



Ref: 194-001-002L

13 May 2020

Development Assessment
Douglas Shire Council
64 – 66 Front Street
Mossman Qld 4879

Austart Homes
11 – 15 Dickson Street, Craiglie
Operational Works Application – Civil Works

We refer to the abovementioned project and enclose the attached Operational Works Application associated with civil works for the reconfiguration of the lot located on Dickson Street.

We enclose the following:

- DA Form 1 – Development Application Details;
- Statement of Compliance Operational Works Design;
- Priced Schedule of Quantities; and
- An A3 drawing set.

We have calculated the application assessment fee in the amount of \$4,499 (\$3,969 for up to two lots plus \$530 for an additional lot) based on Council's current schedule of fees and charges. We understand that Council will issue an invoice for payment of the assessment fees.

We trust that the above satisfies Council's requirements for our operational works application, however, if you have any queries, please contact me on 0427 515 177.

Yours faithfully

CivilWalker Consulting Engineers

A handwritten signature in black ink, appearing to read 'D Walker', with a stylized flourish at the end.

Daryl Walker

BE(Hons) ME DipPM MIEAust RPEQ
Director / Principal Engineer

enc. DA Form 1 – Development Application Details
 Statement of Compliance Operational Works Design
 A3 drawing set
 Priced Schedule of Quantities

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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) <i>(individual or company full name)</i>	Austart Homes Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- CivilWalker Consulting Engineers, Daryl Walker
Postal address <i>(P.O. Box or street address)</i>	PO Box 542
Suburb	Clifton Beach
State	Qld
Postcode	4879
Country	Australia
Contact number	0427 515 177
Email address <i>(non-mandatory)</i>	daryl@civilwalker.com.au
Mobile number <i>(non-mandatory)</i>	0427 515 177
Fax number <i>(non-mandatory)</i>	N/A
Applicant's reference number(s) <i>(if applicable)</i>	194-001

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		11-15	Dickson Street	Craigie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	404	CP2251	Douglas
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:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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):*

Civil works associated with water connections, sewerage, stormwater and driveway construction.

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 | Yes – complete division 2 |
| Operational work | <input checked="" type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

☐ Yes

☒ No

Division 2 – Reconfiguring a lot

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

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

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

- | | |
|---|------------|
| <input checked="" type="checkbox"/> Yes – specify number of new lots: | 2 new lots |
| <input type="checkbox"/> No | |

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

\$34,420.10

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 – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ 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 – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area 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 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 : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> 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 (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> 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: <ul style="list-style-type: none"> • 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 <u>DA Forms Guide</u> .

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 type="checkbox"/> Approval <input checked="" type="checkbox"/> Development application	ROL2020_3458/1	25 March 2020	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- ☐ Yes – a 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 (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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 ESR/2015/1791) 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 “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

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

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.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 Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application 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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

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	
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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	

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 11-15 Dickson Street, Craiglie

Location of Development 11-15 Dickson Street, Craiglie

Applicant Austart Homes Pty Ltd

Designer CivilWalker Consulting Engineers

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

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

Landscaping	N/A
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N/A
Water Reticulation, Pump Stations and water storages	Yes
Sewer Reticulation and Pump Stations	Yes
Electrical Reticulation and Street Lighting	N/A
Public Transport	N/A
Associated Documentation/ Specification	Yes
Priced Schedule of Quantities	Yes
Referral Agency Conditions	N/A
Supporting Information (AP1.08)	Yes
Other	N/A

