



14 November 2022

Planning Officer: Carl Ewin
Direct Phone: 4086 4656
Our Reference: OPW/22/0007
Your Reference: 137-001-004R

Conmat No 2 Pty Ltd
C/- Erscon Consulting Engineers
PO Box 7890
CAIRNS QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 14 November 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/22/0007
Street Address:	Country Road, Mareeba
Real Property Description:	Lot 200 on SP323217
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Operational Works (Road work, Stormwater, Water infrastructure and Earthworks for Stage 4 of Development Permit REC/08/0096)
Date of Decision:	14 November 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) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (ii) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council’s Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual, Queensland Urban Drainage Manual and good engineering practice; and
 - to ensure compliance with the following conditions of approval.
- (iii) Council’s examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
- (iv) Where Road A terminates at the southern boundary of the site, a permanent “T” Head turnaround treatment or cul-de-sac must be installed. The treatment must be designed and constructed in accordance with FNQROC Development Manual standards. Plans for the works must be provided and approved by Council’s delegated officer prior to the pre-start meeting occurring. If a cul-de-sac treatment is used, the road reserve must be expanded to accommodate the standard road verges/footpaths.
- (v) Lighting in Stage 4 must be designed to a P4 standard under the FNQROC Development Manual.
- (vi) The easement through Lot 58 must be extended to the drainage feature at the rear of the allotment. A concrete invert drain must be installed along the base of the open drain for the full length of the easement and appropriate rock protection installed at the point of discharge into the watercourse. Amended

plans for the abovementioned works must be provided and approved by Council's delegated officer prior to pre-start meeting occurring.

- (vii) A detailed long-section plan of the culvert crossing at approx. Ch 340, extending a minimum of 10m into Lot 61 and 62 must be submitted for consideration and approval by Council's delegated officer prior to a pre-start meeting occurring. The plan must provide details of the headwalls, embankments and protective treatments, particularly on the upstream side of the crossing.

(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.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
CRE17-018-C01 1/69 D	Cover Sheet	Benchmark Survey & Design	24/08/22
CRE17-018-C02 2/69 B	Typical Cross Sections and Pavement Details	Benchmark Survey & Design	10/01/22
CRE17-018-C03 3/69 C	Intersection & Cul-de-sac Details	Benchmark Survey & Design	22/08/22
CRE17-018-C04 4/69 B	Setout Tables - Intersections and Cul-de-sacs	Benchmark Survey & Design	10/01/22
CRE17-018-C05 5/69 D	Stormwater Drainage - Longitudinal Sections	Benchmark Survey & Design	12/09/22
CRE17-018-C06 6/69 B	Stormwater Drainage - Calculations	Benchmark Survey & Design	10/01/22
CRE17-018-C07 7/69 B	Water Reticulation Notes	Benchmark Survey & Design	10/01/22
CRE17-018-C19 19/69 B	Site Plan - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C20 20/69 B	Layout Plan - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C21 21/69 B	Road 'A' Longitudinal Section - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C22 22/69 B	Road 'A' Cross Sections - Ch.200.00 to Ch.297.971 Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C23 23/69 B	Road 'A' Cross Sections - Ch.300.00 to Ch.368.00 Stage 4	Benchmark Survey & Design	10/05/20

CRE17-018-C24 24/69 B	Road 'B' Longitudinal Section - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C25 25/69 B	Road 'B' Cross Sections - Ch.20.424 to Ch.145.338 Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C26 26/69 B	Stormwater Drainage - Layout Plan - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C27 27/69 B	Water Reticulation Plan - Stage 4	Benchmark Survey & Design	10/05/20
CRE17-018-C28 28/69 B	Erosion & Sediment Control Plan - Stage 4	Benchmark Survey & Design	10/05/20

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

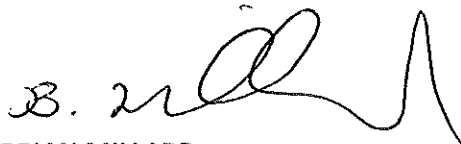
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

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, or at Council Offices.

Yours faithfully



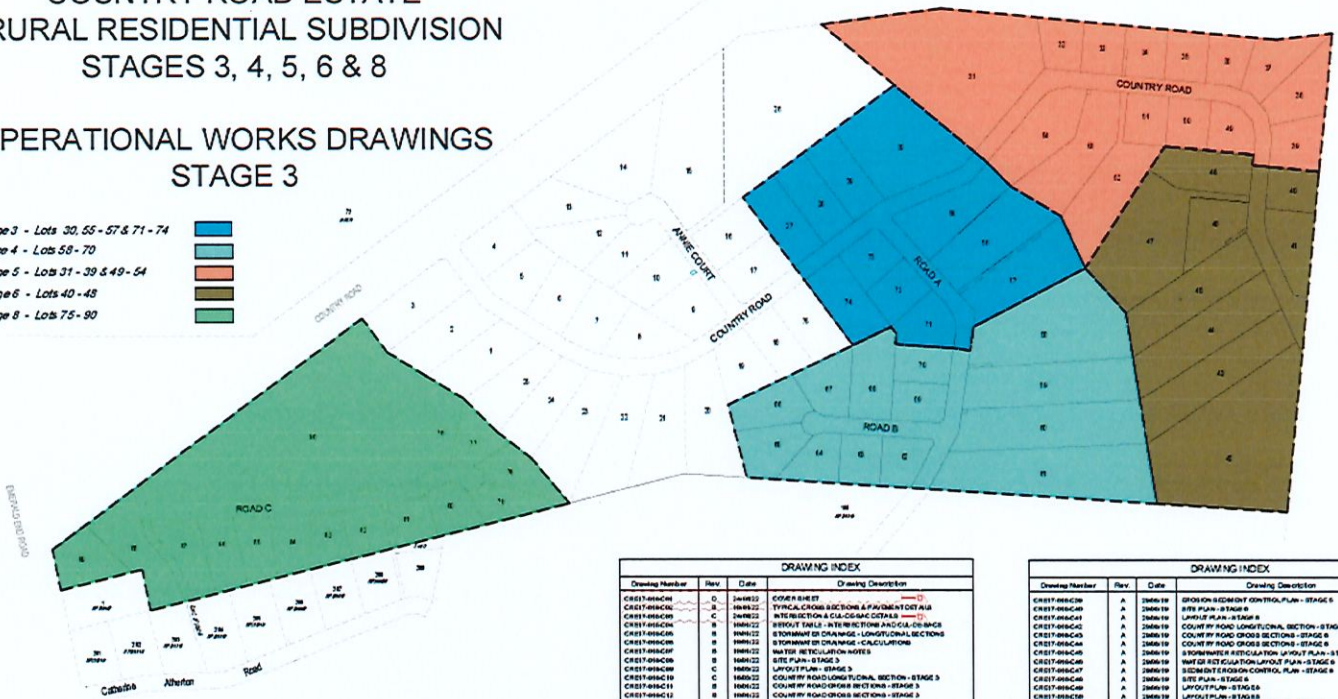
BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights

