



Our ref: 70-2018/SF 70-2018

10 October, 2018

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Subject Engineer's Inspection Report

Access Road on Lot 27 N157598 at 27 Cassowary Road, Cassowary

QBCC Licence No. 1106533
Builder & Building Design

We, being "Professional Engineers", advise we attended the site on Thursday 26 September, 2018 to inspect, assess and report on the condition of:

- the property access and associated drainage; and
- Slope stability associated with a proposed building pad

Attendance to the site was at the request of the property owner Mr Scott Fasano in preparation for a response to conditions of approval for development application on the site.



Observations and Design Criteria

- The property access road from Upper Cassowary Road is unsealed. The access road is partially located within lands identified as road reserve on grade. Refer to Lot Plan
- From this point to the proposed new dwelling site the access road is to be 2.4 type gravel formation and has been constructed on grade for a length of approximately 267 metres and with sufficient sight distance for verge manoeuvring past oncoming traffic.
- A concrete swale drain to match the adjoining table drain invert is proposed for the verge crossover at Cassowary Road in accordance with S1015.
- It is understood that the access road has been in rural use since the development of the area and has recently been extended to the new building pad.
- RECS Drawing SK01 details the proposed access road and is in accordance with FNQROC Table D1.1 rising at a max grade 16.6% - 20.0% for a length of 40m towards the end of the proposed dwelling pad on the Lot.
- House pad drainage and table drains are to be directed away from structures and along the roadway.
- The road formation is to include formed table drains which are dispersed at cut/fill lines with scour protection at outlets.
- RECS Drawing details proposed table drain dimensions.

Access Road

It is our view that the Access Road is consistent with a number of similar lots within the locality and is suitable for use as a private residential access road.

The road is to be surfaced with manufactured gravel (type 2.4 or similar) over firm subgrade and it is understood to be regularly maintained by local plant operators.

The road formation has adequate shape for stormwater drainage and is collected in table drains and dispersed towards natural drainage lines away from neighbouring properties.

At the access point to the proposed new dwelling a low-level crossing of the table drain will need to be provided in accordance with FNQROC standards (S1015)

The road will require periodic maintenance to preserve adequate drainage and road surface materials.

Site Stability

Preliminary slope assessment investigations indicate there are no apparent areas of instability on the site including the proposed building pad. There is no known deep excavation or embankments proposed for the development.

Earthworks Batter Design

Typical earthworks batter design values are summarised below and are recommended for :

Material Type	Maximum Batter Slope	Maximum Vertical Height Between Berms	Comments
Very low strength or stronger rock	1.5V:1H	4m	Include intermediate berms for drains as required

Site Drainage

The site generally drains towards natural drainage lines from the access road and landscape garden areas towards Cassowary Road environs.

