

DELEGATED REPORT**TO:** SENIOR PLANNER**FROM:** Planning Officer**DATE:** 5 July 2023**APPLICATION DETAILS**

APPLICATION		PREMISES	
FILE NO:	OPW/23/0002	ADDRESS:	70 Kuranda Heights Road, Kuranda
APPLICANT:	Mareeba Shire Council	RPD:	Lot 2 on RP730337
LODGED BY:	ARO Industries Pty Ltd	AREA:	13.07 ha
DATE LODGED:	1 July 2023	OWNER:	Mareeba Shire Council
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Road works, Stormwater, Water infrastructure, Sewage infrastructure, Drainage work, Earthworks and Clearing vegetation) for Development Permit MCU/22/0009 – New Kuranda Cemetery – Stage 1		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Rural Residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

PREVIOUS APPLICATIONS & APPROVALS

MCU/22/0009

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (Road works, Stormwater, Water infrastructure, Sewage infrastructure, Drainage work, Earthworks and Clearing vegetation) for Development Permit MCU/22/0009 – **New Kuranda Cemetery – Stage 1**.

ASSESSMENT**State Planning Policy**

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

Relevant Development Codes

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

- 6.2.6 Rural Residential zone code
- 8.2.8 Hill and slope overlay 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.
Hill and slope overlay 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

MCU/22/0009

Reconfiguring a Lot aspect

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions within the conditions of approval.
 - 3.2 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.

- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 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.
- 3.5 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.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 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.
- 3.8 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
- 3.9 Building Envelope - Proposed Lot 1 only
 - (a) Prior to the endorsement of the survey plan the approved building envelope area for proposed Lot 1 must be defined by markers set at each corner, to the satisfaction of Council's delegated officer.
 - (b) All future buildings including associated on-site effluent disposal systems must be located within the approved building envelope.
 - (c) No native vegetation shall be cleared outside the approved building envelope.

4. Infrastructure Services and Standards

4.1 Access

- 4.1.1 An access crossover must be constructed (from the edge of the road pavement of Kuranda Heights Road to the property boundary of each allotment) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

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

4.4 Wastewater Disposal

At the time of construction of a future dwelling or outbuilding on proposed Lot 1, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 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 power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

Material Change of Use aspect

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, 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 must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 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.
- 3.4 Waste Management
On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

4. Infrastructure Services and Standards

4.1 Access

A commercial access crossover must be constructed (from the edge of Kuranda Heights Road to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) As part of a subsequent application for operational works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and

construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (h) For any underground stormwater infrastructure installed, the applicant (at their cost) must video these stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.4 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with on-site car parking spaces, which are available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

4.5 Landscaping

Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

The landscaping of the site must be carried out in accordance with the endorsed landscape plan prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.6 Water Supply

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

4.7 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.8 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

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	Complies
D8 - Utilities	Complies
D9 - Landscaping	Complies

REFERRALS

Nil

Internal Consultation

Technical Services

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT:	Mareeba Shire Council	ADDRESS:	70 Kuranda Heights Road, Kuranda
DATE LODGED	1 July 2023	RPD:	Lot 2 on RP730337
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works (Road works, Stormwater, Water infrastructure, Sewage infrastructure, Drainage work, Earthworks and Clearing vegetation) for Development Permit MCU/22/0009 – New Kuranda Cemetery – Stage 1		

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 works, Stormwater, Water infrastructure, Sewage infrastructure, Drainage work, Earthworks and Clearing vegetation) for Development Permit MCU/22/0009 – New Kuranda Cemetery – Stage 1

- (B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
ARO0231-C00	Cover sheet, locality plan and drawing schedule	ARO	-
ARO0231-C01 Rev 2	General arrangement plan	ARO	14/03/2023
ARO0231-C02 Rev 3	Roadworks and stormwater drainage plan	ARO	14/03/2023
ARO0231-C03 Rev 2	Type cross section and road setout details	ARO	14/03/2023

ARO0231-C04 Rev 2	Road A and stormwater longitudinal section	ARO	14/03/2023
ARO0231-C05 Rev 2	Road A annotated cross sections – Sheet 1 of 3	ARO	14/03/2023
ARO0231-C06 Rev 2	Road A annotated cross sections – Sheet 2 of 3	ARO	14/03/2023
ARO0231-C07 Rev 2	Intersection setout	ARO	14/03/2023
ARO0231-C08 Rev 1	Carpark setout and details	ARO	14/03/2023
ARO0231-C09 Rev 1	Earthworks grading plan	ARO	14/03/2023
ARO0231-C10 Rev 1	Earthworks sections	ARO	14/03/2023
ARO0231-C11 Rev 1	Earthworks batter reinforcement	ARO	14/03/2023
ARO0231-C12 Rev 1	Batter reinforcement notes Sheet 1 of 2	ARO	10/03/2023
ARO0231-C13 Rev 1	Batter reinforcement notes Sheet 2 of 2	ARO	14/03/2023
ARO0231-C14 Rev 1	Concrete beam details – Sheet 1 of 2	ARO	14/03/2023
ARO0231-C15 Rev 1	Concrete beam details – Sheet 2 of 2	ARO	14/03/2023
ARO0231-C16 Rev 1	Pedestrian pathway and ablution block pad details	ARO	14/03/2023
ARO0231-C17 Rev 1	Water reticulation plan	ARO	14/03/2023
ARO0231-C18 Rev 1	Erosion and sediment control plan	ARO	14/03/2023

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

1. General

- 1.1 All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- 1.2 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.
- 1.3 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.

2 Pre-start Meeting

- 2.1 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.

3 Inspections

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

4 Construction Security Bond and Defects Liability Bond

- 4.1 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.
- 4.2 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.

