

From: Tracy Greig
Sent: 20 Sep 2017 11:36:03 +1000
To: Brian Millard
Cc: 'CairnsSARA@dilgp.qld.gov.au'; Scott Christensen; 1013 Mareeba Development; andrew (andrew@4880.com.au)
Subject: Rodeo Acres - Operational Works Application
Attachments: 1013 - Rodeo Acres - Operational Works Application.pdf, Decision Notice DA 16 0019 MSC Rodeo Acres Mareeba Dimbulah Road Andrew ..._Optimized.pdf

Good Morning Brian,

On behalf of our client, Rodeo Acres Pty Ltd, we submit this application for a Development Permit for Operational Works approval in relation to Lot 12 on SP146292, Dimbulah Road, Mareeba.

Please do not hesitate to contact our office should you require any further information.

Kind regards,

Tracy Greig
Project Officer



Level 1, 10 Grafton St | PO Box 7963 | Cairns Qld 4870
Phone: 07 4040 7111
Email: tracy@trinityengineering.com.au

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19 September 2017

Our ref: 1013

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Brian Millard

Dear Brian

**APPLICATION FOR DEVELOPMENT PERMIT FOR OPERATIONAL WORKS
LOT 12 ON SP146292, DIMBULAH ROAD – RODEO ACRES SUBDIVISION**

On behalf of our client, Rodeo Acres Pty Ltd, we submit this application for a Development Permit for Operational Works approval in relation to Lot 12 on SP146292, Dimbulah Road, Mareeba.

This application is comprised of the following documents:

1. Fee Payment Receipt;
2. FNQROC Statement of Compliance;
3. Stormwater Drainage Report;
4. IDAS Form 1;
5. Engineering Design Drawings.

We trust the attached application and supporting information is sufficient to allow Council to complete its assessment.

Should you have any queries, do not hesitate to contact this office.

Yours sincerely

TRINITY ENGINEERING AND CONSULTING



Scott Christensen
Project Manager

Encl Lot 12 on SP146292, Mareeba Dimbulah Road – Operational Works Application

Item 1
Fee Payment Receipt

Receipt No: 1069924
Receipt Date: 13/09/2017

From: Rodeo Acres Pty Ltd
Address: 219 Byrnes Street
MAREEBA QLD 4880

Payment By Cheque

Acceptance of a cheque and the issue of a receipt therefore is conditional on collection of the proceeds, and until collection no credit is to be given or implied

Reference	Application	Description	Amount
OPW/17/0003	RAMS	DA Logement Fees - Base Fee -	\$1,440.00
OPW/17/0003	RAMS	DA Logement Fees - Per Lot -	\$1,000.00
Total Amount:			\$2,440.00
Includes GST of:			\$0.00

** Indicates GST inclusive items

Amounts Tendered

Cash	Cheque	Db/Cr Card	Money Order	Other	Total
\$0.00	\$2,440.00	\$0.00	\$0.00	\$0.00	\$2,440.00
Rounding:					\$0.00
Change:					\$0.00
Nett:					\$2,440.00

Item 2
FNQROC Statement of Compliance;

FNQROC DEVELOPMENT MANUAL

Council Mareeba 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 Rodeo Acres Subdivision

Location of Development Mareeba Dimbulah Road (12/SP146292)

Applicant Rodeo Acres Pty Ltd

Designer Trinity Engineering and Consulting Pty Ltd

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

Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	
Geotechnical requirements	Not applicable
Geometric Road Design	
Pavements	
Structures / Bridges	Not applicable
Subsurface Drainage	
Stormwater Drainage	
Site Re-grading	Not applicable
Erosion Control and Stormwater Management	
Pest Plant Management	
Cycleway / Pathways	Not applicable

Landscaping	Not applicable
Water Source and Disinfection/Treatment Infrastructure (if applicable)	Not applicable. On site water source (bores) not part of this application.
Water Reticulation, Pump Stations and water storages	Not applicable, bore water
Sewer Reticulation and Pump Stations	Not applicable, on site disposal
Electrical Reticulation and Street Lighting	Design to be provided by Ergon
Public Transport	Not applicable
Associated Documentation/ Specification	
Priced Schedule of Quantities	To be provided
Referral Agency Conditions	
Supporting Information (AP1.08)	
Other	

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

Designer Trinity Engineering and Consulting Pty Ltd RPEQ No. 8462

Name in Full Paul Charles Steele

Signature  Date 19.9.19

Item 3
Stormwater Drainage Report

19 September 2017

Mareeba Shire Council
65 Rankin Street
Mareeba QLD 4880

Attention: Brian Millard

Dear Brian,

RODEO ACRES SUBDIVISION STORMWATER MASTER PLANNING

This advice has been prepared by Trinity Engineering and Consulting on behalf of Rodeo Acres Pty Ltd, in relation to the proposed development at Lot 12 on SP146292, Mareeba. In particular, this advice aims to address Decision Notice (DA/16/0019) Conditions 4.2, being **Stormwater Drainage**.

This advice seeks to assist Council to determine that the development will not have a worsening effect to drainage on the surrounding land.

GENERAL OVERVIEW

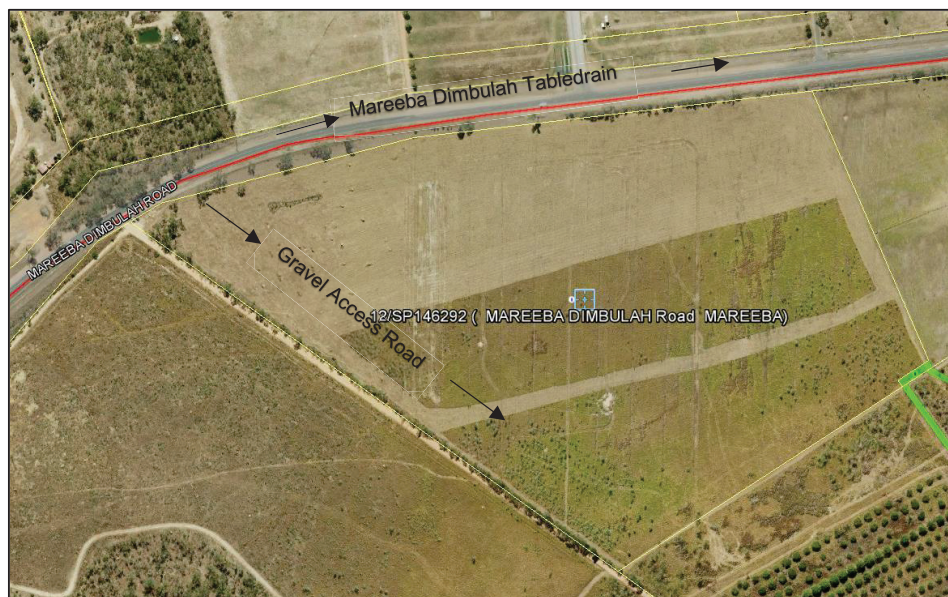
The site, referred to as Lot 12 on SP146292, is located on the Mareeba Dimbulah Road, approximately 450m east of Springs Road intersection, and is directly opposite the Kerribee Park Rodeo Grounds. The site is approximately 17.83 Ha

The proposed development is to subdivide Lot 12 into 8 rural allotments, which are accessed via a single internal road. The proposed lot layout plan (Sketch 1013-2) is **attached**.

STORMWATER DRAINAGE

External Drainage Conditions

An inspection of the site was undertaken 15 August 2017. Based on this inspection and assessment of existing survey, the site does not convey external stormwater drainage. That is, diversion of external stormwater catchments exists upstream of the site with flows either conveyed east via tabledrains along the Mareeba Dimbulah Road or south via and unnamed gravel property access. These diversions are shown in the image below.



Site Plan

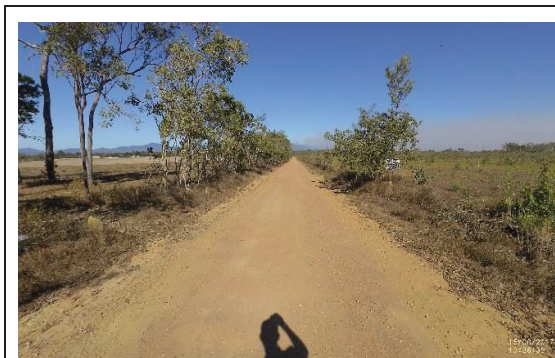


Mareeba Dimbulah Road table drain fronting site
(looking west)



Mareeba Dimbulah Road table drain fronting site
(looking east)

The Mareeba Dimbulah Road table drain continues the full length of the site and is complemented by an earth bund fronting the site, which formalises the containment and conveyance of these external flows along Mareeba Dimbulah Road. The development proposes to maintain this existing stormwater flow regime and will propose a suitably sized reinforced concrete box culvert under the new road entering the site. It is also proposed to maintain the bund fronting the site to ensure stormwater flows do not enter the development and alter the existing stormwater flow paths. The design includes a road high point at Chainage 20 and localised realignment of the bund reflecting this rationale.



Unnamed gravel access along western boundary
(looking south)



Unnamed gravel access along western boundary
(looking north)

The existing gravel access road running the full length of the western boundary is located in the adjacent property Lot 2 on RP741790. The gravel access road has been cut in and is approximately 300mm lower than the development site. The gravel road conveys upstream flows south to the existing gully approximately 200m south of the development boundary. The development proposes to maintain this existing stormwater flow regime.

Internal Drainage Conditions

The site currently falls to the east with an average slope of 1.2% and discharges as sheet flow into neighbouring Lot 10 on SP146292. The design proposes a shallow swale on the western side of the new road, to capture upstream flows from the adjacent lots. It is not intended to capture and convey runoff to a single point of discharge as this would have a negative impact to downstream properties. Maintaining existing flow patterns to reduce concentrating flows has been considered an appropriate strategy. Water leaving this development will continue to discharge as sheet flow into the downstream lots, which is evident pre-development.

Stormwater Quality

With respect to Council's requirement for maintaining water quality, the opportunities to introduce quality devices are limited within the type and size of this development. However, erosion and sediment control measures will be used during construction as shown on the attached Erosion and Sediment Control Plan.

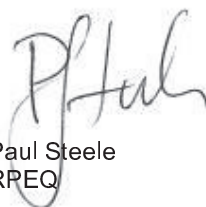
The plan will include hydromulching of tables drains and/or drill seeding to provide future sediment control measures after construction has been completed.

Yours sincerely

TRINITY ENGINEERING AND CONSULTING

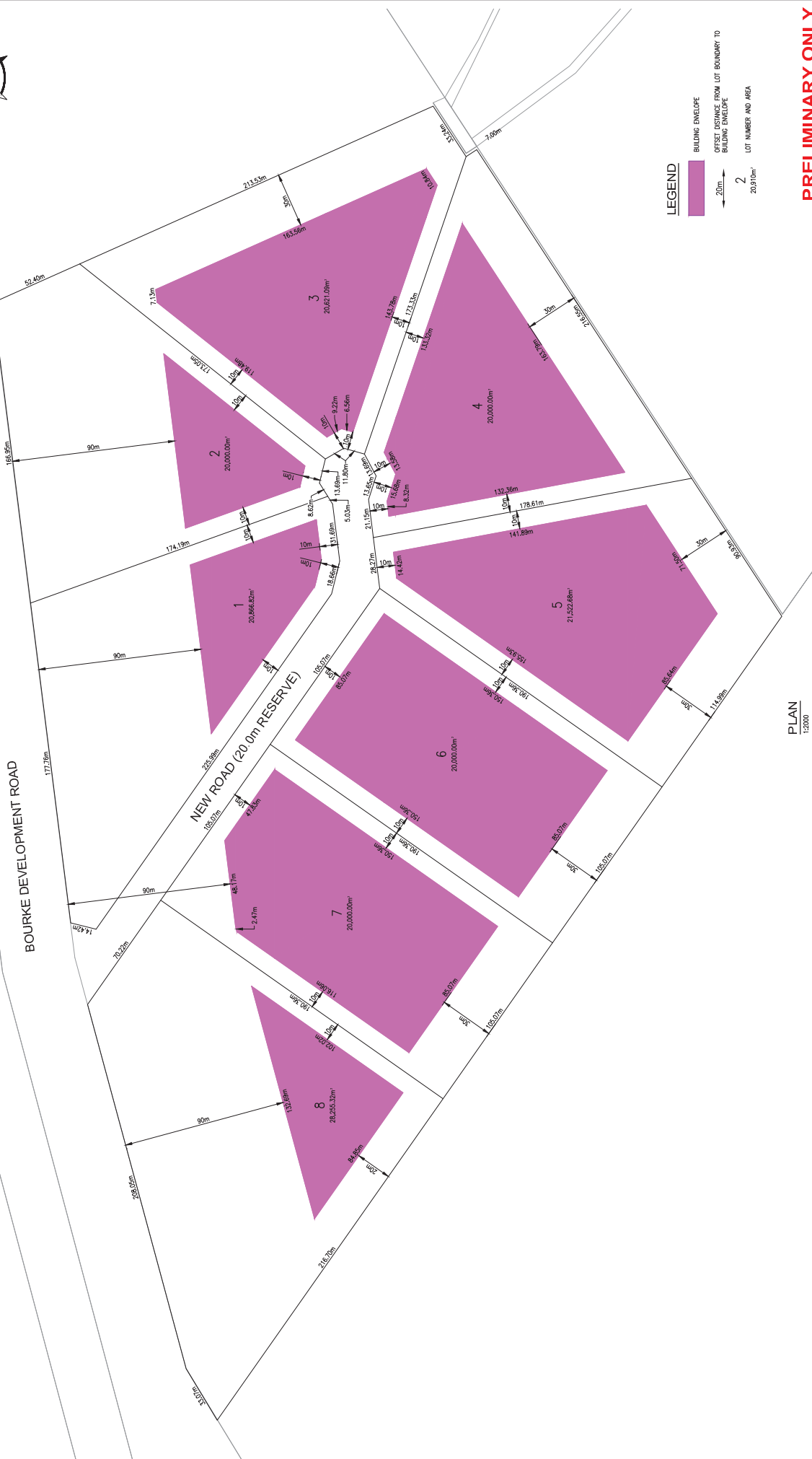
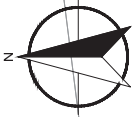


Scott Christensen
Project Manager



Paul Steele
RPEQ

Encl Sketch 1013-02 (Rev G)
Stormwater catchment plan and calculations
1013-009 Erosion and Sediment Control Plan



