Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

31 October 2022

Planning Officer: Carl Ewin
Direct Phone: 4086 4656
Our Reference: OPW/22/0008
Your Reference: 1471

S Hogan
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 27 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/22/0008
Street Address:	7 Kenneally Road, Mareeba
Real Property Description:	Lot 2 on RP729239
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, Drainage work and Earthworks for Development Permit RAL/21/0014)]
Date of Decision:	27 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) 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) The water service road crossing pipe must be ductile iron cement lined pipe (DICL - 100mm diameter) instead of PVC. The difference in price, as agreed to by Council's delegated officer, as a result of this DICL requirement will be subtracted from the infrastructure charges payable.

(v) The distance between the mass concrete footings for the shared access crossover must a minimum of 600mm. The material used to surface treat the crossover between the steel plate and the Kenneally Road surface must be asphalt.

(vi) The use of "blackmax" piping for the stormwater infrastructure is permitted, however it is noted that the stormwater infrastructure between the Kenneally Road inlet pit and the property boundary is and will always be considered private stormwater infrastructure and Council will have no responsibility in its repair or replacement should any damage or loss occur in future.

(vii) A notation will be placed on the rates notice for Lots 2 and 3 recommending that on-site stormwater detention be included in any future buildings works in order to minimise stormwater impacts to surrounding properties.

(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
1471-C01 Amdt A	Existing Site Plan	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C02 Amdt A	Soil and Water Management Strategy	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C03 Amdt A	Earthworks, Roadworks and Stormwater Drainage Plan	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C04 Amdt A	Water Reticulation Plan	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C05 Amdt A	Access - Longitudinal Section, Typical Cross Section, Pavement Data, Set Out and Details	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C06 Amdt A	Access - Cross Sections (Sheet 1 of 1)	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C07 Amdt A	Stormwater Drainage Longitudinal Section	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22
1471-C08 Amdt A	Stormwater Drainage Catchment Plan and Stormwater Drainage Calculation Sheet	Jim Papas Civil Engineering Designer Pty Ltd	27.09.22

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

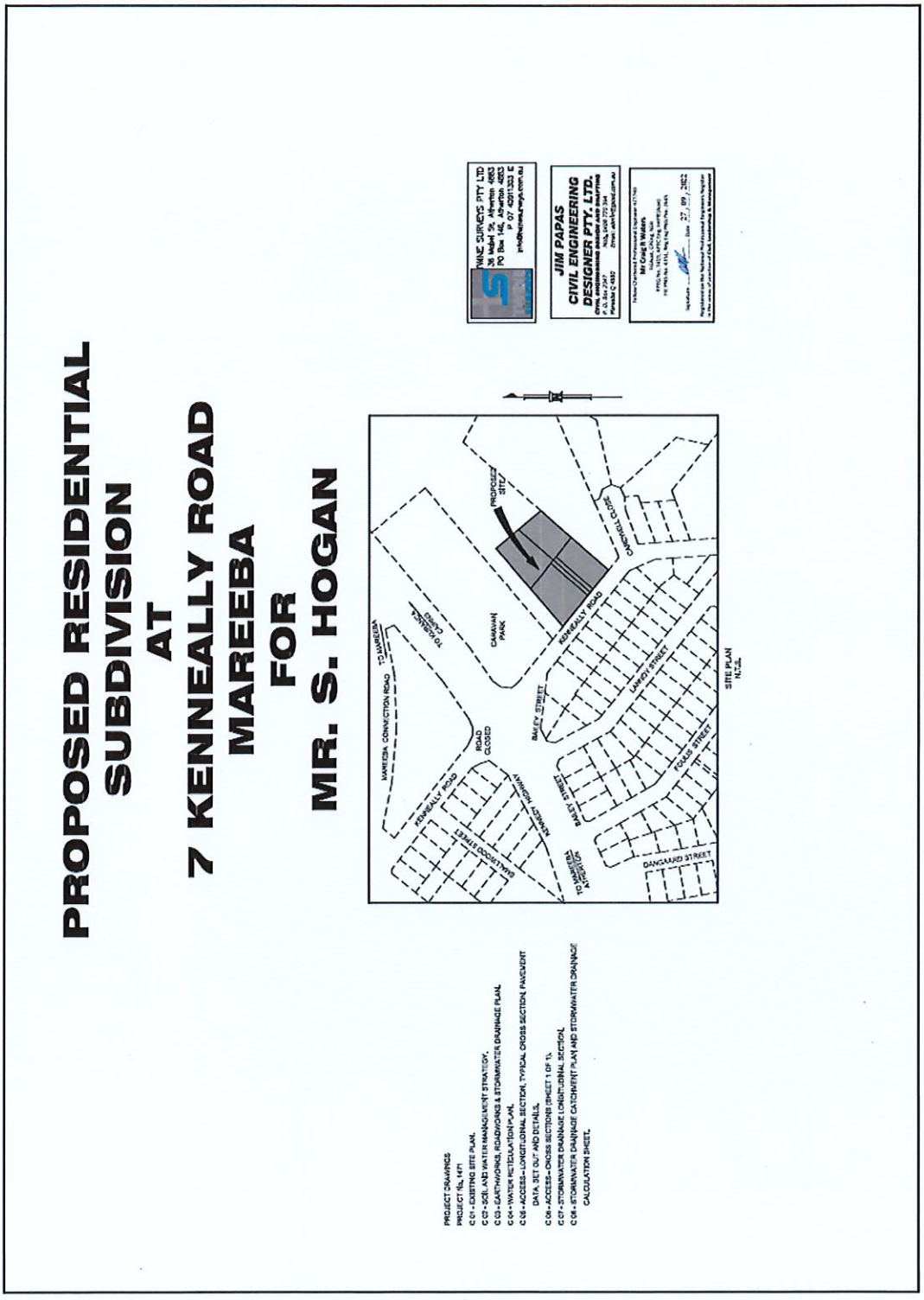
If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

