

DELEGATED REPORT**TO:** SENIOR PLANNER**FROM:** Planning Officer**FILE:** OPW/20/0004**DATE:** 9 December 2020

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/20/0004	ADDRESS:	Emerald End Road, Mareeba
APPLICANT:	BTM & S Stankovich Pty Ltd	RPD:	Lot 114 on SP265014
LODGED BY:	Freshwater Planning Pty Ltd	AREA:	25.9 hectares
DATE LODGED:	9 November 2020	OWNER:	BTM & S Stankovich Pty Ltd
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Development Permit RAL/20/0006 (Amaroo Stages 11 & 12)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

PREVIOUS APPLICATIONS & APPROVALS

RAL/20/0006 (Amaroo Stages 11 & 12)

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure)

ASSESSMENT**State Planning Policy**

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

Relevant Development Codes

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

- 6.2.6 Low density residential zone code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

Compliance with conditions of earlier related approval

RAL/20/0006 - Development Permit for Reconfiguring a Lot - Subdivision (1 into 39 Lots) in 2 Stages (Amaroo Stages 11 & 12)

Conditions:

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; 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 of the development, or alternative documentation as approved by the Land Title Act, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.
 - 3.3 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.
 - 3.4 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.

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

- 3.6 The existing easement in favour of Lot 26 on SP265014 must be amended and reduced in size to that shown as Easement R on the approved plan.

The developer must relocate (in accordance with FNQROC standards) any services for Lot 26 on SP265014, such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the proposed Easement R or Lot 26, where required by the relevant authority, unless approved otherwise by Council's delegated officer.

- 3.7 Proposed Lots 251, 252, 354 and 355 must each contain a building area of at least 400m² at a height of at least RL396. Each building area must be usable land that is less than 15% slope.

- 3.8 The following road names are approved:

- Dural Close - new cul-de-sac off Pontos Place; and
- Wandara Court - new cul-de-sac off Karobean Drive.

- 3.9 Charges

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

4 Infrastructure Services and Standards

4.1 Access

- (a) Access to each allotment must be constructed (from the edge of the road pavement to the property boundary of each lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of roll-over kerb along the frontage of each allotment will satisfy this condition.

- (b) An asphalt sealed, or concrete driveway shall be provided within the access handle of proposed Lot 213 to the satisfaction of Council's delegated officer. 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 crossfall to cater for stormwater drainage such that any stormwater runoff is contained within the access handle
- service and utility conduits are to be provided for the full length of the concrete or sealed driveway constructed within the access handle.

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) The easement covering the watercourse within proposed Lots 251, 252, 354 and 355 is to be defined by Survey to include:
 - a minimum of 10 metres in width;
 - a minimum offset of 5 metres from the IL; and
 - include all areas of Extreme Flood Hazard and High Flood Hazard as identified by the Flood Hazard Overlay mapping of the Mareeba Shire Council Planning Scheme 2016.
- (i) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (j) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 Earthworks

All earthworks must be carried out in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

All formed batters must be located outside the easement/s required under Condition 4.2(h) and all road reserves.

Any earthworks within the waterway must be supported by appropriate modelling which demonstrates that there will be no adverse impact on the upstream drainage network and properties.

4.4 Roadworks - Internal

- (a) Karobean Drive is to be extended to service Lots 253 and 332 and is to be constructed to Collector Road standard (of the same width as the existing section of Karobean Drive) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (b) Pontos Place, Dural Close and Wandara Court are to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (c) Temporary turnaround areas, with a bitumen and/or gravel surface, must be provided at the northern end of Pontos Place and Karobean Drive to allow traffic manoeuvring.
- (d) The existing concrete footpath is to be extended along the eastern and northern sides of the proposed Karobean Drive extension in accordance with the FNQROC Development Manual.
- (e) A new concrete footpath is to be built linking the cul de sac heads of Dural Close and Wandara Court in accordance with the FNQROC Development Manual to the satisfaction of Council's delegated officer.

4.5 Water Supply

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

4.6 Sewerage Connection

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

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

4.7 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 **underground** power reticulation.

4.8 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.

4.9 Lighting

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

FNQROC Regional Development Manual

Drawings have been checked against the FNQROC Development Manual.

Some discrepancies exist between the Stage 12 Plans and the FNQROC Development Manual standard drawings.

While these discrepancies are being resolved, the applicant/developer has advised Council officers to proceed with the issue of a approval in part for Stage 11 works only, which are compliant.

REFERRALS

Internal Consultation

Technical Services

OFFICER'S RECOMMENDATION

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

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TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Development Permit RAL/20/0006 (Amaroo Stages 11 & 12)		

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

Approved **in part only** subject to the following:

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Development Permit RAL/20/0006 for **Stage 11 Only**

