

DELEGATED REPORT

TO: SENIOR PLANNER

FROM: Planning Officer

FILE: OPW/18/0015

DATE: 5 March 2019

APPLICATION DETAILS

| APPLICATION | | PREMISES | |
|------------------------------|---|-----------------|--|
| FILE NO: | OPW/18/0015 | ADDRESS: | Williams Close, Mareeba |
| APPLICANT: | G & C Williams | RPD: | Lot 10, 11 and 12 on SP168631 |
| LODGED BY: | Jim Papas Civil Engineering Designer Pty Ltd | AREA: | Lot 10 - 1,465m ² Lot 11 - 5,133m ² Lot 12 - 5,499m ² |
| DATE LODGED: | 6 December 2018 | OWNER: | G & C Williams |
| TYPE OF APPROVAL: | Development Permit | | |
| PROPOSED DEVELOPMENT: | Operational Works (Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure, Drainage, Earthworks and Other On-site Civil Works) for Development Permit MCU/17/0017 | | |
| PLANNING SCHEME: | Mareeba Shire Council Planning Scheme 2016 | | |
| ZONE: | Emerging Communities & Recreation and Open Space Zone | | |
| LEVEL OF ASSESSMENT: | Code Assessment | | |
| SUBMISSIONS: | N/A - Code assessment only | | |

PREVIOUS APPLICATIONS & APPROVALS

MCU/17/0017

DESCRIPTION OF PROPOSED DEVELOPMENT

Operational Works (Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure, Drainage, Earthworks and Other On-site Civil Works) for Development Permit MCU/17/0017.

ASSESSMENT

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.4 Emerging communities zone code
- 6.2.8 Recreation and open space zone code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below.

| Relevant Codes | Comments |
|---|---|
| Emerging communities zone code | The application can be conditioned to comply with the relevant acceptable outcomes contained within the code. |
| Recreation and open space zone code | The application can be conditioned to comply with the relevant acceptable outcomes contained within the code. |
| Works, services and infrastructure code | The application can be conditioned to comply with the relevant acceptable outcomes contained within the code. |

Compliance with conditions of earlier related approval

MCU/17/0017 - Material Change of Use - Tourist Park, Short-term accommodation & Food and Drink Outlet

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit for each stage of the development must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use for each stage, except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use for each stage, the applicant must demonstrate to Council that all the conditions of the development permit for the relevant stage have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the commencement of the use of the respective stage, and at the rate applicable at the time of payment.

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

3.4 Noise Nuisance

3.4.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

3.4.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the eastern most budget accommodation building.

The fence must be designed and constructed generally in accordance with the Department of Transport and Main Roads' Specification MRTS15 Noise Fences (July 2017). The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.4.4 Full time onsite manager

A full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite manager are to be made public accessible to all adjoining property owners.

3.5 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer or 1.8m high solid fence.

Certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicle to enter and exit the site in a forward gear, prior to the issue of a development permit for operational works.

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) adult persons at any one time.

The total number of people accommodated by the approved development at any one time must not exceed 130 persons (inclusive of children).

4. Infrastructure Services and Standards

4.1 Access

Commercial access crossovers must be constructed (from the edge of the road pavement to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

4.2.1 Prior to the approval of operational works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. Where staged works are proposed, the Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development and for each stage of the development.

4.2.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.2.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.

4.2.4 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.3 Frontage Works - Williams Close - Stage 1

Prior to the commencement of Stage 1 of the use, the applicant/developer is required to widen Williams Close, generally in accordance with Drawing No. 1370-SK02 Amdt

B, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

The widening works must be bitumen or asphalt standard, and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with 55 on-site car parking spaces and one (1) 20 seater bus parking bay which are available solely for the parking of vehicles associated with the use of the premises.

The onsite car parking spaces must be provided for the approved stages as follows:

Stage 1 - 22 spaces.

Stage 2 - 10 spaces.

Stage 3 - 10 spaces.

Stage 4 - 2 spaces.

Stage 5 - 1 space.

Stage 6 - 6 spaces.

Stage 7 - 4 spaces & 1 20-seater bus parking space.

All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must be sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards and to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

Access to the site is restricted to 2 axle vehicles with the exception of delivery/service vehicles.

4.5 Landscaping

4.5.1 The development must be generally landscaped in accordance with the Mareeba Roadhouse and Accommodation Park Landscape Documentation dated 10 May 2018 by Suzan Quigg Landscape Design.

4.5.2 For stage 1, the landscape works will be completed as per the approved landscape documentation on the perimeter of the development and around and through the stage 1 buildings. The balance area will be sown with lawn grasses. The remaining stages will be landscaped in accordance with the landscape documentation when each respective stage is developed.

- 4.5.3 For stage 1, in addition to the approved landscape documentation, a two (2) metre high trellis, offset from the northern boundary fence, must be erected adjacent to the internal carpark (parking bays 22 to 23). Suitable vine creeper must be planted and allowed to establish over the trellis.
- 4.5.4 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.
- 4.5.5 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.6 Lighting

The developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

Note: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.7 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the subject lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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

4.8 Sewerage Connection

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

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

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

5. Additional Payment Condition/s

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay a one-off payment of **\$69,600.00** as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

FNQROC Regional Development Manual

The submitted plans have been checked for compliance against the FNQROC Development Manual and are considered to comply.

When checking the submitted plans, Council's Technical Services Department has recommended the following conditions be attached to any approval:

- (i) The applicant/developer must extend the existing kerb at the intersection of McGrath Road and Williams Close (approx. CH 0.00) to Chainage CH 20.00 (approx.) on the left-hand side of Williams Close only and carry out infill bitumen surfacing as needed, to the satisfaction of Council's delegated officer.
- (ii) The applicant/developer must reinstate the cul-de-sac kerb and channel to approx. CH 152 (TP), with a minimum 1.2m verge behind to support the kerbing.
- (iii) The existing stormwater easement over Lot 11 on SP168631, which potentially provides a legal point of discharge for neighbouring Lot 7 on RP901433 must not have its functionality constrained in anyway.

REFERRALS

Internal Consultation

Technical Services

OFFICER'S RECOMMENDATION

1. That in relation to this operational works development application:

| APPLICATION | | PREMISES | |
|-----------------------------|---|-----------------|-------------------------------|
| APPLICANT: | G & C Williams | ADDRESS: | Williams Close, Mareeba |
| DATE LODGED | 6 December 2018 | RPD: | Lot 10, 11 and 12 on SP168631 |
| TYPE OF APPROVAL | Development Permit | | |
| PROPOSED DEVELOPMENT | Operational Works (Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure, Drainage, Earthworks and Other On-site Civil Works) for Development Permit MCU/17/0017 | | |

and in accordance with the Planning Act 2016, as amended, the applicant be notified that the application for operational works is:

Approved subject to the following assessment manager conditions:

(A) **APPROVED DEVELOPMENT:** Development Permit for Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Development Permit RAL/18/0012

(B) **APPROVED PLANS:**

| Plan/Document Number | Plan/Document Title | Prepared by | Dated |
|-----------------------------|--|--|--------------|
| 1370-C21 Amdt A | Existing Site Plan | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C22 Amdt C | Typical Cross Sections, Pavement Data Details and Notes | Jim Papas Civil Engineering Designer Pty Ltd | 20/02/19 |
| 1370-C23 Amdt B | General Arrangement of Works | Jim Papas Civil Engineering Designer Pty Ltd | 15/01/19 |
| 1370-C24 Amdt A | Vehicle Swept Paths and Extent of Detention Basin Inundation | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C25 Amdt A | Williams Close - Longitudinal Section | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C26 Amdt B | Williams Close - Cross Sections (Sheet 1 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 15/01/19 |
| 1370-C27 Amdt A | Williams Close - Cross Sections (Sheet 2 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C28 Amdt A | Williams Close - Cross Sections (Sheet 3 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C29 Amdt A | Williams Close - Cross Sections (Sheet 4 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C30 Amdt A | Williams Close - Cross Sections (Sheet 5 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C31 Amdt A | Williams Close - Cross Sections (Sheet 6 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C32 Amdt A | Williams Close - Cross Sections (Sheet 7 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C33 Amdt A | Williams Close - Cross Sections (Sheet 8 of 8) | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C34 Amdt A | Water Supply - Potable and Landscape Water Reticulation | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |

| | | | |
|-----------------|--|--|----------|
| 1370-C35 Amdt A | Sewerage Reticulation | Jim Papas Civil Engineering Designer Pty Ltd | 4/12/18 |
| 1370-C37 Amdt A | Swept Path - Garbage Truck | Jim Papas Civil Engineering Designer Pty Ltd | 15/01/19 |
| 1370-C37 Amdt A | Swept Path - 20 Seater Bus | Jim Papas Civil Engineering Designer Pty Ltd | 15/01/19 |
| 2188 E02 | Electrical Services - Site Lighting Layout | Sequal Consulting Group | 12/09/18 |

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) **General**

- (i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (ii) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
 - to ensure compliance with the following conditions of approval.
- (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.

