

DELEGATED REPORT

TO: SENIOR PLANNER

FROM: Planning Officer

FILE: OPW/22/0007 (Stage 4)

DATE: 14 November 2022

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/22/0007 (Country Road Stage 4)	ADDRESS:	Country Road, Mareeba
APPLICANT:	Conmat No.2 Pty Ltd	RPD:	Lot 200 on SP323217
LODGED BY:	Erscon Consulting Engineers	AREA:	34.62 hectares
DATE LODGED:	27 September 2022	OWNER:	Comaray Pty Ltd
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Road work, Stormwater, Water infrastructure and Earthworks for Stage 4 of Development Permit REC/08/0096)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Rural Residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

PREVIOUS APPLICATIONS & APPROVALS

REC/08/0096

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (Road work, Stormwater, Water infrastructure and Earthworks for Stage 4 of Development Permit REC/08/0096) - **Country Road Estate Stage 4**

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:

6.2.10 Rural 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
Rural 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

REC/08/0096

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

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

3. General
 - 3.1 The 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 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 The applicant must provide a letter from any Concurrence Agencies confirming that their conditions have been complied with.
- 3.6 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.
- 3.7 Flood Immunity
- a) All allotments must have a minimum area of 2,000 square metres 300mm above the Q100 level.
 - b) Any relevant Operational Works applications will include a Q100 analysis for the subject land. The applicant/developer must provide a plan showing the extent of a 100 ARI year flood event certified by a RPEQ (Registered Professional Engineer of Queensland).
 - c) No filling is to occur below the 100 ARI flood level unless accompanied by evidence that filling below the 100 ARI level would not detrimentally impact upon upstream or downstream properties to the satisfaction of Council's delegated officer.

3.8 Bushfire Management

Firebreaks

Where new roads are not involved or it is impractical to use new roads as firebreaks, firebreaks are established that:-

- have a minimum cleared width of 6m;
- have a maximum gradient of 12.5%;
- are constructed and maintained to prevent erosion and provide continuous access for fire fighting vehicles;
- have vehicular access at each end or have suitable clear manoeuvring areas for the turning of emergency fire fighting vehicles;
- all internal roads are to include fire hydrants;
- are within an easement in favour of Council and the Queensland Fire and Rescue Service or road reserve; and
- Are provided in at least the following situations:

The required firebreaks will be established:

- Along the eastern boundary of proposed Lots 38 and 41;
- Within the unnamed road reserve, for the entire northern road frontage of Lots 32 and 37, immediately adjacent to the agricultural buffer required under Condition 4.11.
- Along the southern boundary of proposed Lots 62 and 65.
- Long the entire eastern and western boundaries of the Vegetation Corridor identified on Drawing No. 11/4743 - Stages 3-6 (2B)

Building and Structures (Lots greater than 2,500m²)

- Are sited in location of lowest hazard within the lot;
- Achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater;
- Are 10 metres from any retained vegetation strips or small areas of vegetation;
- Are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.

3.9 Environmental Covenant

The applicant shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of native vegetation and habitat preservation including the preservation of native plants and natural features.

The covenant will be of a form that is acceptable to the Registrar of Titles and will apply to the area identified on Drawing No. 11/4743-Stages 3-6 (2B) as the Vegetation Corridor. The covenant location and the covenant document provisions will be to the satisfaction of Council's delegated officer.

The covenant agreement shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Environment and Resource Management.

The covenant shall require the registered owners of the site to obtain approval of the Council prior to undertaking any earthworks, clearing of vegetation, fencing or placement of water pumps and pipelines within or across the area of the Covenant. The placement of effluent waste disposal systems, building of structures and cultivation shall be specifically excluded from within the area of the Covenant. The maintenance of the area of the Covenant shall be the responsibility of the owner of the land.

Each Covenant must stipulate:-

- (i) that it is for the express purpose of vegetation and habitat preservation, including the preservation of native plants and the natural features of the lot (including the water in Unnamed Creek and the soil contained in the covenant area).
- (ii) that no building, fixtures, infrastructure or improvements over the Covenant Area shall be permitted, including water pipes and pumps;
- (iii) Any maintenance required to be performed in respect of the Covenant Area shall be the responsibility of the lot owner.

The covenant shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the Covenant.

- 3.10 Prior to the approval for any operational works for Stage 6, the subdivision layout will be amended so that the internal road network connects to the

common boundary with Lot 219 on NR378 generally in the location of the road network shown on the approved plans as part of any further development of the adjoining Lot 219 on NR378 the configuration of proposed Lot 41 will be effected such that the road provides suitable geometry to the adjoining road network satisfactory of Council's delegated officer.

3.11 Stage 8 Requirements

- a) Prior to lodgement of an application for Operational Works for Stage 8, the applicant will:
 - i) in addition to any other Stormwater Management Plan requirements, provide a conceptual stormwater design for the stage that details how any threats or impacts from upstream dams will be addressed;
 - ii) demonstrate, through that stormwater design, how stormwater flows that: originate outside the site, flow through the site, and discharge downstream of the site, will be suitably directed and contained.
 - iii) demonstrate how stormwater infrastructure will be incorporated into the lot design in accordance with the requirements of this approval;
 - iv) demonstrate how it is intended to maintain water quality within that storage in accordance with the requirements of Appendix 1 Parts A & C of State Planning Policy 4/10 Healthy Waterways.
 - v) demonstrate that suitable building platforms can be provided on proposed lots with slopes greater than 1:6.
 - vi) demonstrate that average lot size for the entire development exceeds 3000 sq m.

These requirements will be to the satisfaction of Council's delegated officer.

- b) The developer will prepare a management and operation plan for any artificial storage area within any proposed lot in accordance with Appendix 1 Part C of State Planning Policy 4/10 Healthy Waterways to the satisfaction of Council's delegated officer.
- c) the registered owner of any lot containing an artificial storage area within any proposed lot will be responsible for the maintenance and operation of that storage area in accordance with the required management and operation plan.

3.12 Design Changes

- i) Prior to lodgement of an application for Operational Works for Stage 6, the developer will provide an amended layout plan for that stage which ensures that the connecting road to the eastern boundary is almost square to that boundary.

- ii) Prior to lodgement of an application for Operational Works for Stage 8, the developer will provide an amended layout plan for that stage which complies with the requirements of any other conditions of this approval.

These requirements will be to the satisfaction of Council's delegated officer.

3.13 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

Access must be constructed to each allotment in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer. The provision of Layback Kerbing along the total frontage of the proposed lots will satisfy this condition, except in the case of axe handle lots).

Where axe handle lots are proposed, a concrete or bitumen sealed driveway shall be provided within any access handles. The driveway will:

- Have a minimum 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 strip.
- Service and utility conduits are to be provided for the full length of the sealed driveway constructed within the access handle of the battleaxe allotments.