5 Hours of Work

- 5.1 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.
- 5.2 No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

6 Transportation of Soil

- 6.1 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

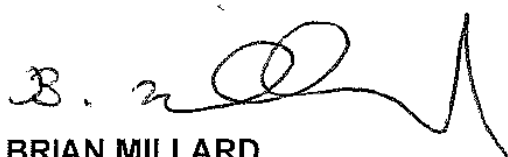
- Nil

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 *5TH* day of *JULY* 2023

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

**BRIAN MILLARD
SENIOR PLANNER**

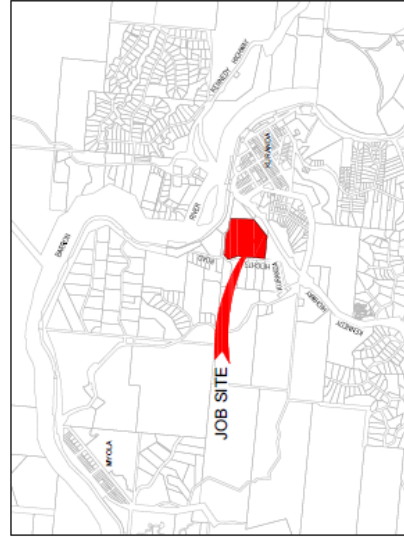
MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

