



5 October 2022

Senior Planner: Brian Millard  
Direct Phone: 4086 4657  
Our Reference: OPW/22/0004  
Your Reference: 1470

Sibi Girgenti Holdings Pty Ltd  
C/- Jim Papas Civil Engineering Designer Pty Ltd  
PO Box 2347  
MAREEBA QLD 4880

Dear Applicants,

## **Decision Notice**

### ***Planning Act 2016***

I refer to your application and advise that on 4 October 2022 under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### **APPLICATION DETAILS**

Application No: OPW/22/0004  
Street Address: McIver Road, Mareeba  
Real Property Description: Lot 100 on SP276719  
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

#### **DECISION DETAILS**

Type of Decision: Approval  
Type of Approval: Development Permit for Operational Works (Roadworks, Bulk Earthworks, Water and Sewer Supply Works and Stormwater Drainage) for Development Permit RAL/21/0024  
Date of Decision: 4 October 2022

#### **CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is two (2) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

**INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "*necessary infrastructure condition*" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

**ASSESSMENT MANAGER CONDITIONS****(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) General**

- (i) This development permit does not authorise the use of "blackmax" piping.
- (ii) This development permit applies to the roadworks, bulk earthworks, water and sewer supply and stormwater drainage components of the operational works as included on the approved plans.

All works covered under this development permit will not be placed "on-maintenance" until a subsequent development permit is issued for the stormwater drainage components and the stormwater drainage works have been completed in full, to the satisfaction of Council's delegated officer.
- (iii) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (iv) 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.
- (v) 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.
- (vi) Upon completion of excavation and filling works, a statement of compliance of works endorsed by a Registered Professional Engineer of Queensland (RPEQ) must be submitted to Council.

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**(b) Pre-start Meeting**

- (i) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned prior to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

**(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.

<b>REFERRAL AGENCIES</b>
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Not Applicable.

<b>APPROVED PLANS</b>
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The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1470-C01 Amdt C	Existing Site Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C02 Amdt C	Typical Cross Sections, Pavement Data, and Details	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C03 Amdt C	Bulk Earthworks Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C04 Amdt C	Soil and Water Strategy	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C05 Amdt C	Earthworks, Roadworks and Stormwater Drainage Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C06 Amdt C	Sewer Reticulation Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C07 Amdt C	Water Reticulation Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C08 Amdt C	Details of Intersection, Cul De Sac and Outlet Drains	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C09 Amdt D	Provisional Design of Structural Details of Manhole 2/1	Jim Papas Civil Engineering Designer Pty Ltd	28.09.22
1470-C10 Amdt C	Mclver Road/Tilse Street - Longitudinal Section and Set Out	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C11 Amdt C	Mclver Road/Tilse Street - Cross Sections (Sheet 1 of 3)	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C12 Amdt C	Mclver Road/Tilse Street - Cross Sections (Sheet 2 of 3)	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C13 Amdt C	Mclver Road/Tilse Street - Cross Sections (Sheet 3 of 3)	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C14 Amdt C	Road A - Longitudinal Section and Set Out	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C15 Amdt C	Road A - Longitudinal Sections (Sheet 1 of 1)	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C16 Amdt C	Catch Drain No. 1 - Longitudinal and Cross Sections, Typical Cross Section and Setout	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22

1470-C17 Amdt C	Stormwater Drainage Longitudinal Sections, Pit Schedule, Set Out and Notes	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C18 Amdt C	Sewerage Reticulation Longitudinal Sections (Sheet 1 of 2)	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C19 Amdt C	Sewerage Reticulation Longitudinal Sections (Sheet 2 of 2) and Set Out	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C20 Amdt C	Stormwater Drainage Catchment Plan	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22
1470-C21 Amdt C	Stormwater Drainage Calculation Sheet	Jim Papas Civil Engineering Designer Pty Ltd	13.09.22

#### FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

#### RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

#### OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.msc.qld.gov.au](http://www.msc.qld.gov.au), or at Council Offices.

Yours faithfully



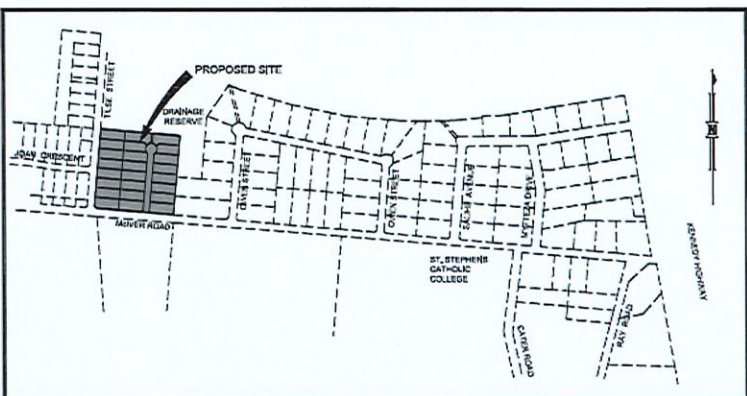
**BRIAN MILLARD**  
**SENIOR PLANNER**

Enc: Approved Plans/Documents  
Appeal Rights  
Pre-start meeting pro-forma

Approved Plans/Documents

# PRESTIGE GARDENS ESTATE STAGES 1-6 PROPOSED RESIDENTIAL SUBDIVISION AT CNR McIVER ROAD AND TILSE STREET MAREEBA

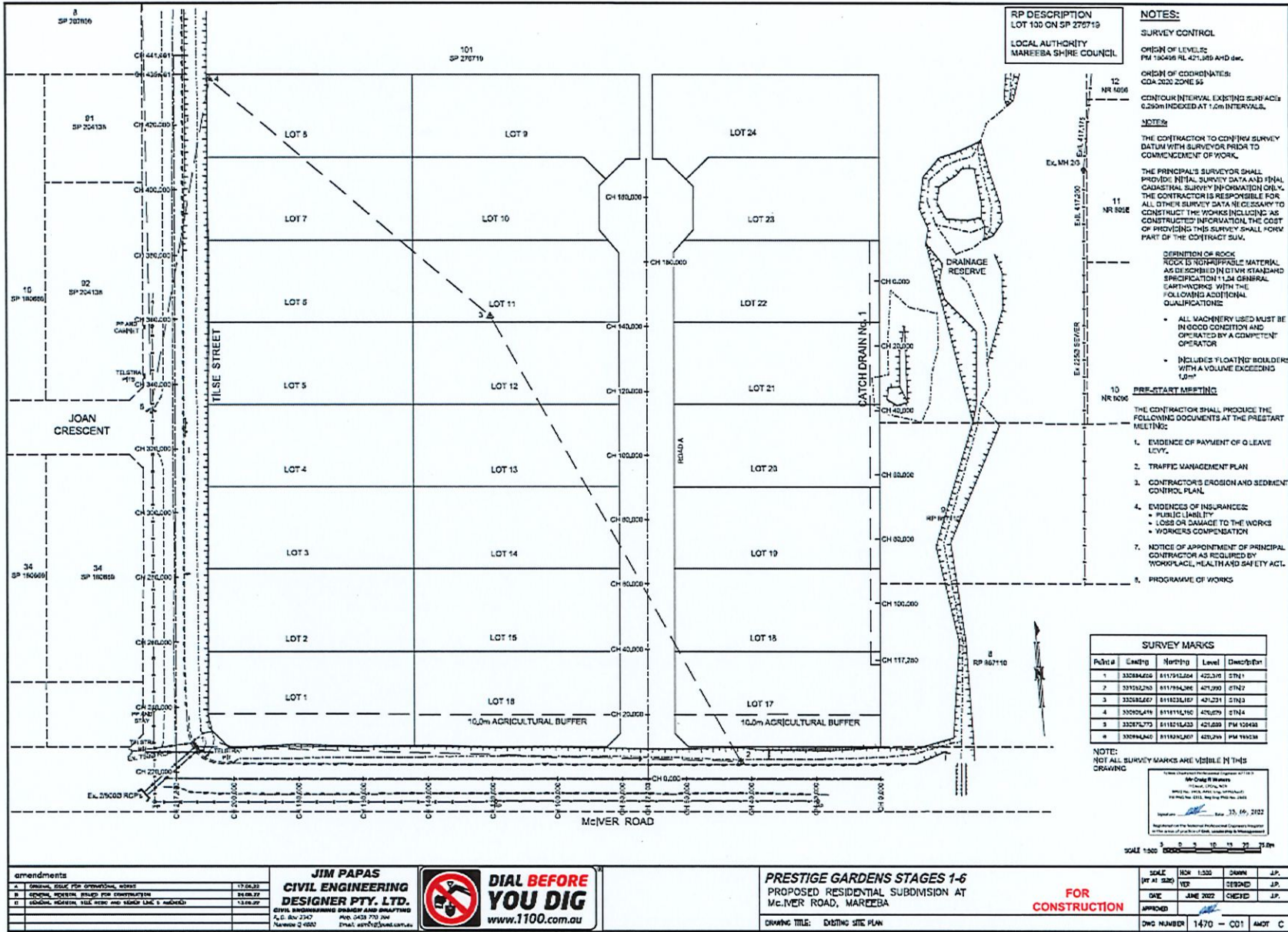
- PROJECT DRAWINGS  
PROJECT No. 1472
- C 01 - EXISTING SITE PLAN.
  - C 02 - TYPICAL CROSS SECTIONS, PAVEMENT DATA AND DETAILS.
  - C 03 - BULK EARTHWORKS PLAN.
  - C 04 - SOIL AND WATER STRATEGY.
  - C 05 - EARTHWORKS, ROADWORKS & STORMWATER DRAINAGE PLAN.
  - C 06 - SEWERAGE RETICULATION PLAN.
  - C 07 - WATER RETICULATION PLAN.
  - C 08 - DETAILS OF INTERSECTION, CUL DE SAC AND OUTLET DRAIN.
  - C 09 - PROVISIONAL DESIGN OF STRUCTURAL DETAILS OF MANHOLE 271.
  - C 10 - MAINER ROAD - TILSE STREET - LONGITUDINAL SECTION AND SET OUT.
  - C 11 - MAINER ROAD - TILSE STREET - CROSS SECTIONS (SHEET 1 OF 3).
  - C 12 - MAINER ROAD - TILSE STREET - CROSS SECTIONS (SHEET 2 OF 3).
  - C 13 - MAINER ROAD - TILSE STREET - CROSS SECTIONS (SHEET 3 OF 3).
  - C 14 - ROAD A - LONGITUDINAL SECTION AND SET OUT.
  - C 15 - ROAD A - CROSS SECTIONS (SHEET 1 OF 1).
  - C 16 - CATCH DRAIN No. 1 - LONGITUDINAL AND CROSS SECTIONS, TYPICAL CROSS SECTION AND SET OUT.
  - C 17 - STORMWATER DRAINAGE LONGITUDINAL SECTIONS, PIT SCHEDULE, SET OUT AND NOTES.
  - C 18 - SEWERAGE RETICULATION LONGITUDINAL SECTION SHEET 1 OF 2.
  - C 19 - SEWERAGE RETICULATION LONGITUDINAL SECTION SHEET 2 OF 2 AND SET OUT.
  - C 20 - STORMWATER DRAINAGE CATCHMENT PLAN.
  - C 21 - STORMWATER DRAINAGE CALCULATION SHEET.
  - C 22 - STORMWATER DRAINAGE SYSTEM WITHOUT ANY CONTRIBUTING EXTERNAL CATCHMENTS
  - C 23 - STORMWATER DRAINAGE CALCULATION SHEET FOR DRAINAGE SYSTEM WITHOUT ANY CONTRIBUTING EXTERNAL CATCHMENTS

