSOIL STOCKPILES ARE TO BE WATERED AND LIGHTLY COMPACTED TO ENSURE MINIMAL DUST DISTURBANCE PRIOR TO RESPREADING.
2. SITE TO BE KEEP MOIST AT ALL TIMES TO ENSURE DUST CONTROL.
3. UNCOMPLETED WORKS ARE TO BE WATERED AND ROLLED AT THE END OF EACH WORKING DAY TO ENSURE A FIRM SEALED SURFACE TO CONTROL DUST.

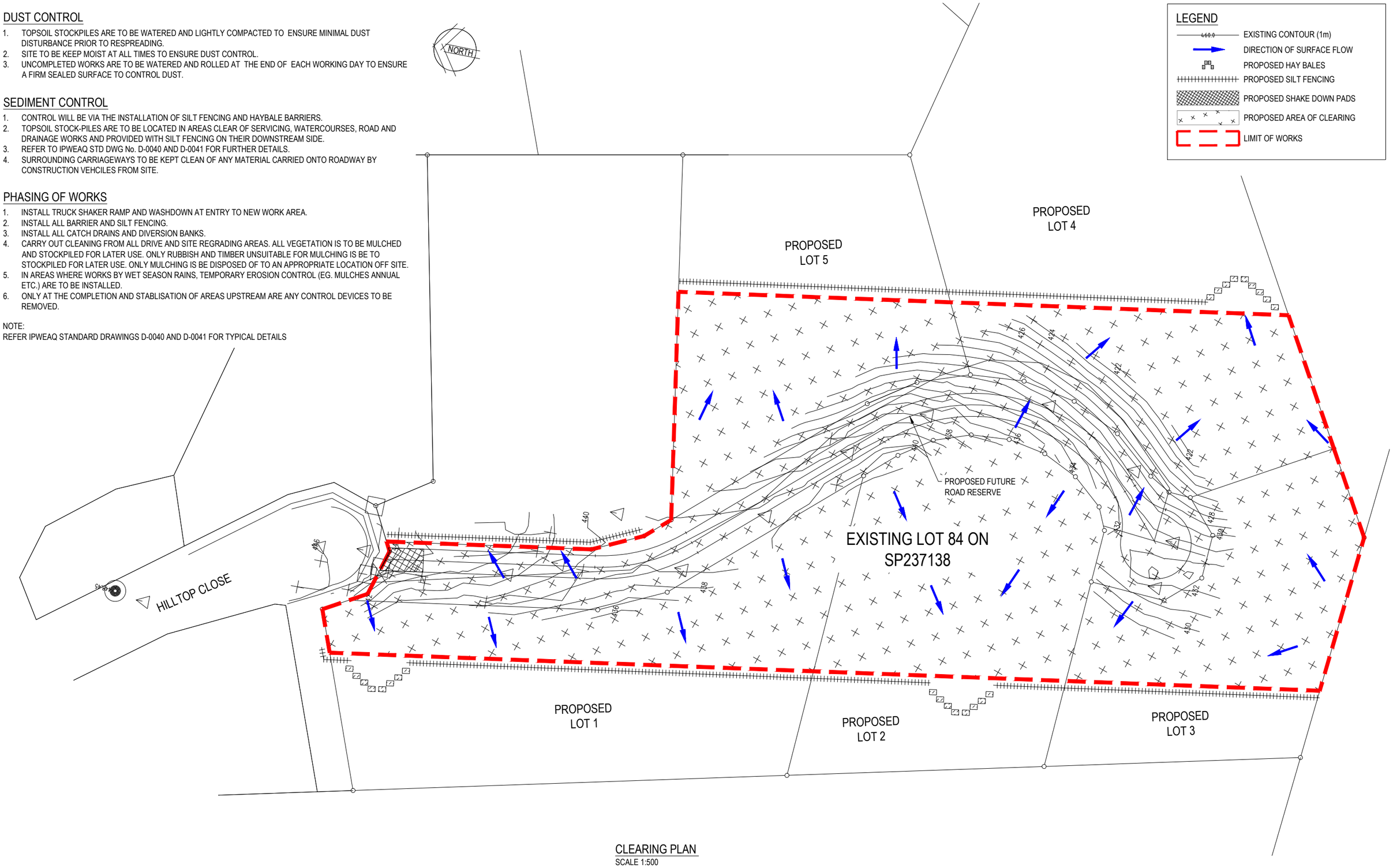
SEDIMENT CONTROL

1. CONTROL WILL BE VIA THE INSTALLATION OF SILT FENCING AND HAYBALE BARRIERS.
2. TOPSOIL STOCK-PILES ARE TO BE LOCATED IN AREAS CLEAR OF SERVICING, WATERCOURSES, ROAD AND DRAINAGE WORKS AND PROVIDED WITH SILT FENCING ON THEIR DOWNSTREAM SIDE.
3. REFER TO IPWEAQ STD DWG No. D-0040 AND D-0041 FOR FURTHER DETAILS.
4. SURROUNDING CARRIAGEWAYS TO BE KEPT CLEAN OF ANY MATERIAL CARRIED ONTO ROADWAY BY CONSTRUCTION VEHCILES FROM SITE.

PHASING OF WORKS

1. INSTALL TRUCK SHAKER RAMP AND WASHDOWN AT ENTRY TO NEW WORK AREA.
2. INSTALL ALL BARRIER AND SILT FENCING.
3. INSTALL ALL CATCH DRAINS AND DIVERSION BANKS.
4. CARRY OUT CLEANING FROM ALL DRIVE AND SITE REGRADING AREAS. ALL VEGETATION IS TO BE MULCHED AND STOCKPILED FOR LATER USE. ONLY RUBBISH AND TIMBER UNSUITABLE FOR MULCHING IS BE TO STOCKPILED FOR LATER USE. ONLY MULCHING IS BE DISPOSED OF TO AN APPROPRIATE LOCATION OFF SITE.