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
AP18-018-C01 Rev A	Cover Sheet	Benchmark Survey & Design	30/10/20
AP18-018-C02 Rev B	Site Plan	Benchmark Survey & Design	30/10/20
AP18-018-C03 Rev B	Layout Plan	Benchmark Survey & Design	
AP18-018-C05 Rev A	Intersection & Cul-de-sac Details	Benchmark Survey & Design	15/08/20
AP18-018-C06 Rev A	Intersection & Cul-de-sac Setout Details	Benchmark Survey & Design	15/08/20
AP18-018-C07 Rev A	Typical Cross Sections	Benchmark Survey & Design	15/08/20
AP18-018-C08 Rev A	Ponto's Place - Longitudinal Section	Benchmark Survey & Design	15/08/20
AP18-018-C09 Rev A	Ponto's Place - Cross Sections Ch. 13.621 to Ch. 70.00	Benchmark Survey & Design	15/08/20
AP18-018-C10 Rev A	Ponto's Place - Cross Sections Ch. 75.254 to TP136.962	Benchmark Survey & Design	15/08/20
AP18-018-C11 Rev A	Dural Close - Longitudinal Section	Benchmark Survey & Design	15/08/20
AP18-018-C12 Rev A	Dural Close - Cross Sections Ch.14.261 to Ch.89.267	Benchmark Survey & Design	15/08/20
AP18-018-C18 Rev B	CL01 - Pedestrian Link - Longitudinal & Cross Sections	Benchmark Survey & Design	30/10/20
AP18-018-C19 Rev A	Earthworks Layout Plan - Sheet 1 of 2	Benchmark Survey & Design	15/08/20
AP18-018-C21 Rev B	Stormwater Reticulation Layout Plan - Sheet 1 of 2	Benchmark Survey & Design	30/10/20
AAP18-018-C22 Rev A	Stormwater Reticulation Layout Plan - Sheet 2 of 2	Benchmark Survey & Design	15/08/20
AP18-018-C23 Rev A	Stormwater Reticulation - Watershed Areas	Benchmark Survey & Design	15/08/20
AP18-018-C24 Rev A	Stormwater Drainage Longitudinal Sections - Sheet 1 of 2	Benchmark Survey & Design	15/08/20
AP18-018-C25 Rev A	Stormwater Drainage Longitudinal Sections - Sheet 2 of 2	Benchmark Survey & Design	15/08/20
AP18-018-C26 Rev B	Sewerage Reticulation Layout Plan - Sheet 1 of 2	Benchmark Survey & Design	22/10/20
AP18-018-C27 Rev A	Sewerage Reticulation Layout Plan - Sheet 2 of 2	Benchmark Survey & Design	15/10/20
AP18-018-C28 Rev A	Sewerage Longitudinal Sections - Sheet 1 of 3	Benchmark Survey & Design	15/08/20
AP18-018-C29 Rev A	Sewerage Longitudinal Sections - Sheet 2 of 3	Benchmark Survey & Design	15/08/20
AP18-018-C30 Rev A	Sewerage Longitudinal Sections - Sheet 3 of 3	Benchmark Survey & Design	15/08/20
AP18-018-C31 Rev A	Sewerage Pump Station - Layout Plan	Benchmark Survey & Design	15/08/20
AP18-018-C32 Rev A	Sewerage Master Plan	Benchmark Survey & Design	15/08/20
AP18-018-C33 Rev B	Water Reticulation Layout Plan - Sheet 1 of 2	Benchmark Survey & Design	30/10/20
AP18-018-C34 Rev B	Water Reticulation Layout Plan - Sheet 2 of 2	Benchmark Survey & Design	30/10/20
AP18-018-C35 Rev A	Erosion & Sediment Control Plan - Sheet 1 of 2	Benchmark Survey & Design	15/08/20
AP18-018-C36 Rev A	Erosion & Sediment Control Plan - Sheet 2 of 2	Benchmark Survey & Design	15/08/20

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

For Stage 11 Only

(a) General

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

(b) Pre-start Meeting

- (i) Prior to the pre-start meeting occurring, the applicant/developer must ensure Plans AP18-018-C18 and AAP18-018-C22 are endorsed by the principal consulting engineer and submitted to Council.
- (ii) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned prior to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