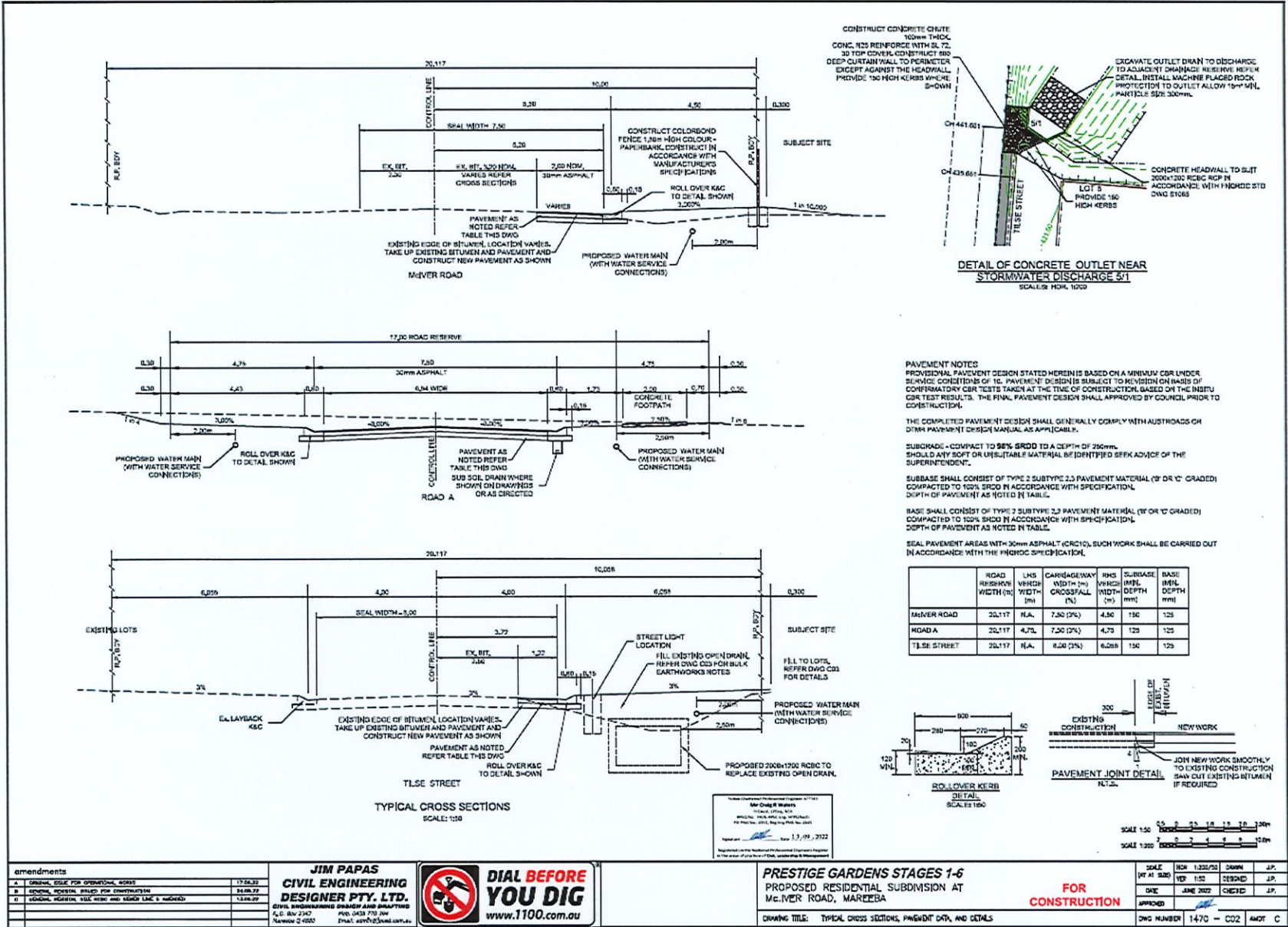


SITE PLAN  
N.T.S.