(b) **Additional Works Required**

- (i) The applicant/developer must extend the existing kerb at the intersection of McGrath Road and Williams Close (approx. CH 0.00) to Chainage CH 20.00 (approx.) on the left-hand side of Williams Close only and carry out infill bitumen surfacing as needed, to the satisfaction of Council's delegated officer.
- (ii) The applicant/developer must reinstate the cul-de-sac kerb and channel to approx. CH 152.00 (TP), with a minimum 1.2m verge behind to support the kerbing.
- (iii) The existing stormwater easement over Lot 11 on SP168631, which potentially provides a legal point of discharge for neighbouring Lot 7 on RP901433 must not have its functionality constrained in anyway.

(c) **Pre-start Meeting**

- (i) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned

prior to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

(d) Inspections

- (i) Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the pre-start meeting.

(e) Construction Security Bond and Defects Liability Bond

- (i) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.
- (ii) During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

(e) Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - 7.00am to 6.00pm, Monday to Friday;
 - 7.00am to 1.00pm Saturdays;
 - No work is permitted on Sundays or Public Holidays.
- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

(f) Transportation of Soil

- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

(D) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Two (2) years (starting the day the approval takes effect).

(E) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

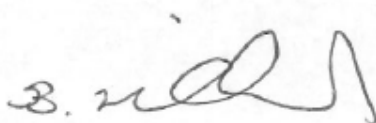
- Nil

DECISION BY DELEGATE

DECISION

Having considered the Planning Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the 5TH day of MARCH 2019



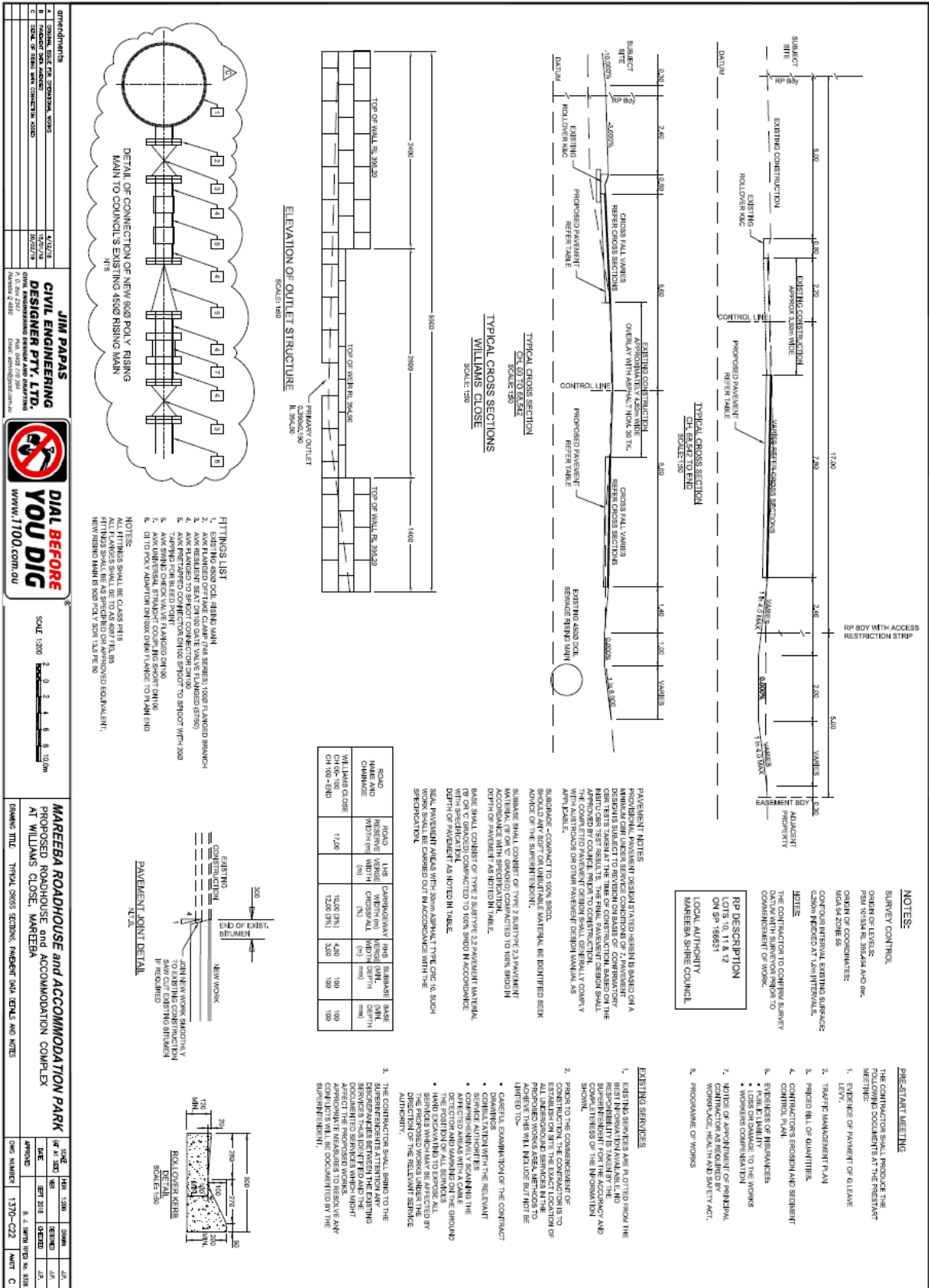
BRIAN MILLARD
SENIOR PLANNER

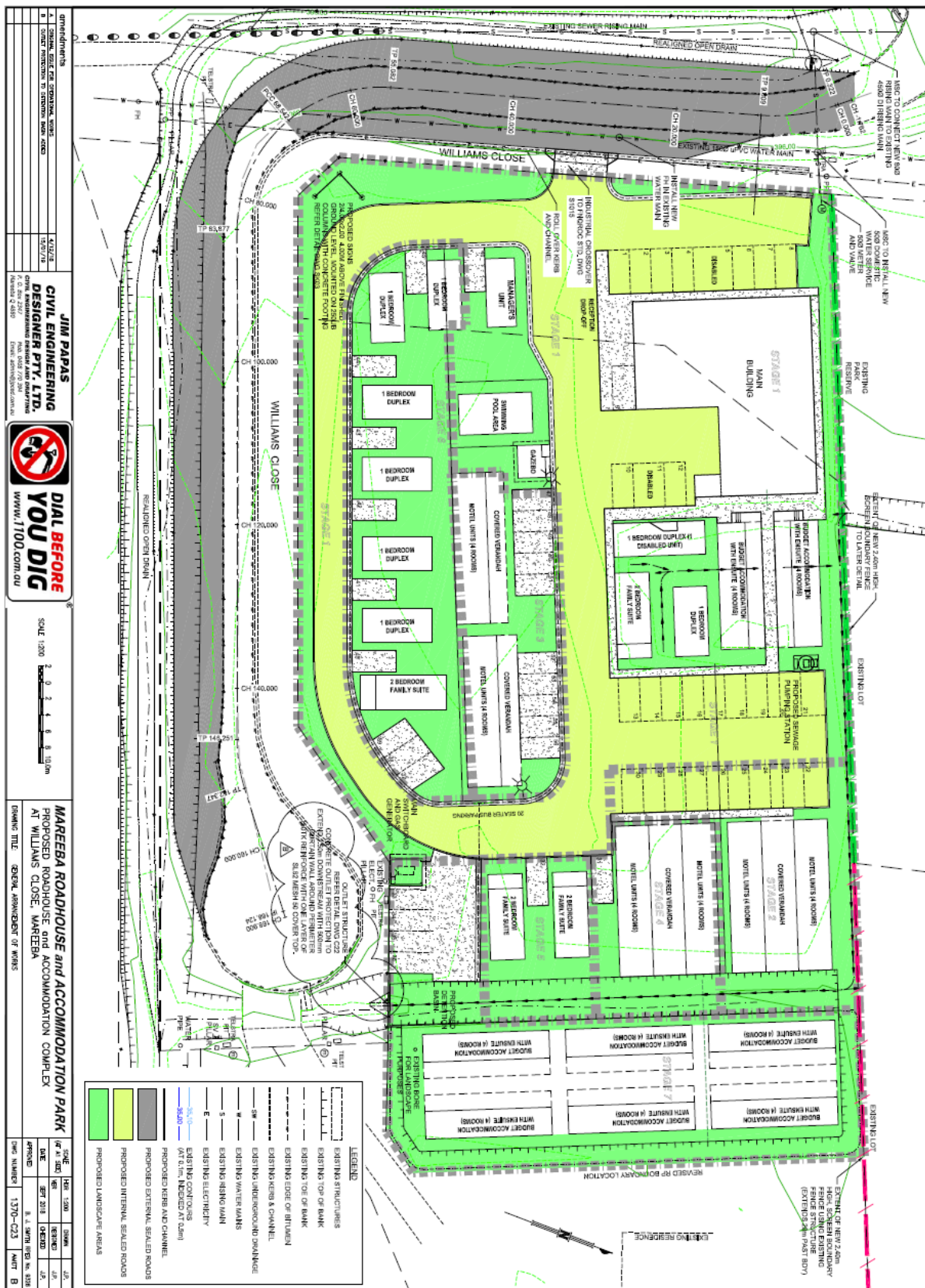
MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1



