

DELEGATED REPORT

TO: COORDINATOR PLANNING SERVICES

FROM: Senior Planner

FILE: OPW/21/0006

DATE: 25 July 2024

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/21/0006	ADDRESS:	2-4 Quill Street, Mareeba
APPLICANT:	Conmat No1 Pty Ltd	RPD:	Lot 22 on SP217220
LODGED BY:	ERSCON Consulting Engineers	AREA:	8,401m ²
DATE LODGED:	17 April 2024	OWNER:	Conmat No1 Pty Ltd
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Bulk Earthworks, Drainage Works and Access & Services Infrastructure)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

PREVIOUS APPLICATIONS & APPROVALS

N/A

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (Bulk Earthworks, Drainage and Access Works)

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 Low density residential zone code
- 8.2.6 Flood hazard 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
Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Flood hazard 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

N/A

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	Not applicable

REFERRALS

Nil

Internal/External Consultation

Technical Services & Trinity Engineering Consultancy (design review)

OFFICER'S RECOMMENDATION

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

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

Is approved subject to the following assessment manager conditions:

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works (Bulk Earthworks, Drainage Works and Access & Services Infrastructure)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
160-001-C00 Rev A	Project Drawing List	ERSCON Consulting Engineers	15/04/2024
160-001-C101 Rev A	General Notes	ERSCON Consulting Engineers	15/04/2024
160-001-C102 Rev B	Clearing Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C103 Rev B	General Layout Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C104 Rev B	Grading Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C105 Rev A	Driveway Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C106 Rev B	Driveway Longitudinal Section and Detail	ERSCON Consulting Engineers	15/04/2024
160-001-C107 Rev B	Rock Lined Drain Longitudinal Section and Detail (Sheet 1 of 2)	ERSCON Consulting Engineers	15/04/2024
160-001-C108 Rev B	Catch Drain Longitudinal Section and Detail (Sheet 2 of 2)	ERSCON Consulting Engineers	15/04/2024
160-001-C109 Rev B	Sewer Reticulation Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C110 Rev A	Erosion and Sediment Control Plan	ERSCON Consulting Engineers	15/04/2024
160-001-C111 Rev A	Erosion and Sediment Control Details	ERSCON Consulting Engineers	15/04/2024
160-001-SK011	Sewer Depth Longitudinal Section	ERSCON Consulting Engineers	28/05/2024

(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.

1.4 Geotechnical

Prior to excavating the northern and western batters for proposed Building Pad 1, the applicant must provide a geotechnical report to determine batter profile and stability.

The site-specific Geotechnical Assessment must be prepared by a suitably qualified Geotechnical Engineer (RPEQ). The report must assess the risk of the land and proposed batter profiles for this development in accordance with the AGS Guidelines 2007.

The Report must demonstrate that the site is suitable for development and achieves a low or very low risk for landslide from hazards both internal to the site and from sloping land around the site.

Any changes required to batter profiles to achieve this outcome must be included in the report and documented on amended drawings submitted to Council for approval.

Excavation for test pits and to expose sections of the batter to confirm soil materials properties are permitted to enable assessments and preparation of the geotechnical report.

Any additional surface treatments or lining of the batters to address long-term stability must be completed in accordance with the Geotechnical Report prior to Works Acceptance and/or use of the land.

Advice Note: *The proposed site earthworks may create an altered risk of stability to land adjoining the development. The assessment of the site stability and confirmation that the site geotechnical risk remains in the low to very low risk category is required prior to the works proceeding on site.*

1.5 Stormwater Drainage

The final location of the catch drains on the northern and western sides of Building Pad 1, will be subject to confirmation of the batter profile by the site-specific geotechnical report.

The applicant must not construct the drains prior to Council's written confirmation that the Geotechnical Report has been accepted.

Concrete lining of the catch drain must be provided in accordance with the detail on ERSCON Consulting Engineers drawing number 160-001-C108 Revision B for the full extent of the catch drains on the northern and western sides of Building Pad 1.

The Construction Issue Drawings must be amended to reflect the drain lining requirement and provided prior to the Pre-start Meeting.

1.6 Driveway to Building Pad 1

This Decision Notice approves construction of the driveway to Building Pad 1 in accordance with ERSCON Consulting Engineers Drawings 160-001-C105 and C106 Revision B.

Advice Note: *The driveway approval is for the use of the site as a single lot only, and may not be supported for more intense use of the site where greater immunity for the driveway would be required.*

The proposed driveway to Building Pad 1 does not achieve immunity or trafficability for the 1%AEP Flood Event for the Barron River, being inundated by approximately 1.8m. The driveway is considered suitable for single lot access only (noting Building Pad 2 accessibility during Barron River flooding). Any further development on the land must consider this flood immunity limitation of the driveway.

In proceeding with the current design, the applicant is advised that more intense development uses in future may require removal and reconstruction of the driveway to provide appropriate immunity for access for those uses.

Council officers advise that granting approval to construct the proposed driveway must not be taken as support for future development or use rights over Building Pad 1.

1.7 **Quill Street Drainage**

The proposed driveway access at Quill Street must ensure stormwater runoff in the Quill Street kerb line is not directed down the driveway to the drainage easement. The driveway crossover is to be regraded to have positive fall back to the kerb line and ensure runoff is directed to the existing kerb break west from the driveway.

The current driveway grading away from the kerb invert appears to accept runoff from the eastern kerb of Quill Street down the driveway.

If this is the design intent, the applicant must provide kerb and channel on the driveway from the Quill Street kerb line to the new rock lined drain in the existing drainage easement.

The driveway must also be included in a new easement for stormwater purposes reflecting its function to convey stormwater runoff from the road reserve to the existing drainage reserve.

1.8 **Verge - Quill Street**

The proposed driveway and driveway grades within Quill Street appear to grade from the kerb invert down into the site.

The applicant is advised that any intensification of the uses for this site may require the verge to be reconstructed to achieve a compliant verge grade for pedestrians, services, bin storage and car parking to service the additional demand from a new use.

The driveway may need to be considered to avoid the requirement for rework in the future.. Any changes proposed to the current driveway design must be provided prior to the Pre-start Meeting.

1.9 **Sewer**

The proposed sewer lot connection must be completed under Council supervision. Unless otherwise approved by Council, the E2 type sewer connection must be a stainless-steel sewer offtake clamp.

Advice note: *The sewer connection point is below the 1%AEP flood level and the stainless-steel sewer offtake clamp is nominated to reduce risk of infiltration at the connection cut in point.*

Future connection to service either building pad must be completed under a plumbing application and will be required to achieve minimum cover to the drain lining.

If the applicant proposes to construct the sewer connection to Building Pad 1 under the current work scope (prior to drain lining), amended plans must be provided and approved prior to construction of the works.

1.10 Demolition of existing fence(s)

The Applicant must provide a minimum of two (2) weeks' notice to the property owner and tenant (if applicable) prior to the removal of any fences.

Temporary exclusion fencing is to be provided to ensure no unauthorised access to the worksite.

The standard of the replacement fence must be agreed between the parties. The agreement between the parties is to be forwarded to Council prior to the works commencing.

1.11 Existing drainage Easement

The drawings must be amended to show the location and extents of the existing drainage easement through the property overlaid on the General Layout Plan and site Grading Plan.

Prior to any filling works for Building Pad 1, the easement boundary and Building Pad boundaries are to be pegged on site and inspected with Council Officers.

No work is to occur within the existing easement without further approval from Council.