4.2 Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and the applicant must take all necessary steps to achieve this including the following:

- a) The applicant must provide a Stormwater Management Plan prepared and certified by a RPEQ engineer that meets or exceeds the standards of design and construction set out in the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).
- b) The Stormwater 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 1996).
- c) The Stormwater Management Plan must provide for:
 - (i) stormwater drainage from roofed and paved areas to be lawfully discharged to an approved drainage system within adjoining road reserves or where stormwater from roofed and paved areas cannot be drained into the approved drainage system within the adjoining road reserves, an inter-allotment drainage collection system must be provided;

- (ii) overland flow paths and underground drainage is to be designed in accordance with water sensitive urban design solutions so as not to directly or indirectly cause nuisance or worsen peak flows to downstream or adjoining properties. The completed development discharge rate for a Q100 storm frequency must not exceed the pre-development discharge rates for a Q100 storm frequency;
- (iii) The assumed increase in stormwater runoff associated with the construction of future dwelling houses and driveways within the development must provide for an ARI 100 years overland flow through roads, open space areas or easements over adjoining properties. Construction of drainage must be to FNQROC standards;
- d) The Stormwater Management Plan must include a plan of the development showing the Q100 Flood Levels as well as a 2,000 square metre building envelope for each lot that is impacted by the Q100 Flow. The building envelopes must be above the Q100 Flood Levels.
- e) The applicant must prepare a Stormwater Report, including an assessment of blockages, prepared and certified by a suitably qualified design engineer (RPEQ) clearly indicating measures taken and calculated impacts based upon the Stormwater Management Plan in accordance with the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).
- f) All stormwater channels through private property must be located in a registered easement for drainage purposes, with the easement in favour of Council. Alternatively stormwater channels may be located with drainage reserves or other similar approved land tenure.
- g) The applicant must submit the Stormwater Management Plan and Stormwater Report to council as part of the operational works application for its approval.
- h) The applicant must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Stormwater Report.
- i) Deleted
- j) 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.
- k) The applicant (at its 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.

- l) A bond of 50% of the contract value of the drainage works must be lodged with Council during the 12 month maintenance period, as a guarantee for the satisfactory operation of the drainage works. The bond will be returned on satisfactory correction of any defective work after expiration of the maintenance period. During the maintenance period, Council may call up the bond and carry out any drainage repair work required.
 - m) 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.
- 4.3 Prior to endorsement of the plan of survey creating the first lot of this development, the plan of survey/s for Stages 1, 2 and 7 (Development Approvals RC2005/56, RC2006/27 and REC/08/0110) of Country Road Estate must be registered.

4.4 Roadworks – Internal – All Stages

Internal roads must be constructed to Residential Street standard in accordance with FNQROC Development Manual standards (as amended) for the applicable planning scheme area to the satisfaction of Council's delegated officer.

A temporary turnaround area, with gravel surface, must be provided at the end of the new road construction adjacent to the balance area of the overall subdivision to allow traffic manoeuvring.

4.5 Water Supply

4.5.1 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 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).

4.5.2 The following reticulated water supply infrastructure upgrades must be undertaken by the developer:

- (i) Prior to the issue of any Development Permit for operational works, the developer must enter into an infrastructure agreement requiring the developer to contribute per additional allotment created (currently \$487.00 per lot) towards the construction of the following water infrastructure upgrades:
 - A connection into the existing 375 mm diameter water main in Lloyd Street (at the corner of Constance Street). This connection must be a DN300 PN16 PVCO (or equivalent) pipe (Line A) to a point where the cross river boring commences (Line B).
 - The cross river pipe must be a PE DN400 (Line B) which is to be directionally drilled under the Barron River, flanged at each end and extended to the eastern side of the Hastie

Road reserve; a flanged Tee must be provided to connect the cross river pipe to the DN300 pipe to the left and the DN200 pipe to the right at the outlet on the eastern side of the Hastie Road reserve.

- From Line B, a DN200 PN16 PVCO (or equivalent) pipe (Line C) must extend to the current western end of the DN150 main on Hastie Road.
- Installation of a PVC DN200 main (Line D) from the current eastern end of the DN150 main on Hastie Rd to the proposed water pump station within the Godfrey Road road reserve.

The amount of the contribution shall be adjusted on 30th June each financial year in accordance with the Consumer Price Index.

4.5.3 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 On-Site Wastewater Management

The applicant must provide a site and soil evaluation report (or an evaluation report where existing on-site disposal), prepared by an accredited site and soil evaluator, demonstrating the ability of the lots to accommodate an on-site effluent disposal in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

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 Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

4.10 Street trees

One street tree must be provided in the nature strip of each lot created. The plan depicting species must be submitted to Council's delegated officer for approval. The street trees must be planted in accordance with the approved plan.

4.11 Agricultural Buffering

- (i) A 30 metre wide vegetation buffer, 20 metres planted and 10 metres clear on the southern side, is to be planted along northern road frontage of the following lots:
 - That part of the northern road frontage of Lot 31, extending from the DERM vegetation corridor, east to the boundary with Lot 32.
 - The entire northern road frontage of Lots 32 to 37.
- (ii) Appropriate native species will be used in the plantings. A landscaping/planting plan will be developed by a suitably qualified professional in compliance with SPP1/92 Planning Guidelines on Separating Agricultural and Residential Land Uses and must be endorsed by Council's delegated officer prior to any plantings being undertaken.
- (iii) The buffer vegetation will be established to a height of 4m on any relevant lot prior to Council signing the relevant plan of survey to the satisfaction of Council's delegated officer.
- (iv) The developer will maintain the buffer for two (2) years, and a bond of 50% of the contract value of the works must be lodged with Council during the maintenance period, as a guarantee. The bond will be returned on satisfactory correction of any defective work after expiration of the maintenance period. During the maintenance period, Council may call up the bond and carry out any work required. The bond will be lodged with Council to secure those works prior to Council signing the relevant plan of survey.
- (v) The applicant shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of establishment, protection and use of the land for a vegetated buffer over the required 30m buffer area.

The required covenant/s will be of a form that is acceptable to the Registrar of Titles and will contain provisions for:

- a management plan for the covenant area;
- protection of any vegetated buffer established as a result of this approval, including a requirement for cattle-proof fencing of the northern boundary of the vegetated buffer; and
- exclusion of buildings.

The covenant agreement shall be signed by the registered owner prior to signing of the relevant survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Environment and Resource Management.

The covenant location and the covenant document provisions will be to the satisfaction of Council's delegated officer. Maintenance of the area of the Covenant shall be the responsibility of the owner of the land.

The covenant shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the Covenant.

4.12 Landscaping / Site Maintenance

The required buffer plantings shall be maintained as follows:

- replacement of plantings as required
- site maintenance shall include mowing / slashing of all areas outlined above
- landscaping / site maintenance is to be continued throughout the Defects Liability Period until date of Final Acceptance

Contrary to Section D9.23 Paragraph 7 of the FNQROC Manual, the maintenance period for irrigation works and landscaping shall be a minimum of twelve months.