Document Set ID: 3477318
 Version: 1, Version Date: 05/03/2019





IM PAPAS CIVIL ENGINEERING DESIGNER PTY. LTD.
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MAREBEA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILLIAMS CLOSE, MAREBEA
 DRAWING TITLE: GENERAL LAYOUT OF WINS

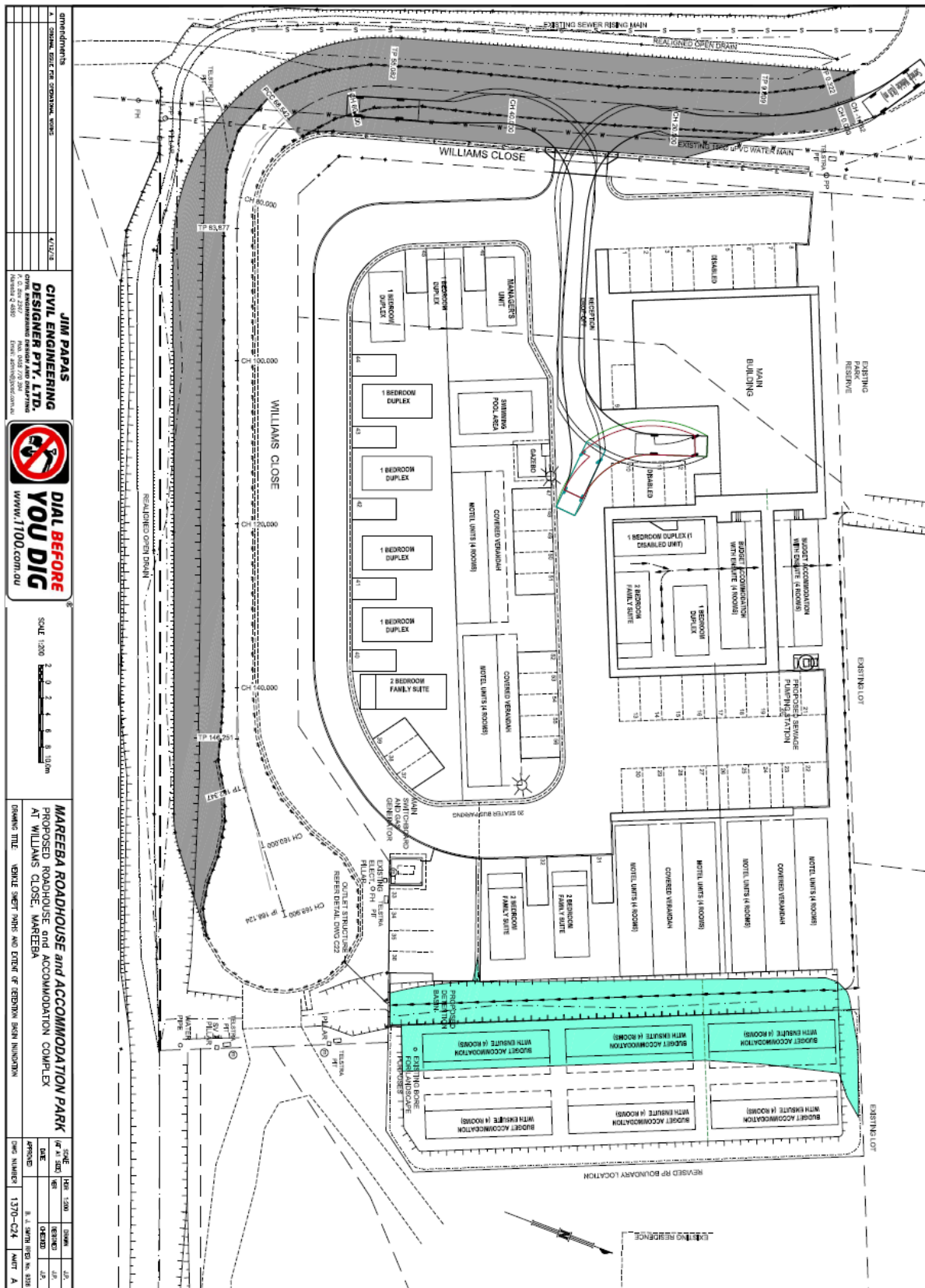
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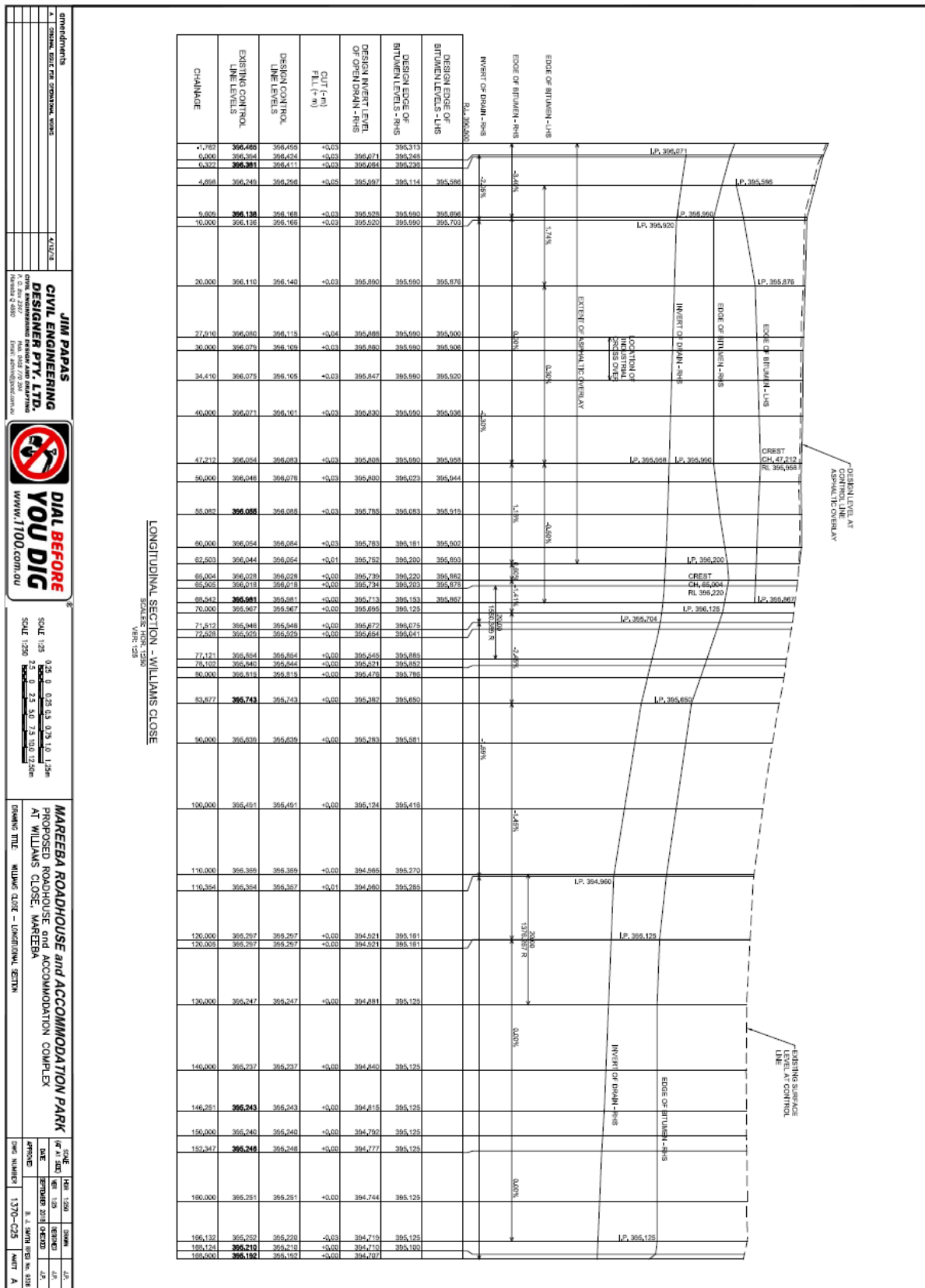
PROJ. NUMBER: 1370-C23 UNIT: B

LEGEND

- EXISTING STRUCTURES
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING EDGE OF RETAINMENT
- EXISTING KERB & CHANNEL
- EXISTING UNDERGROUND DRAINAGE
- EXISTING WATER MAINS
- EXISTING SINKING MAIN
- EXISTING ELECTRICITY
- EXISTING CONTOURS (AT 1m, INCREASING AT 2m)
- PROPOSED KERB AND CHANNEL
- PROPOSED EXTERNAL SEALED ROADS
- PROPOSED INTERNAL SEALED ROADS
- PROPOSED LANDSCAPE AREAS