LEGEND

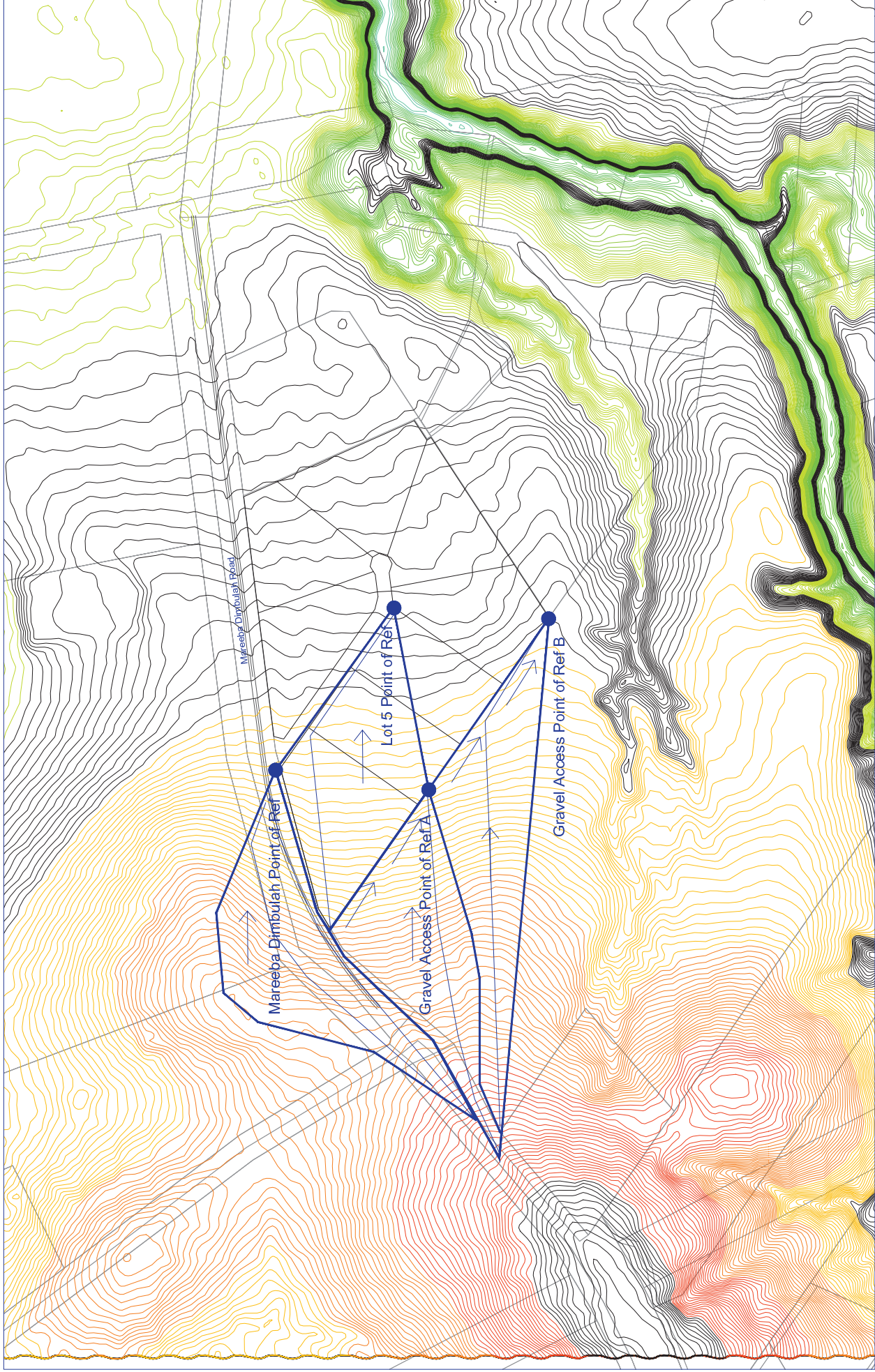
BUILDING ENVELOPE
 OFFSET DISTANCE FROM LOT BOUNDARY TO BUILDING ENVELOPE
 LOT NUMBER AND AREA
 20.00m²

PLAN
1:2000



PRELIMINARY ONLY

Client: ANDREW ROGATO Project: MAREEBA DEVELOPMENT Title: LOT LAYOUT - OPTION 2		Scale (A3 Size): 1:2000 Date: 17 FEBRUARY 2017 Drawing No: 1013 Revision: G
 Trinity Engineering and Consulting Pty Ltd Level 1, 10 Durbin Street, Brisbane QLD 4000 Phone: 07 3250 1234 Email: info@trinityeng.com.au		© 2017 Trinity Engineering and Consulting Pty Ltd ABRN 78 610 181 130 This document is the property of Trinity Engineering and Consulting Pty Ltd. All rights reserved. No part of this document is to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of Trinity Engineering and Consulting Pty Ltd.



Rodeo Acres Stormwater Catchment Plan

29.08.17

Client: Rodeo Acres
Project Name: Rodeo Acres Subdivision Mareeba
Project Number: 1013A
Calculations By: SC
Calculation Date: 12-Sep-17

Catchment ID	Catchment Properties						Time of Concentration (min)								Catchment Properties					
	Area (ha)	Min Elevation (m)	Max Elevation	Length (m)	Slope (%)	Mannings (s/m ^{1/3})	Condition	Overland Sheet Flow (Friend)	Concentrated Overland Flow (Bransby-Williams)	Stream Velocity Method	Standard Inlet	Kerb Flow	Pipe Flow	Channel Flow	Adopted TC	BOM Weather Station ID	i ₁₀ (mm/hr)	Land Description	Soil Permeability	Fraction Impervious
Mareeba Dimbulah Road	5.59	414	426	500	2.40	0.035		24.95	20.49	27.78					25	FNGROC	64.83	Open Space		0.00
Gravel Access Road Point A	4.82	415	428	528	2.46	0.045		32.50	21.85	29.33					30	FNGROC	64.83	Open Space		0.00
Gravel Access Road Point B	10.10	413	428	751	2.00	0.045		38.11	30.10	41.72					35	FNGROC	64.83	Open Space		0.00
Lot 5	5.25	412	419	500	1.40	0.035		27.79	22.97	27.78					25	FNGROC	64.83	Rural Residential		0.10
Mareeba Dimbulah Tabledrain (roadway catchment only)	0.87	414	426	470	2.55	0.035		24.14	22.92	26.11					25	FNGROC	64.83	Open Space		0.50

Catchment ID	Runoff Coefficient						Rainfall Intensity (mm/hr)						Peak Flow Rate (m ³ /s)								
	6.3% AEP	3.9% AEP	1.8% AEP	1.0% AEP	0.5% AEP	2% AEP	1% AEP	6.3% AEP	3.9% AEP	1.8% AEP	1.0% AEP	0.5% AEP	2% AEP	1% AEP	6.3% AEP	3.9% AEP	1.8% AEP	1.0% AEP	0.5% AEP	2% AEP	1% AEP
Mareeba Dimbulah Tabledrain	0.56	0.60	0.67	0.70	0.74	0.81	0.84	57	73	91	101	115	133	147	0.499	0.675	0.938	1.098	1.313	1.668	1.923
Gravel Access Road Point A	0.56	0.60	0.67	0.70	0.74	0.81	0.84	53	67	83	93	105	122	134	0.397	0.536	0.742	0.867	1.035	1.312	1.511
Gravel Access Road Point B	0.56	0.60	0.67	0.70	0.74	0.81	0.84	49	63	77	86	97	112	124	0.775	1.046	1.443	1.684	2.007	2.539	2.921
Lot 5	0.56	0.60	0.67	0.70	0.74	0.81	0.84	57	73	91	101	115	133	147	0.468	0.634	0.881	1.031	1.233	1.566	1.806
Mareeba Dimbulah Tabledrain (roadway catchment only)	0.62	0.66	0.74	0.78	0.82	0.90	0.94	57	73	91	101	115	133	147	0.086	0.117	0.163	0.190	0.228	0.289	0.333

Action ▾ USB ▾ Tools ▾ Ctrl+Alt+Del
CULVERTW
 File Edit Data Solve Options View Window Help

BoxData[C:\CULVERTW\MAREEBA.CUL]

Design Case 1
 Length (m) 13.300
 RL_in (m) 413.080
 RL_out (m) 412.950

Number of Box Culverts 1
Box From Library 1200x450 RCBC
Box culvert height (m) 0.457
Box culvert width (m) 1.212
Culvert Roughness 0.013
Mannings 'n'
Using Mannings 'n' 0.013

Entrance Type Wingwall flare 90-15 deg(KE=0.5)
Entrance Loss Coefficient 0.500
Weir Data
 Include
Broad Crested Weir(Cd=0.577)
Weir Coefficient 0.577
Weir Length (m)
 Weir RL (m) 10.000
 Weir RL (m) 413.940

Update Data

Headwater[C:\CULVERTW\MAREEBA.CUL]

Design Case 1
 Approach Flow (m³/s) 0.228
 Length = 13.300 m
 Slope = 0.977 %
 RL_in = 413.080 m
 RL_out = 412.950 m

Number of Pipes = 1
Culvert description 1200x450 RC
Box culvert height = 0.457 m
Box culvert width = 1.212 m
Using Mannings 'n' = 0.013
Entrance - 'Wingwall flare 90-15 deg
Entrance Loss Coeff (Ke) = 0.500
Weir Coefficient = 0.577
Weir Length = 10.000 m
Weir RL = 413.940 m

Tailwater Depth = 0.260m (RL 413.210m(Fixed))
Critical Depth = 0.153m (RL 413.103m)
Effective tailwater = 0.260m (RL 413.210m)
Head Loss in Culvert = 0.051 m
Outlet depth adopted
to Calc. outlet velocity = 0.106m (RL 413.056m)
Outlet velocity = 1.767 m/s
Headwater Depth = 0.252m (RL 413.332m)
INLET Control

Solve

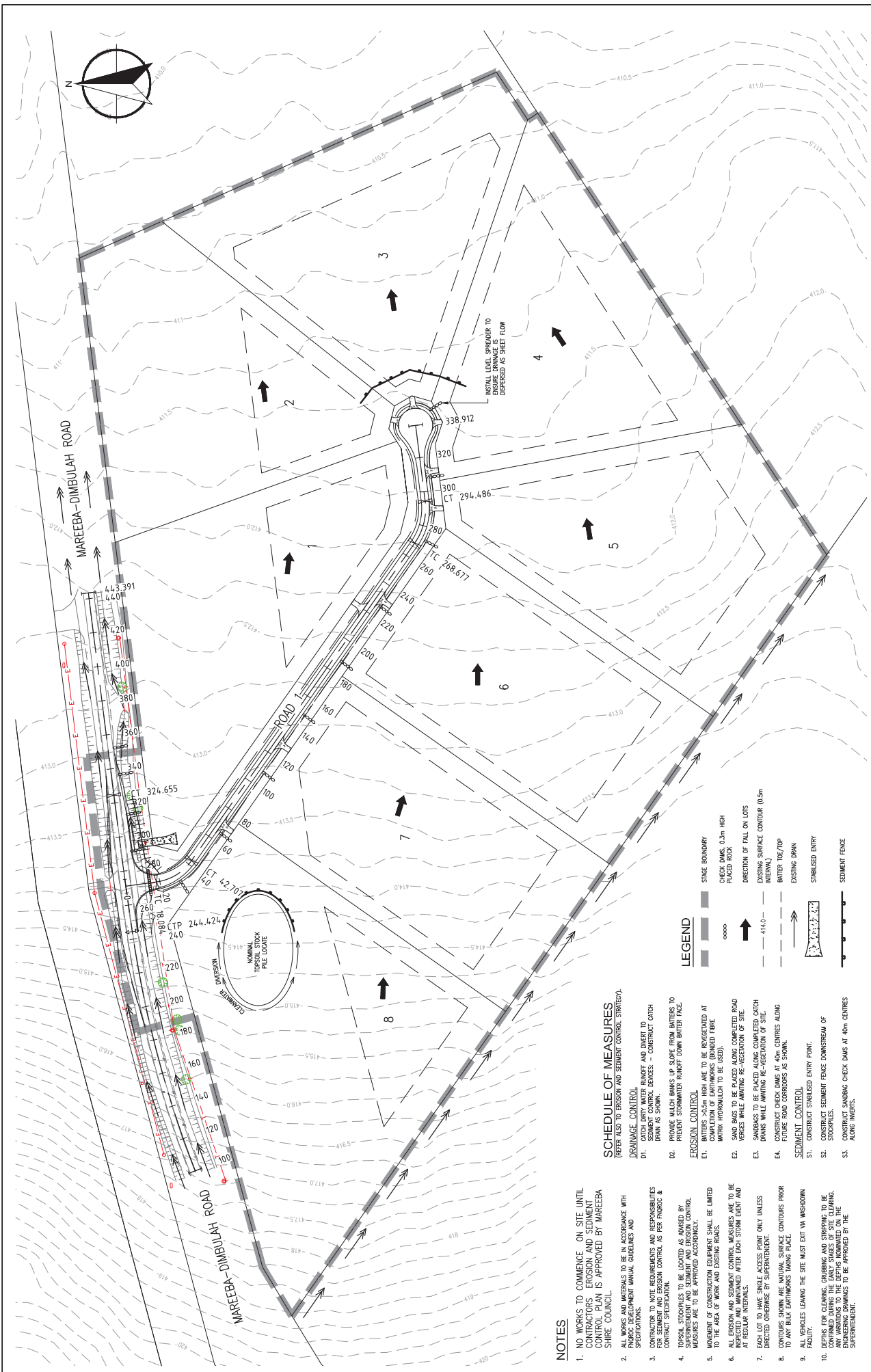
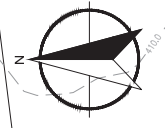
Stage/Discharge[C:\CULVERTW\MAREEBA.CUL]

Design Case 1
 Height Increment (m) 0.100
 Length = 13.300 m
 Slope = 0.977 %
 RL_in = 413.080 m
 RL_out = 412.950 m

Number of Pipes = 1
Culvert description 1200x450 RC
Box culvert height = 0.457 m
Box culvert width = 1.212 m
Using Mannings 'n' = 0.013
Entrance - 'Wingwall flare 90-15 deg
Entrance Loss Coeff (Ke) = 0.500
Weir Coefficient = 0.577
Weir Length = 10.000 m
Weir RL = 413.940 m

Number of Increments 20
Solve

Elevation (m)	Height (m)	Culvert (m ³ /s)	Weir (m ³ /s)	Total (m ³ /s)
413.080	0.000	0.000	0.000	0.000
413.180	0.100	0.056	0.000	0.056
413.280	0.200	0.161	0.000	0.161
413.380	0.300	0.298	0.000	0.298
413.480	0.400	0.460	0.000	0.460
413.580	0.500	0.641	0.000	0.641
413.680	0.600	0.771	0.000	0.771
413.780	0.700	0.901	0.000	0.901
413.880	0.800	1.031	0.000	1.031
413.980	0.900	1.161	0.136	1.297
414.080	1.000	1.268	0.893	2.160
414.180	1.100	1.344	2.003	3.348
414.280	1.200	1.418	3.378	4.796
414.380	1.300	1.490	4.973	6.463



NOTES

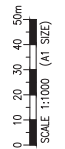
1. NO WORKS TO COMMENCE ON SITE UNTIL CONTRACTORS EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY MAREEBA SHIRE COUNCIL.
2. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH EROSION CONTROL MANUAL GUIDELINES AND SPECIFICATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED AS PER FIGURES & CONTRACT SPECIFICATION.
4. TOPSOIL STOCKPILES TO BE LOCATED AS ADVISED BY SUPERINTENDENT AND SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE APPROVED ACCORDINGLY.
5. MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
7. EACH LOT TO HAVE SINGLE ACCESS POINT ONLY UNLESS DIRECTED OTHERWISE BY SUPERINTENDENT.
8. CONTOURS SHOWN ARE NATURAL SURFACE CONTOURS PRIOR TO ANY BULK EXCAVATIONS TAKING PLACE.
9. ALL VEHICLES LEAVING THE SITE MUST EXIT VIA WASHDOWN FACILITY.
10. DEPTHS FOR CLEARING, GRUBBING AND STRIPPING TO BE CONFIRMED DURING THE EARLY STAGES OF SITE CLEARING. ENGINEERING DRAWINGS AND DETAILS SHOWN ON THIS DOCUMENT ARE TO BE APPROVED BY THE SUPERINTENDENT.