4.13 Roadworks - External Construction (Stage 8)

The intersection of Emerald End Road and the unnamed road servicing Stage 8 (as shown on Plan CRE-018-C01 dated 29/01/18) must be designed and constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The finished surface of the intersection is to be in asphalt, unless otherwise determined by Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.14 External Works - Emerald End Road

Prior to Council endorsing a plan of survey creating any new lot under Development Approval REC/08/0096 (excluding Lot 26 of Stage 3), the following works must be completed to the satisfaction of Council's delegated officer:

- (i)
 - (a) The applicant is to construct kerb and channel on Emerald End Road for the complete frontage of the subject land and also between the subject land and the intersection of Emerald End Road and Country Road.
 - (b) The applicant is to widen and extend the existing bitumen on Emerald End Road by two (2) metres for the complete frontage of the subject land and also between the subject land and the intersection of Emerald End Road and Country Road.
- (ii) Alternatively, in lieu of constructing the works required by Conditions 2(i)(a) and 2(i)(b), the applicant is to contribute to Council an amount equivalent to the construction cost of the following works:

- (a) The construction of kerb and channel on Emerald End Road for the complete frontage of the subject land and also between the subject land and the intersection of Emerald End Road and Country Road.
- (b) The widening and extension of the existing bitumen on Emerald End Road by two (2) metres for the complete frontage of the subject land and also between the subject land and the intersection of Emerald End Road and Country Road.

The applicable contribution shall be calculated based on the actual construction cost at the time of payment, to the satisfaction of Council's delegated officer. The construction cost shall be adjusted on 30 June each year in accordance with the Road Industry Construction Index.

- (iii) The Intersection of Emerald End Road and Country Road is to be designed and constructed in accordance with the FNQROC Development Manual, as amended.

The main points to note from the manual are that the finished surface is to be in asphalt and the design is to be in accordance with NAASRA Part 5.

- (iv) Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for operational works.

FNQROC Regional Development Manual

Section	Assessment
DP1 - Development Principles	Complies
AP1 - Application Procedures	Complies
D1 - Road Geometry	Complies
D2 - Site Regrading	Complies
D3 - Road Pavements	Complies
D4 - Stormwater Drainage	Complies
D5 - Stormwater Quality Management	Complies
D6 - Water Reticulation	Complies
D7 - Sewerage System	Not applicable
D8 - Utilities	Not part of current application
D9 - Landscaping	Not applicable

REFERRALS

Nil

Internal Consultation

Technical Services

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT:	Conmat No.2 Pty Ltd	ADDRESS:	Country Road, Mareeba
DATE LODGED	27 September 2022	RPD:	Lot 200 on SP323217

TYPE OF APPROVAL	Development Permit
PROPOSED DEVELOPMENT	Operational Works (Road work, Stormwater, Water infrastructure and Earthworks for Stage 4 of Development Permit REC/08/0096)

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

Approved subject to the following assessment manager conditions:

(A) **APPROVED DEVELOPMENT:** Development Permit for Operational Works (Road work, Stormwater, Water infrastructure and Earthworks for Stage 4 of Development Permit REC/08/0096)

(B) **APPROVED PLANS:**

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

(C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

(a) **General**

(i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.

- (ii) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
- found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual, 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.

(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 a delegate of Council, the application subject to the conditions listed in the report.

Dated the 14TH day of NOVEMBER 2022



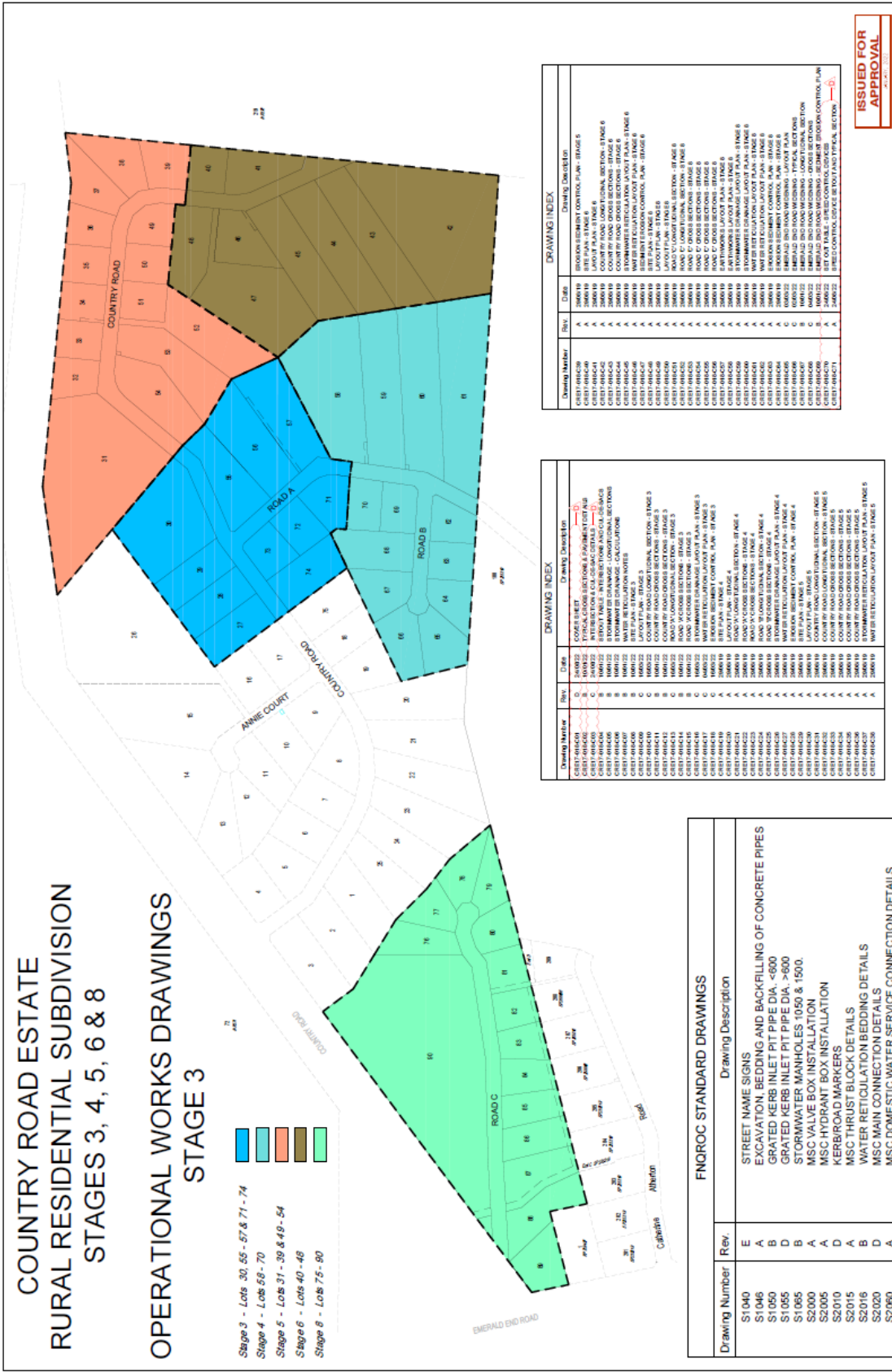
BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