NEW KURANDA CEMETERY

Stage 1

AT

KURANDA HEIGHTS ROAD, KURANDA

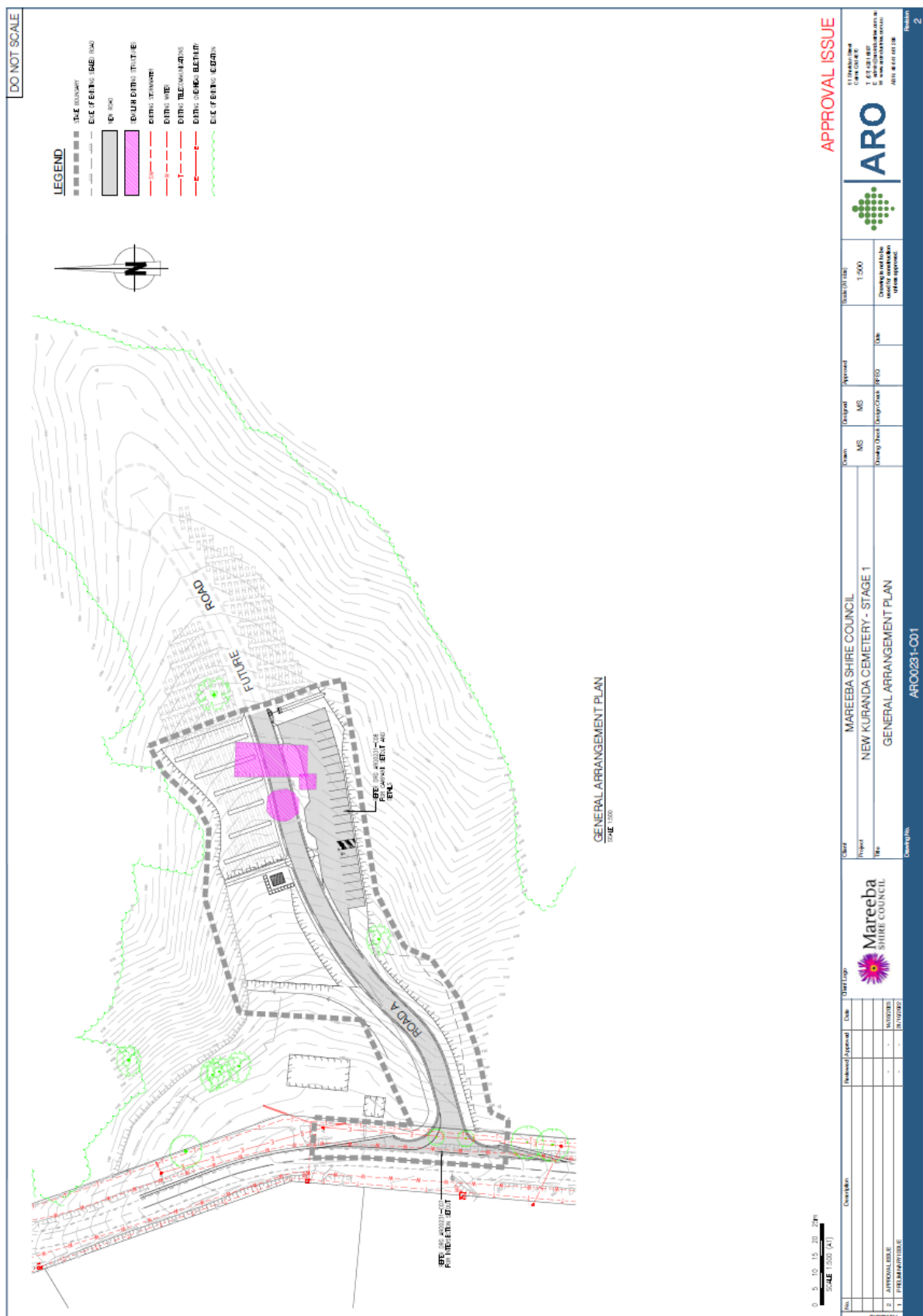


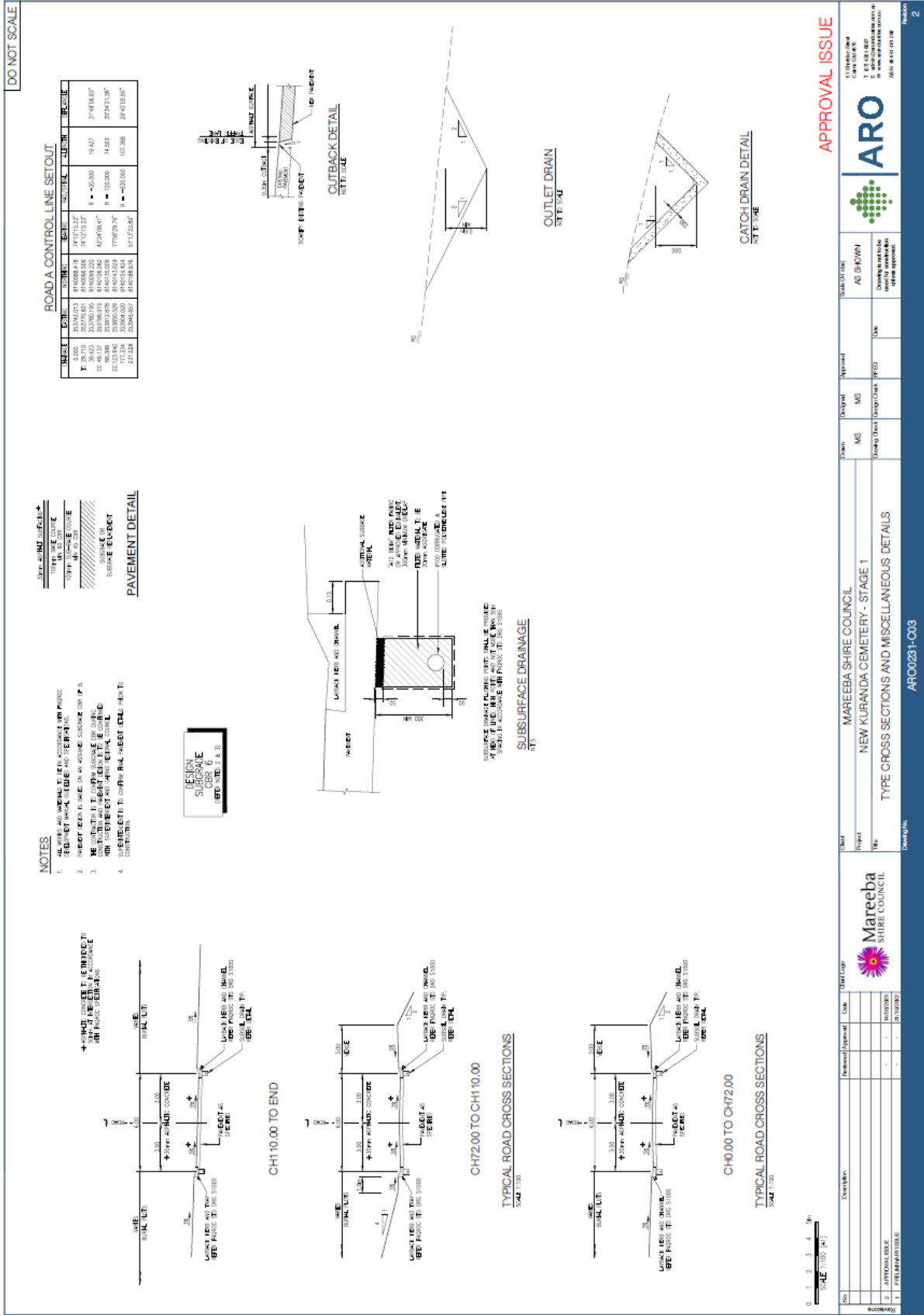