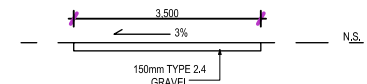
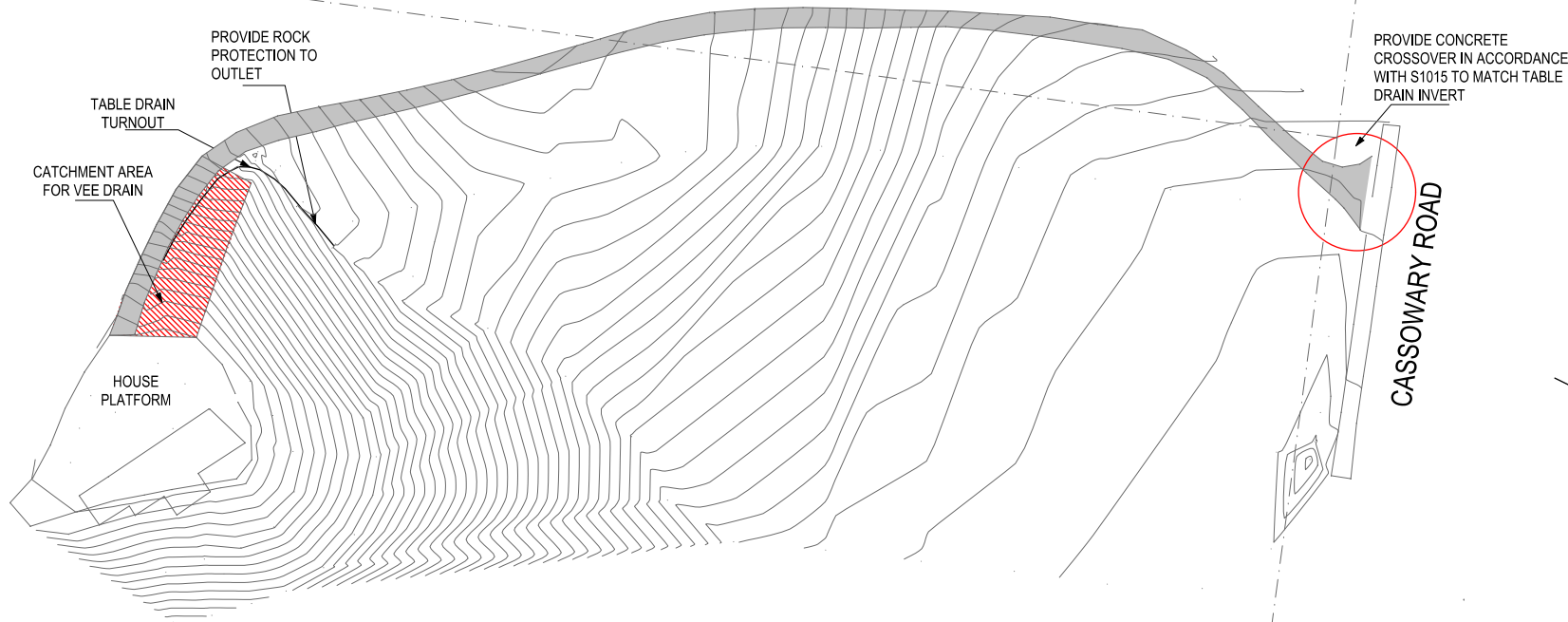
Stormwater flow is diverted around proposed the proposed new building area and is adequately serviced by existing drains. Any additional stormwater discharge points can be controlled in association with the plumbing and drainage for the new dwelling.

It is our view these matters discussed above impose no significant impediment to the proposed development of the site. I will be happy to discuss any concerns you have on the matter.