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



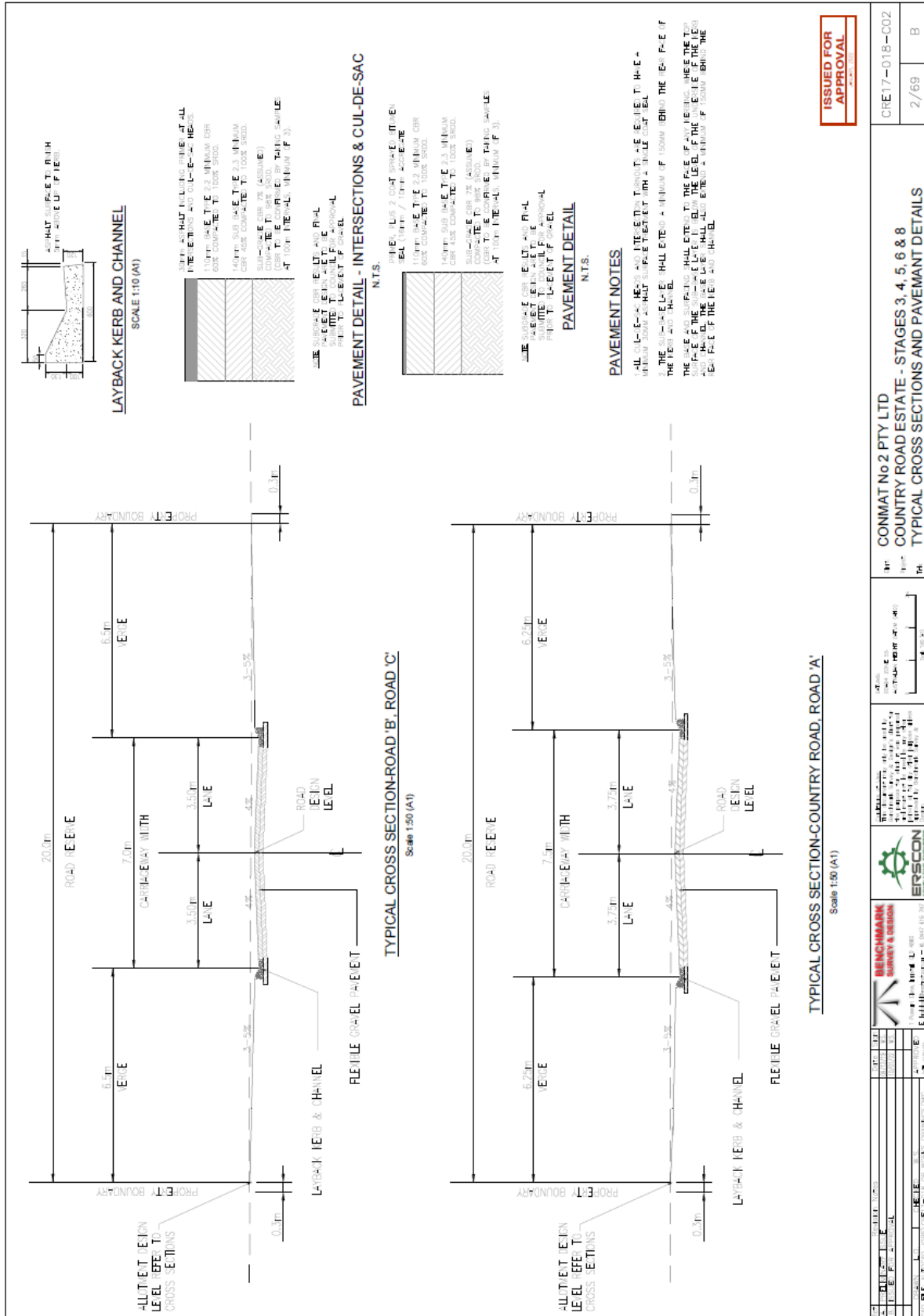
Drawing Number	Rev.	Drawing Description
S1040	E	STREET NAME SIGNS
S1045	A	EXCAVATION, BEDDING AND BACKFILLING OF CONCRETE PIPES
S1050	B	GRADED KERB INLET PIT PIPE DIA. <600
S1055	D	GRADED KERB INLET PIT PIPE DIA. >600
S1065	B	STORMWATER MANHOLES 1050 & 1500
S2005	A	MSC VALVE BOX INSTALLATION
S2010	D	MSC HYDRANT BOX INSTALLATION
S2015	A	MSC THRUST BLOCK DETAILS
S2016	B	WATER RETICULATION BEDDING DETAILS
S2020	A	MSC MAIN CONNECTION DETAILS
S2060	A	MSC DOMESTIC WATER SERVICE CONNECTION DETAILS

Drawing Number	Rev.	Date	Drawn Description
CRE17-018C01	D	24/07/22	COVER SHEET
CRE17-018C01	C	18/07/22	STREET NAME SIGNS
CRE17-018C01	B	18/07/22	EXCAVATION, BEDDING AND BACKFILLING OF CONCRETE PIPES
CRE17-018C01	A	18/07/22	GRADED KERB INLET PIT PIPE DIA. <600
CRE17-018C01	A	18/07/22	GRADED KERB INLET PIT PIPE DIA. >600
CRE17-018C01	A	18/07/22	STORMWATER MANHOLES 1050 & 1500
CRE17-018C01	A	18/07/22	MSC VALVE BOX INSTALLATION
CRE17-018C01	A	18/07/22	MSC HYDRANT BOX INSTALLATION
CRE17-018C01	A	18/07/22	MSC THRUST BLOCK DETAILS
CRE17-018C01	A	18/07/22	WATER RETICULATION BEDDING DETAILS
CRE17-018C01	A	18/07/22	MSC MAIN CONNECTION DETAILS
CRE17-018C01	A	18/07/22	MSC DOMESTIC WATER SERVICE CONNECTION DETAILS

Drawing Number	Rev.	Date	Drawn Description
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - TYPICAL SECTION
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION B
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION C
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION D
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION E
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION F
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION G
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION H
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION I
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION J
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION K
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION L
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION M
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION N
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION O
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION P
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION Q
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION R
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION S
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION T
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION U
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION V
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION W
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION X
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION Y
CRE17-018C01	A	24/07/22	EREMBIAL END FORD MESSING - SECTION Z