SCHEDULE OF MEASURES
(REFER ALSO TO EROSION AND SEDIMENT CONTROL STRATEGY).

- DRAINAGE CONTROL**
- D1. CATCH DIRT WATER RUNOFF AND DIVERT TO EXISTING DRAINAGE SYSTEMS.
 - D2. PREVENT STORMWATER RUNOFF DOWN BATTER FACE.
- EROSION CONTROL**
- E1. BATTERS WHICH ARE TO BE REVEGETATED AT MARK HORIZONTAL TO BE USED.
 - E2. SAND BAGS TO BE PLACED ALONG COMPLETED ROAD VERGES WHILE AWAITING RE-VEGETATION OF SITE.
 - E3. SANDBAGS TO BE PLACED ALONG COMPLETED CATCH DRAINS WHILE AWAITING RE-VEGETATION OF SITE.
 - E4. FUTURE ROAD CORRIDORS AS SHOWN.
- SEDIMENT CONTROL**
- S1. CONSTRUCT STABILISED ENTRY POINT.
 - S2. CONSTRUCT SEDIMENT FENCE DOWNSTREAM OF STOCKPILES.
 - S3. CONSTRUCT SANDBAG CHECK DAMS AT 40m CENTRES ALONG INVERTS.

LEGEND

- STAGE BOUNDARY
- CHECK DAMS, 0.5m HIGH PLACED ROCK
- DIRECTION OF FLOW ON LOTS
- EXISTING SURFACE CONTOUR (0.5m INTERVALS)
- BATTER TOE/TOP
- EXISTING DRAIN
- STABILISED ENTRY
- SEDIMENT FENCE



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<p>Drawings are not to be used for construction unless approved by Trinity Engineering and Consulting Pty Ltd</p>		<p>Project 11000</p>		<p>Project RODEO ACRES</p>	
<p>Drawn ARH</p>		<p>Design ARH</p>		<p>Client Rodeo Acres Pty Ltd</p>	
<p>Checked SC</p>		<p>Design Check SC</p>		<p>Project EROSION AND SEDIMENT CONTROL STRATEGY</p>	
<p>Approved SC</p>		<p>Design Check Approved SC</p>		<p>Date 19/09/17</p>	
<p>Revision No. 1013-009</p>		<p>Revision B</p>		<p>Client Rodeo Acres Pty Ltd</p>	

Trinity Engineering and Consulting

Trinity Engineering and Consulting Pty Ltd
Level 1, 110 Gordon Street, PO Box 200
Mareeba, QLD 4870
Australia
www.trinityengineering.com.au
Email: admin@trinityengineering.com.au

Item 4
DA Form 1

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Rodeo Acres Pty Ltd
Contact name (only applicable for companies)	Scott Christensen
Postal address (P.O. Box or street address)	C/- Trinity Engineering and Consulting Pty Ltd PO Box 7963
Suburb	Cairns
State	QLD
Postcode	4870
Country	
Contact number	(07) 4040 7111
Email address (non-mandatory)	admin@trinityengineering.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA/16/0019

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
			Mareeba Dimbulah Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	12	SP146292	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

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

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

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

Name of airport:

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

EMR site identification:

<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):*

Operational works to construction 8 lot subdivision

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

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

8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
1	

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	8			

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input checked="" type="checkbox"/> Yes – specify number of new lots:	8
<input type="checkbox"/> No	

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – state-controlled roads
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ Rural living area – community activity
- SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ Rural living area – residential development
- SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
- Tidal works or works in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 2 or 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the **chief executive of the distribution entity or transmission entity:**

- Electricity infrastructure

Matters requiring referral to: <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 <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works, or development in a coastal management district

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 checked="" 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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <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 DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	DA/16/0019	16 March 2017	Mareeba 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)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No			
<i>Note: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No			
<i>Note: See www.justice.qld.gov.au for further information.</i>			
<u>Clearing native vegetation</u>			

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
 No

Note: See www.qld.gov.au for further information.

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
 No

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

Koala conservation

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

- Yes
 No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
 No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

- Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development
 No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
 No

Note: See guidance materials at www.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 and Mines at www.dnrn.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

<input checked="" type="checkbox"/> No <i>Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.</i>	
Referable dams	
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?	
<input type="checkbox"/> Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the Water Supply Act is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.dews.qld.gov.au for further information.</i>	
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 ?	
<input type="checkbox"/> Yes – the following is included with this development application: <ul style="list-style-type: none"> <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work (<i>only required if application involves prescribed tidal work</i>) <input type="checkbox"/> A certificate of title <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for further information.</i>	
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 ?	
<input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.</i>	
Name of the heritage place:	Place ID:
Brothels	
23.14) Does this development application involve a material change of use for a brothel ?	
<input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> <input checked="" type="checkbox"/> No	
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>	
23.15) Does this development application involve new or changed access to a state-controlled road?	
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) <input checked="" type="checkbox"/> 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>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	<input checked="" type="checkbox"/> Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)) Yes Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Name of officer who sighted the form	
--------------------------------------	--

The *Planning Act 2016*, the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Item 5
Engineering Design Drawings



Rodeo Acres

for

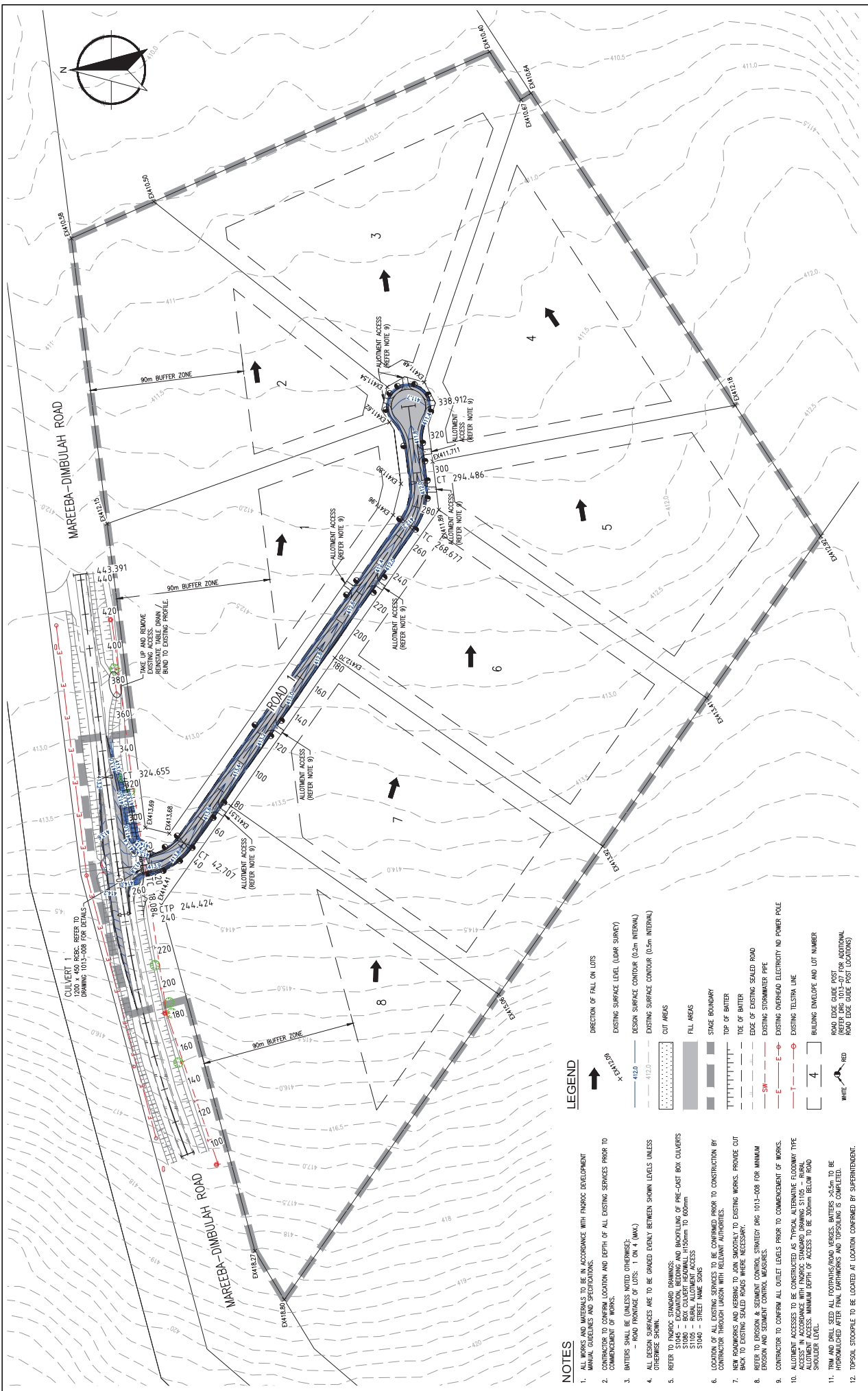
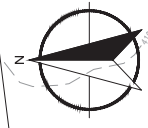
Rodeo Acres Pty Ltd



LOCALITY PLAN
NOT TO SCALE

SCHEDULE OF PROJECT DRAWINGS

- 1013-001 LOCALITY PLAN, GENERAL ARRANGEMENT AND DRAWING INDEX
- 1013-002 EARTHWORKS, ROADWORKS AND DRAINAGE PLAN
- 1013-003 TYPICAL ROAD CROSS SECTIONS, ROAD LONGITUDINAL SECTION AND ROAD SETOUT DETAILS
- 1013-004 ANNOTATED ROAD CROSS SECTIONS – SHEET 1 OF 3
- 1013-005 ANNOTATED ROAD CROSS SECTIONS – SHEET 2 OF 3
- 1013-006 ANNOTATED ROAD CROSS SECTIONS – SHEET 3 OF 3
- 1013-007 INTERSECTION DETAILS
- 1013-008 STORMWATER CULVERT DETAILS
- 1013-009 EROSION AND SEDIMENT CONTROL STRATEGY



LEGEND

- DIRECTION OF FLOW ON LOTS
- EXISTING SURFACE LEVEL (LEAS SURVEY)
- DESIGN SURFACE CONTOUR (0.2m INTERVAL)
- EXISTING SURFACE CONTOUR (0.5m INTERVAL)
- CUT AREAS
- FILL AREAS
- STAGE BOUNDARY
- TOP OF BATTER
- TOE OF BATTER
- EDGE OF EXISTING SEALED ROAD
- EXISTING STORMWATER PIPE
- EXISTING OVERHEAD ELECTRICITY AND POWER POLE
- EXISTING TELSTRAL LINE
- BUILDING ENVELOPE AND LOT NUMBER
- ROAD EDGE GUIDE POST (REFER TO 1013-007 FOR ADDITIONAL ROAD EDGE GUIDE POST LOCATIONS)

NOTES

1. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FINROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
2. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.
3. BATTERS SHALL BE (UNLESS NOTED OTHERWISE):
- ROAD FRONTAGE OF LOTS: 1 ON 4 (MAX.)
4. ALL DESIGN SURFACES ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
5. REFER TO FINROC STANDARD DRAWINGS:
S1045 = EXCAVATION, SETTING AND BACKFILLING OF PRE-CAST BOX CULVERTS
S1105 = RURAL ALLOTMENT ACCESS
S1040 = STREET NAME SIGNS
6. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.
7. NEW ROADWORKS AND KERBS TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
8. REFER TO EROSION & SEDIMENT CONTROL STRATEGY DRG 1013-008 FOR MINIMUM EROSION AND SEDIMENT CONTROL MEASURES.
9. CONTRACTOR TO CONFIRM ALL OUTLET LEVELS PRIOR TO COMMENCEMENT OF WORKS.
10. ALLOTMENT ACCESSES TO BE CONSTRUCTED AS TYPICAL ALTERNATIVE FLOODWAY TYPE 'ACCESS' IN ACCORDANCE WITH FINROC STANDARD DRAWING S1105 - RURAL ALLOTMENT ACCESS. MINIMUM DEPTH OF ACCESS TO BE 300mm BELOW ROAD SHOULDER LEVEL.
11. TRIM AND DRILL SEED ALL FOOTPATHS/ROAD VERGES, BATTERS 250mm TO BE HYDROLOGICALLY AFTER FINOC DRAWINGS AND TOPSOILING IS COMPLETED.
12. TOPSOIL STOCKPILE TO BE LOCATED AT LOCATION CONFIRMED BY SUPERINTENDANT.

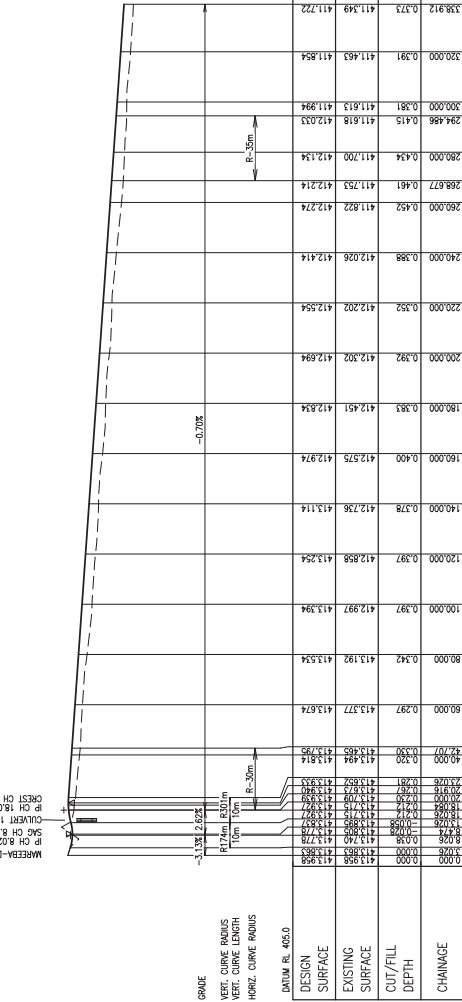
<p>© Trinity Engineering and Consulting Pty Ltd ABN 78 618 181 120 This document is the property of Trinity Engineering and Consulting Pty Ltd and is not to be distributed to any other person without the written consent of Trinity Engineering and Consulting Pty Ltd.</p>		<p>Scale (A1 size) 1:1000</p>	<p>Client RODEO ACRES PTY LTD</p>															
<p>Project EARTHWORKS, ROADWORKS AND DRAINAGE PLAN</p>		<p>Drawn ARH</p>	<p>Project RODEO ACRES</p>															
<p>Revisions</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Author</th> <th>Checked</th> <th>Date</th> </tr> <tr> <td>B</td> <td>COUNCIL APPROVAL</td> <td>SC</td> <td>SC</td> <td>19/09/17</td> </tr> <tr> <td>A</td> <td>PRELIMINARY ISSUE</td> <td>SC</td> <td>SC</td> <td>29/08/17</td> </tr> </table>		No.	Description	Author	Checked	Date	B	COUNCIL APPROVAL	SC	SC	19/09/17	A	PRELIMINARY ISSUE	SC	SC	29/08/17	<p>Designated ARH</p>	<p>Project EARTHWORKS, ROADWORKS AND DRAINAGE PLAN</p>
No.	Description	Author	Checked	Date														
B	COUNCIL APPROVAL	SC	SC	19/09/17														
A	PRELIMINARY ISSUE	SC	SC	29/08/17														
<p>External References: TEG TITLE A1: 2.dwg - 1013.X SURVEY.dwg - 1013.X DESIGN.dwg</p>		<p>Drawn ARH</p>	<p>Project RODEO ACRES</p>															
<p>Revision No. 1013-002</p>		<p>Design Check SC</p>	<p>Project RODEO ACRES</p>															
<p>Date 19/09/17</p>		<p>Approved P. STEELE</p>	<p>Project RODEO ACRES</p>															