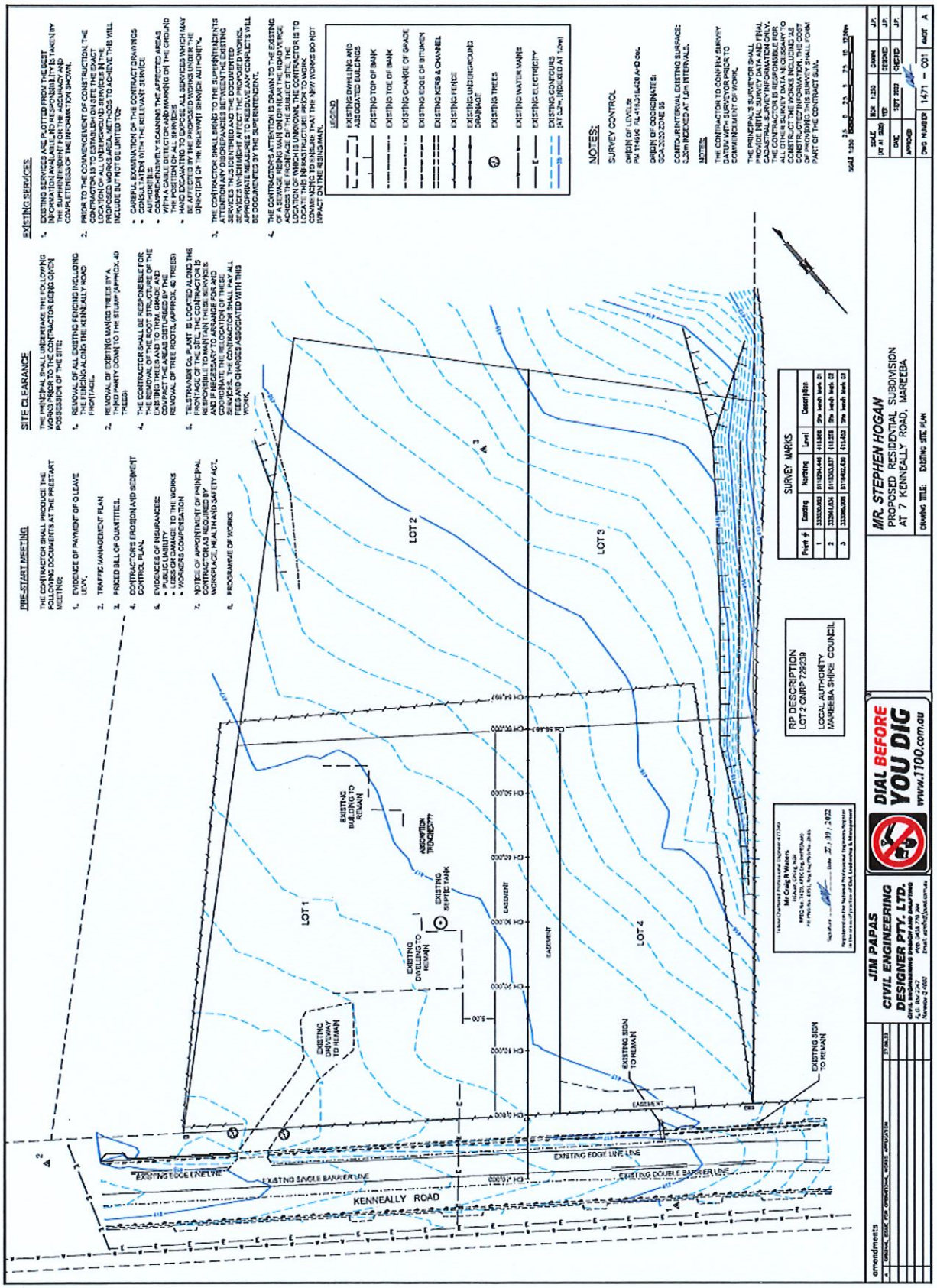
Yours faithfully

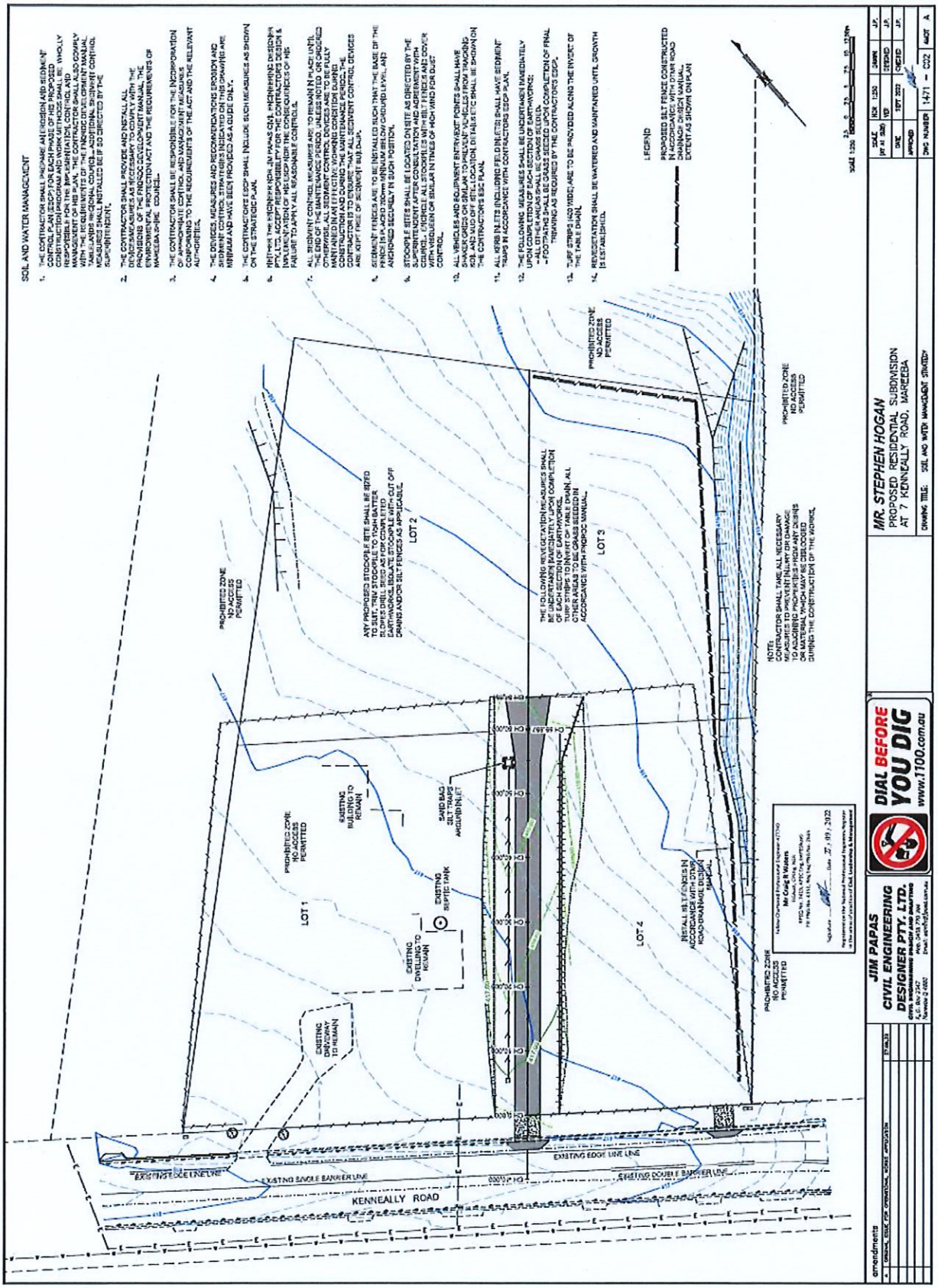
BRIAN MILLARD
