

DELEGATED REPORT

TO: SENIOR PLANNER

FROM: Planning Officer

FILE: OPW/19/0006

DATE: 2 September 2019

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/19/0006	ADDRESS:	5-7 Rob Veivers Drive, Kuranda
APPLICANT:	Sandy Creek Pastoral Company Pty Ltd	RPD:	Lot 10 on SP311519
LODGED BY:	Civil Walker	AREA:	2,325m ²
DATE LODGED:	8 August 2019	OWNER:	Sandy Creek Pastoral Company Pty Ltd
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Site Access Modification Works)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Centre Zone		
LEVEL OF ASSESSMENT:	Code Assessment		
SUBMISSIONS:	N/A - Code assessment only		

ATTACHMENTS: 1. Proposal Plan/s

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operation Works (Site Access Modification Works)

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:

- 6.2.1 Centre 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
Centre 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.

FNQROC Regional Development Manual

The submitted plans have been checked for compliance against the FNQROC Development Manual and are considered to be generally compliant. Reasonable and relevant conditions will be attached to any approval to ensure compliance.

REFERRALS

Internal Consultation

Technical Services

OFFICER'S RECOMMENDATION

- That in relation to this operational works development application:

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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:

- APPROVED DEVELOPMENT:** Development Permit for Operational Works (Site Access Modification Works)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
165-002-C02	Existing Features	Civil Walker	30/07/2019
165-002-C03	General Arrangement	Civil Walker	30/07/2019
165-002-C04	Miscellaneous Sections & Details	Civil Walker	30/07/2019
165-002-C05	Annotated Cross Sections Sheet 1 of 2	Civil Walker	30/07/2019
165-002-C06	Annotated Cross Sections Sheet 2 of 2	Civil Walker	30/07/2019

(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.
- (iv) The proposed operational works, including access driveways, pedestrian/vehicle shared hardstand areas and any retaining walls and structures included on the approved plans will remain the maintenance responsibility of the landowner of Lot 10 on SP311519 as is common practice with access driveway infrastructure servicing an allotment/development. Mareeba Shire Council will not be responsible for any future upkeep, repair or maintenance of any works carried out as part of the approved operational works, unless determined otherwise by Council's delegated officer.

(b) Design Requirements

- (i) Prior to the pre-start meeting occurring, the pedestrian pathway must be re-designed to comply with the requirements of AS1428 Design for Access and Mobility, and the amended plans certified by an RPEQ.
- (ii) Prior to commencement of construction, the applicant/developer must detail proposed actions to achieve safe separation of pedestrians and vehicle movements, to the satisfaction of Council's delegated officer.

(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.

(f) 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.

(g) 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.