Advice Note: *Council is prepared to consider the earthworks for Building Pad 1 as currently designed provided the easement is amended to include a commensurate footprint increase on the eastern side.*

1.12 Amendments to Drainage Easement

Prepare for lodgement for registration at the Department of Resources (Titles Registry) and in accordance with Council's standard terms where relevant, drainage easements in favour of upstream properties for the formalised drainage paths proposed on the northern and western boundaries adjacent Building Pad 1. The width must contain the 1% AEP storm flow from the upstream catchment or be three (3) metre wide, whichever is greater.

Any changes to the existing drainage easement to reflect the footprint for Building Pad 1 must be shown on the site general arrangement plan and submitted for approval by Council.

The supporting information must show how practical access along the easement length can be achieved.

Advice Note: *All private infrastructure in the drainage easement (driveways/culverts/drain lining) will be the responsibility of the landowner.*

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

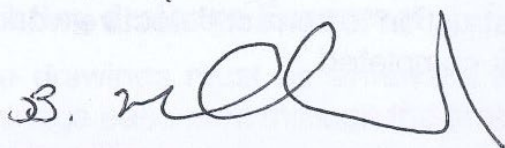
- Nil

DECISION BY DELEGATE

DECISION

Having considered the Senior Planners report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

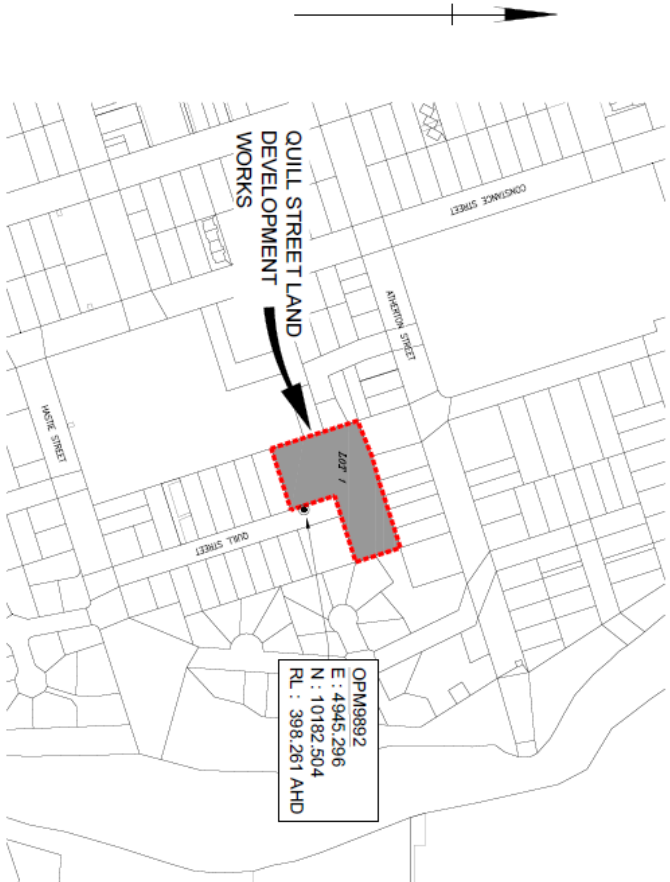
Dated the 31st day of July 2024



BRIAN MILLARD
COORDINATOR PLANNING SERVICES

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

CONMAT PTY LTD QUILL STREET LAND DEVELOPMENT



Client:



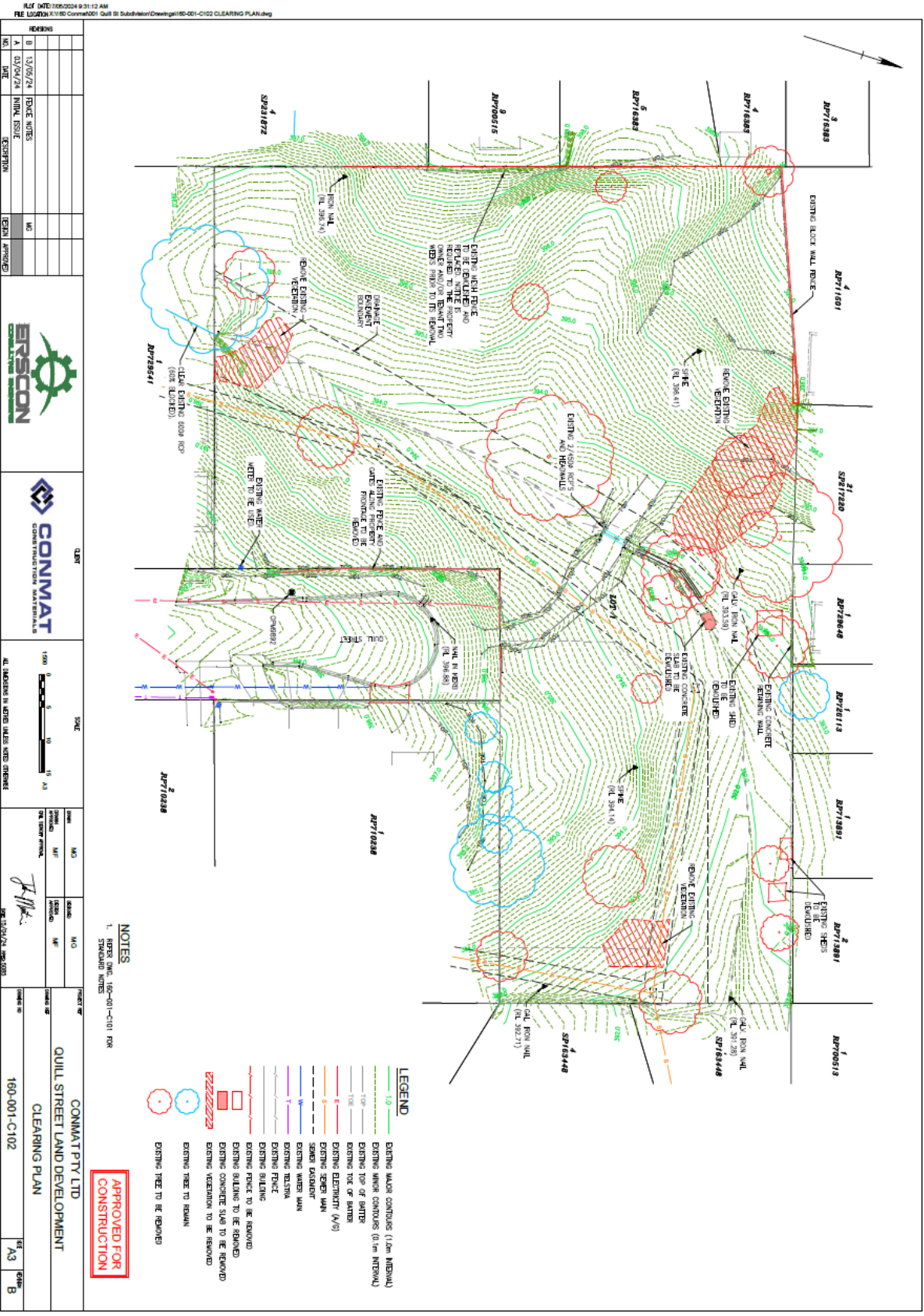
Prepared by:



PROJECT DRAWINGS LIST

- 160-001-C100 COVER SHEET, LOCALITY PLAN AND DRAWINGS LIST
- 160-001-C101 GENERAL NOTES
- 160-001-C102 CLEARING PLAN
- 160-001-C103 GENERAL LAYOUT PLAN
- 160-001-C104 GRADING PLAN
- 160-001-C105 DRIVEWAY PLAN
- 160-001-C106 DRIVEWAY LONGITUDINAL SECTION AND DETAIL
- 160-001-C107 ROCK LINED DRAIN LONGITUDINAL SECTION AND DETAIL
- 160-001-C108 REAR CATCH DRAIN LONGITUDINAL SECTION AND DETAIL
- 160-001-C109 SEWER RETICULATION PLAN
- 160-001-C110 EROSION AND SEDIMENT CONTROL PLAN
- 160-001-C111 EROSION AND SEDIMENT CONTROL DETAILS

APPROVED FOR
CONSTRUCTION
160-001-C100 REV A



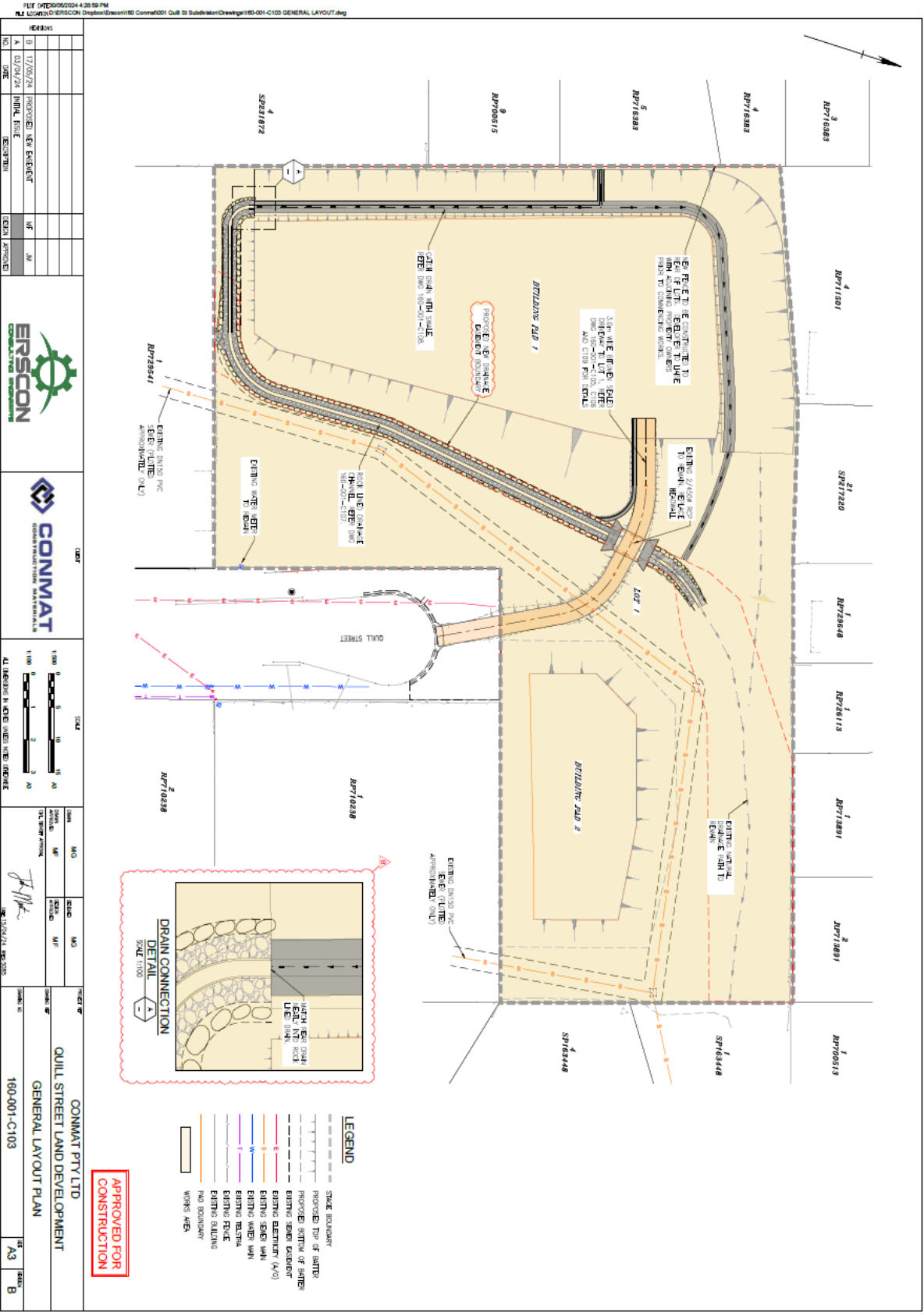
<p>REVISED</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP'D</th> </tr> <tr> <td>B</td> <td>13/05/24</td> <td>FINAL NOTES</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>03/09/24</td> <td>FINAL ISSUE</td> <td></td> <td></td> </tr> </table>		NO.	DATE	DESCRIPTION	BY	APP'D	B	13/05/24	FINAL NOTES			A	03/09/24	FINAL ISSUE			<p>CLIENT</p> <p>CONMAT CONSTRUCTION MATERIALS</p>	<p>SCALE</p> <p>1:500</p> <p>0 5 10 15 20 M</p> <p>0 10 20 FT</p> <p>ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED</p>	<table border="1"> <tr> <th>DATE</th> <th>NO.</th> <th>BY</th> <th>APP'D</th> </tr> <tr> <td>19/11/2024</td> <td>160-001-C-102</td> <td></td> <td></td> </tr> </table>	DATE	NO.	BY	APP'D	19/11/2024	160-001-C-102		
NO.	DATE	DESCRIPTION	BY	APP'D																							
B	13/05/24	FINAL NOTES																									
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DATE	NO.	BY	APP'D																								
19/11/2024	160-001-C-102																										
<p>PROJECT</p> <p>CONMAT PTY LTD QUILL STREET LAND DEVELOPMENT CLEARING PLAN</p>		<p>DATE</p> <p>19/11/2024</p>	<p>SCALE</p> <p>A3</p> <p>B</p>																								

NOTES

1. REFER DWG. 160-001-C-101 FOR STANDARD NOTES

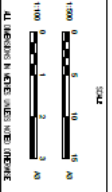
- LEGEND**
- EXISTING WATER CONTOURS (1.0m INTERVAL)
 - EXISTING WATER CONTOURS (0.1m INTERVAL)
 - EXISTING TOP OF MANTLE
 - EXISTING TOP OF BATTER
 - EXISTING ELEVATION (M/5)
 - EXISTING SEWER MAIN
 - EXISTING WATER MAIN
 - EXISTING TELEPHONE
 - EXISTING FENCE
 - EXISTING BALANCE
 - EXISTING FENCE TO BE REMOVED
 - EXISTING BALANCE TO BE REMOVED
 - EXISTING CONCRETE SIPS TO BE REMOVED
 - EXISTING VEGETATION TO BE REMOVED
 - EXISTING TREES TO REMAIN
 - EXISTING TREES TO BE REMOVED

APPROVED FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D
1	17/05/24	PROPOSED NEW EXISTENT	MF	
2	03/09/24	FINAL ENCL	MF	
3	03/09/24	DESCRIPTION	MF	
4		CONC APPROVED		



