

DELEGATED REPORT**TO:** COORDINATOR PLANNING & BUILDING**FROM:** Supervisor Planning & Building**FILE:** OPW/25/0002**DATE:** 2 July 2025

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/25/0002	ADDRESS:	Ray Road, Gallo Drive, Wylandra Drive & Domenic Drive, Mareeba
APPLICANT:	Wylandra Properties Pty Ltd	RPD:	Lot 224 on SP276715, Lot 227 on SP119106, Lot 275 on RP890636 and Lot 222 on SP237051
LODGED BY:	Freshwater Planning Pty Ltd	AREA:	141.5 ha
DATE LODGED:	7 April 2025	OWNER:	Lot 224 - Wylandra Properties Pty Ltd Lots 222, 227 & 275 – Mareeba Shire Council
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Roadworks, Earthworks, Stormwater and Water Reticulation for Wylandra Stage 1 (14 Lots) and Associated Stormwater Detention Basin		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Rural residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

In relation to the ongoing stormwater issues experienced downstream of the site along Ray Road, Council officers, as well as Council's third-party consulting engineers are satisfied that through the inclusion of appropriate conditions of approval, the development can proceed with minimal impact on downstream properties or infrastructure.

It is recommended that the application be approved in full, subject to conditions.

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

RAL/24/0009 – Decision Notice – Subdivision (1 into 14 Lots and Balance Area)

CONDITIONS

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the development 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 any plan of survey, or alternative documentation as approved by the Land Title Act, 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, or alternative documentation as approved by the Land Title Act 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 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.
- 3.6 Charges
- All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
- 3.7 The north-east corner of Lot 175 must be truncated similar to all other corner allotments included in the development.
- 3.8 An easement in favour of Council is to be established over the detention basin required by Condition 4.2. The easement must specifically protect and preserve the detention basin as a strategic stormwater asset and must be established over any open earth drains, or flow paths constructed between the development and the detention basin as identified on any future operational works plan/s approved by Council "for construction". The easement area must also include practical access from a constructed road. The easement must state that Council is not responsible for the upkeep and maintenance of the detention basin. The extent of the easement must be approved by Council's delegated officer and is to extend 5 metres beyond the toe of any detention basin wall batter.

Council will agree to the extinguishment of the easement as future stages of the estate are developed and the detention basin is deemed to be no longer necessary.

4. Infrastructure Services and Standards

4.1 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) Prior to works commencing 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 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.
- (h) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (i) The applicant (at their 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.
- (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.2 Detention Basin

A detention basin, with a design capacity of no less than 3,500m³, must be constructed in the balance land generally in accordance with the position and orientation shown on *Plan 160-010-C126 Rev A Prepared by ERSCON Consulting Engineers, dated 14/02/2025*, submitted as part of Operational Works application OPW/25/0002.

The detention basin outlet/s must discharge to the balance land.

4.3 Earthworks

All earthworks must be carried out in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

4.4 Roadworks - Internal

- (a) The subdivision internal roads must be designed and constructed in accordance with the relevant Road Hierarchy Classification contained in Table D1.1 of the FNQROC Development Manual, to the satisfaction of Council's delegated officer.
- (b) Individual property access must be designed in accordance with the requirements of FNQROC Development Manual. Appropriate distances are required from intersections and tangent points in accordance with AS2890.1.
The provision of layback/roll-over kerbing along the frontage of each allotment will satisfy this condition.
- (c) Temporary asphalt vehicle turnaround at the end of all partially constructed roads must be provided of a sufficient size to turnaround a refuse collection vehicle, either in a continuous forward movement or by a three-point turn.

4.5 Water Supply

- (a) 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
- (b) 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).

4.6 Wastewater Disposal

At the time of construction of a new dwelling on each lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (AS/NZS1547) 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 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

Prior to the issue of a development permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to Council for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1.

Plans for the development works required under Conditions 4.1 - 4.9 must be submitted to Council for approval as part of a subsequent application for operational works.

FNQROC Regional Development Manual Checklist

Section	Assessment
DP1 - Development Principles	Conditioned to comply
AP1 - Application Procedures	Conditioned to comply
D1 - Road Geometry	Conditioned to comply
D2 - Site Regrading	Conditioned to comply
D3 - Road Pavements	Conditioned to comply
D4 - Stormwater Drainage	Conditioned to comply
D5 - Stormwater Quality Management	Conditioned to comply
D6 - Water Reticulation	Conditioned to comply
D7 - Sewerage System	N/A
D8 - Utilities	Conditioned to comply
D9 - Landscaping	N/A

REFERRALS

Nil

Internal/External Consultation

Technical Services (internal) and Trinity Engineering Consultancy (external)

Both Councils Technical Services Department and Trinity Engineering Consultancy are satisfied that the detailed designed and the recommended conditions will ensure the development is carried out in accordance with Council's standards as well as the standards required under the FNQROC Development Manual.

OFFICER'S RECOMMENDATION

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

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and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) **APPROVED DEVELOPMENT:** Development Permit for Operational Works (Roadworks, Earthworks, Stormwater and Water Reticulation for Wylandra Stage 1 (14 Lots) and Associated Stormwater Detention Basin

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
160-010-C101 Rev C	COVER SHEET, LOCALITY PLAN AND DRAWINGS LIST	ERSCON	-
160-010-C102 Rev A	GENERAL NOTES	ERSCON	17/06/2024
160-010-C103 Rev A	EXISTING LOT LAYOUT	ERSCON	17/06/2024
160-010-C104 Rev A	GENERAL LOT LAYOUT (SHEET 1 OF 2)	ERSCON	17/06/2024
160-010-C105 Rev A	GENERAL LOT LAYOUT (SHEET 2 OF 2)	ERSCON	17/06/2024
160-010-C106 Rev B	ROAD 1 LONGITUDINAL SECTION (SHEET 1 OF 2)	ERSCON	16/05/2025
160-010-C107 Rev B	ROAD 2 AND 3 LONGITUDINAL SECTION (SHEET 2 OF 2)	ERSCON	16/05/2025
160-010-C108 Rev B	TYPICAL ROAD CROSS SECTION AND DETAILS	ERSCON	19/05/2025
160-010-C109 Rev B	INTERSECTION SETOUT	ERSCON	19/02/2025
160-010-C110 Rev C	GRADING PLAN (SHEET 1 OF 2)	ERSCON	12/05/2025
160-010-C111 Rev C	GRADING PLAN (SHEET 2 OF 2)	ERSCON	19/05/2025

160-010-C112 Rev A	WATER RETICULATION PLAN (SHEET 1 OF 2)	ERSCON	17/06/2024
160-010-C113 Rev A	WATER RETICULATION PLAN (SHEET 2 OF 2)	ERSCON	17/06/2024
160-010-C114 Rev C	STORMWATER Q5 MINOR AND DRAINAGE PLAN (SHEET 1 OF 2)	ERSCON	12/05/2025
160-010-C115 Rev B	STORMWATER Q5 MINOR AND DRAINAGE PLAN (SHEET 2 OF 2)	ERSCON	12/05/2025
160-010-C116 Rev C	DRAIN LONGITUDINAL SECTION	ERSCON	15/05/2025
160-010-C117 Rev B	STORMWATER Q5 MINOR LONGITUDINAL SECTION	ERSCON	16/05/2025
160-010-C118 Rev A	EROSION SEDIMENT CONTROL PLAN (SHEET 1 OF 2)	ERSCON	17/06/2024
160-010-C119 Rev A	EROSION SEDIMENT CONTROL PLAN (SHEET 2 OF 2)	ERSCON	17/06/2024
160-010-C120 Rev A	EROSION AND SEDIMENT CONTROL NOTES	ERSCON	17/06/2024
160-010-C121 Rev A	ROAD 1 CROSS SECTIONS	ERSCON	17/06/2024
160-010-C122 Rev B	ROAD 2 AND 3 CROSS SECTIONS	ERSCON	19/05/2025
160-010-C123 Rev B	DRAIN 1 CROSS SECTION	ERSCON	15/05/2025
160-010-C124 Rev A	DRAIN 2 CROSS SECTION	ERSCON	26/06/2024
160-010-C125 Rev A	DRAIN 3 CROSS SECTION	ERSCON	26/06/2024
160-010-C126 Rev B	DETENTION BASIN PLAN	ERSCON	16/05/2025
160-010-C127 Rev B	DETENTION BASIN LONGITUDINAL SECTION	ERSCON	19/05/2025
160-010-C128 Rev A	DETENTION BASIN CROSS SECTIONS (SHEET 1 OF 2)	ERSCON	13/02/2025
160-010-C129 Rev A	DETENTION BASIN CROSS SECTIONS (SHEET 2 OF 2)	ERSCON	13/02/2025

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

General

- Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the development 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 "for construction" engineering plans prior to the Prestart Meeting 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.
- All operational works must be designed and constructed in accordance with the design guidelines and procedures as set out in the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Timing of Effect

- The conditions of the Development Permit must be affected prior to Works Acceptance except where specified otherwise in these conditions of approval.