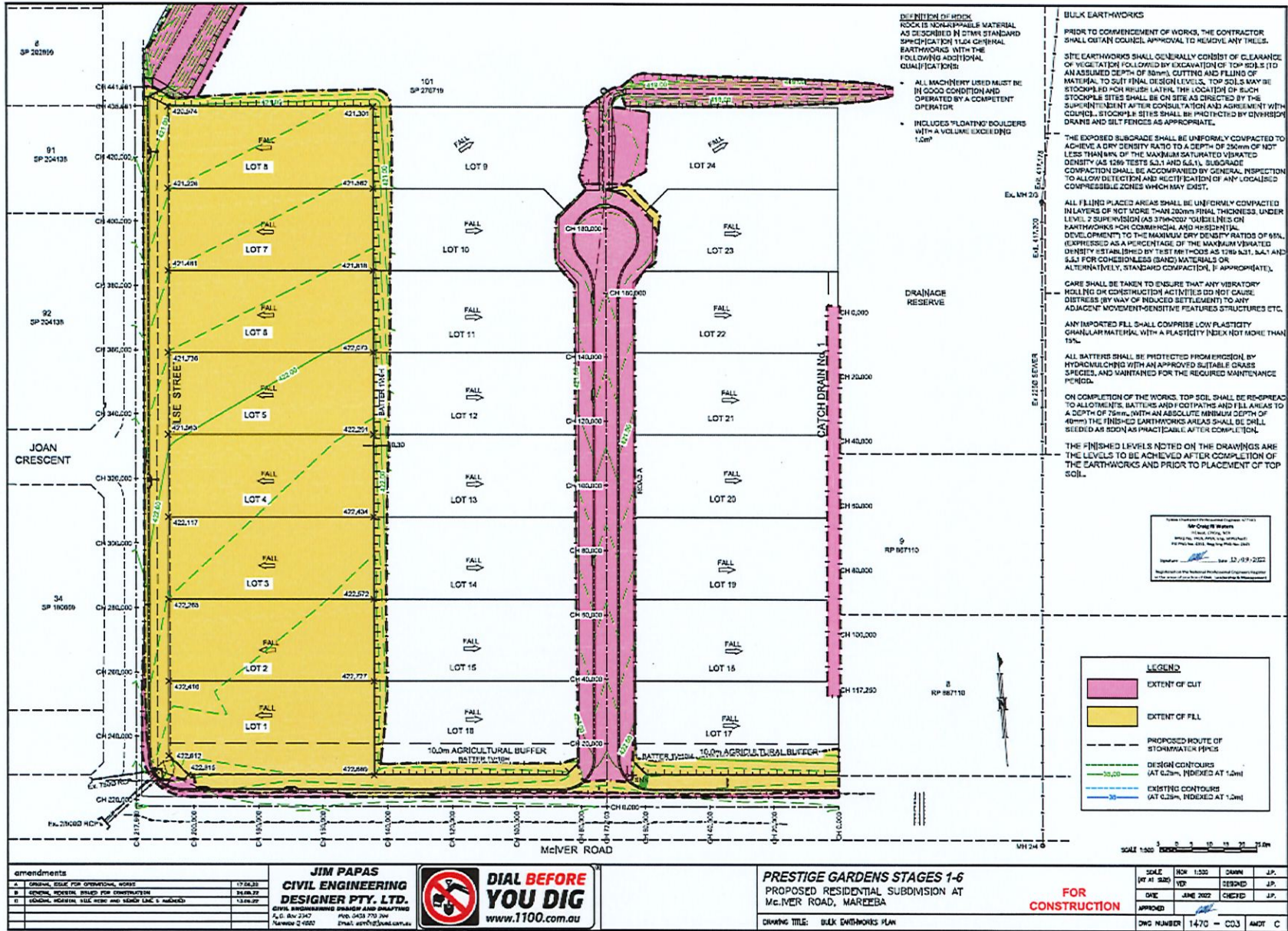
**FOR  
CONSTRUCTION**

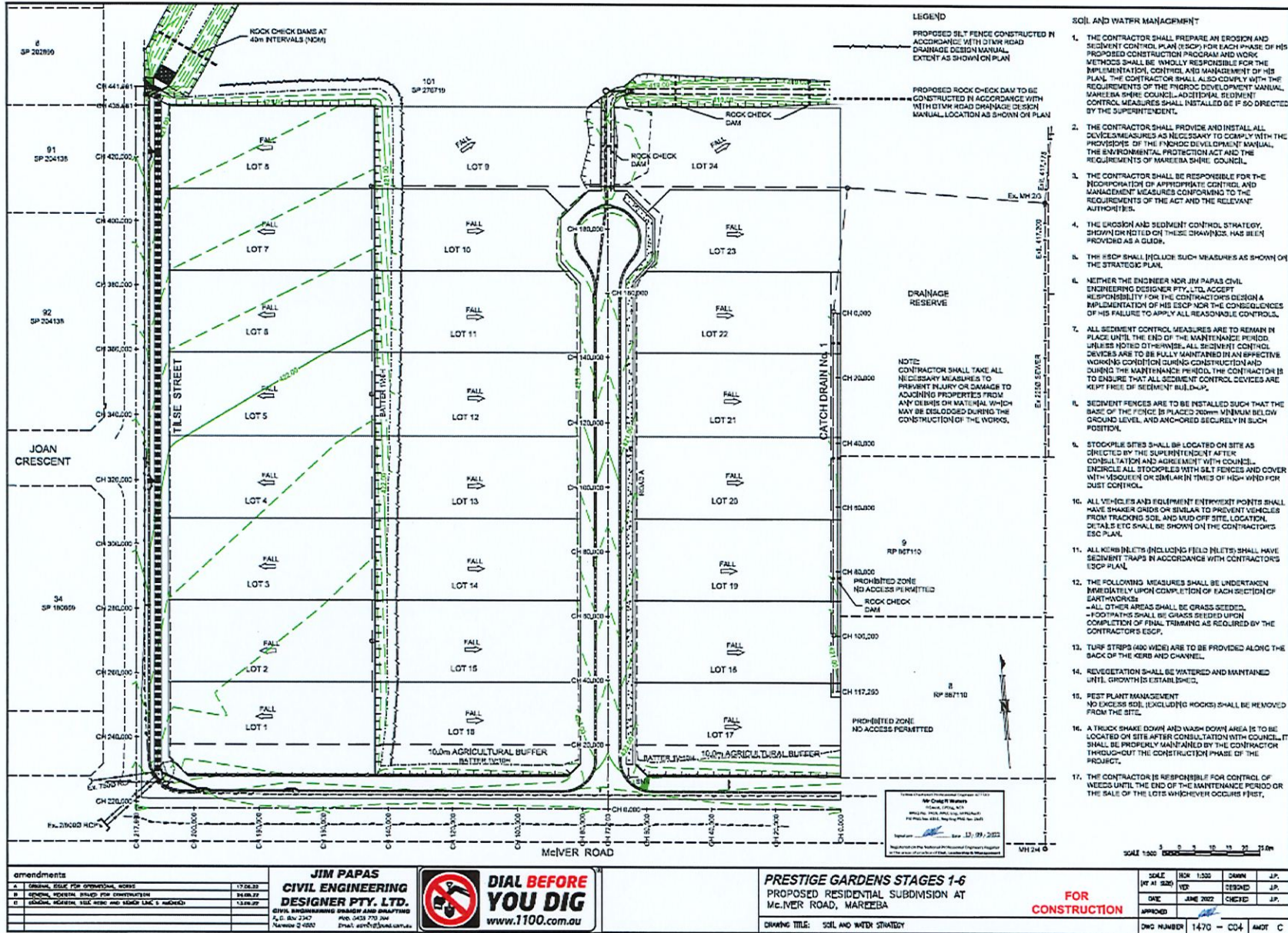


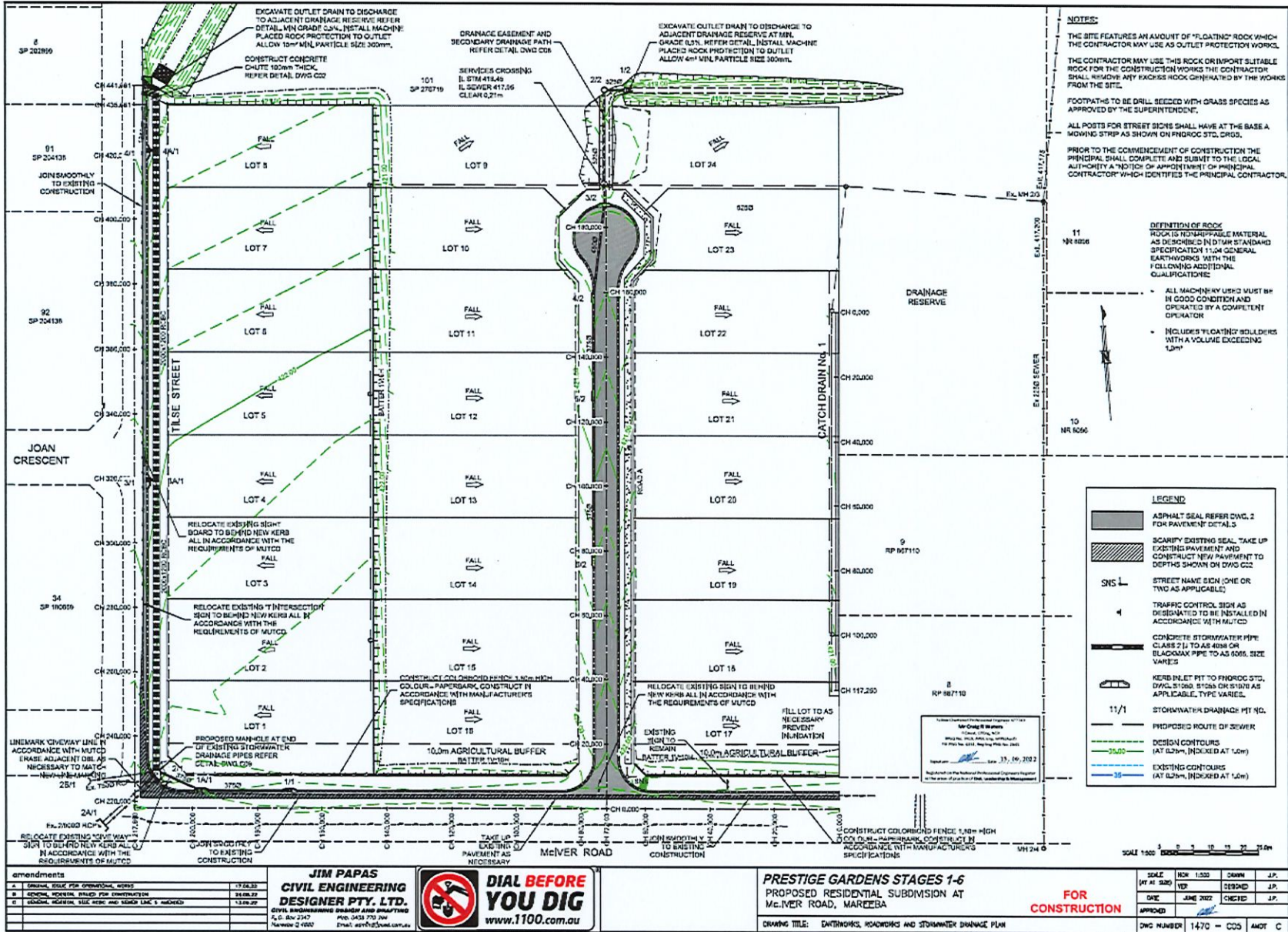


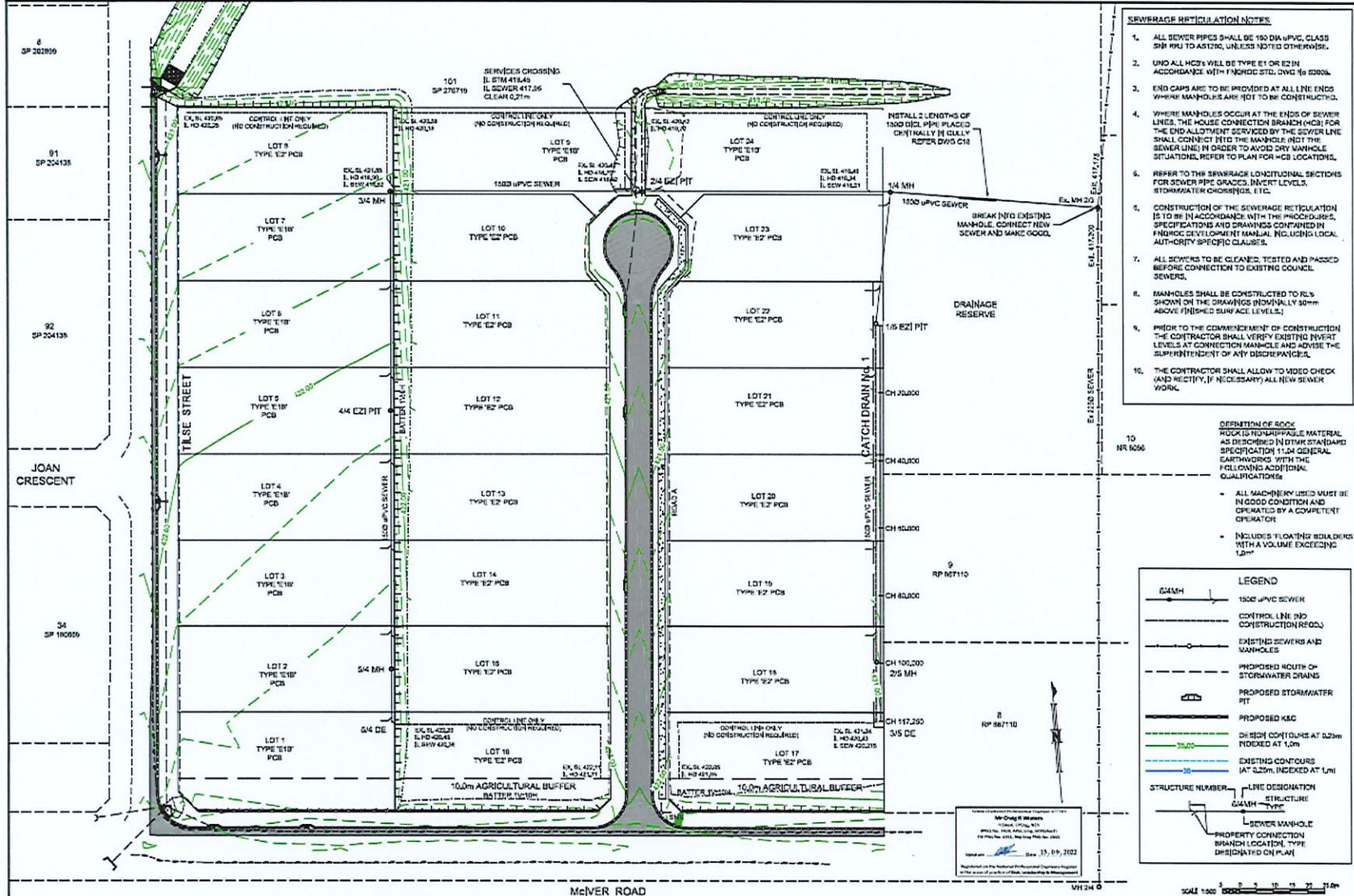








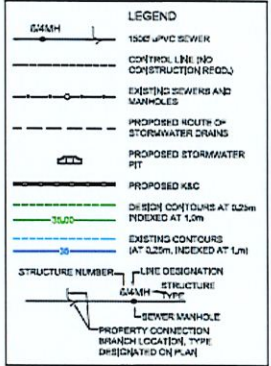




- SEWERAGE RETICULATION NOTES**
1. ALL SEWER PIPES SHALL BE 150 DIA UPVC, CLASS S8B PER TO AS1200, UNLESS NOTED OTHERWISE.
  2. UNO ALL MCB'S WILL BE TYPE E1 OR E2 IN ACCORDANCE WITH FMRODC STD. DND 10 8000A.
  3. END CAPS ARE TO BE PROVIDED AT ALL LINE ENDS WHERE MANHOLES ARE NOT TO BE CONSTRUCTED.
  4. WHERE MANHOLES OCCUR AT THE ENDS OF SEWER LINES, THE HOUSE CONNECTION BRANCH (HCB) FOR THE END ALLIEMENT SERVICED BY THE SEWER LINE SHALL CONNECT INTO THE MANHOLE (NOT THE SEWER LINE) IN ORDER TO AVOID DRY MANHOLE SITUATIONS. REFER TO PLAN FOR HCB LOCATIONS.
  5. REFER TO THE SEWERAGE LONGITUDINAL SECTIONS FOR SEWER PIPE GRADES, INVERT LEVELS, STORMWATER CROSSINGS, ETC.
  6. CONSTRUCTION OF THE SEWERAGE RETICULATION IS TO BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND DRAWINGS CONTAINED IN FMRODC DEVELOPMENT MANUAL, INCLUDING LOCAL AUTHORITY SPECIFIC CLAUSES.
  7. ALL SEWERS TO BE CLEANED, TESTED AND PASSED BEFORE CONNECTION TO EXISTING COUNCIL SEWERS.
  8. MANHOLES SHALL BE CONSTRUCTED TO RL'S SHOWN ON THE DRAWINGS (NOMINALLY 30mm ABOVE FINISHED SURFACE LEVELS).
  9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY EXISTING INVERT LEVELS AT CONNECTION MANHOLES AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCIES.
  10. THE CONTRACTOR SHALL ALLOW TO HOLD CHECK AND RECTIFY, IF NECESSARY, ALL NEW SEWER WORK.

**DEFINITION OF ROCK**  
 POINTS TO DISPOSABLE MATERIAL AS DESCRIBED IN OTHER STANDARD SPECIFICATION 11.04 GENERAL EARTHWORKS WITH THE FOLLOWING ADDITIONAL QUALIFICATIONS:

- ALL MACHINERY USED MUST BE IN GOOD CONDITION AND OPERATED BY A COMPETENT OPERATOR
- INCLUDES FLOATING Boulders WITH A VOLUME EXCEEDING 1.0m<sup>3</sup>



amendments		
A	GENERAL, 88% FOR APPROVAL, 2024	17.06.22
B	GENERAL, REVISION BRND FOR CONSTRUCTION	24.06.22
C	GENERAL, REVISION, 100% PERM AND LOCAL L&C + AMENDS	13.06.22

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND DRAWINGS  
 1/5 ROY ST  
 MAREEBA VIC 3875  
 PHN 5453 770 FAX 5453 770  
 EMAIL jim@jim-papas.com.au



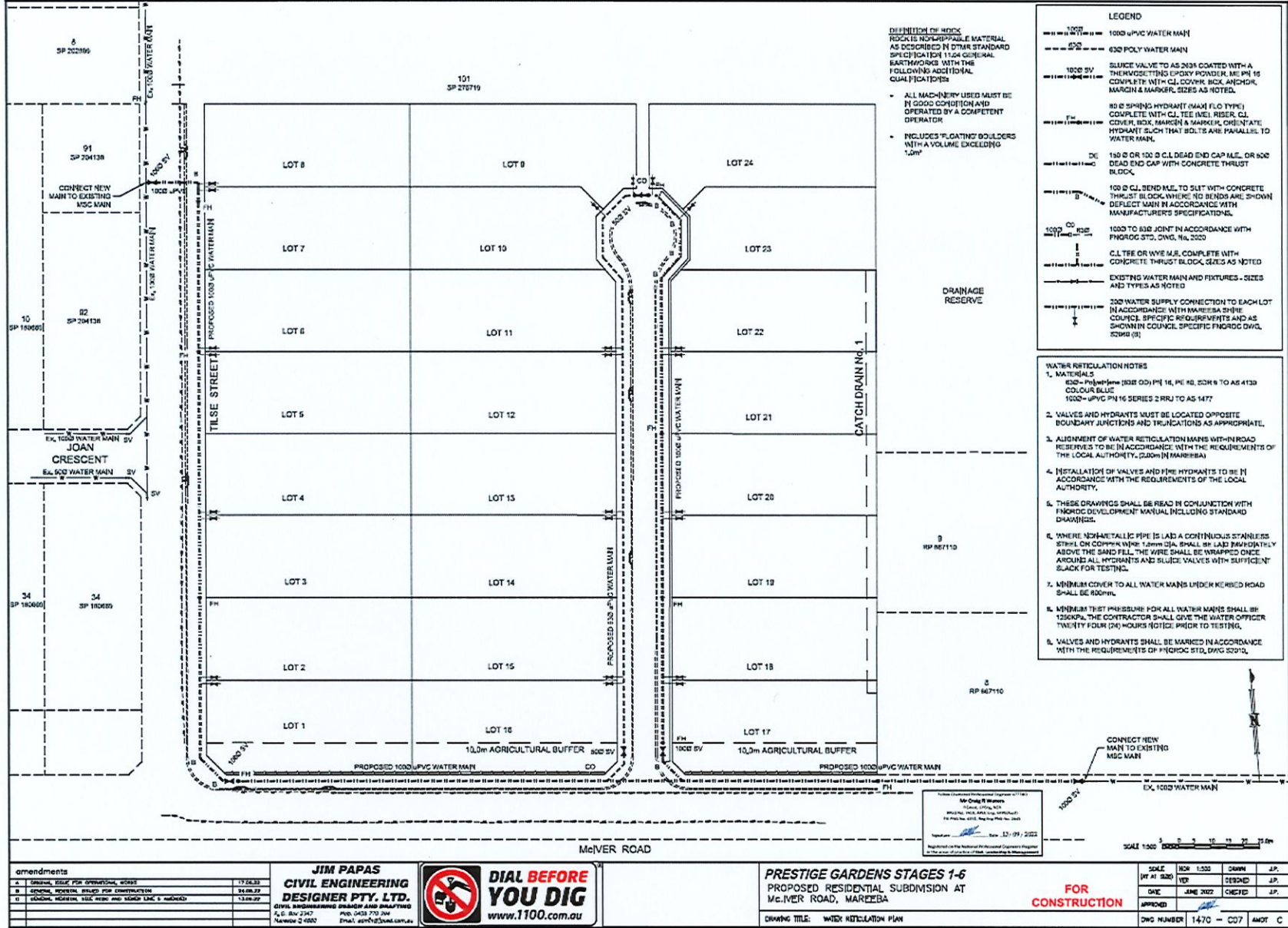
**PRESTIGE GARDENS STAGES 1-6**  
 PROPOSED RESIDENTIAL SUBDIVISION AT  
 McIVER ROAD, MAREEBA

DRAWING TITLE: SEWER RETICULATION PLAN

**FOR CONSTRUCTION**

SCALE	REV	DATE	BY	CHKD	APPD
AS SH	1	JUN 2022	J.P.	J.P.	J.P.
	2	JUN 2022	J.P.	J.P.	J.P.