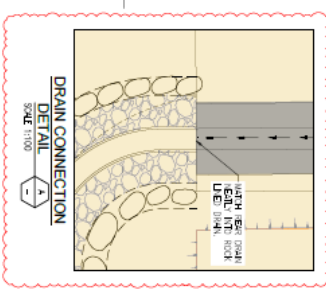
DATE	NO.	SCALE	BY	APP'D
17/05/24	MF	MF		
03/09/24	MF	MF		

COMMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 GENERAL LAYOUT PLAN
 160-001-C-103

APPROVED FOR CONSTRUCTION

LEGEND

---	STATE BOUNDARY
---	PROPOSED TOP OF WATER
---	PROPOSED BOTTOM OF WATER
---	EXISTING SEWER DRAINAGE
---	EXISTING ELECTRICITY (A/C)
---	EXISTING SEWER MAIN
---	EXISTING WATER MAIN
---	EXISTING BELTLINE
---	EXISTING FENCE
---	EXISTING BUILDING
---	PAV BOUNDARY
---	WORKS AREA



NO.	DATE	DESCRIPTION	BY	APPROVED
1	27/06/24	CONTRACT SIGNATURES	WC	
2	03/09/24	FINAL ISSUE	WC	

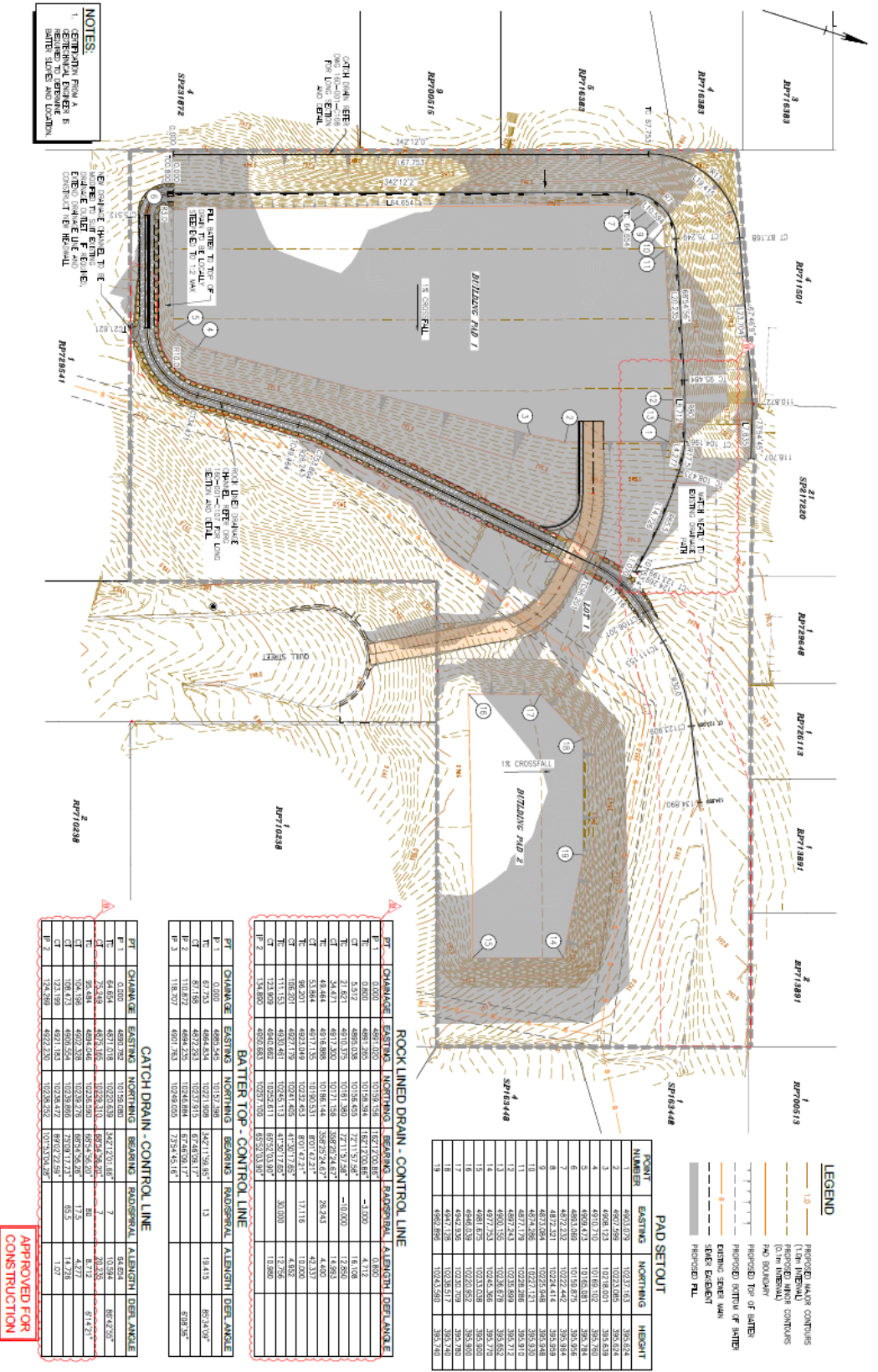
CLIENT: **CONMAT**
 CONSULTANTS: **ERSCON**

SCALE: 1:1000
 ALL MEASURES IN METRES UNLESS STATED OTHERWISE

DATE: 03/09/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PROJECT: **CONMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 GRADING PLAN**
 REF: A3

DATE: 03/09/24
 SCALE: B



NOTES:
 1. GENERATION FROM A TO B TO BE USED TO DETERMINE BATTER SLOPE AND LOCATION.

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ROCK LINED DRAIN - CONTROL LINE

PT	CHANGE	EASTING	NORTHING	BEARING	ROADSIGNAL	ALIBRNGH	DEFL ANGLE
Pt 1	0.000	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 2	0.800	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 3	1.500	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 4	2.200	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 5	2.900	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 6	3.600	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 7	4.300	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 8	5.000	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 9	5.700	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 10	6.400	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 11	7.100	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 12	7.800	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 13	8.500	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 14	9.200	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 15	9.900	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 16	10.600	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 17	11.300	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 18	12.000	4891.702	10151.380	127.123008	-3.000	4.717	0.000
Pt 19	12.700	4891.702	10151.380	127.123008	-3.000	4.717	0.000

BATTER TOP - CONTROL LINE

PT	CHANGE	EASTING	NORTHING	BEARING	ROADSIGNAL	ALIBRNGH	DEFL ANGLE
Pt 1	0.000	4890.245	10151.380	127.123008	-3.000	13.415	82.840°
Pt 2	6.735	4894.834	10221.915	87.4610917°	13	13.415	82.840°
Pt 3	110.872	4894.235	10248.884	87.4610917°			819.35°
Pt 4	110.872	4891.235	10248.884	127.123008	-3.000	13.415	82.840°

CATCH DRAIN - CONTROL LINE

PT	CHANGE	EASTING	NORTHING	BEARING	ROADSIGNAL	ALIBRNGH	DEFL ANGLE
Pt 1	6.545	4871.018	10223.630	127.123008	-3.000	10.584	82.840°
Pt 2	7.548	4878.105	10228.310	127.123008	-3.000	10.584	82.840°
Pt 3	106.496	4892.506	10248.218	89.7436207°	30	8.712	81.431°
Pt 4	106.496	4892.506	10248.218	89.7436207°	30	8.712	81.431°
Pt 5	123.199	4891.181	10248.472	87.0222288°	1.07	1.07	
Pt 6	124.958	4892.200	10238.502	107.5304296°			