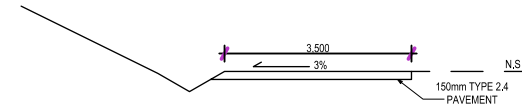
Yours sincerely



Peter Dutailis
Director
FIEAust, CPEng, NPR, RPEQ, MEIANZ

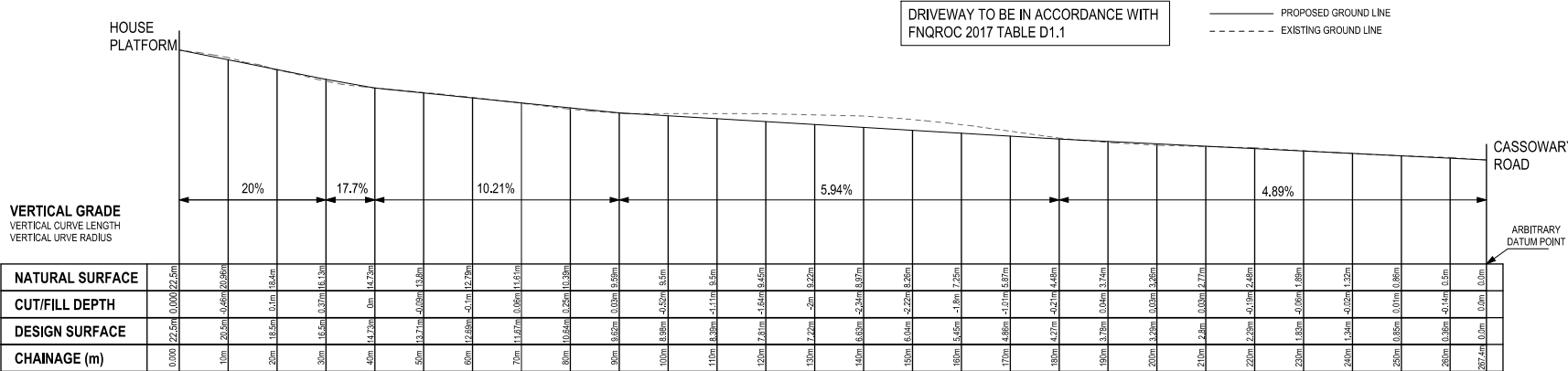


1 CROSS SECTION AA
Scale 1:100



1 CROSS SECTION BB
Scale 1:100

1 SITE PLAN
Scale 1:1000



DRIVEWAY TO BE IN ACCORDANCE WITH FNQROC 2017 TABLE D1.1

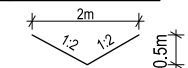
— PROPOSED GROUND LINE
- - - EXISTING GROUND LINE

CATCHMENT CALCULATIONS:

AREA OF CATCHMENT = 0.032 HECTARES
STRENGTH LENGTH = 0.053KM
STREAM SLOPE = 240m /KM
RUN OFF COEFFICIENT = 0.25

TIME OF CONTRACTION = 1.49 MINUTES
1:20 INTENSITY = 378MIN/HR
20 DIA = 0.0386 M³/S

VEE DRAIN CALCULATIONS



HYD RADIUS = 2M
GRADE = 0.24
AREA = 0.5M²

CAPACITY OF DRAIN = 6.48M³/S @ 12.96M/S

**SKETCH PLAN FOR APPROVAL ONLY.
NOT FOR CONSTRUCTION.**

1 LONGTITUDINAL DRIVEWAY SECTION
Scale 1:1000

Change application form

Planning Act Form 5 (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an 'other' change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	S P Fasano & D Hodgson
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	P.O. Box 91
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Email address (non-mandatory)	fuzza_@hotmail.com
Mobile number (non-mandatory)	0439014600
Applicant's reference number(s) (if applicable)	MCUC2635/2018

2) Owner's consent - Is written consent of the owner required for this change application? Note: section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1 or 3.2, and 3.3 as applicable)				
3.1) Street address and lot on plan				
<input type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> 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
			Cassowary Road	Cassowary
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	27	N157598	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				
<input type="checkbox"/> 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:		
<input type="checkbox"/> 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 relevant to the original development approval and their details have been attached in a schedule to this application
 Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC2635/2018	31-05-2018	Daniel Lamond
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Assessment of access driveway- Would like to change, Road Reserve can be used for driveway access. Have spoken to Daniel Lamond about this change.

6.2) What type of change does this application propose?

- Minor change application – proceed to Part 5
 Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- No – proceed to Part 7
 Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: to complete this part it will be necessary for you to complete parts of DA Form 1 and in some instances parts of DA Form 2, as mentioned below. These forms are available at <https://planning.dsdmp.qld.gov.au>

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- No
 Yes – complete Part 2 (Location details) of DA Form 1 as it relates to the additional premises is completed and provided with this application.

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- No – proceed to 11)
 Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- No
 Yes – the completed Part 5 (Building work details) of DA Form 2 as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- No
 Yes – the completed Part 5 (Referral details) of DA Form 1 as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

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

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

that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

12) Further details

- Part 7 of DA Form 1 is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) change application checklist

I have identified the:

responsible entity in 4); and

for a minor change, any affected entities; and

for an 'other' change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an 'other' change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

Yes

Yes
 Not applicable

For an 'other' change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is

Yes

attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application

Yes

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

14) Applicant declaration

- By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application. All information relating to this change 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 8 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	