DWG NUMBER: 1470 - C06 AMT C



**DEFINITION OF ROCK**  
 ROCK IS NON-REPAIRABLE MATERIAL AS DESCRIBED IN OTHER STANDARD SPECIFICATION 1100A GENERAL EARTHWORKS WITH THE FOLLOWING ADDITIONAL QUALIFICATIONS:

- ALL MACHINERY USED MUST BE IN GOOD CONDITION AND OPERATED BY A COMPETENT OPERATOR
- INCLUDES "FLOATING" BOULDERS WITH A VOLUME EXCEEDING 1.0m<sup>3</sup>

**LEGEND**

--- 1000 uPVC WATER MAIN
--- 600 POLY WATER MAIN
--- 1000 SV
--- RH
--- DC
--- 1000 CD
--- C.T.E OR WYE M.S.J. COMPLETE WITH CONCRETE THRUST BLOCK, SIZES AS NOTED
--- EXISTING WATER MAIN AND FIXTURES - SIZES AND TYPES AS NOTED
--- 100 WATER SUPPLY CONNECTION TO EACH LOT IN ACCORDANCE WITH MAREEBA SHIRE COUNCIL SPECIFIC REQUIREMENTS AND AS SHOWN IN COUNCIL SPECIFIC P/PROC D/AVG 3001L, 3001B (S)

- WATER RETICULATION NOTES**
1. MATERIALS  
 600 Poly (PH 16) TO AS 4120  
 COLOUR BLUE  
 1000 uPVC PH 16 SERIES 2 RRU TO AS 1477
  2. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRUNCATIONS AS APPROPRIATE.
  3. ALIGNMENT OF WATER RETICULATION MAINS WITHIN ROAD RESERVES TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. (2000) (MAREEBA)
  4. INSTALLATION OF VALVES AND THE HYDRANTS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
  5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH P/PROC DEVELOPMENT MANUAL INCLUDING STANDARD DRAWINGS.
  6. WHERE NON-METALLIC PIPE IS LAD A CONTINUOUS STAINLESS STEEL OR COPPER WIRE 1.0mm DIA. SHALL BE LAD PARALLEL TO AND ABOVE THE SAND FILL. THE WIRE SHALL BE WRAPPED ONCE AROUND ALL HYDRANTS AND SLUICE VALVES WITH SUFFICIENT SLACK FOR TESTING.
  7. MINIMUM COVER TO ALL WATER MAINS UNDER KERBED ROAD SHALL BE 600MM.
  8. MINIMUM TEST PRESSURE FOR ALL WATER MAINS SHALL BE 1200kPa. THE CONTRACTOR SHALL GIVE THE WATER OFFICER TWENTY FOUR (24) HOURS NOTICE PRIOR TO TESTING.
  9. VALVES AND HYDRANTS SHALL BE MARKED IN ACCORDANCE WITH THE REQUIREMENTS OF P/PROC STD, D/AVG 3001L.

amendments		
A	GENERAL, ISSUE FOR APPROVAL AND ISSUE	17.04.23
B	GENERAL, REVISION BRAD FOR CONSTRUCTION	24.06.23
C	GENERAL, REVISION, ISSUE AFTER AND ISSUE FOR C & MAREEBA	13.08.23

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND DRAFTING  
 A/C Box 2147 P.O. BOX 210 248  
 MAREEBA Q 4502 Email: jim@jimcivil.com.au

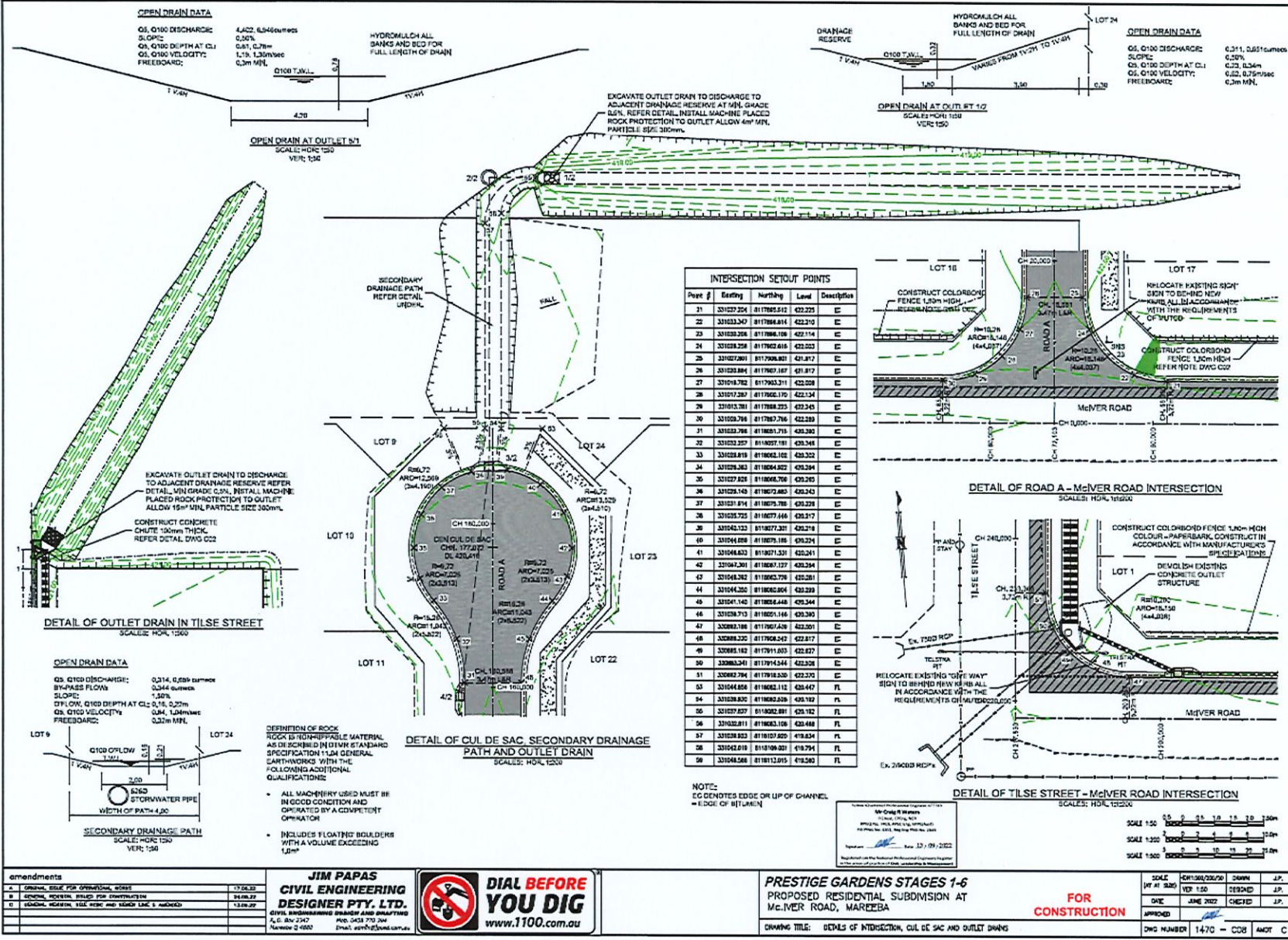


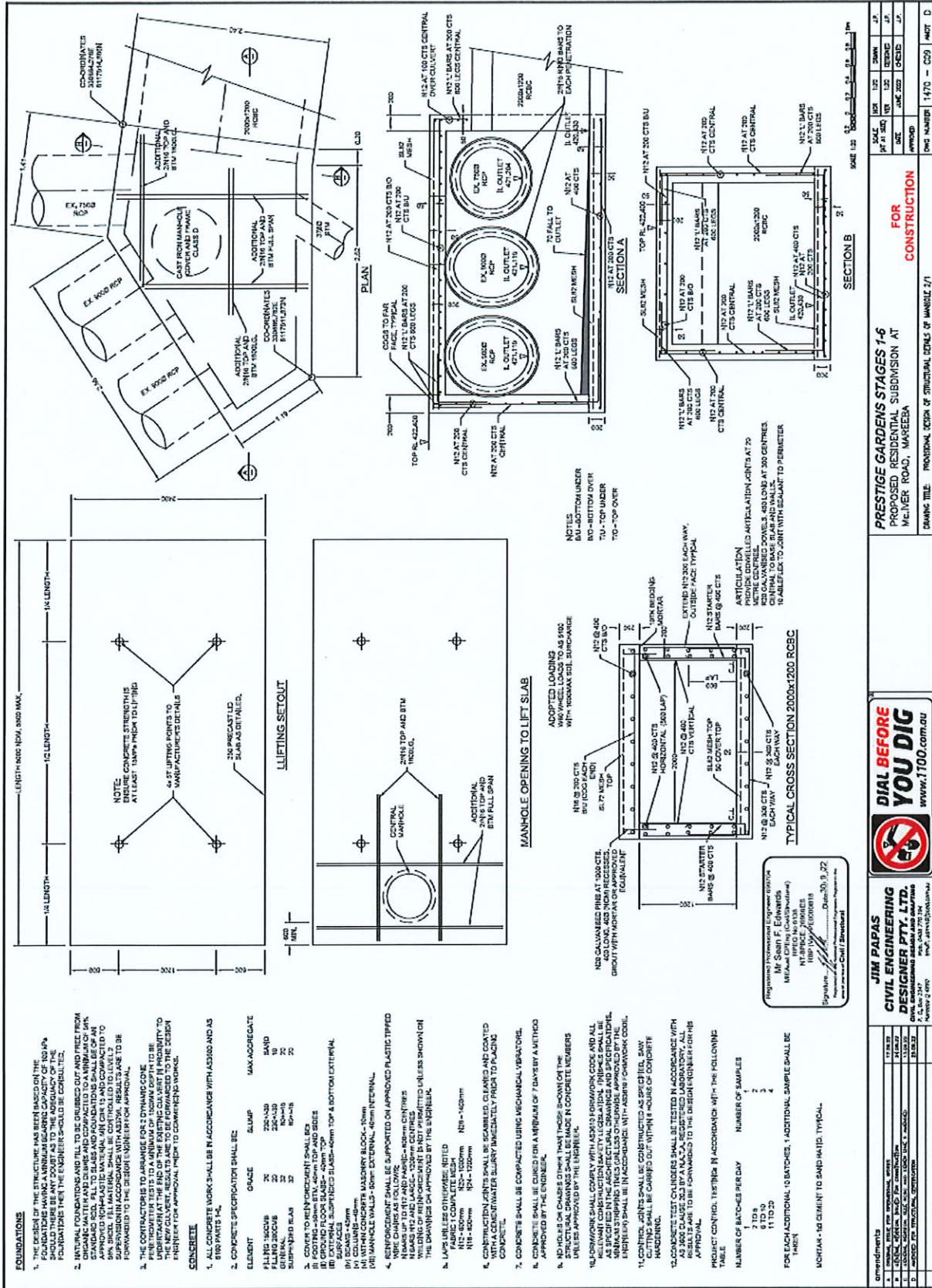
**PRESTIGE GARDENS STAGES 1-6**  
 PROPOSED RESIDENTIAL SUBDIVISION AT  
 McIVER ROAD, MAREEBA  
 DRAWING TITLE: WATER RETICULATION PLAN