PAD SETOUT

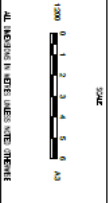
POINT NUMBER	EASTING	NORTHING	HEIGHT
1	4921.070	10217.161	195.424
2	4921.569	10223.060	195.424
3	4908.123	10218.001	190.639
4	4910.710	10218.102	195.786
5	4908.123	10218.001	190.639
6	4921.232	10222.442	195.464
7	4921.232	10222.442	195.464
8	4912.201	10224.414	190.909
9	4913.084	10223.948	195.548
10	4913.084	10223.948	195.548
11	4921.126	10222.980	190.912
12	4921.126	10222.980	190.912
13	4920.765	10216.699	195.652
14	4921.753	10242.346	195.770
15	4944.036	10220.852	195.800
16	4944.036	10216.709	190.786
17	4942.936	10216.709	190.786
18	4941.736	10216.517	195.746
19	4942.936	10243.591	195.746

LEGEND

- 1:0 Proposed water contours
- Proposed minor contours (0.1m interval)
- Proposed top of batter
- Proposed bottom of batter
- Existing street wall
- Setback
- Proposed RL

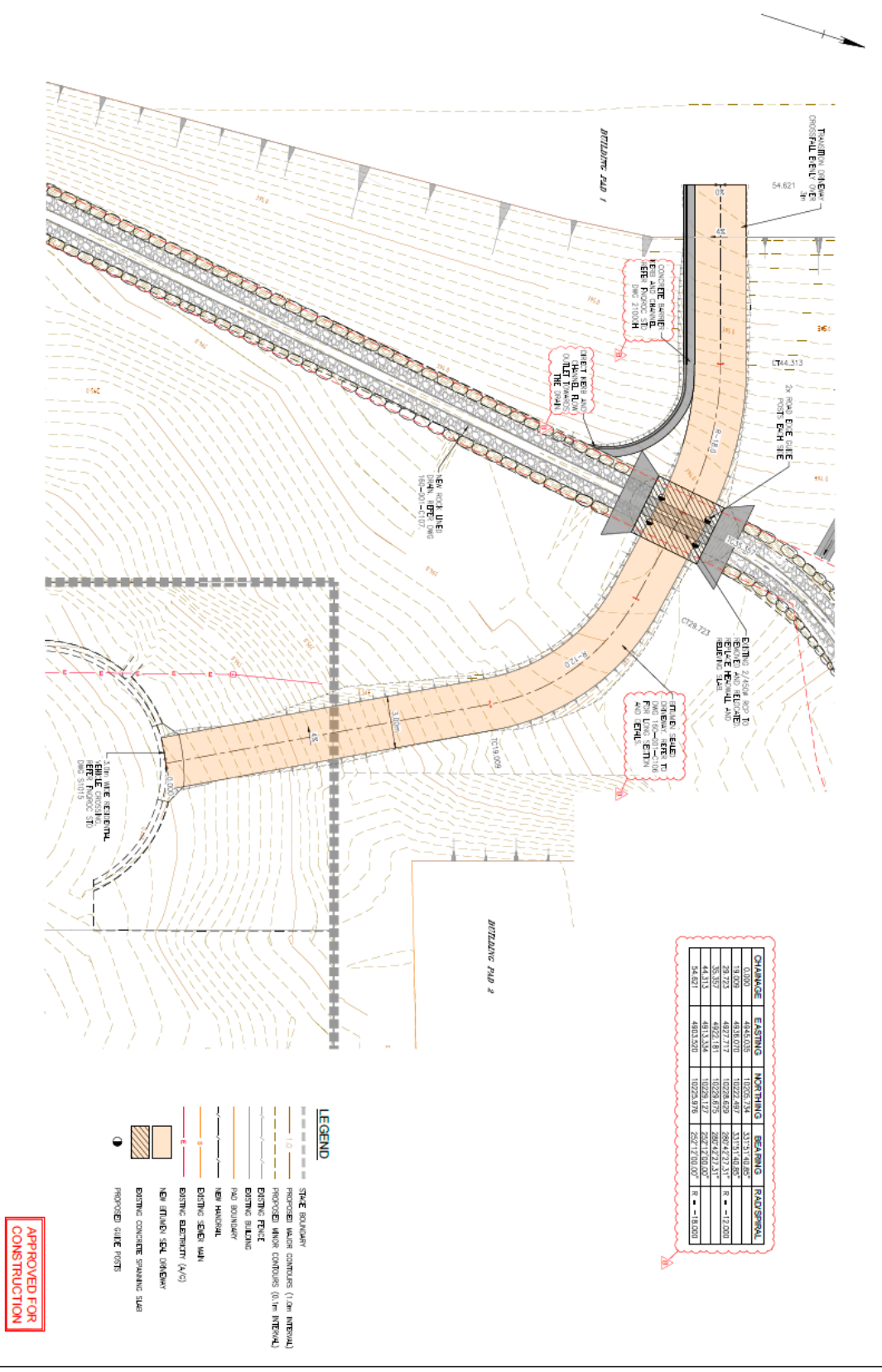
APPROVED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	APPROVED
A	03/09/24	FINAL ISSUE		
B	13/05/24	SITE ENTRY, FT & CONTOURS		



DATE	SCALE	BY	CHKD
03/09/24	M/S	[Signature]	M/S
13/05/24	M/S		M/S

CONMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 DRIVEWAY PLAN
 160-001-C105



CHANGING	EASTING	NORTHING	BEARING	RADIUS/SLAB
0.000	4645.035	11025.734	S171°41.82'	
19.909	4638.070	11022.487	S171°41.82'	
29.725	4627.717	11028.609	280°47'21.31"	R = 12.000
35.312	4622.191	11028.615	292°47'21.31"	
54.621	4610.308	11025.976	S57°12'00.00"	R = 18.000