(c) Inspections

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

(d) Construction Security Bond and Defects Liability Bond

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

(e) Hours of Work

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

(f) Transportation of Soil

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

(D) RELEVANT PERIOD

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

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

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

- Nil

DECISION BY DELEGATE

DECISION

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

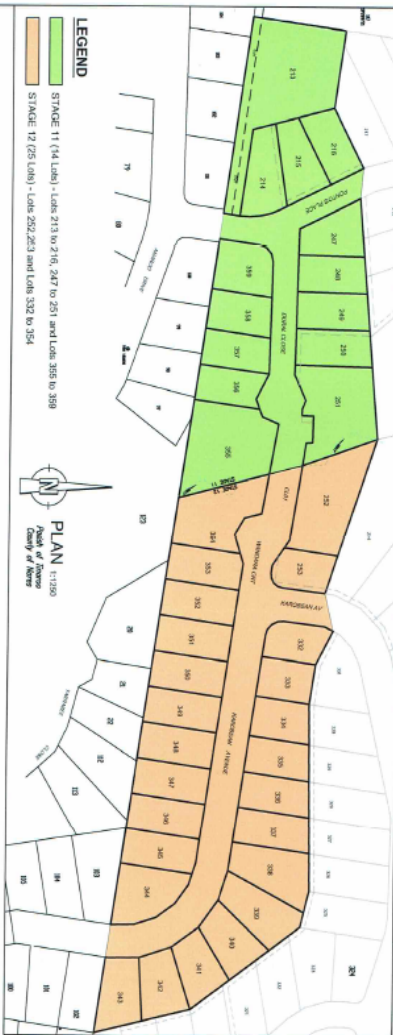
Dated the 9TH day of DECEMBER 2020



BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

AMAROO RESIDENTIAL SUBDIVISION -
STAGE 11 & 12