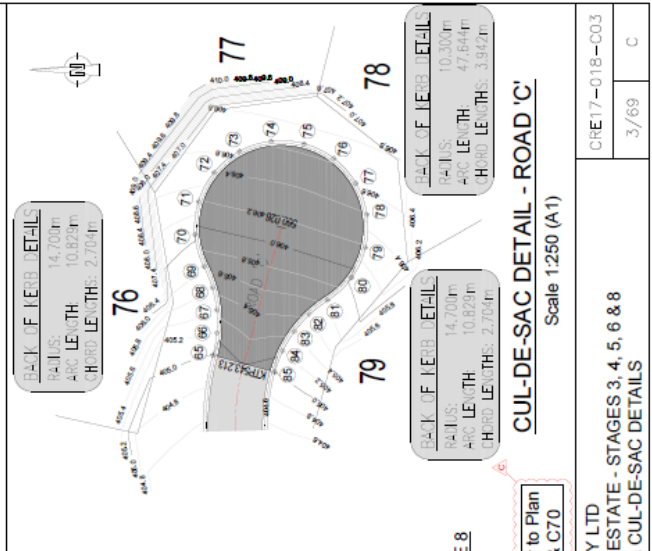
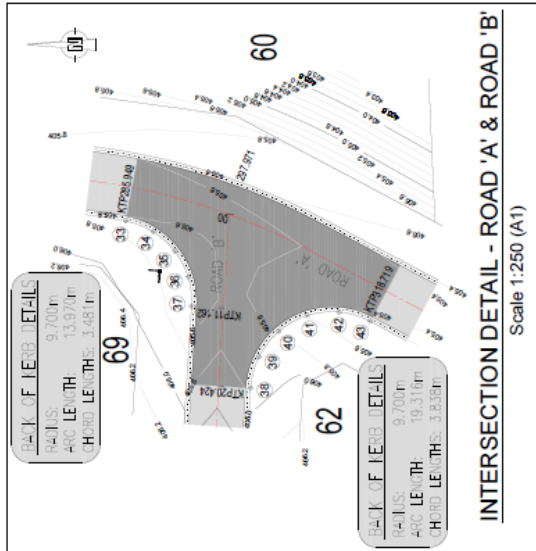
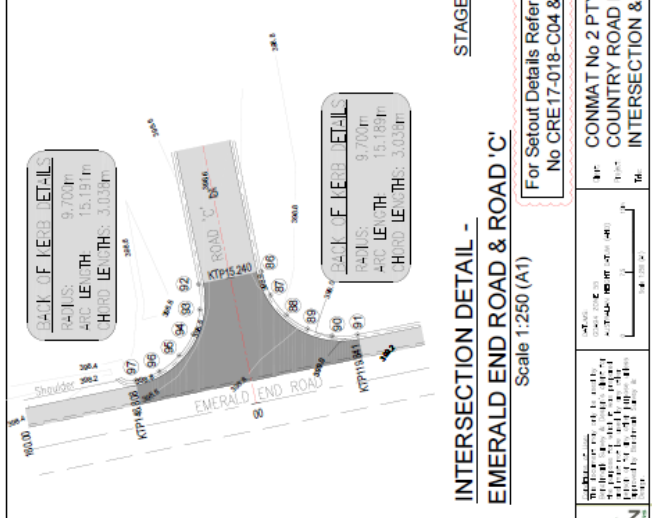
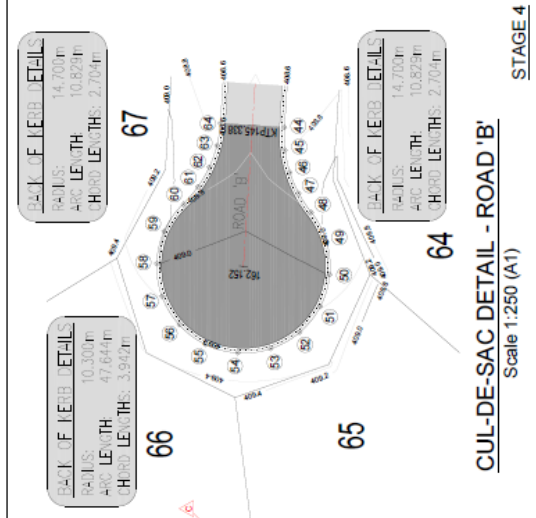
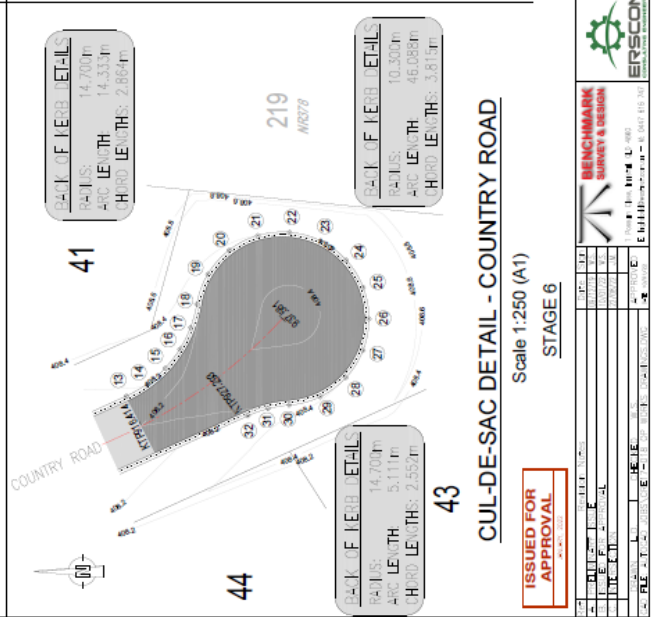
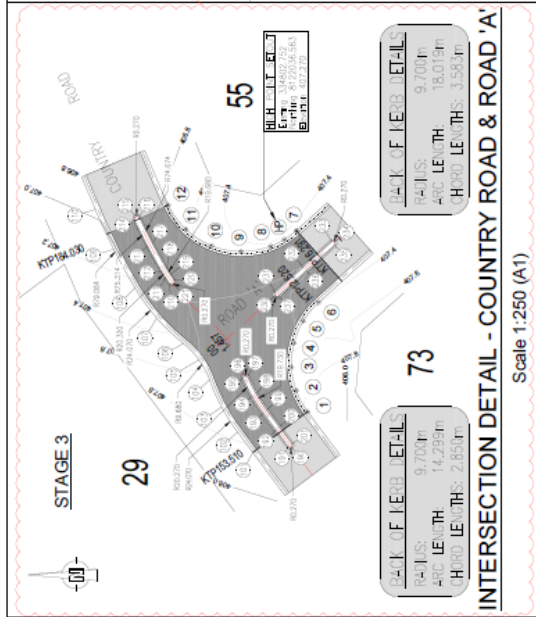
ISSUED FOR APPROVAL

		1:1" = 100'	CONMAT No. 2-PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 COVER SHEET	CRE17-018-C01 1/89 D
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ISSUED FOR APPROVAL