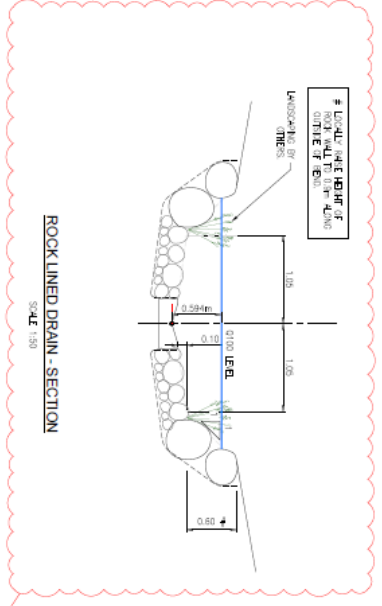
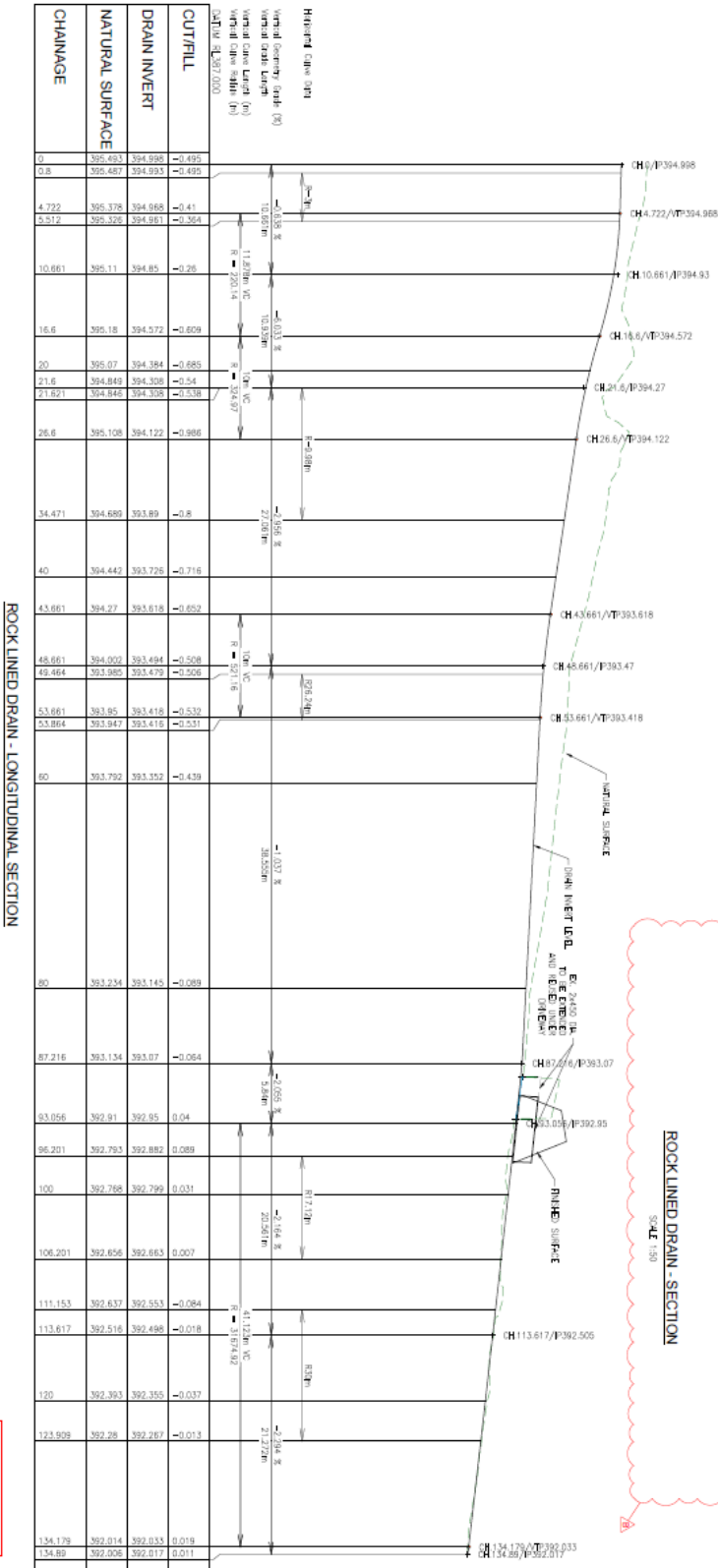
- LEGEND**
- SITE BOUNDARY
 - PROPOSED VADGE CONTOURS (1.0m INTERVAL)
 - PROPOSED WHOLE CONTOURS (0.1m INTERVAL)
 - EXISTING FENCE
 - EXISTING BUILDING
 - ROAD BOUNDARY
 - NEW HANDRAIL
 - EXISTING SPOT VAN
 - EXISTING ELECTRICITY (A/C)
 - NEW DRIVEWAY (S&L DRIVEWAY)
 - EXISTING CONCRETE SHANNING SLAB
 - PROPOSED CURB HEIGHT

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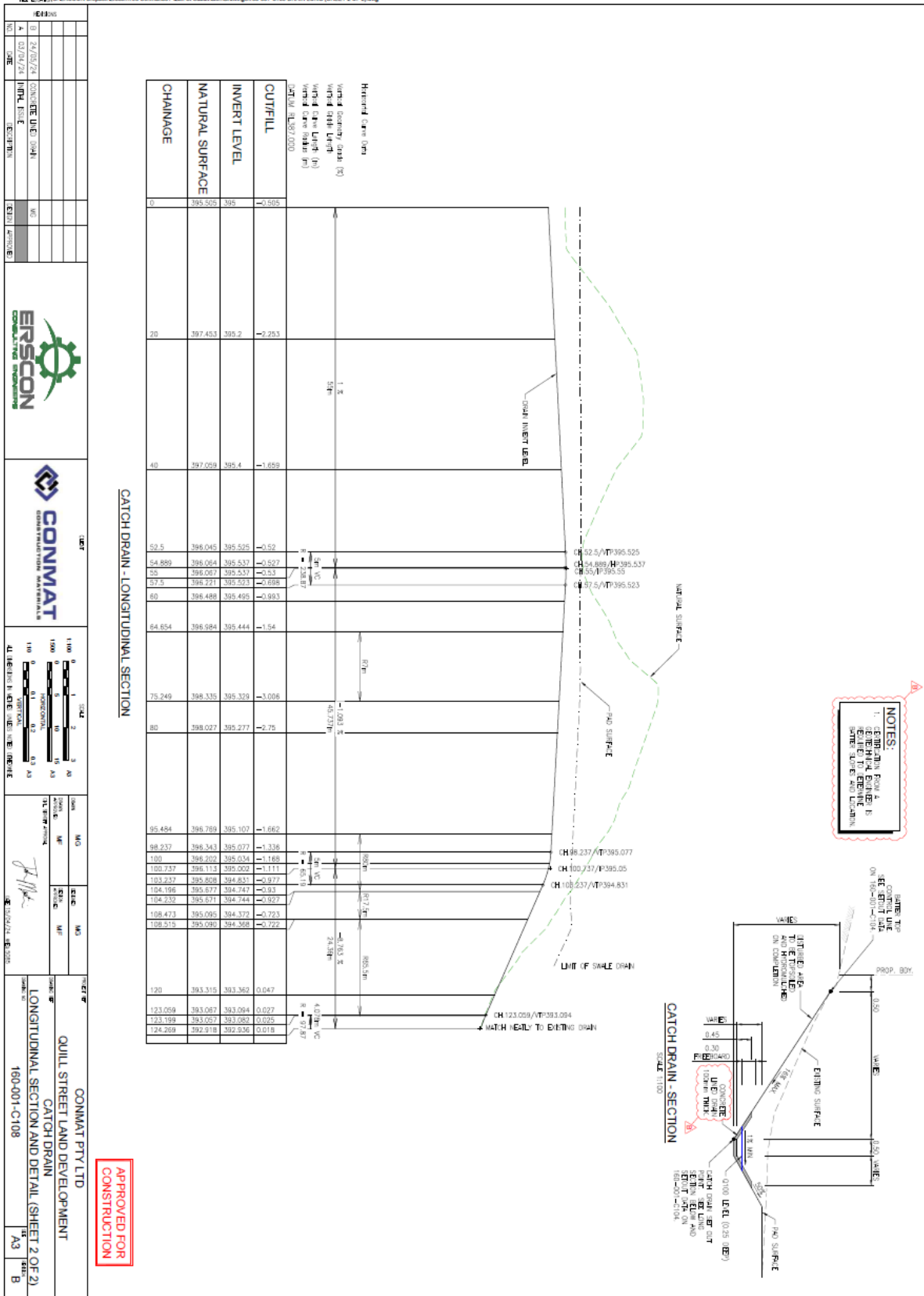
NO.	DATE	BY	CHKD	REVISION
1	15/05/24	ERL	HELE-E	
2	03/09/24	ERL	HELE-E	
				NO
				IF
				EN