5. IN AREAS WHERE WORKS BY WET SEASON RAINS, TEMPORARY EROSION CONTROL (EG. MULCHES ANNUAL ETC.) ARE TO BE INSTALLED.
6. ONLY AT THE COMPLETION AND STABLISATION OF AREAS UPSTREAM ARE ANY CONTROL DEVICES TO BE REMOVED.

NOTE:
REFER IPWEAQ STANDARD DRAWINGS D-0040 AND D-0041 FOR TYPICAL DETAILS



CLEARING PLAN
SCALE 1:500

Rev.	Date	Description	Des.	Verif.	Appd.
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SCALE 1:500 @A1

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Cairns QLD 4870
Tel: 07 4034 0500 Fax: 07 4051 0133
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		Date
Drawn	MJT	30.11.2017
Checked	ML	01.12.2017
Designed	MJT	30.11.2017
Verified	BP	01.12.2017
Approved		01.12.2017
	M. LANCINI	RPEQ 18786

Client: COLIN EMERY
Project: HILLTOP CLOSE SUBDIVISION
KURANDA LOT 84 ON SP237138
EARLY WORKS
Title: EROSION AND SEDIMENTATION CONTROL STRATEGY

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATUM	DATE	Scale	Size
AHD	30.11.2017	AS SHOWN	A1