MAREEBA - DIMBULAH ROAD SETOUT TABLE

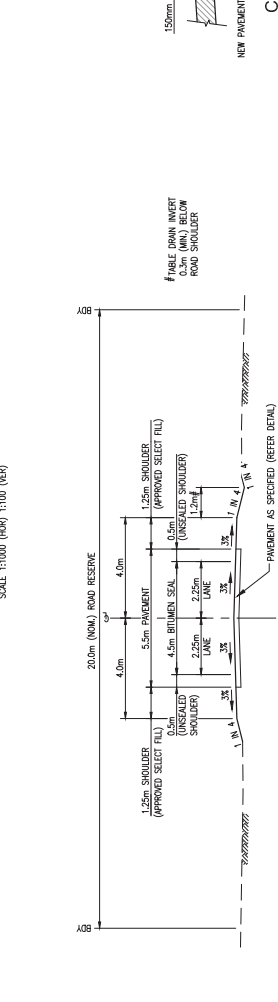
PT	CHANGING	EXISTING	NORTHING	EASTING	BEARING	RAO/SPIRAL	AL LENGTH	DEFL ANGLE
P 1	100.000	328664.788	8120296.537	417.061	86°43'56.90"			
P 2	172.212	328762.372	8120322.851	415.214		R = 634.662	144.624	1302°16.30"
CC	244.424	328854.149	8120333.238	414.397	81°42'55.19"			
P 3	284.539	328873.862	8120338.984	413.742		R = 4922.298	80.232	17°41'15.50"
CT	324.655	328914.656	8120343.987	413.254	82°50'10.69"			
P 4	443.391	329031.465	8120358.794	412.318	82°30'10.69"			

ROAD 1 SETOUT TABLE

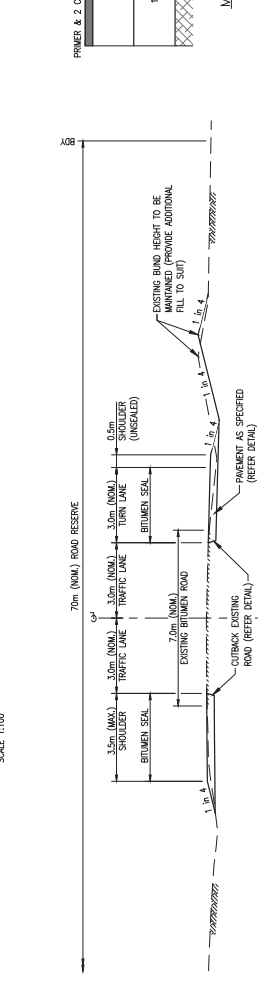
PT	CHANGING	EXISTING	NORTHING	EASTING	BEARING	RAO/SPIRAL	AL LENGTH	DEFL ANGLE
P 1	0.000	328860.617	8120336.965	413.958	172°07'19.79"			
TC	18.084	328863.086	8120319.071	413.927	172°07'19.79"			
P 2	30.305	328864.885	8120306.142	413.881		R = -30.000	24.623	47°01'34.79"
CT	42.707	328875.584	8120286.637	413.795	125°05'45.00"			
TC	266.677	329060.451	8120168.717	412.214	125°05'45.00"			
P 3	281.562	329071.516	8120163.942	412.123		R = -35.000	25.809	42°15'01.35"
CT	284.486	329084.933	8120162.626	412.033	82°50'43.65"			
P 4	338.912	329129.013	8120164.159	411.722	82°50'43.65"			



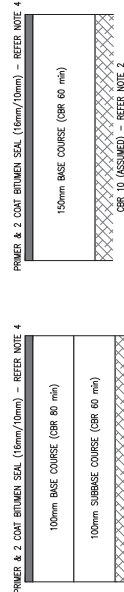
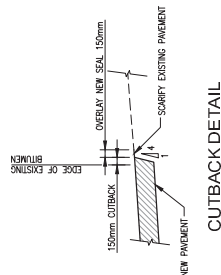
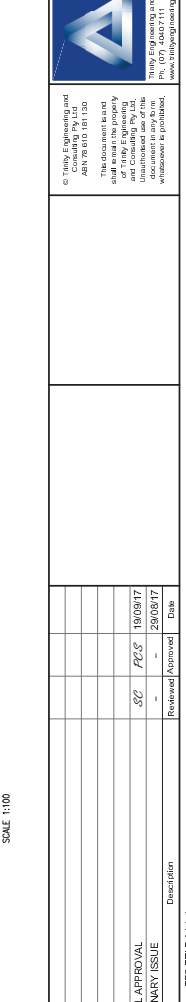
ROAD 1 TYPICAL CROSS SECTION SCALE 1:100



MAREEBA - DIMBULAH ROAD TYPICAL CROSS SECTION SCALE 1:100



MAREEBA - DIMBULAH ROAD TYPICAL CROSS SECTION SCALE 1:100

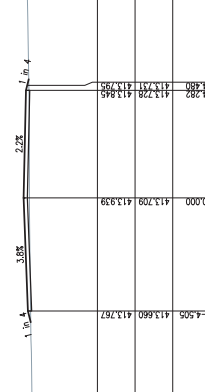
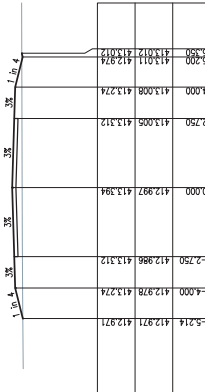
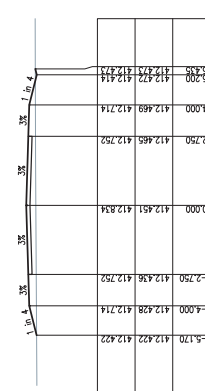
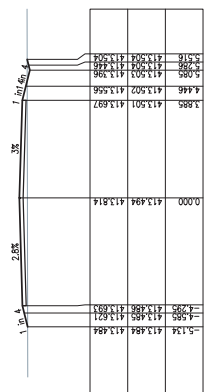
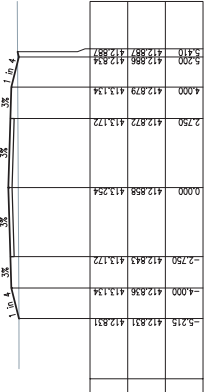
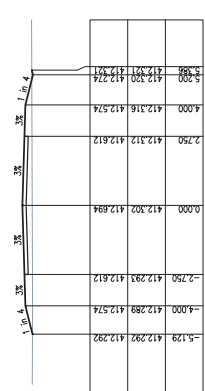
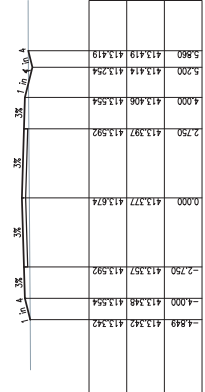
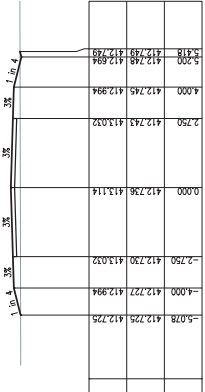
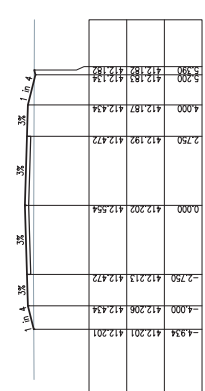
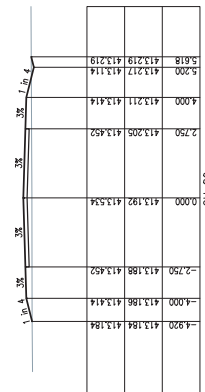
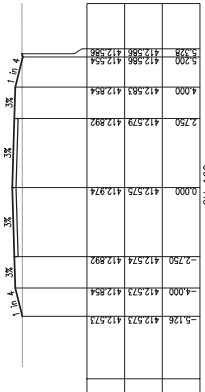
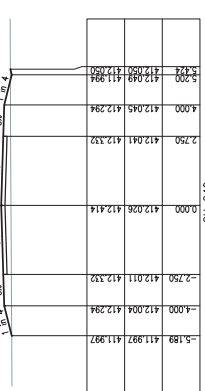


NOTES

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FINROD DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- PAVEMENT DESIGN IS BASED ON AN ASSUMED SUBGRADE CBR OF 10.
- THE CONTRACTOR IS TO CONFORM SUBGRADE CBR CURING CONSTRUCTION AND PAVEMENT DESIGN IS TO BE CONFIRMED WITH SUPERINTENDENT AND CHAIRS REGIONAL COUNCIL.
- THE CUL-DE-SAC HEAD AND INTERSECTION TURNOUT (AS DETAIL ON IRC 1013-007) ARE TO HAVE A MINIMUM 30mm ASPHALT OVERLAY TO BE APPLIED TO THE SUBGRADE. THE FINROD DEVELOPMENT MANUAL (SECTION 03.05 AND MAREEBA SHIRE COUNCIL LOCAL AUTHORITY SPECIFIC REQUIREMENTS SECTION 03.14).

DESIGN SUBGRADE CBR 10 (REFER NOTE 2)

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<p>Project RODEO ACRES</p>		<p>Drawn ARH</p>	<p>Project TYPICAL ROAD CROSS SECTIONS, ROAD LONGITUDINAL SECTION AND ROAD SETOUT DETAILS</p>
<p>Designing ARH</p>		<p>Design Check SC</p>	<p>Date 19/09/17</p>
<p>Approved P. STEELE</p>		<p>Revision No. 1013-003</p>	<p>Revision B</p>



CONTRINE STROUT
E. 329034.688
N. 412016.294
R. 412354
DATUM RL 409.0

CONTRINE STROUT
E. 328971.533
N. 412054.72
R. 412354
DATUM RL 410.0

CONTRINE STROUT
E. 328880.713
N. 412077.196
R. 412354
DATUM RL 411.0

CONTRINE STROUT
E. 329024.624
N. 412016.294
R. 412354
DATUM RL 410.0

CONTRINE STROUT
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R. 412354
DATUM RL 410.0

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DATUM RL 411.0

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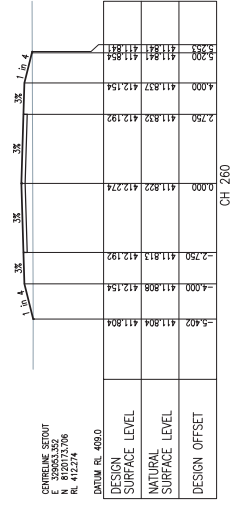
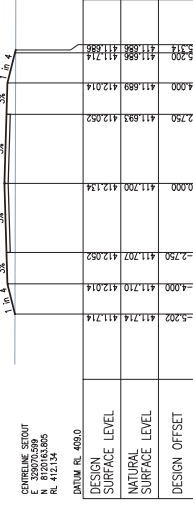
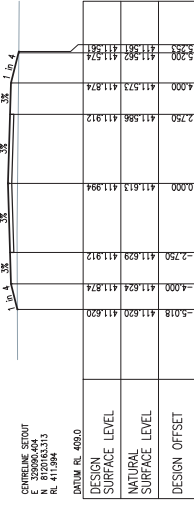
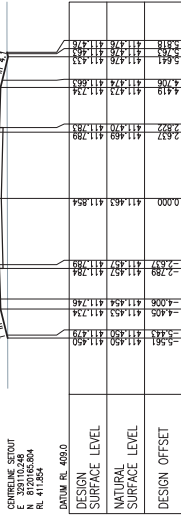
ROAD 1
SCALE 1:100



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Client	RODEO ACRES PTY LTD
Project	RODEO ACRES
Title	ANNOTATED ROAD CROSS SECTIONS SHEET 1 OF 3
Scale	1:100
Drawn	ARH
Checked	ARH
Design	ARH
Design Check	SC
Approved	P. STEELE
Date	19/09/17
Revision No.	1013-004



ROAD 1
SCALE 1:100



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Client: **RODEO ACRES PTY LTD**
 Project: **RODEO ACRES**
 Title: **ANNOTATED ROAD CROSS SECTIONS SHEET 2 OF 3**

Scale (A1 size): 1:100
 Drawing is not to be used for construction unless approved

Drawn: ARH
 Checked: ARH
 Design Check: ARH
 Design Check: ARH

Approved: *P. STEELE*
 Date: 19/09/17

Revision No.: **1013-005**
 Drawing No.: **1013-005**

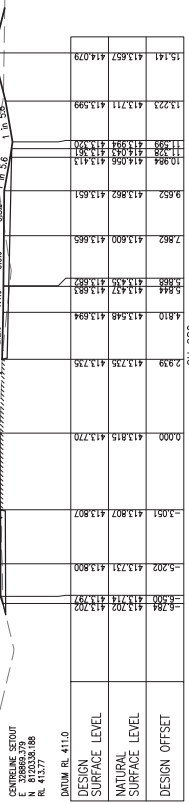
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 www.trinityengineering.com.au Email: admin@trinityengineering.com.au

No.	Description	Revision/Approved	Date
B	COUNCIL APPROVAL	FGS	19/09/17
A	PRELIMINARY ISSUE	SG	29/09/17

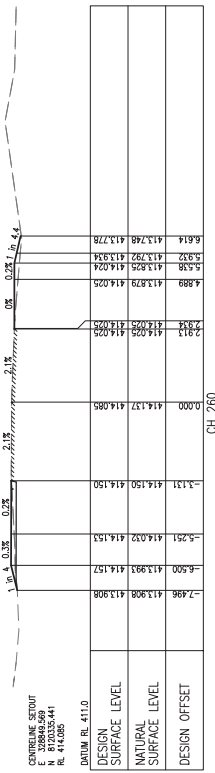
External References: TEG TITLE A1 2.dwg

Printed: 20 September 2017, 9:01 AM File: I:\1013 Meeba Development\Drawings\1013-005(B).dwg



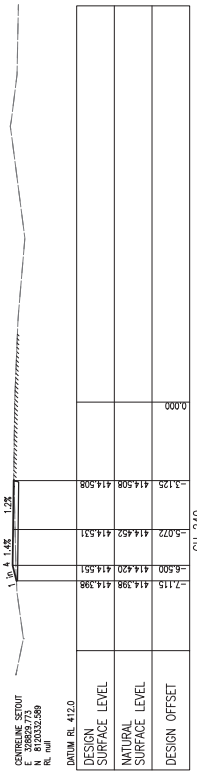
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 N. 817033.186
 R. 413.777