**FOR CONSTRUCTION**

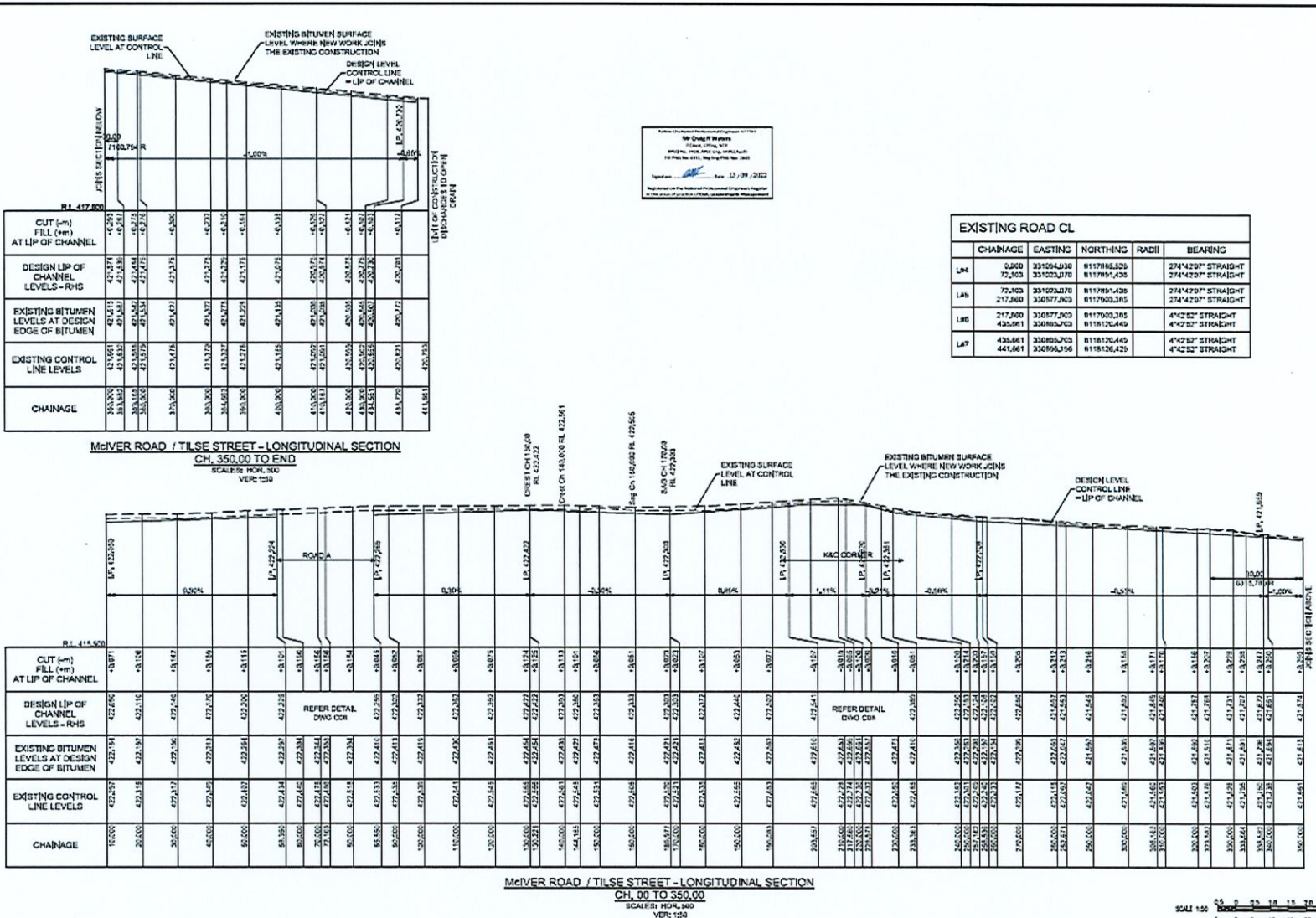
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	2	24/06/23	J.P.		
	3	13/08/23	J.P.		

DWG NUMBER 1470 - C07 AMT C





CHAINAGE	EASTING	NORTHING	RADII	BEARING
LA4	2060	331294,308	R117961,523	274°42'07" STRAIGHT
	72,163	331222,078	R117891,435	274°42'07" STRAIGHT
LAB	72,163	331023,078	R117891,435	274°42'07" STRAIGHT
	217,560	330577,003	R117603,365	274°42'07" STRAIGHT
LAB	217,560	330577,003	R117603,365	4°42'52" STRAIGHT
	435,961	330695,703	R118126,449	4°42'52" STRAIGHT
LAP	435,961	330695,703	R118126,449	4°42'52" STRAIGHT
	441,661	330695,156	R118126,425	4°42'52" STRAIGHT



Project: Prestige Gardens Stages 1-6  
 Mr Craig R Warren  
 Civil Engineer  
 No. 11100/2012  
 Registered Professional Engineer  
 No. 11100/2012  
 Date: 12/09/2022

amendments		
A	GENERAL, ISSUE FOR PRELIMINARY WORKS	17/06/22
B	GENERAL, PRELIMINARY BRIDGE FOR CONSTRUCTION	24/06/22
C	GENERAL, PRELIMINARY BRIDGE FOR CONSTRUCTION	13/09/22

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND DRAFTING  
 2/6 Bin 2347  
 TAYLORVILLE QLD 4013  
 PHONE: 07 5578 2000  
 FAX: 07 5578 2001  
 WWW.JIMPAPAS.COM.AU



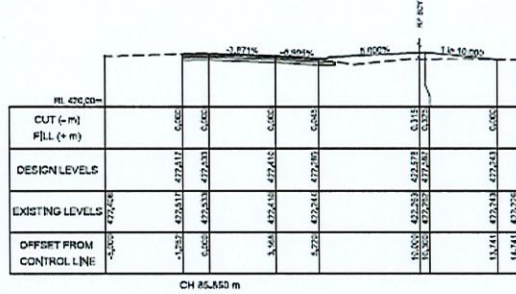
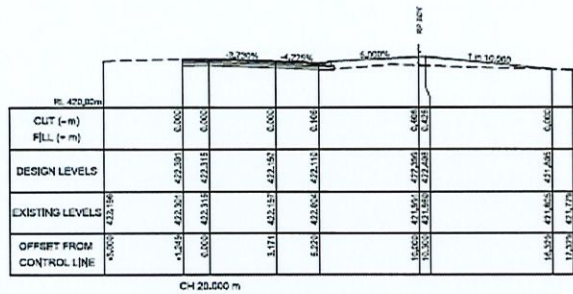
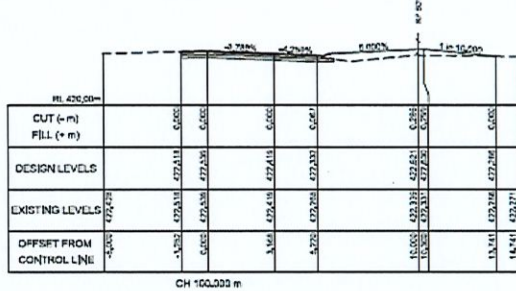
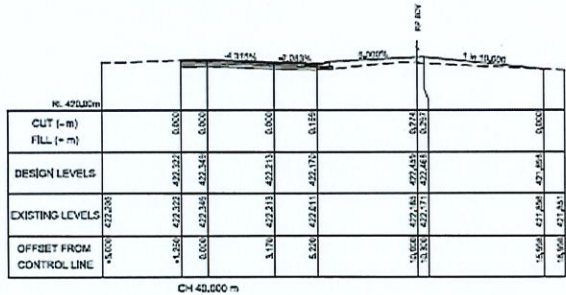
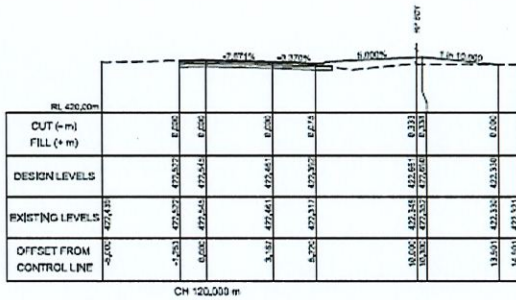
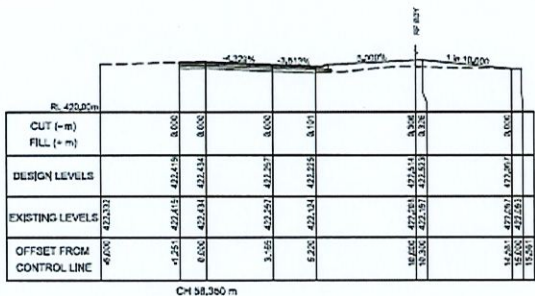
**PRESTIGE GARDENS STAGES 1-6**  
 PROPOSED RESIDENTIAL SUBDIVISION AT  
 McIVER ROAD, MAREEBA

**FOR CONSTRUCTION**

DRAWING TITLE: McIVER ROAD / TILSE STREET - LONGITUDINAL SECTION AND SET OUT

SCALE	NO.	DATE	BY	CHKD.	APP.
1:50	1000	12/09/22	CW	JP	JP
1:50	1001	12/09/22	CW	JP	JP
1:50	1002	12/09/22	CW	JP	JP





CROSS SECTIONS McIVER ROAD/TILSE STREET

SCALE: HORIZ 1:100  
VERT: 1:100

Mr. Craig H. Papas  
11 Lewis Street, Mareeba  
VIC 3870, QLD, AUSTRALIA  
P.O. Box 2411, Mareeba QLD 3870  
Tel: 07 4156 4111  
Date: 30.06.2022

SCALE: 1:100 (HORIZ) 1:100 (VERT)

amendments	
A	GENERAL ISSUE FOR OPERATIONAL ASSESS
B	GENERAL ISSUE SUBMITTED FOR CONSTRUCTION
C	GENERAL ISSUE SUBMITTED FOR CONSTRUCTION

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
CIVIL ENGINEERING DRAFTING AND DRAFTING  
A.C. 8/12/2017 P.O. BOX 210 JIM  
MAREEBA QLD 3870  
Tel: 07 4156 4111