Updated Stormwater Calculations

- Provide updated stormwater calculations for the catchment hydrology to the proposed open drains (Drains 1 to 3) based on the following design parameters:

- a. A fully developed catchment scenario with the Coefficient of Runoff (C_{10} value) set as a minimum of 0.72 assessed per QUDM Table 4.5.3; and
- b. Time of concentration for a maximum time of 30 minutes ($t_c = 30\text{mins}$).

The revised calculations must confirm that the drain profile and grade provides the required capacity and freeboard to the existing and proposed lots. In particular, confirm adequate freeboard is provided to the existing floor levels in the structures adjacent the drainage corridor on Lots 103 and 104 on RP890637.

Any amendments to the designed drain profile must be documented on revised drawings and provided to Council for approval prior to the Prestart Meeting.

Advice Note: Where additional drain capacity is assessed as being required, this must be provided in the form of a wider drain profile and must not increase the depth of the drains.

The constructed drainage path must be to the satisfaction of Council prior to Works Acceptance.

5. Provide updated stormwater calculations for the drain hydraulic design for the proposed open drains (Drains 1 to 3) based on a suitable Mannings roughness coefficient “n” generally representative of an unmaintained drain in accordance with the Queensland Urban Drainage Manual (QUDM).

Advice Note: QUDM Section 9.3.5 advises that “The hydraulic capacity of a channel should be based on the expected channel conditions just prior to normal channel maintenance (i.e. prior to clearing, weeding, grass cutting).”

6. Amend the width of the western drainage reserve such that Drain 2 is wholly contained within this corridor inclusive of a 300mm set back from property boundaries.

Amended plans must be provided to Council for approval prior to the Prestart Meeting.

Severe Storm Impact Statement

7. Provide to Council for endorsement a Severe Storm Impact Statement prepared by a suitably qualified Engineer (RPEQ) in accordance with the Queensland Urban Drainage Manual. The Severe Storm Impact Statement must address, but is not limited to the following:
 - a. Risk and consequence associated with blockage of the crossroad culverts and implications for control of runoff through the site;
 - b. Risk and consequence of blockages or restrictions in the open drains (Drains 1 to 3) at the site perimeter and implication on capacity for conveyance through the development site.

Advice on contingency capacity is requested to respond to this item in addition to any mitigation measures proposed;
 - c. Provide advice on the consequence of flows greater than the 1%AEP design event and whether these can be conveyed with reduced freeboard; and
 - d. Provide advice on the consequence of drain roughness values being higher than assumed in the design and the implication for containing and conveying the peak flows from the 1%AEP design event, including advice on implications to available freeboard. The advice must include risk mitigation potentially available through additional drain capacity for wider drain profiles;

The Severe Impact Statement must be submitted to Council prior to the Prestart Meeting and approved by Council prior to commencement of drainage works on site.

Stormwater Drainage

8. Stormwater drainage as shown on the Approved Plan(s), must be constructed in accordance with the relevant design and specifications sections of the FNQROC Development Manual and the Queensland Urban Drainage Manual, prior to Works Acceptance.
9. The applicant must provide updated stormwater pipe class assessments for the construction loads applied at subgrade level / bottom of pavement layers.
Any amendments to the pipe class must be documented on revised drawings and provided for approval prior to the Prestart Meeting.
10. Provide project specific design details for the Kerb Inlet Pits 1/5 and 2/4 where the applicant has identified these pits do not comply with the FNQROC Standard Drawings. The project specific details must be certified by an RPEQ and must be approved by Council prior to construction of the stormwater elements.
The non-standard Kerb Inlet Pits must be constructed in accordance with the approved plans to the satisfaction of Council prior to Works Acceptance.

CCTV Stormwater

11. A CCTV inspection must be undertaken for all as-constructed stormwater work under this Development Permit.
A Consulting Engineering who is a Registered Professional Engineer Queensland (RPEQ) is to assess the CCTV footage and prepare a report on the condition of the as-constructed stormwater elements.
Advice Note: Council will require the CCTV review process to provide confirmation that the construction loads have not damaged the pipes prior to Council acceptance of Works.

Earthworks Construction

12. The earthworks design plans must be amended to include the nominated Building Surface height on Lot 10. The amended plans must be provided prior to the Prestart Meeting.
13. All earthworks must be constructed in accordance with AS 3798: Guidelines on earthworks for commercial and residential developments. At the completion of works, RPEQ Certification of the works and test results are required to be provided to Council, prior to Works Acceptance.

Roads

14. The road pavement thickness for Road 1 must be increased to 300mm minimum in accordance with the advice in ERSCON letter dated 19 May 2025. The amended Road Design Plan(s) must be provided to Council for endorsement prior to the Prestart Meeting.
15. Roads as shown on the Approved Plan(s), must be constructed in accordance with relevant design and specifications sections of the FNQROC Development Manual, prior to Works Acceptance.

For Construction Drawings

16. 'For Construction' Engineering Drawings, inclusive of any amendments required by Conditions of this Permit, must be certified as approved by a suitably qualified RPEQ Engineer and a copy submitted to Council, prior to the Prestart Meeting.

Damage to Infrastructure and Land

17. Where any part of Council's existing infrastructure or land is damaged as a result of construction activities occurring on the land, including but not limited to; mobilisation of heavy construction equipment, stripping, grubbing and vegetation damage, notify Council immediately of the affected infrastructure or land and have it repaired, replaced or reinstated at no cost to Council, prior to Works Acceptance.

Erosion and Sediment Control Plan

18. Prior to Commencement of Work, prepare and provide to Council for approval an Erosion and Sediment Control Plan (ESCP) to manage the site during construction and the defect liability period until Final Works Acceptance. The submitted plan is to be substantially in accordance with the approved Erosion and Sediment Control Strategy.

Soil and water management measures must be installed/implemented prior to discharge of water from the land, such that no external stormwater flow from the land adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994 (Qld), the FNQROC Development Manual and the International Erosion Control Association 2008 Guidelines).

Runoff Generally

19. All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater as a result of cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the Environmental Protection Act (1994), the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia).

Concentration of Stormwater

20. Stormwater discharge must have a no worsening effect or ponding nuisances on downstream or upstream properties. If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have a no worsening effect.

Lawful Point of Discharge

21. All stormwater from the land must be directed to a lawful point of discharge as per the Approved Plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.

Water Supply Infrastructure

22. Water supply infrastructure works as shown on the Approved Plan(s), must be constructed in accordance with the relevant design and specifications sections of the FNQROC Development Manual, prior to Works Acceptance.

Pre-start Meeting

23. 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 Prestart Meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** Prestart 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.

Inspections

24. Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the Prestart Meeting.

Construction Security Bond and Defects Liability Bond

25. 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.
26. 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.

Hours of Work

27. 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.
28. No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

Transportation of Soil

29. 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

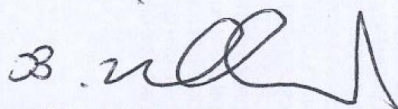
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DECISION BY DELEGATE

DECISION

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

Dated the 2nd day of July 2025



BRIAN MILLARD
COORDINATOR PLANNING SERVICES

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

CONMAT PTY. LTD.