DATUM RL 411.0



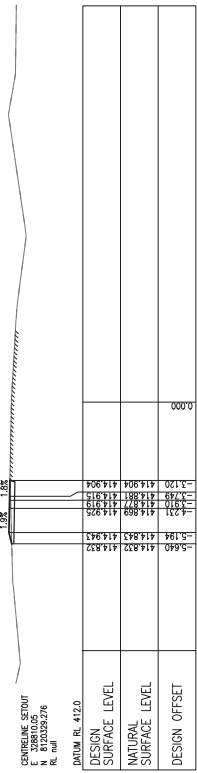
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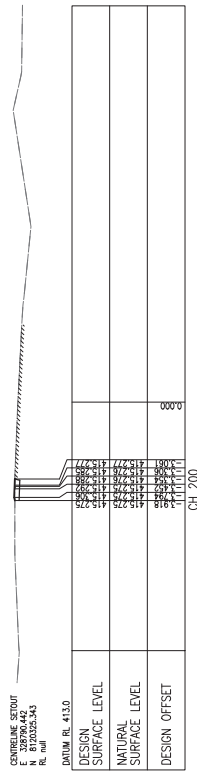
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DATUM RL 412.0



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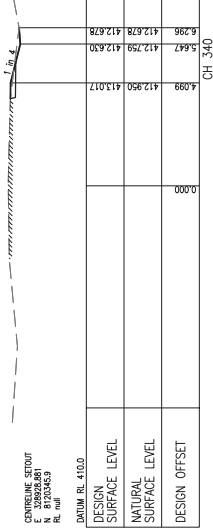


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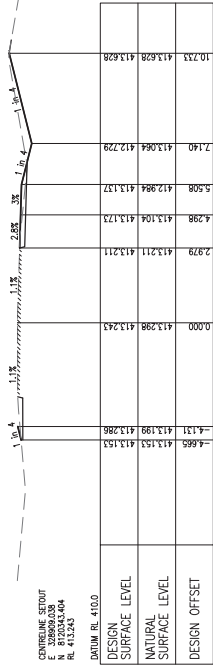
NOTES

- CROSSFALL OF NEW MENDING WORKS TO MATCH EXISTING CROSSFALL OF MAREEBA-DIMBULAH ROAD.



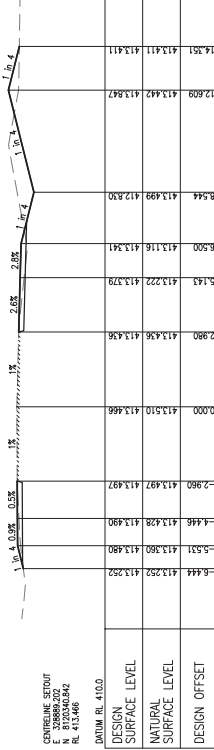
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DATUM RL 410.0



CENTRELINE SETOUT
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 N. 817035.604
 R. 413.243

DATUM RL 410.0



CENTRELINE SETOUT
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 N. 817035.604
 R. 413.466

DATUM RL 410.0

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 ARH 18 618 18 130
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Scale (A1 size)
 1:100

Drawn: ARH
 Design: ARH
 Design Check: ARH
 Approved: ARH

Client: RODEO ACRES PTY LTD
 Project: RODEO ACRES
 Title: ANNOTATED ROAD CROSS SECTIONS SHEET 3 OF 3

Drawing No.: 1013-006
 Date: 19/09/17

External Reference: TEG TITLE A1.2.dwg

Revisions:

No.	Description	Date
B	COUNCIL APPROVAL	19/09/17
A	PRELIMINARY ISSUE	29/08/17

POINT	EASTING	NORTHING	LEVEL
21	328753.00	810202.554	415.402
22	328827.455	810203.810	414.578
23	328827.455	810203.810	414.578
24	328827.455	810203.810	414.578
25	328827.455	810203.810	414.578

POINT	EASTING	NORTHING	LEVEL
26	329100.608	810201.085	411.707
27	329100.608	810201.085	411.707
28	329113.585	810201.168	411.709
29	329113.585	810201.168	411.665
30	329120.235	810201.683	411.665
31	329120.235	810201.683	411.665
32	329126.598	810201.958	411.647
33	329126.598	810201.958	411.665
34	329135.180	810201.529	411.827
35	329135.180	810201.529	411.827
36	329135.180	810201.529	411.827
37	329135.180	810201.529	411.827
38	329135.180	810201.529	411.827
39	329119.234	810201.529	411.686
40	329119.234	810201.529	411.686
41	329110.884	810201.647	411.737
42	329106.032	810201.647	411.788

POINT	EASTING	NORTHING	LEVEL
1	328937.580	810204.454	412.330
2	328985.926	810203.166	413.278
3	328985.926	810203.166	413.278
4	328987.615	810203.151	413.295
5	328987.615	810203.660	413.688
6	328987.615	810203.660	413.688
7	328987.615	810203.660	413.688
8	328987.615	810203.660	413.688
9	328987.615	810203.660	413.688
10	328987.615	810203.660	413.688
11	328987.615	810203.660	413.688

POINT	EASTING	NORTHING	LEVEL
12	328873.265	810226.355	413.673
13	328883.781	810226.306	413.717
14	328883.781	810226.306	413.717
15	328881.904	810209.179	413.786
16	328881.904	810209.179	413.786
17	328883.523	810209.015	413.878
18	328885.761	810209.128	413.939
19	328885.761	810209.128	413.939
20	328884.891	810207.708	414.108
21	328854.695	810209.761	414.295

NOTES

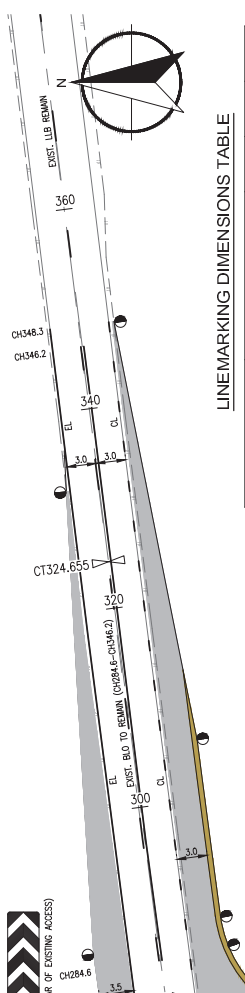
- ALL SURFACE MATERIALS TO BE IN ACCORDANCE WITH FINROD DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- CONCRETE FOR CURBS, KERBS, AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.
- SHOULDER/FORMATION LEVELS ARE SHOWN EQUALLY DIVIDED BETWEEN TANGENT POINTS.
- REFER ALSO TO ROAD SETOUT DETAILS FOR COORDINATES OF ROAD CHANGES AND TANGENT POINTS.
- ALLOTMENT ACCESS TO BE CONSTRUCTED AS TYPICAL ALTERNATIVE FLOODWAY TYPE 'A' IN ACCORDANCE WITH FINROD STANDARD DRAWING 51105 - RURAL ALLOTMENT ACCESS.
- UNDERPASS TO BE DETERMINED BY CHARTING (NOT PAINTING OVER). BE-SUBSICING MAY BE REQUIRED, TO BE DETERMINED AT TIME OF CONSTRUCTION BY ENGINEER AND COUNCIL.
- BASED RETROREFLECTIVE PAVEMENT MARKINGS TO BE INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL LINEMARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CUL-DE-SAC HEAD AND INTERSECTION THROUGHT (AS DETAILED) ARE TO HAVE A MINIMUM 30mm ASPHALT SURFACE TREATMENT WITH A SINGLE COAT SEAL IN ACCORDANCE WITH THE ROADWORK SPECIFICATIONS SECTION 31.1.5 AND MAREEBA SHIRE COUNCIL LOCAL AUTHORITY SPECIFIC REQUIREMENTS SECTION 31.1.5.

LEGEND

- DESIGN SURFACE CONTOUR (0.5m INTERVAL)
- EXISTING SURFACE CONTOUR (0.5m INTERVAL)
- RAILS
- R10.00
- A15.75
- L12.45
- I413.50
- TABLE DRAIN INVERT LEVEL
- OFFSET FROM ROAD CENTRELINE
- ROAD CHANGE
- 140
- KERB SETOUT POINT
- STREET SIGN
- ROAD EDGE CURB POST (REFER DRG 1013-02 FOR ADDITIONAL ROAD EDGE CURB POST LOCATIONS)
- EXISTING OVERHEAD ELECTRICITY & POWER POLE
- EXISTING TELETRA LINE
- PROPOSED BITUMEN SEALED ROAD
- 30mm ASPHALT SURFACE TREATMENT WITH A SINGLE COAT SEAL (REFER NOTE 8)
- PROPOSED UNSEALED SHOULDER
- TOP OF BATTER
- TOE OF BATTER
- EDGE OF EXISTING SEALED ROAD
- EXISTING STORMWATER PIPE

ROAD 1 CUL-DE-SAC SETOUT PLAN

SCALE 1:250

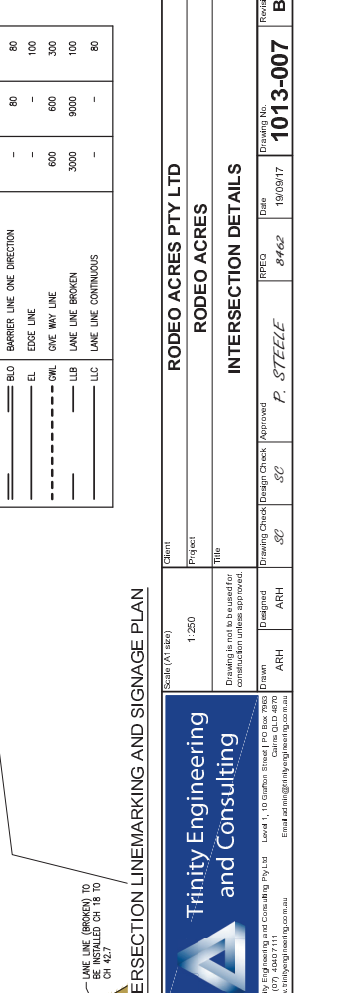


LINEMARKING DIMENSIONS TABLE

TYPE	DESCRIPTION	LENGTH (mm)	GAP (mm)	WIDTH (mm)
CL	CONTINUITY LINE	1000	3000	200
BLO	BARRIER LINE DOUBLE	-	100	80
BLO	BARRIER LINE ONE DIRECTION	-	80	80
EL	EDGE LINE	-	-	100
OWL	ONE WAY LINE	600	600	300
LLB	LANE LINE BROKEN	3000	9000	100
LLC	LANE LINE CONTINUOUS	-	-	80

MAREEBA-DIMBULAH ROAD / ROAD 1 INTERSECTION LINEMARKING AND SIGNAGE PLAN

SCALE 1:250



REVISIONS

No.	Description	Drawn	Design Check	Approved	Date	Revision No.
B	COUNCIL APPROVAL	SC	SC	SC	19/09/17	1013-007
A	PRELIMINARY ISSUE	SC	SC	SC	29/08/17	

CLIENT INFORMATION

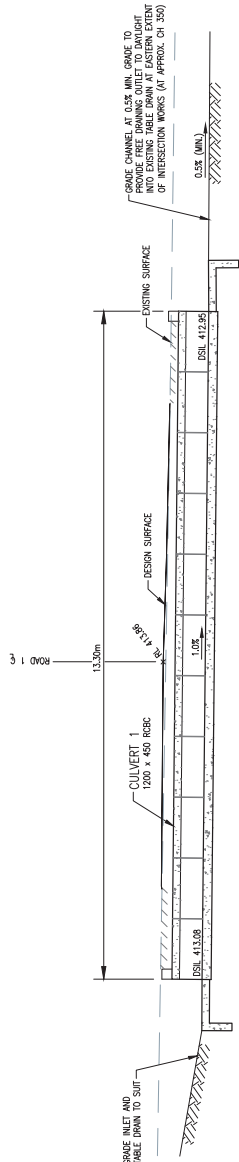
Client	Project	Title
RODEO ACRES PTY LTD	1:250	ROAD 1 CUL-DE-SAC SETOUT PLAN

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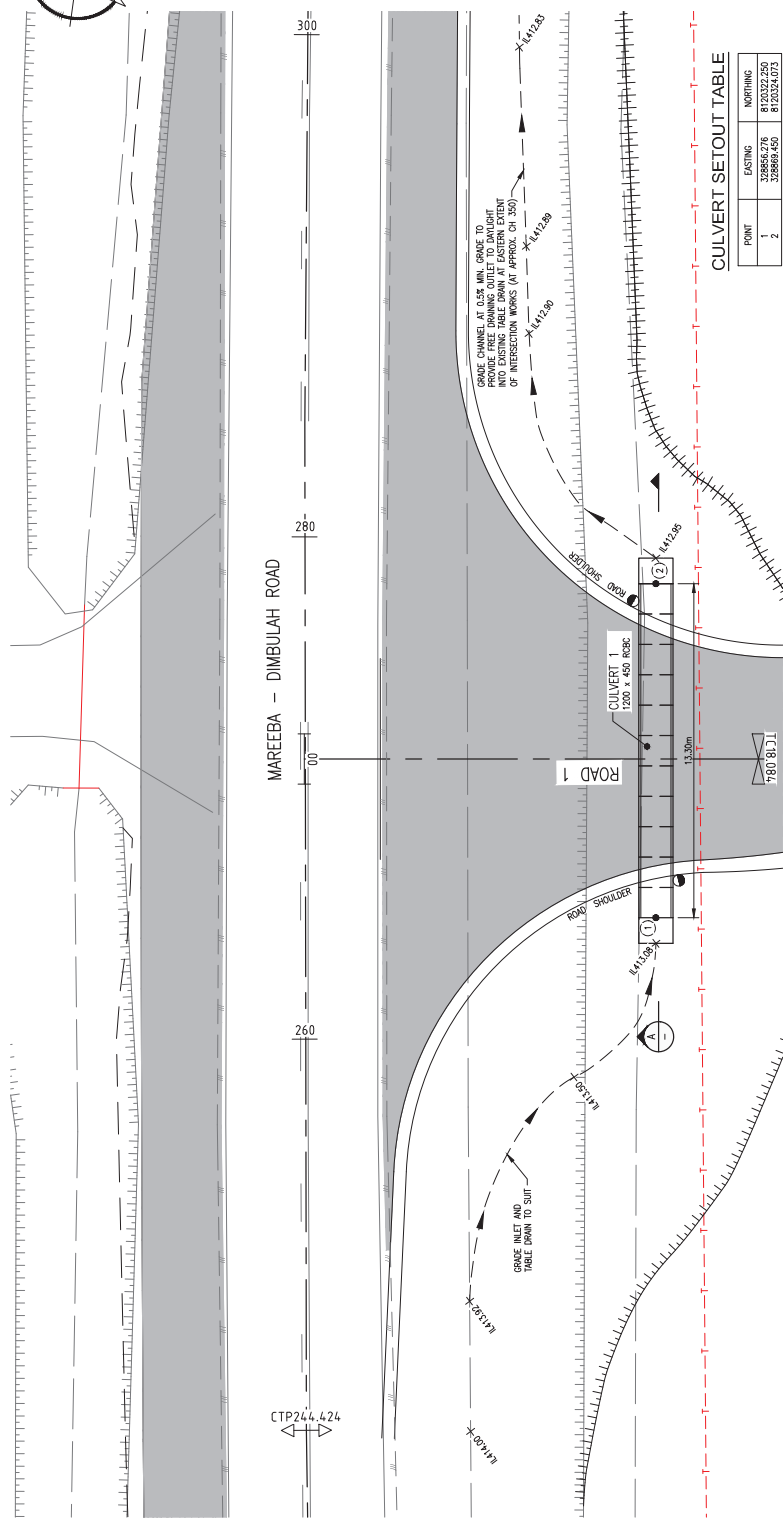
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INTERSECTION DETAILS