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

Designer CivilWalker Consulting Engineers RPEQ No 19806

Name in Full Daryl Walker

Signature  **Date** 13.05.2020

11-15 Dickson Street, Craigie
Operational Work
Priced Schedule of Quantities



Item	Description	Estimated Quantity	Unit	Estimated Rate	Estimated Amount
1	Mobilisation, Insurances, Management Plans	1.0	Item		\$ 2,500.00
2	Provision for Traffic	1.0	Item		\$ 1,000.00
3	Demolition				
	a) Demolish and remove existing driveway and drainage conduits	1.0	Item		\$ 750.00
	b) Demolish and remove existing house drains	1.0	Item		\$ 1,000.00
	c) Clear existing trees / shrubs for sewer construction	1.0	Item		\$ 500.00
4	Access Works				
	a) Access crossover in accordance with FNQROC	46.2	m ²	\$150.00	\$ 6,930.00
	b) Drainage culvert	11.1	m ²	\$400.00	\$ 4,440.00
	c) Headwalls	2.0	No.	\$400.00	\$ 800.00
5	Sewerage				
	a) 150mm sewer main	41.1	m ²	\$110.00	\$ 4,521.00
	b) 1050mm diameter manhole	1.0	No.	\$3,500.00	\$ 3,500.00
	c) House connection branches	3.0	No.	\$750.00	\$ 2,250.00
7	Water				
	a) 20mm diameter water connections	2.0	No.	\$1,300.00	\$ 2,600.00
8	Erosion and Sediment Control	1.0	No.	\$500.00	\$ 500.00
Sub-Total					\$ 31,291.00
GST					\$ 3,129.10
Total					\$ 34,420.10

AUSTRALIAN HOMES PTY LTD

SUBDIVISION AT 11-15 DICKSON ROAD

CRAIGLIE

PROJECT No: 194-001



LOCALITY PLAN
N.T.S.

PROJECT SPECIFIC DRAWINGS

DRAWING No.	DRAWING TITLE	REVISION
194-001-C01	COVER SHEET, DRAWING INDEX & LOCALITY	A
194-001-C02	GENERAL ARRANGEMENT	A
194-001-C03	MICELLANEOUS DETAILS	A