Document Set ID: 3484632





JIM PAPAS CIVIL ENGINEERING DESIGNER PTY. LTD.
 CIVIL ENGINEERING CONSULTANTS AND ARCHITECTS
 1/100 WILMANS CLOSE, MAREEBA QLD 4270
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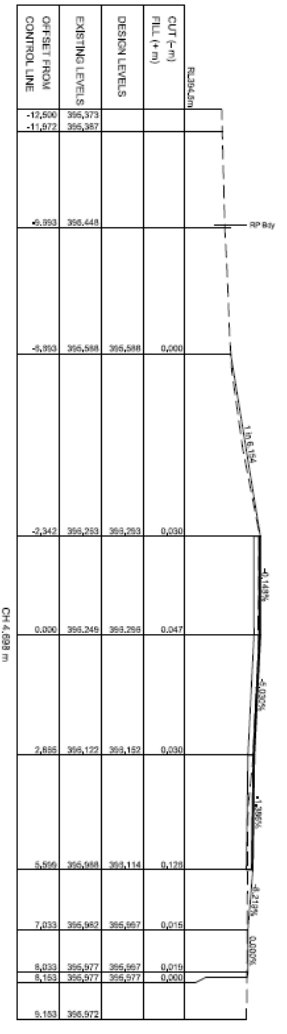
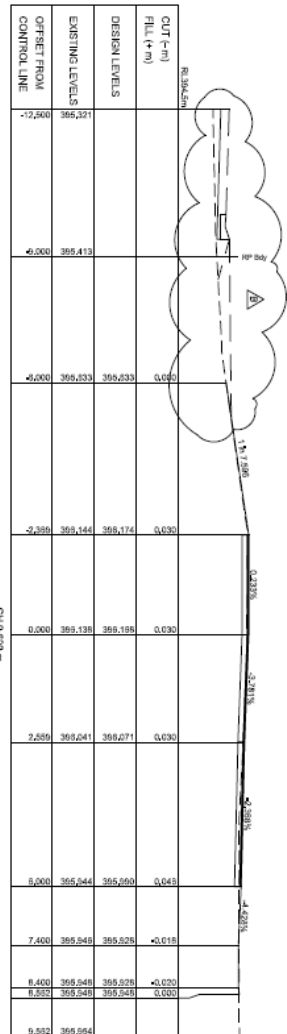
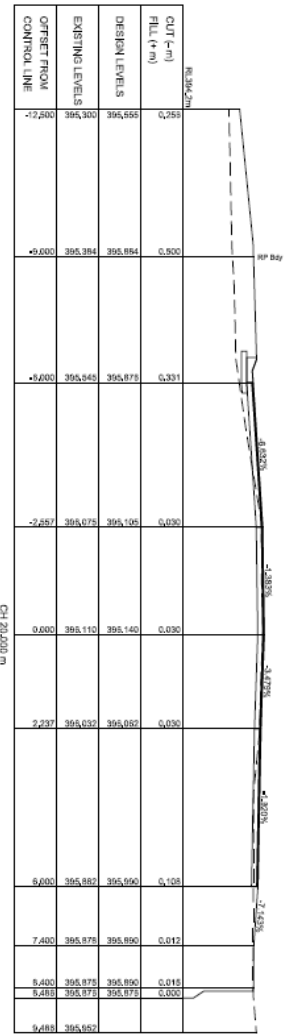
MAREEBA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILMANS CLOSE, MAREEBA

SCALE: 1:250
 DATE: 23/08/2011
 DRAWING NO: 1370-C25

SCALE: 1:250
 DATE: 23/08/2011
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 DRAWING NO: 1370-C25