COUNTRY ROAD ESTATE
RURAL RESIDENTIAL SUBDIVISION
STAGES 3, 4, 5, 6 & 8

OPERATIONAL WORKS DRAWINGS
STAGE 3

- Stage 3 - Lots 30, 55 - 57 & 71 - 74
- Stage 4 - Lots 58 - 70
- Stage 5 - Lots 31 - 39 & 49 - 54
- Stage 6 - Lots 40 - 48
- Stage 8 - Lots 75 - 90



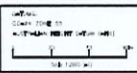
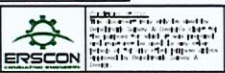
FNQROC STANDARD DRAWINGS		
Drawing Number	Rev.	Drawing Description
S1040	E	STREET NAME SIGNS
S1046	A	EXCAVATION, BEDDING AND BACKFILLING OF CONCRETE PIPES
S1055	B	GRATED KERB INLET PIT PIPE DIA. <600
S1055	D	GRATED KERB INLET PIT PIPE DIA. >600
S1065	B	STORMWATER MANHOLES 1050 & 1500.
S2000	A	MSC VALVE BOX INSTALLATION
S2005	A	MSC HYDRANT BOX INSTALLATION
S2010	D	KERB/ROAD MARKERS
S2015	A	MSC THRUST BLOCK DETAILS
S2016	B	WATER RETICULATION BEDDING DETAILS
S2020	D	MSC MAIN CONNECTION DETAILS
S2060	A	MSC DOMESTIC WATER SERVICE CONNECTION DETAILS

DRAWING INDEX			
Drawing Number	Rev.	Date	Drawing Description
CRE17-086C01	C	24/06/22	COVER SHEET
CRE17-086C04	A	18/06/22	TYPICAL CROSS SECTIONS & PAVEMENT DET A&B
CRE17-086C05	B	18/06/22	INTERSECTION & CAL-CROSS DETAILS
CRE17-086C06	B	18/06/22	SHOULDER TABLE - INTERSECTIONS AND CAL-CROSS
CRE17-086C08	B	18/06/22	STORMWATER DRAINAGE - LONGITUDINAL SECTIONS
CRE17-086C09	B	18/06/22	STORMWATER DRAINAGE - CALCULATIONS
CRE17-086C10	B	18/06/22	WATER RETICULATION - HYDRA
CRE17-086C11	B	18/06/22	SITE PLAN - STAGE 3
CRE17-086C12	C	18/06/22	LAYOUT PLAN - STAGE 3
CRE17-086C13	C	18/06/22	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 3
CRE17-086C14	B	18/06/22	COUNTRY ROAD CROSS SECTION - STAGE 3
CRE17-086C15	B	18/06/22	ROAD W/CROSS SECTION - STAGE 3
CRE17-086C16	B	18/06/22	ROAD W/CROSS SECTION - STAGE 3
CRE17-086C17	C	18/06/22	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 3
CRE17-086C18	C	18/06/22	WATER RETICULATION LAYOUT PLAN - STAGE 3
CRE17-086C19	A	18/06/19	SITE PLAN - STAGE 4
CRE17-086C20	A	18/06/19	LAYOUT PLAN - STAGE 4
CRE17-086C21	A	18/06/19	ROAD W/LONGITUDINAL SECTION - STAGE 4
CRE17-086C22	A	18/06/19	ROAD W/CROSS SECTION - STAGE 4
CRE17-086C23	A	18/06/19	ROAD W/CROSS SECTION - STAGE 4
CRE17-086C24	A	18/06/19	ROAD W/CROSS SECTION - STAGE 4
CRE17-086C25	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 4
CRE17-086C26	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 4
CRE17-086C27	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 4
CRE17-086C28	A	18/06/19	SITE PLAN - STAGE 5
CRE17-086C29	A	18/06/19	LAYOUT PLAN - STAGE 5
CRE17-086C30	A	18/06/19	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 5
CRE17-086C31	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 5
CRE17-086C32	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 5
CRE17-086C33	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 5
CRE17-086C34	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 5
CRE17-086C35	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 5
CRE17-086C36	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 5

DRAWING INDEX			
Drawing Number	Rev.	Date	Drawing Description
CRE17-086C37	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 5
CRE17-086C38	A	18/06/19	SITE PLAN - STAGE 6
CRE17-086C39	A	18/06/19	LAYOUT PLAN - STAGE 6
CRE17-086C40	A	18/06/19	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 6
CRE17-086C41	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 6
CRE17-086C42	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 6
CRE17-086C43	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 6
CRE17-086C44	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 6
CRE17-086C45	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 6
CRE17-086C46	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 6
CRE17-086C47	A	18/06/19	SITE PLAN - STAGE 8
CRE17-086C48	A	18/06/19	LAYOUT PLAN - STAGE 8
CRE17-086C49	A	18/06/19	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 8
CRE17-086C50	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C51	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C52	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C53	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 8
CRE17-086C54	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 8
CRE17-086C55	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 8
CRE17-086C56	A	18/06/19	SITE PLAN - STAGE 8
CRE17-086C57	A	18/06/19	LAYOUT PLAN - STAGE 8
CRE17-086C58	A	18/06/19	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 8
CRE17-086C59	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C60	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C61	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C62	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 8
CRE17-086C63	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 8
CRE17-086C64	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 8
CRE17-086C65	A	18/06/19	SITE PLAN - STAGE 8
CRE17-086C66	A	18/06/19	LAYOUT PLAN - STAGE 8
CRE17-086C67	A	18/06/19	COUNTRY ROAD LONGITUDINAL SECTION - STAGE 8
CRE17-086C68	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C69	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C70	A	18/06/19	COUNTRY ROAD CROSS SECTION - STAGE 8
CRE17-086C71	A	18/06/19	STORMWATER DRAINAGE LAYOUT PLAN - STAGE 8
CRE17-086C72	A	18/06/19	WATER RETICULATION LAYOUT PLAN - STAGE 8
CRE17-086C73	A	18/06/19	SEWERage RECYCLE CONTROL PLAN - STAGE 8
CRE17-086C74	A	18/06/19	SITE PLAN - STAGE 8