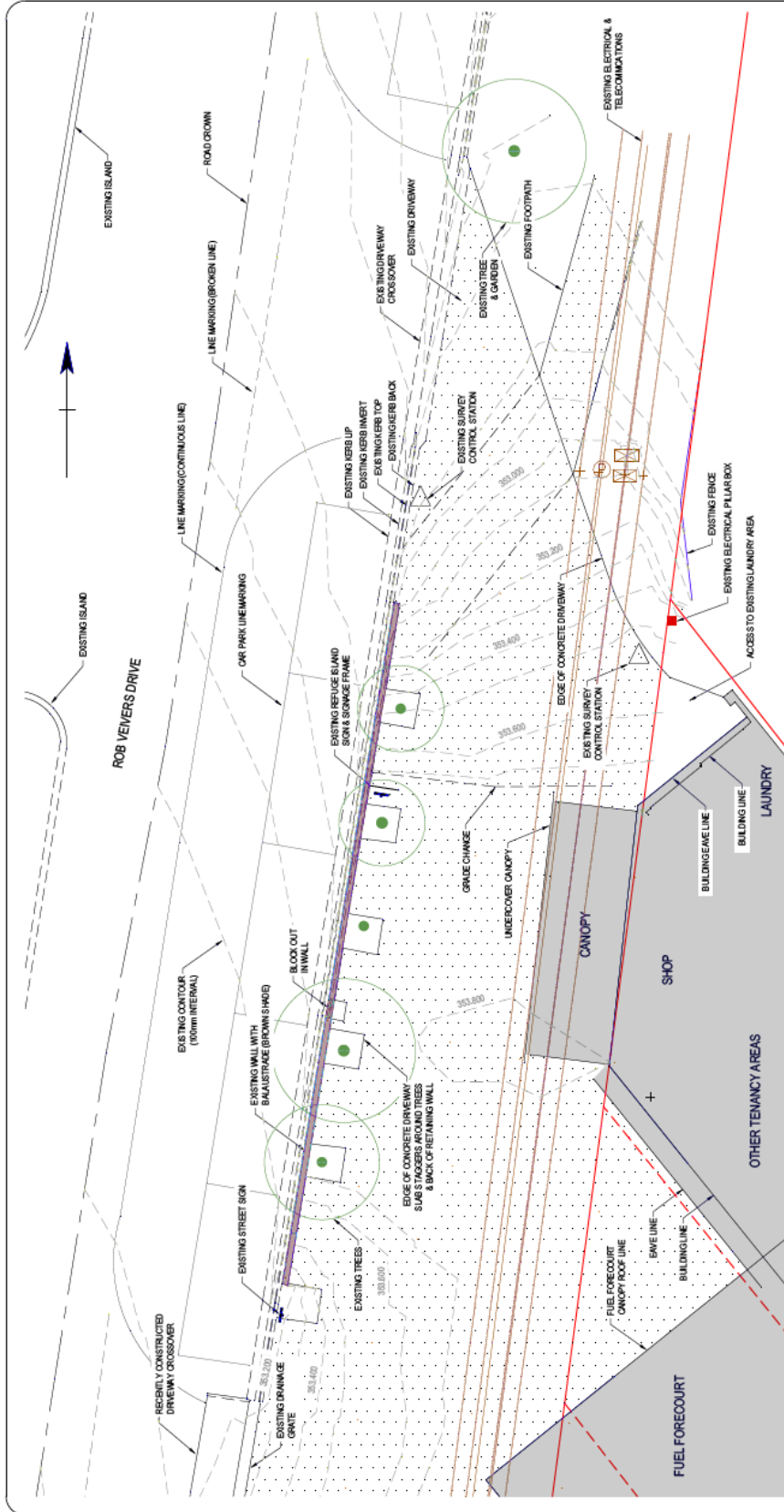
Dated the 2nd day of SEPTEMBER 2019



BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1



LEGEND

- [Solid Grey Box] EXISTING BUILDING FOOTPRINT
- [Dotted Box] EXISTING DRIVEWAY & FOOTPATH
- [Red Dashed Line] PROPERTY BOUNDARY
- [Red Dotted Line] LEASE BOUNDARY

SURVEY & EXISTING SERVICES

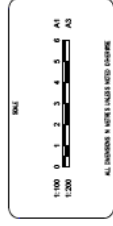
1. LEVEL DATUMS AND CORRELATION LEVELS IS RNM/2011 (0.0, 96.170).
1. REFER FOR DETAIL SURVEY DRAWING NUMBER PR.137/84.1 FOR SURVEY DETAILS
2. THE EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE DERIVED FROM SURFACE SURVEY AND COUNCIL RECORDS. THEY MAY NOT REPRESENT THE EXISTING SERVICES PRESENT BELOW THE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
3. THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY IMMEDIATELY IF ANY DAMAGE OCCURS.

IMPORTANT NOTE REGARDING EXISTING WATER MAIN

1. NOTE THAT THERE IS AN EXISTING WATER MAIN LOCATED UNDER THE DRIVEWAY. SURVEY HAS NOT PLOTTED UP ITS LOCATION. THE CONTRACTOR IS TO ORGANISE FOR COUNCIL OFFICERS TO BE PRESENT ON SITE SO THAT THE WATER MAIN CAN BE LOCATED. THIS IS TO OCCUR PRIOR TO WORKS COMMENCING.