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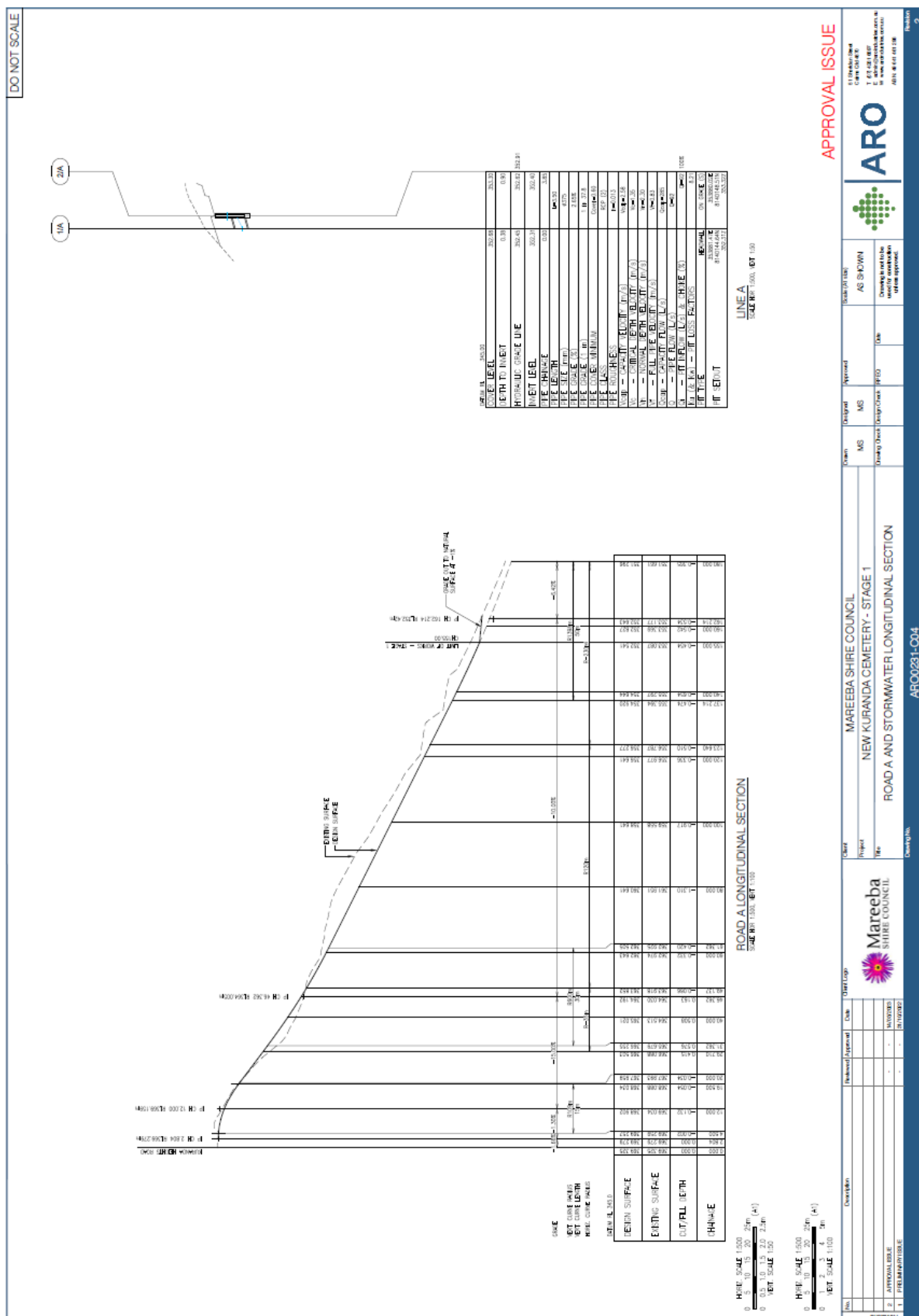
ARO INDUSTRIES DRAWINGS

