

23 September 2014

Our ref: 7157 Lot 12 Craiglie
File ref: 8/13/1760 (4177551)
scott.christensen@blackm.com
www.blackm.com

Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attention: Ms Donna Graham

Dear Donna

**APPLICATION FOR DEVELOPMENT PERMIT FOR OPERATIONAL WORKS
CRAIGLIE INDUSTRIAL SUBDIVISION, BEOR STREET, CRAIGLIE**

On behalf of our client, WAKS Developments Pty Ltd, we wish to submit this application for a Development Permit for Operational Works approval in relation to the Craiglie Industrial Subdivision.

The application is comprised of the following documents:

1. Response to Development Approval Conditions.
2. Operational Works Receipt Checklist.
3. FNQROC Statement of Compliance.
4. IDAS Form 1 and Form 6.
5. Operational Works Lodgement Fee.
6. Engineering Design Drawing.

We trust the attached application and supporting information is sufficient to allow Council to complete its assessment.

Please do not hesitate to contact the undersigned on (07) 4031 9944 or via email to scott.christensen@blackm.com should you have any queries or require further information.

Yours sincerely
BLACK & MORE

Scott Christensen
Project Manager

Encl: Application for Development Permit for Operational Works, components listed above

40-2014-442-1

Management | Engineering | Excellence

Response to Development Conditions

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Reconfiguration of a Lot (Plan of Lots 1 & 2 and Emt A Cancelling Lot 12 on SP201317 Craiglie Business Park)	PR108905-15	3 October 2013

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

Noted

Timing of Effect

2. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

Noted

Water Supply and Sewerage Works

3. Undertake the following water supply and sewerage works to the subject land:
 - a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual.
 - b. Connect each lot to Council's reticulated water supply in accordance with the FNQROC Development Manual. Existing water connections and internal plumbing must be contained within the lot it serves. If not then the connection and internal plumbing must be relocated to within the lot serviced.

Sewer connection to each lot provided

Connection to Council's water supply provided Ser.

Works are required to be completed prior to the issue of a Compliance Certificate for the Plan of Survey.

Noted

General External Works

4. Undertake the following external works:-

- a. Construct a concrete commercial access cross-over for Lot 2 in accordance with the FNQROC Drawing S1015B (Copy attached in Appendix 2); and
- b. The applicant is to ensure the current kerb and channel to the frontage is fit for purpose. Any sections showing ponding, significant cracking etc, shall be deemed as not fit for purpose and are to be replaced.

Nominated on drawing

Noted

Driveway Construction

5. Construct a concrete driveway or other approved surface to battle-axe Lot 2 extending the full length of the access leg from the Beor Street crossover required by condition 4 above.

Concrete driveway provided

Construction of the concrete driveway must be in accordance with FNQROC Development Manual Standard Drawing S1110C, attached as Appendix 2.

Noted

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Noted

Access/Services Easement

6. Create a reciprocal Access (and services if required) Easement to allow vehicle access and on-site manoeuvring to all proposed lots, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval. The approved easement documents must be submitted at the same time as application for a Compliance Permit for the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Noted

Damage to Infrastructure

7. In the event that any part of Council's existing sewer / water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost, prior to the Commencement of Use.

Noted

Lawful Point of Discharge

8. All external stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.

Lot 1 discharges directly to Bear St
Lot 2 discharges via driveway to Bear St

Sediment and Erosion Control

9. Soil and water management measures must be installed/implemented prior to the discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).

Noted

Electricity and Telecommunications

10. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

Noted

FURTHER ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

RIGHTS OF APPEAL

Attached

End of Decision Notice



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

Name of Council: Douglas Shire Council

Development Name and Location: Craighle Industrial Subd.
Beor St, Craighle

Planning Permit No/Council File No: 8/13/1760

<u>DESIGN SUBMISSION</u>	<u>CHECK</u>	<u>COMMENT</u>
1. Completed 'Statement of Compliance' form. (FNQROC - AP1 – Appendix A)	✓	
2. IDAS Forms A ,E & IDAS Assessment Checklist (Available from www.ipa.qld.gov.au)	✓	
3. Payment of Engineering Application Fees (Copy of receipt to be attached)	✓	
4. Copy of Decision Notice for Development Application Conditions, <u>inc. explanation of how each condition is to be addressed (Statement of Compliance)</u>	✓	
5. Engineering Design drawings - Complete sets (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format)	✓	
6. One copy of Design and Standard Specifications (Unbound Copy Preferable)	N.A.	FNQROC Standard Specs
7. Written consent from adjoining property owners authorising any works on their property	N.A.	
8. Water reticulation network in electronic format (Engineer to confirm system requirements and compatibility with Cairns Water)	N.A.	
9. Landscape drawings - Complete set (1 x A1 set, 2 x A3 sets and 1 x electronic copy on compact disc in 'PDF' format). These must be accompanied by elements of the stormwater & street lgt. layout design, to avoid conflicts.	N.A.	