ISSUED FOR APPROVAL

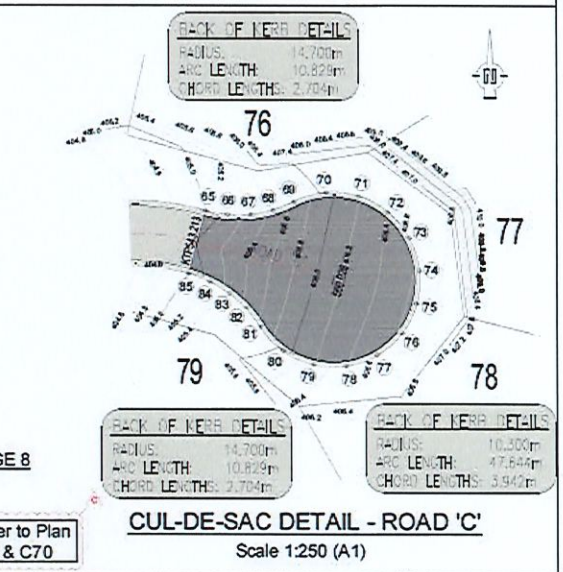
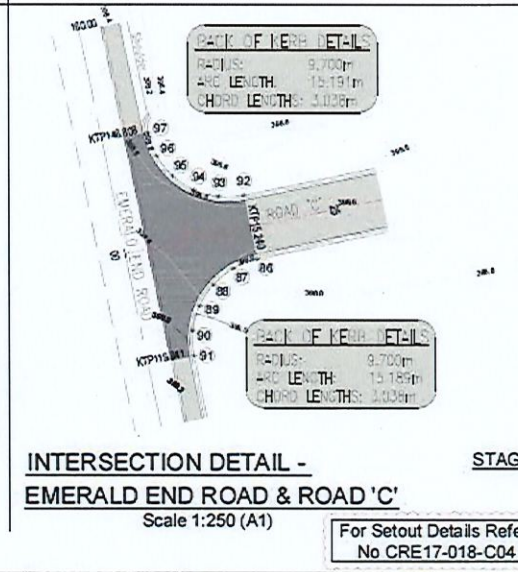
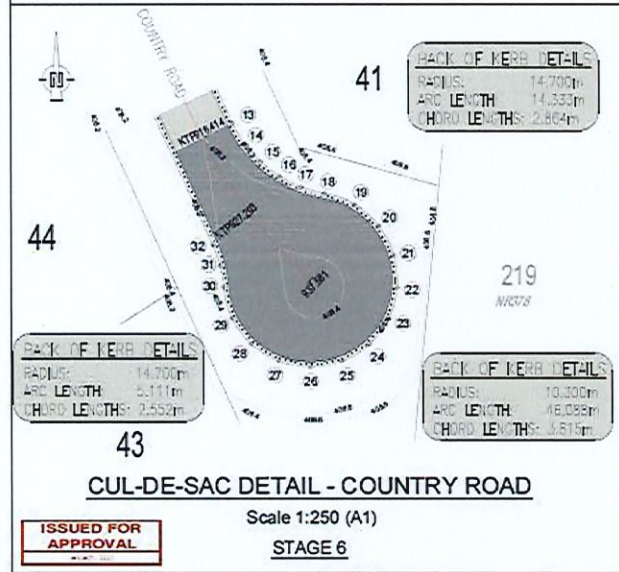
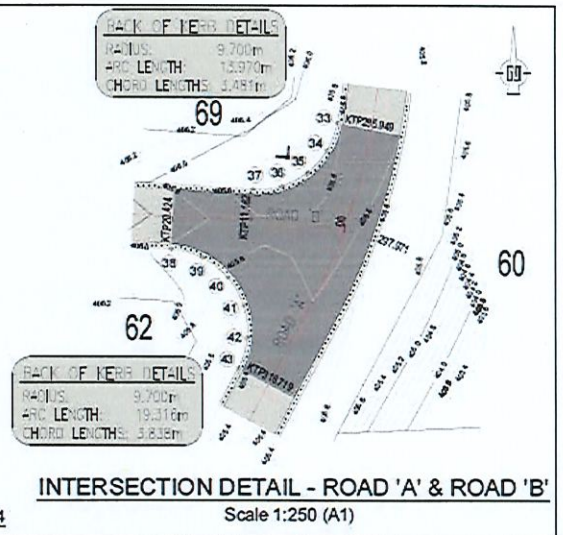
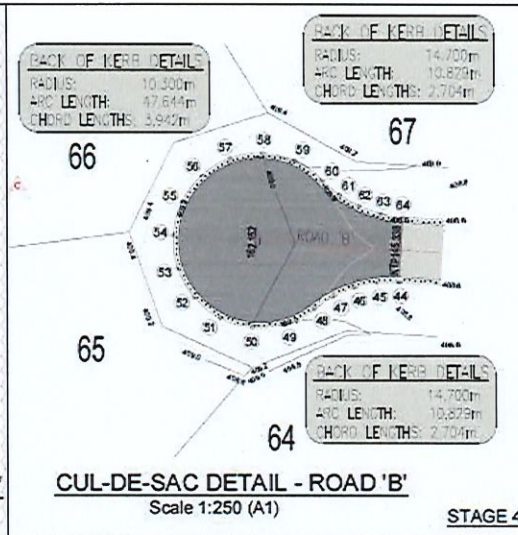
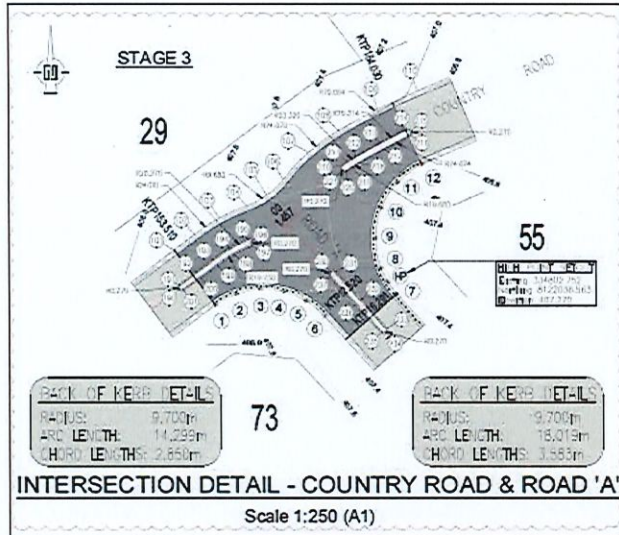
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CONMAT No. 2 PTY LTD
COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
COVER SHEET