IMPROVEMENTS

1. DRAINAGE DESIGN

2. ROADWAY DESIGN

3. LANDSCAPE DESIGN

4. UTILITIES

5. TRAFFIC SIGNAGE

6. LIGHTING

7. FENCE/POST AND RAIL

8. OTHER

9. TOTAL

10. COMMENTS

JIM PAPAS
CIVIL ENGINEERING PTY. LTD.
 CIVIL ENGINEERING DESIGN AND CONSTRUCTION
 4/11/18
 15/07/18

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PREPARED BY: K. WILLIAMS

DESIGNED BY: K. WILLIAMS

DATE: 07/18

SCALE OF THIS DRAWING: 1:300

PROJECT NO: 3484632

DRAWING TITLE: MAREEBA ROADHOUSE and ACCOMMODATION COMPLEX

CLIENT: WILLIAMS CLOSE - MAREEBA

DATE: 07/2018

BY: K. WILLIAMS

CHECKED BY: J. BROWN

DATE: 07/2018

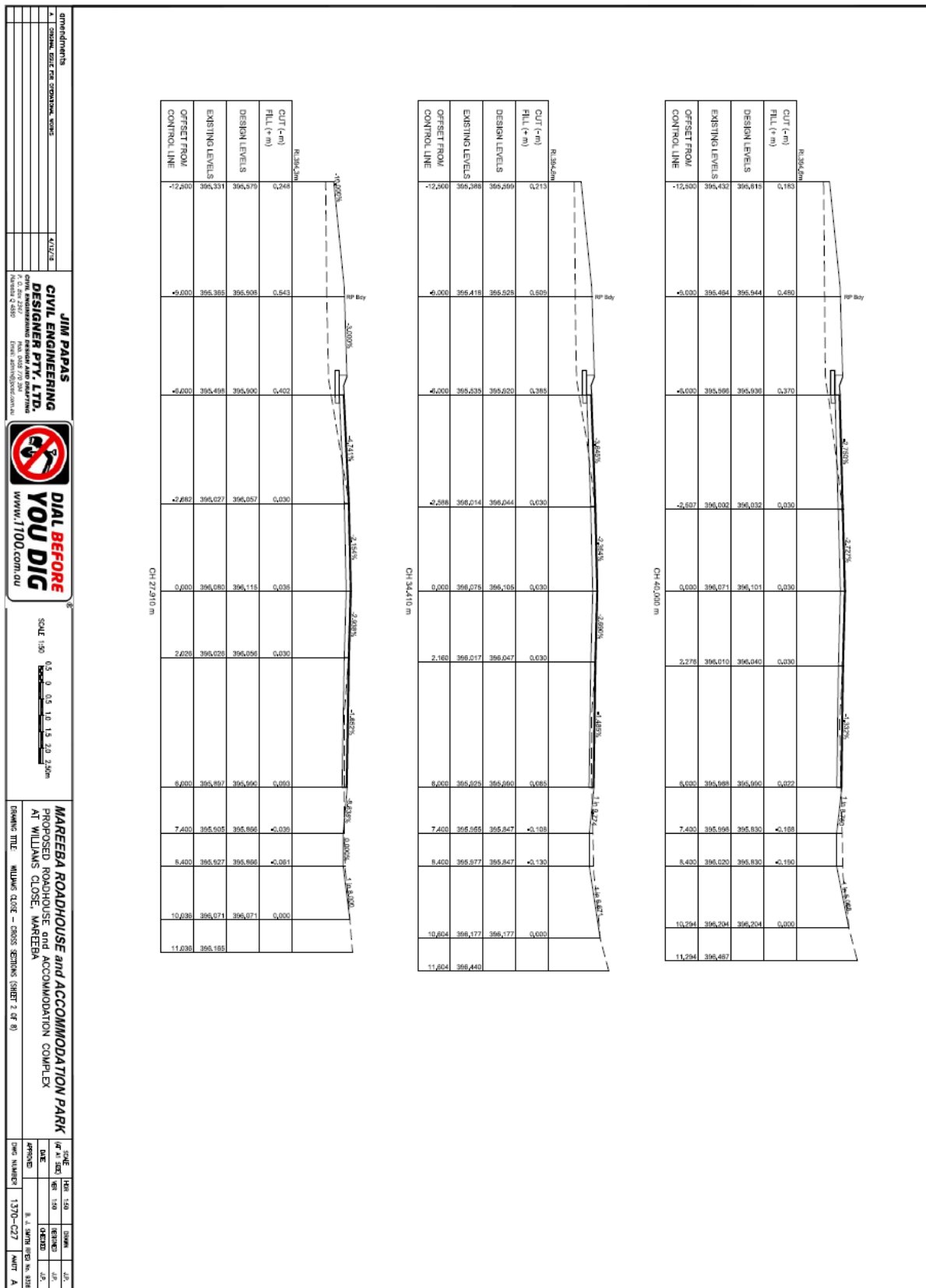
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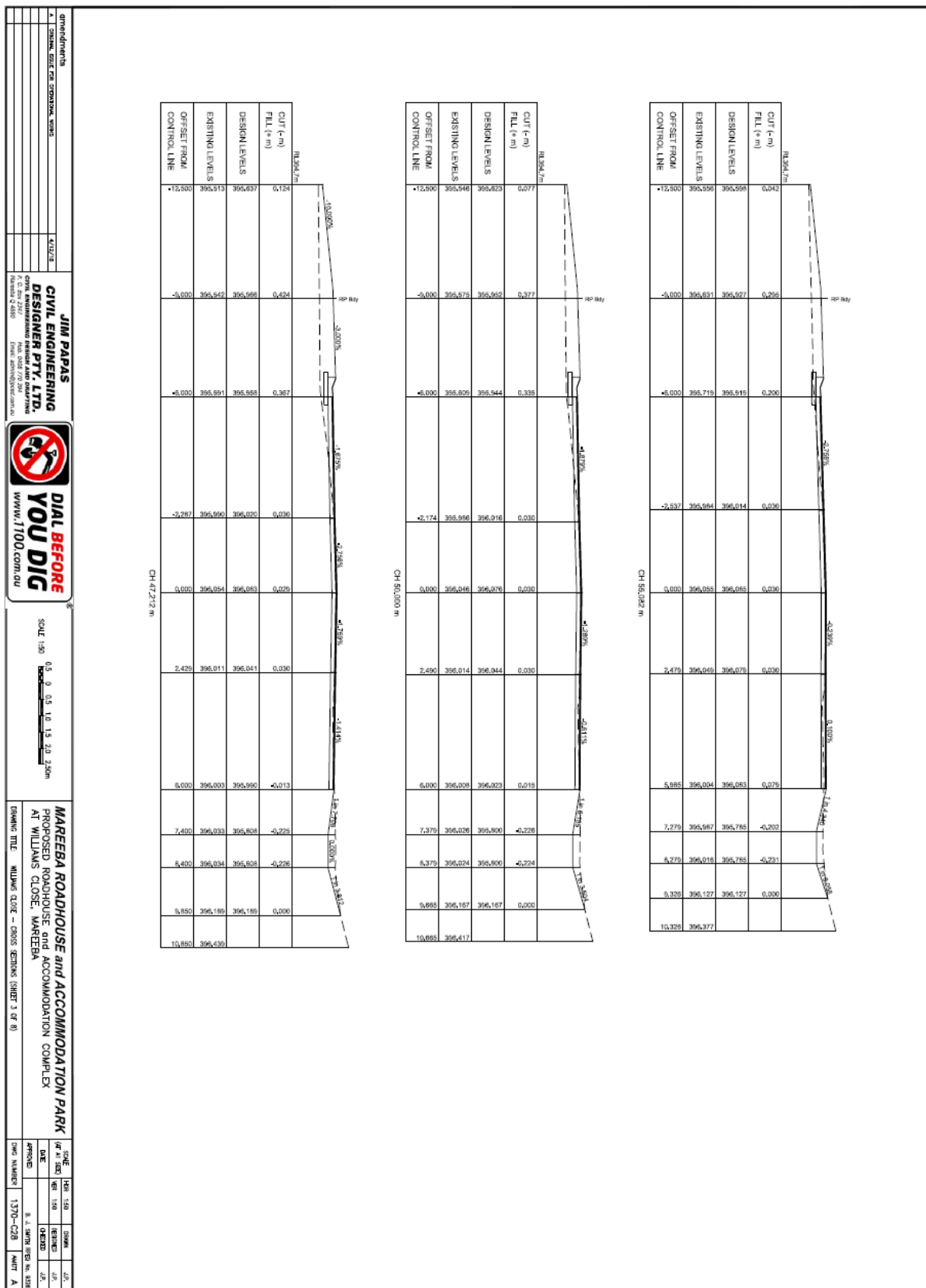
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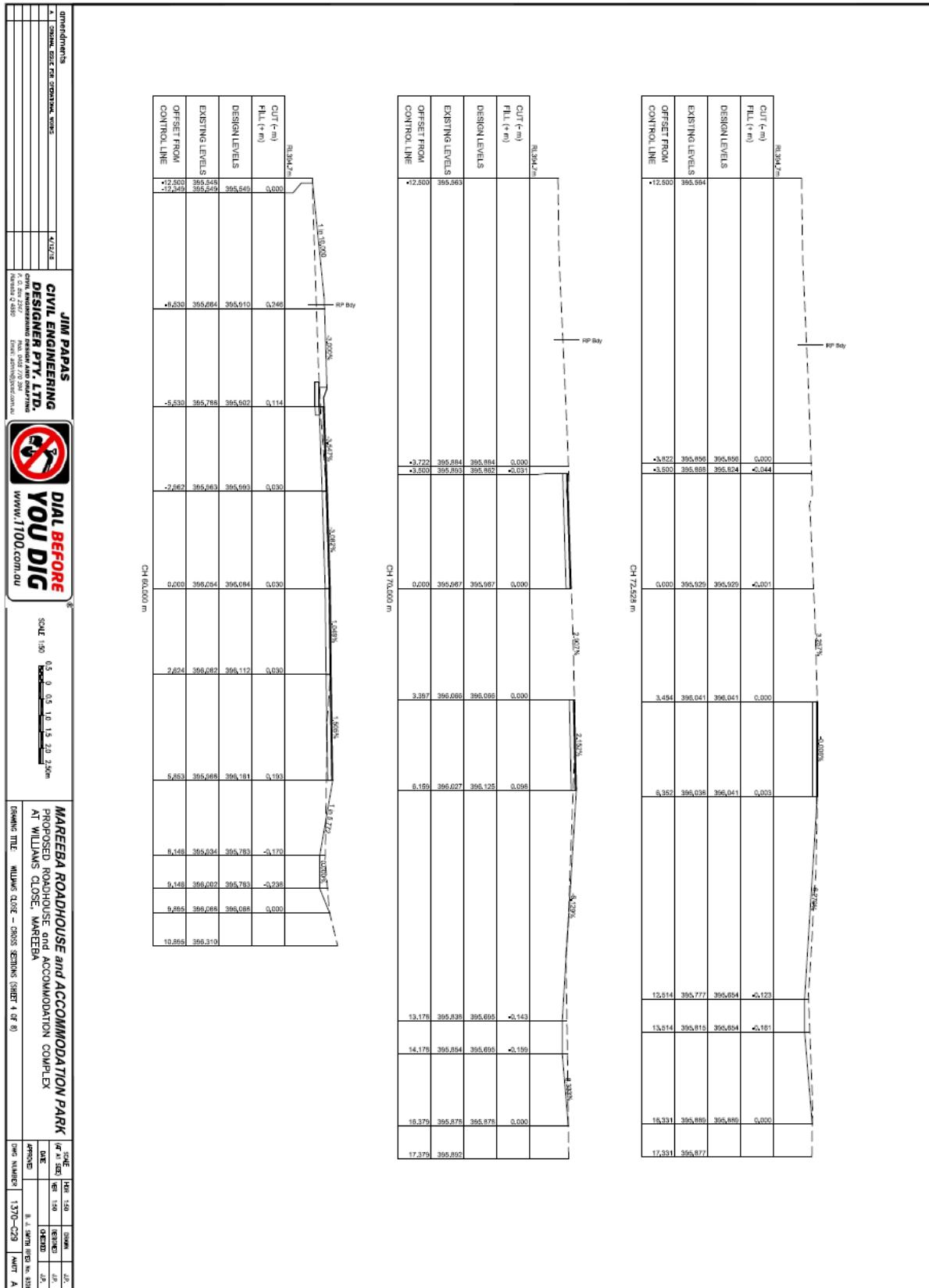
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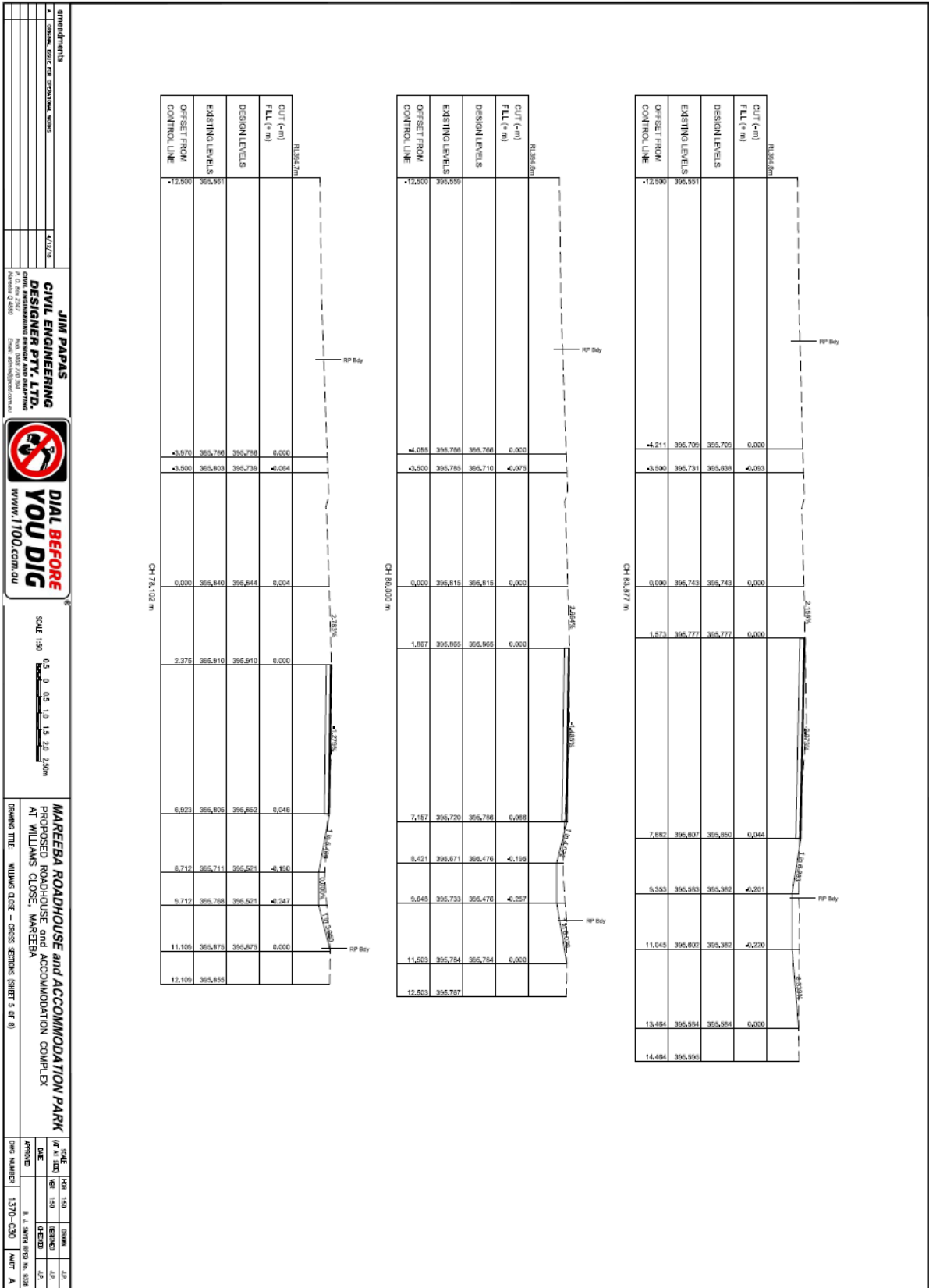
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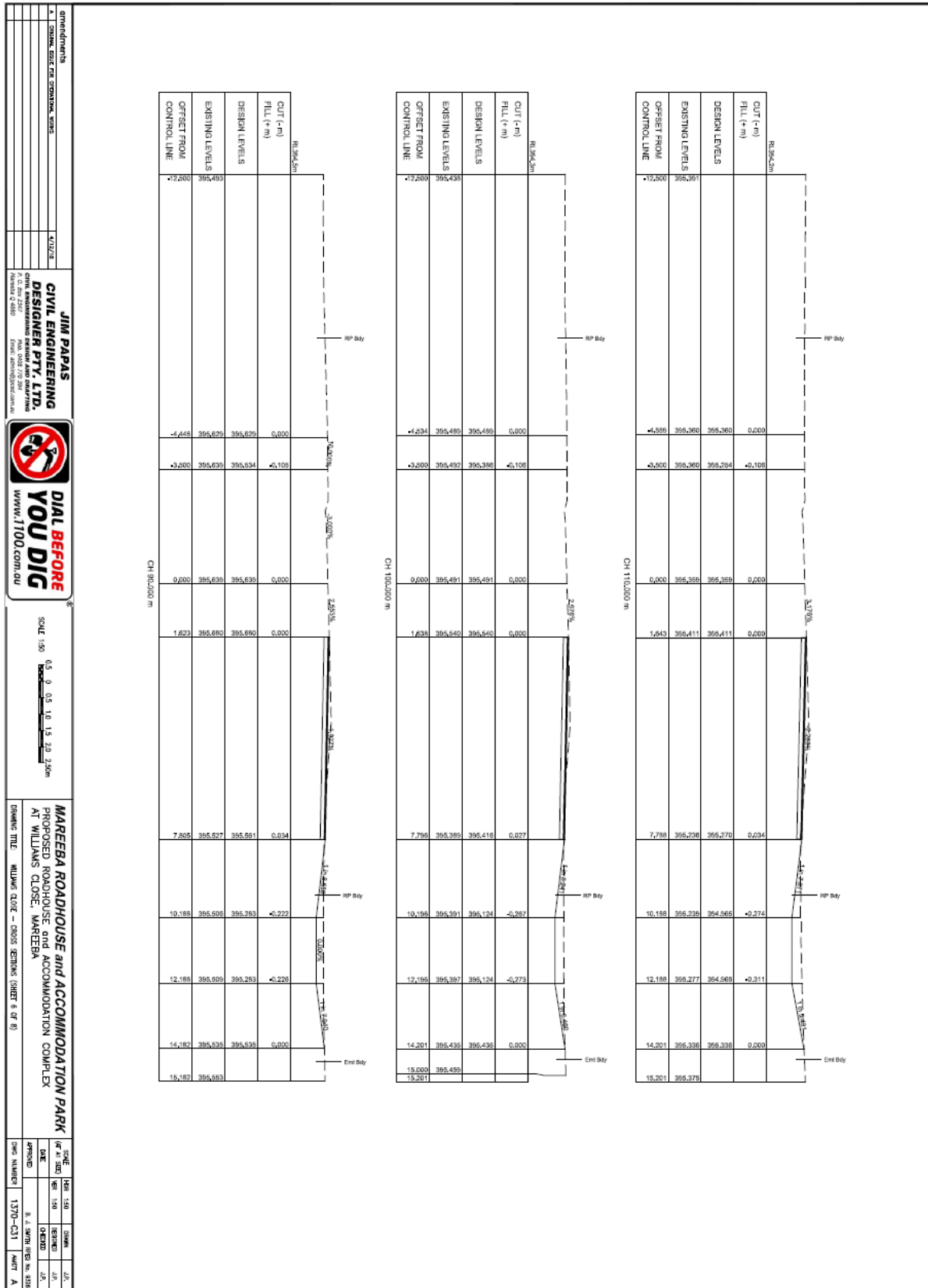
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 Version: 1, Version Date: 04/12/2018