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

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



Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

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

Name of Engineer	Paul Steele	
Name of Company	Black & More	
Telephone Number (s)	Office: 4031 9544	Mobile:
Email address	paul.steele@blackm.com	
RPEQ No.		

20. Date of submission of application / / 200

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

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council
(INSERT COUNCIL NAME)

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

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

Name of Development Craiglie Industrial Subdivision

Location of Development Beor Street, Craiglie

Applicant Waks Developments

Designer Black & More

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

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

APPLICATION PROCEDURES

Landscaping	N.A.
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N.A.
Water Reticulation and Pump Stations	N.A. - Water exist in Bear-St
Sewer Reticulation and Pump Stations	
Electrical Reticulation and Street Lighting	N.A. - Reticulation & Lighting exist in Bear-St
Public Transport	N.A.
Associated Documentation/ Specification	N.A.
Priced Schedule of Quantities	To be supplied by contractor
Referral Agency Conditions	N.A.
Supporting Information (AP1.08)	N.A.
Other	N.A.

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

Designer Black & More **RPEQ No**

Name in Full Scott Christensen

Signature [Signature] **Date**

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

This form must be used for ALL development applications.

You **MUST** complete ALL questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdlp.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Waks Developments Pty Ltd

For companies, contact name

Scott Christensen

Postal address

c/- Black & More

PO Box 999N

Suburb North Cairns

State QLD

Postcode

4870

Country Australia

Contact phone number

4031 9944

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

Scott.christensen

@ blackm.com

Applicant's reference number (non-mandatory requirement)

8/13/1760

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☒ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

2 lot Industrial subdivision

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		51-53	Boer Street, Craiglie		12	SP201317	Douglas
ii)			Boer				
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

3,272m²

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

vacant

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
RaL Ref:8/13/1760	06/11/2013	06/11/2017

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land Waks Developments Pty Ltd

I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

Date 22/9/14

Table G

Name of owner/s of the land

☐ The owner's written consent is attached or will be provided separately to the assessment manager.

Table H

Name of owner/s of the land

☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
Cover letter, response to development conditions and lodgement fee	Over counter
IDAS Forms	Over counter
Engineering Drawing	Over Counter

14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No ☐ Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works ☐ Stormwater ☐ Water infrastructure
☐ Drainage works ☐ Earthworks ☒ Sewerage infrastructure
☐ Landscaping ☐ Signage ☐ Clearing vegetation under the planning scheme
☒ Other—provide details Concrete driveway, crossover and service conduits

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

- ☐ No ☒ Yes—specify the number of lots being created 2 lots

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
8/13/1760	06/11/2013	60/11/2017

2. What is the dollar value of the proposed building work?
(Inc GST, materials and labour.)

\$

3. What is the dollar value of the proposed operational work?
(Inc GST, materials and labour.)

\$40,000

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any existing or proposed easements on the relevant land and their function any access limitation strips all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Over the counter

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Over the counter
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for building work (including extensions and demolition that is assessable development)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Over the counter

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
Drawings showing: <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Over the counter
Applications for operational work involving street lighting		
Drawings showing: <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