CRE17-018-C01
1/69 D

Approved Plans/Documents



NO.	REVISION	DATE
1	ISSUED FOR APPROVAL	17/01/2018



For Setout Details Refer to Plan No CRE17-018-C04 & C70

CONMAT No 2 PTY LTD
COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
INTERSECTION & CUL-DE-SAC DETAILS

CRE17-018-C03
3/69 C

REF	CODE	DESCRIPTION
1		150 x 150 x 150 D.I.C.L Tee with concrete thrust block.
2		150 x 150 x 100 D.I.C.L Tee with concrete thrust block.
3		150 x 150 x 50 D.I.C.L Tee with concrete thrust block.
4		100 x 100 x 100 D.I.C.L Tee with concrete thrust block.
5		100 x 100 x 50 D.I.C.L Tee with concrete thrust block.
6		50 x 50 x 50 D.I.C.L Tee with concrete thrust block.
7		50 dia. Spring Hydrant Maxi Flow 2000 type (PNSD) complete with D.I.C.L Tee, Riser, C.I. cover box margin and kerb marker. (100 Main)
8		150 dia. sluice valve class 600 W.E. complete with C.I. cover box margin and kerb marker.
9		100 dia. sluice valve class 600 W.E. complete with C.I. cover box margin and kerb marker.
10		50 dia. gate valve class 600 W.E. complete with C.I. cover box margin and kerb marker.
11		150 dia. steel or bronze tapping band to 40 or 200 copper service to brass stop cock, meter & dirt box.
12		100 dia. steel or bronze tapping band to 40 or 200 copper service to brass stop cock, meter & dirt box.
13		50 dia. service fitting to 40 or 200 copper service to brass stop cock, meter & dirt box.
14		150 dia. D.I.C.L 11 1/2° bend with concrete thrust block.
15		150 dia. D.I.C.L 22 1/2° bend with concrete thrust block.
16		150 dia. D.I.C.L 45° bend with concrete thrust block.
17		150 dia. D.I.C.L 90° bend with concrete thrust block.
18		100 dia. D.I.C.L 11 1/2° bend with concrete thrust block.
19		100 dia. D.I.C.L 22 1/2° bend with concrete thrust block.
20		100 dia. D.I.C.L 45° bend with concrete thrust block.
21		100 dia. D.I.C.L 90° bend with concrete thrust block.
22		50 dia. 90° bend with concrete thrust block.
23		150 dia. D.I.C.L Dead end cap with concrete thrust block.
24		100 dia. D.I.C.L Dead end cap with concrete thrust block.
25		50 dia. D.I.C.L Dead end cap with concrete thrust block.
		Proposed Water Main 150ø (Class 16)
		Proposed Water Main 100ø (Class 16)
		630D PE Pressure Pipe PE 100 Blue Stripe SDR11 PN16
		Existing Water Main

WATER RETICULATION NOTES

1. WATER SUPPLY PRESSURE PIPES TO COMPLY WITH AS1477.
2. WATER RETICULATION TO BE HYDRAULICALLY PRESSURE TESTED TO 1250 KPA AFTER LAYING AND BEFORE BEING CONNECTED TO THE EXISTING COUNCIL PIPELINE. THE TEST PRESSURE SHALL BE HELD FOR 15 MINUTES MIN. WITHOUT LOSS.
3. MINIMUM COVER TO ALL PIPES (TOP OF PIPE TO FINISHED SURFACE LEVEL) SHALL BE 600MM IN NON-TRAFFICKED AREAS AND 800MM IN TRAFFICKED AREAS.
4. WATER RETICULATION ALIGNMENT FOR ALL ROADS SHALL BE 2.0M FROM PROPERTY BOUNDARY.
5. WHERE NON-METALLIC PIPE IS LAID A CONTINUOUS STAINLESS STEEL WIRE 1.6mm DIAMETER SHALL BE LAID IMMEDIATELY ABOVE THE FILL SAND. THIS WIRE SHALL BE WRAPPED ONCE AROUND ALL HYDRANTS AND SLUICE VALVES.
6. FOR MINIMUM BENDING RADIUS TO 630D POLYETHYLENE REFER TO MANUFACTURERS SPECIFICATIONS.
7. BENDING OF PE PIPES IS PERMITTED. BENDING OF ALL OTHER PIPES IS NOT PERMITTED.
8. PROVIDE WATER SERVICE AND METER TO EACH PROPERTY.
9. PROPERTIES LOCATED ON THE OPPOSITE SIDE OF THE ROAD TO THE RETICULATION MAIN SHALL BE SERVICED BY A 630D POLYETHYLENE LOOP PE100 BLUE STRIPE SDR11 PN16
10. RETICULATION MAINS TO BE 100 or 150Dia (As Noted) PVC Series 2 MIN PN16
11. PRESSURE AT EMERALD END ROAD TO BE CHECKED AGAINST FIRE FIGHTING FLOWS TO ACHIEVE 35M RESIDUAL PRESSURE (RL473.00)

FNOROC DRAWINGS

- S20004 - MSC VALVE BOX INSTALLATION
- S20054 - MSC HYDRANT BOX INSTALLATION
- S20100 - KERB/ROAD MARKERS
- S2015A - MSC THRUST BLOCK DETAILS
- S2015B - WATER RETICULATION BEDDING DETAILS
- S2020D - MSC MAIN CONNECTION DETAILS
- S2060A - MSC DOMESTIC WATER SERVICE CONNECTION DETAILS

ISSUED FOR APPROVAL

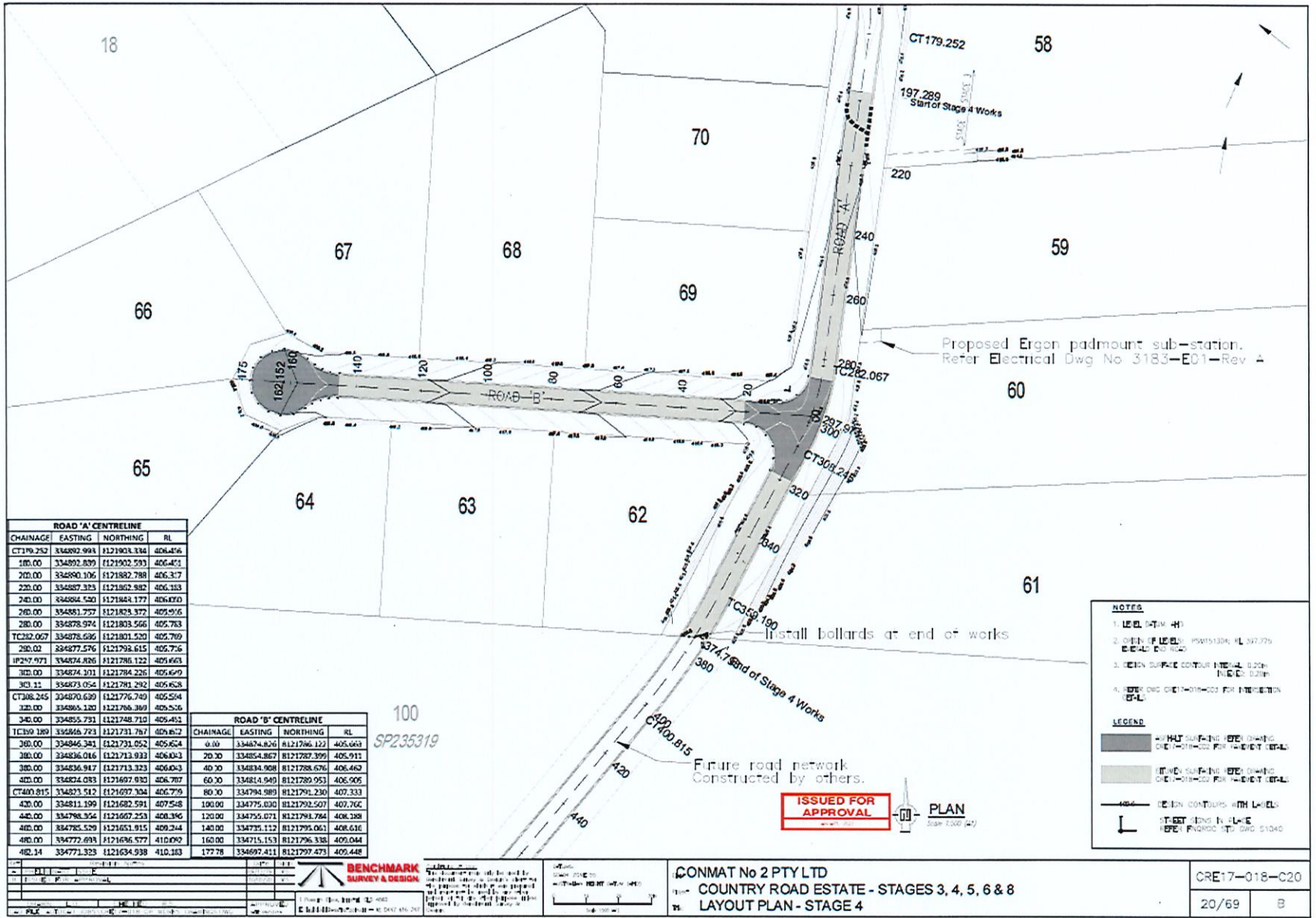
DATE	15/07/2022
BY	[Signature]
FOR	Project Manager
PROJECT	Country Road Estate - Stages 3, 4, 5, 6 & 8
DATE	15/07/2022
BY	[Signature]
FOR	Project Manager