NO.	DATE	REV. ISSUE	DESCRIPTION	BY	APPROVED
A.	30.07.19	001	ISSUE		

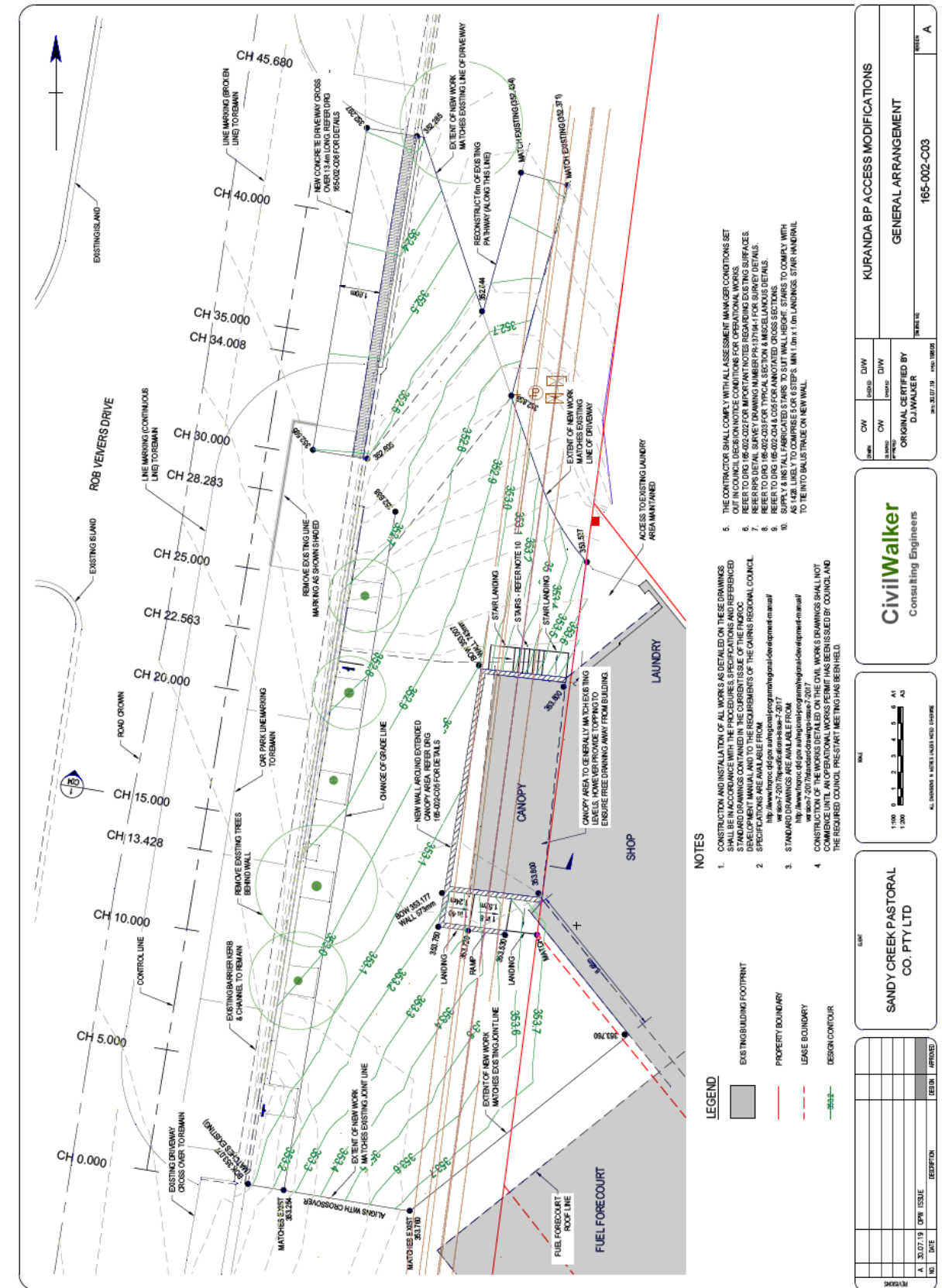
SANDY CREEK PASTORAL CO. PTY LTD



CivilWalker
Consulting Engineers

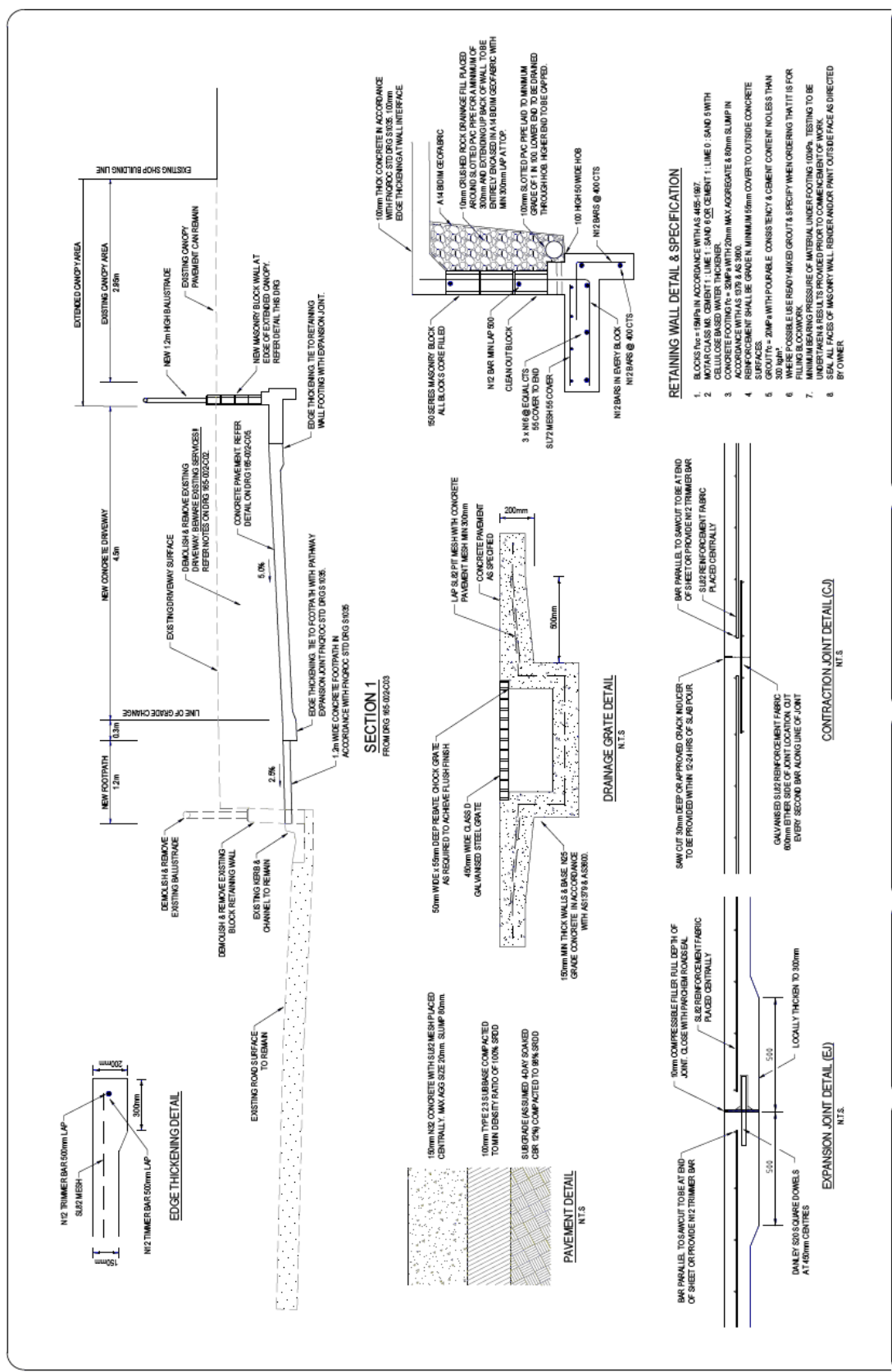
ORIGINAL CERTIFIED BY
D.J. WALKER
DATE: 30.07.19

KURANDA BP ACCESS MODIFICATIONS	
EXISTING FEATURES	
165-002-C02	
DATE:	REVISED:



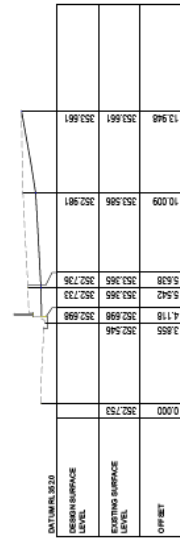
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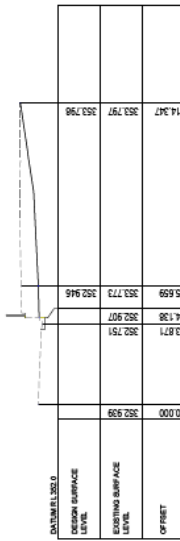