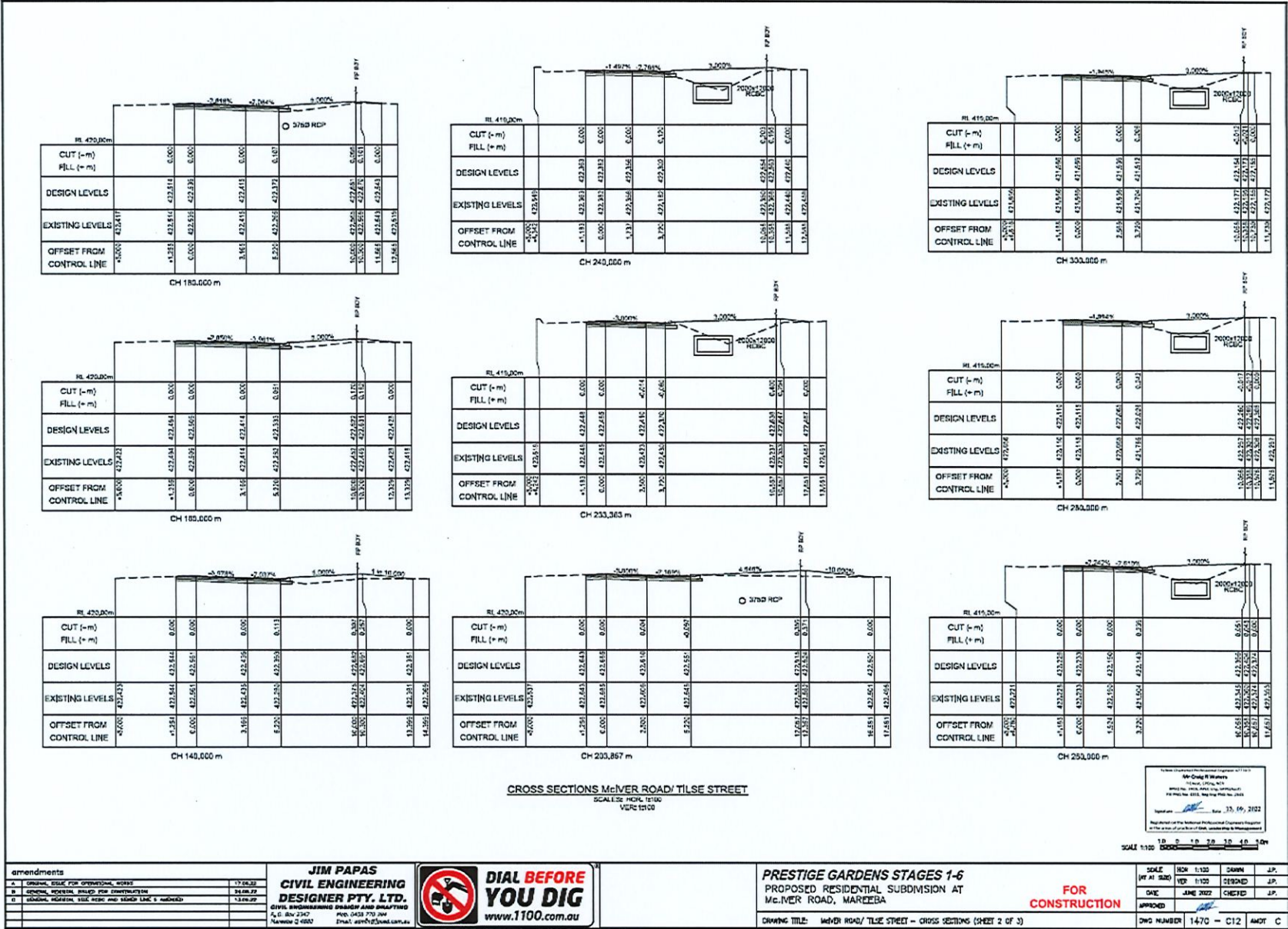


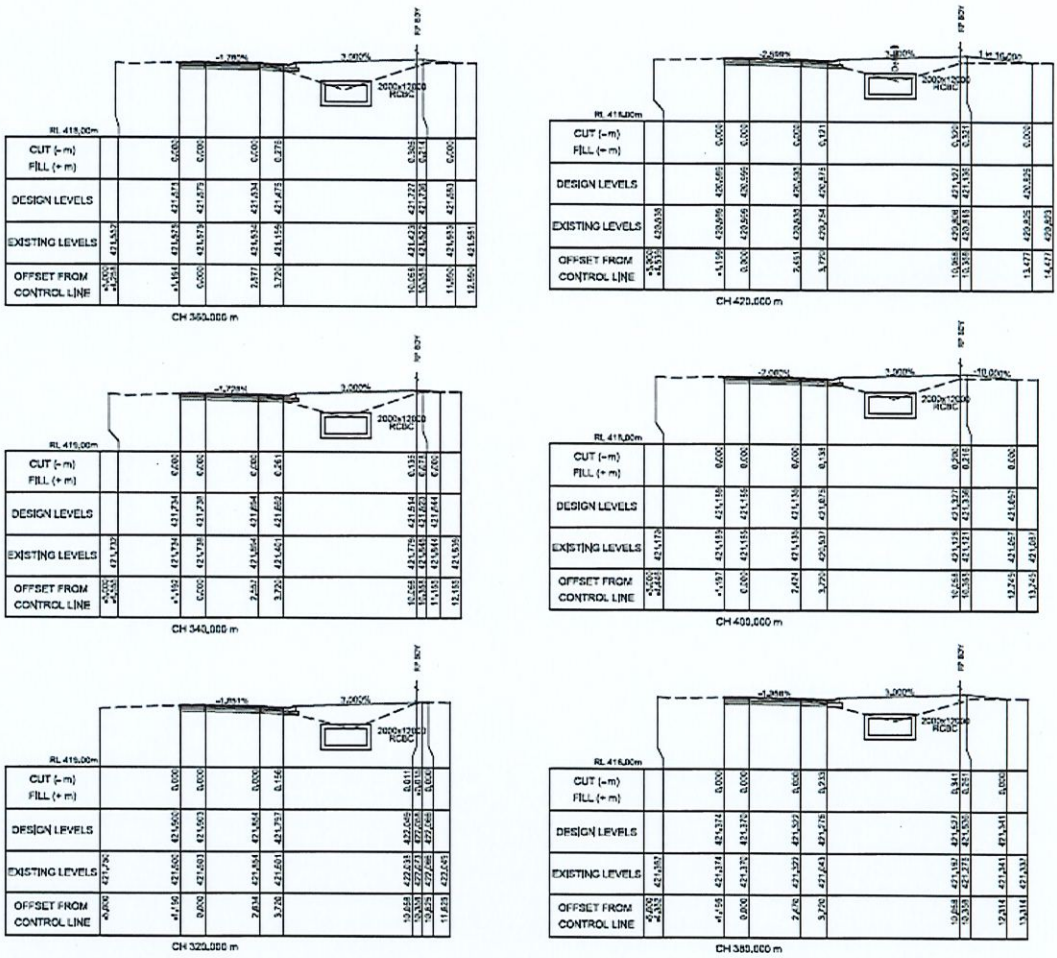
PRESTIGE GARDENS STAGES 1-6  
PROPOSED RESIDENTIAL SUBDIVISION AT  
McIVER ROAD, MAREEBA

**FOR CONSTRUCTION**

SCALE	HOR 1:100	DRAWN	J.P.
(VT AT SCALE)	VER 1:100	DESIGNED	J.P.
DATE	JUNE 2022	CHECKED	J.P.
APPROVED			
DWG NUMBER	1470 - C11	AMOT	C

DRAWING TITLE: McIVER ROAD/TILSE STREET - CROSS SECTIONS (SHEET 1 OF 3)





CROSS SECTIONS McIVER ROAD/TILSE STREET  
SCALE: 1:20 FROM 1:100  
V.B.C. 12/00

Notion Civil Engineering Pty Ltd  
10/100, 17th Floor, 111  
St Pauls Street, Sydney NSW 2000  
Tel: (02) 9231 1111, Fax: (02) 9231 1111  
Registered with the National Professional Engineers Register  
in the name of an associate of NSW, Queensland & Management  
No. 35, 19, 2102

SCALE 1:100

amendments	
1. Original, basic for operational works	17.06.22
2. Original, revised, ready for construction	14.08.22
3. Original, revision, site work and stage 1 & 2 marked	13.09.22

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
CIVIL ENGINEERING, SURVEY AND DRAFTING  
P.O. Box 2347 Red. 5421 700 304  
Newport 2 0502 Email: jim@jimd.com.au

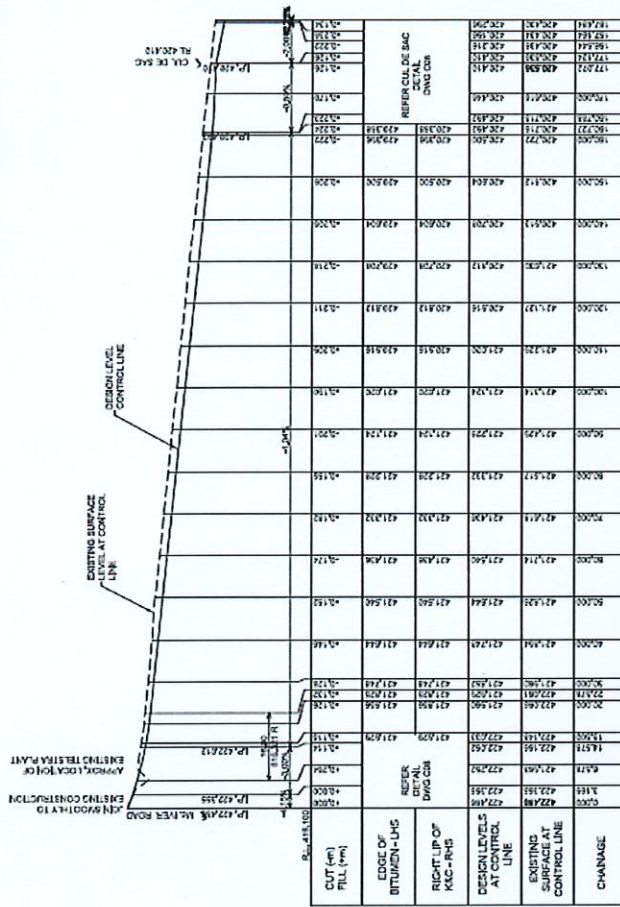


**PRESTIGE GARDENS STAGES 1-6**  
PROPOSED RESIDENTIAL SUBDIVISION AT  
McIVER ROAD, MAREEBA  
**FOR CONSTRUCTION**

SCALE	REV	DATE	BY	CHKD	APP'D
1:100	1	17.06.22	J.P.	J.P.	J.P.
1:100	2	14.08.22	J.P.	J.P.	J.P.
1:100	3	13.09.22	J.P.	J.P.	J.P.

DWG NUMBER 1470 - C1.3 AMOT C

ROAD A				
CHANGING	EASTING	NORTHING	RADIUS	BEARING
UP	6280	301020.79	811760.248	4°24'0" STRAIGHT
UP	177.272	301020.79	811802.711	4°24'0" STRAIGHT
UP	177.272	301020.79	811802.711	4°24'0" STRAIGHT
UP	101.627	301020.79	811802.711	4°24'0" STRAIGHT