<p>DATE: 14/11/2022</p> <p>TIME: 10:30 AM</p> <p>PROJECT: CONMAT No 2 PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8</p> <p>SCALE: 1:50 (A1)</p> <p>DATE: 14/11/2022</p> <p>TIME: 10:30 AM</p> <p>PROJECT: CONMAT No 2 PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8</p> <p>SCALE: 1:50 (A1)</p>	<p>CONMAT No 2 PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 TYPICAL CROSS SECTIONS AND PAVEMENT DETAILS</p>	<p>CRE17-018-C02</p> <p>2/69</p> <p>B</p>
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<p>PROJECT NO: 17-018-C03</p> <p>DATE: 14/11/2022</p> <p>SCALE: 1:250 (A1)</p> <p>STAGE: 3, 4, 5, 6 & 8</p> <p>DESCRIPTION: INTERSECTION & CUL-DE-SAC DETAILS</p>	<p>CONMAT No 2 PTY LTD</p> <p>COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8</p> <p>INTERSECTION & CUL-DE-SAC DETAILS</p>	<p>CRE 17-018-C03</p> <p>3/69</p> <p>C</p>
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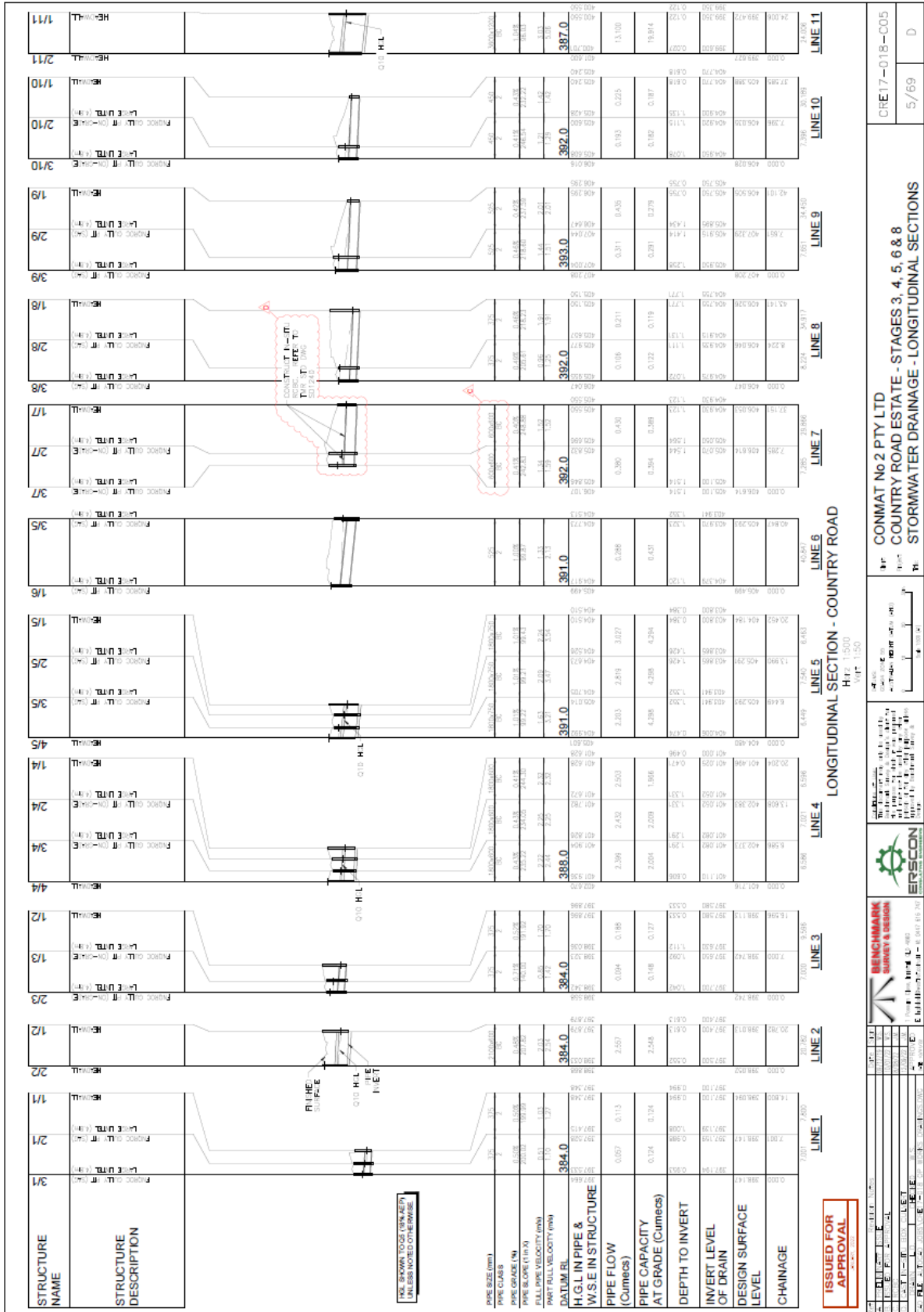
SETOUT POINTS - BACK OF KERB - INTERSECTION AND CUL-DE-SAC DETAILS

NO	EASTING	NORTHING	LEVEL
1	334782.268	8122033.792	407.827
2	334784.780	8122035.137	407.749
3	334787.574	8122035.694	407.645
4	334790.410	8122035.412	407.525
5	334793.040	8122034.317	407.439
6	334795.238	8122032.503	407.396
7	334803.810	8122035.147	407.374
8	334801.947	8122038.207	407.372
9	334801.324	8122041.736	407.329
10	334802.028	8122045.249	407.247
11	334803.962	8122048.265	407.153
12	334806.860	8122050.371	407.051
13	335279.715	8121953.062	408.186
14	335281.151	8121950.586	408.210
15	335283.039	8121948.435	408.244
16	335285.369	8121946.692	408.275
17	335287.874	8121945.422	408.303
18	335290.636	8121944.674	408.329
19	335294.219	8121943.355	408.356
20	335297.077	8121940.822	408.380
21	335298.819	8121937.424	408.400
22	335299.206	8121933.625	408.415
23	335298.184	8121929.946	408.427
24	335295.895	8121926.890	408.431
25	335292.651	8121924.876	408.436
26	335288.896	8121924.179	408.432
27	335285.146	8121924.895	408.423
28	335281.912	8121926.926	408.408
29	335279.639	8121929.994	408.387
30	335278.637	8121933.679	408.361
31	335278.214	8121936.196	408.332
32	335277.361	8121938.601	408.303
33	334874.052	8121798.465	405.714
34	334872.790	8121795.229	405.689
35	334867.381	8121792.646	405.664
36	334870.466	8121791.050	405.645
37	334863.969	8121790.687	405.628
38	334854.199	8121783.614	405.904
39	334857.905	8121782.615	405.787
40	334860.930	8121780.254	405.684
41	334862.801	8121776.903	405.598
42	334863.222	8121773.089	405.534
43	334862.128	8121769.411	405.495
44	334729.541	8121791.590	408.711
45	334726.839	8121791.513	408.771
46	334724.156	8121790.943	408.831
47	334721.703	8121789.897	408.892
48	334719.444	8121788.412	408.952
49	334715.947	8121786.584	409.032

NO	EASTING	NORTHING	LEVEL
50	334712.019	8121786.204	409.112
51	334708.236	8121787.325	409.191
52	334705.150	8121789.784	409.251
53	334703.213	8121793.221	409.287
54	334702.707	8121797.134	409.299
55	334703.707	8121800.952	409.287
56	334706.067	8121804.114	406.251
57	334709.441	8121806.150	409.191
58	334713.337	8121806.789	409.112
59	334717.183	8121805.911	409.032
60	334720.419	8121803.653	408.952
61	334722.471	8121801.892	408.892
62	334724.810	8121800.537	408.831
63	334727.358	8121799.634	408.771
64	334730.029	8121799.214	408.711
65	334737.387	8121738.974	404.996
66	334290.049	8121738.502	405.192
67	334292.752	8121738.527	405.390
68	334295.405	8121739.047	405.587
69	334297.917	8121740.044	405.784
70	334301.712	8121741.126	406.046
71	334305.635	8121740.705	406.294
72	334309.114	8121738.842	406.489
73	334311.639	8121735.810	406.628
74	334312.841	8121732.051	406.712
75	334312.545	8121728.117	406.739
76	334310.793	8121724.531	406.712
77	334307.842	8121721.951	406.628
78	334304.124	8121720.640	406.489
79	334300.182	8121720.811	406.294
80	334296.592	8121722.449	406.046
81	334293.880	8121725.315	405.784
82	334292.227	8121727.455	405.587
83	334290.210	8121729.255	405.390
84	334287.897	8121730.654	405.192
85	334285.367	8121731.606	404.996
86	333767.400	8121668.237	398.683
87	333764.569	8121667.229	398.729
88	333762.207	8121665.339	398.824
89	333760.543	8121662.812	398.959
90	333759.740	8121659.895	399.076
91	333759.877	8121656.873	399.167
92	333765.855	8121675.778	398.683
93	333762.832	8121675.636	398.698
94	333759.914	8121676.434	398.701
95	333757.384	8121678.094	398.691
96	333755.491	8121680.454	398.665
97	333754.418	8121683.233	398.621