Drawn	Design Check	Approved	Date	Revision No.
ARH	ARH	ARH	19/09/17	1013-007



SECTION A
CULVERT 1 - 1200 X 450 RCBC
SCALE 1:50



CULVERT 1 PLAN
SCALE 1:100

LEGEND

- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- PROPOSED TOP OF BANK
- EXTENT OF NEW BITUMEN SEALED ROAD
- TABLE DRAIN INLET AND FLOW DIRECTION
- SETOUT POINT AND NUMBER
- ROAD EDGE CODE POST
- ROAD EDGE CODE POST & 1013-07 FOR ADDITIONAL ROAD EDGE CODE POST LOCATIONS
- EXISTING TELETRA LINE
- X 141289 TABLE DRAIN INLET LEVEL

NOTES

1. REFER TO CUSTOM LOCATIONS AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.
2. ALL WORKS TO BE IN ACCORDANCE WITH FINROAD SPECIFICATIONS AND NOMINATED TM STD UNITS.
 - 1303 - EXCAVATION, BEDDING AND BACKFILLING OF PRE-CAST BOX CONSTRUCTION OF REINFORCED CONCRETE MANHOLLS AND HEADWALLS (TM)
 - 1316 - FINISHMENT AND INSTALLATION OF PRE-CAST UNITS (TM)
 - 1318 - CONSTRUCTION OF BAKES WITH RECESSES AND APRONS (TM)
3. ENSURE ADEQUATE COMPACTION IMMEDIATELY ADJACENT CULVERTS TO MINIMIZE DIFFERENTIAL SETTLEMENT ALONG EDGE OF CULVERTS.

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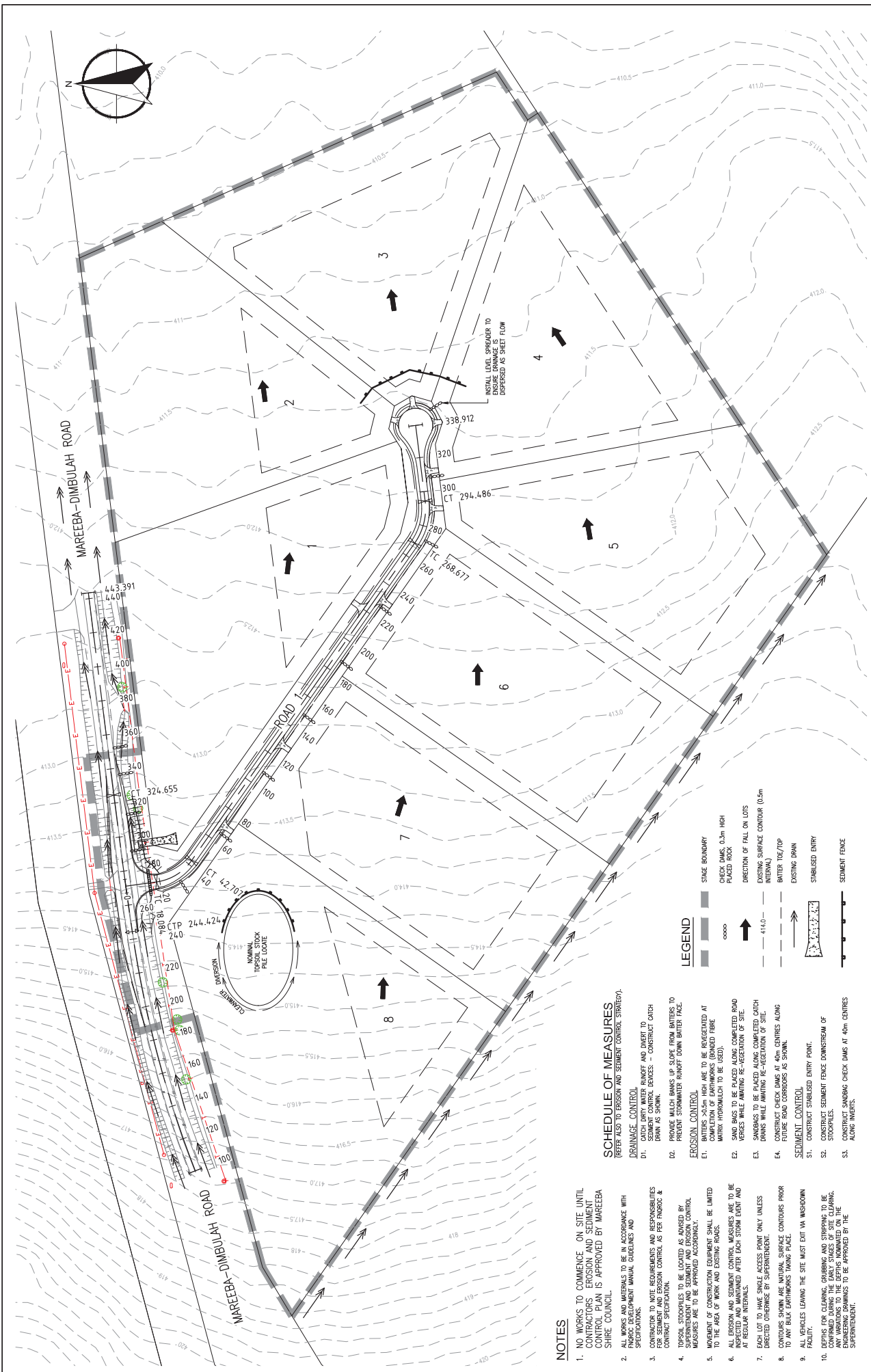
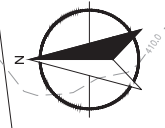
Client: RODEO ACRES PTY LTD
Project: RODEO ACRES
Title: STORMWATER CULVERT DETAILS

Drawn: ARH
Designed: ARH
Design Check: SC
Approved: SC

Project No: 1013-008
Date: 19/09/17
Drawing No: 8/162

No.	Description	Revised/Approved	Date
B	COUNCIL APPROVAL	SC	19/09/17
A	PRELIMINARY ISSUE	SC	29/08/17

External References: TEG TITLE A1 2.dwg - 1013 X DESIGN.dwg - 1013 X SURVEY.dwg



NOTES

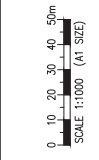
1. NO WORKS TO COMMENCE ON SITE UNTIL CONTRACTORS EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY MAREEBA SHIRE COUNCIL.
2. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH ERROSION CONTROL MANUAL GUIDELINES AND SPECIFICATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CONTRACT SPECIFICATION.
4. TOPSOIL STOCKPILES TO BE LOCATED AS ADVISED BY SUPERINTENDENT AND SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE APPROVED ACCORDINGLY.
5. MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
7. EACH LOT TO HAVE SINGLE ACCESS POINT ONLY UNLESS DIRECTED OTHERWISE BY SUPERINTENDENT.
8. CONTOURS SHOWN ARE NATURAL SURFACE CONTOURS PRIOR TO ANY BULK EARTHWORKS TAKING PLACE.
9. ALL VEHICLES LEAVING THE SITE MUST EXIT VIA WASHDOWN FACILITY.
10. DEPTHS FOR CLEARING, GRUBBING AND STRIPPING TO BE CONFIRMED DURING THE EARLY STAGES OF SITE CLEARING. ENGINEERING DRAWINGS TO THE DEPTHS SHOWN ON THE ENGINEERING DRAWINGS TO BE APPROVED BY THE SUPERINTENDENT.

SCHEDULE OF MEASURES
(REFER ALSO TO EROSION AND SEDIMENT CONTROL STRATEGY).

- DRAINAGE CONTROL**
- D1. CATCH DIRT WATER RUNOFF AND DIVERT TO EXISTING DRAINAGE SYSTEMS. - CONSTRUCT CATCH DRAIN AS SHOWN.
 - D2. PROVIDE MUDCHAMBERS UP-SLOPE FROM BATTERS TO PREVENT STORMWATER RUNOFF DOWN BATTER FACE.
- EROSION CONTROL**
- E1. BATTERS WHICH ARE TO BE REVEGETATED AT MARK HORIZONTAL TO BE USED.
 - E2. SAND BAGS TO BE PLACED ALONG COMPLETED ROAD VERGES WHILE AWAITING RE-VEGETATION OF SITE.
 - E3. SANDBAGS TO BE PLACED ALONG COMPLETED CATCH DRAINS WHILE AWAITING RE-VEGETATION OF SITE.
 - E4. CONTRACT CHECK DAMS AT 40m CENTRES ALONG FUTURE ROAD CORRIDORS AS SHOWN.
- SEDIMENT CONTROL**
- S1. CONSTRUCT STABILISED ENTRY POINT.
 - S2. CONSTRUCT SEDIMENT FENCE DOWNSTREAM OF STOCKPILES.
 - S3. CONSTRUCT SANDBAG CHECK DAMS AT 40m CENTRES ALONG INVERTS.

LEGEND

- STAGE BOUNDARY
- CHECK DAMS, 0.5m HIGH PLACED ROCK
- DIRECTION OF FLOW ON LOTS
- EXISTING SURFACE CONTOUR (0.5m INTERVALS)
- BATTER TOE/TOP
- EXISTING DRAIN
- STABILISED ENTRY
- SEDIMENT FENCE



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Trinity Engineering and Consulting

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Phone: 07 4051 1111
www.trinityengineering.com.au
Email: admin@trinityengineering.com.au

Client	RODEO ACRES PTY LTD
Project	RODEO ACRES
Title	EROSION AND SEDIMENT CONTROL STRATEGY
Scale (A1 size)	1:1000
Drawn	ARH
Checked	ARH
Design Check	SC
Approved	P. STEELE
Drawn No.	1013-009
Date	19/09/17
Revision	B



26 July 2016

Council Ref: DA/16/0019

Our Ref: BM:nj

Your Ref: P61610

Rodeo Acres Pty Ltd
C/- Planz Town Planning Pty Ltd
PO Box 181
EDGE HILL QLD 4870

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicant/s

**APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (1 INTO 8 LOTS)
LOT 12 ON SP146292
SITUATED AT MAREEBA - DIMBULAH ROAD, MAREEBA**

I wish to advise that, at Council's Ordinary Meeting held on *20 July 2016*, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval –

Development Permit for Reconfiguring a Lot - Subdivision (1 into 8 lots)

2. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

3. Other approvals required from Council

- Nil

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

The assessment manager does consider that the assessment manager's decision conflicts with a relevant instrument.

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
<p>1. The proposed development is in conflict with Part 4, Division 14, 4.77 Overall Outcomes for Rural Zone Code:</p> <p>(b) where agricultural production and the raising of animals are protected from incompatible land uses;</p> <p>(c) where good quality agricultural land is protected from fragmentation and alienation, not developed for purposes other than agricultural and support uses, and is protected from incompatible land uses in accordance with SPP1/92;</p> <p>2. The proposed development is in conflict with Part 4, Division 14, Rural Zone Code:</p> <p>4.78 Building Siting, Scale and Amenity</p> <p>S2 Agricultural activities are protected from incompatible land uses.</p> <p>PS2.2 Non-agriculture or agriculture - intensive uses which adjoin any agriculture or agriculture - intensive uses are protected from spray drifts</p>	<p>Despite the GOAL mapping, the subject land contains predominantly Murphy (Mp) soil type which is suitable for a limited range of agricultural land uses. The Murphy soil type typically features moderate permeability and poor drainage. These areas may be subject to prolonged seasonal waterlogging limiting land uses and machinery access. Subsoils are highly erodible if exposed.</p> <p>The immediately adjoining areas of Lot 2 on RP741790, Lot 11 on SP103862 and Lot 10 on SP146292 feature either Murphy or Masterton (Mt) soil types. The Masterton soil type is suitable for a very limited range of uses (grazing or tea tree). Due to the soil types of the subject land and the immediately adjoining allotments, Council considers that the subject land is not suitable for sustainable agricultural production and further, it is improbable that adjoining allotments will be developed for significant agriculture purposes in the future.</p> <p>In assessing the potential for intensive animal husbandry, Council has applied the S-Factor methodology developed for the assessment of meat poultry farms. The typical meat poultry farm established within the Mareeba Shire accommodates up to 200,000 birds. A buffer distance of 845m is calculated for this farm size. Apply this buffer to the established dwelling houses in the locality demonstrates that it is not possible to achieve this separation distance. Separation distances for the establishment of a</p>

<p>by the maintenance of a separation distance of 300 metres between the agriculture or agriculture - intensive uses and the non-agriculture or agriculture - intensive uses.</p> <p>4.80 Reconfiguring a Lot</p> <p>S1 The viability of the farming industry throughout the Shire and including Good Quality Agricultural Land, and future opportunities for farming pursuits are not compromised.</p> <p>PS1.1 Allotments to have a minimum area of 60 hectares and road frontage of 300 metres within the area identified on Agricultural Land Quality Maps S2, S3, S4, S5; or</p> <p>3. The proposed development is in conflict with land use policies 2.4.1, 2.4.2, 2.6.1, 5.4.2 and 5.4.3 of the Far North Queensland Regional Plan 2009-2031.</p>	<p>piggery or feedlot are expected to be no less than that required for a meat poultry farm.</p> <p>The proposed development is considered to represent the highest and best use of the subject land.</p> <p>Based on the above, Council considers that the subject land is not suitable for agricultural production, is not good quality agricultural land, and there are no incompatible land uses.</p>
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6. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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 must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
- 3.2 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.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Any existing buildings or structures (pools/tennis courts or fences) and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within a new allotment, unless approved by Council's delegated officer.
- 3.7 Prior to the endorsement of the plan of survey the applicant must provide a letter from any Concurrence Agencies confirming that their conditions have been complied with and/or that they have no objection to Council's endorsement of the plan of survey.
- 3.8 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.
- 3.9 Flood Immunity

All new buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.
- 3.10 No filling is to occur below the 100 ARI flood level unless approved as part of a subsequent development permit for operational works.

3.11 Bushfire Management

3.11.1 Any new dwelling erected on each lot shall:

- (a) be sited in locations of lowest hazard within the lot;
- (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater;
- (c) be sited 10 metres from any retained vegetation strips or small areas of vegetation;
- (d) be sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; and
- (e) be provided with a source of water for fire fighting purposes of not less than 5,000 litres. This may be satisfied by the provision of an accessible dam, swimming pool or tank. In the case of a tank supply, delivery of the water should be provided through a 50mm male Camlock fitting. The outlet from the tank water supply or the dam/pool shall be located within an accessible position within 40 metres from the habitable buildings.