ERSCON CONSULTING ENGINEERS		CONMAT DISTRIBUTION MATERIALS	
SCALE: 1:100	SCALE: 1:100	SCALE: 1:100	SCALE: 1:100
DATE: 15/05/24	DATE: 03/09/24	DATE: 15/05/24	DATE: 03/09/24
BY: ERL	BY: HELE-E	BY: ERL	BY: HELE-E
CHKD: HELE-E	CHKD: HELE-E	CHKD: HELE-E	CHKD: HELE-E
DATE: 15/05/24	DATE: 03/09/24	DATE: 15/05/24	DATE: 03/09/24

CONMAT PTY LTD		LONGITUDINAL SECTION AND DETAIL (SHEET 1 OF 2)	
QUILL STREET LAND DEVELOPMENT		160-001-C107	
SCALE: A3	SCALE: B	SCALE: A3	SCALE: B

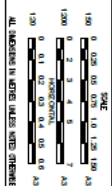


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PLT DATE: 04/20/2024 9:05:40 AM
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REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP'D
B	15/05/24	ISSUE UNDER QUOTE	MF	
A	03/03/24	FINAL ISSUE	MF	

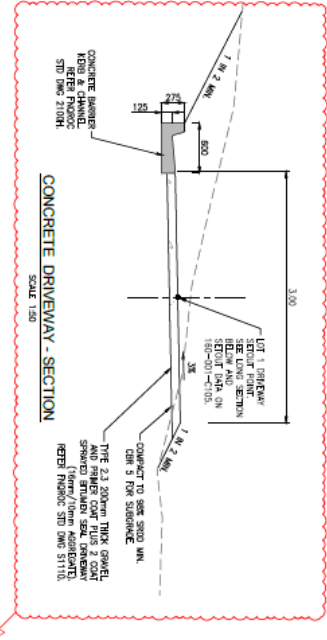
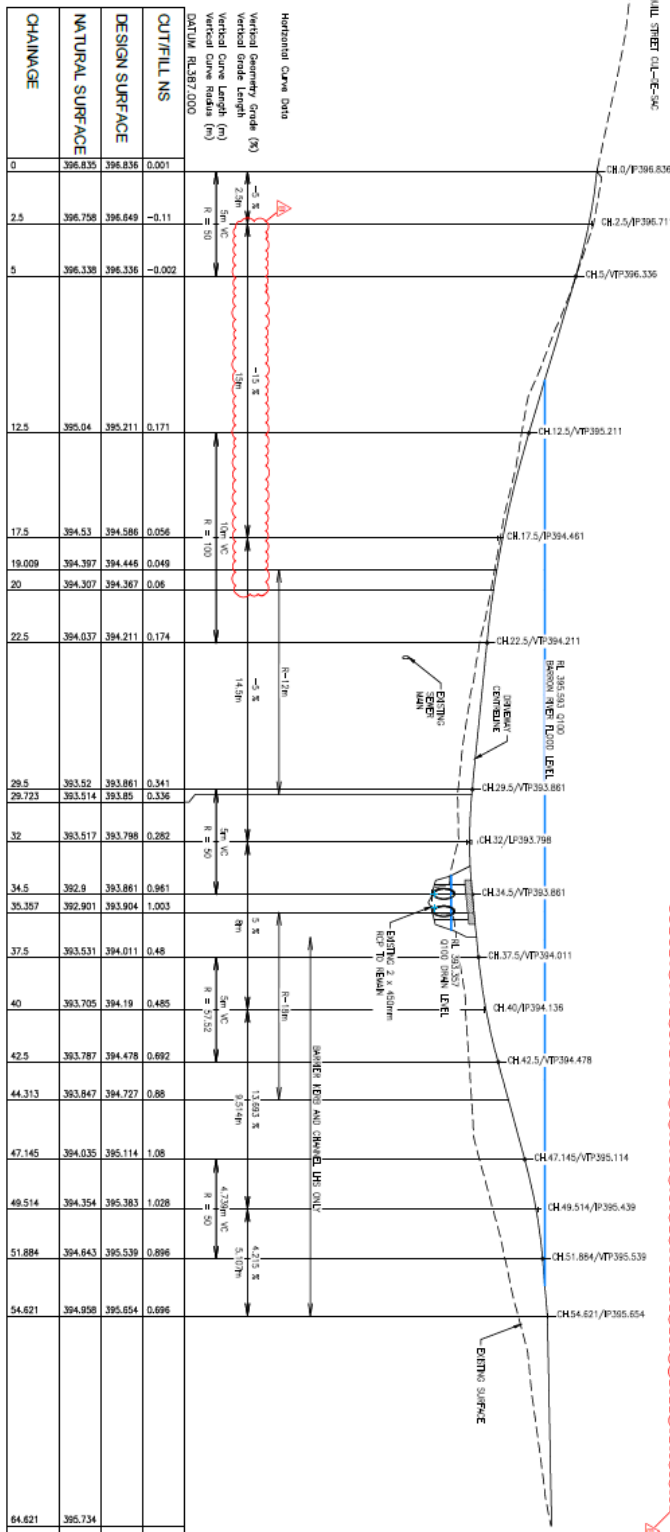


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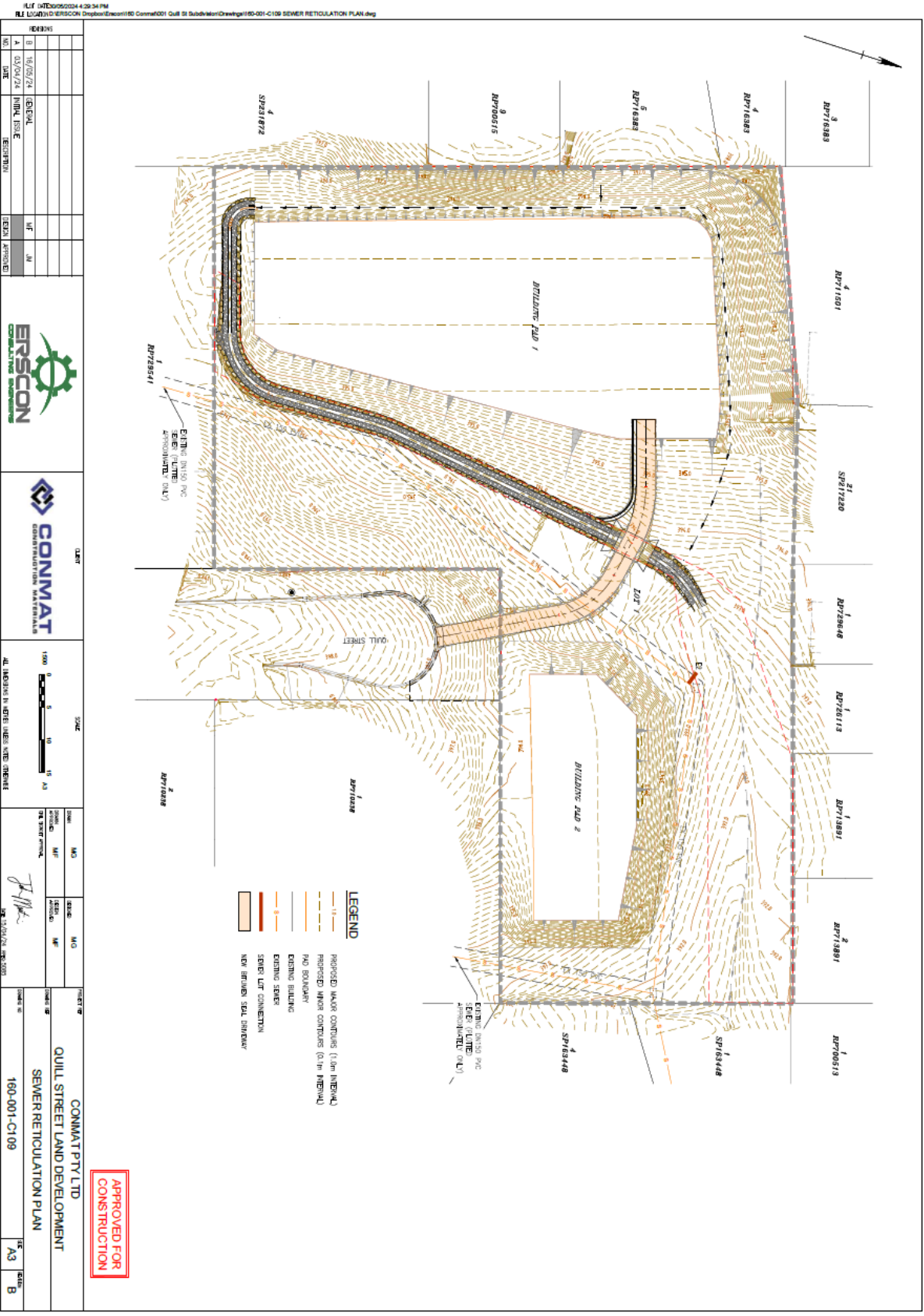
DATE	SCALE	BY	CHKD	APP'D
15/05/24	1:200	MF	MF	MF

