

# Jim Papas Civil Engineering Designer

PTY LTD. ABN 56 010 943 905. ACN 010 943 905

*Design Excellence, Exceptional Service*

The Chief Executive Officer,  
Douglas Shire Council,  
P.O. Box 723,  
Mossman Qld 4873

Attn: Mr. N. Beck

Dear Sir,

DOUGLAS SHIRE COUNCIL	
Received	
File Name: <u>OP2505/2018</u>	February 5, 2018
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- 9 FEB 2018	
Attention:	<u>LAD orig ✓</u>
Information:	<u>R.N. 252548 40.2018.2505.1</u>

**RE: PROPOSED RESIDENTIAL SUBDIVISION FOR  
J. MARANO AND S. MARANO.**  
(DSC Ref. No. ROL 1967/2017 (835222))

We submit the attached operational works application on behalf of Briley Consulting Pty. Ltd.

We seek your approval of these proposals and request that you issue an "Operational Works" permit to allow construction to commence.

Yours faithfully,

JIM PAPAS CIVIL  
ENGINEERING DESIGNER PTY. LTD.

  
JIM PAPAS



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## COVER SHEET

### OPERATIONAL WORKS APPLICATION FOR A RESIDENTIAL SUBDIVISION AT 142R TATI ROAD, MIALLO

Job No.                   **1377**  
Job Description:       **Proposed residential at 142R Tati Road, Miallo**  
Client:                   **J. Marano and S. Marano**

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Part 6:           Development Conditions

#### **ATTACHMENTS**

IDAS Form 1 including the Owners' Consent.  
Decision Notice Approvals: For Reconfiguration of a Lot (1 Lot into 4)  
Statement of Compliance  
Operational Works Receipting Checklist.  
Design Drawings consist of 2 A3 copies of Dwgs. 1377 C01 – C3 incl.

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## PART 3 - DESIGN APPROVAL

### 3.01 PRELODGEEMENT DISCUSSIONS

No pre-lodgement discussions were held.

### 3.02 DESIGN REQUIREMENTS

We believe that this submission complies with the requirements of this section.

All aspects of this submission have been prepared under the direction of a Registered Professional Engineer Queensland. (RPEQ)

### 3.03 ADJOINING LAND OWNERS

No operational works are expected to be undertaken on adjoining property.

### 3.04 LOCAL AUTHORITY APPROVAL

Statement of Compliance is attached.

### 3.05 APPROVAL OF OTHER AGENCIES

No approval from any other agency is required.

### 3.06 SUPPORTING INFORMATION

Design Plans: Copies attached.

Job Specification: None provided, information, which may be included in a Job Specification, is shown on the drawings.

Design Report: Copy attached.

Operational Works Application: Refer covering letter.

Prescribed Application Fee: The Operational Works Application fee of \$4,840 has been paid and a copy of the receipt is attached.

Evidence of Payment of Portable Long Service Leave and Occupational Health and safety fee: This is not applicable as the value of the works is not expected to exceed the minimum threshold.

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## PART4 - DESIGN REPORT

### STATEMENT OF COMPLIANCE:

Copy of the completed Statement of Compliance is attached.

### APPROVAL CONDITIONS

A copy of the Approval Conditions is attached, complete with references showing design compliance as applicable.

### PRELODGEEMENT DISCUSSIONS

No pre-lodgement discussions were held.

### ADJOINING LANDOWNERS.

No operational works are expected to be undertaken on adjoining property.

### EVIDENCE OF NEGOTIATIONS WITH SERVICE AUTHORITIES

The appropriate applications have been lodged by the planner, Veris. Written advice in accordance with Council's Decision Notice will be provided as soon as it is available.

### STORMWATER DRAINAGE CALCULATIONS

Calculations supporting the design of the stormwater drainage associated with this project are shown on Dwg. C03.

### ALTERNATIVE DESIGN

Not applicable.

### STORMWATER DRAINAGE CALCULATIONS FOR DRAINAGE FEATURES

None applicable.

### PERMANENT STORMWATER QUALITY STRUCTURES

Not applicable.

### EROSION AND SEDIMENT CONTROL STRATEGY

Refer Dwg C02.

### TRAFFIC MANAGEMENT PLAN

None provided at this time. Such a plan is properly the responsibility of the Contractor and it will be provided at the pre-start meeting.

### WATER RETICULATION NETWORK

Not applicable.

### PAVEMENT DESIGN

Not applicable

### GEOTECHNICAL REPORTS

Not applicable.

### STRUCTURAL AND GEOTECHNICAL CERTIFICATION

Not applicable.

### PUMPING STATIONS

Not applicable

### LANDSCAPE DESIGN

Not applicable.



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## **STAGED DEVELOPMENT**

Not Applicable

## **MATERIALS**

All materials selected for use in this project are to industry standard and in accordance with FNQROC Standard Specification. All such materials shall be installed in accordance with the manufacturer's specifications and requirements

## **PRICED BILL OF QUANTITIES**

Not provided, as it is not yet available. A priced Bill of Quantities shall be provided at pre-start meeting.

## **PEST PLANT MANAGEMENT**

### **EXCESS SOIL**

No soil material is to be removed from the site. All material won by excavation, cutting and general earthworks shall be incorporated within the works.

### **SHAKEDOWN AREA**

A shake down area shall be provided after consultation between Council officers and the Contractor. The position of the shake down area shall be shown on the Contractor's Erosion and soil Management Plan. There is no reticulated water supply in the vicinity, therefore no wash down area is provided.