WATER RETICULATION NOTES
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 15/07/2022

DATE: 15/07/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: CONMAT No 2 PTY LTD
 COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
 WATER RETICULATION NOTES

PROJECT	CRE17-018-C07
DATE	7/69
BY	B



ROAD 'A' CENTRELINE			
CHAINAGE	EASTING	NORTHING	RL
CT179.252	334892.994	8121903.334	406.456
100.00	334892.839	8121902.593	406.421
200.00	334890.106	8121882.788	406.317
220.00	334887.323	8121862.882	406.333
240.00	334884.520	8121844.177	406.690
260.00	334881.757	8121825.372	405.916
280.00	334878.974	8121803.566	405.783
TC202.067	334878.686	8121801.520	405.769
290.02	334877.576	8121798.615	405.736
IP297.973	334874.826	8121786.122	405.663
300.00	334874.371	8121784.226	405.649
303.13	334873.054	8121781.292	405.638
CT308.245	334870.620	8121776.740	405.594
320.00	334869.120	8121768.369	405.526
340.00	334855.751	8121748.710	405.451
TC319.189	334846.723	8121731.787	405.852
360.00	334846.341	8121731.052	405.654
380.00	334836.016	8121713.933	406.031
380.00	334836.917	8121713.323	406.043
400.00	334834.083	8121697.930	406.787
400.00	334834.940	8121789.951	405.905
420.00	334794.989	8121791.230	407.333
430.00	334811.199	8121682.591	407.548
440.00	334798.354	8121687.253	408.346
460.00	334785.529	8121651.915	409.244
480.00	334772.698	8121636.577	410.092
482.14	334771.323	8121634.938	410.183

ROAD 'B' CENTRELINE			
CHAINAGE	EASTING	NORTHING	RL
0+00	334824.826	8121786.122	405.649
20+00	334854.867	8121787.399	405.911
40+00	334834.908	8121788.676	406.462
60+00	334814.940	8121789.951	405.905
80+00	334794.989	8121791.230	407.333
100+00	334775.030	8121792.507	407.762
120+00	334755.071	8121793.784	408.388
140+00	334735.112	8121795.061	408.636
160+00	334715.153	8121796.338	409.044
177+78	334697.411	8121797.473	409.448

NOTES

- LEVEL FROM AH
- OPEN FIELDS (P1815) 100% RL 397.779
- DESIGN SURFACE CONTOUR INTERVAL 0.20M
- REFER DED DED 100-000 FOR INTERSECTION

LEGEND

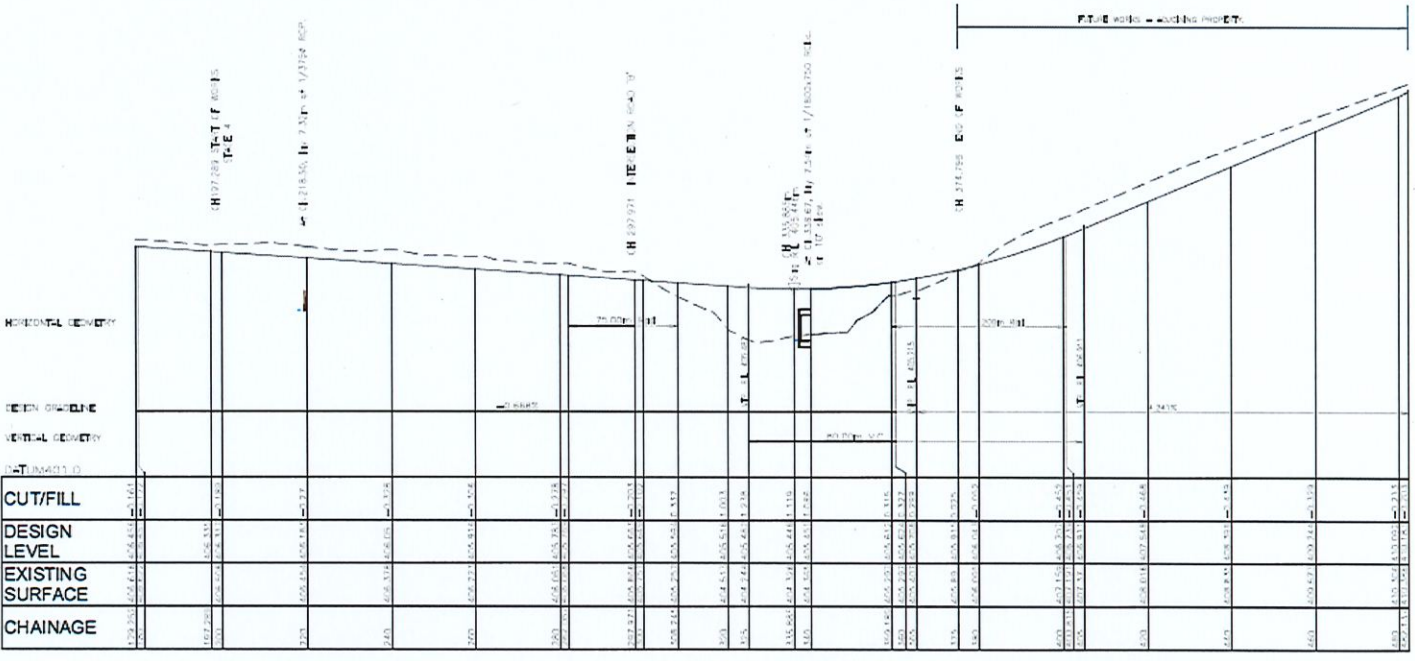
- EXIST SURF - IN - EPE - DRAINING
- EXIST SURF - OUT - EPE - DRAINING
- DESIGN SURF - IN - EPE - DRAINING
- DESIGN SURF - OUT - EPE - DRAINING
- DESIGN CONTOURS WITH LEVELS
- STREET LIGHTS (L-E)
- EPE - PROPOSED (D) 51040