WYLANDRA ESTATE

STAGE 1



PROJECT DRAWINGS LIST

160-010-C101	COVER SHEET, LOCALITY PLAN AND DRAWINGS LIST
160-010-C102	GENERAL NOTES
160-010-C103	EXISTING LOT LAYOUT
160-010-C104	GENERAL LOT LAYOUT (SHEET 1 OF 2)
160-010-C105	GENERAL LOT LAYOUT (SHEET 2 OF 2)
160-010-C106	ROAD 1 LONGITUDINAL SECTION (SHEET 1 OF 2)
160-010-C107	ROAD 2 AND 3 LONGITUDINAL SECTION (SHEET 2 OF 2)
160-010-C108	TYPICAL ROAD CROSS SECTION AND DETAILS
160-010-C109	INTERSECTION SETOUT
160-010-C110	GRADING PLAN (SHEET 1 OF 2)
160-010-C111	GRADING PLAN (SHEET 2 OF 2)
160-010-C112	WATER RETICULATION PLAN (SHEET 1 OF 2)
160-010-C113	WATER RETICULATION PLAN (SHEET 2 OF 2)
160-010-C114	STORMWATER Q5 MINOR AND DRAINAGE PLAN (SHEET 1 OF 2)
160-010-C115	STORMWATER Q5 MINOR AND DRAINAGE PLAN (SHEET 2 OF 2)
160-010-C116	DRAIN LONGITUDINAL SECTION
160-010-C117	STORMWATER Q5 MINOR LONGITUDINAL SECTION
160-010-C118	EROSION SEDIMENT CONTROL PLAN (SHEET 1 OF 2)
160-010-C119	EROSION SEDIMENT CONTROL PLAN (SHEET 2 OF 2)
160-010-C120	EROSION AND SEDIMENT CONTROL NOTES
160-010-C121	ROAD 1 CROSS SECTIONS
160-010-C122	ROAD 2 AND 3 CROSS SECTIONS
160-010-C123	DRAIN 1 CROSS SECTIONS
160-010-C124	DRAIN 2 CROSS SECTIONS
160-010-C125	DRAIN 3 CROSS SECTIONS
160-010-C126	DETENTION BASIN PLAN
160-010-C127	DETENTION BASIN LONGITUDINAL SECTION
160-010-C128	DETENTION BASIN CROSS SECTIONS (SHEET 1 OF 2)
160-010-C129	DETENTION BASIN CROSS SECTIONS (SHEET 2 OF 2)

Client:

Prepared by:



CONMAT
CONSTRUCTION MATERIALS

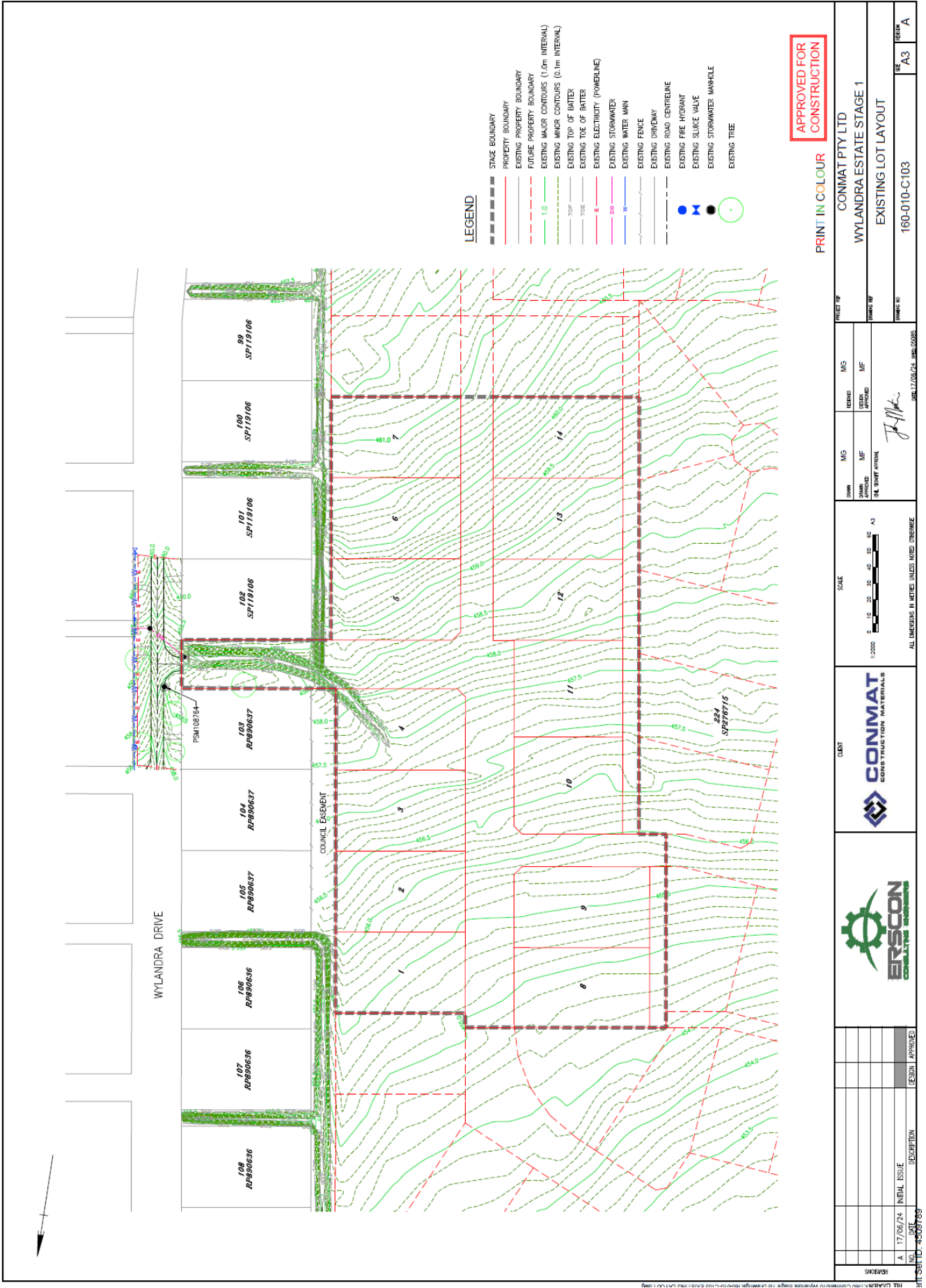


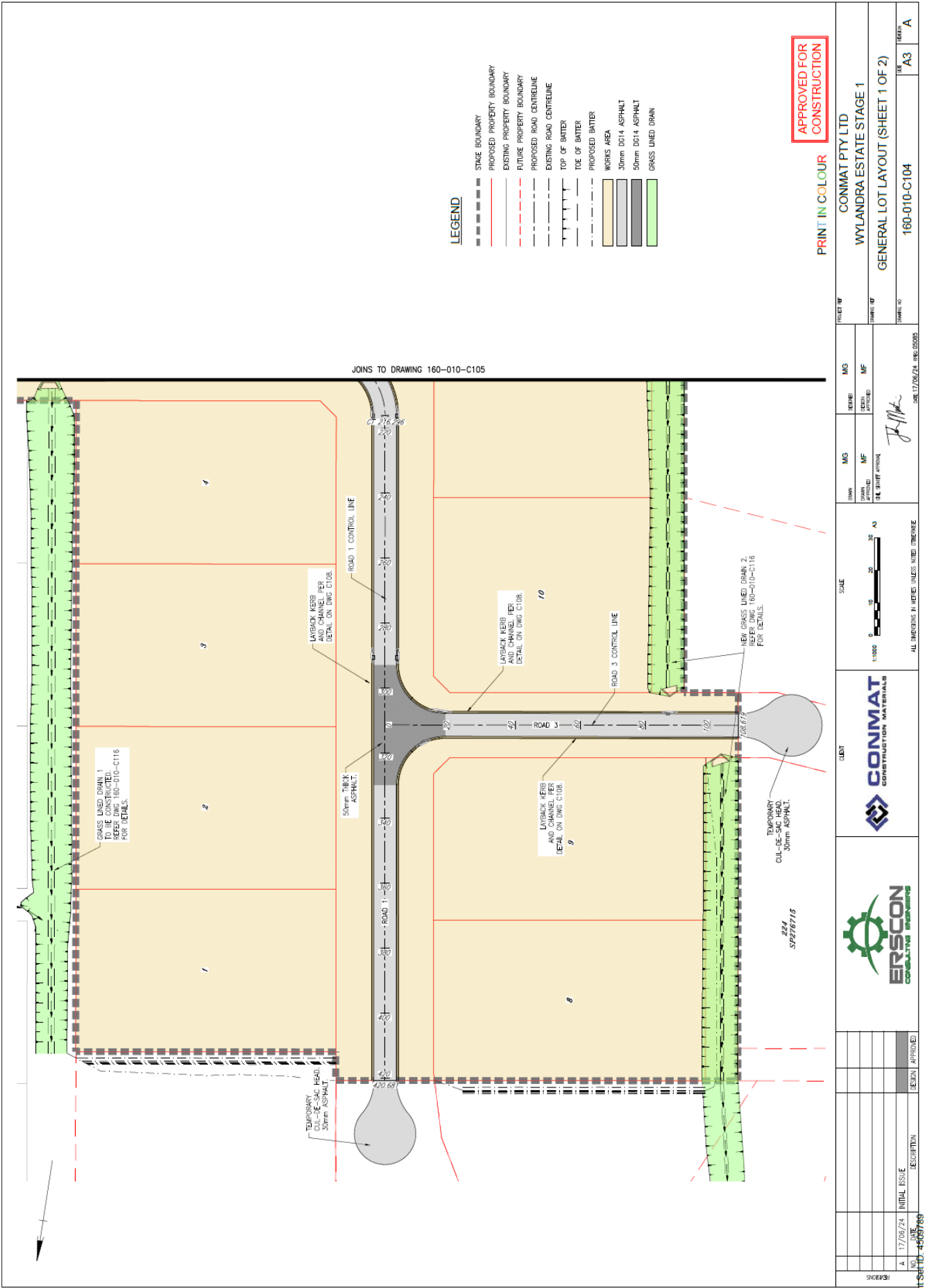
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APPROVED FOR
CONSTRUCTION