ARO0231-C00	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
ARO0231-C01	GENERAL ARRANGEMENT PLAN
ARO0231-C02	ROADWORKS AND STORMWATER DRAINAGE PLAN
ARO0231-C03	TYPE CROSS SECTION AND ROAD SETOUT DETAILS
ARO0231-C04	ROAD A AND STORMWATER LONGITUDINAL SECTION
ARO0231-C05	ROAD A ANNOTATED CROSS SECTIONS - SHEET 1 OF 3
ARO0231-C06	ROAD A ANNOTATED CROSS SECTIONS - SHEET 2 OF 3
ARO0231-C07	INTERSECTION SETOUT
ARO0231-C08	CARPARK SETOUT AND DETAILS
ARO0231-C09	EARTHWORKS GRADING PLAN
ARO0231-C10	EARTHWORKS SECTIONS
ARO0231-C11	EARTHWORKS BATTER REINFORCEMENT
ARO0231-C12	BATTER REINFORCEMENT NOTES SHEET 1 OF 2
ARO0231-C13	BATTER REINFORCEMENT NOTES SHEET 2 OF 2
ARO0231-C14	CONCRETE BEAM DETAILS - SHEET 1 OF 2
ARO0231-C15	CONCRETE BEAM DETAILS - SHEET 2 OF 2
ARO0231-C16	PEDESTRIAN PATHWAY AND ABUTMENT BLOCK PAD DETAILS
ARO0231-C17	WATER RETICULATION PLAN
ARO0231-C18	EROSION AND SEDIMENT CONTROL PLAN

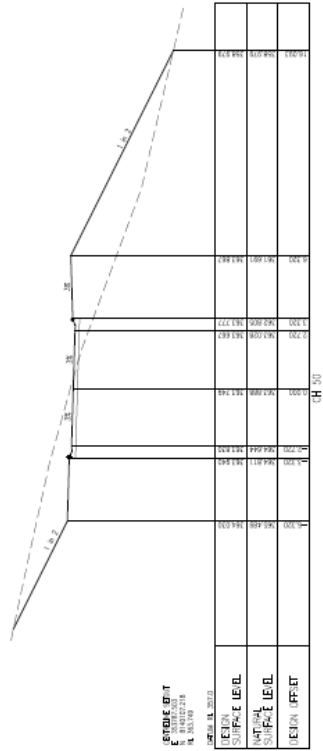
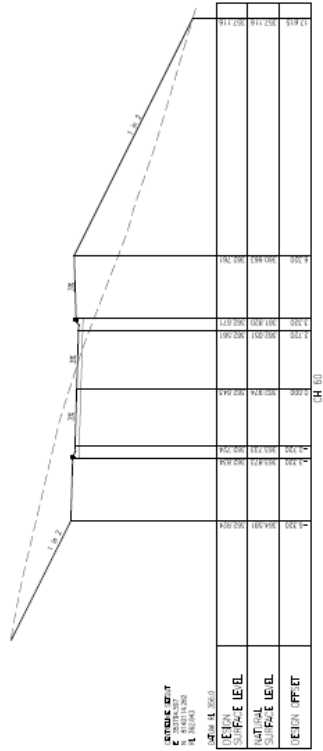
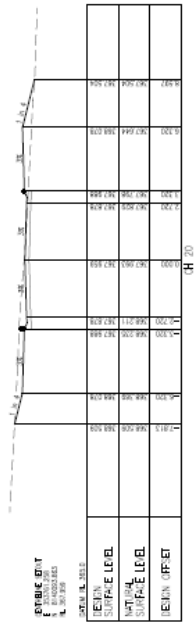
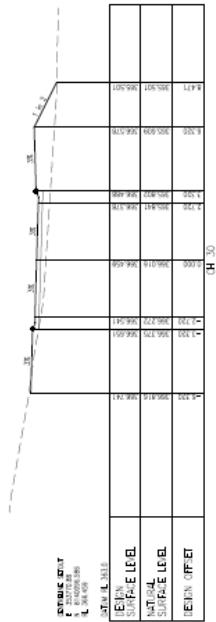
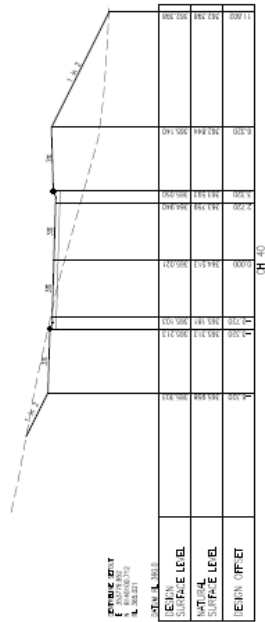
APPROVAL ISSUE