ISSUED FOR APPROVAL

PLAN
Scale 1:500 (A4)

CONMAT No 2 PTY LTD
COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
LAYOUT PLAN - STAGE 4

CRE17-018-C20
20/69 B

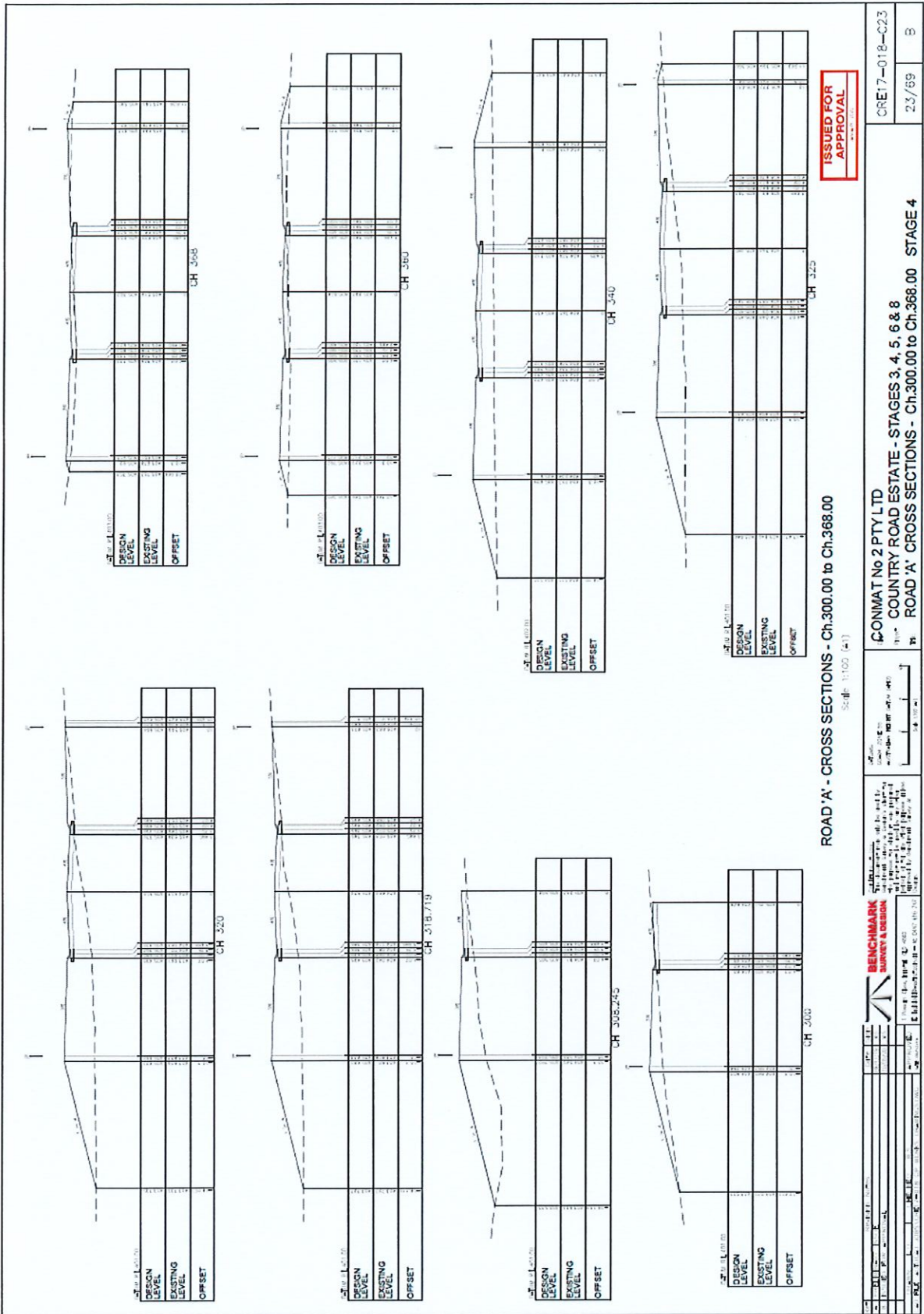


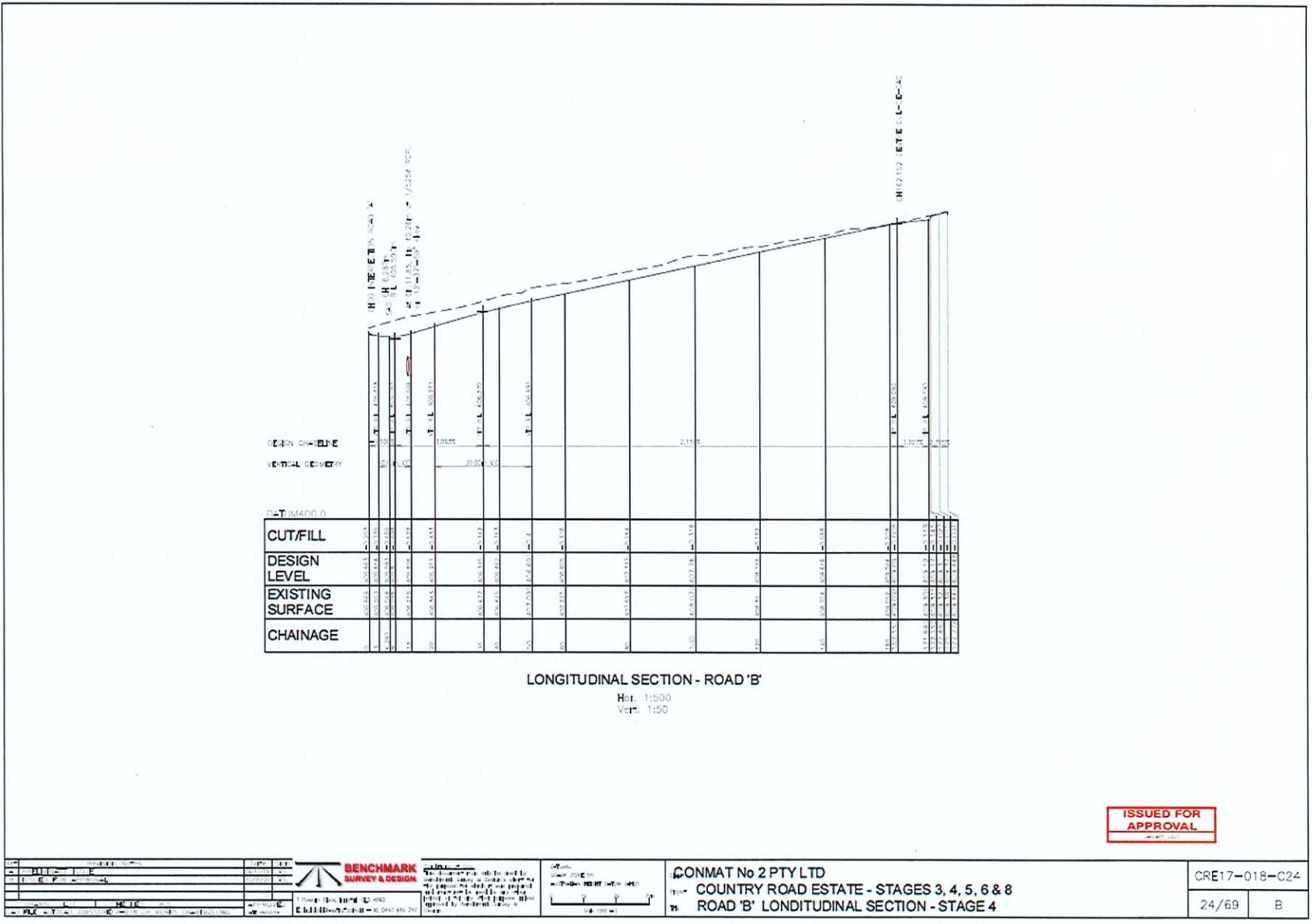
LONGITUDINAL SECTION - ROAD 'A'