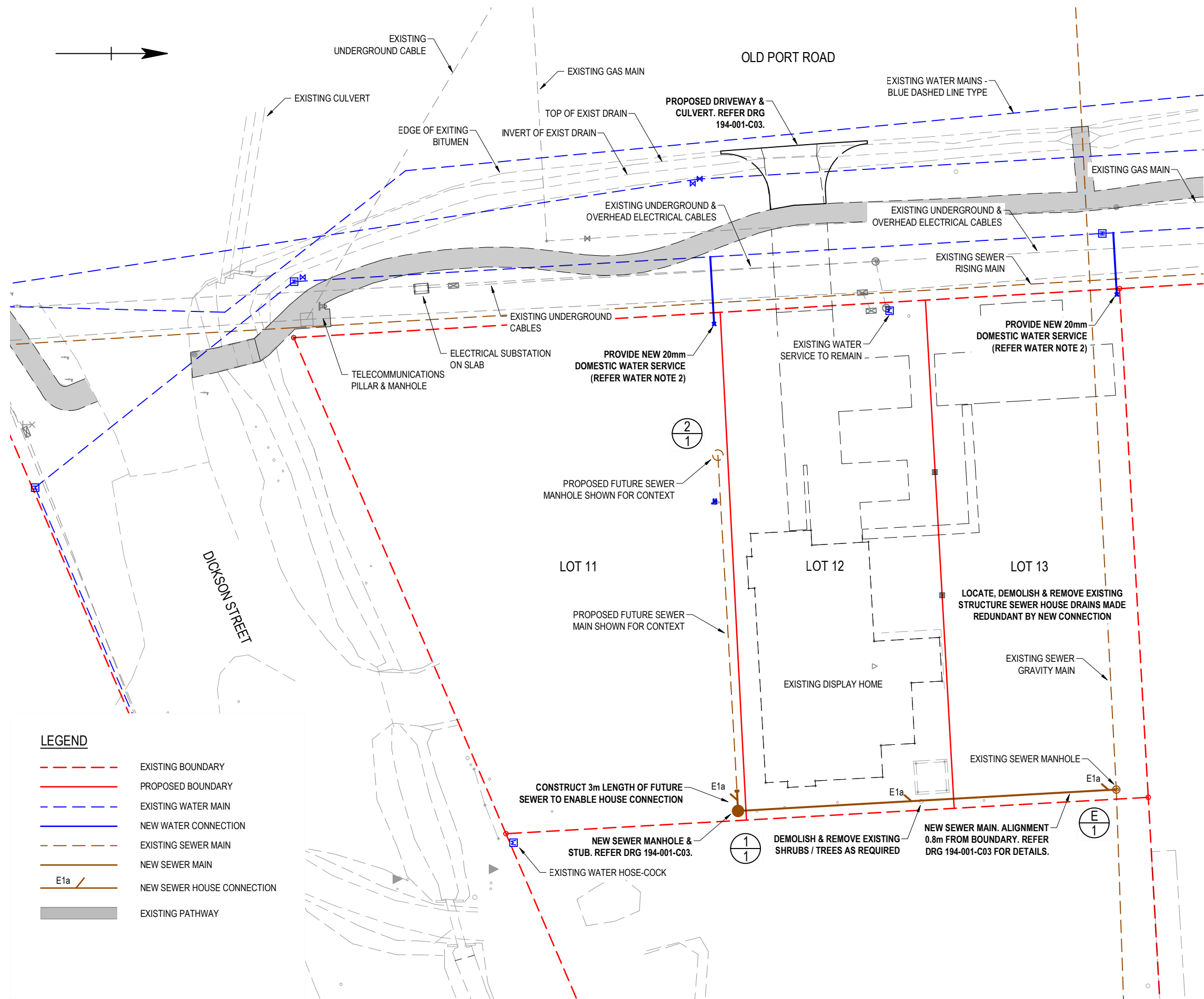
REVISIONS	NO.	DATE	DESCRIPTION	DESIGN	APPROVED
	A	13.05.20	INITIAL ISSUE		

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SCALE
1:200 0 2 4 6 8 10 12 A1
1:400 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



DRAWN CW	CHECKED DJW	SUBDIVISION AT 11-15 DICKSON STREET	
DESIGNED CW	CHECKED DJW	COVER SHEET, DRAWING INDEX & LOCALITY PLAN	
ORIGINAL CERTIFIED BY D.J.WALKER		DRAWING NO. 194-001-C01	REVISION A
DATE: 13.05.20 RPEQ: 19806			



FNQROC REGIONAL DEVELOPMENT MANUAL

1. CONSTRUCTION AND INSTALLATION OF ALL WORKS AS DETAILED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND REFERENCED STANDARD DRAWINGS CONTAINED IN THE CURRENT ISSUE OF THE FNQROC DEVELOPMENT MANUAL.
2. PROCEDURES ARE AVAILABLE FROM:
<http://www.fnqroc.qld.gov.au/regional-programs/regional-development-manual/version-7-2017/construction-procedures-issue-7-2017>
3. SPECIFICATIONS ARE AVAILABLE FROM:
<http://www.fnqroc.qld.gov.au/regional-programs/regional-development-manual/version-7-2017/specifications-issue-7-2017>
4. STANDARD DRAWINGS ARE AVAILABLE FROM:
<http://www.fnqroc.qld.gov.au/regional-programs/regional-development-manual/version-7-2017/standard-drawings-issue-7-2017>

SURVEY & EXISTING SERVICES

1. LEVEL DATUM IS AS NOMINATED ON RPS AUSTRALIA EAST PTY LTD DRAWING 107714-67. ORIGIN OF COORDINATES STN 9000 & LEVELS PM156708.
2. SOME SURVEY STATIONS ARE SHOWN ON THESE DRAWINGS FOR REFERENCE, HOWEVER THE DETAILS SHALL NOT BE DERIVED FROM THESE DRAWINGS. REFERENCE SHALL BE MADE TO THE RPS DRAWING TO OBTAIN THIS DATA.
3. THE EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE DERIVED FROM SURFACE SURVEY AS DETAILED ON RPS AUSTRALIA EAST PTY LTD DRAWING 107714-67. THEY MAY NOT REPRESENT ALL OF THE EXISTING SERVICES PRESENT ABOVE OR BELOW THE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO ANY EXCAVATION. ONCE THE LINE AND LEVEL OF EXISTING UNDERGROUND SERVICES HAS BEEN CONFIRMED BY THE CONTRACTOR, THE ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CLASHES WITH THE DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL DAMAGE TO EXISTING SERVICES SHALL BE MADE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY IMMEDIATELY IF ANY DAMAGE OCCURS.