SENIOR PLANNER

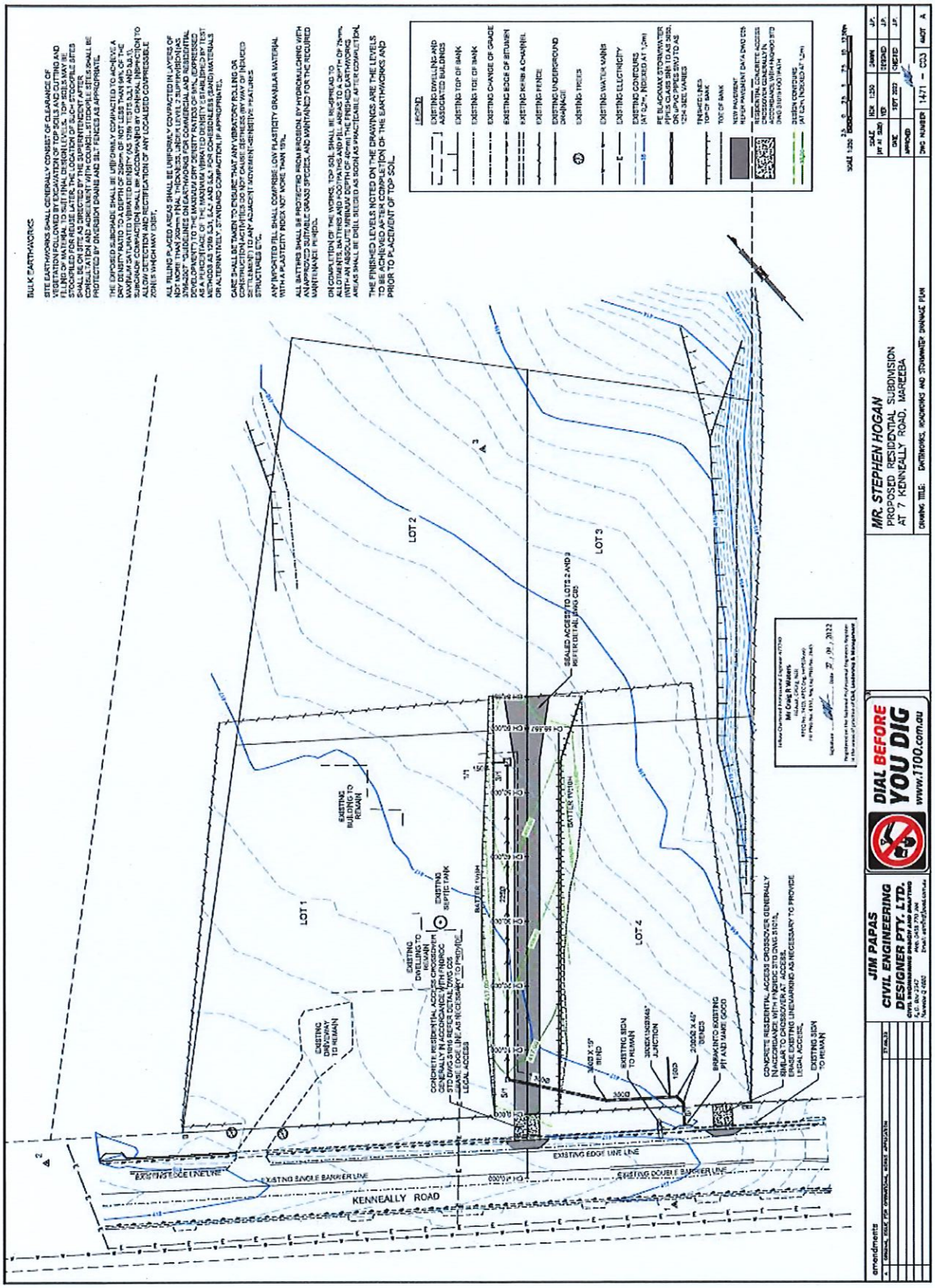
Enc: Approved Plans/Documents
Appeal Rights