3.12 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

3.13 Rural Addressing

The applicant must pay a contribution per lot for provision of rural addressing at the rate identified in the Fees and Charges Schedule at the time of payment.

3.14 Lot Layout and Building Envelopes

Lot layout and building envelopes shall be generally in accordance with the approved plan, in particular:

- (a) A plan to scale must be provided which designates a building envelope (minimum dimensions of 30m x 40m) on each lot. Prior to endorsement of the survey plan, the approved building envelope area must be defined by survey markers set at each corner, to the satisfaction of Council's delegated officer.
- (b) The closest point of each building envelope must be setback a minimum of 90 metres from the Mareeba-Dimbulah Road frontage.
- (c) The closest point of each building envelope must be setback a minimum of:
 - i. 20m for proposed Lot 8 and 30m for proposed Lots 5 & 6 from the common boundary with Lot 2 on RP741790 to the west; and
 - ii. 30m for proposed Lots 4 & 5 from the common boundary with Lot 11 on SP103862 to the south; and

iii. 20m for proposed Lot 3 and 30m for proposed Lot 4 from the common boundary with Lot 10 on SP146292 to the east.

(d) All habitable buildings must be located within the approved building envelope area.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of the road pavement of the proposed new internal road, to the property boundary of each allotment) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

A bitumen sealed driveway shall be provided within any battle-axe lot access handle. The driveway will:

- have a minimum formation width of 3 metres
- be constructed for the full length of the access handle
- be formed with one-way cross fall to cater for stormwater drainage such that any stormwater runoff is contained within the access strip
- service and utility conduits are to be provided for the full length of the concrete or sealed driveway constructed within the access handle of the battle axe allotment(s).

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to works commencing 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.
- (c) Prior to works commencing the applicant must submit a Stormwater Quality 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 Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.

- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) All stormwater drainage must be discharged at a lawful point of discharge.

4.3 Roadworks – Internal

Internal roads must be constructed to Rural Road standard, with 4.5 metre seal width, in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.

4.4 Water Supply

- 4.4.1 Each Lot must be provided with a potable water supply via bore or by water rights to a perennial stream in accordance with Planning Scheme Policy No. 1 - Water Supply (Outside Reticulated Water Supply Area).
- 4.4.2 Supply from a watercourse will be acceptable, provided the following can be demonstrated to the satisfaction of Council's delegated officer:
 - the watercourse has sufficient flow and is perennial in all but the driest years; and
 - the applicant can demonstrate that the Department of Natural Resources and Mines is prepared to grant a water licence for the proposed lot.
- 4.4.3 Where a bore is to be used as a source of water, bore installation will be in accordance with the requirements of D6.07 of the FNQROC Development Manual.
- 4.4.4 Where a bore is to be used as a source of potable water, it will be sited in accordance with the setback distances specified in the Queensland Plumbing and Wastewater Code.
- 4.4.5 The applicant/developer must demonstrate that any source of potable water supply can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health

and Medical Research Council and the National Resource Management Ministerial Council).

- 4.4.6 If an existing bore is proposed as a potable water supply for any lot, this bore must comply with 4.4.3 (minimum sustainable yield only), 4.4.4 and 4.4.5 above.

4.5 On-Site Wastewater Management

At the time of construction of a new dwelling on any lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.6 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.7 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.

4.8 Lighting

Street lighting must be provided to all roads in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

5. Additional Payment Condition/s (section 650 of the Sustainable Planning Act 2009)

- 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 \$4,425.00 (per additional lot) 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.

- 5.3 The trunk infrastructure for which the payment is required is:
- The trunk parks and open space network servicing the land (\$4,425.00)
- 5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.
- 5.5 If the developer elects to provide part of the trunk infrastructure the developer must:
- Discuss with Council's delegated officer the part of the works to be undertaken;
 - Obtain the necessary approvals for the part of the works;
 - Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
 - Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
 - Comply with the reasonable direction of Council officers in relation to the completion of the works;
 - Complete the works to the standards required by the Council; and
 - Complete the works prior to endorsement of the plan of subdivision.

(B) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Easement Documents

Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.

- (c) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

- (d) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(e) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- an approved building envelope plan
- An on-site effluent disposal system must be constructed in accordance with an approved site and soil evaluation report
- an approved source of water supply via bore
- Department of Main Road concurrence agency conditions and advice

(f) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(C) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 27 May 2016

7. IDAS referral agencies –

The IDAS Referral Agencies applicable to this application are –

For an application involving	Name of technical agency	Status	Address
RECONFIGURING A LOT			
State Controlled Roads Reconfiguring a lot if— (a) any part of the land— (i) is within 25m of a State-controlled road ; or (ii) is future State-controlled road; or	Sch 7, Table 2, item 2	Department of Transport & Main Roads	Concurrence State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dilgp.qld.gov.au

For an application involving	Name of technical agency		Status	Address
(iii) abuts a road that intersects with a State-controlled road that is within 100m of the land; and (b) 1 or more of the following apply— (i) the total number of lots is increased; (ii) the total number of lots abutting the State-controlled road is increased; (iii) there is a new or changed access between the land and the State-controlled road				SARA is supported by MyDAS— a new online system that allows an applicant to prepare and lodge or refer applications to DSDIP, as the single state assessment and referral agency. MyDAS can be accessed at http://www.dilgp.qld.gov.au/planning/development-assessment/state-assessment-and-referral-agency-applications.html

8. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Sketch 1013-2 E	Lot Layout - Option 2	Trinity Engineering and Consulting	5 July 2016

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

- Reconfiguring a Lot requiring Operational Works – four (4) years (starting the day the approval takes effect);

If there is one (1) or more subsequent related approvals for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –

Applicant may make representations about decision

The applicant may make written representations to the assessment manager about: -

- a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 3 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 4 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

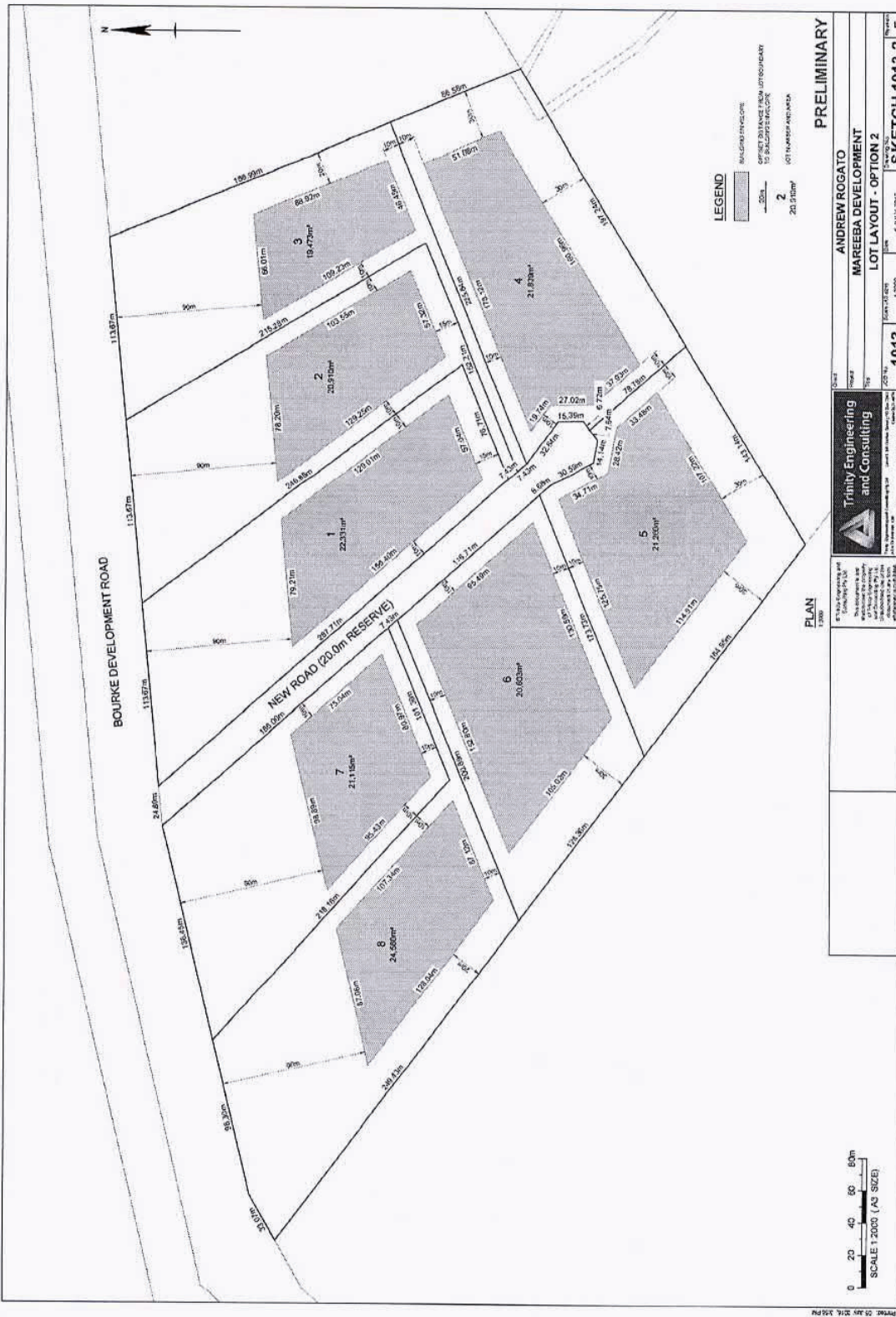


BRIAN MILLARD
SENIOR PLANNER

Enclosures: **Attachment 1 - Approved Plans of Development**
 Attachment 2 - Concurrence Agency Conditions
 Attachment 3 - SPA Extract - Making Representations about Decision
 Attachment 4 - SPA Extract on Appeal Rights

Copy: **Department of Infrastructure, Local Government and Planning**
 CairnsSARA@dilgp.qld.gov.au

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (ECM VS# 3787079)



26/7/2016
B. [Signature]

ATTACHMENT 2 - CONCURRENCE AGENCY CONDITIONS



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0416-029717
Your reference: DA/16/0019

27 May 2016

The Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attn: Carl Ewin

Dear Sir

Concurrence agency response—with conditions

Development permit for reconfiguring a lot (1 into 8 lots) at Mareeba-Dimbulah Road Mareeba, more particularly known as Lot 12 on SP146292
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 19 April 2016.

Applicant details

Applicant name: Rodeo Acres Pty Ltd
Applicant contact details: C/- Planz Town Planning
PO Box 181
Edge Hill QLD 4870
info@planztp.com

Site details

Street address: Mareeba-Dimbulah Road Mareeba
Lot on plan: Lot 12 on SP146292
Local government area: Mareeba Shire Council

Application details

Proposed development: Development permit for reconfiguring a lot (1 into 8 lots)

Page 1

Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

SDA-0416-029717

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	Reconfiguration of a lot – 1 into 8	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 2—state-controlled roads

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: reconfiguring a lot				
Lot Layout – Option 2	Trinity Engineering and Consulting	29 February 2016	1013-2	D
Road Layout and Typical Cross Section	Trinity Engineering and Consulting	8 March 2016	1013-4	A
TMR Layout Plan (664 – 6.55km)	Queensland Transport and Main Roads	19 May 2016	275/664(500-993)	A
Basic right (BAR) turn treatment on a two-lane rural road	Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections	2010	Figure 7.5	-
Rural basic left-turn treatment (BAL)	Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised	2010	Figure 8.2	-

SDA-0416-029717

	Intersections			
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A copy of this response has been sent to the applicant for their information.

For further information, please contact Michele Creecy, Senior Planning Officer, SARA Far North QLD on 4037 3206, or email michele.creecy@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Rodeo Acres Pty Ltd, info@planztp.com
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

SDA-0416-029717

Our reference: SDA-0416-029717
Your reference: DA/16/009

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development – reconfiguring a lot		
Schedule 7, Table 2, Item 2—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Lot Layout – Option 2 prepared by Trinity Engineering and Consulting, dated 29 February 2016, Reference Sketch 1013-2 and Revision D. • Road Layout and Typical Cross Section prepared by Trinity Engineering and Consulting, dated 8 March 2016, Reference Sketch 1013-4 and Revision A. • TMR Layout Plan (664 – 6.55km) prepared by Queensland Transport and Main Roads, dated 19 May 2016, File Reference: 275/664 (500-993), Issue A. 	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.
2.	The development must be generally in accordance with the Development Application Engineering Report prepared by Trinity Engineering and Consulting, dated 7/03/2016, Reference 16001 and Revision No 1; in particular: <ul style="list-style-type: none"> • the access is to be relocated 350m from the eastern boundary; • the new access is to be designed as a BAL / BAR access; • a flag-light is to be constructed at the new BAL / BAR access; and • the proposed development must maintain existing stormwater flow patterns towards the south-east, away from the Mareeba-Dimbulah Road. 	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.
3.	(a) The road access location is to be located at TMR road chainage 6.55km generally in accordance with TMR Layout Plan (664 – 6.55km) prepared by Queensland Transport and Main Roads, dated 19 May 2016, File Reference: 275/664(500-993), Issue A. (b) Road access works comprising of a sealed Basic right turn (BAR) and a Rural basic left turn (BAL) treatment must be provided at the road access location. (c) The road works must be designed and constructed generally in accordance with: <ul style="list-style-type: none"> • Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, Figure 7.5 (Basic right (BAR) turn treatment on a two-lane rural road) and Figure 8.2 (Rural basic left-turn treatment (BAL)); and • The Department of Main Roads Road Planning and Design Manual (2nd edition), Volume 6: Lighting – Figure 7.1.4a (flag lighting at isolated intersections). 	(a) At all times. (b) and (c): Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.

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No.	Conditions	Condition timing
4.	The existing vehicular property accesses located between Lot 12 on SP146292 and Mareeba-Dimbulah Road must be permanently closed and removed.	Prior to submitting the Plan of Survey to the local government for approval.

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Our reference: SDA-0416-029717
Your reference: DA/16/0019

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- **Condition 1** – to ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- **Condition 2** – to ensure the development complies with the proposed location of the entry to the subject site and is designed to comply with the Austroads Guild to Road Design.
- **Condition 3** – to ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road and to ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- **Condition 4** – to maintain the safety and efficiency of the state-controlled road by reducing the number of road access.