### **SALE OF PROPERTIES**

The Contractor is responsible for the control of weeds until the end of the maintenance period.

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## PART 5 - PROJECT REPORT

### 1.0 GENERAL DESCRIPTION

The site is currently vacant and is located on the north west corner of Tati Road and Miallo -Bamboo Creek Road. Most recently, the site was used for sugar cane cultivation.

The project encompasses 3 residential lots fronting Miallo – Bamboo Creek Road. All the expected services such as overhead electrical reticulation, telecommunications and water supply are located within the Miallo -Bamboo Creek Road road reserve including a cane tram line along the entire frontage.

There are no known features on the site, which are detrimental to its development.

### 2.0 EARTHWORKS and STORMWATER DRAINAGE

It is intended to strip the existing vegetation and fill the site to provide positive drainage to all the new lots. It is intended to provide an open drain within a 4.0m wide easement along the rear of the site to discharge to an existing open drain in Tati Road.

### 3.0 POTABLE WATER RETICULATION

A potable water supply is available from Council's existing water reticulation infrastructure in Miallo-Bamboo Creek Road.

All reticulation mains have been designed in accordance with the FNQROC Design Manual and the

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## Decision Notice Approval: One Lot into Four. (Copy Attached)

Development No: **ROL 1967/2017 (835222)**

Date of Issue: **November 28, 2017**

Condition 1: Not Applicable.

Condition 2: Timing of Effect - Not Applicable

Condition 3: Drainage

- a Completed.
- b Completed.
- c Completed.
- f Completed.

Condition 4: Fencing

Completed.

Condition 5: Stockpiling and Transportation of Fill Material

This condition is not applicable to this application and shall be addressed by the Contractor during the construction phase of the works.

Condition 6: Dust Control

This condition is not applicable to this application and shall be addressed by the Contractor during the construction phase of the works.

Condition 7: Storage of Machinery and Plant

This condition is not applicable to this application and shall be addressed by the Contractor during the construction phase of the works.

Condition 8: Sediment and Erosion Control

Completed.

Condition 9: Existing Services

It is expected that easements shall be provided over the existing services as necessary during preparation of the Plan of Survey.

Condition 10: Electrical Supply

The appropriate application has been lodged by the planner, Veris. Written advice in accordance with Council's Decision Notice will be provided as soon as it is available.

Condition 11 Electricity and Telecommunications

The appropriate application has been lodged by the planner, Veris. Written advice in accordance with Council's Decision Notice will be provided as soon as it is available.

## 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)	Jim Papas Civil Engineering Designer Pty. Ltd.
Contact name (only applicable for companies)	Jim Papas
Postal address (P.O. Box or street address)	P.O. Box 2347
Suburb	Mareeba
State	Qld
Postcode	4880
Country	Australia
Contact number	0408 770 394
Email address (non-mandatory)	jim@jpced.com.au
Mobile number (non-mandatory)	0408 770 394
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	1377

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





## PART 2 – LOCATION DETAILS

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

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

## 3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		142R	Tati Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	73	SP 240928	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

## 3.3) Additional premises

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

☐ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

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

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): 3 Lot Residential Subdivision

e) Relevant plans

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

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

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)

e) Relevant plans

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

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

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☐ Not required

**Section 2 – Further development details**

7) Does the proposed development application involve any of the following?

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

**Division 1 – Material change of use****Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

**Division 2 – Reconfiguring a lot****Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

**10) Subdivision**

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

## 12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?  
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

## Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> Stormwater            | <input type="checkbox"/> Water infrastructure  |
| <input checked="" type="checkbox"/> Drainage work      | <input checked="" type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input type="checkbox"/> Signage               | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: _____ |  |  |

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

- ☒ Yes – specify number of new lots: 3
- ☐ No

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

\$ 100,000

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

Matters requiring referral to the chief executive of the Planning Regulation 2017:

- ☐ Clearing native vegetation
- ☐ 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
<input checked="" type="checkbox"/> Approval	ROL 1967/2017 (835222)	November 21, 2017	Douglas Shire Council
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable

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

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

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

## 23) Further legislative requirements

**Environmentally relevant activities**

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

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

**Note:** Application for an environmental authority can be found by searching "EM941" at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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.dlisp.qld.gov.au](http://www.dlisp.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](http://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.def.qld.gov.au](http://www.def.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](http://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](http://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](http://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](http://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](http://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

☒ Yes*Note: See the Planning Regulation 2017 for referral requirements*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.

**Individual owner's consent for making a development application under the *Planning Act 2016***

I, WE, JOSEPH MARANO + SALVATORE SALVATORE MARANO

[Insert full name]

as owner of the premises identified as follows:

142R Tatai Road, Miallo

consent to the making of a development application under the *Planning Act 2016* by:

Jim Papas Civil Engineering Designer Pty. Ltd.

on the premises described above for:

3 Lot residential Subdivision

J. Marano  
09-02-18

S. Marano  
09/02/18

[Insert full name]

[Insert full name]

**YOUR REF:**  
**OUR REF:** ROL1967/2017 (835222)

28 November 2017

J Marano & S Marano  
c/- Veris,  
PO Box 7627  
CAIRNS QLD 4870

16 No 1377.

Attention: Michael Tessaro

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 142R TATI ROAD MIALLO**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 21 November 2017, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Sustainable Communities on telephone number 07 4099 9451.

Yours faithfully

  
Paul Hoyer  
Manager Sustainable Communities

Att



**APPLICANT DETAILS**

J Marano & S Marano  
c/- Veris, PO Box 7627  
CAIRNS QLD 4870

**ADDRESS**

142R Tati Road MIALLO

**REAL PROPERTY DESCRIPTION**

Lot 73 on SP240928

**PROPOSAL**

(1 lot into 4 lots)

**DECISION**

Approved subject to conditions (refer to approval package below).