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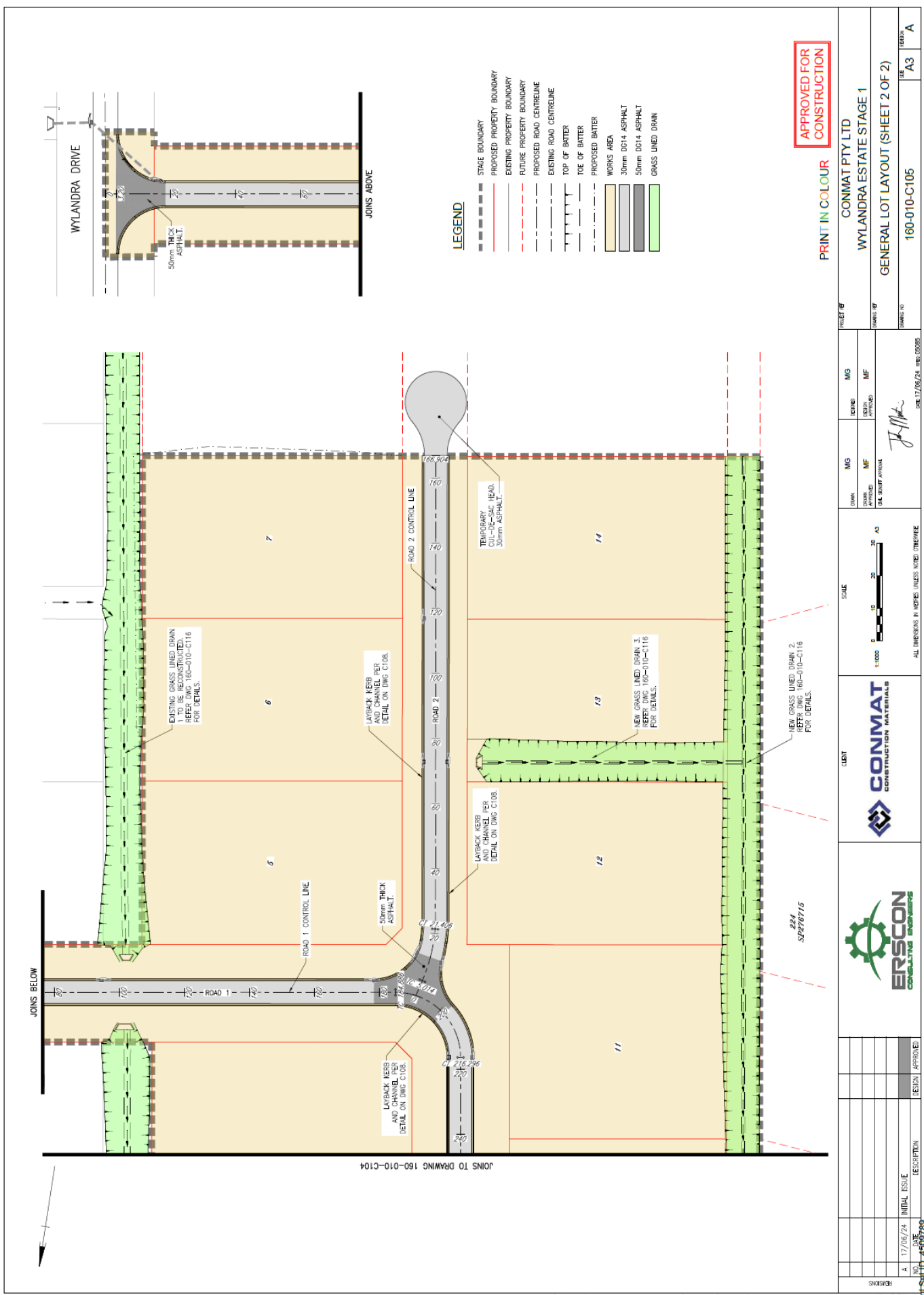




APPROVED FOR CONSTRUCTION

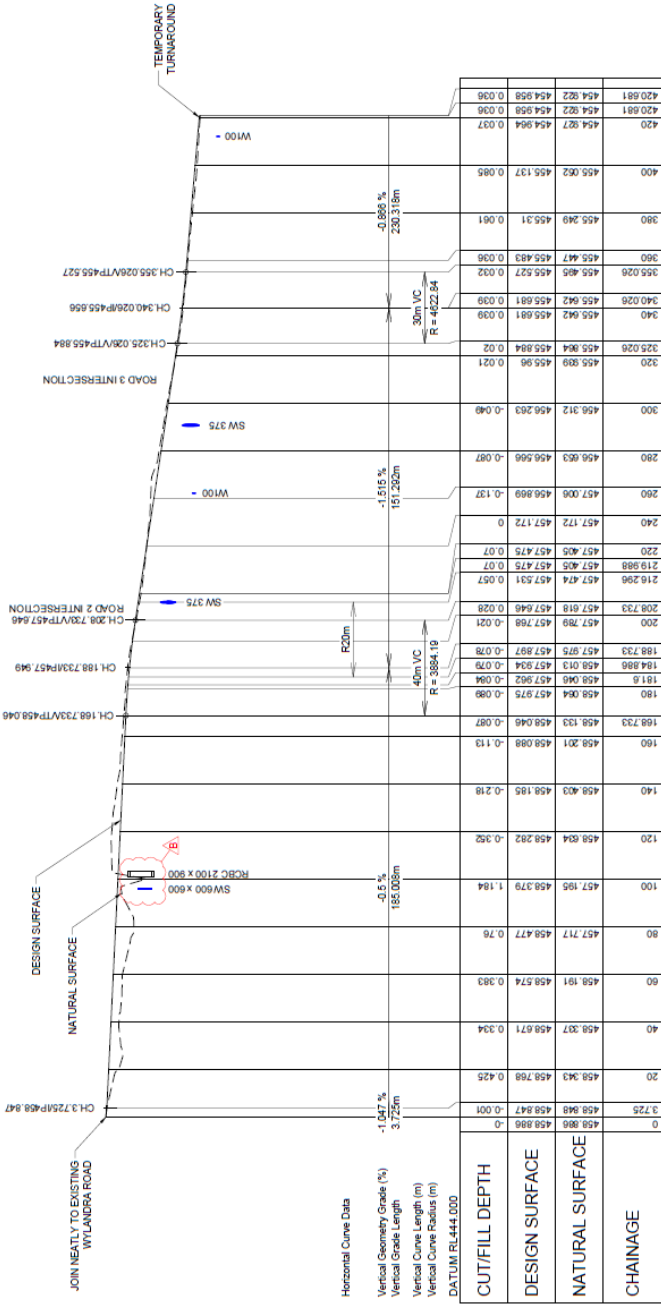
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CONMAT PTY LTD		WYLANDRA ESTATE STAGE 1	
GENERAL LOT LAYOUT (SHEET 1 OF 2)		160-010-C104	
17/06/24		17/06/24	
A3		A3	
A		A	



ROAD 1 - CONTROL LINE

CHAINAGE	EASTING	NORTHING	BRG. IN	BRG. OUT	RADII IN	RADII OUT
0.000	332752.214	8113565.754	26073053.467	26073053.467	20.000	20.000
184.886	332569.856	8113565.266	26073053.747	26073053.747	20.000	20.000
216.296	332544.835	8113561.710	35072947.867	35072947.867	20.000	20.000
420.881	332513.088	8113553.291	35072947.477	35072947.477	20.000	20.000