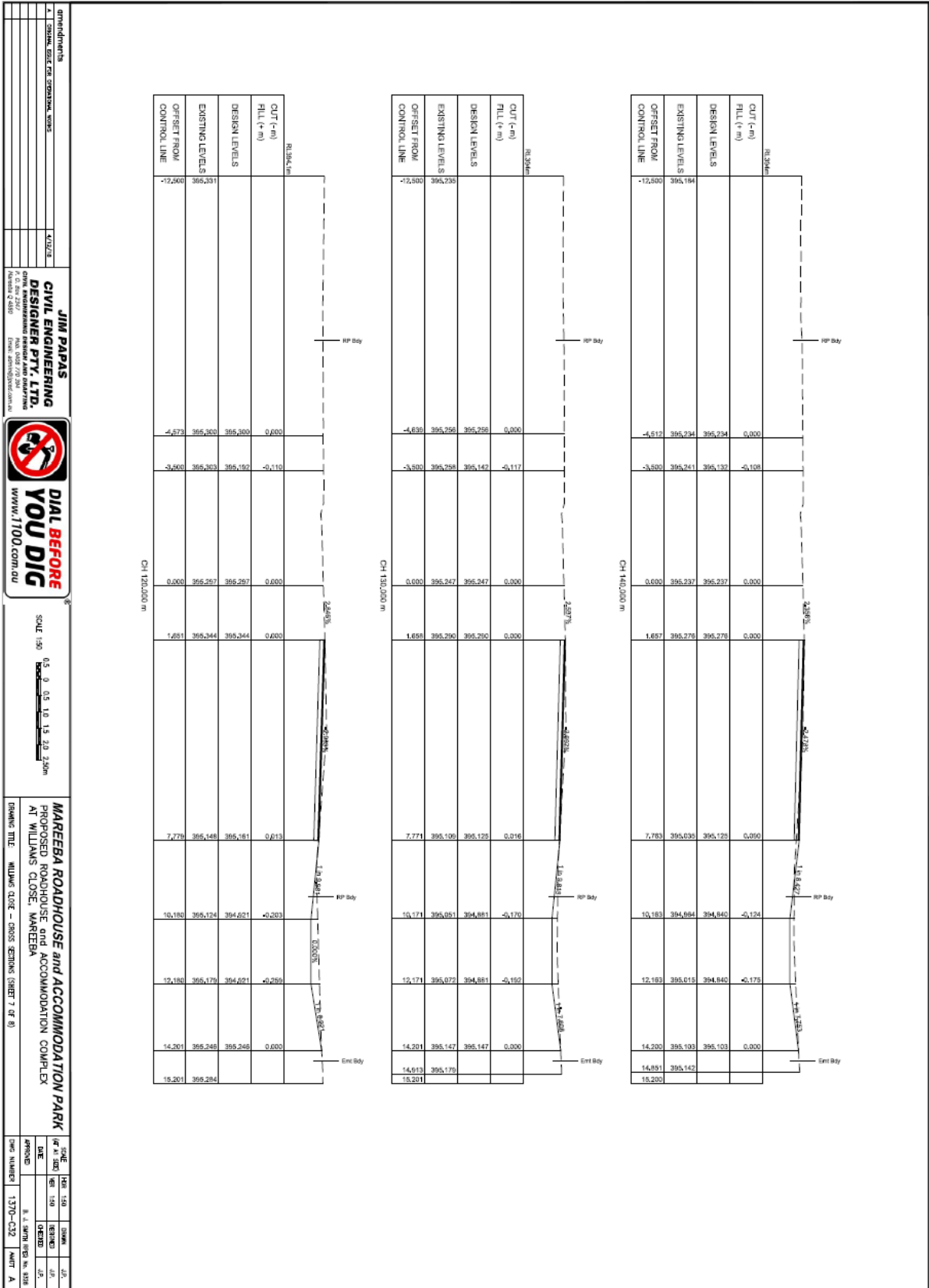
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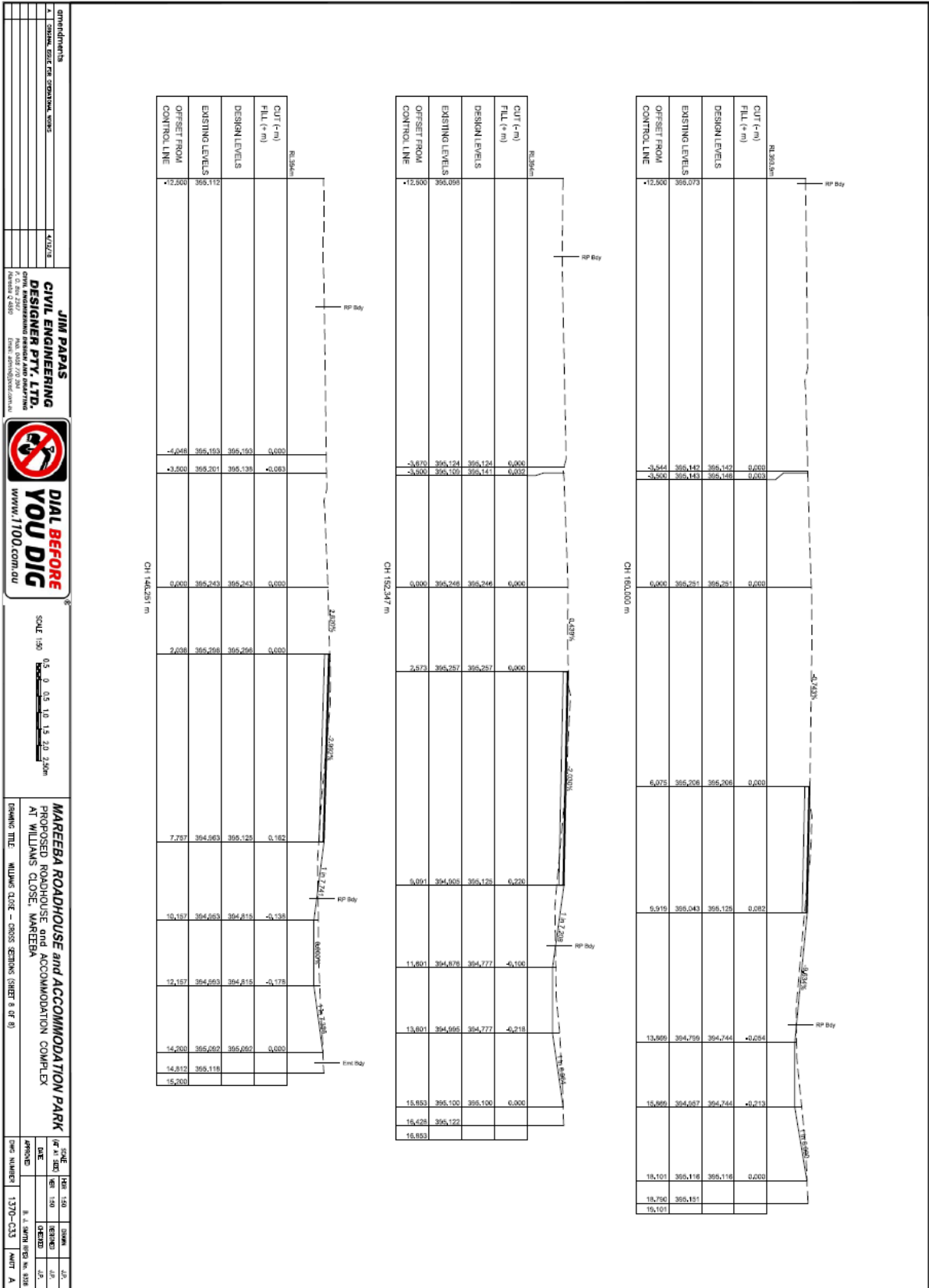
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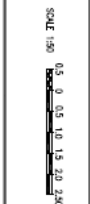
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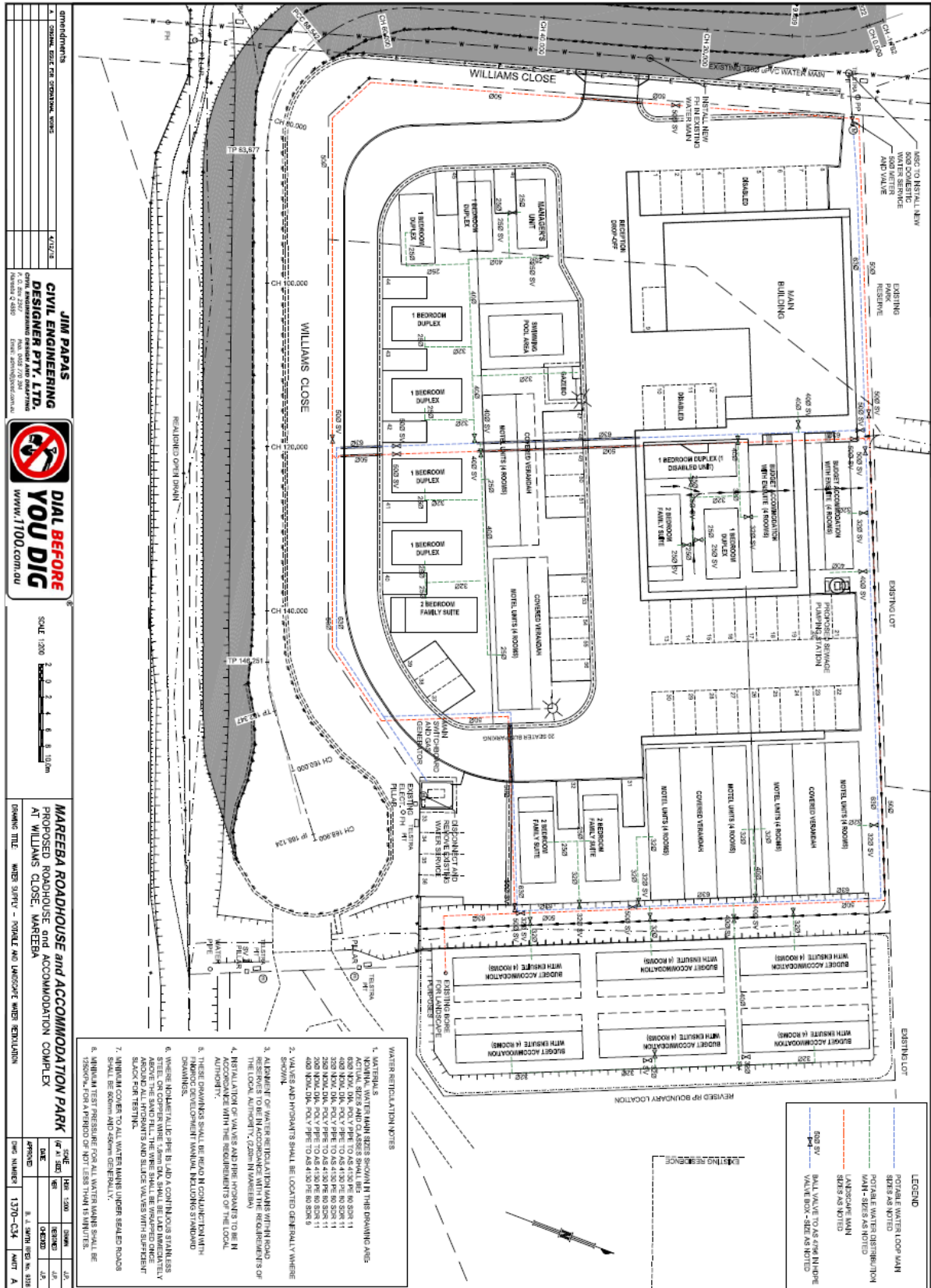