Drawing Number: Q174188-005-0002
Revision: 01

XREFs: Q174188-SURV, Q174188-LOT_LAYOUT
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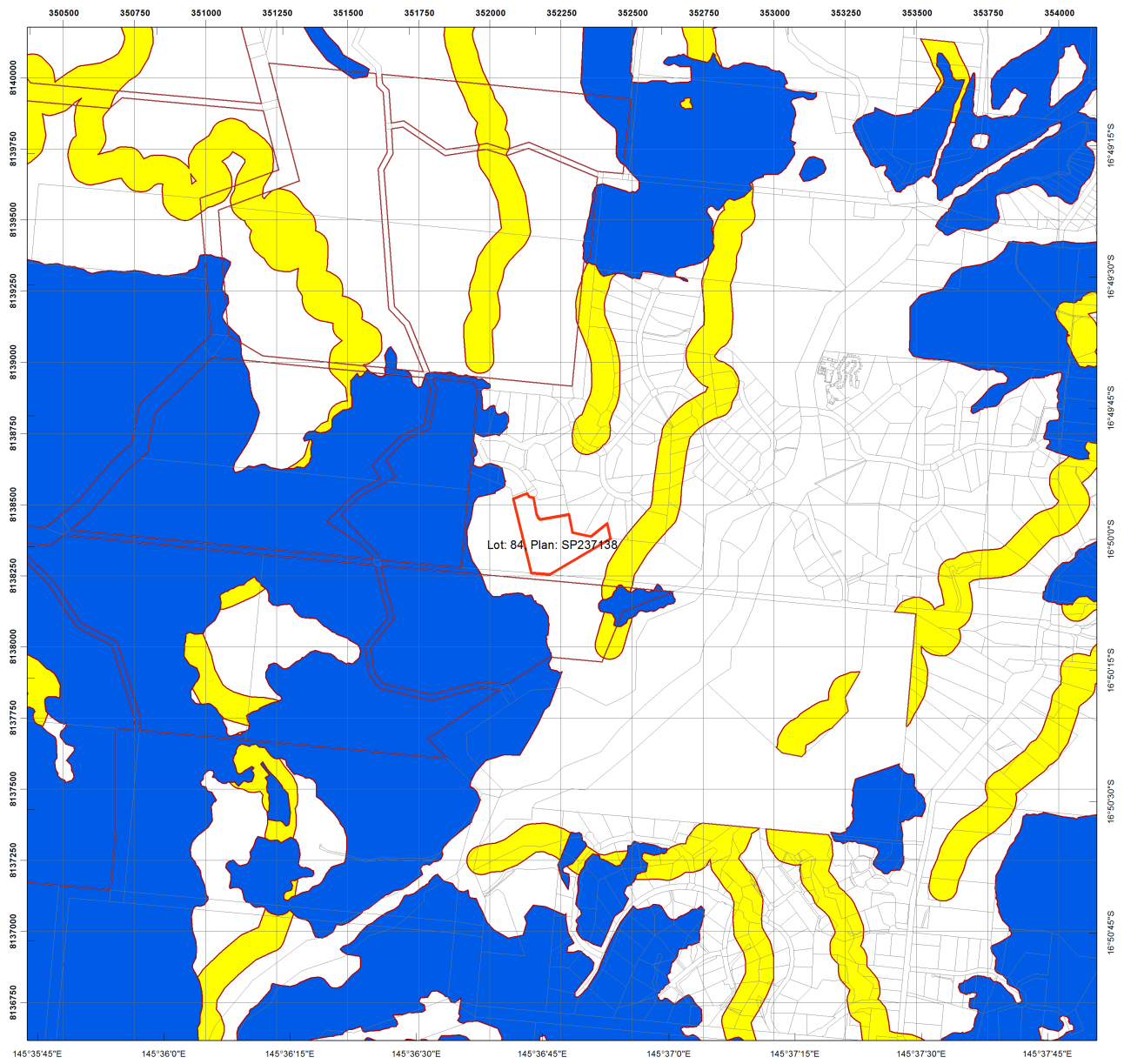
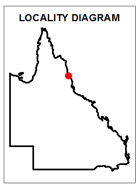


Regulated Vegetation Management Map

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
  Property boundaries shown are provided as a locational aid only



N

0 200 400 600 800 1,000 m

This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incurr as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