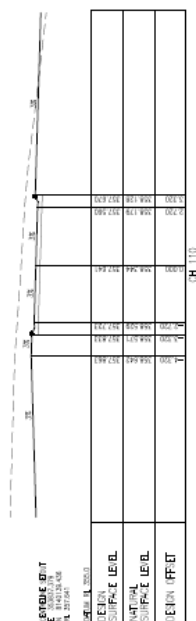
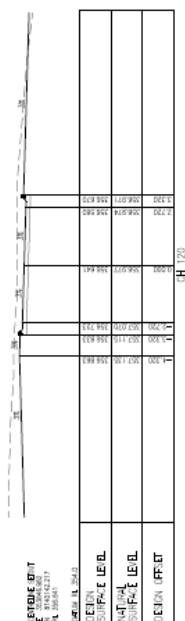
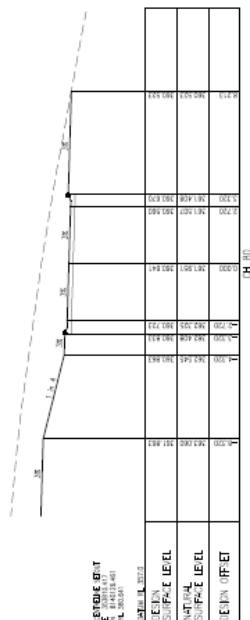
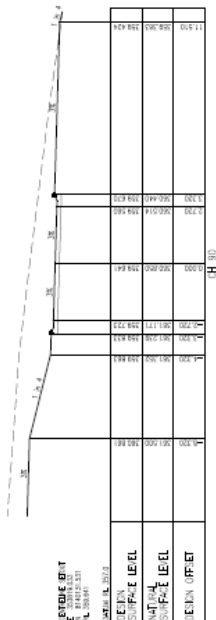
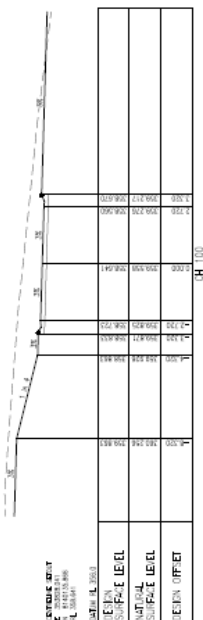
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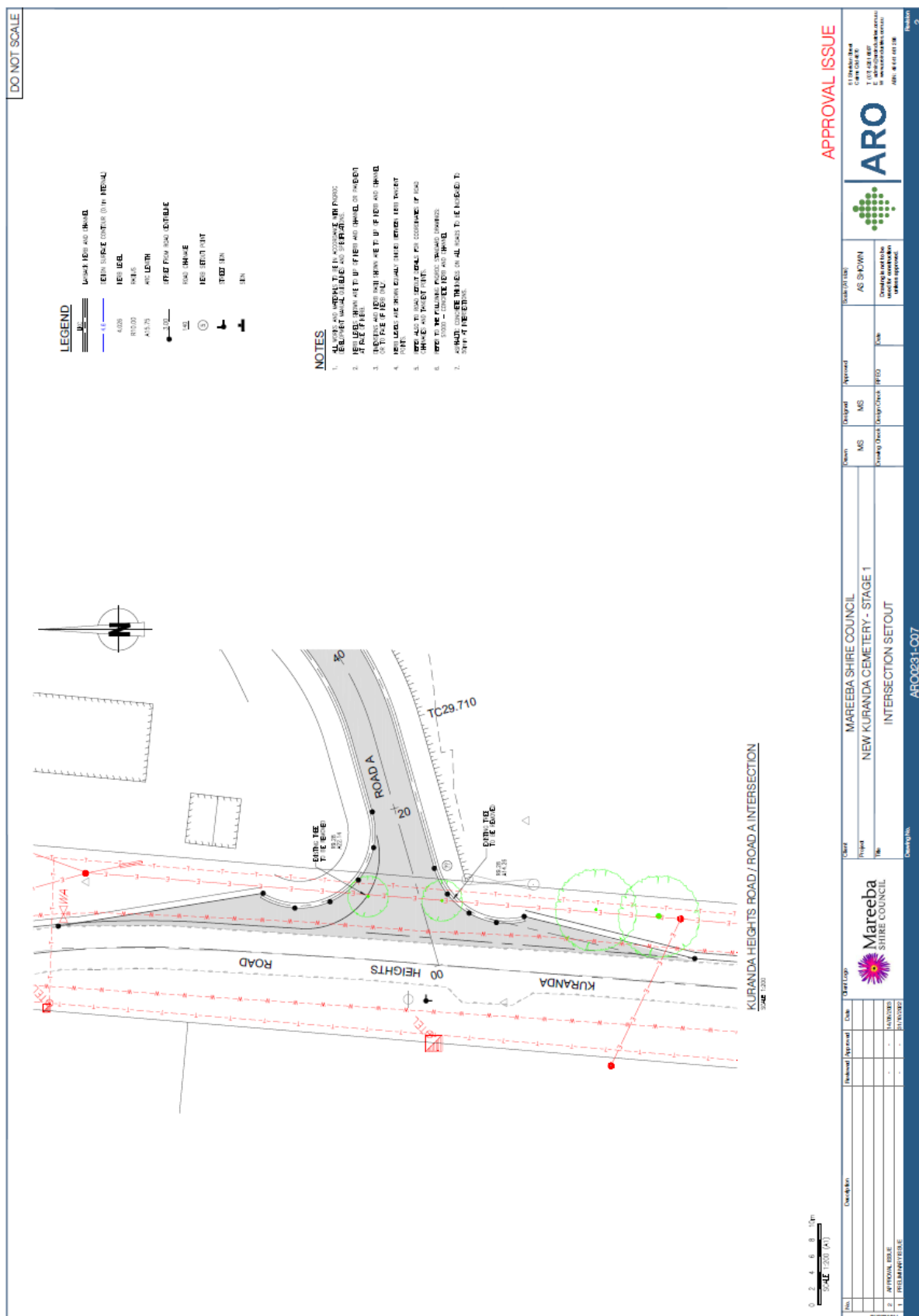


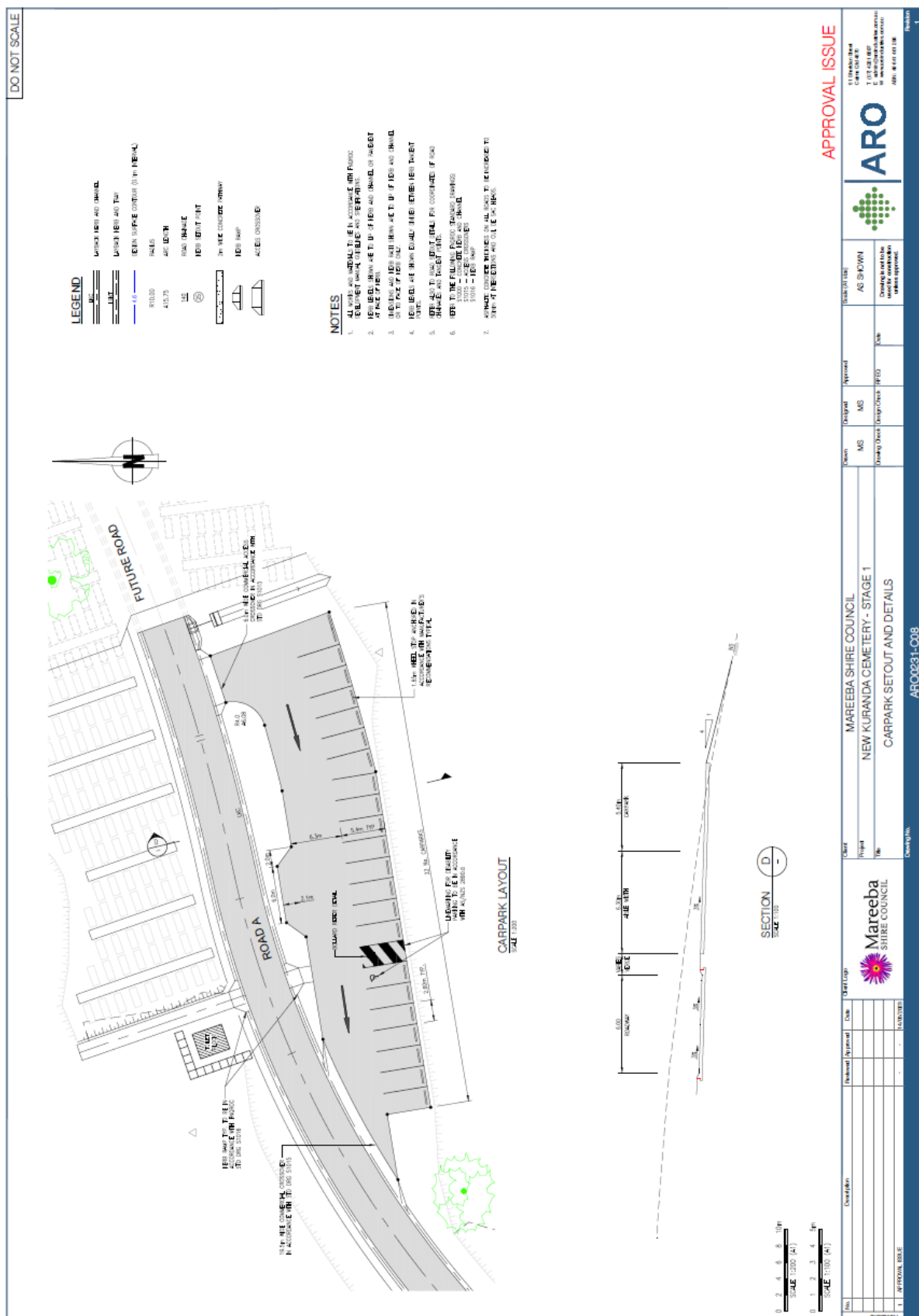
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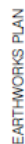
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Mareeba Shire Council		NEW KURANDA CEMETERY - STAGE 1		ROAD ANNOTATED CROSS SECTIONS		SHEET 1 OF 2		AS SHOWN		Drawing is not to be used for construction without approval		MS		MS		MS		MS		MS		MS	
Mareeba Shire Council		NEW KURANDA CEMETERY - STAGE 1		ROAD ANNOTATED CROSS SECTIONS		SHEET 1 OF 2		AS SHOWN		Drawing is not to be used for construction without approval		MS		MS		MS		MS		MS		MS	
Mareeba Shire Council		NEW KURANDA CEMETERY - STAGE 1		ROAD ANNOTATED CROSS SECTIONS		SHEET 1 OF 2		AS SHOWN		Drawing is not to be used for construction without approval		MS		MS		MS		MS		MS		MS	