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MAREEBA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILLIAMS CLOSE, MAREEBA

| DATE | BY | REVISION |
|------------|----|-------------------|
| 13/07/2019 | JK | ISSUED FOR PERMIT |
| 13/07/2019 | JK | ISSUED FOR PERMIT |



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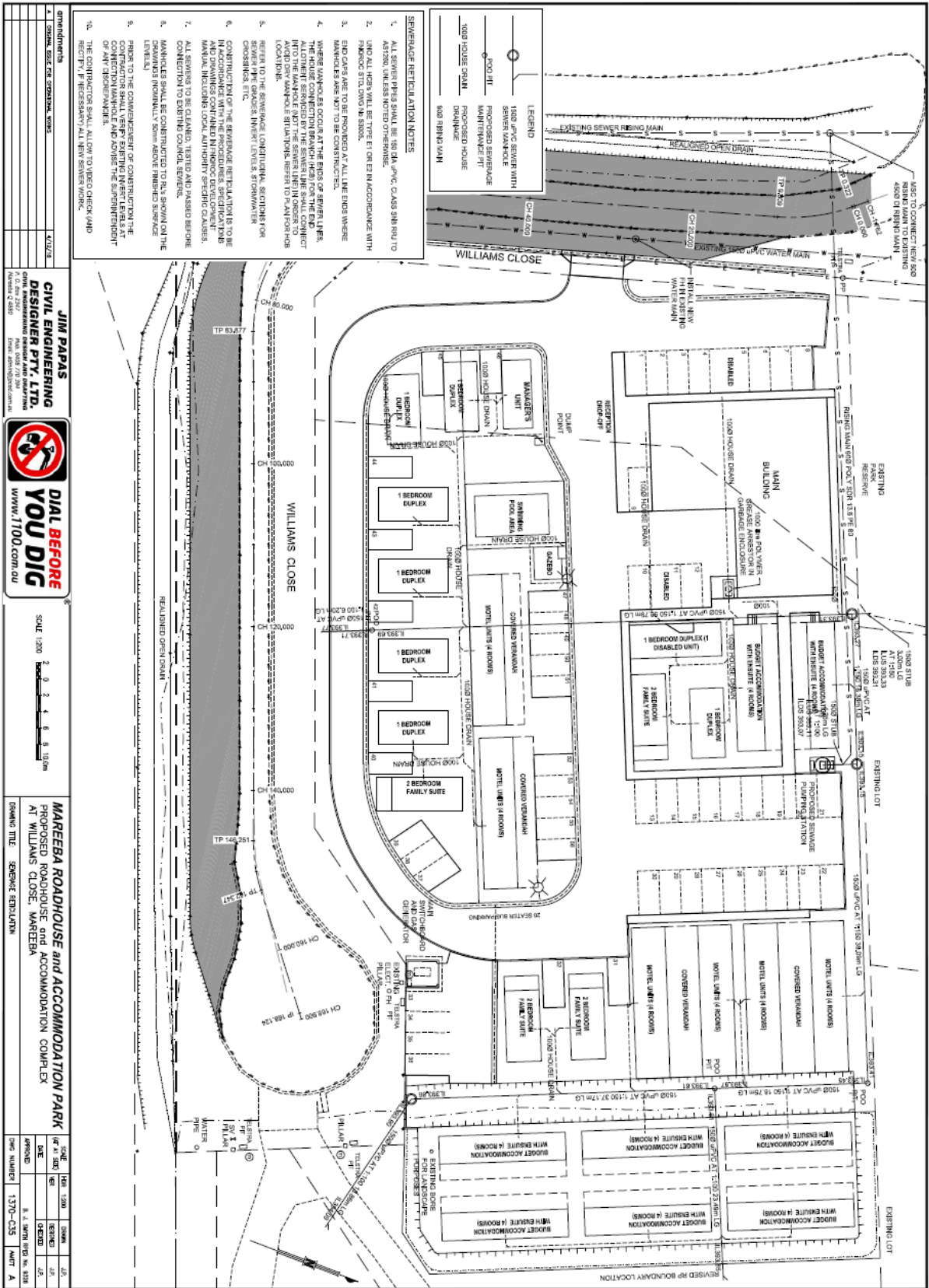
MAREEBA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: WATER SUPPLY - TOTAL AND LANDSCAPE WATER RETENTION

| DATE | BY | CHKD | APP'D |
|----------|------|------|-------|
| 13/10/20 | J.P. | J.P. | J.P. |
| 13/10/20 | J.P. | J.P. | J.P. |
| 13/10/20 | J.P. | J.P. | J.P. |

DATE: 13/10/20
 SHEET: 13/10-01A
 OF: 13/10-01A

- WATER RETENTION NOTES**
1. MATERIALS TO BE USED IN THIS DRAWING ARE:
 600mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 400mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 200mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 100mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 400mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 200mm HDPE, RCP PIPE TO AS 4130 PE 80 SDR 11
 2. VALVES AND FITTINGS SHALL BE LOCATED GENERALLY WHERE SHOWN.
 3. ALL INSTALLATION OF WATER RETENTION TANKS WITHIN ROAD RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY (COUNCIL IN WARELEA).
 4. INSTALLATION OF VALVES AND FITTINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH FINANCIAL DEVELOPMENT MANUAL INCLUDING STANDARD DRAWINGS.
 6. WHERE INDICATED THERE SHALL BE A CONCRETE STAINLESS STEEL SAND FILL. THE SAND SHALL BE WASHED AND TESTED TO ALL STANDARDS AND SLIDE VALVES WITH SLIPSEAL BACK FOR TESTS.
 7. MANHOLE COVERS TO ALL WATER MAINS UNDER SEALED ROADS SHALL BE SEWN AND SLOTTED.
 8. MANHOLE TEST PRESSURE FOR ALL WATER MAINS SHALL BE 1000kPa AND SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.



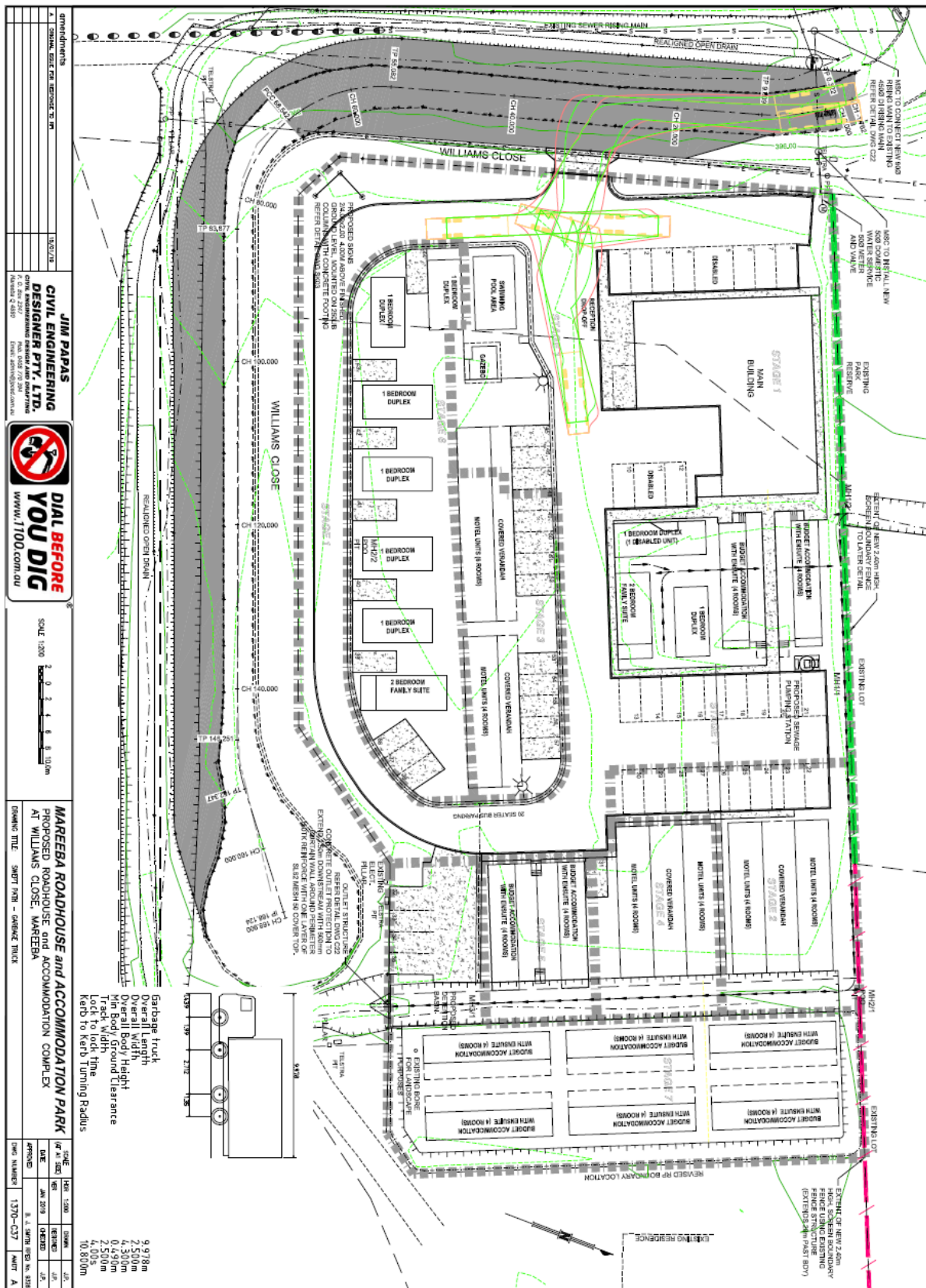
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MAREEBA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILLIAMS CLOSE, MAREEBA

DATE: 04/12/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DWS NUMBER: 1370-C35
 SHEET: A



Document Set ID: 3409890
 Version: 1, Version Date: 20/02/2019

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MAREEBA ROADHOUSE and ACCOMMODATION PARK
 PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
 AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: SHEET 001A - SERVICE TRUCK

| DATE | BY | CHKD BY | SCALE |
|----------|------|---------|-------|
| 20/02/19 | J.P. | J.P. | 1:300 |
| 20/02/19 | J.P. | J.P. | 1:300 |
| 20/02/19 | J.P. | J.P. | 1:300 |

DRAWING NUMBER: 1370-C37
 SHEET: A

Garbage truck
 Overall Length: 9.978m
 Overall Width: 2.510m
 Overall Body Height: 4.300m
 Min Body Ground Clearance: 0.499m
 Track Width: 2.500m
 Lock to lock time: 4.015s
 Kerb to Kerb Turning Radius: 10.800m