OPERATIONAL WORKS DRAWINGS

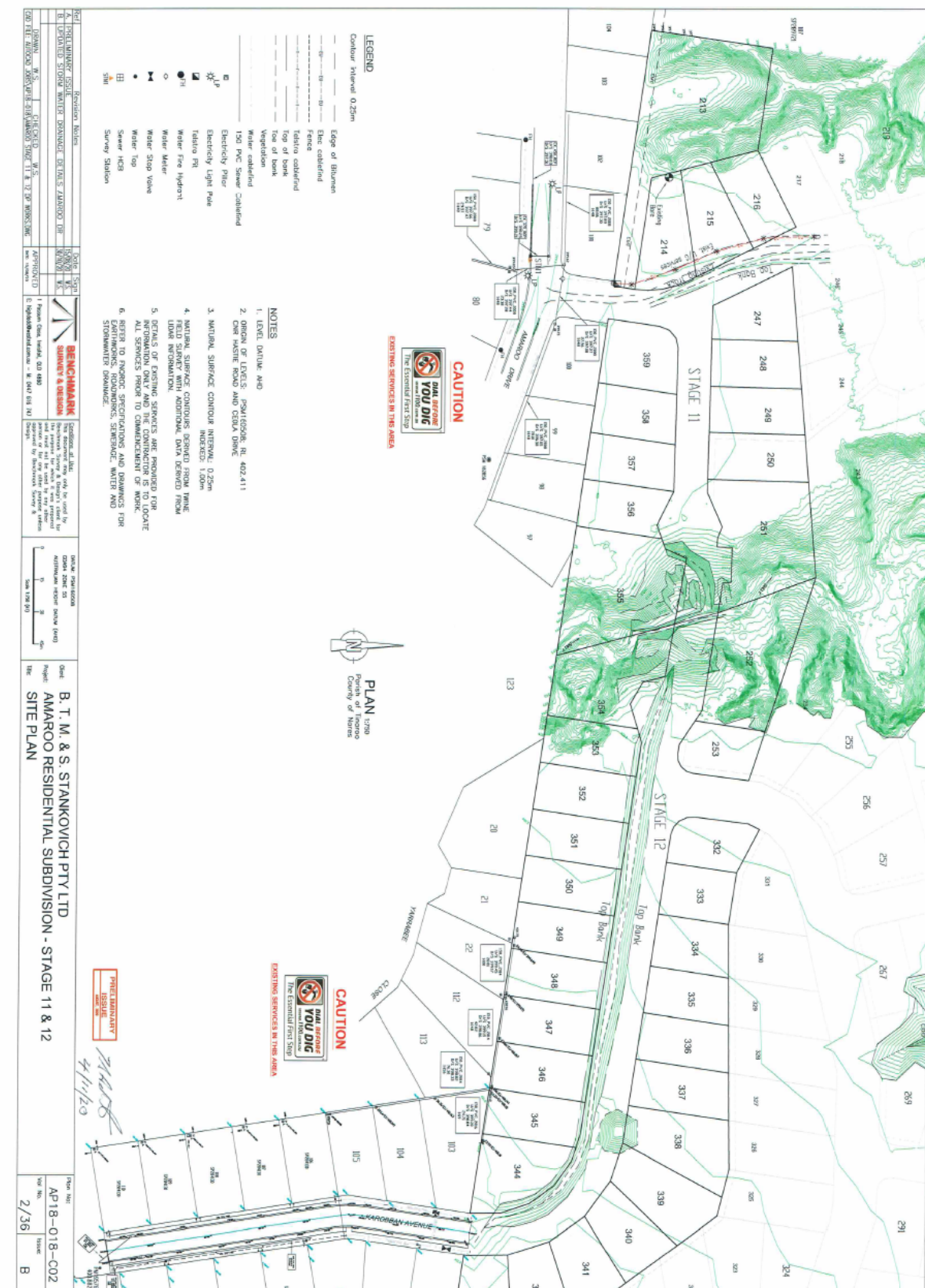


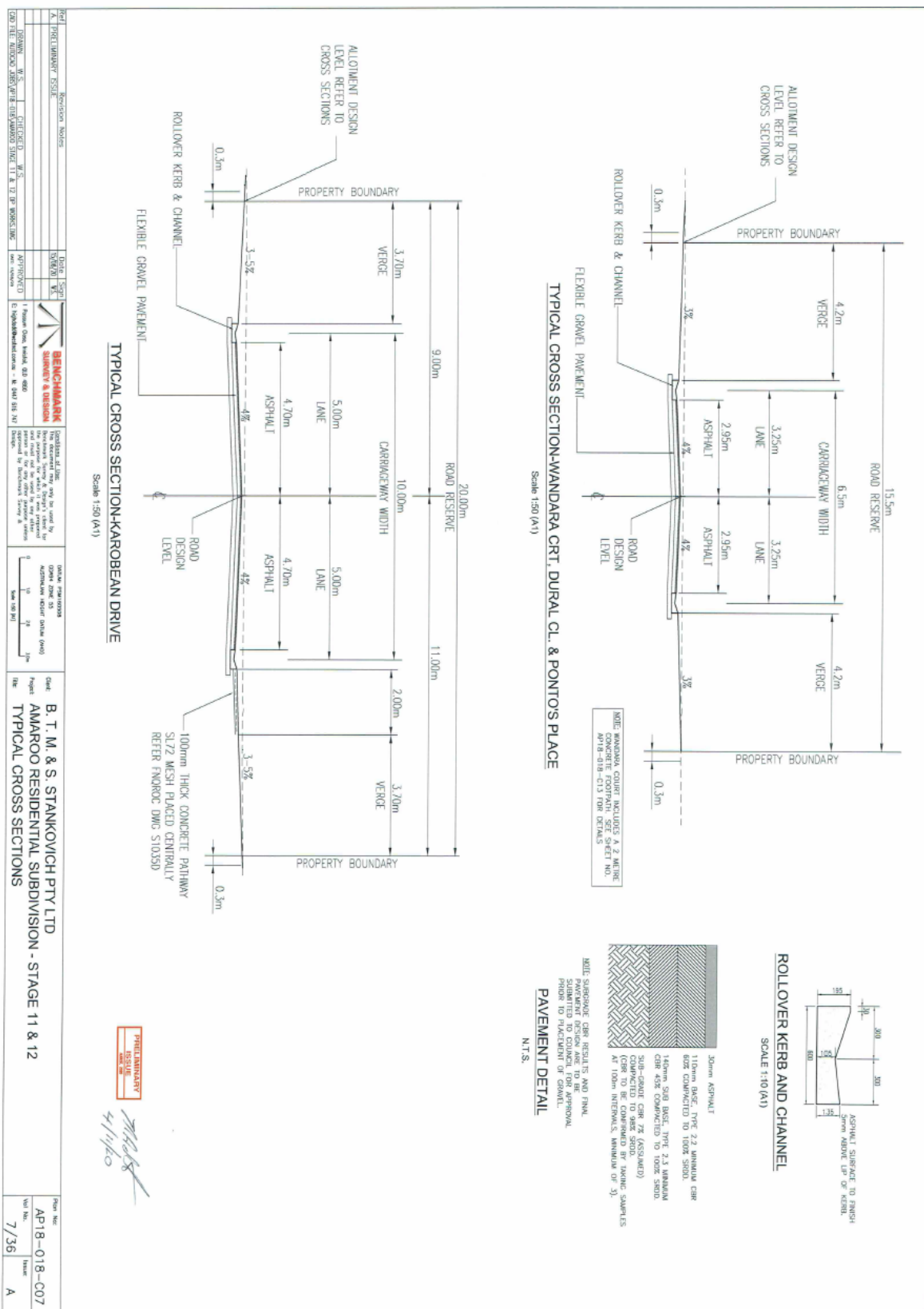
Drawing Description		Rev.	Drawing Number
B	ACCESS CROSSOVERS		S1015
B	KERB RAMP		S1016
E	STREET NAME SIGNS		S1040
A	EXCAVATION, BEDDING AND BACKFILLING OF CONCRETE PIPES		S1046
B	GRAVEL KERB INLET PIT PIPE DIA. <600		S1050
B	GRAVEL KERB INLET PIT PIPE DIA. <600		S1055
C	VALVE BOX INSTALLATIONS (1050 & 1500)		S2000
C	HYDRANT BOX INSTALLATION		S2005
C	KERRROAD MARKERS		S2010
D	WATER RETICULATION BEDDING DETAILS		S2016
D	MAIN CONNECTION DETAILS		S2020
C	SEWERAGE MANHOLES		S2026
D	SEWERAGE MANHOLES AND BRANCHES		S3005
D	BEDDING AND TRENCHING DETAILS		S3010
D	SEWERAGE PUMP STATION DETAILS		S3020
C	SEWERAGE PUMP STATION PRECAST UNITS		S3025
B	SEWERAGE PUMP STATION DETAILS		S3030
A	SEWERAGE PUMP OVERFLOW		S3035