ISSUED FOR APPROVAL
11/11/2022

 BENCHMARK SURVEY & DESIGN 10/100 The Blvd, Suite 100 Epping, NSW 1503, Australia Phone: 02 9614 1100 Email: info@benchmark.com.au	 ERS CON 10/100 The Blvd, Suite 100 Epping, NSW 1503, Australia Phone: 02 9614 1100 Email: info@erscon.com.au	PROJECT NO: 22/001 CLIENT: CONMAT No 2 PTY LTD PROJECT: COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 DRAWING: SETOUT TABLES - INTERSECTIONS AND CUL-DE-SACS	DATE: 11/11/2022 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
CONMAT No 2 PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 SETOUT TABLES - INTERSECTIONS AND CUL-DE-SACS.			CRE: 17-018-C04 4/89 B



WATER RETICULATION NOTES



1. WATER SUPPLY PRESSURE PIPES TO COMPLY WITH AS14777.
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-TRAFFICED AREAS AND 800MM IN TRAFFICED AREAS.
4. WATER RETICULATION ALIGNMENT FOR ALL ROADS SHALL BE 2.0M FROM PROPERTY BOUNDARY.
5. WHERE NON-METALLIC PIPE IS LAD, A CONTINUOUS STAINLESS STEEL WIRE, 1.6mm DIAMETER SHALL BE LAD 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 SERVED BY A 630D POLYETHYLENE LOOP PE100 BLUE STRIPE SDR11 PN16
10. RETICULATION MAINS TO BE 100 or 150Ddia (As Noted) PVC Series 2 MIN PN16
11. PRESSURE AT EVER-LD END ROAD TO BE CHECKED AGAINST FIRE FIGHTING FLOWS TO ACHIEVE 38M RESIDUAL PRESSURE (RL473.00)

FNORC DRAWINGS

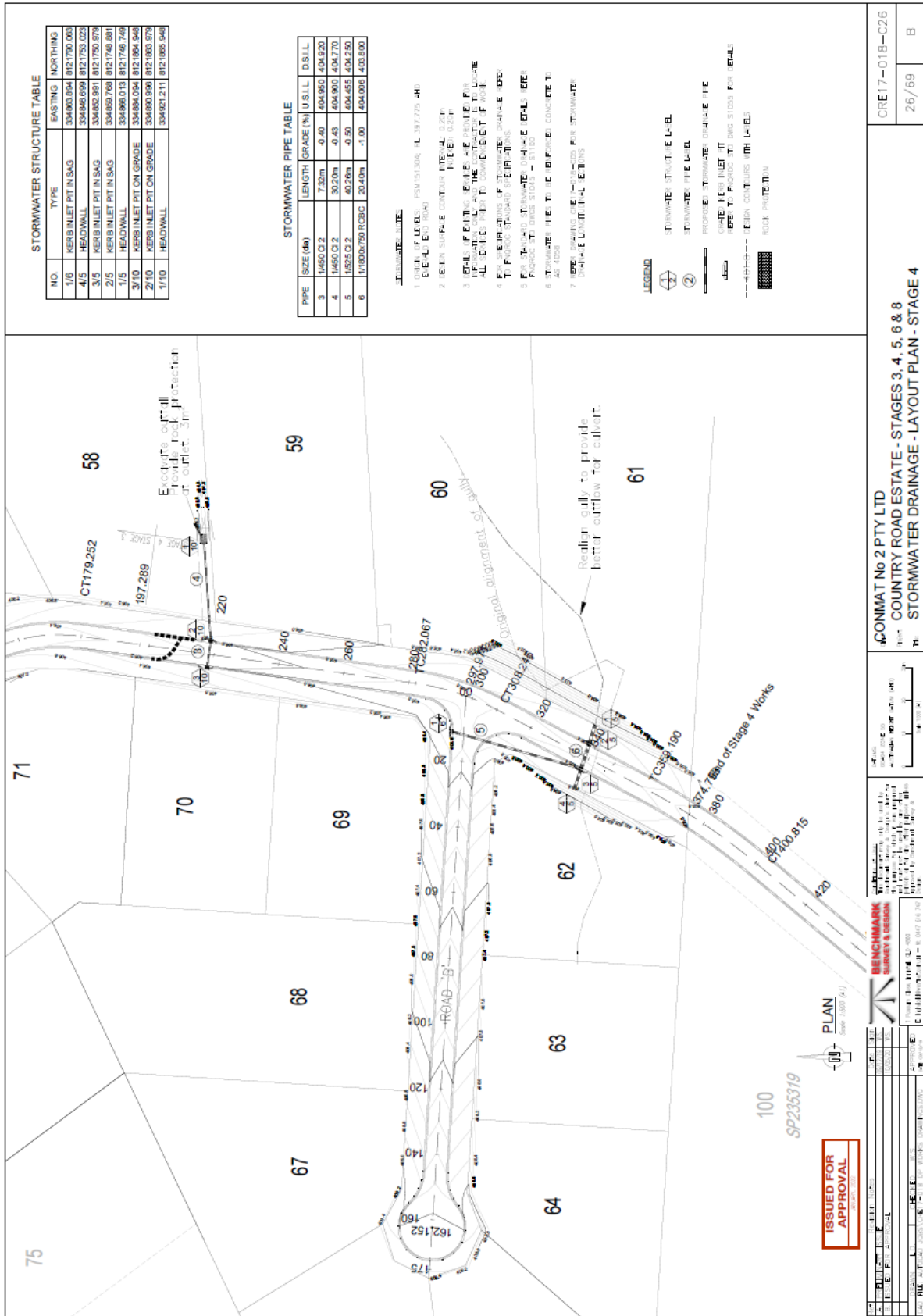
- S2000A - MSC VALVE BOX INSTALLATION
- S2005A - MSC HYDRANT BOX INSTALLATION
- S2010D - KERB/ROAD MARKERS
- S2015A - MSC THRUST BLOCK DETAILS
- S2016B - WATER RETICULATION BENDING DETAILS
- S2020D - MSC MAIN CONNECTION DETAILS
- S2020A - MSC DOME/TIC WATER SERVICE CONNECTION DETAILS