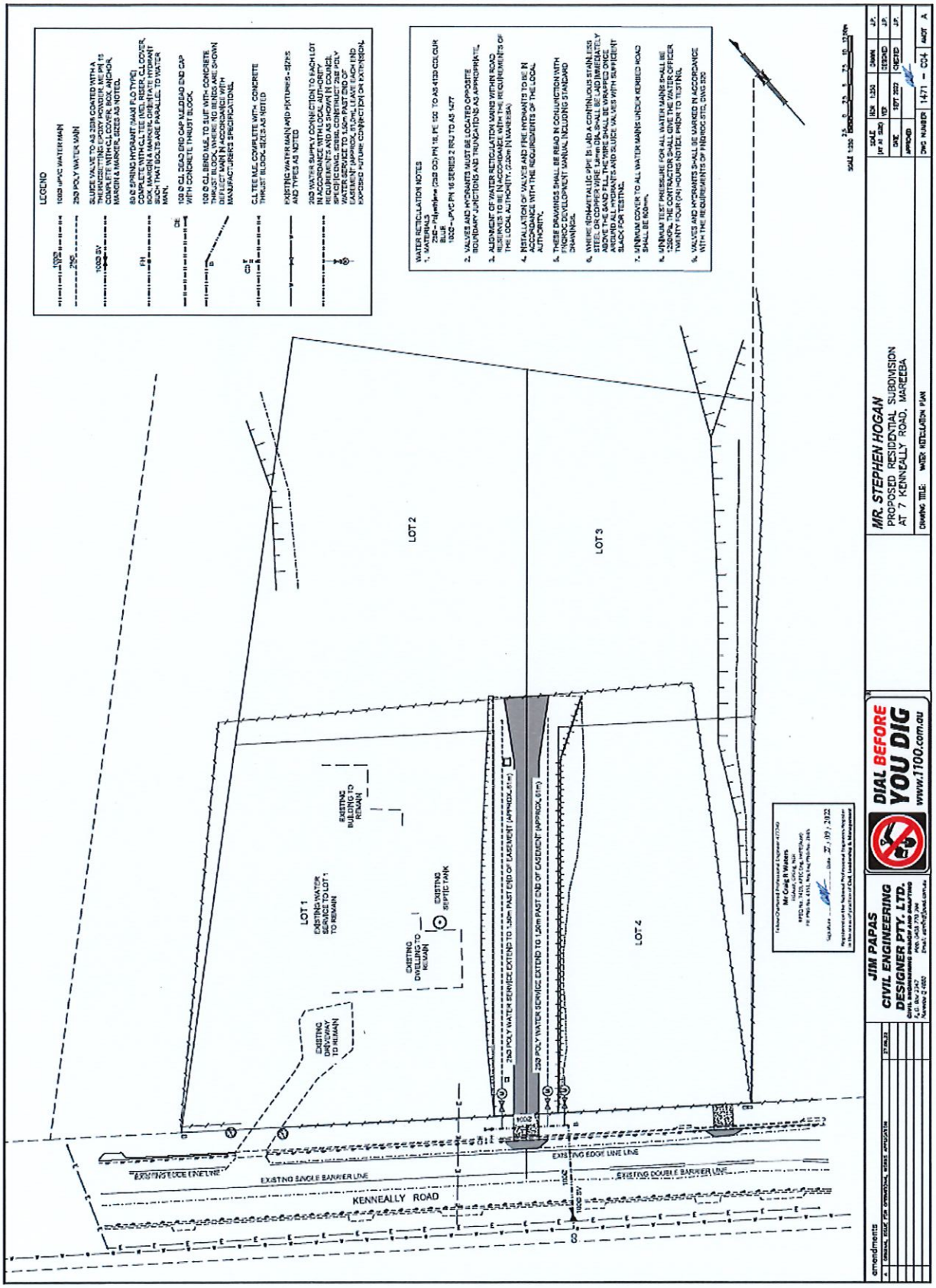
Approved Plans/Documents




PRE-START MEETING
THE CONTRACTOR SHALL PRODUCE THE FOLLOWING DOCUMENTS AT THE PRESTART MEETING:
1. EVIDENCE OF PAYMENT OF Q LEAVE LEVY.
2. TRAFFIC MANAGEMENT PLAN
3. PRICED BILL OF QUANTITIES.
4. CONTRACTORS EROSION AND SEDIMENT CONTROL PLAN.
5. EVIDENCES OF INSURANCES:
• PUBLIC LIABILITY
• LOSS OR DAMAGE TO THE WORKS
• WORKERS COMPENSATION
7. NOTICE OF APPOINTMENT OF PRINCIPAL CONTRACTOR AS REQUIRED BY WORKPLACE, HEALTH AND SAFETY ACT.
8. PROGRAMME OF WORKS
SITE CLEARANCE
THE PRINCIPAL SHALL UNDERTAKE THE FOLLOWING WORKS PRIOR TO THE CONTRACTOR BEING GIVEN POSSESSION OF THE SITE:
1. REMOVAL OF ALL EXISTING FENCING INCLUDING THE FENCING ALONG THE KENNEALLY ROAD FRONTAGE.
2. REMOVAL OF EXISTING MANGO TREES BY A THIRD PARTY DOWN TO THE STUMP (APPROX. 40 TREES)
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE ROOT STRUCTURE OF THE EXISTING TREES AND TO TRIM, GRADE AND COMPACT THE AREAS AFFECTED BY THE REMOVAL OF TREE ROOTS (APPROX. 40 TREES)
5. TELSTRA/NBN CO. PLANT IS LOCATED ALONG THE FRONTAGE OF THE SUBJECT LOT. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THESE SERVICES AND IF NECESSARY TO ARRANGE FOR AND COORDINATE THE RELOCATION OF THESE SERVICES. THE CONTRACTOR SHALL PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
EXISTING SERVICES
1. EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT LOCATION OF ALL SERVICES WITHIN THE VICINITY OF THE PROPOSED WORKS AREA. METHODS TO ACHIEVE THIS WILL INCLUDE BUT NOT BE LIMITED TO:
• CARRYING EXAMINATION OF THE CONTRACT DRAWINGS
• CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES
• COMPREHENSIVELY SCANNING THE AFFECTED AREAS USING ELECTRONIC LOCATING AND MARKING ON THE GROUND THE POSITION OF ALL SERVICES FOUND
• HAND EXCAVATING TO EXPOSE ALL SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.
3. THE CONTRACTOR SHALL BRING TO THE SUPERINTENDENTS ATTENTION ANY DISCREPANCIES BETWEEN THE EXISTING SERVICES AS IDENTIFIED AND THE DOCUMENTED INFORMATION. THE CONTRACTOR SHALL DEVELOP APPROPRIATE MEASURES TO RESOLVE ANY CONFLICTS WILL BE DOCUMENTED BY THE SUPERINTENDENT.
4. THE CONTRACTORS ATTENTION IS DRAWN TO THE EXISTING OF A SEWAGE RISING MAIN ON OR NEAR THE ROAD VERGE ACROSS THE FRONTAGE OF THE SUBJECT SITE. THE LOCATION OF WHICH IS UNKNOWN. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF THIS MAIN PRIOR TO COMMENCING TO ENSURE THAT THE NEW WORKS DO NOT IMPACT ON THE RISING MAIN.
LEGEND
EXISTING DWELLING AND ASSOCIATED BUILDINGS
EXISTING TOP OF BANK
EXISTING TOE OF BANK
EXISTING CHANGE OF GRADE
EXISTING EDGE OF BITUMEN
EXISTING KERB & CHANNEL
EXISTING FENCE
EXISTING UNDERGROUND DRAINAGE
EXISTING TREES
EXISTING WATER MAINS
EXISTING ELECTRICITY
EXISTING CONTOURS (AT 0.5m, INDEXED AT 1.0m)
NOTES:
SURVEY CONTROL
ORIGIN OF LEVELS:
PM 111466 RL 419.316 AHD SML
ORIGIN OF COORDINATES:
GDA 2020 ZONE 55
CONTOUR INTERVAL/EXISTING SURFACE:
0.5m INDEXED AT 1.0m INTERVALS.
NOTES:
THE CONTRACTOR TO CONFIRM SURVEY DATUM WITH SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
THE PRINCIPAL'S SURVEYOR SHALL PROVIDE INITIAL SURVEY DATA AND FINAL CADASTRAL SURVEY INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER SURVEY DATA NECESSARY TO CONSTRUCT THE WORKS INCLUDING AS CONSTRUCTED INFORMATION. THE COST OF PROVIDING THIS SHALL FORM PART OF THE CONTRACT SUM.
SURVEY MARKS
Point #
Existing
Northing
Level
Description
1
2
3
RP DESCRIPTION
LOT 2 ON RP 729239
LOCAL AUTHORITY
MAREEBA SHIRE COUNCIL
DIAL BEFORE YOU DIG
www.1100.com.au
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
DRAWING TITLE: EXISTING SITE PLAN
DWG NUMBER 1471 – C01
ISSUE A
JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.
amendments
LOT 1
LOT 2
LOT 3
LOT 4
EXISTING BUILDING TO REMAIN
ABSORPTION TRENCH???
EXISTING SEPTIC TANK
EXISTING DWELLING TO REMAIN
EXISTING DRIVEWAY TO REMAIN
EXISTING SIGN TO REMAIN
EXISTING SIGN TO REMAIN
EASEMENT
EASEMENT
EASEMENT
KENNEALLY ROAD
EXISTING EDGE LINE LINE
EXISTING SINGLE BARRIER LINE
EXISTING DOUBLE BARRIER LINE
EXISTING EDGE LINE LINE