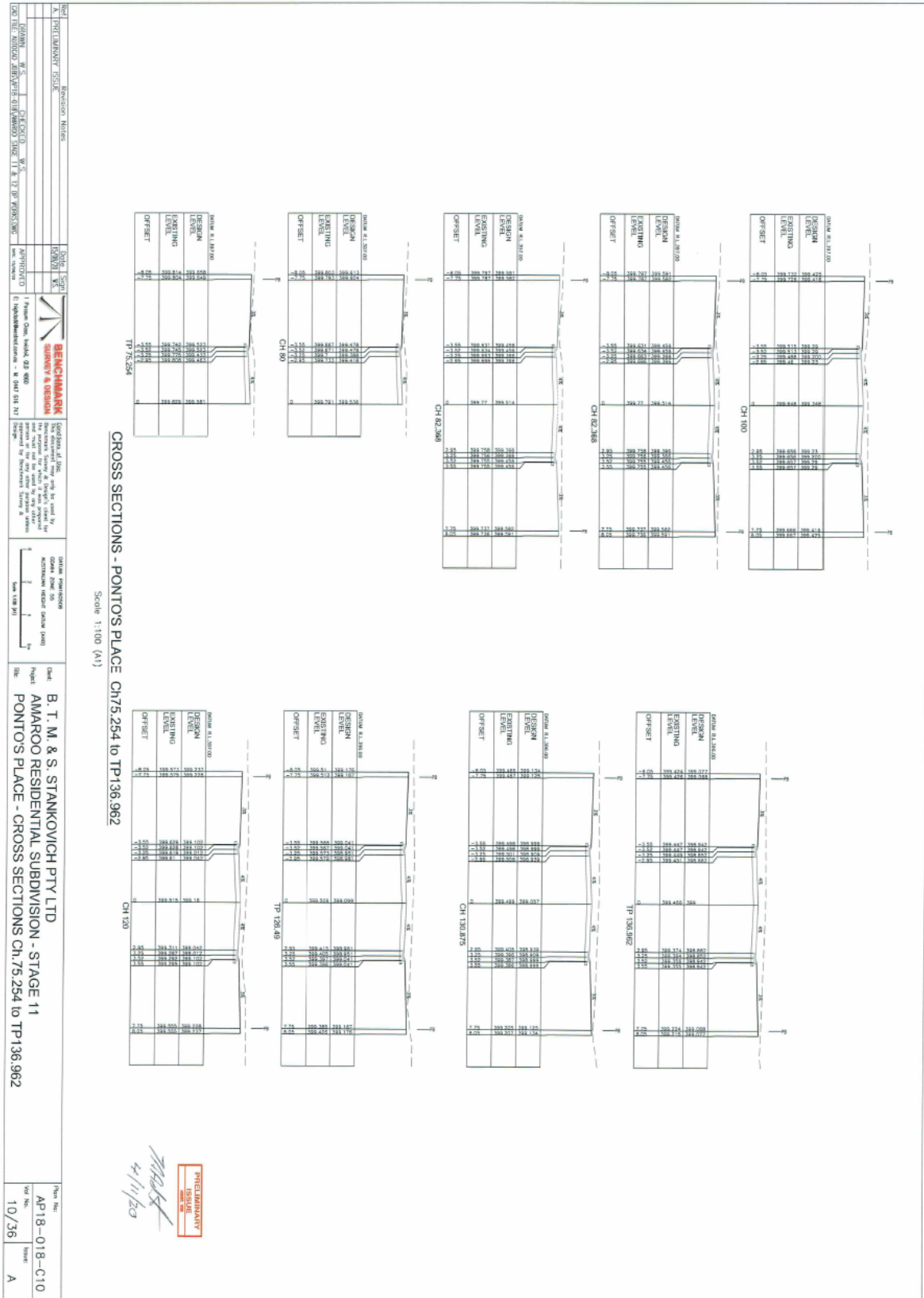
MAREEBA SHIRE COUNCIL - SPECIFIC DRAWINGS		
Drawing Number	Rev.	Drawing Description
S2000	A	MGC VALVE BOX INSTALLATION
S2005	A	MGC HYDRANT BOX INSTALLATION
S2015	A	MGC THRUST BLOCK DETAILS
S2020	D	MGC TIAN CONNECTION DETAILS
S2060	A	MGC DOMESTIC WATER SERVICE CONNECTION DETAILS