SEWER

1. ALL SEWER WORK TO BE UNDERTAKEN IN ACCORDANCE WITH FNQROC STD SPECIFICATION S6, EXCEPT WHERE VARIED BY THESE DRGS.
2. SEWER WORK TO BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRGS S3000 TO S3015, EXCEPT WHERE VARIED BY THESE DRGS.
3. ALL SEWER PIPES SHALL BE 150mm DIA uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
4. SEWER MAIN ALIGNMENT TO BE 0.8m FROM REAR AND SIDE PROPERTY BOUNDARIES.
5. SEWER MANHOLE SHALL BE FINISHED 50mm ABOVE FINISHED IN ALLOTMENT.
6. HOUSE CONNECTION BRANCHES SHALL BE BROUGHT TO WITHIN 300mm OF THE FINISHED SURFACE AND A GLUED CAP INSTALLED. THE RISER MUST BE CONNECTED TO A MARKER PEG WITH PLASTIC COATED WIRE. MARKER PEG IS TO BE HARDWOOD PROTRUDING 20mm ABOVE THE GROUND AND INSTALLED IMMEDIATELY ADJACENT TO THE RISER.
7. AN INSPECTION OPENING SHALL BE PROVIDED AT THE DOWNSTREAM END OF NEW HOUSE DRAINS.
8. STAINLESS STEEL "WYE" JUNCTION TO BE USED FOR HOUSE CONNECTION BRANCHES TO EXISTING SEWER MAIN.
9. ALL VERTICAL DROPS SHALL BE CONSTRUCTED USING FIBREGLASS HEAVY DUTY SEWER DROPS.
10. CONNECTION OF SEWER TO EXISTING MANHOLE SHALL BE MADE WITH SAND-SOCKETED PIPES (TO BE CONFIRMED WITH DOUGLAS SHIRE COUNCIL PRIOR TO CONSTRUCTION).
11. CCTV INSPECTION AND REPORT TO BE CONDUCTED FOR ALL NEW SEWER AND PROVIDED FOR ASSESSMENT BY COUNCIL PRIOR TO ACCEPTANCE.

WATER

1. ALL WATER SUPPLY WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH FNQROC STD SPECIFICATION S5, EXCEPT WHERE VARIED BY THESE DRGS.
2. PROPOSED NEW WATER CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH S2038. PAY PARTICULAR ATTENTION TO THE POSITION OF WATER METERS RELATIVE TO PROPERTY BOUNDARIES.

CONCRETE WORK

1. ALL CONCRETE WORK TO BE UNDERTAKEN IN ACCORDANCE WITH FNQROC STD SPECIFICATION S7.
2. CULVERT CONCRETE SHALL BE N32. CONCRETE INVERT & OTHER PROTECTIVE CONCRETE SHALL BE N25.
3. MIN 50mm COVER TO ALL REINFORCEMENT.