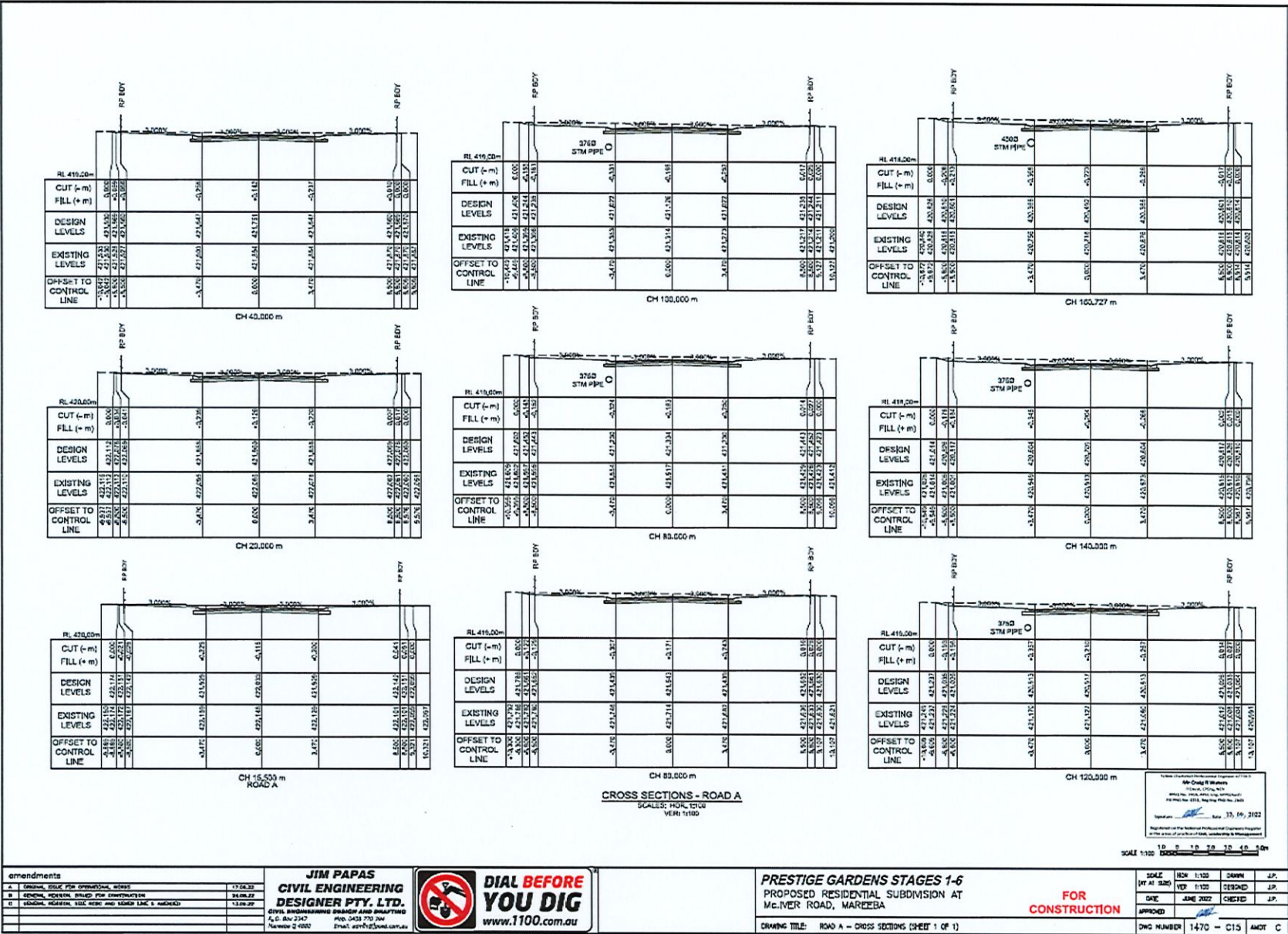


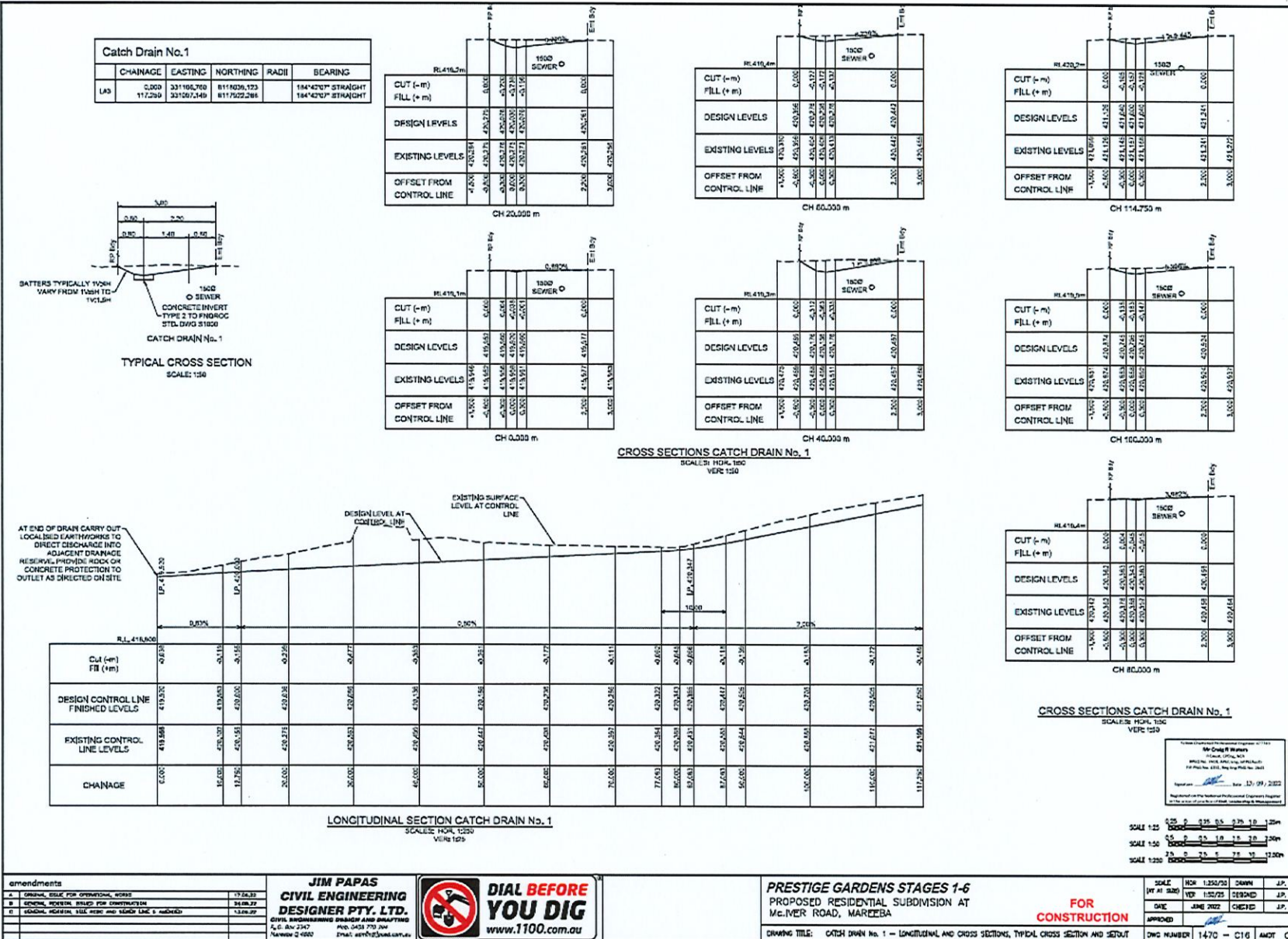
ROAD A - LONGITUDINAL SECTION  
SCALE: 1:100 (HORIZONTAL) 1:50 (VERTICAL)

APPROVED FOR CONSTRUCTION  
DATE: 15/06/2022  
DRAWN: [Signature]

SCALE: 1:100 HORIZONTAL 1:50 VERTICAL

				<p>FOR CONSTRUCTION</p>			
<p>JIM PAPAS CIVIL ENGINEER DESIGNER PTY. LTD.</p>		<p>PRESTIGE GARDENS STAGES 1-5 PROPOSED RESIDENTIAL SUBDIVISION AT MALVERN ROAD, MAREEBA</p>		<p>ROAD A - LONGITUDINAL SECTION AND SET OUT</p>		<p>DWG NUMBER 1470 - C14, A07, C</p>	
<p>amendments</p> <p>1. ORIGINAL DATE FOR CONSTRUCTION: 2022</p> <p>2. DATE OF THIS CONSTRUCTION: 15/06/2022</p> <p>3. DESIGNER: JIM PAPAS CIVIL ENGINEER PTY. LTD.</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>	<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p> <p>CHECKED</p>



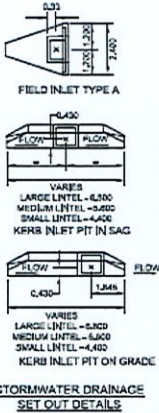


STORMWATER SETOUT POINTS				
Point #	Easting	Northing	Level	Description
61	330625.678	8117965.091	422.303	1/1
62	330688.240	8117807.372	422.480	1A/1
63	330688.487	8117914.888	421.188	2/1
64	330687.823	8117888.420	422.858	3A/1
65	330684.156	8117912.841	422.207	2B/1
66	330682.287	8118054.472	421.428	2/1
67	330682.652	8118054.280	420.883	3A/1
68	330688.487	8118108.137	420.725	4/1

STORMWATER SETOUT POINTS				
Point #	Easting	Northing	Level	Description
69	330621.254	8118102.646	422.011	4A/1
70	330625.853	8118153.549	419.200	2/1
71	331028.588	8117988.080	421.254	6/2
72	331028.745	8118181.817	420.724	3/2
73	331028.233	8118200.111	420.400	4/2
74	331027.824	8118277.853	420.100	3/2
75	331045.888	8118112.523	420.200	2/2
76	331046.888	8118112.991	418.700	1/2

STRUCTURE NAME	STRUCTURE DESCRIPTION
1/2	HEADWALL TO REINFORCED CONCRETE MANHOLE
2/2	2000mm RCP MANHOLE WITH 150mm DIA. INLET
3/2	REINFORCED CONCRETE SMALL LINTEL
4/2	KERB INLET ON GRADE SMALL LINTEL (15% BROADBENT)
5/2	KERB INLET ON GRADE SMALL LINTEL (15% BROADBENT)
6/2	KERB INLET ON GRADE SMALL LINTEL (15% BROADBENT)

PIT SCHEDULE									
PIT NO.	TYPE	INTERNAL		INLET		OUTLET		PIT DEPTH	F.S.L.
		WIDTH	LEN	DIA.(CL.)	INV R.L.	DIA.(CL.)	INV R.L.		
62	KERB INLET ON GRADE SMALL LINTEL	835	930	375(2)	415.041	375(2)	415.041	421.254	1.31
62	KERB INLET ON GRADE SMALL LINTEL	835	930	375(2)	415.610	375(2)	415.360	420.724	1.30
42	KERB INLET ON GRADE SMALL LINTEL	835	930	375(2)	416.100	430(2)	419.080	420.400	1.37
3/2	KERB INLET IN SAG SMALL LINTEL	835	930	450(2)	418.057	505(2)	418.037	420.100	1.16
2/2	1800mm MANHOLE IN ACCORDANCE WITH PNGROC STD.DWG.S1005	1050(2)	825(2)		418.704	825(2)	418.774	420.010	1.26
1/1	KERB INLET IN SAG SMALL LINTEL	835	930			375(2)	420.396	422.203	1.31
1A/1	KERB INLET ON GRADE SMALL LINTEL	835	930	375(2)	420.853	375(2)	420.803	422.448	2.23
3/1	KERB INLET ON GRADE SMALL LINTEL	835	930			375(2)	420.102	421.400	1.82
4/1	KERB INLET ON GRADE SMALL LINTEL	835	930			450(2)	415.328	420.778	1.29



**NOTES:**

SET OUT POINT IS CENTRE OF GRATE

WIDTH IS DIMENSION PERPENDICULAR TO PRECAST BACKSTONE & TYPICALLY PERPENDICULAR TO THE LINE OF THE KERB AND CHANNEL

LENGTH IS DIMENSION PARALLEL TO THE LINE OF THE KERB AND CHANNEL

INSTALL 2.0m SUB SOIL DRAIN AS REQUIRED BY PNGROC DWGS.

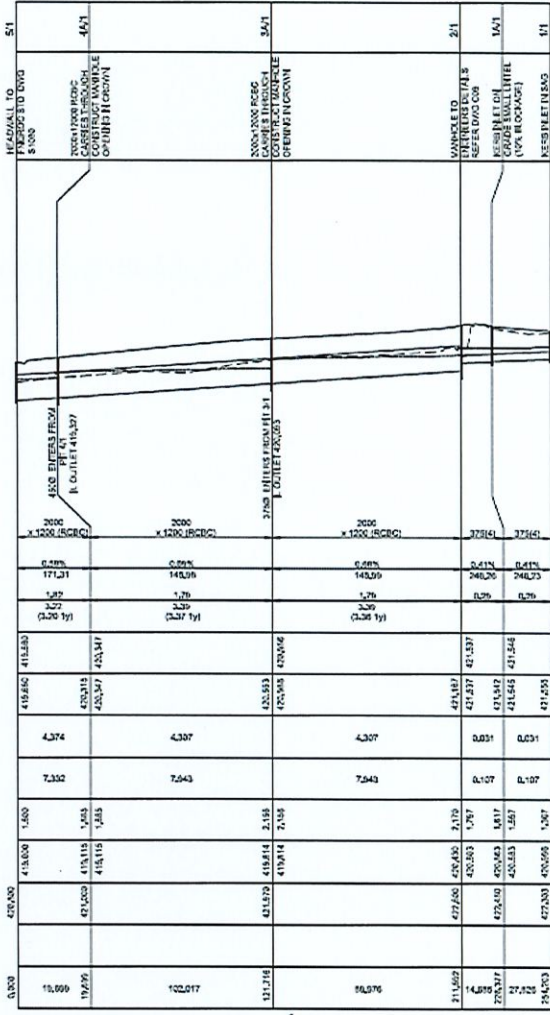
PIPE LENGTHS SHOWN ARE MEASURED FROM CENTRE OF GRATE TO CENTRE OF GRATE

ALL STORMWATER DRAIN PIPES SHALL BE "BLACKMAX" PIPES TO AS/NZS 3505 POLYETHYLENE (PE) AND POLYPROPYLENE (PPH) PIPES AND FITTINGS FOR DRAINAGE AND SEWERAGE APPLICATIONS CLASS 3MS OR REINFORCED CONCRETE STORMWATER PIPES CLASS 2, F3 TO A5 A058

FSL NOTED IN PIT SCHEDULE IS THE TOP OF THE KERB AND CHANNEL PERPENDICULAR TO THE SETOUT POINT.

LINTEL LENGTHS NOTED INCLUDE TRANSITION LENGTHS.