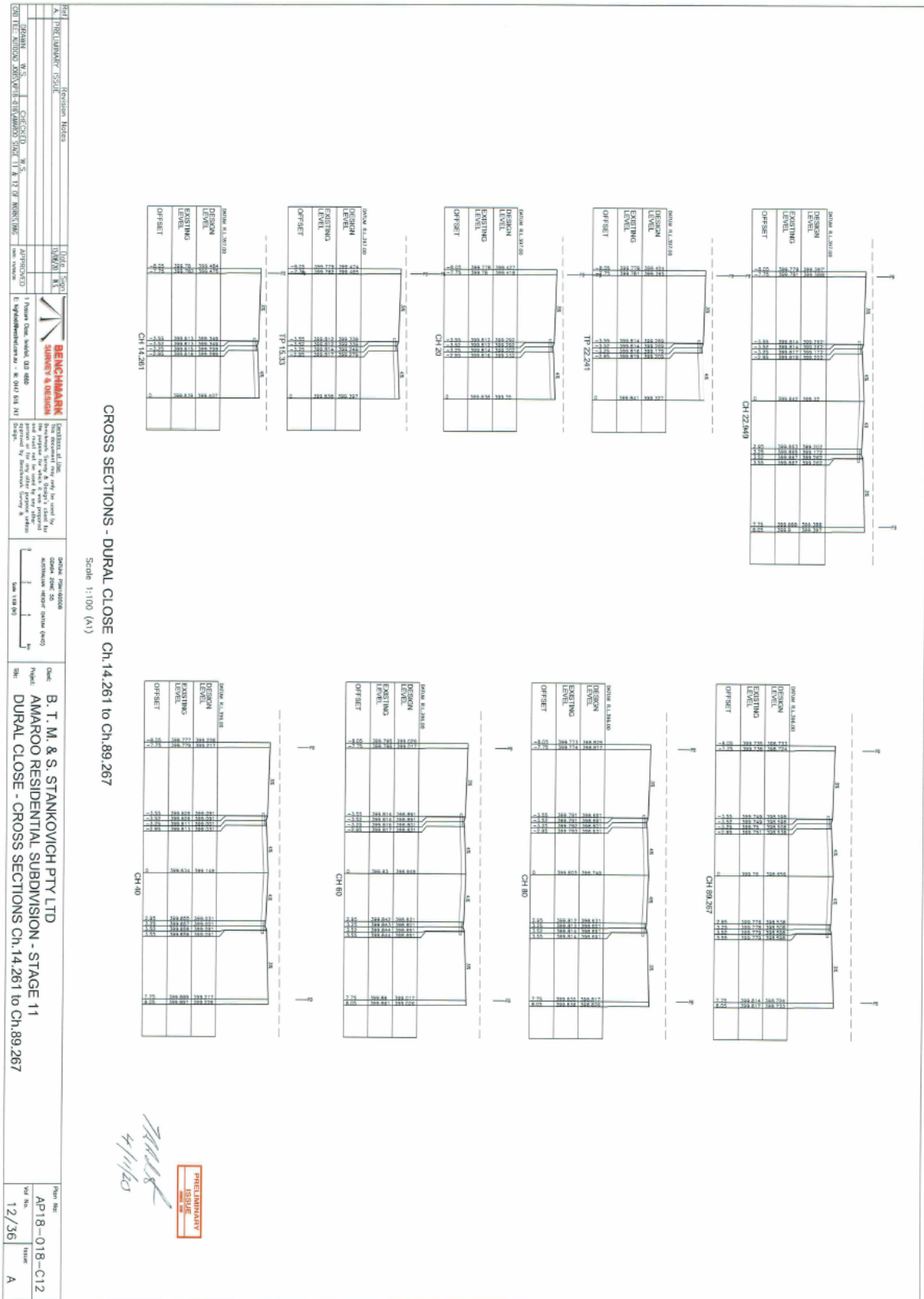
DRAWING INDEX			
Drawing Number	Rev.	Date	Drawing Description
API-018-01	A	30/10/20	COVER SHEET
API-018-02	B	30/10/20	SITE PLAN
API-018-03	B	30/10/20	LAYOUT PLAN - STAGE 11
API-018-04	B	30/10/20	LAYOUT PLAN - STAGE 12
API-018-05	A	15/09/20	INTERSECTION & CUL-DE-SAC DETAILS
API-018-06	A	15/09/20	INTERSECTION & CUL-DE-SAC SECTOUT DETAILS
API-018-07	A	15/09/20	TYPICAL SECTIONS - ALL ROUNDS
API-018-08	A	15/09/20	PONTO'S PLACE - LONGITUDINAL SECTION
API-018-09	A	15/09/20	PONTO'S PLACE - CROSS SECTIONS
API-018-10	A	15/09/20	PONTO'S PLACE - CROSS SECTIONS
API-018-11	A	15/09/20	DUPAL CLOSE - LONGITUDINAL SECTION
API-018-12	A	15/09/20	DUPAL CLOSE - CROSS SECTIONS
API-018-13	A	15/09/20	WANDARA COURT - LONGITUDINAL SECTION & CROSS SECTIONS
API-018-14	A	15/09/20	KAROEEN AVENUE - LONGITUDINAL SECTION
API-018-15	A	15/09/20	KAROEEN AVENUE - CROSS SECTIONS
API-018-16	A	15/09/20	KAROEEN AVENUE - CROSS SECTIONS
API-018-17	A	15/09/20	CLOI - FREETSTIAL CROSSING - LONGITUDINAL & CROSS SECTION
API-018-18	B	30/10/20	EARTHWORKS PLAN - STAGE 11 & 12
API-018-19	A	15/09/20	EARTHWORKS PLAN - STAGE 11 & 12
API-018-20	A	15/09/20	STORMWATER DRAINAGE - STAGE 11 & 12
API-018-21	B	30/10/20	STORMWATER DRAINAGE - STAGE 11 & 12
API-018-22	A	15/09/20	STORMWATER DRAINAGE - WATERSHED AREAS
API-018-23	A	15/09/20	STORMWATER DRAINAGE - LONGITUDINAL SECTIONS
API-018-24	A	15/09/20	STORMWATER DRAINAGE - LONGITUDINAL SECTIONS
API-018-25	A	22/10/20	SEWERAGE - LAYOUT PLAN - STAGE 11 & 12
API-018-27	A	15/09/20	SEWERAGE - LAYOUT PLAN - STAGE 11 & 12
API-018-28	A	15/09/20	SEWERAGE - LONGITUDINAL SECTIONS
API-018-29	A	15/09/20	SEWERAGE - LONGITUDINAL SECTIONS
API-018-30	A	15/09/20	SEWERAGE - LONGITUDINAL SECTIONS
API-018-31	A	15/09/20	SEWERAGE PUMP STATION
API-018-32	A	15/09/20	SEWERAGE - MASTER PLAN
API-018-33	B	30/10/20	WATER RETICULATION - STAGE 11 & 12
API-018-34	B	30/10/20	WATER RETICULATION - STAGE 11 & 12
API-018-35	A	15/09/20	EROSION & SEDIMENT CONTROL PLAN - STAGE 11
API-018-36	A	15/09/20	EROSION & SEDIMENT CONTROL PLAN - STAGE 12