REVISIONS					
	NO.	DATE	DESCRIPTION	DESIGN	APPROVED
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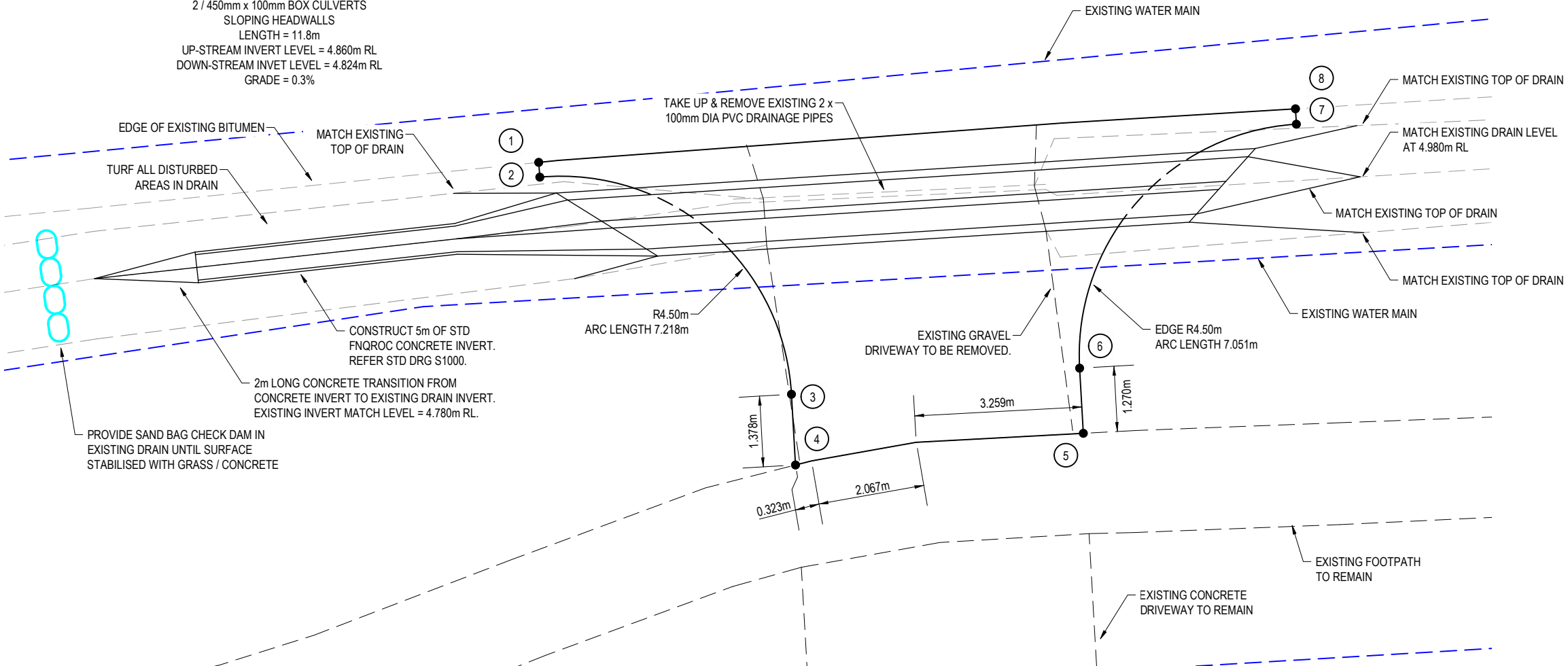
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1:400 A3
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



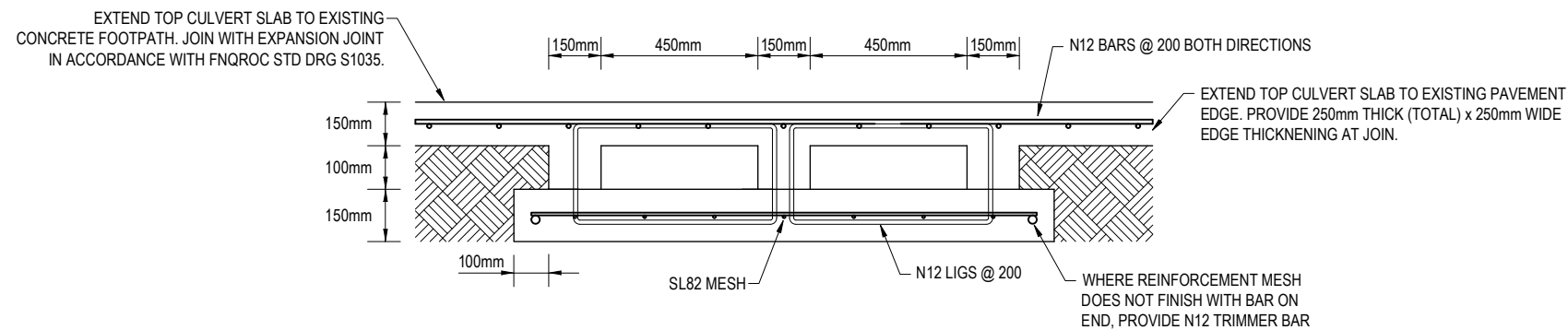
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DESIGNED	CW	CHECKED	DJW
APPROVED	ORIGINAL CERTIFIED BY D.J.WALKER		
DATE: 13.05.20		RPEQ: 19806	