GENERAL NOTES

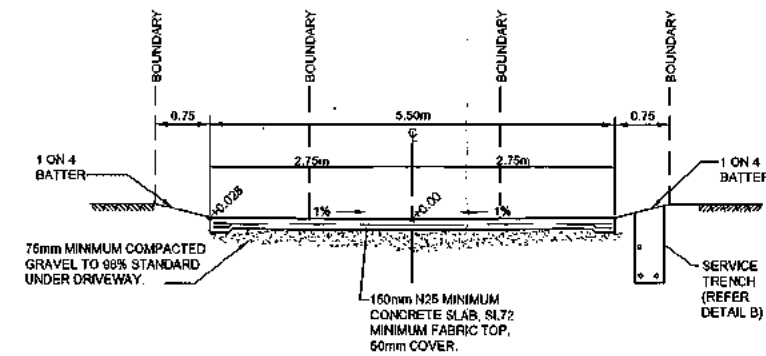
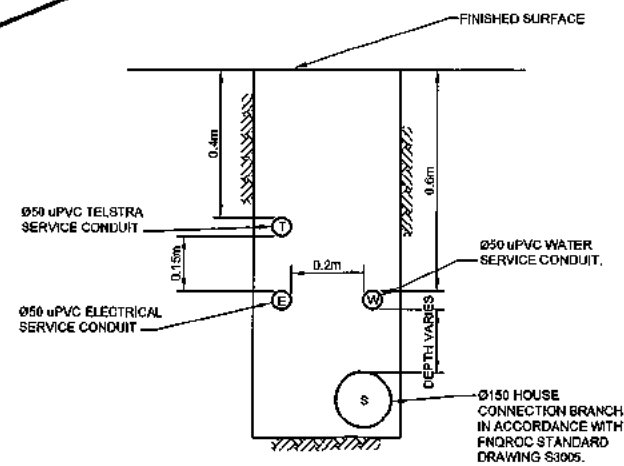
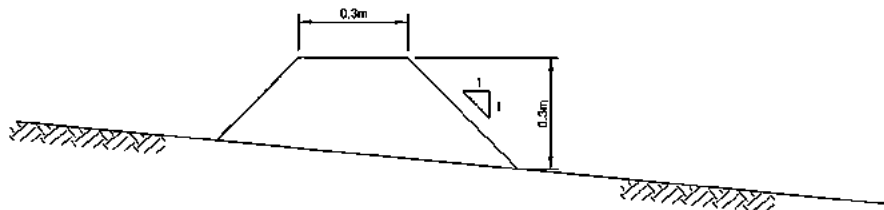
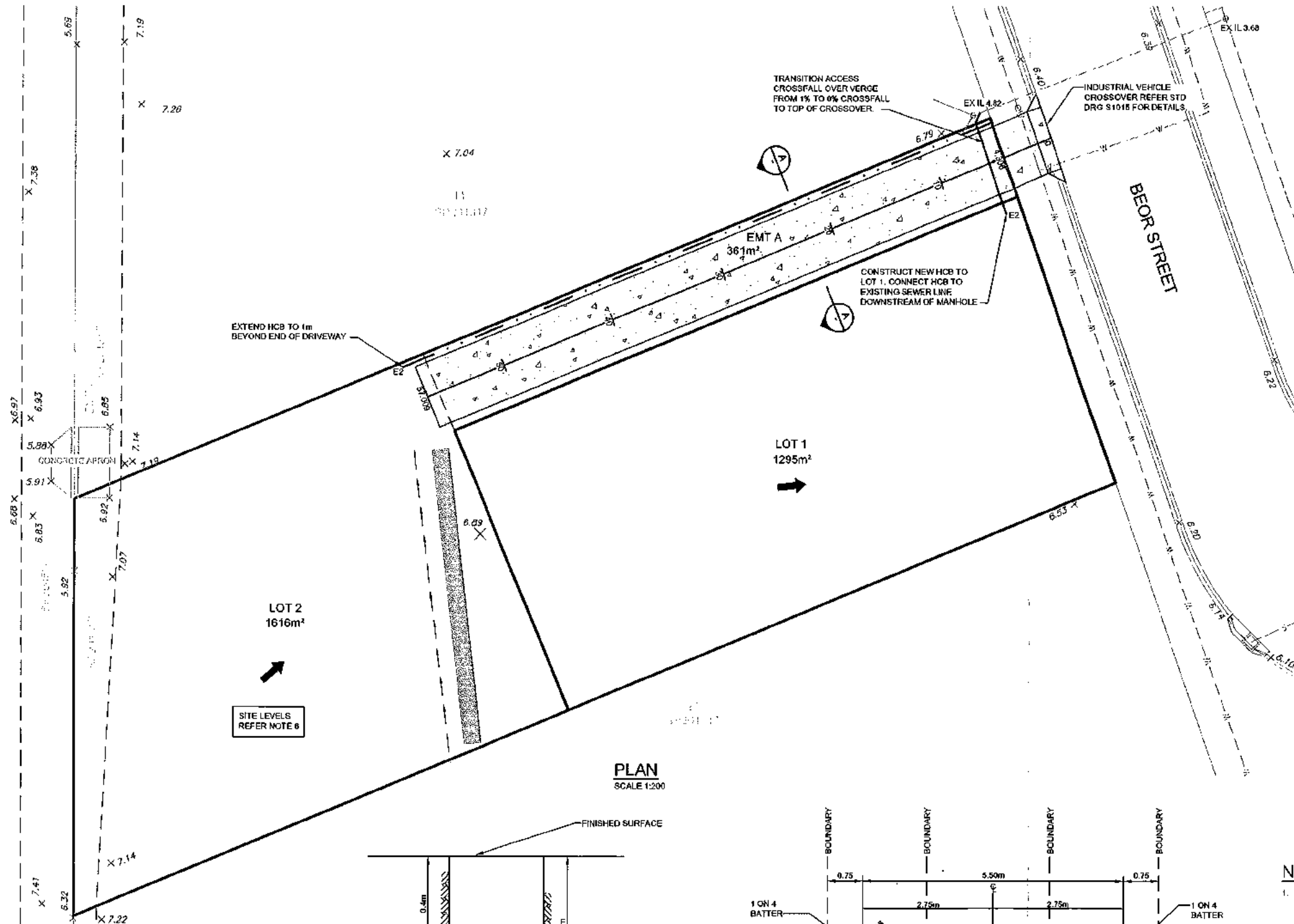
1. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
2. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.
3. NEW WORKS TO JOIN SMOOTHLY TO EXISTING KERBING.
4. TOPSOIL STOCKPILE TO BE LOCATED AT LOCATION CONFIRMED BY SUPERINTENDENT.
5. EARTHWORKS LIMITED TO CONSTRUCTION OF ACCESS DRIVEWAY, SEWER AND ASSOCIATED SERVICES ONLY.
6. FUTURE DEVELOPMENT FLOOR LEVELS TO TAKE INTO ACCOUNT SITE DRAINAGE TO DRIVEWAY.
7. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.