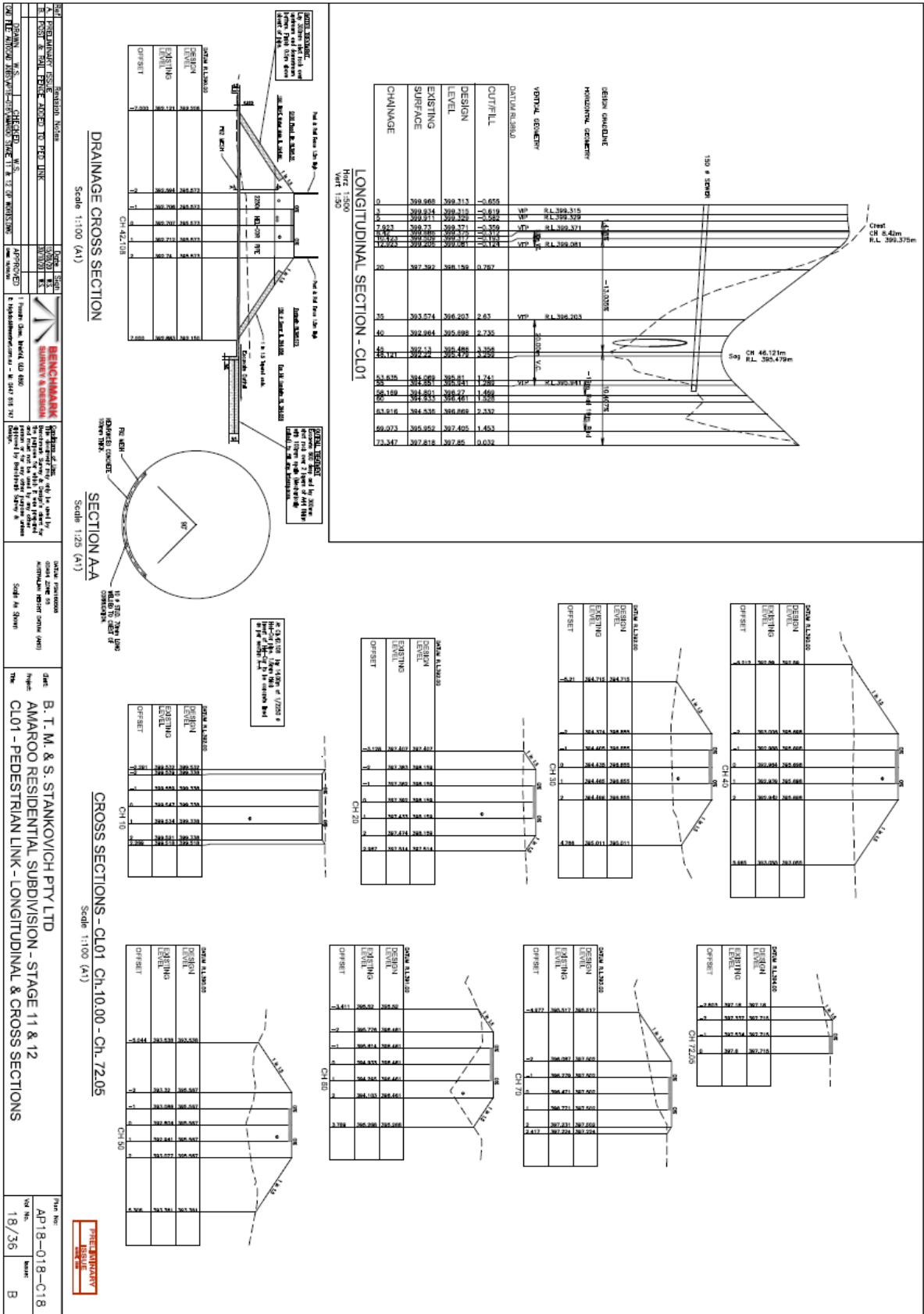
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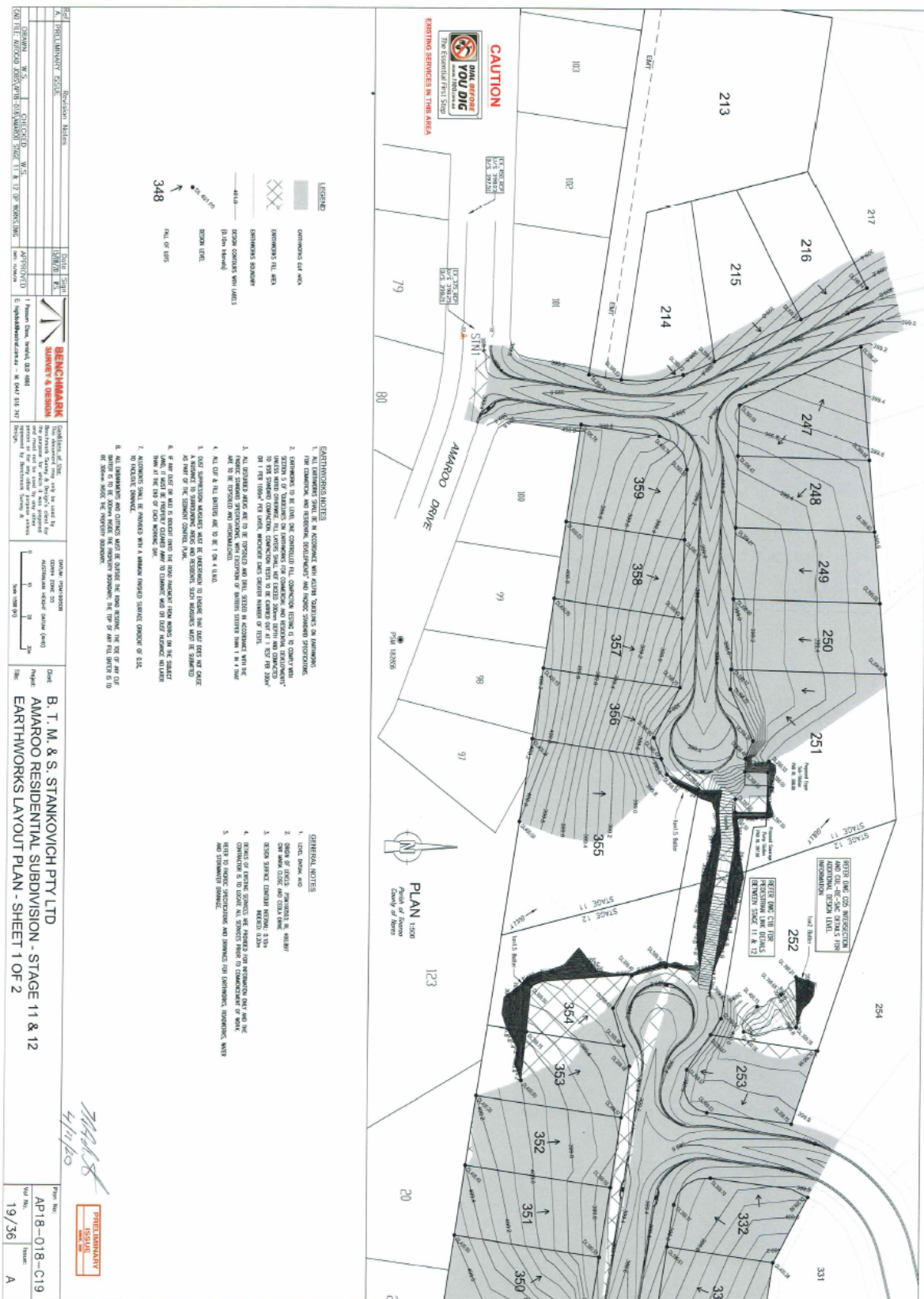