SUBDIVISION AT 11-15 DICKSON STREET	
GENERAL ARRANGEMENT	
DRAWING NO.	194-001-C02
REVISION	A

DRIVEWAY CULVERT
DESIGNED IN ACCORDANCE WITH LOCAL DRAINAGE STUDY PREPARED BY CIVILWALKER CONSULTING ENGINEERS. REFER REPORT FOR DECISIONS ON GRADES & MATERIALS USED IN EXISTING DRAIN.
2 / 450mm x 100mm BOX CULVERTS
SLOPING HEADWALLS
LENGTH = 11.8m
UP-STREAM INVERT LEVEL = 4.860m RL
DOWN-STREAM INVERT LEVEL = 4.824m RL
GRADE = 0.3%



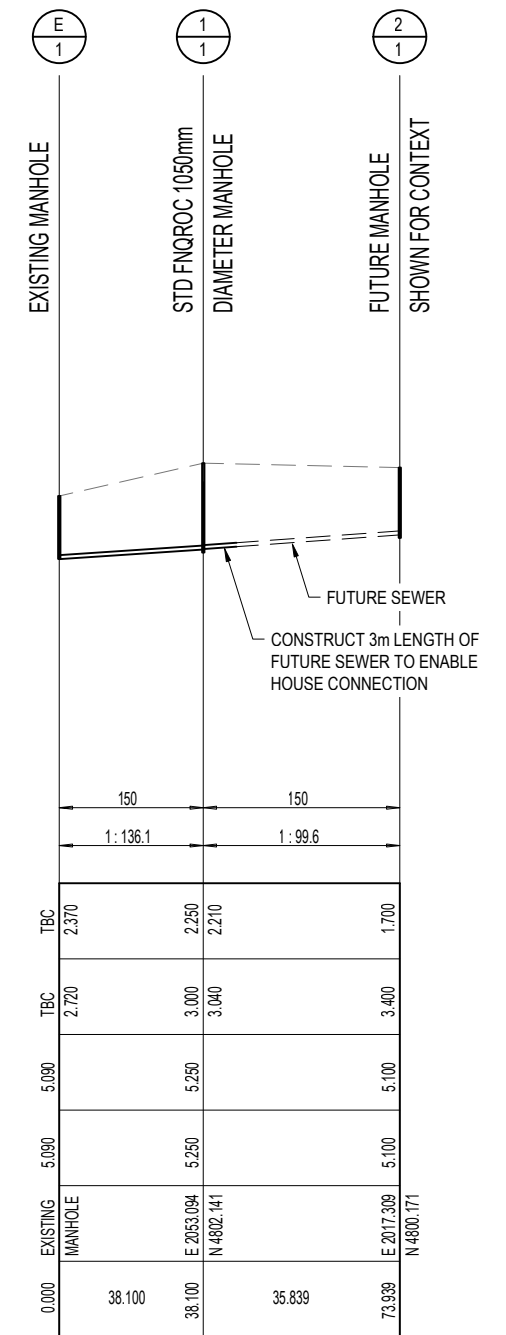
DRIVEWAY DETAIL



CULVERT DETAIL

DRIVEWAY SET-OUT TABLE

POINT	EASTING	NORTHING	LEVEL
1	1986.737	4800.503	5.120
2	1987.025	4800.524	5.115
3	1991.258	4805.415	5.153
4	1992.634	4805.491	5.160
5	1992.027	4811.095	5.125
6	1990.759	4811.025	5.120
7	1986.017	4815.252	5.150
8	1985.718	4815.234	5.155



DIAMETER
GRADE

DEPTH TO INVERT
INVERT LEVEL
DESIGN SURFACE LEVEL
EXISTING SURFACE LEVEL
SET-OUT COORDINATES
RUNNING CHAINAGE

LINE

SEWER LONGITUDINAL SECTION

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ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



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APPROVED			
ORIGINAL CERTIFIED BY D.J.WALKER			
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SUBDIVISION AT 11-15 DICKSON STREET	
MISCELLANEOUS DETAILS	
DRAWING NO.	REVISION
194-001-C03	A