**DECISION DATE**

21 November 2017

**TYPE**

Reconfiguration of a Lot (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were Not Applicable submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Operational Work

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

**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
Proposed Lots 1-3 & 5	Drawing No. 32204PP-01 Revision E	16 September 2017

**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

**Timing of Effect**

2. The conditions of the Development Permit must be effected prior to Council endorsing the Plan of Survey, except where specified otherwise in these conditions of approval.

**Drainage**

3. Undertake drainage investigations of the site and surrounds to determine the following:-
  - a. The finished surface levels of the lots to achieve immunity from a 100 year ARI event and extent of earthworks required to achieve the required immunity;
  - b. Detail the lawful point of discharge for each allotment along with any necessary drainage easements, the profile of the drainage easement and supporting stormwater calculations;
  - c. Nominate the minimum floor level for the future houses to provide immunity to the 100 year ARI flood event including the appropriate freeboard as required by the Queensland Urban Drainage Manual; and
  - f. Information on the drainage outlet(s) from the proposed development.

The above investigations must be endorsed by an RPEQ and submitted to Council as supporting documentation to an Operational Works application. All works must be undertaken in accordance with approved plans prior to Council endorsing the Plan of Survey.

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

**Fencing**

4. A timber paling fence having a minimum height of 1.8 metres is to be installed along the rear boundary of proposed Lots 1 – 3 inclusive. The height of the fence will need to increase in the south western portion of Lot 3 to maintain a minimum height of 1.8 metres above finished lot levels. Details of the fence are to be provided as part of the Operational Works application.

**Stockpiling and Transportation of Fill Material**

5. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
  - b. before 7:00 am or after 6:00 pm Monday to Friday; or
  - c. before 7:00 am or after 1:00 pm Saturdays; or
  - d. on Sundays or Public Holidays.
6. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

**Storage of Machinery and Plant**

7. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

**Sediment and Erosion Control**

8. An erosion and sediment control plan (ESC Plan) must be submitted prior the issue of a Development Permit for Operational Works for any filling proposed on the land. The measures detailed on the ESC Plans must be installed / implemented prior to 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).

**Existing Services**

9. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:
  - a. Relocate the services to comply with this requirement; or
  - b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with seeking Council endorsement of the Plan of Survey creating the lot.

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

**Electricity Supply**

10. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to Council endorsing the Plan of Survey.

**Electricity and Telecommunications**

11. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both electricity supply and telecommunications service will be provided to the development prior to Council endorsing the Plan of Survey.

**ADVICE**

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions 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.

**Infrastructure Charges Notice**

4. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Sustainable Planning Act 2009 confers rights to make representations and appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development Assessment and Coordination at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.



**RIGHTS OF APPEAL**  
Attached

---

**End of Decision Notice**

## 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 None

Location of Development 142 R Tati Road, Miallo

Applicant J. Marano and S. Marano

Designer Briley Consultants Pty. Ltd.

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.

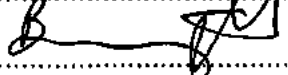
Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	Y
Geotechnical requirements	N.A.
Geometric Road Design	N.A.
Pavements	N.A.
Structures / Bridges	N.A.
Subsurface Drainage	N.A.
Stormwater Drainage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

Landscaping	N.A.
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N.A.
Water Reticulation, Pump Stations and water storages	N.A.
Sewer Reticulation and Pump Stations	N.A.
Electrical Reticulation and Street Lighting	N.A.
Public Transport	N.A.
Associated Documentation/ Specification	Included on plans
Priced Schedule of Quantities	To be provided at the pre-start meeting
Referral Agency Conditions	None
Supporting Information (AP1.08)	None
Other	N.A.

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

**Designer** Briley Consultants Pty. Ltd. **RPEQ No** 9326

**Name In Full** Brian Joseph Smyth

**Signature**  **Date** 05/02/2018



## Operational Works Receipting Checklist

(To be completed by Consulting engineer making the application)

Name of Council: **Douglas Shire Council**

Development Name and Location:

**142R Tati Rd. Miallo**

**ROL 1967/2017 (835222)**

Planning Permit No/Council File No: ...../ ...../ .....

<u>DESIGN SUBMISSION</u>	<u>CHECK</u>	<u>COMMENT</u>
1. Completed 'Statement of Compliance' form. (FNQROC - AP1 – Appendix A)	Y	
2. IDAS Forms A ,E & IDAS Assessment Checklist (Available from <a href="http://www.ipa.qld.gov.au">www.ipa.qld.gov.au</a> )	Y	Form 1
3. Payment of Engineering Application Fees (Copy of receipt to be attached)	Y	Fee \$4,840.00
4. Copy of Decision Notice for Development Application Conditions, <u>inc. explanation of how each condition is to be addressed (Statement of Compliance)</u>	Y	
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)	Y	2xA3 + electronic copy
6. One copy of Design and Standard Specifications (Unbound Copy Preferable)	N.A.	
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.	
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	Y	
16. Erosion and Sediment Control Strategy (ESCS)	Y	
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	Brian Joseph Smyth		
Name of Company	Briley Consultants Pty. Ltd.		
Telephone Number (s)	Office: 0400 543 052	Mobile:	0400 543 052
Email address	br85287@bigpond.net.au		
RPEQ No.	9326		