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APPROVAL ISSUE



ARO

51 Sheldon Blvd
Carmel, CA 94003
Tel: (415) 438-0887
E-mail: Sheldon@sheldon.com
Web: www.sheldon.com

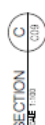
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Working Draw	Design Check	RFID	Scale

Drawing is not to be used for construction unless approved.

Client	MAREEBA SHIRE COUNCIL
Project	NEW KURANDA CEMETERY - STAGE 1
File	EARTHWORKS GRADING PLAN

AR00231-009

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APPROVAL ISSUE



ARO

61 Shadybrook Drive
Cedar Hill, TX 75016
T 972 422-1007
E info@cedarhilltx.com
for more information, contact
ADN 46-641 401 200

Item	Designed	Approved	Scale (if size)
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Working Check	Design Check	RFI/DO	Other

MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY - STAGE 1
EARTHWORKS TYPICAL CROSS SECTIONS

Client	Project	Title
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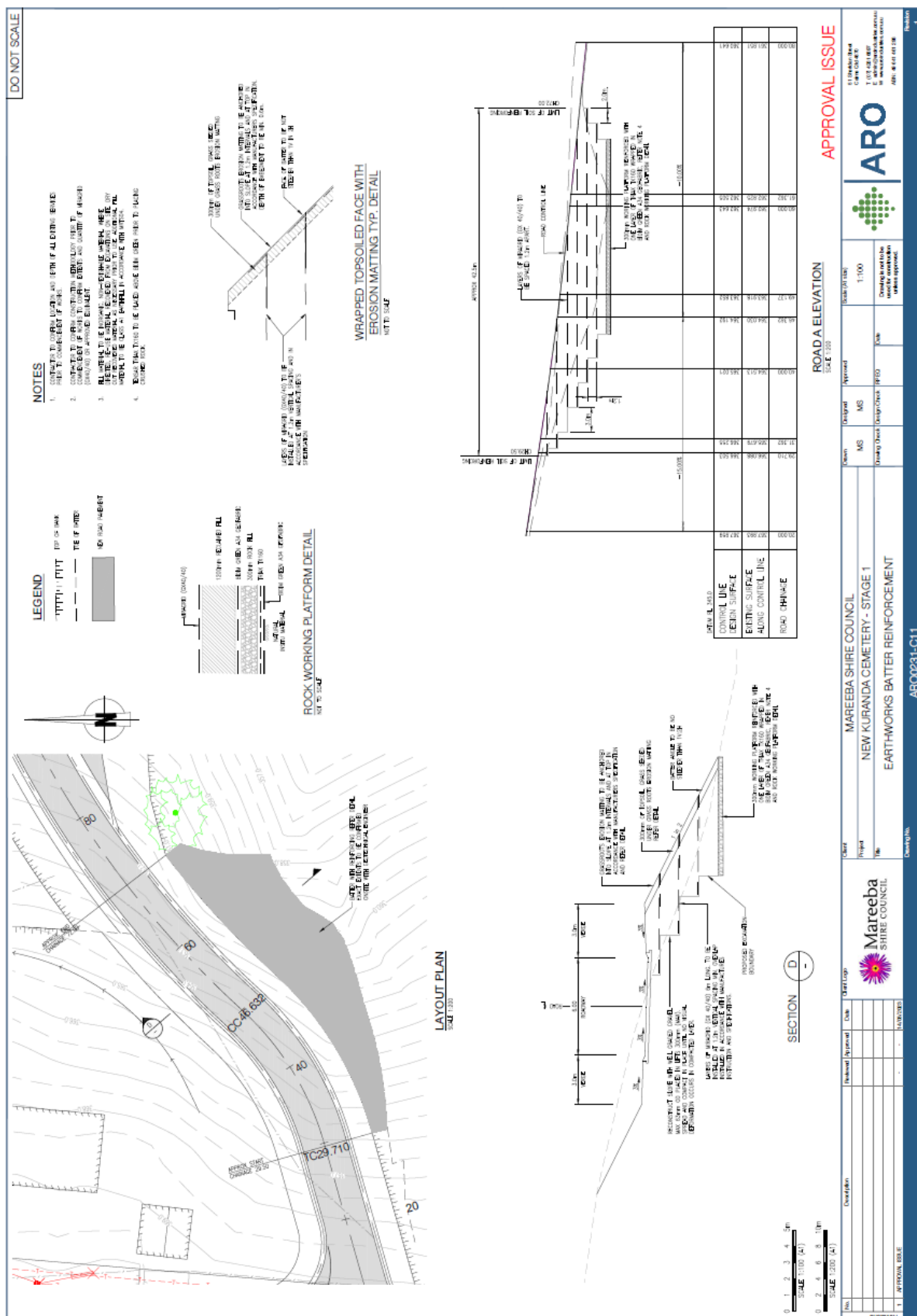