DATE	BY	CHKD	DATE	BY	CHKD
30.07.19	DJW	ISSUE	30.07.19	DJW	ISSUE
		REVISED			REVISED
		DELETED			DELETED
		APPROVED			APPROVED
REVISIONS					
<p style="text-align: center;">CivilWalker Consulting Engineers</p> <p style="text-align: center;">SANDY CREEK PASTORAL CO. PTY LTD</p> <p style="text-align: center;">KURANDA BP ACCESS MODIFICATIONS MISCELLANEOUS SECTIONS & DETAILS</p> <p style="text-align: center;">165-002-C04</p>					
<p style="text-align: right;">DRAWN BY: DJW CHECKED BY: DJW DATE: 30.07.19 SCALE: 1:50</p>					
<p style="text-align: right;">ORIGINAL CERTIFIED BY: DJWALKER DATE: 30.07.19 SCALE: 1:50</p>					
<p style="text-align: right;">SHEET A</p>					

Document Set ID: 3631957

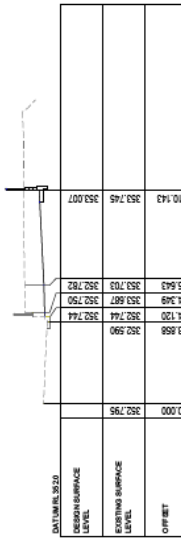


CH 25.000

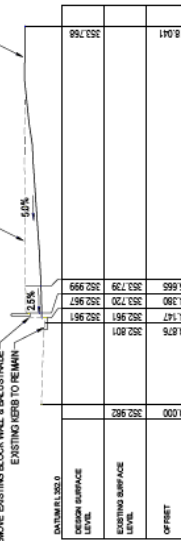


CH 13.428

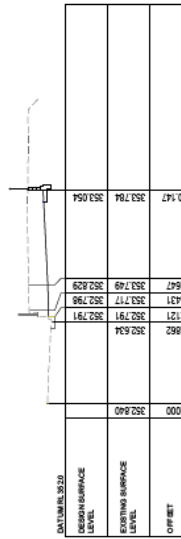
REMOVE EXISTING BLOCK WALL & BALUSTRADE
EXISTING KERB TO REMAIN
EXISTING DRIVEWAY SURFACE
NEW DESIGN SURFACE
5.0%