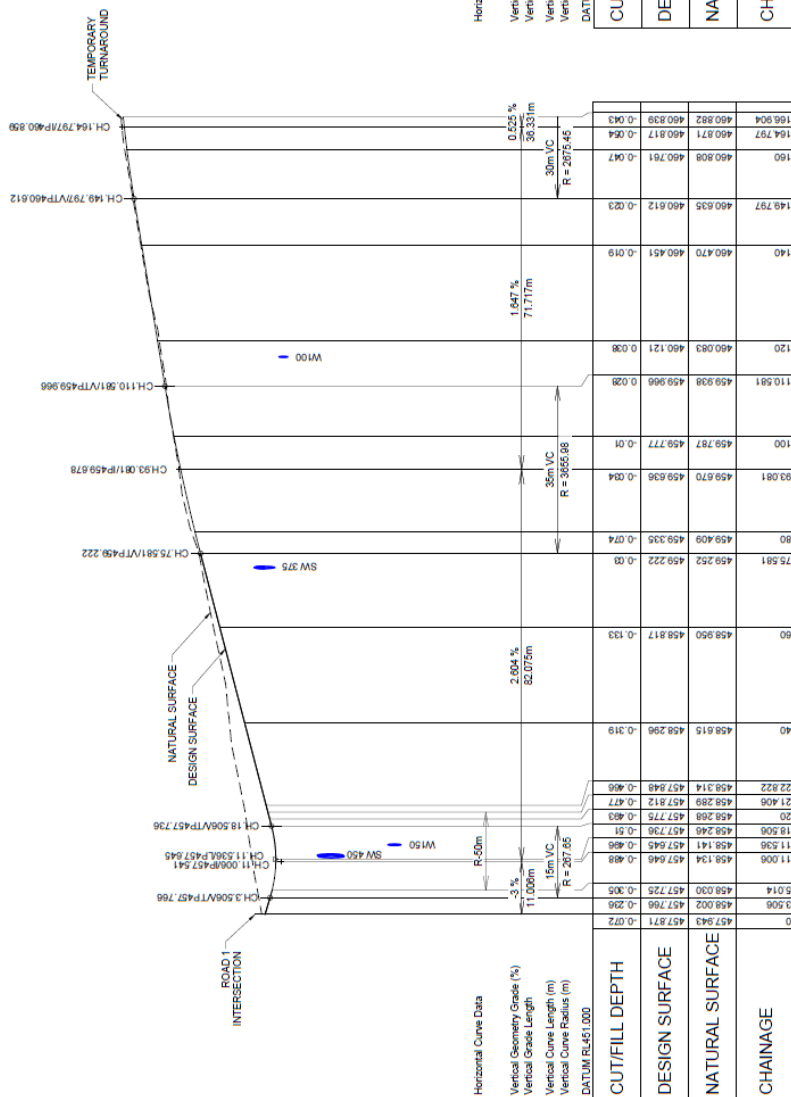
APPROVED FOR CONSTRUCTION

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PROJECT #		CONMAT PTY LTD	
DRAWN		WYLANDRA ESTATE STAGE 1	
CHECKED		ROAD 1 LONGITUDINAL SECTION	
DATE		(SHEET 1 OF 2)	
SCALE		160-010-C106	
HORIZONTAL		1:100	
VERTICAL		1:100	
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE		DATE: 17/06/24 BY: 102085	
LOGO		CONMAT CONSTRUCTION MATERIALS	
LOGO		ERSCON CONSULTING ENGINEERS	
REVISIONS		NO. DATE BY	
1		16/06/25 SW AMENDED	
2		17/06/24 INPHL ISSUE	
3		17/06/24 INPHL ISSUE	
4		17/06/24 INPHL ISSUE	
5		17/06/24 INPHL ISSUE	
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290		17/	

CHAINAGE	EASTING	NORTHING	BRG. IN	BRG. OUT	RADI IN	RADI OUT
0.00	332903.511	8113565.246		193°47'12.37"		
5.00	332902.316	8113560.376	103°47'12.37"		-50.000	
21.408	332581.068	8113544.108	175°00'10.70"	175°00'10.70"	-50.000	
32.822	332681.159	8113542.669	175°00'10.70"			
106.904	332694.845	8113400.569	170°33'00.07"			

CHAINAGE	EASTING	NORTHING	BRG. IN	BRG. OUT	RADII IN	RADII OUT
0.000	332531.151	8113675.402		260°35'35.02"		
108.619	332423.992	8113657.648	260°35'35.02"			



ROAD 3 - LONGITUDINAL SECTION

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CONMAT PTY LTD

WYI ANDRA ESTATE STAGE 1

ROAD 2 AND 3 LONGITUDINAL SECTION

(SHEET 2 OF 2)

160-010-C107	FILE	A3
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PAVEMENT DETAIL



PAVEMENT DETAIL - INTERSECTIONS

PAVEMENT NOTES

12. THE SUB-SIDE LAYER SHALL EXTEND A MINIMUM OF 300mm BEHIND THE REAR FACE OF THE KERB AND CHANNEL.
13. THE BASE AND SURFACING SHALL EXTEND TO THE FACE OF ANY REINFORCING, WHERE THE TOP SURFACE OF THE SUB-SIDE LAYER IS BELOW THE LEVEL OF THE UNDERSIDE OF THE KERB AND CHANNEL. THE SURFACING SHALL ALSO EXTEND A MINIMUM OF 300mm BEHIND THE REAR FACE OF THE KERB AND CHANNEL.

APPROVED FOR
CONSTRUCTION

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CONMAT PTY LTD

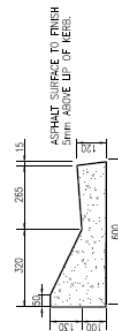
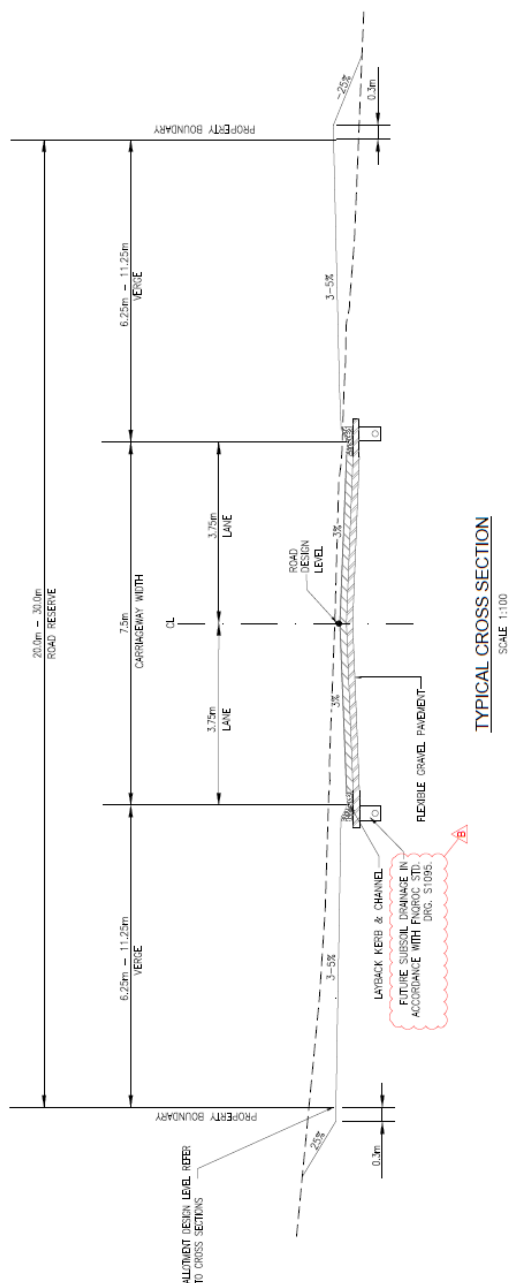
WYLANDRA ESTATE STAGE 1

TYPICAL ROAD CROSS SECTION AND DETAILS

160-010-C108

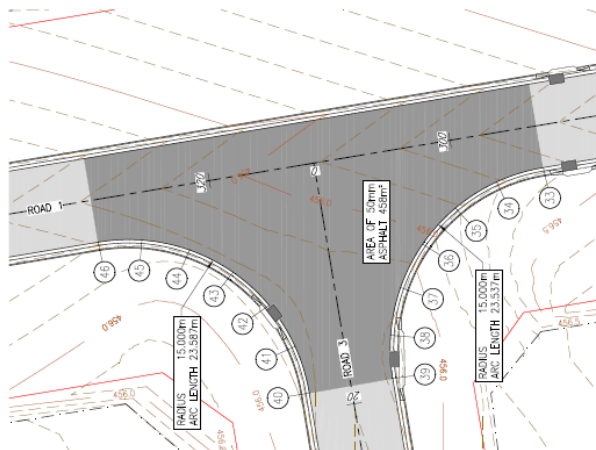
A3

3



LAYBACK KERB AND CHANNEL

[illegible]