PIPE SIZEmm (Class)	525(2)	525(2)	450(2)	375(2)	375(2)
PIPE GRADE %	0.49%	0.49%	0.32%	0.77%	1.07%
PIPE SLOPE 1 in x	204.83	204.70	180.07	130.18	97.57
FULL PIPE FLOW VELOCITY (m/s)	1.40	1.49	1.32	1.41	0.73
PIPE FULL FLOW VELOCITY (m/s)					
DATUM R.L. 404.0					
WATER LEVEL IN STRUCTURE	419.244	419.244	415.792	420.273	420.267
HYDRAULIC GRADE LEVEL	419.334	415.313	418.059	420.345	420.345
PIPE FLOW (C <sub>u</sub> flow)	0.314	0.314	0.217	0.180	0.264
PIPE CAPACITY AT GRADE (C <sub>u</sub> flow)	0.314	0.314	0.217	0.180	0.160
DEPTH TO INVERT	1.250	1.251	1.231	1.335	1.369
INVERT LEVEL OF DRAIN	419.158	418.778	416.564	418.941	418.901
DESIGN SURFACE LEVEL	420.000	420.000	420.100	420.233	420.149
ROAD CHAINAGE (OFFSET)	6.001	70.142	41.843	28.276	30.296
RUNNING CHAINAGE	6.001	76.184	45.885	74.161	104.457
LINE	0+000	0+000	0+000	0+000	0+000



amendments	description	date
A	GENERAL ROAD FOR DRAINAGE, ACCESS	17.04.22
B	GENERAL ROAD FOR DRAINAGE, ACCESS	24.09.22
C	GENERAL ROAD FOR DRAINAGE, ACCESS	13.09.22

**JIM PAPAS**  
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**DESIGNER PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND SURVEYING  
 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 Telephone: 0427 420 420 Email: jim@jimspapas.com.au

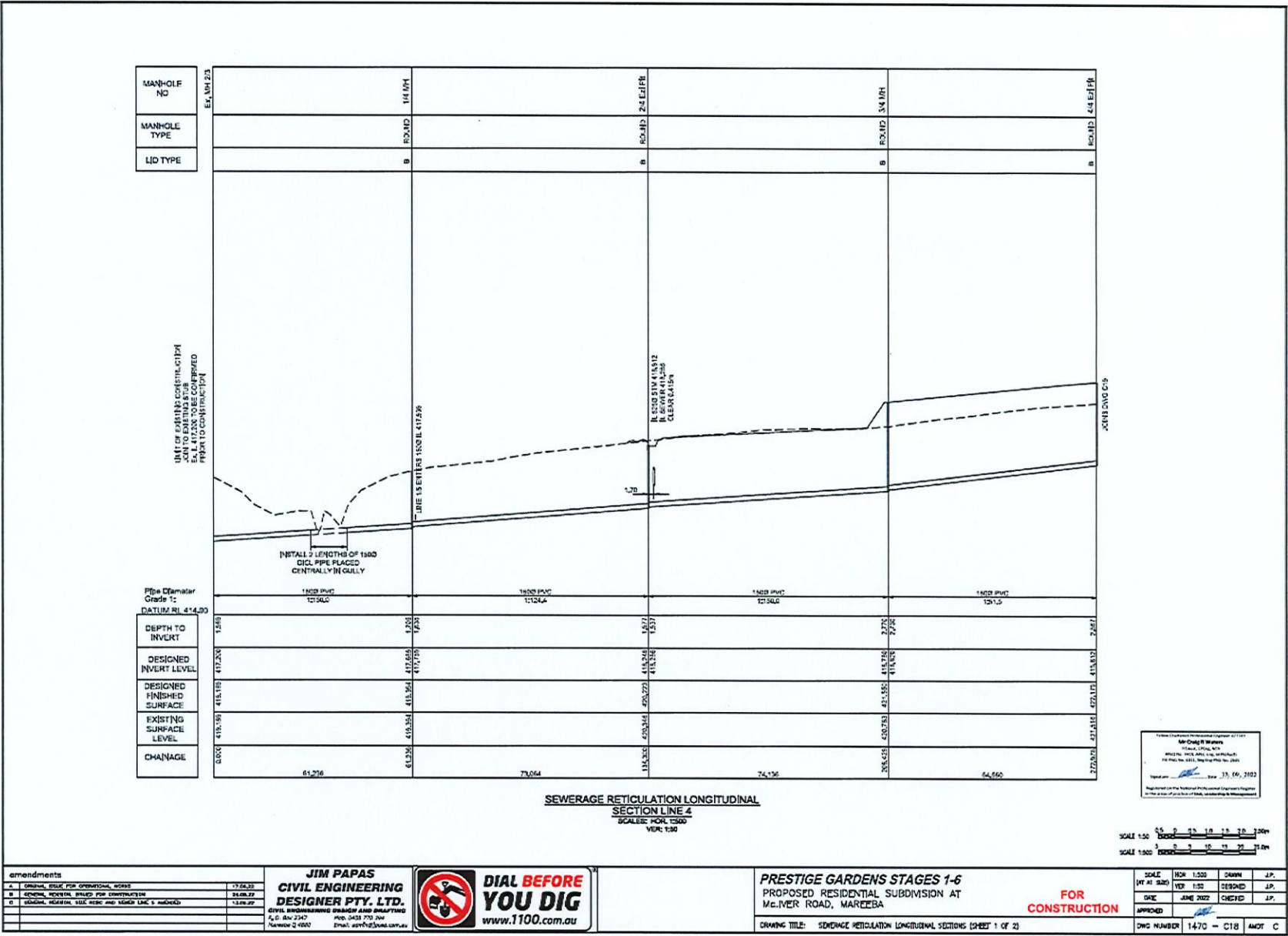
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**PRESTIGE GARDENS STAGES 1-6**  
 PROPOSED RESIDENTIAL SUBDIVISION AT  
 McIVER ROAD, MAREEBA

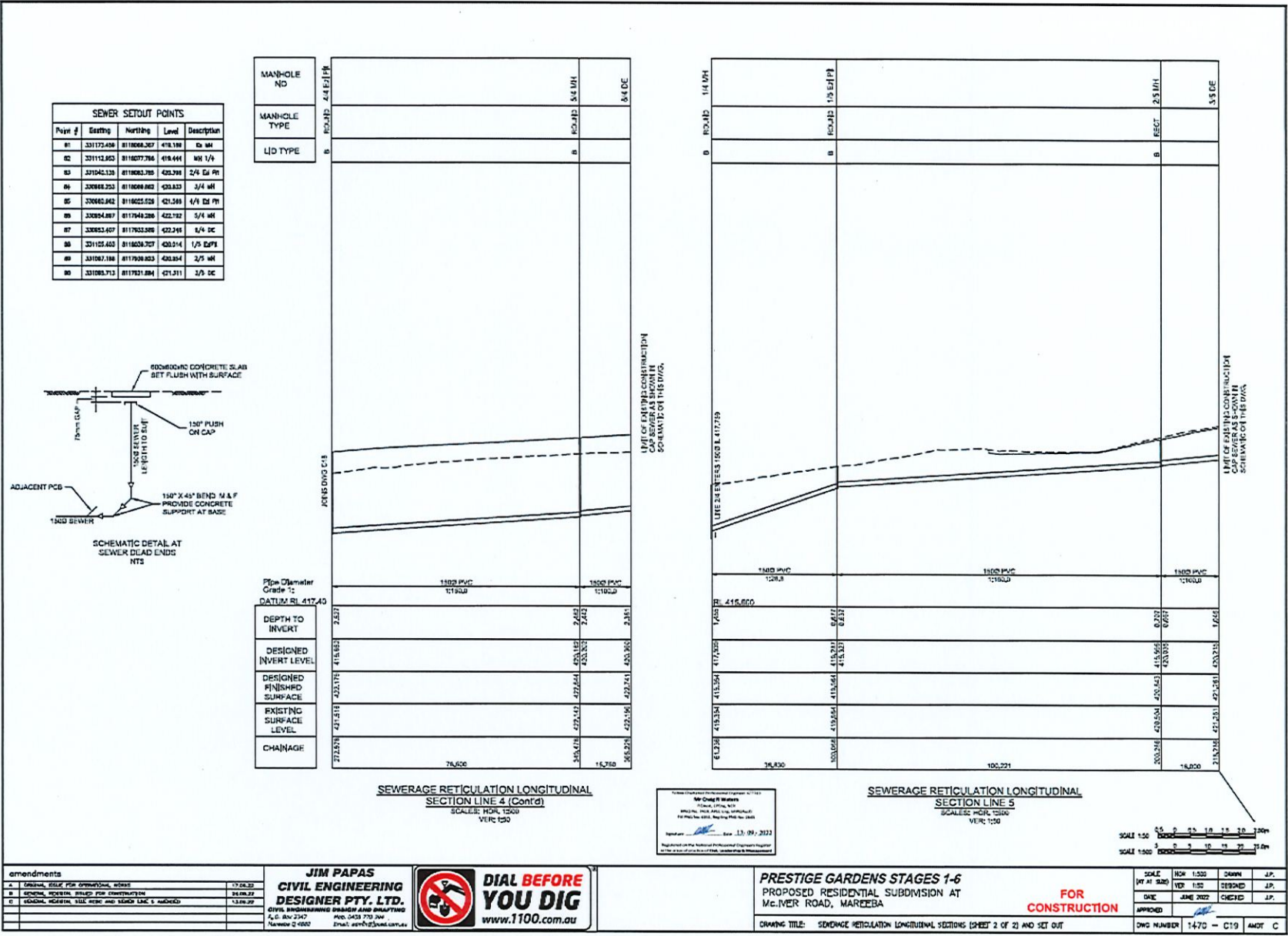
**FOR CONSTRUCTION**

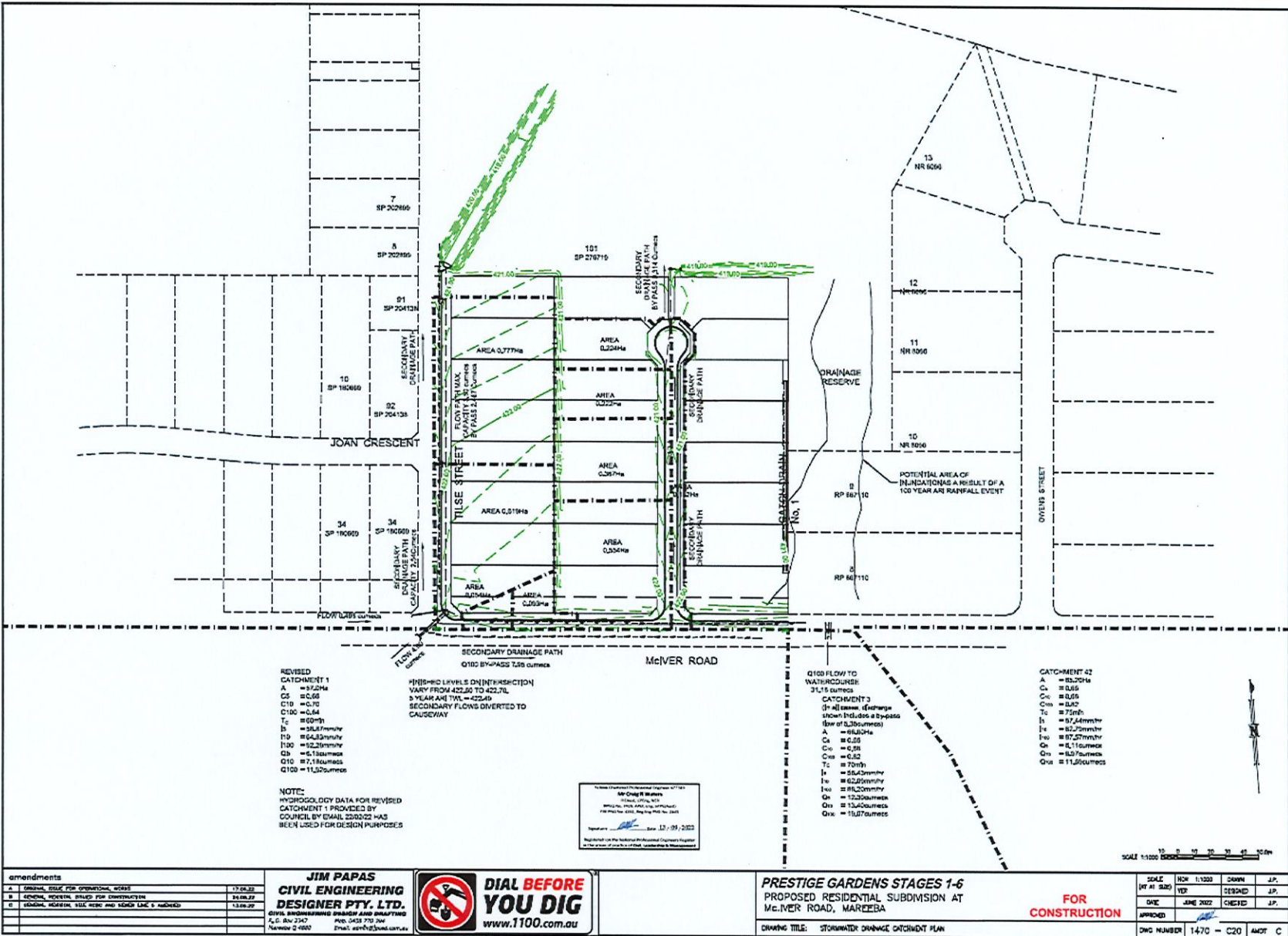
DWG NUMBER: 1470 - C17 AMOJ C

SCALE	HOW 1:1000	DRAWN	J.P.
DATE	JUNE 2022	CHECKED	J.P.
APPROVED			











## Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –

- (a) Matters that may be appealed to –
  - (i) either a tribunal or the P&E Court; or
  - (ii) only a tribunal; or
  - (iii) only the P&E Court; and
- (b) The person-
  - (i) who may appeal a matter (**the appellant**); and
  - (ii) who is a respondent in an appeal of the matter; and
  - (iii) who is a co-respondent in an appeal of the matter; and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is –

- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  - (a) the respondent for the appeal ; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
  - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

*decision* includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

*non-appealable*, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

#### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.