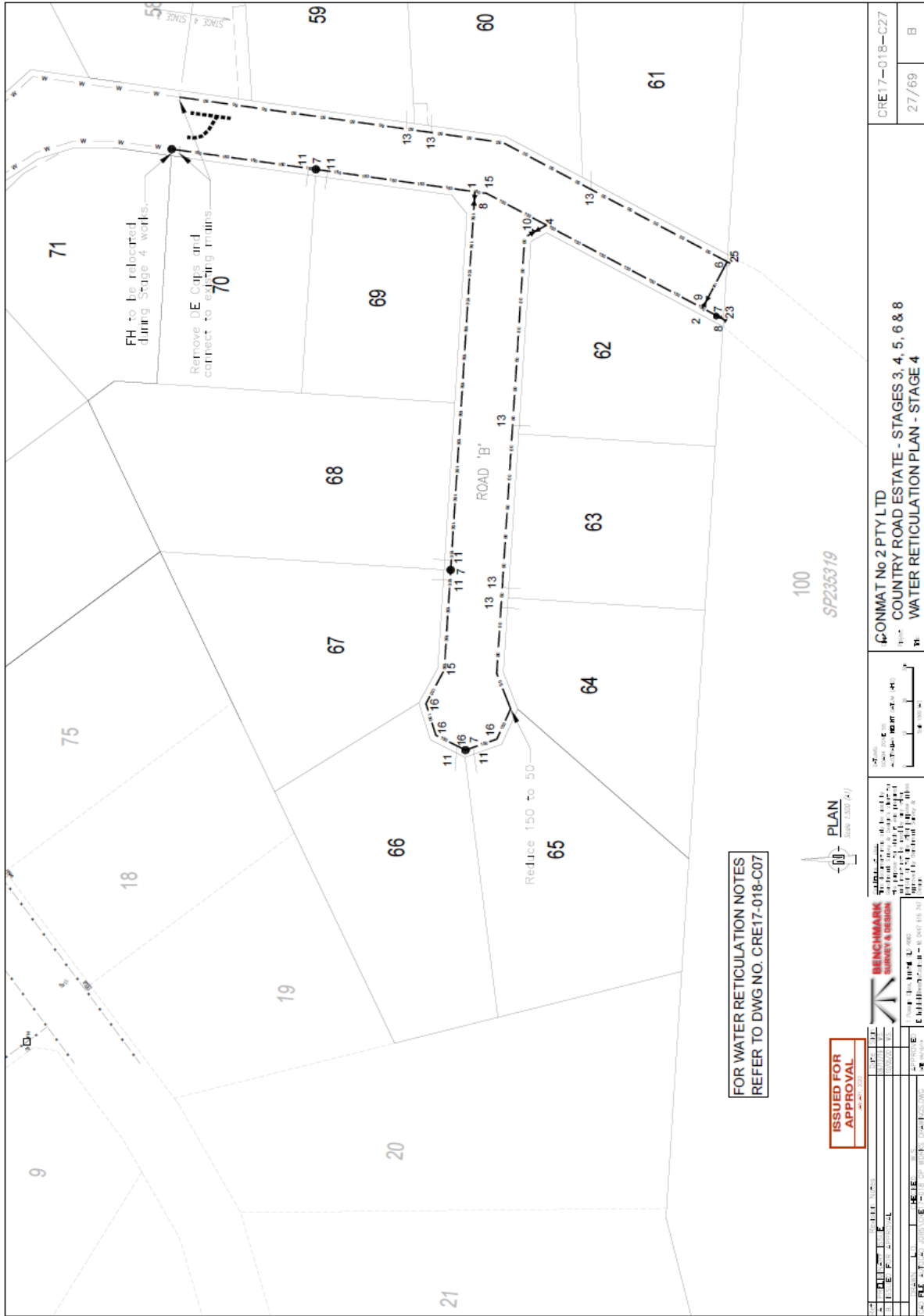
ISSUED FOR APPROVAL
30/07/2022

REF CODE	DESCRIPTION
1	150 x 150 x 150 D.I.C.L Tee w/rl concrete thrust block.
2	150 x 150 x 100 D.I.C.L Tee w/rl concrete thrust block.
3	150 x 150 x 50 D.I.C.L Tee w/rl concrete thrust block.
4	100 x 100 x 100 D.I.C.L Tee w/rl concrete thrust block.
5	100 x 100 x 50 D.I.C.L Tee w/rl concrete thrust block.
6	50 x 50 x 50 D.I.C.L Tee w/rl concrete thrust block.
7	80 dia. Spring Hydrant Main Flaw 2000 Type (DN80) complete w/rl D.I.C.L Tee, Flser, CI cover box main and kerb marker. (100 Main)
8	150 dia. Sluice Valve Class 800 W/E complete w/rl CI cover box main and kerb marker.
9	100 dia. Sluice Valve Class 800 W/E complete w/rl CI cover box main and kerb marker.
10	50 dia. Gate Valve 200 brass complete w/rl CI cover box main and kerb marker.
11	150 dia. steel or bronze tipping band to 40 or 200 copper service to brass stop cock, meter & dir box.
12	100 dia. steel or bronze tipping band to 40 or 200 copper service to brass stop cock, meter & dir box.
13	50 dia. service fitting to 40 or 200 copper service to brass stop cock, meter & dir box.
14	150 dia. D.I.C.L 11 1/2" bend w/rl concrete thrust block.
15	150 dia. D.I.C.L 22 1/2" bend w/rl concrete thrust block.
16	150 dia. D.I.C.L 45" bend w/rl concrete thrust block.
17	150 dia. D.I.C.L 90" bend w/rl concrete thrust block.
18	100 dia. D.I.C.L 11 1/2" bend w/rl concrete thrust block.
19	100 dia. D.I.C.L 22 1/2" bend w/rl concrete thrust block.
20	100 dia. D.I.C.L 45" bend w/rl concrete thrust block.
21	100 dia. D.I.C.L 90" bend w/rl concrete thrust block.
22	50 dia. 90" bend w/rl concrete thrust block.
23	150 dia. D.I.C.L Dead end cap w/rl concrete thrust block.
24	100 dia. D.I.C.L Dead end cap w/rl concrete thrust block.
25	50 dia. D.I.C.L Dead end cap w/rl concrete thrust block.
100	Proposed Water Main 1500e (Class 16)
100	Proposed Water Main 1000e (Class 16)
630D	PE Pressure Pipe PE 100 Blue Stripe SDR11 PN16
W	Existing Water Main

 BENCHMARK SURVEY & DESIGN 10/100 WILSON ST, WILSON VIC 3178 PH: 03 9594 1000 FAX: 03 9594 1001 EMAIL: info@benchmark.com.au	 ERS CON ENGINEERING & SURVEYING 10/100 WILSON ST, WILSON VIC 3178 PH: 03 9594 1000 FAX: 03 9594 1001 EMAIL: info@erscon.com.au
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CONMAT No 2 PTY LTD COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8 WATER RETICULATION NOTES	CRE17-018-C07 7/89 B
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FOR WATER RETICULATION NOTES
REFER TO DWG NO. CRE17-018-C07

ISSUED FOR APPROVAL



BENCHMARK SURVEY & DESIGN
 100 SP2333/19
 100 SP2333/19
 100 SP2333/19

DATE	DESCRIPTION	BY	CHECKED
14/11/2022	ISSUED FOR APPROVAL	[Signature]	[Signature]
14/11/2022	DESIGNED	[Signature]	[Signature]
14/11/2022	CHECKED	[Signature]	[Signature]
14/11/2022	APPROVED	[Signature]	[Signature]

ONMAT No 2 PTY LTD
 COUNTRY ROAD ESTATE - STAGES 3, 4, 5, 6 & 8
 WATER RETICULATION PLAN - STAGE 4

CRE17-018-C27
 27/69
 B