20. Date of submission of application ~~05/02/2018~~ 06/02/18 

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





SURVEY MARKS				
Point #	Easting	Northing	Level	Description
1	2256.990	6089.723	8.231	PM
2	2384.351	5753.403	9.936	PM
3	2371.267	5810.575	10.340	TBM
4	1948.486	5647.736	0.000	IRON PIN
5	2101.724	5695.180	0.000	IRON PIN
6	2111.081	5696.354	0.000	IRON PIN
7	2374.105	5777.801	0.000	IRON PIN
8	2304.904	5915.627	0.000	IRON PIN
9	2305.410	5916.858	0.000	IRON PIN
10	2110.584	5699.751	10.378	ORIG PEG
11	2373.186	5777.356	10.098	ORIG PEG

NOTE:  
NOT ALL MARKS ARE SHOWN ON  
THIS DRAWING

**RP DESCRIPTION**  
LOT C73  
ON SP 240 928

**LOCAL AUTHORITY**  
DOUGLAS SHIRE COUNCIL

#### NOTES:

##### SURVEY CONTROL

ORIGIN OF LEVELS:  
PM 20909 RL 8.146 AHD der.

ORIGIN OF COORDINATES: ARBITRARY

CONTOUR INTERVAL EXISTING SURFACE:  
0.10m INDEXED AT 0.5m INTERVALS.

#### NOTES:

THE CONTRACTOR TO CONFIRM SURVEY  
DATUM WITH SURVEYOR PRIOR TO  
COMMENCEMENT OF WORK.

THE PRINCIPAL'S SURVEYOR SHALL  
PROVIDE INITIAL SURVEY DATA AND FINAL  
CADASTRAL SURVEY INFORMATION ONLY.  
THE CONTRACTOR IS RESPONSIBLE FOR  
ALL OTHER SURVEY DATA NECESSARY TO  
CONSTRUCT THE WORKS INCLUDING 'AS  
CONSTRUCTED' INFORMATION. THE COST  
OF PROVIDING THIS SURVEY SHALL FORM  
PART OF THE CONTRACT SUM.

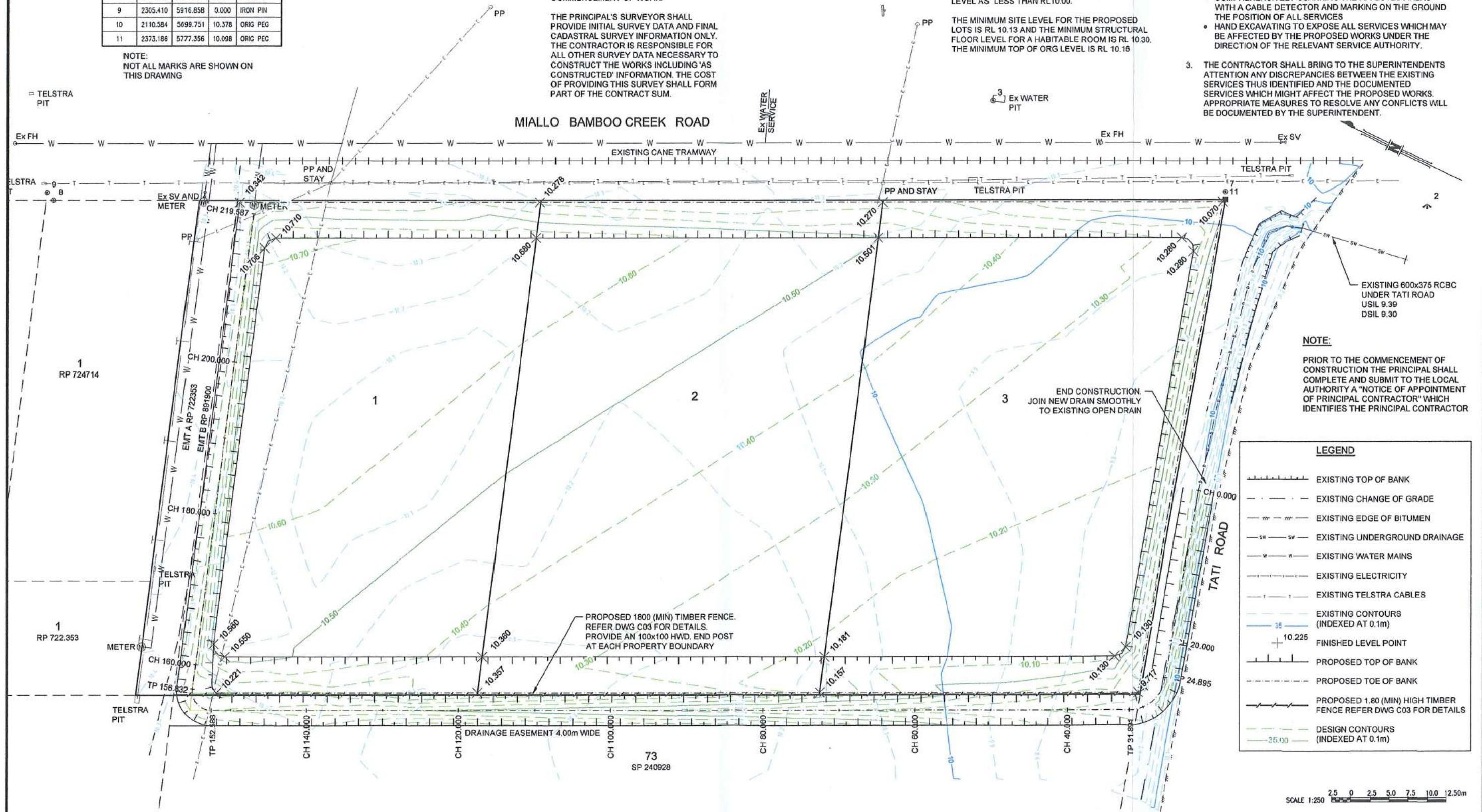
#### NOTE:

LONG TERM RESIDENTS REPORT THAT THE FLOOD  
LEVEL EXCEEDS THE LEVEL OF THE NEARBY  
SALTWATER CREEK BRIDGE BUT THE DWELLINGS  
OPPOSITE DO NOT FLOOD. THIS OBSERVATION IS  
SUPPORTED BY DATA FROM DOUGLAS SHIRE  
COUNCIL'S FLOOD AND STORM TIDE INUNDATION  
OVERLAY MAPS WHICH IDENTIFIES THE FLOOD  
LEVEL AS LESS THAN RL10.00.

THE MINIMUM SITE LEVEL FOR THE PROPOSED  
LOTS IS RL 10.13 AND THE MINIMUM STRUCTURAL  
FLOOR LEVEL FOR A HABITABLE ROOM IS RL 10.30.  
THE MINIMUM TOP OF ORG LEVEL IS RL 10.16

#### EXISTING SERVICES

- EXISTING SERVICES ARE PLOTTED FROM THE BEST  
INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY  
THE SUPERINTENDENT FOR THE ACCURACY AND  
COMPLETENESS OF THE INFORMATION SHOWN.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE  
CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT  
LOCATION OF ALL UNDERGROUND SERVICES IN THE  
PROPOSED WORKS AREA. METHODS TO ACHIEVE THIS WILL  
INCLUDE BUT NOT BE LIMITED TO:-
  - CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS
  - CONSULTATION WITH THE RELEVANT SERVICE  
AUTHORITIES
  - COMPREHENSIVELY SCANNING THE AFFECTED AREAS  
WITH A CABLE DETECTOR AND MARKING ON THE GROUND  
THE POSITION OF ALL SERVICES
  - HAND EXCAVATING TO EXPOSE ALL SERVICES WHICH MAY  
BE AFFECTED BY THE PROPOSED WORKS UNDER THE  
DIRECTION OF THE RELEVANT SERVICE AUTHORITY.
- THE CONTRACTOR SHALL BRING TO THE SUPERINTENDENTS  
ATTENTION ANY DISCREPANCIES BETWEEN THE EXISTING  
SERVICES THUS IDENTIFIED AND THE DOCUMENTED  
SERVICES WHICH MIGHT AFFECT THE PROPOSED WORKS.  
APPROPRIATE MEASURES TO RESOLVE ANY CONFLICTS WILL  
BE DOCUMENTED BY THE SUPERINTENDENT.



#### NOTE:

PRIOR TO THE COMMENCEMENT OF  
CONSTRUCTION THE PRINCIPAL SHALL  
COMPLETE AND SUBMIT TO THE LOCAL  
AUTHORITY A 'NOTICE OF APPOINTMENT  
OF PRINCIPAL CONTRACTOR' WHICH  
IDENTIFIES THE PRINCIPAL CONTRACTOR

#### LEGEND

---	EXISTING TOP OF BANK
- - -	EXISTING CHANGE OF GRADE
---	EXISTING EDGE OF BITUMEN
---	EXISTING UNDERGROUND DRAINAGE
---	EXISTING WATER MAINS
---	EXISTING ELECTRICITY
---	EXISTING TELSTRA CABLES
---	EXISTING CONTOURS (INDEXED AT 0.1m)
+	FINISHED LEVEL POINT
---	PROPOSED TOP OF BANK
---	PROPOSED TOE OF BANK
---	PROPOSED 1.80 (MIN) HIGH TIMBER FENCE REFER DWG C03 FOR DETAILS
---	DESIGN CONTOURS (INDEXED AT 0.1m)

SCALE 1:250

amendments		
A	ORIGINAL ISSUE	05.02.18

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
CIVIL ENGINEERING DESIGN AND DRAFTING  
P. O. Box 2347 Mareeba Q 4880  
Mob. 0408 770 394  
Email: admin@jpced.com.au



**J. MARANO AND S. MARANO.**  
PROPOSED RESIDENTIAL SUBDIVISION AT  
142R TATI ROAD, MIALLO

DRAWING TITLE: GENERAL ARRANGEMENT PLAN AND NOTES

SCALE (AT A1 SIZE)	HOR 1:250	DRAWN	J.P.
DATE	JAN 2018	DESIGNED	J.P.
APPROVED	J. J. SMYTH RPEQ No. 9326	CHECKED	J.P.
DWG NUMBER	1377 - C01	AMDT	A



## BULK EARTHWORKS

SITE EARTHWORKS SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOP SOILS AND CUTTING AND FILLING OF MATERIAL TO SUIT FINAL DESIGN LEVELS. TOP SOILS MAY BE STOCKPILED FOR REUSE LATER. THE LOCATION OF SUCH STOCKPILE SITES SHALL BE ON SITE AS DIRECTED BY THE SUPERINTENDENT AFTER CONSULTATION AND AGREEMENT WITH COUNCIL. STOCKPILE SITES SHALL BE PROTECTED BY DIVERSION DRAINS AND SILT FENCES AS APPROPRIATE.

THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO TO A DEPTH OF 250mm OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 AND 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.