ROAD 3 - INTERSECTION

ROAD 3 INTERSECTION SETOUT				
POINT NO.	EASTING	NORTHING	HEIGHT	
33	332320.777	8113659.613	456.207	
34	332329.605	8113660.434	456.192	
35	332327.464	8113660.814	456.199	
36	332324.506	8113668.505	455.638	
37	332320.945	8113668.318	455.438	
38	332317.029	8113669.179	455.785	
39	332315.496	8113668.359	455.785	
40	332312.301	8113673.796	455.785	
41	332316.124	8113673.960	455.771	
42	332319.364	8113673.034	455.789	
43	332322.603	8113668.505	455.789	
44	332327.603	8113668.505	455.771	
45	332324.850	8113669.522	455.771	
46	332324.850	8113669.105	455.771	

ROAD 3 INTERSECTION SETOUT

NOTES

1. REFER TO 160-010-C106 AND C107 FOR ROAD CONTROL LINE SETOUT.

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CONSTRUCTION

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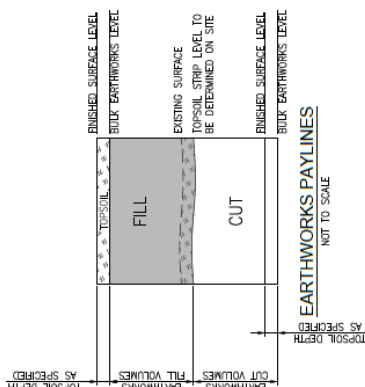
CUT	8788.14m ³
FILL	7317.80m ³
BALANCE	1470.34m ³

The diagram illustrates a bridge cross-section with several key features:

- Dimensions:** The total width of the bridge deck is 2.0m. The distance from the centerline to the edge of the deck is 0.30m. The height of the bridge deck above the water level is 0.30m.
- Loads:** A uniformly distributed load of $-0.5g$ is applied across the entire width of the bridge deck. A point load of $-0.5g$ is applied at the center of the bridge deck.
- Structural Elements:** The bridge consists of two main spans supported by a central pier. The spans are labeled "SPAN 1" and "SPAN 2". The pier is labeled "PIER".
- Other Labels:** The diagram also includes labels for "FUTURE STATE", "STRUCK 1", and "AOB" (Angle of Bridge).

SECTION
NOT TO SCALE

TEMPORARY BLOCK
BATTER AND TABLE DRAIN



EARTHWORKS PAYLINES

NOT TO SCALE

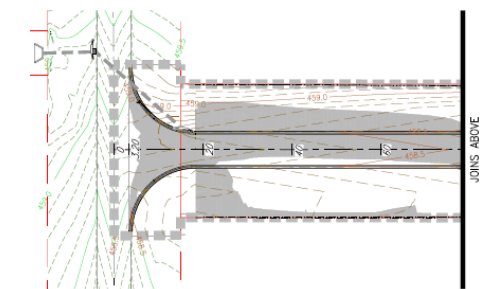
LEGEND

-
- | | |
|--|---|
| | STATE BOUNDARY |
| | PROPOSED PROPERTY BOUNDARY |
| | EXISTING PROPERTY BOUNDARY |
| | FUTURE PROPERTY BOUNDARY |
| | PROPOSED MAJOR CONTOURS (0.1m INTERVAL) |
| | PROPOSED MINOR CONTOURS (0.1m INTERVAL) |
| | EXISTING MAJOR CONTOURS (0.1m INTERVAL) |
| | EXISTING MINOR CONTOURS (0.1m INTERVAL) |
| | PROPOSED WATER |
| | TOP OF WATER |
| | TOE OF WATER |
| | PROPOSED ROAD CENTRELINE |
| | PROPOSED FINISHED SURFACE |
| | PROPOSED FILL |

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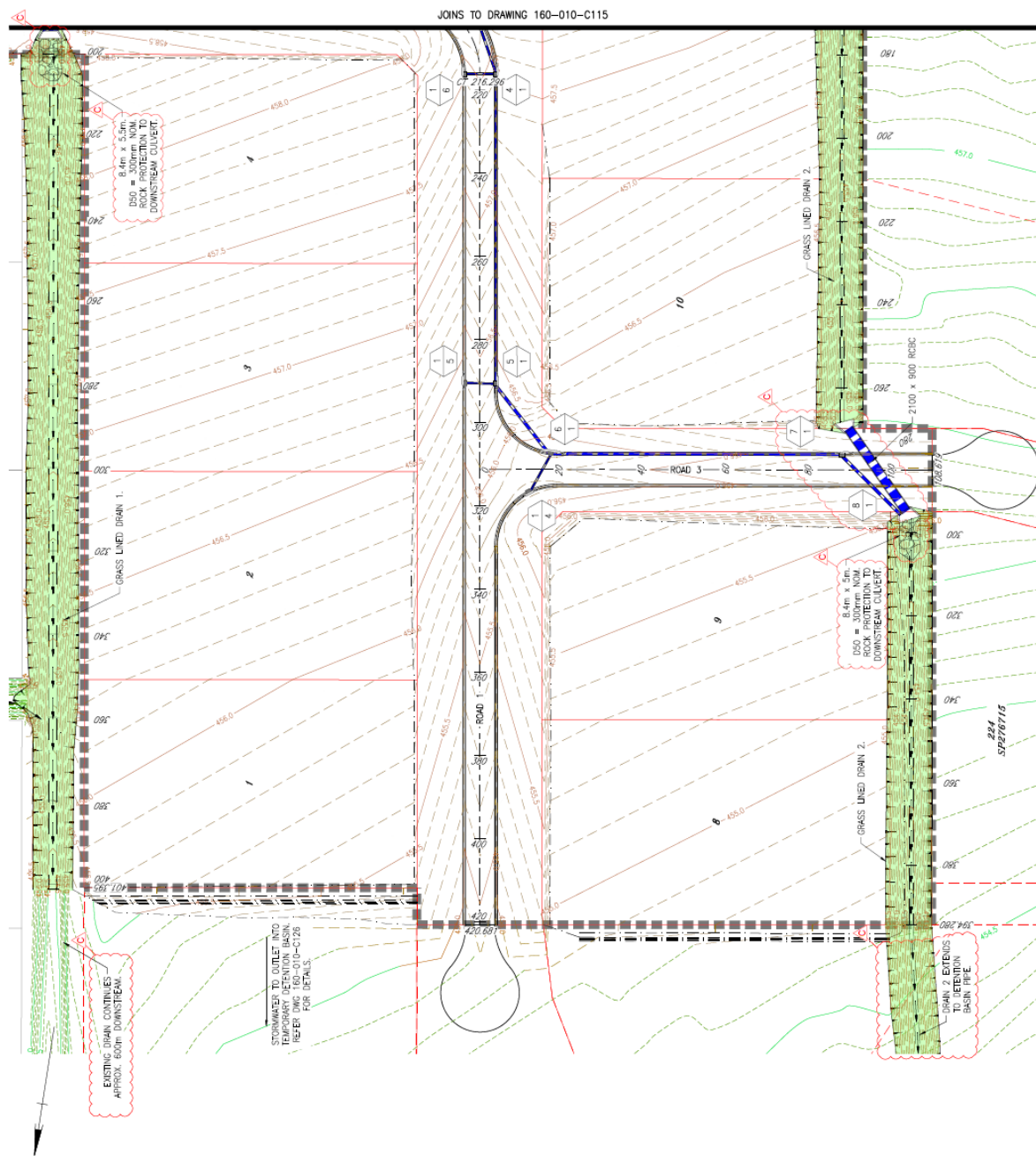
STATE BOUNDARY	PROPOSED PROPERTY BOUNDARY	PROPOSED MAJOR CONTOURS (0.5m INTERVAL)	PROPOSED MAJOR CONTOURS (0.5m INTERVAL)
EXISTING PROPERTY BOUNDARY	FUTURE PROPERTY BOUNDARY	PROPOSED MINOR CONTOURS (0.1m INTERVAL)	PROPOSED MINOR CONTOURS (0.1m INTERVAL)
EXISTING MAJOR CONTOURS (0.1m INTERVAL)	EXISTING MAJOR CONTOURS (0.1m INTERVAL)	PROPOSED WATER	PROPOSED WATER
PROPOSED ROAD CENTRELINE	PROPOSED FINISHED SURFACE	TOP OF BATTER	TOP OF BATTER
PROPOSED FILL	● 457.00		

PRINT IN COLOUR

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NO. 04TE
nt Set ID: 4509789



STORMWATER STRUCTURE SETOUT

PIT NO.	EASTING	NORTHING
1/4	332518.722	8113678.631
1/5	332538.272	8113655.975
1/6	332550.553	8113582.330
4/1	332543.136	8113581.091
5/1	332530.651	8113654.487
6/1	332515.070	8113668.858
7/1	332545.934	8113657.475
8/1	332529.670	811359.476