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Our reference: SDA-0416-029717
Your reference: DA/16/0019

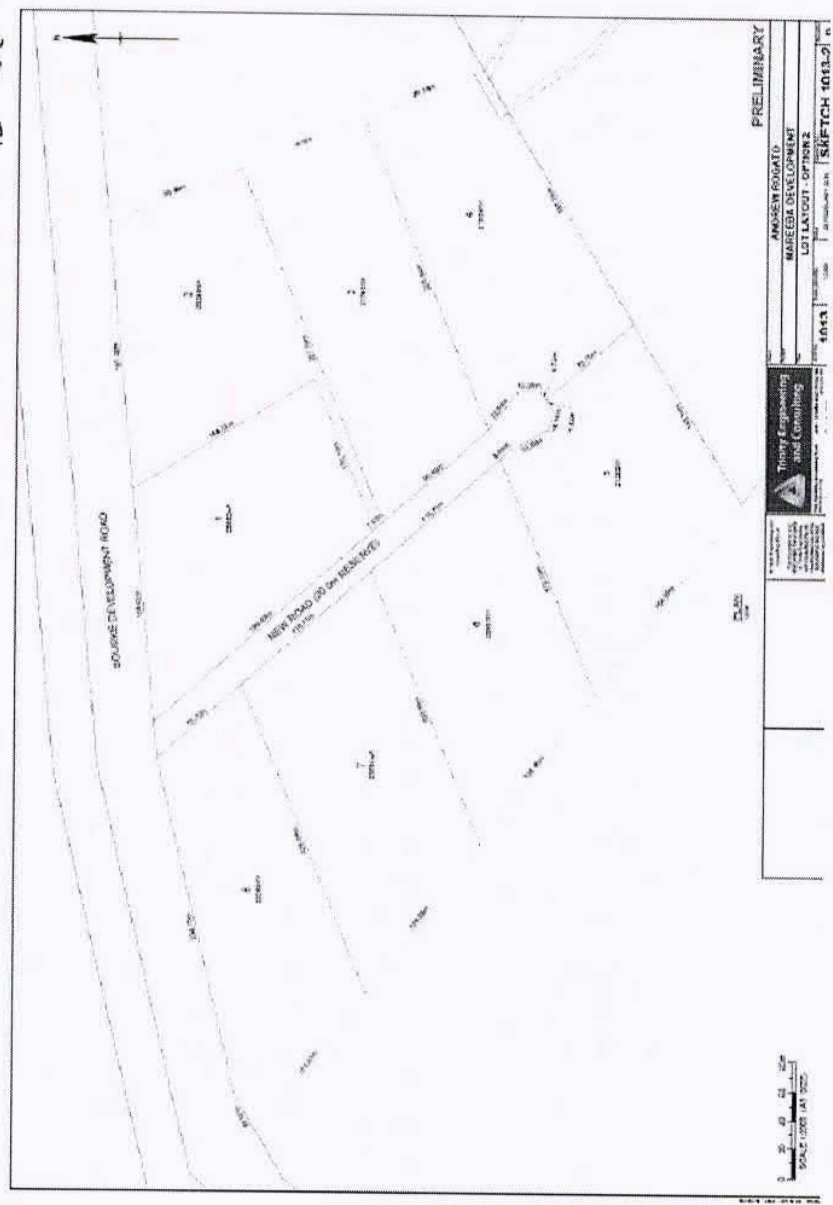
Attachment 3—Further advice

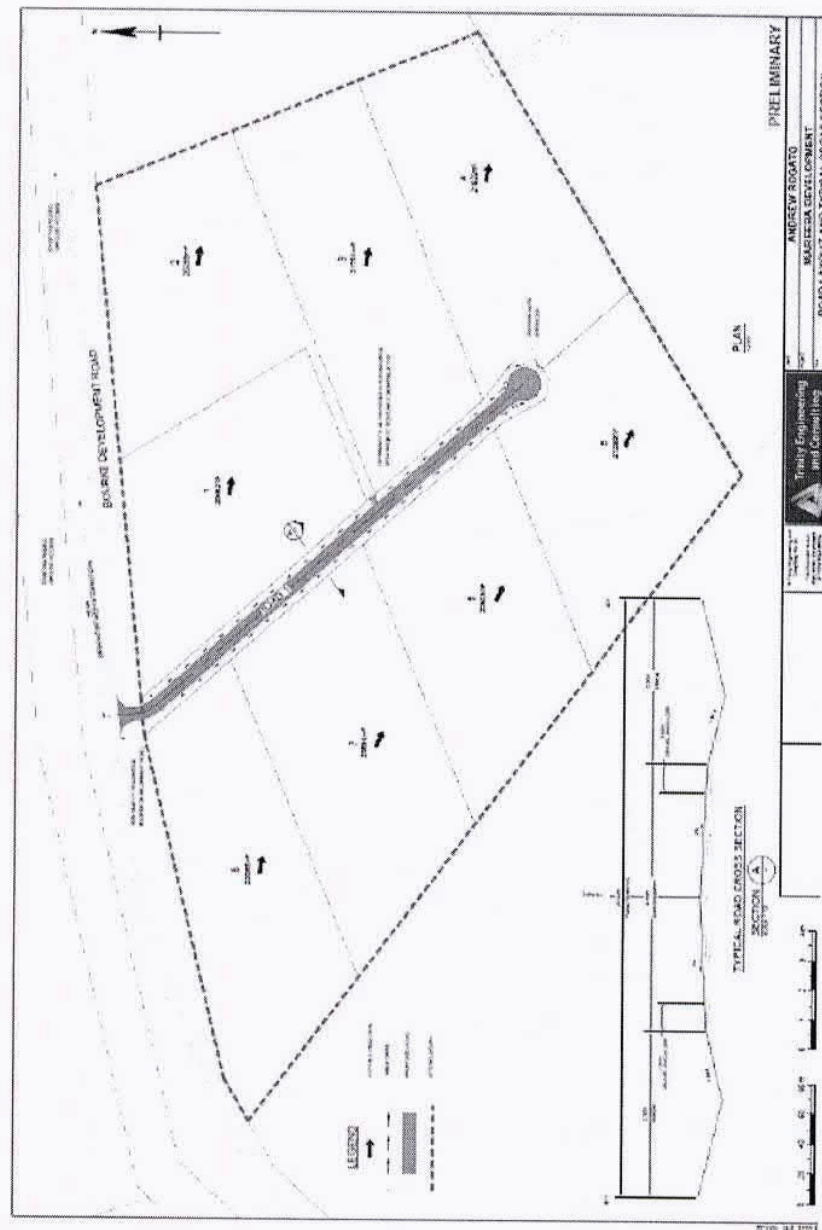
General advice	
Ref.	Advertising device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and / or a device which is deemed that it creates a danger to traffic.</p>
Ref.	Transport noise corridor
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor. Information about transport noise corridors is available at state and local government offices. This tool is available at the Department of Local Government and Planning website: http://www.dilgo.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors (NAPMAP) are located under Administrative Layers.</p>
Ref.	Far North Queensland Regional Plan 2009-2031
3.	<p>Mareeba Shire Council, in its role as assessment manager, must assess the development application against the Far North Queensland Regional Plan 2009-2031, such as the rural subdivision and rural residential development policies, and to the extent it is not identified in its planning scheme as being appropriately reflected.</p> <p>It is noted Mareeba Shire Council has requested third party advice from the department in relation to the Far North Queensland Regional Plan 2009-2031 and that this will be provided in separate correspondence from the department.</p>
Further development permits, compliance permits or compliance certificates	
Ref.	Road access works approval
4.	<p>Under sections 62 and 33 of the Transport Infrastructure Act 1994, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

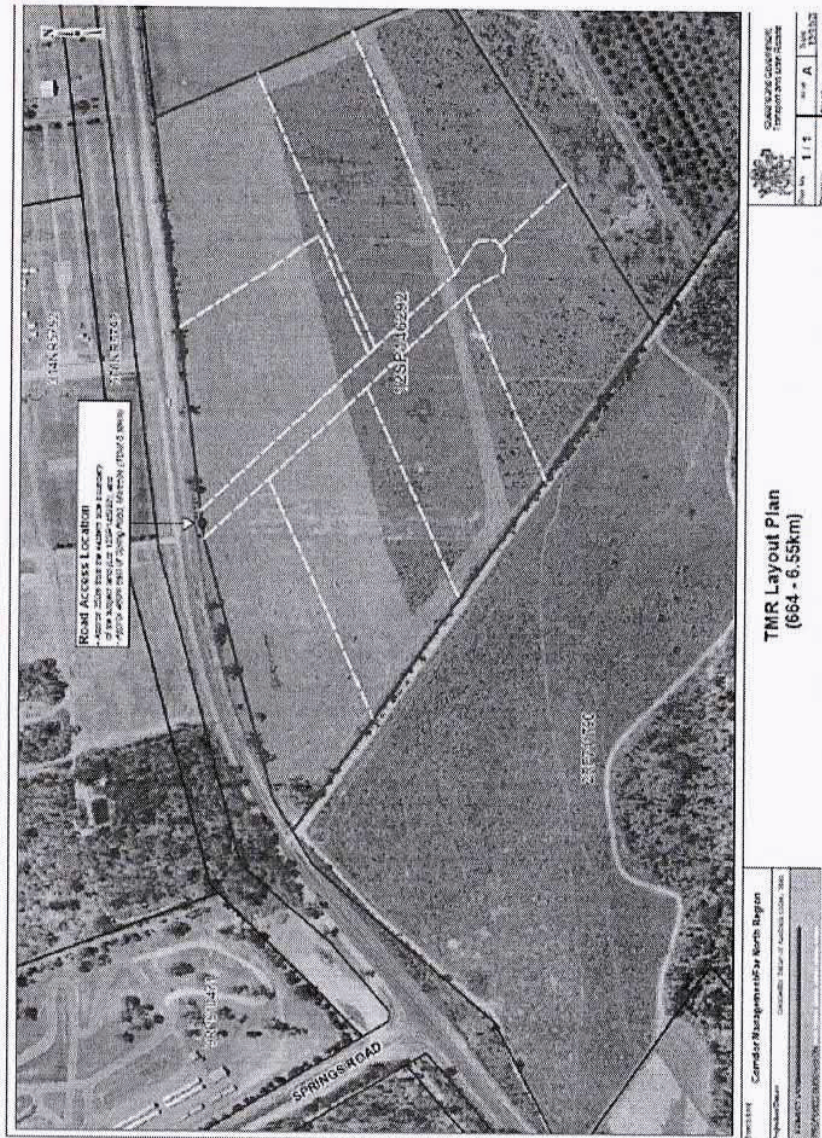
SDA-0416-029717

Our reference: SD/
Your reference: Da/

Attachment 4—A

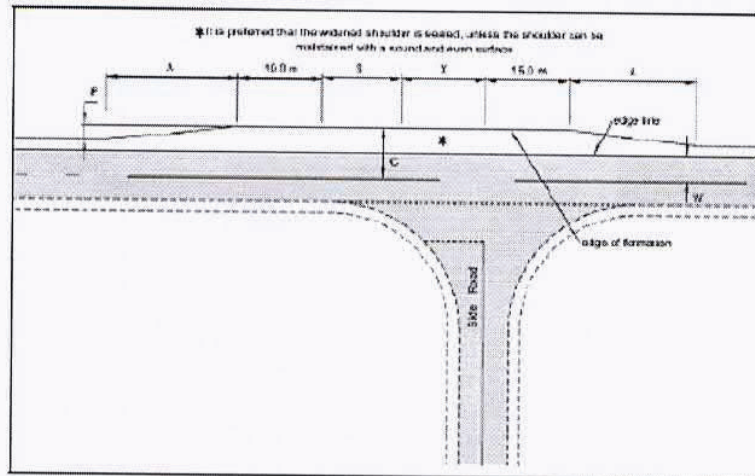






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Guide to Road Design - Part 4A: Unsignalised and Signalised Intersections



Notes:

1. This treatment applies to the right turn from a major road to a minor road.
2. The dimensions of the treatment are given as follows:
 - W = Nominal through lane width (m) (including widening for curves). Width to be continuous through the intersection.
 - G = On straight - 6.5m minimum
7.0m minimum for Type 1 & Type 2 road trains
 - On curves - width as above + curve widening based on widening for the design turning vehicle plus widening for the design through vehicle.
 - A = $\frac{0.5V^2}{3.6}$
Increase length A on tighter curves (i.e. those with a side friction demand greater than the maximum desirable). Where the design through vehicle is larger than or equal to a 19 m semi-trailer the maximum speed used to calculate A is 80 km/h.
 - V = Design speed of major road approach (km/h).
 - F = Formable kerbside verge widening (m).
 - G = Clearance length is center for one design turning vehicle (m) (minimum length 0.6 m).
 - X = Distance based on design vehicle turning path, typically 10-11 m.

Source: QSMR (2008)

Figure 7.5 Basic right (BAR) turn treatment on a two-lane rural road

7.5.2 Rural Channelised T-junction – Short Lane Type CHR(S)

The CHR(S) turn treatment shown in Figure 7.6 is a more desirable treatment than the BAR treatment because it provides greater protection for vehicles waiting to turn right from the centre of the road. This treatment is suitable where there are low to moderate through and turning volumes. For higher volume sites, a full-length CHR turn treatment (Figure 7.7) is preferred.

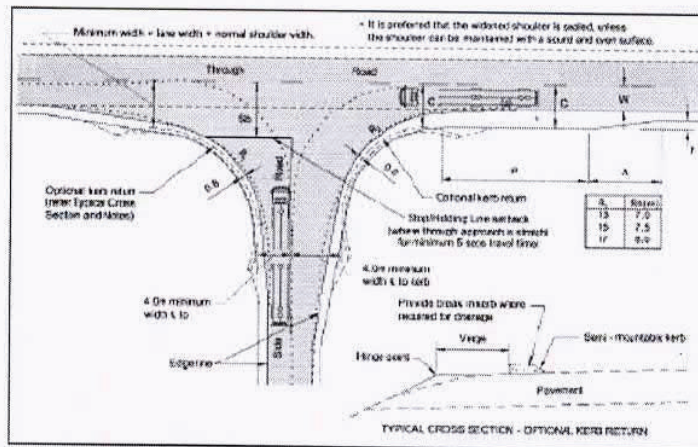
Austrroads 2006

— 101 —

Department of Transport and Main Roads note:
Site specific requirements may not reflect this example in its entirety. Detailed drawings will be issued upon application for a Road Corridor Permit.

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Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections



Notes:

1 R₁ and R₂ are determined by the swept path of the design vehicle.

2 The dimensions of the treatment are defined thus:

W = Nominal through lane width (m) (including widening for curves).

C = On straights = 6.0 minimum.

On curves = 6.0 m plus curve widening (based on widening for the design turning vehicle plus widening for the design through vehicle).

$$A = \frac{0.517V^2}{3.6}$$

V = Design speed of major road approach (km/h).

F = Formation/camberway widening (m).

P = Minimum length of parallel widened shoulder (Table 8.3).

Source: QDMR (2006).

Department of Transport and Main Roads note:
Site specific measurements may not reflect this example in its entirety. Detailed drawings will be issued upon application.

Figure 8.2: Rural basic left-turn treatment (BAL)

Table 8.1: Minimum length of widened parallel shoulder

Design speed of major road approach (km/h)	Minimum length of parallel widened shoulder P (m)
50	0
60	5
70	10
80	15
90	20
100	25
110	30
120	40

Note: Adjust the length for grades using the 'correction to grade' factor in Table 6.2
Source: QDMR (2006).

Austrroads 2009

ATTACHMENT 3 - MAKING REPRESENTATIONS ABOUT DECISION**PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS****DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD****360 APPLICATION OF DIV 1**

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (*the negotiated decision notice*) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—
 - (i) the decision notice previously given; or

- (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

ATTACHMENT 4 - APPEAL RIGHTS**DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.