ALL FILLING PLACED AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 2 SUPERVISION (AS 3798-1996 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT") TO THE MAXIMUM DRY DENSITY RATIOS OF 98%. (EXPRESSED AS A PERCENTAGE OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION, IF APPROPRIATE).

CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES STRUCTURES ETC.

ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%.

ALL BATTERS SHALL BE PROTECTED FROM EROSION, BY HYDRAULIC WITH AN APPROVED SUITABLE GRASS SPECIES, AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.

ON COMPLETION OF THE WORKS, TOP SOIL SHALL BE RE-SPREAD TO ALLOTMENTS, BATTERS AND FILL AREAS TO A DEPTH OF 75mm. (WITH AN ABSOLUTE MINIMUM DEPTH OF 40mm) THE FINISHED EARTHWORKS AREAS SHALL BE DRILL SEEDED AS SOON AS PRACTICABLE AFTER COMPLETION.

THE FINISHED LEVELS NOTED ON THE DRAWINGS ARE THE LEVELS TO BE ACHIEVED AFTER COMPLETION OF THE EARTHWORKS AND PRIOR TO PLACEMENT OF TOP SOIL IF ANY.

## SOIL AND WATER MANAGEMENT

1. THE CONTRACTOR SHALL PREPARE AN EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL DEVICES/MEASURES NECESSARY TO COMPLY WITH THE PROVISIONS OF THE FNQROC DEVELOPMENT MANUAL, THE ENVIRONMENTAL PROTECTION ACT AND THE REQUIREMENTS OF DOUGLAS SHIRE COUNCIL.
2. THE CONSTRUCTION AND PLACEMENT OF SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CONTRACTOR'S SOIL AND WATER MANAGEMENT PLAN AND SHALL COMPLY WITH THE REQUIREMENTS OF THE FNQROC DEVELOPMENT MANUAL, DOUGLAS SHIRE COUNCIL. OTHER SEDIMENT CONTROL MEASURES SHALL BE AS DIRECTED BY THE SUPERINTENDENT.
3. ALL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE END OF THE MAINTENANCE PERIOD, UNLESS NOTED OTHERWISE. ALL SEDIMENT CONTROL DEVICES ARE TO BE FULLY MAINTAINED IN AN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND DURING THE MAINTENANCE PERIOD. THE CONTRACTOR IS TO ENSURE THAT ALL SEDIMENT CONTROL DEVICES ARE KEPT FREE OF SEDIMENT BUILD-UP.
4. SEDIMENT FENCES ARE TO BE INSTALLED SUCH THAT THE BASE OF THE FENCE IS PLACED 200mm MINIMUM BELOW GROUND LEVEL, AND ANCHORED SECURELY IN SUCH POSITION.
5. STOCKPILE SITES SHALL BE LOCATED ON SITE AS DIRECTED BY THE SUPERINTENDENT AFTER CONSULTATION AND AGREEMENT WITH COUNCIL. ENCIRCLE ALL STOCKPILES WITH SILT FENCES AND COVER WITH VISQUEEN OR SIMILAR IN TIMES OF HIGH WIND FOR DUST CONTROL.
6. ALL VEHICLES AND EQUIPMENT ENTRY/EXIT POINTS SHALL HAVE SHAKER GRIDS OR SIMILAR TO PREVENT VEHICLES FROM TRACKING SOIL AND MUD OFF SITE. LOCATION, DETAILS ETC SHALL BE SHOWN ON THE CONTRACTOR'S ESC PLAN.
7. THE DEVICES AND MEASURES INDICATED ON THIS DRAWING ARE MINIMUM RECOMMENDATIONS ONLY.
8. CUT AND FILL BATTERS SHALL BE GRASS SEEDED WITH APPROVED SPECIES IMMEDIATELY UPON COMPLETION OF EACH SECTION OF EARTHWORKS.
9. REVEGETATION SHALL BE WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED.
10. PEST PLANT MANAGEMENT  
NO EXCESS SOIL SHALL BE REMOVED FROM THE SITE.  
A TRUCK SHAKE DOWN AND WASH DOWN AREA IS TO BE LOCATED ON SITE AFTER CONSULTATION WITH COUNCIL. IT SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.  
THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF WEEDS UNTIL THE END OF THE MAINTENANCE PERIOD OR THE SALE OF THE LOTS WHICHEVER OCCURS FIRST.

NOTE:  
CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT INJURY OR DAMAGE TO ADJOINING PROPERTIES FROM ANY DEBRIS OR MATERIAL WHICH MAY BE DISLODGED DURING THE CONSTRUCTION OF THE WORKS.