EROSION & SEDIMENT CONTROL NOTES

1. NO WORKS TO COMMENCE ON SITE UNTIL CONTRACTORS EROSION AND SEDIMENT CONTROL PLAN IS APPROVED
2. CONTRACTOR TO NOTE REQUIREMENTS AND RESPONSIBILITIES FOR SEDIMENT AND EROSION CONTROL AS PER FNQROC & CONTRACT SPECIFICATION.
3. TOPSOIL STOCKPILES TO BE LOCATED AS ADVISED BY SUPERINTENDENT AND SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE APPROVED ACCORDINGLY.
4. MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AND MAINTAINED AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
6. SEDIMENT TRAPS TO BE CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

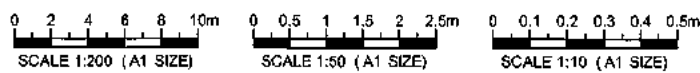
LEGEND

- EXISTING SEWER LINE, MANHOLE AND HCB
- EXISTING KERB INLET PIT
- EXISTING WATER MAIN, HYDRANT, STOP VALVE AND ENDCAP
- EXISTING SURFACE LEVEL
- SERVICES CONDUITS - REFER DETAIL B
- EARTH BUND - ANGLE TO BE FREE DRAINING TO DRIVEWAY (REFER DETAIL A)
- HOUSE CONNECTION BRANCH (HCB) AND TYPE
- DIRECTION OF FALL ON ALLOTMENTS



NOTES

1. EXPANSION JOINTS @ 18m SPACING, CONTRACTION JOINTS @ 4m SPACING, REFER FNQROC STD DRG. S1095 FOR DETAILS.



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No.	Description	Reviewed	Approved	Date
1	ISSUED TO COUNCIL FOR APPROVAL	ARH	SL	23/09/14



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Client	WAKS DEVELOPMENTS PTY LTD
Project	51 - 53 BEOR STREET CRAIGLIE
Drawn	NDC
Design Check	ARH
Approved	RPEQ
Designed	SC
Design Check	ARH
Drawing is not to be used for construction unless approved	

Drawing Title	LAYOUT PLAN
Drawing Size	A1
Scale (A1 size)	AS SHOWN
Urg No	7157-001
Revision	A