SOIL AND WATER MANAGEMENT
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
LEGEND
PROPOSED SILT FENCE CONSTRUCTED IN ACCORDANCE WITH DTMR ROAD DRAINAGE DESIGN MANUAL
DETENT AS SHOWN ON PLAN
LOT 1
LOT 2
LOT 3
LOT 4
KENNEALLY ROAD
EXISTING DWELLING TO REMAIN
EXISTING SEPTIC TANK
EXISTING BUILDING TO REMAIN
EXISTING DRIVEWAY TO REMAIN
SAND BAG SILT TRAPS AROUND INLET
PROHIBITED ZONE NO ACCESS PERMITTED
DIAL BEFORE YOU DIG
www.1100.com.au
JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.


BULK EARTHWORKS
SITE EARTHWORKS SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOP SOILS AND CUTTING AND FILLING OF MATERIAL TO SUIT FINAL DESIGN LEVELS. TOP SOILS MAY BE STOCKPILED FOR REUSE LATER. THE LOCATION OF SUCH STOCKPILE SITES SHALL BE ON SITE AS DIRECTED BY THE SUPERINTENDENT AFTER CONSULTATION WITH THE CONTRACTOR. STOCKPILE SITES SHALL BE PROTECTED BY DIVERSION DRAINS AND SILT FENCES AS APPROPRIATE.
THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DENSITY RATIO NOT LESS THAN 95% STANDARD DENSITY AS DETERMINED BY THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 5.8.1 AND 5.8.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GEOTECHNICAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
ALL FILLING PLACED AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 2 SUPERVISION AS SPECIFIED IN AS 3798 TO ENSURE THAT EACH LAYER OF FILL IS PROPERLY DEVELOPED WITH TO THE MAXIMUM DRY DENSITY RATIOS OF SPECIFIED AS A PERCENTAGE OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.8.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION, IF APPROPRIATE.
CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT, POSSIBLY MORE SENSITIVE FEATURES STRUCTURES ETC.
ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%.
ALL BATTERS SHALL BE PROTECTED FROM EROSION BY HYDROMULCHING WITH AN APPROVED SUITABLE GRASS SPECIES, AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.
ON COMPLETION OF THE WORKS, TOP SOIL SHALL BE RESPREAD TO ALLOTMENTS, BATTERS AND FOOTPATHS AND FILL AREAS TO A DEPTH OF 75mm. WITH AN ABSOLUTE MINIMUM DEPTH OF 40mm. THE FINISHED EARTHWORKS AREAS SHALL BE GRILL RESHED AS SOON AS PRACTICABLE AFTER COMPLETION.
THE FINISHED LEVELS NOTED ON THE DRAWINGS ARE THE LEVELS TO BE ACHIEVED AFTER COMPLETION OF THE EARTHWORKS AND PRIOR TO PLACEMENT OF TOP SOIL.
LEGEND
EXISTING DWELLING AND ASSOCIATED BUILDINGS
EXISTING TOP OF BANK
EXISTING TOE OF BANK
EXISTING CHANGE OF GRADE
EXISTING EDGE OF BITUMEN
EXISTING KERB & CHANNEL
EXISTING FENCE
EXISTING UNDERGROUND DRAINAGE
EXISTING TREES
EXISTING WATER MAINS
EXISTING ELECTRICITY
EXISTING CONTOURS (AT 0.2M, INDEXED AT 1.0M)
PE BLADDAX STORMWATER PIPE CLASS SN8 TO AS 3500, DN 300 SEE STD DG 45 12m SEE VARIES
TRAFFICABLE TOP OF BANK
SUDEN CONTOURS (AT 0.2M, INDEXED AT 1.0M)
NEW PAVEMENT REFER PAVEMENT DETAILS DWG D25
RESIDENTIAL CONCRETE ACCESS CROSSOVER CURB AND GUTTER TO COUNCIL STD DWG STD 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14
SCALE 1:250
LOT 1
LOT 2
LOT 3
LOT 4
EXISTING BUILDING TO REMAIN
EXISTING SEPTIC TANK
EXISTING DWELLING TO REMAIN
EXISTING DRIVEWAY TO REMAIN
CONCRETE RESIDENTIAL ACCESS CROSSOVER GENERALLY IN ACCORDANCE WITH COUNCILS STD DWG S1616 REFER DETAIL DWG D25
BASIX EDGE LINE AS NECESSARY TO PROVIDE LEGAL ACCESS
SEALED ACCESS TO LOTS 2 AND 3 REFER DETAIL DWG D25
BATTER TYPICAL
EXISTING SIGN TO REMAIN
JUNCTION
BREAK INTO EXISTING PIT AND MAKE GOOD
CONCRETE RESIDENTIAL ACCESS CROSSOVER GENERALLY IN ACCORDANCE WITH COUNCILS STD DWG S1616, REFER DETAIL DWG D25
ERASE EXISTING LINEMARKING AS NECESSARY TO PROVIDE LEGAL ACCESS
EXISTING SIGN TO REMAIN
EXISTING EDGE LINE LINE
EXISTING DOUBLE BARRIER LINE
EXISTING EDGE LINE LINE
EXISTING SINGLE BARRIER LINE
KENNEALLY ROAD
DIAL BEFORE YOU DIG
www.1100.com.au
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
DRAWING TITLE: EARTHWORKS, ROADWORKS AND STORMWATER DRAINAGE PLAN
DWG NUMBER 1471 - C03 AUST A
JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.
amendments