## LEGEND

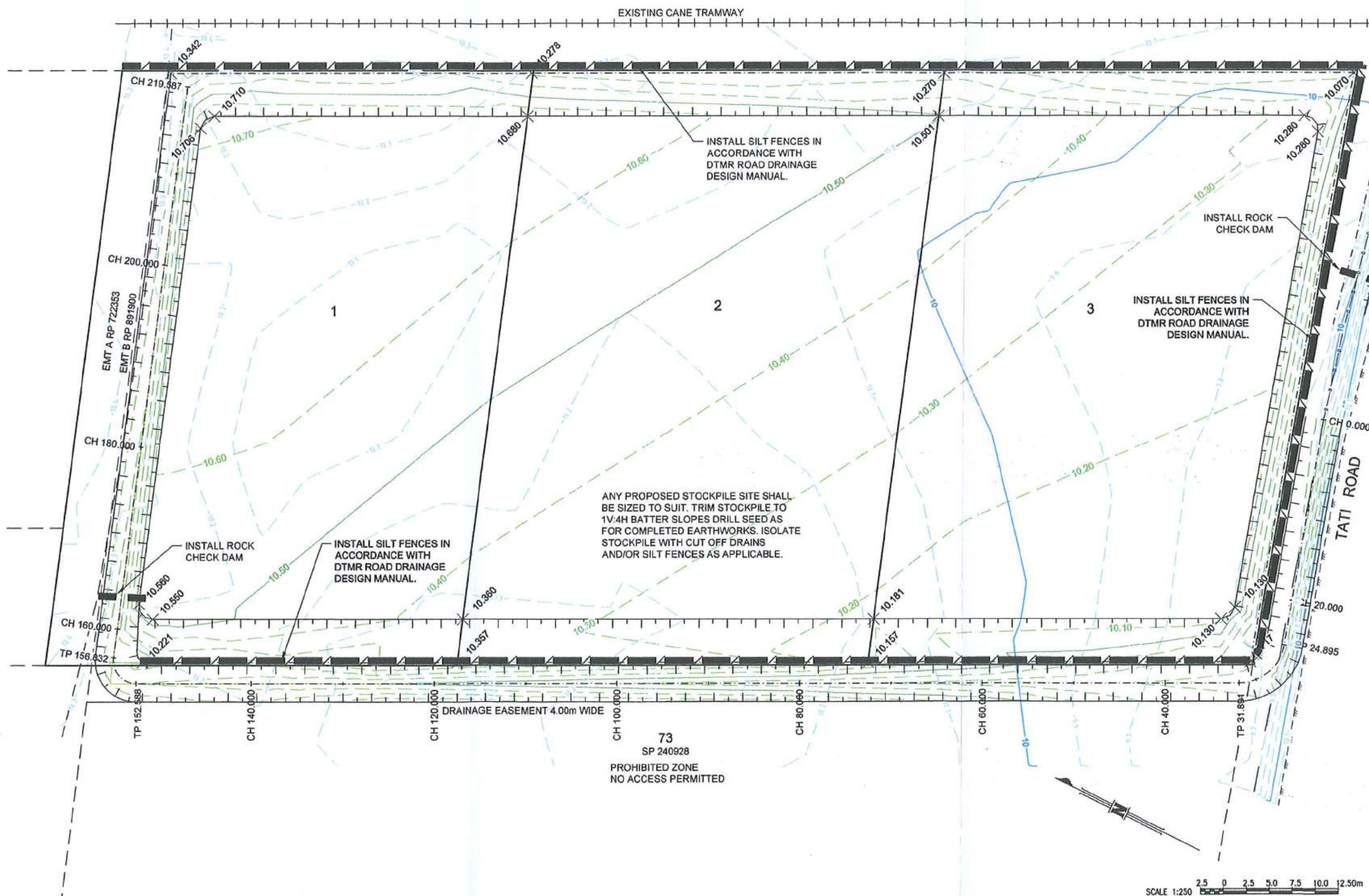


PROPOSED SILT FENCE CONSTRUCTED IN ACCORDANCE WITH DTMR ROAD DRAINAGE DESIGN MANUAL. EXTENT AS SHOWN ON PLAN



PROPOSED ROCK CHECK DAM TO BE CONSTRUCTED IN ACCORDANCE WITH DTMR ROAD DRAINAGE DESIGN MANUAL. LOCATION AS SHOWN ON PLAN

## MIALLO BAMBOO CREEK ROAD



## amendments

A	ORIGINAL ISSUE	05.02.18

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
CIVIL ENGINEERING DESIGN AND DRAFTING  
P. O. Box 2347 Mob. 0408 770 394  
Mareeba Q 4880 Email: admin@jpced.com.au



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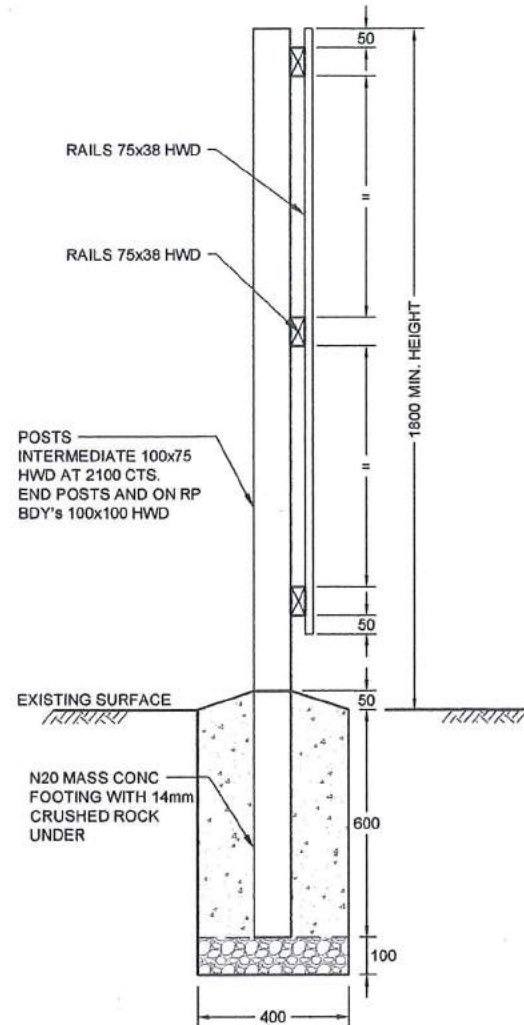
**J. MARANO AND S. MARANO.**  
PROPOSED RESIDENTIAL SUBDIVISION AT  
142R TATI ROAD, MIALLO