LEGEND

-
- STAGE BOUNDARY
 PROPOSED PROPERTY BOUNDARY
 EXISTING PROPERTY BOUNDARY
 FUTURE PROPERTY BOUNDARY
 FINISHED MAJOR CONTOURS (0.5m INTERVAL)
 FINISHED MINOR CONTOURS (0.1m INTERVAL)
 PROPOSED BATTER
 TOP OF BATTER
 TOE OF BATTER
 PROPOSED ROAD CENTRELINE
 STORMWATER PIPE
 NEW GULLY PIT
 NEW ROADWAY WITH GRATED INLET
 STRUCTURE NAME
 GRASS (LINED DRAWN)

APPROVED FOR
CONSTRUCTION

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CONMAT PTY LTD

INDRA ESTATE STAGE 1

Q5 MINOR AND DRAINAGE PLAN
(SHEET 1 OF 2)

160-010-C114

2

DATE 17/06/24 REF: 05085

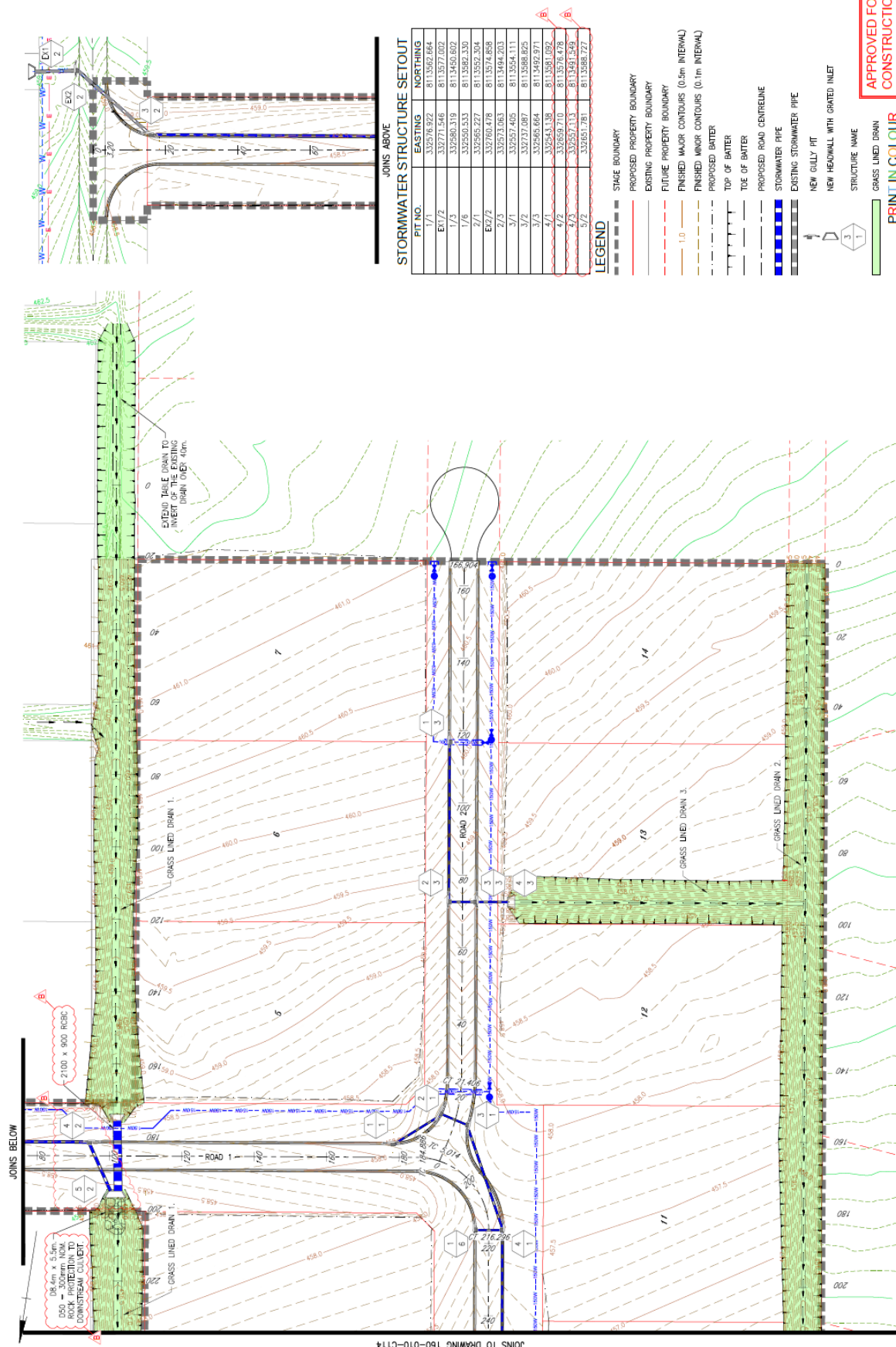
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

CHALLENGE QUESTIONS

DESIGN	APPROVED
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DESCRIPTION

NO.	DATE
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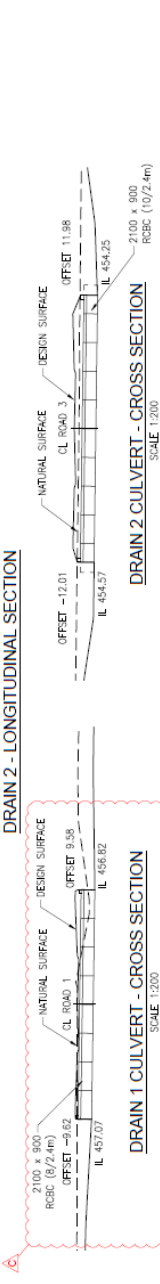


PIT NO.	EASTING	NORTHING
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2/1	332717.546	8113577.002
3/1	332580.319	8113450.602
1/2	332590.333	8113592.330
2/2	332596.227	8113552.304
3/2	332760.478	8113574.858
2/3	332573.063	8113544.211
3/3	332597.405	8113554.113
3/2	332737.087	8113588.825
3/3	332766.664	8113493.971
4/1	332543.38	8113581.092
4/2	332659.10	8113576.718
4/3	332677.13	8113491.549
5/1	332657.781	8113588.727

Figure 1: Typical cross-section of a stormwater pipe installation. The diagram illustrates the various layers and boundaries of a road cross-section, including the stage boundary, proposed and existing property boundaries, future property boundary, finished major and minor contours, proposed batter, top and toe of batter, proposed road centreline, stormwater pipe, existing stormwater pipe, new gully pit, new headwall with grated inlet, structure name, grass lined drain, and a note to print in colour.

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[illegible]