Hor: 1:500
Vert: 1:100

ISSUED FOR APPROVAL

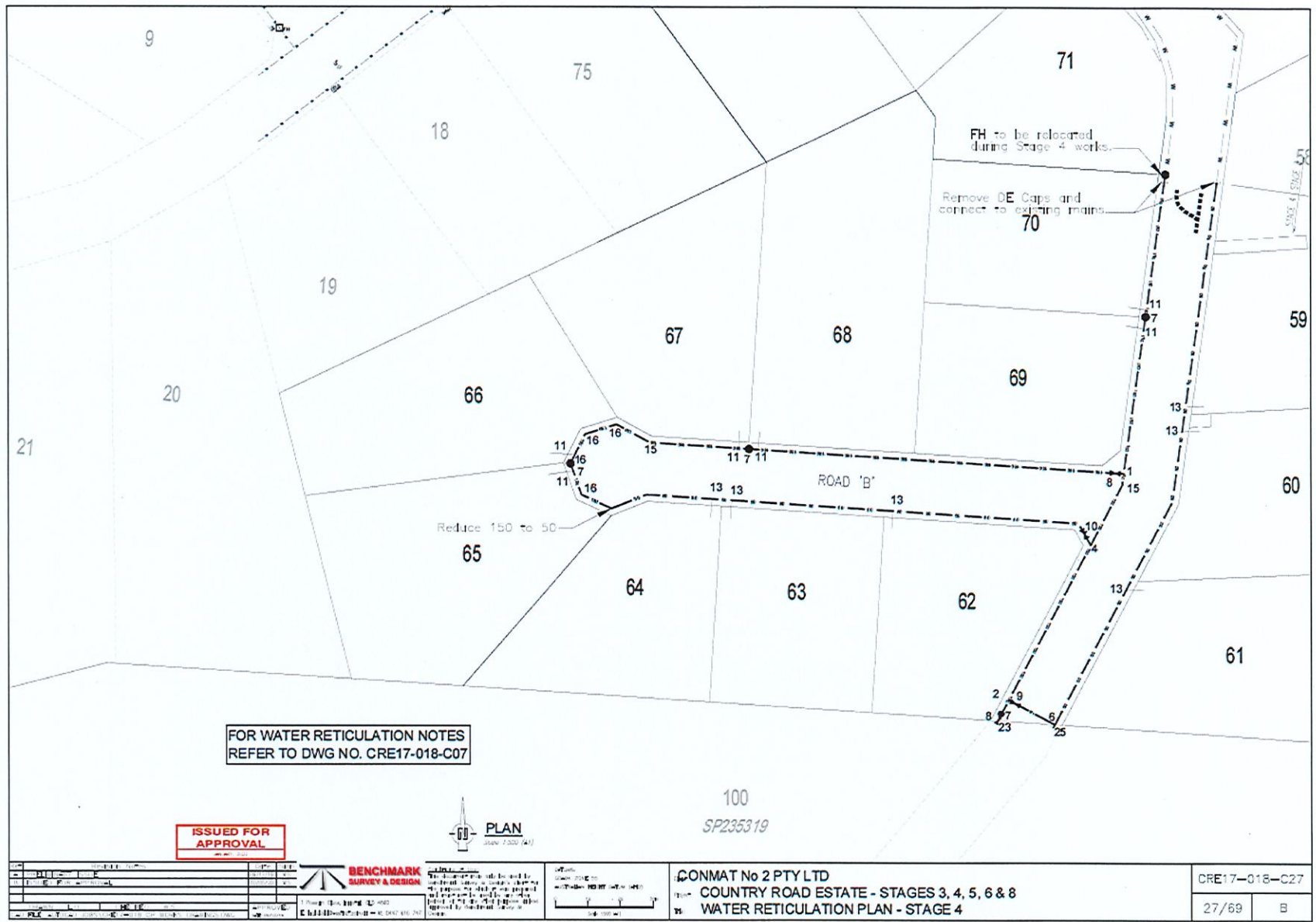
<p>BENCHMARK SURVEY & DESIGN</p> <p>11 South Beach Road, 4042 08 8338 2222 08 8338 2222</p>		<p>CONMAT No 2 PTY LTD</p> <p>11 - COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8</p> <p>15 - ROAD 'A' LONGITUDINAL SECTION - STAGE 4</p>		<p>CRE17-018-C21</p> <p>21/69 B</p>	
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				CONMAT No 2 PTY LTD Project: COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 Title: ROAD 'B' LONGITUDINAL SECTION - STAGE 4		CRE17-018-C24 24/69 B	
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FOR WATER RETICULATION NOTES
REFER TO DWG NO. CRE17-018-C07