LEGEND
WATER RETICULATION NOTES
LOT 1
LOT 2
LOT 3
LOT 4
EXISTING BUILDING TO REMAIN
EXISTING SEPTIC TANK
EXISTING DWELLING TO REMAIN
EXISTING DRIVEWAY TO REMAIN
EXISTING WATER SERVICE TO LOT 1 TO REMAIN
250 POLY WATER SERVICE EXTEND TO 1.50m PAST END OF EASEMENT (APPROX 61m)
EXISTING EDGE LINE LINE
EXISTING SINGLE BARRIER LINE
EXISTING DOUBLE BARRIER LINE
KENNEALLY ROAD
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
DRAWING TITLE: WATER RETICULATION PLAN
DWG NUMBER 1471 - C04
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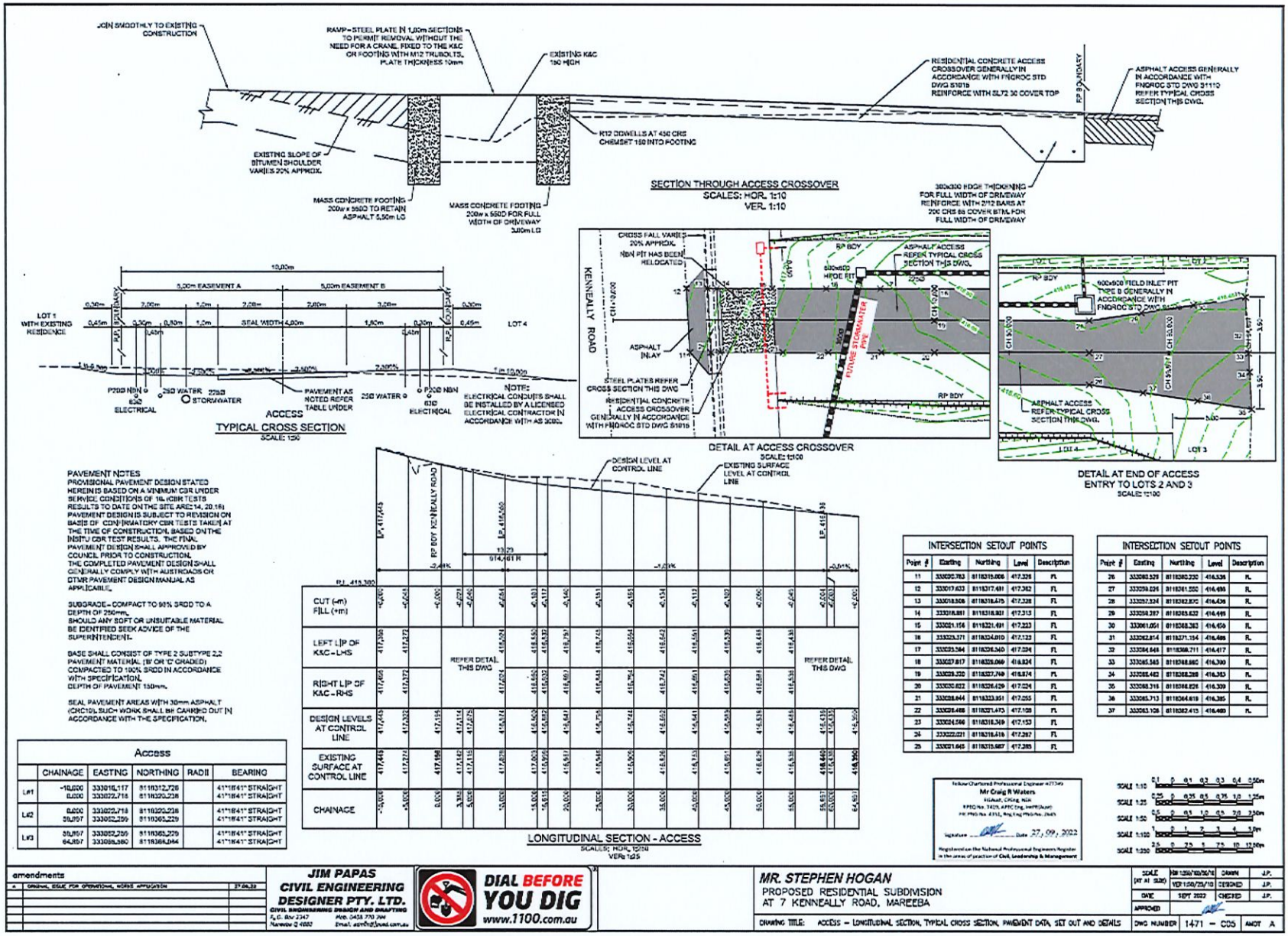
JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.
amendments



PAVEMENT NOTES

PROVISIONAL PAVEMENT DESIGN STATED HEREIN IS BASED ON A MINIMUM CBR UNDER SERVICE CONDITIONS OF 10. (CBR TESTS RESULTS TO DATE ON THE SITE ARE 14, 20, 16) PAVEMENT DESIGN IS SUBJECT TO REVISION ON BASIS OF CONFIRMATORY CBR TESTS TAKEN AT THE TIME OF CONSTRUCTION, BASED ON THE INSITU CBR TEST RESULTS. THE FINAL PAVEMENT DESIGN SHALL APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.
THE COMPLETED PAVEMENT DESIGN SHALL GENERALLY COMPLY WITH AUSTROADS OR OTHER PAVEMENT DESIGN MANUAL AS APPLICABLE.

SUBGRADE - COMPACT TO 98% SRDD TO A DEPTH OF 250mm.
SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED SEEK ADVICE OF THE SUPERINTENDENT.

BASE SHALL CONSIST OF TYPE 2 SUBTYPE 2.2 PAVEMENT MATERIAL ('B' OR 'C' GRADED) COMPACTED TO 100% SRDD IN ACCORDANCE WITH SPECIFICATION.
DEPTH OF PAVEMENT 150mm.

SEAL PAVEMENT AREAS WITH 30mm ASPHALT (DRC10). SUCH WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION.