DRAWING TITLE: SOIL AND WATER MANAGEMENT PLAN AND NOTES

SCALE	HOR	1:250	DRAWN	J.P.
(AT A1 SIZE)	VER		DESIGNED	J.P.
DATE	JAN 2018		CHECKED	J.P.
APPROVED				
DWG NUMBER	1377 - C02		AMDT	A



NOTES  
ALL TIMBER SHALL COMPLY WITH AS 1604, CCA TREATED, H3 HAZARD.  
THE PALINGS SHALL BE PRESSURE TREATED.  
ALL FITTING SHALL BE HOT DIPPED GALVANISED  
RAIL JOINTS SHALL BE ON ALTERNATIVE POSTS



DESIGN LEVELS	RL 8.9m				
EXISTING LEVELS	9.731	9.731	9.658	9.730	10.144
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 31.891 m

DESIGN LEVELS	RL 8.8m				
EXISTING LEVELS	10.146	10.085	9.632	9.687	9.687
OFFSET FROM CONTROL LINE	-3.000	-2.358	0.000	2.000	3.000

CH 24.895 m

DESIGN LEVELS	RL 8.7m				
EXISTING LEVELS	10.117	9.995	9.541	9.689	9.704
OFFSET FROM CONTROL LINE	-3.000	-2.805	0.000	2.000	3.000

CH 0.000 m

DESIGN LEVELS	RL 9.1m				
EXISTING LEVELS	10.247	10.252	9.870	10.270	10.308
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 90.000 m

DESIGN LEVELS	RL 9m				
EXISTING LEVELS	10.140	10.140	9.797	10.135	10.237
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 70.000 m

DESIGN LEVELS	RL 9m				
EXISTING LEVELS	10.072	10.070	9.760	10.051	10.053
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 60.000 m

DESIGN LEVELS	RL 9.5m				
EXISTING LEVELS	10.366	10.381	10.279	10.699	10.698
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 212.683 m

DESIGN LEVELS	RL 9.4m				
EXISTING LEVELS	10.377	10.353	10.181	10.608	10.605
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 180.000 m

DESIGN LEVELS	RL 9.3m				
EXISTING LEVELS	10.264	10.263	10.099	10.230	10.155
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 152.588 m

DESIGN LEVELS	RL 9.2m				
EXISTING LEVELS	10.374	10.371	9.980	10.376	10.375
OFFSET FROM CONTROL LINE	-3.000	-2.000	0.000	2.000	3.000

CH 120.000 m

CUT (-m) FILL (+m)	-0.012	-0.066	-0.091	-0.086	-0.058	-0.072	-0.088	-0.175	-0.305	-0.342	-0.405	-0.391	-0.379	-0.380	-0.384	-0.383	-0.301	-0.139	-0.126	-0.138	-0.153	-0.150	-0.133	-0.096	-0.121	-0.129	-0.118	-0.018	+0.057	+0.098	+0.159
DESIGN LEVELS AT CONTROL LINE	9.541	9.578	9.614	9.632	9.651	9.658	9.687	9.724	9.760	9.797	9.834	9.870	9.907	9.943	9.980	9.984	10.016	10.053	10.081	10.090	10.099	10.108	10.112	10.121	10.151	10.181	10.211	10.241	10.271	10.279	10.300
EXISTING SURFACE AT CONTROL LINE	9.553	9.644	9.705	9.718	9.709	9.730	9.775	9.899	10.065	10.139	10.239	10.261	10.286	10.323	10.364	10.367	10.317	10.192	10.207	10.228	10.252	10.258	10.245	10.207	10.272	10.310	10.329	10.259	10.204	10.190	10.141
CHAINAGE	0.000	10.000	20.000	24.895	30.000	31.891	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	121.060	130.000	140.000	147.612	150.000	152.588	155.426	156.832	160.000	170.000	180.000	190.000	200.000	210.000	212.683	219.587

DRAINAGE LONGITUDINAL SECTION

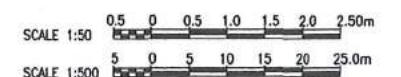
SCALE: HOR. 1:500  
VER: 1:50

OPEN DRAIN DATA

C5: 0.670  
t<sub>c</sub>: 30min.  
I<sub>5</sub>: 103.16mm/hr  
CATCHMENT AREA: 0.867 Ha.  
Q<sub>5</sub> DISCHARGE: 0.166 cumecs.  
MIN. SLOPE: 0.30%  
Q<sub>5</sub> DEPTH AT CL: 0.24m  
Q<sub>5</sub> VELOCITY: 0.44m/sec

DRAINAGE CROSS SECTIONS

SCALE: HOR. 1:50  
VER: 1:50



amendments		
A	ORIGINAL ISSUE	05.02.18

**JIM PAPAS**  
**CIVIL ENGINEERING**  
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CIVIL ENGINEERING DESIGN AND DRAFTING  
P. O. Box 2347  
Mareeba Q 4880  
Mob. 0408 770 394  
Email: admin@jpced.com.au



**J. MARANO AND S. MARANO.**  
PROPOSED RESIDENTIAL SUBDIVISION AT  
142R TATI ROAD, MIALLO  
DRAWING TITLE: OUTLET DRAIN - LONGITUDINAL AND CROSS SECTIONS

SCALE (AT A1 SIZE)	HOR 1:500/50	DRAWN	J.P.
DATE	JAN. 2018	DESIGNED	J.P.
APPROVED	B. J. SMYTH RPEQ No. 9326	CHECKED	J.P.
DWG NUMBER	1377 - C03	AMDT	A