Queensland Government

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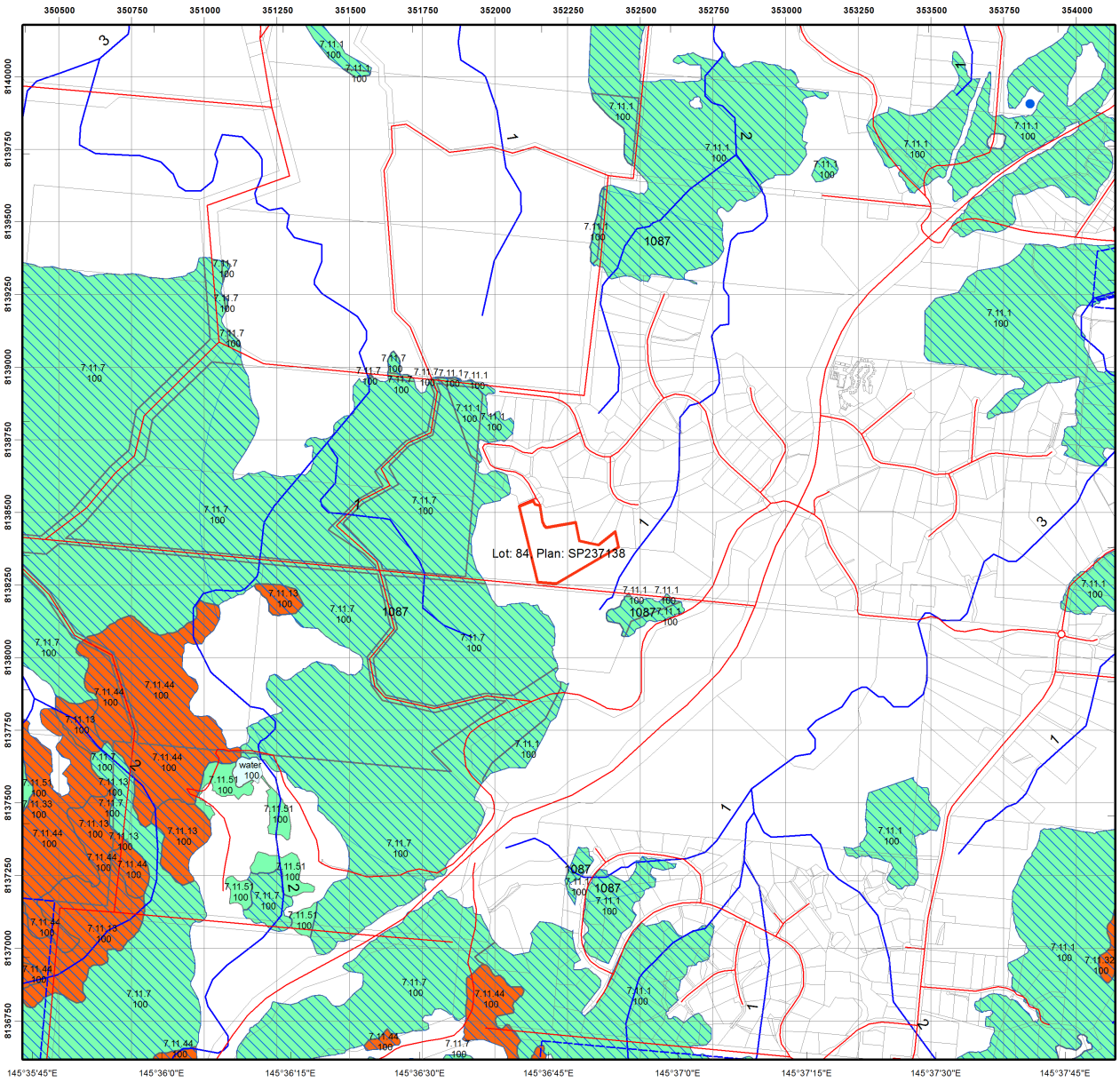


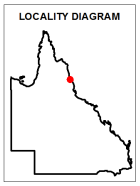
Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
  These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20AI
  These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
  (Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
  Property boundaries shown are provided as a locational aid only

Queensland Government

LOCALITY DIAGRAM



N

0 140 280 420 560 700 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incurr as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

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Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Self-assessable vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Natural Resources and Mines website (http://www.dnrm.qld.gov.au) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

1) (a) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or

2) (b) in which the protected wildlife, at any stage of its life cycle, is located.

Essential habitat identifies endangered or vulnerable native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B

No records

Essential habitat in Category C

No records