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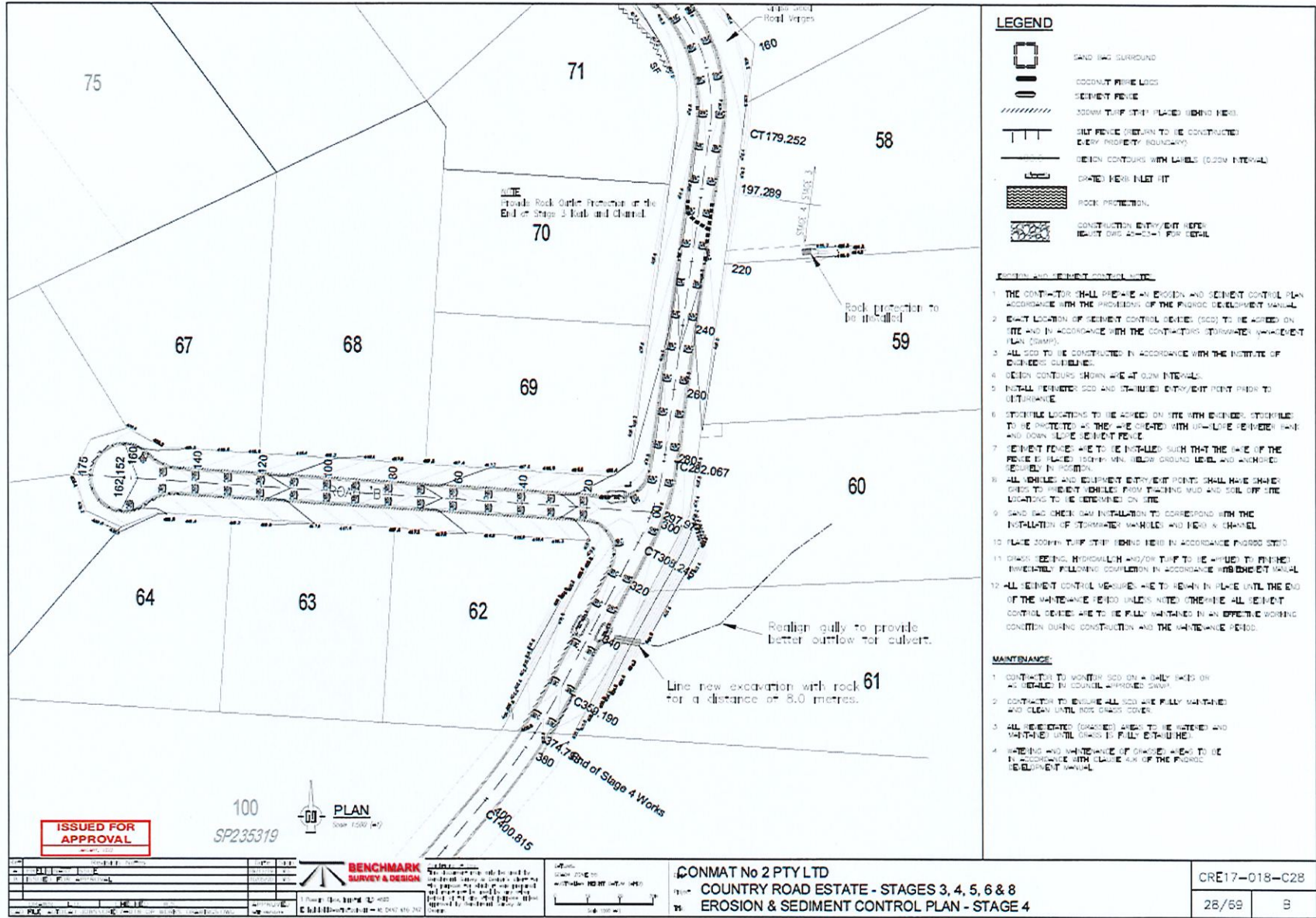
PLAN
Scale 1:200 (A1)

100
SP235319

BENCHMARK SURVEY & DESIGN
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CONMAT No 2 PTY LTD
Country Road Estate - Stages 3, 4, 5, 6 & 8
Water Reticulation Plan - Stage 4

CRE17-018-C27
27/69 B



LEGEND

- SAND BAG SURROUND
- COCONUT FIBRE LOGS
- SEDIMENT FENCE
- DOWN TURF STRIP (TO BE PLACED DURING WORK)
- SILT FENCE (TO BE CONSTRUCTED EVERY PROPERTY BOUNDARY)
- DESIGN CONTOURS WITH LABELS (20M INTERVAL)
- GRATED HERB INLET PIT
- ROCK PROTECTION
- CONSTRUCTION ENTRY/EXIT POINT (SEE DRAWING 1 FOR DETAIL)

EROSION AND SEDIMENT CONTROL MEASURES

- 1 THE CONTRACTOR SHALL PREPARE AN EROSION AND SEDIMENT CONTROL PLAN ACCORDANCE WITH THE PROVISIONS OF THE PRACTICE DEVELOPMENT MANUAL.
- 2 EXACT LOCATION OF SEDIMENT CONTROL DEVICES (SCD) TO BE ADDED ON SITE AND IN ACCORDANCE WITH THE CONTRACTORS Stormwater Management PLAN (SWMP).
- 3 ALL SCD TO BE CONSTRUCTED IN ACCORDANCE WITH THE INSTITUTE OF ENGINEERS GUIDELINES.
- 4 DESIGN CONTOURS SHOWN ARE AT 20M INTERVALS.
- 5 INSTALL SEDIMENT SCD AND STABILISED ENTRY/EXIT POINT PRIOR TO UTILISATION.
- 6 SPECIFIC LOCATIONS TO BE AGREED ON SITE WITH ENGINEER. STOCKPILE TO BE PROTECTED AS THEY ARE CREATED WITH DOWN TURF SEDIMENT FENCE AND DOWN TURF SEDIMENT FENCE.
- 7 SEDIMENT FENCES ARE TO BE INSTALLED SUCH THAT THE FACE OF THE FENCE IS PLACED 150MM MIN. BELOW GROUND LEVEL AND ANCHORED SECURELY IN POSITION.
- 8 ALL VEHICLES AND EQUIPMENT ENTRY/EXIT POINTS SHALL HAVE CHAIRED TIRES TO PREVENT VEHICLES FROM TRACKING MUD AND SOIL OFF SITE LOCATIONS TO BE DETERMINED ON SITE.
- 9 SAND BAG CHECK DAM INSTALLATION TO CORRESPOND WITH THE INSTALLATION OF STABILISED WHEELS AND HERB X CHANNEL.
- 10 PLACE DOWN TURF STRIP (DURING WORK) IN ACCORDANCE PRACTICE STD.
- 11 CHECK BEING HIGHWALLS AND/OR TURF TO BE APPLIED TO FINISHED BOUNDARIES FOLLOWING COMPLETION IN ACCORDANCE WITH PRACTICE MANUAL.
- 12 ALL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE END OF THE MAINTENANCE PERIOD UNLESS NOTED OTHERWISE. ALL SEDIMENT CONTROL DEVICES ARE TO BE FULLY MAINTAINED IN AN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND THE MAINTENANCE PERIOD.

MAINTENANCE:

- 1 CONTRACTOR TO MONITOR SCD ON A DAILY BASIS OR AS DIRECTED IN COUNCIL APPROVED SWMP.
- 2 CONTRACTOR TO ENSURE ALL SCD ARE FULLY MAINTAINED AND CLEAN UNTIL NOT GRASS COVER.
- 3 ALL REEDED (GRASSES) ARE TO BE WATERED AND MAINTAINED UNTIL GRASS IS FULLY ESTABLISHED.
- 4 WATERING AND MAINTENANCE OF GRASSES ARE TO BE IN ACCORDANCE WITH CLAUSE 4.4 OF THE PRACTICE DEVELOPMENT MANUAL.

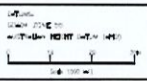
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NO.	REVISION	DATE	BY
1	ISSUED FOR APPROVAL	20/09/2023	...
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BENCHMARK SURVEY & DESIGN
11 Pines, Berrima NSW 2576
E: info@benchmark-sd.com.au
P: 02 4628 4700



CONMAT No 2 PTY LTD
COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
EROSION & SEDIMENT CONTROL PLAN - STAGE 4

CRE17-018-C28
28/69
9

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 an 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.