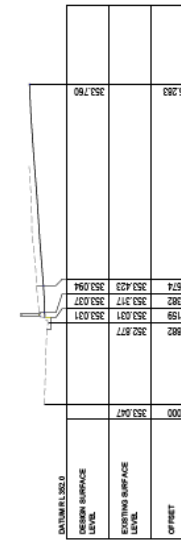
CH 22.563



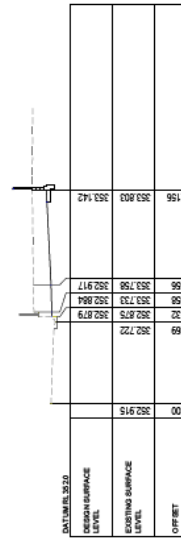
CH 10.000



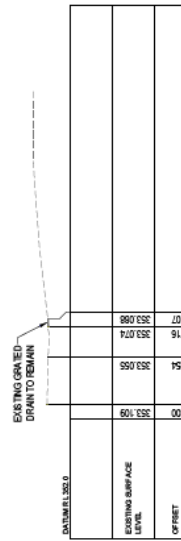
CH 20.000



CH 5.000



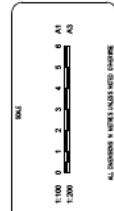
CH 15.000



CH 0.000

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A	30.07.19			

SANDY CREEK PASTORAL
CO. PTY LTD

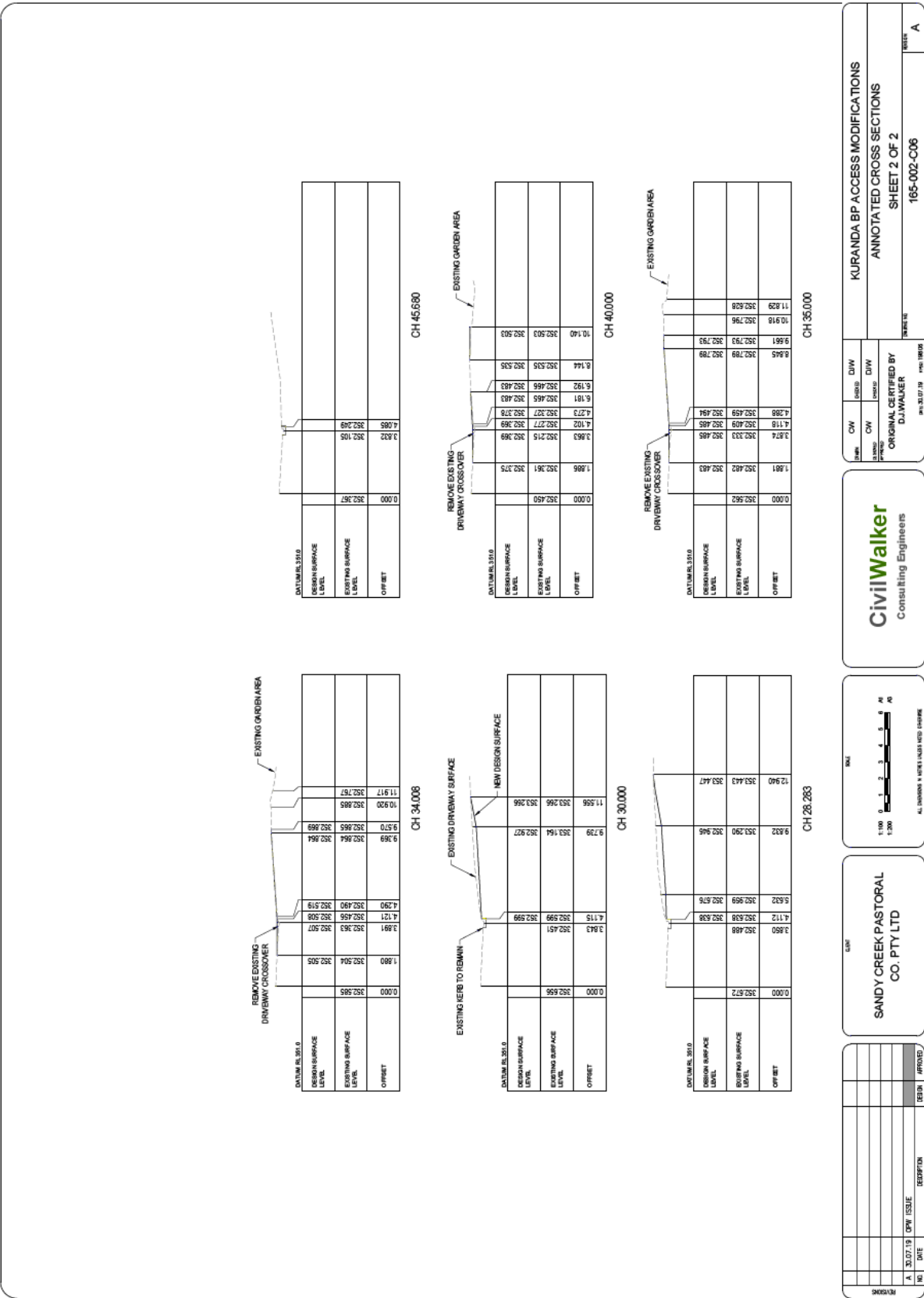


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Consulting Engineers

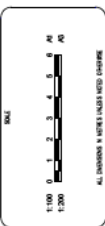
DESIGNED BY
DW
CHECKED BY
DW
DRAWN BY
DW
DATE
30.07.19

KURANDA BP ACCESS MODIFICATIONS
ANNOTATED CROSS SECTIONS
SHEET 1 OF 2
165-002-C05

REVISIONS
DATE
NO.



DATE	BY	CHKD	DIW	DATE	BY	CHKD	DIW
ORIGINAL CERTIFIED BY D.J. WALKER							
DATE: 30/07/19							
SCALE: 1:100							
PROJECT: 165-002-C06							
SHEET: 2 OF 2							
TITLE: KURANDA BP ACCESS MODIFICATIONS							
DRAWN: A							



SANDY CREEK PASTORAL
CO. PTY LTD

NO	DATE	ISSUE	DESCRIPTION	DESIGN	APPROVED
A	30/07/19	CPW ISSUE			