Access					
	CHAINAGE	EASTING	NORTHING	RADII	BEARING
Lot1	-16.000 0.000	333016.117 333022.716	8119312.726 8119320.236		41°18'41" STRAIGHT 41°18'41" STRAIGHT
Lot2	0.000 39.957	333022.716 333052.259	8119320.236 8119350.229		41°18'41" STRAIGHT 41°18'41" STRAIGHT
Lot3	39.957 64.957	333052.259 333069.580	8119350.229 8119368.064		41°18'41" STRAIGHT 41°18'41" STRAIGHT

INTERSECTION SETOUT POINTS				
Point #	Easting	Northing	Level	Description
11	333020.783	8119315.006	417.326	FL
12	333019.633	8119317.491	417.362	FL
13	333018.508	8119319.675	417.328	FL
14	333016.881	8119318.831	417.313	FL
15	333021.156	8119321.491	417.223	FL
16	333023.371	8119324.910	417.123	FL
17	333023.564	8119326.340	417.224	FL
18	333027.817	8119325.069	416.824	FL
19	333029.320	8119327.749	416.874	FL
20	333030.622	8119326.429	417.224	FL
21	333026.844	8119323.951	417.255	FL
22	333026.468	8119321.473	417.105	FL
23	333024.566	8119318.349	417.153	FL
24	333022.021	8119319.616	417.297	FL
25	333021.645	8119315.687	417.285	FL

INTERSECTION SETOUT POINTS				
Point #	Easting	Northing	Level	Description
26	333060.529	8119362.230	416.536	FL
27	333059.626	8119361.552	416.486	FL
28	333057.524	8119362.805	416.436	FL
29	333058.287	8119365.632	416.486	FL
30	333061.051	8119366.362	416.459	FL
31	333062.814	8119371.154	416.486	FL
32	333064.648	8119368.711	416.417	FL
33	333065.545	8119368.662	416.390	FL
34	333068.482	8119368.288	416.393	FL
35	333068.316	8119366.826	416.339	FL
36	333065.713	8119364.619	416.385	FL
37	333063.108	8119362.415	416.460	FL

Fellow Chartered Professional Engineer #27349
Mr Craig R Waters
Signature ... Date 27/09/2022
Registered on the National Professional Engineers Register in the areas of practice of Civil, Leadership & Management

SCALE 1:10 0.1 0 0.1 0.2 0.3 0.4 0.5m
SCALE 1:25 0.25 0 0.25 0.5 0.75 1.0 1.25m
SCALE 1:50 0.5 0 0.5 1.0 1.5 2.0 2.50m
SCALE 1:100 1 0 1 2 3 4 5m
SCALE 1:250 2.5 0 2.5 5 7.5 10 12.50m

amendments		
A	ORIGINAL ISSUE FOR OPERATIONAL WORKS APPLICATION	27.09.22

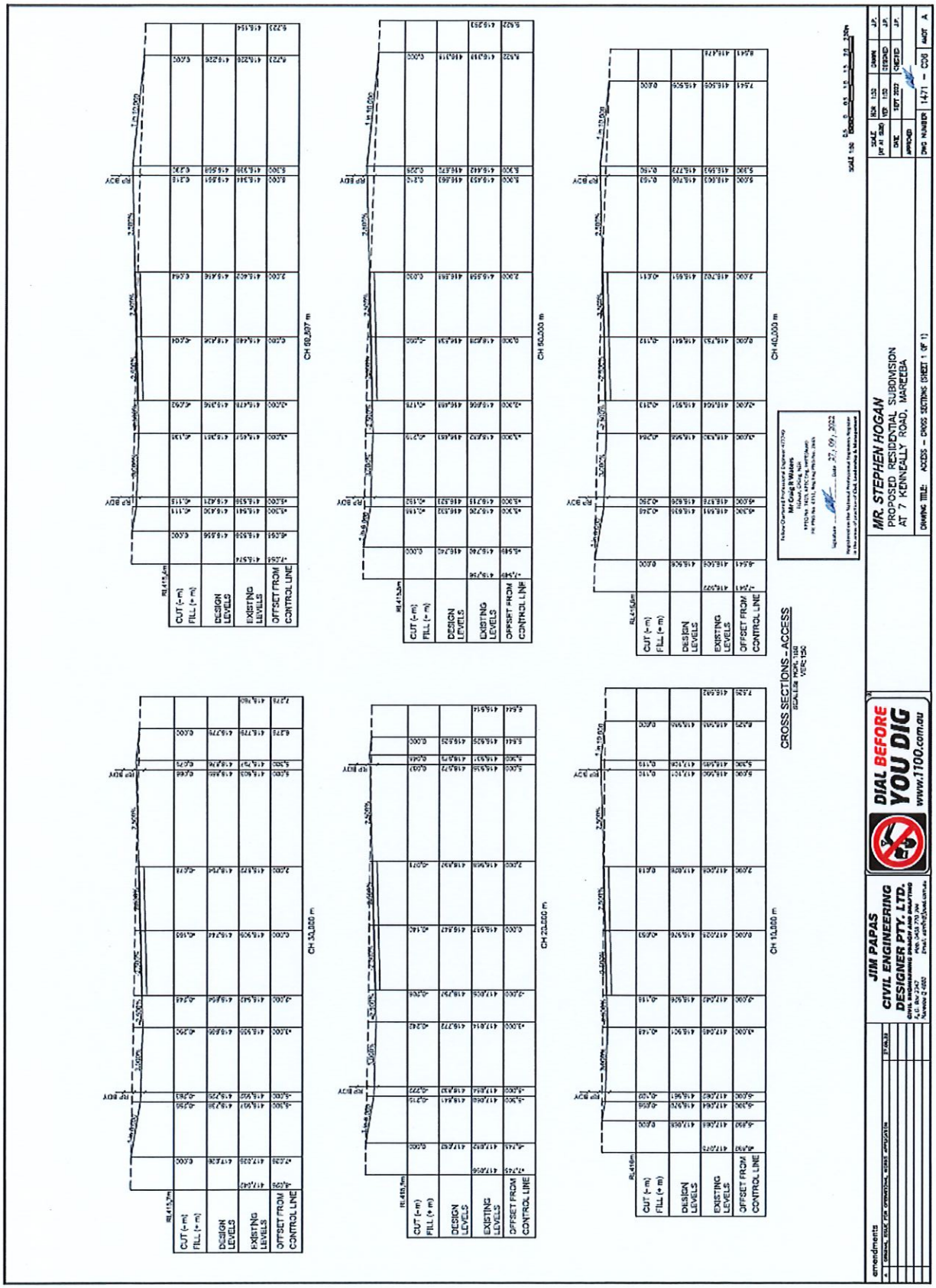
JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.
CIVIL ENGINEERING DESIGN AND DRAFTING
P.O. Box 2347 Mareeba Q 4880
Mob. 0458 770 744
Email: admin@jpad.com.au