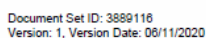


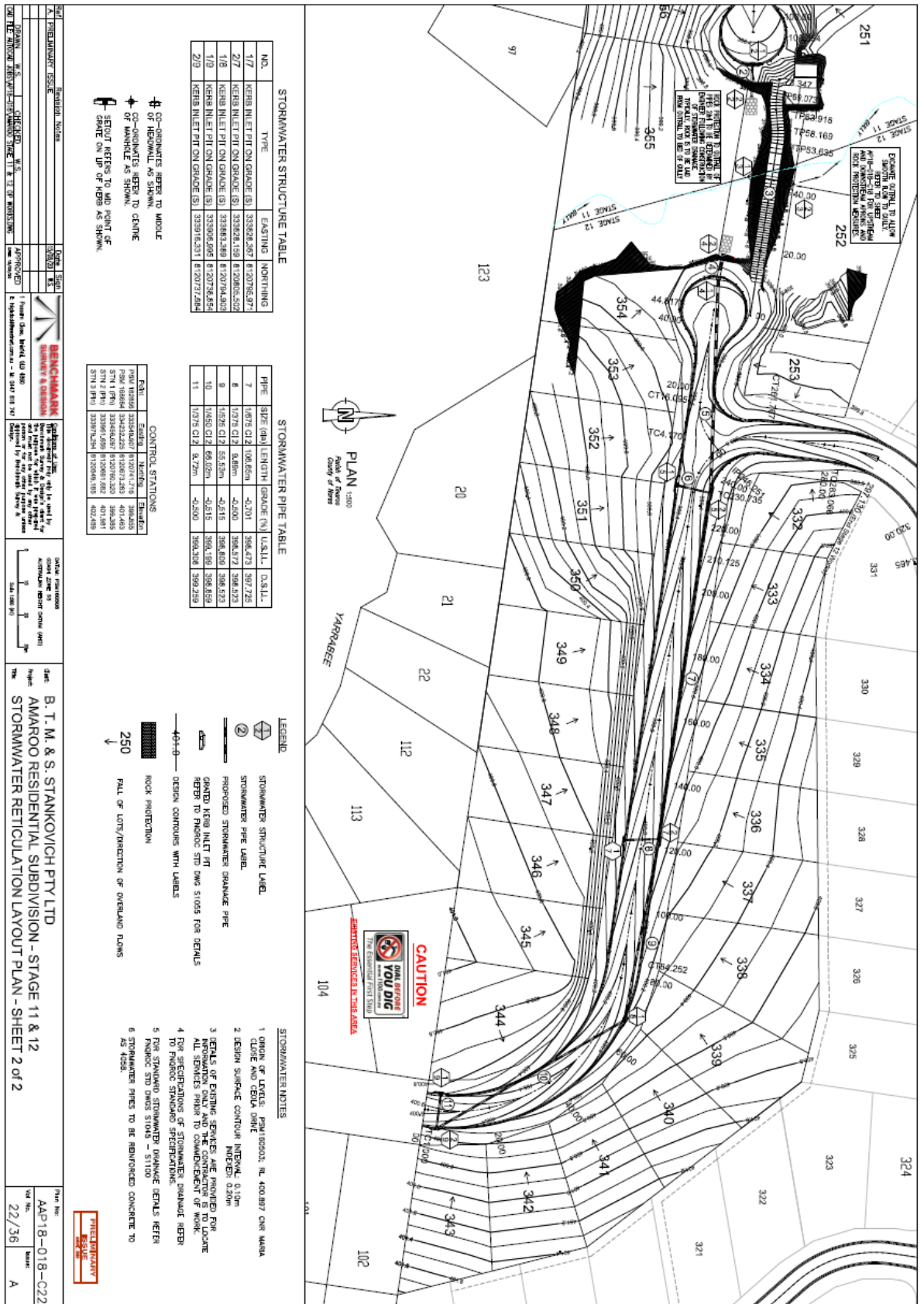


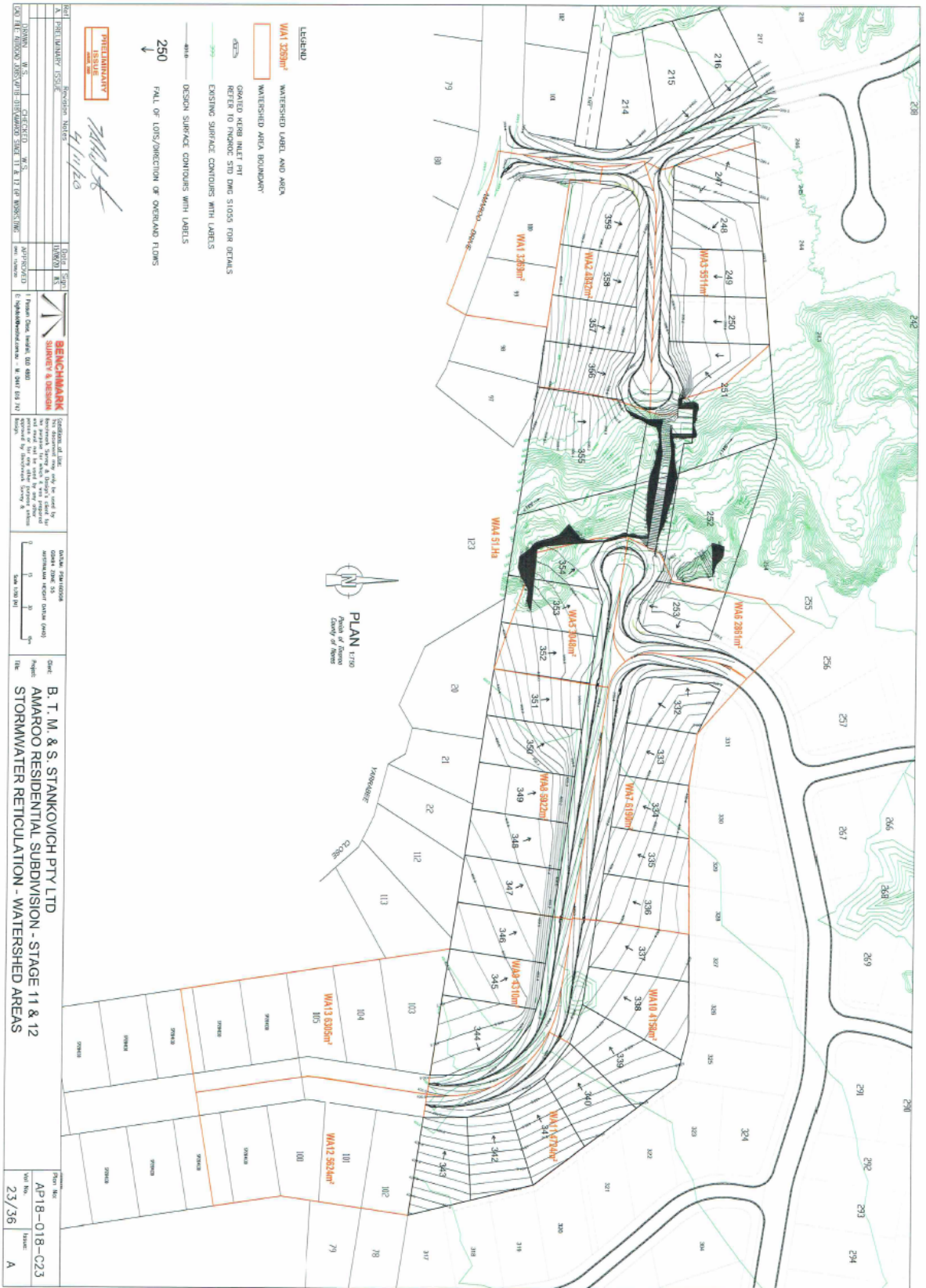












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