LOT 1 DRIVEWAY - LONGITUDINAL SECTION
 SCALE: 1:200 HORIZONTAL
 1:20 VERTICAL

APPROVED FOR CONSTRUCTION



CONMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 DRIVEWAY
 LONGITUDINAL SECTION AND DETAIL
 SCALE: A3



REVISIONS		DATE		DESCRIPTION	
1	18/05/24	GENERAL	MF		
2	03/06/24	FINAL ISSUE	MF		

DATE	DESCRIPTION	BY	CHKD

SCALE	1:1000
DATE	18/05/24

PROJECT NO.	160-001-C109
PROJECT NAME	QUILL STREET LAND DEVELOPMENT SEWER RETICULATION PLAN
SCALE	A3
DATE	B

FILE: I:\2024\160-001-C109\160-001-C109-SEWER RETICULATION PLAN.dwg
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ERSCON CONSULTING ENGINEERS
 CONMAT CONSULTING ENGINEERS

CONMAT CONSULTING ENGINEERS

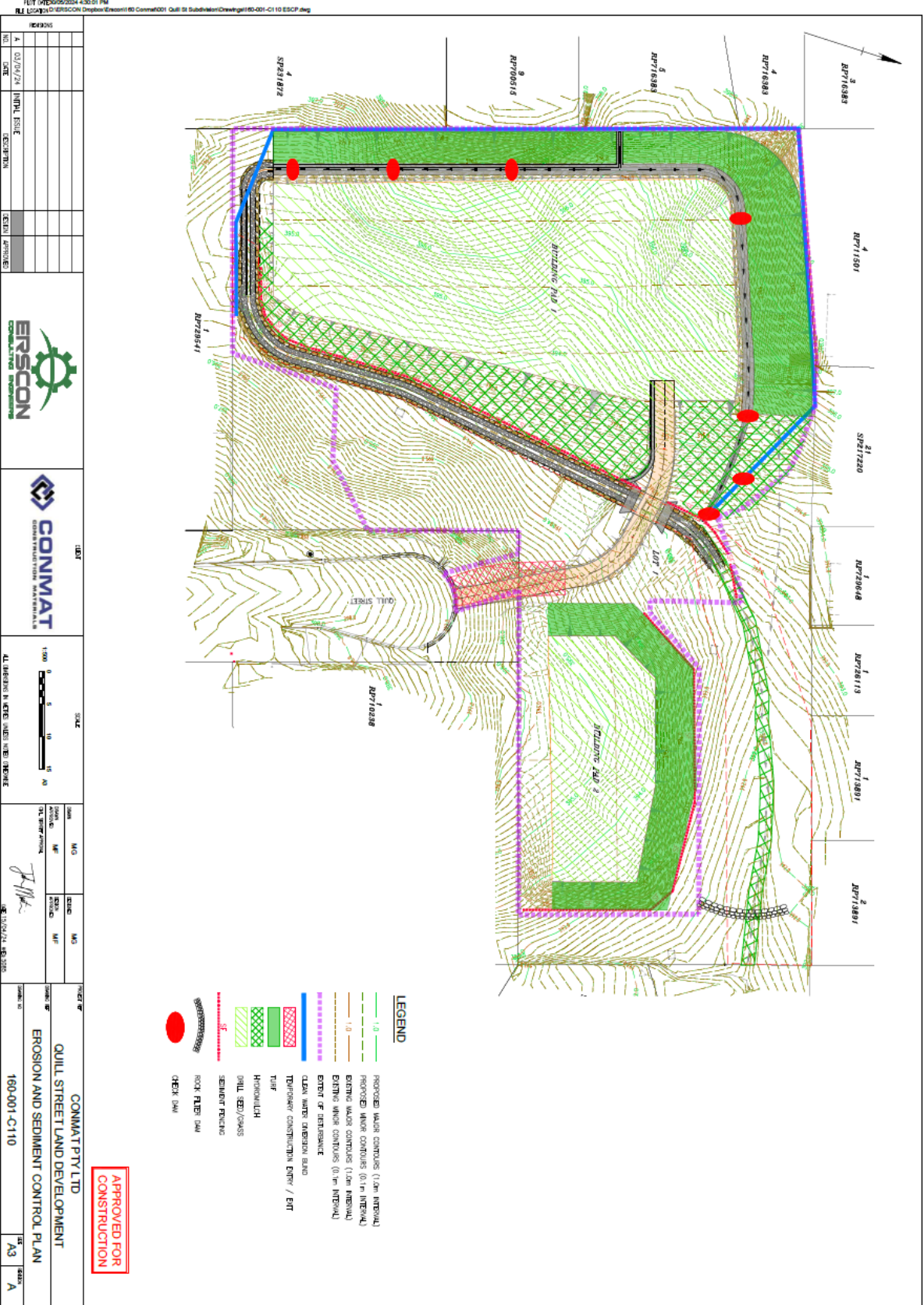
CONMAT CONSULTING ENGINEERS

ALL DIMENSIONS IN METRES UNLESS OTHERWISE SPECIFIED

DATE: 18/05/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

CONMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 SEWER RETICULATION PLAN

APPROVED FOR CONSTRUCTION



FILED (R2024092024 4:30:51 PM)
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NO.	DATE	DESCRIPTION	BY	APPROVED
1	03/09/24	INITIAL ISSUE		

ERS/CON CONSULTING ENGINEERS

COMMAT CONSULTING ENGINEERS

SCALE
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 ALL DIMENSIONS IN METRES UNLESS OTHERWISE SPECIFIED

DATE	NO.	BY	DATE	NO.	BY
03/09/24	MR		03/09/24	MR	

COMMAT PTY LTD
 QUILL STREET LAND DEVELOPMENT
 EROSION AND SEDIMENT CONTROL PLAN
 160-001-C110

APPROVED FOR CONSTRUCTION

DATE: 03/09/24
 SHEET NO: A3 OF A