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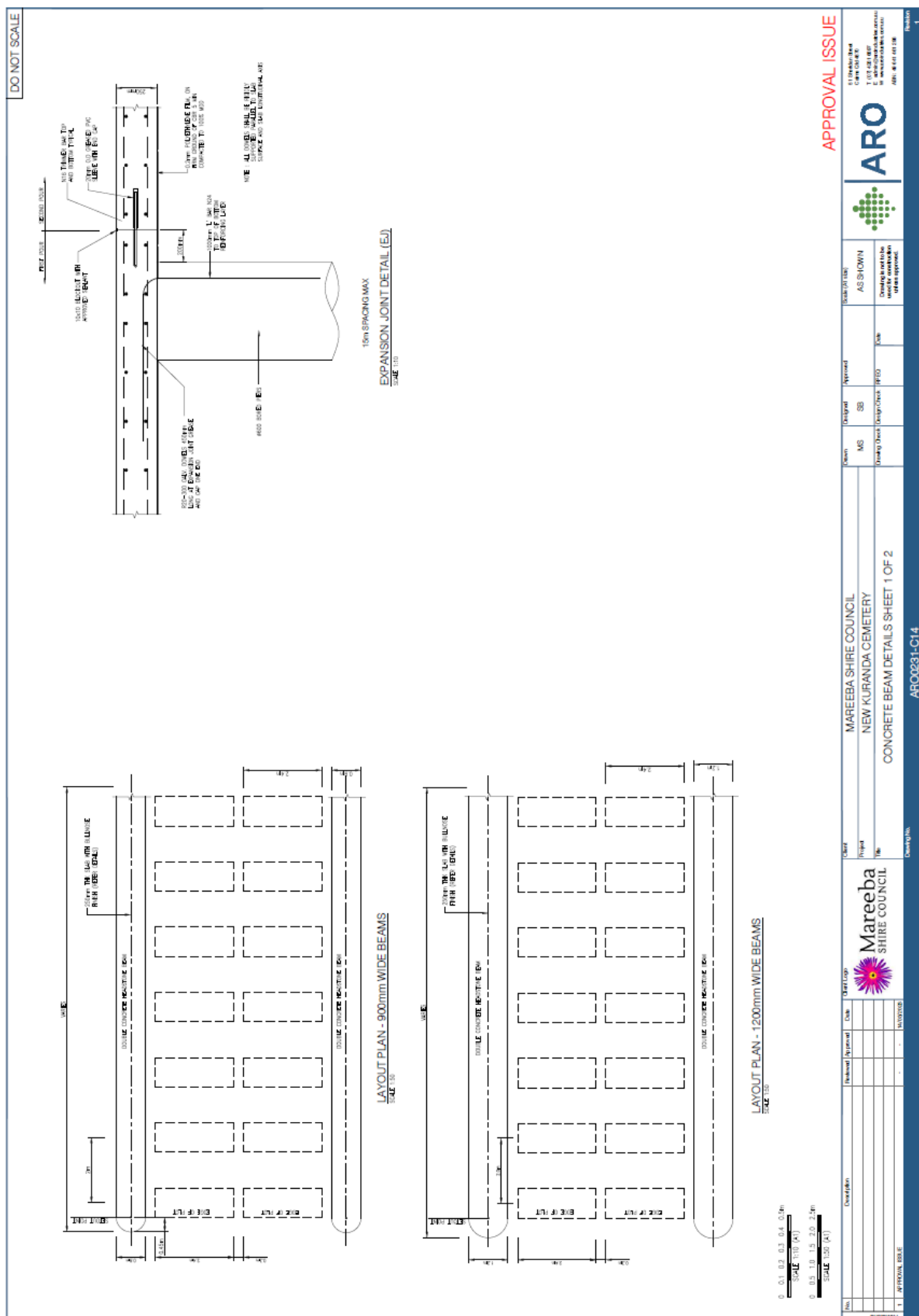
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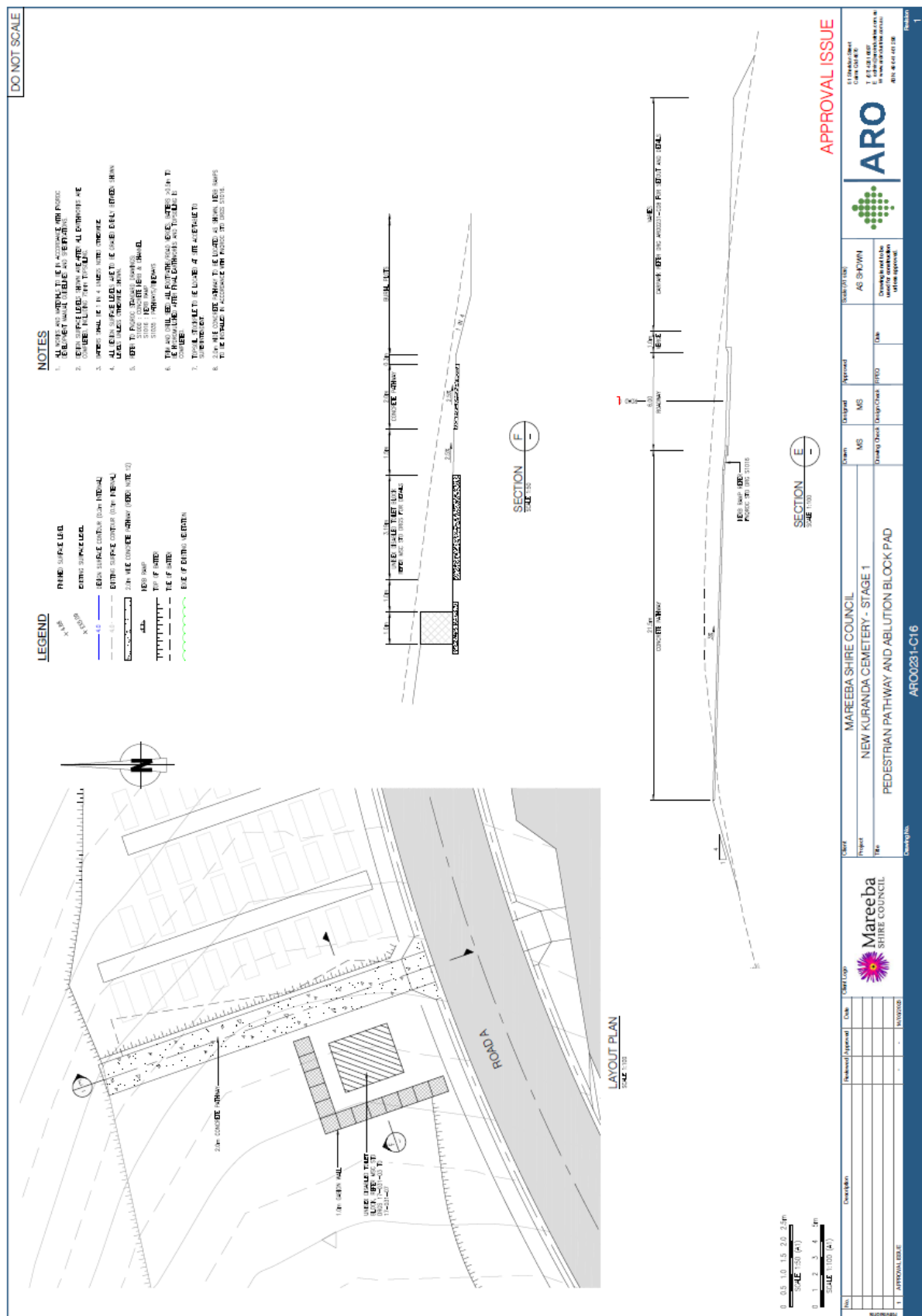
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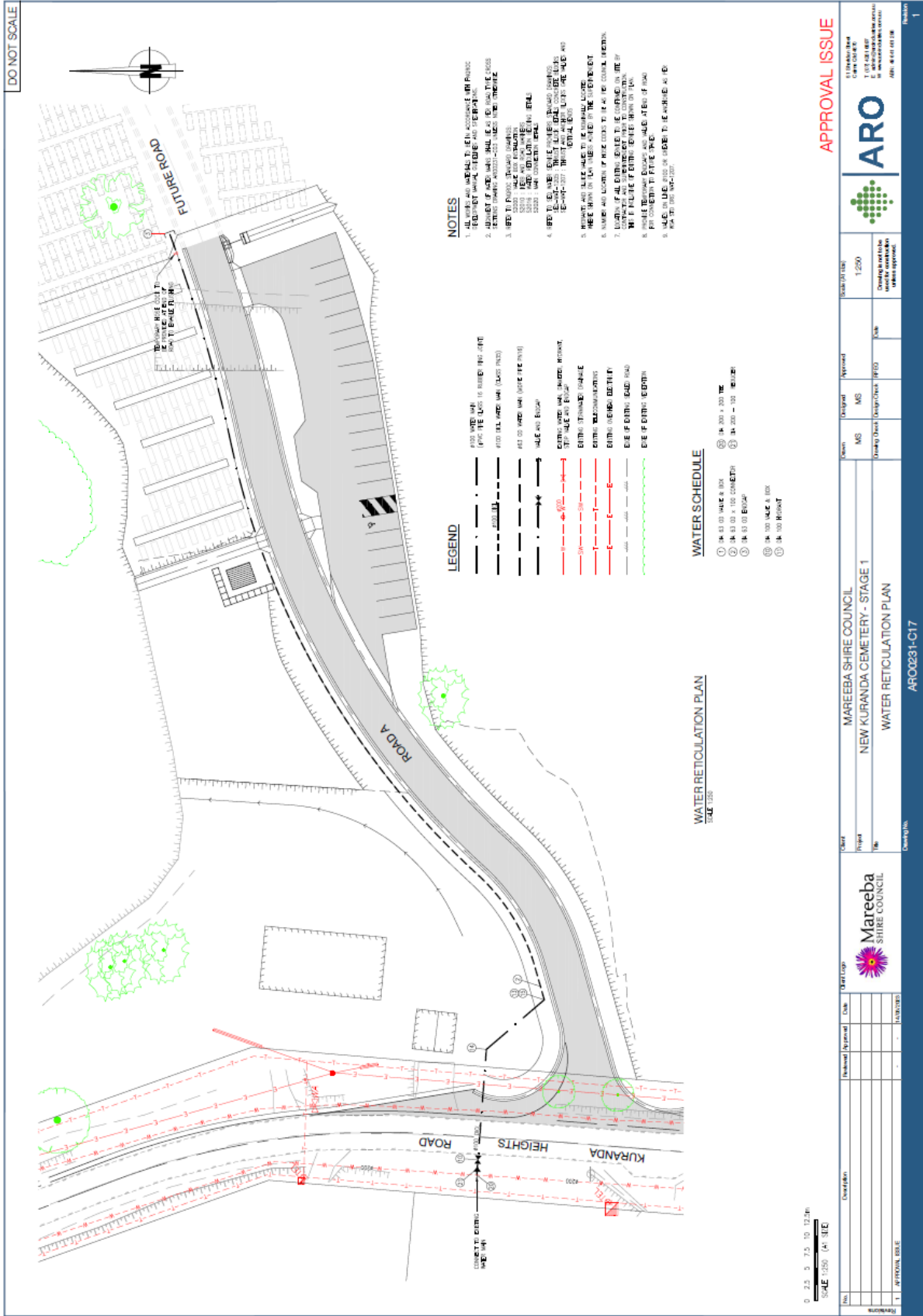


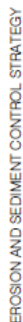
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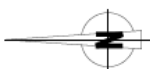
NOTES

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SCHEDULE OF MEASURES

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LEGEND



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DO NOT SCALE

Figure 1 is a schematic diagram of the experimental setup. It shows a subject seated at a table, looking at a video screen. A camera is positioned above the screen. A scale bar is shown at the bottom of the screen, labeled "SCALE 1:500 (41)". The scale bar has markings for 5, 10, 15, 20, and 25 cm.

5 10 15 20
SOME 1,500 (41)

[illegible]

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