DIAL BEFORE YOU DIG
www.1100.com.au

MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA

DRAWING TITLE: ACCESS - LONGITUDINAL SECTION, TYPICAL CROSS SECTION, PAVEMENT DATA, SET OUT AND DETAILS

SCALE (AT A1 SIZE)	HOR 1:250/100/50/10 VER 1:50/25/10	DRAWN	J.P.
DATE	SEPT 2022	DESIGNED	J.P.
APPROVED		CHECKED	J.P.
DWG NUMBER	1471 - CO5	AMDT	A


CROSS SECTIONS - ACCESS
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
JIM PAPAS
CIVIL ENGINEERING
DESIGNER PTY. LTD.
DIAL BEFORE YOU DIG
www.1100.com.au
DRAWING TITLE: ACCESS - CROSS SECTIONS (SHEET 1 OF 1)
DWG NUMBER 1471 - CDS
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CH 30,000 m
CH 20,000 m
CH 10,000 m

NOTES:
SET OUT POINT IN CENTRE OF GRATE
PIPE LENGTHS SHOWN ARE MEASURED FROM CENTRE OF GRATE TO CENTRE OF GRATE
ALL STORMWATER DRAIN PIPES SHALL BE "BLACKMAX" PIPES TO AS/NZS 3500 POLYPROPYLENE PIPES AND FITTINGS FOR DRAINAGE AND SEWERAGE APPLICATIONS CLASS SN8 OR UPVC PIPES SW TO AS 1254 UPVC PIPES AND FITTINGS FOR STORMWATER AND SURFACE WATER APPLICATIONS
STORMWATER DRAINAGE LONGITUDINAL SECTION
SCALE HOR 1:250
VERT 1:50
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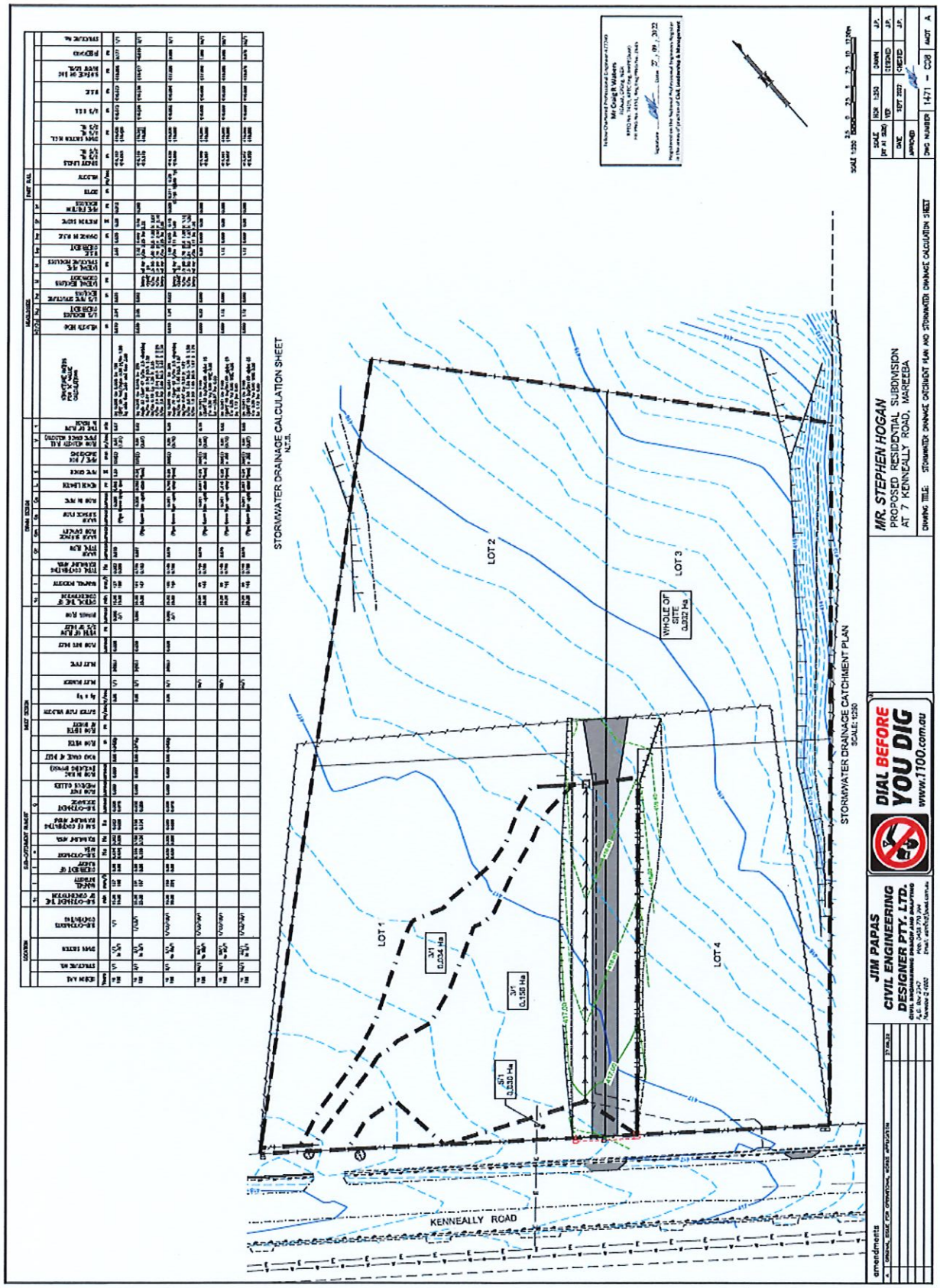
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEDALLY ROAD, MAREEBA
DRAWING TITLE: STORMWATER DRAINAGE LONGITUDINAL SECTION
DWG NUMBER 1471 - C07
HOST A
amendments


STORMWATER DRAINAGE CALCULATION SHEET
N.T.S.
STORMWATER DRAINAGE CATCHMENT PLAN
SCALE 1:250
LOT 1
LOT 2
LOT 3
LOT 4
WHOLE OF SITE 0.202 Ha
SUB 1 0.030 Ha
SUB 2 0.134 Ha
SUB 3 0.034 Ha
KENNEALLY ROAD
DIAL BEFORE YOU DIG
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JIM PAPAS
CIVIL ENGINEERING DESIGNER PTY. LTD.
MR. STEPHEN HOGAN
PROPOSED RESIDENTIAL SUBDIVISION
AT 7 KENNEALLY ROAD, MAREEBA
DRAWING TITLE: STORMWATER DRAINAGE CATCHMENT PLAN AND STORMWATER DRAINAGE CALCULATION SHEET
DWG NUMBER 1471 – C08
amendments

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 us 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.