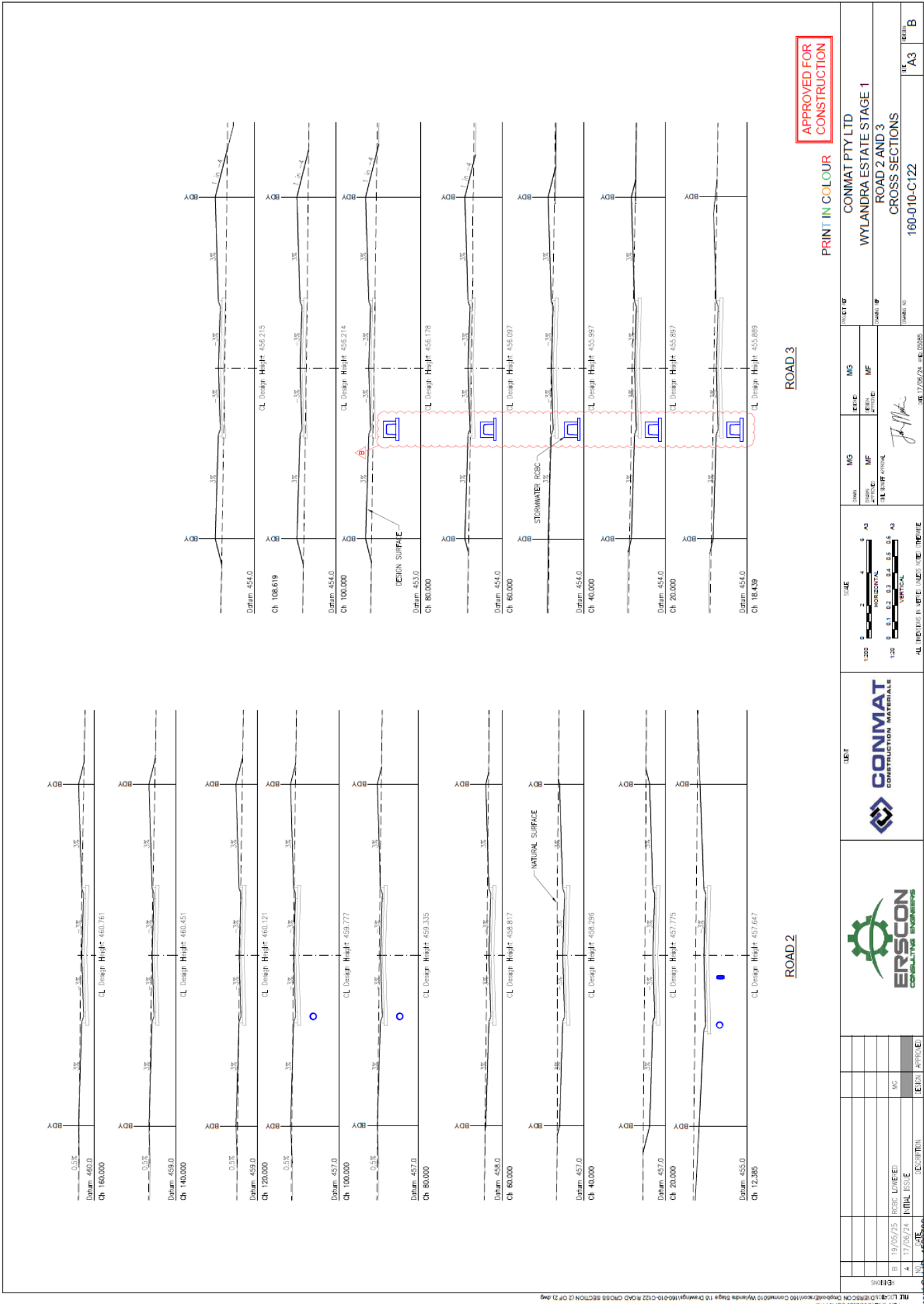
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CUT/FILL DEPTH	
DESIGN SURFACE	
NATURAL SURFACE	
CHAINAGE	
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10	458.001 457.514 -1.487
20	458.866 457.452 -1.414
30	458.787 457.391 -1.376
40	458.667 457.329 -1.338
50	458.577 457.267 -1.31
60	458.540 457.205 -1.335
70	458.505 457.144 -1.361
80	458.477 457.082 -1.395
85	458.466 457.051 -1.415

DRAIN 3 - LONGITUDINAL SECTION

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The drawing is a technical plan and cross-section of a stormwater drainage system. It shows a network of pipes and manholes (MH-1 to MH-18) connected to a main line (LINE 1). The plan view shows the layout of the drainage network, including the main line and several branches (LINE 2, LINE 3, LINE 4, LINE 5, LINE 6). The cross-section view shows the pipe structure, including the pipe diameter, water depth, and the location of the manholes. The drawing is labeled 'STORMWATER DRAINAGE' and 'STORMWATER DRAINAGE'.



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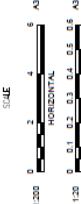
PRINT IN COLOUR

ROAD 3

ROAD 2



LET



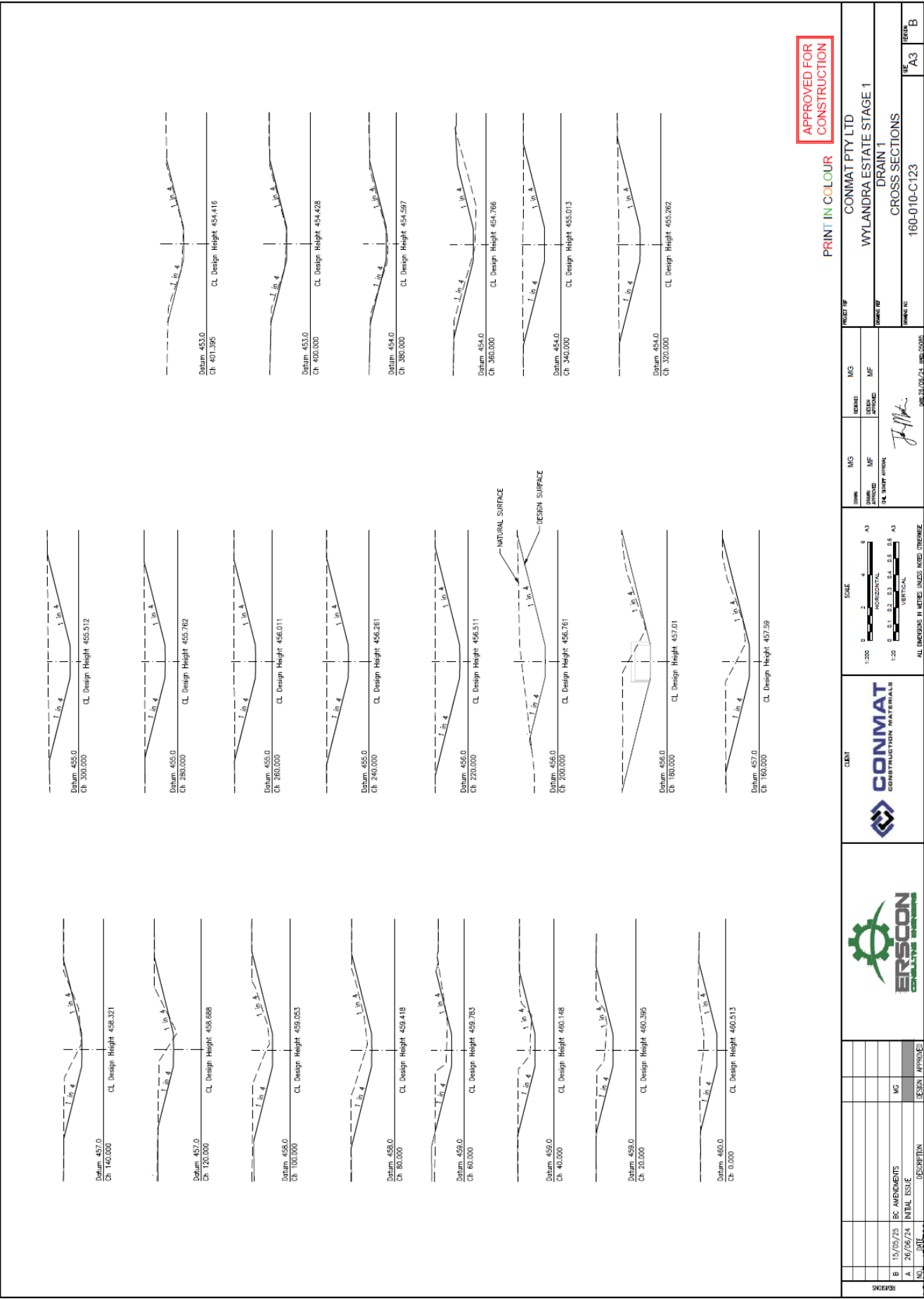
DATE: 17/06/24
BY: J. M. M.

MG

CONMAT PTY LTD
WYLANDRA ESTATE STAGE 1
ROAD 2 AND 3
CROSS SECTIONS
160-010-C122

REV. A3

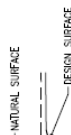
REV. B



APPROVED FOR CONSTRUCTION

PRINT IN COLOUR

REVISIONS		CLIENT		SCALE		DRAWN		CHECKED		PROJECT NO	
B	15/05/25	BC AMENDMENTS	MG							CONMAT PTY LTD	WYLANDRA ESTATE STAGE 1
A	26/06/24	INITIAL ISSUE	MG							DRAIN 1	
DESCRIPTION				VERTICAL		HORIZONTAL		DATE		CROSS SECTIONS	
				1:20		1:20		20/06/24		160-010-C123	
				DESIGN		APPROVED		DATE		A3	
										B	



PRINT IN COLOUR

CONMAT PTY LTD
WYLANDRA ESTATE STAGE 1
DRAIN 2
CROSS SECTIONS
160-010-C124

ONE	MG
ON	MF

SCALE

HORIZONTAL

0 2 4 6 A3

VERTICAL

0 0.1 0.2 0.3 0.4 0.5 0.6 A3

20

25MM
DESIGN APPROX.
(N.B. 1:10)

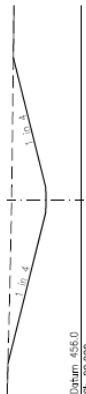
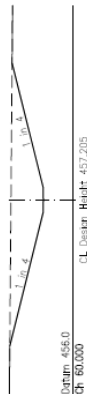
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE

CONMAT
CONSTRUCTION MATERIALS
CLIENT



INITIAL ISSUE DATE		EXPIRATION DATE	
INITIAL	ISSUE DATE	EXPIRATION	DATE
A	26/06/24		
MUS			

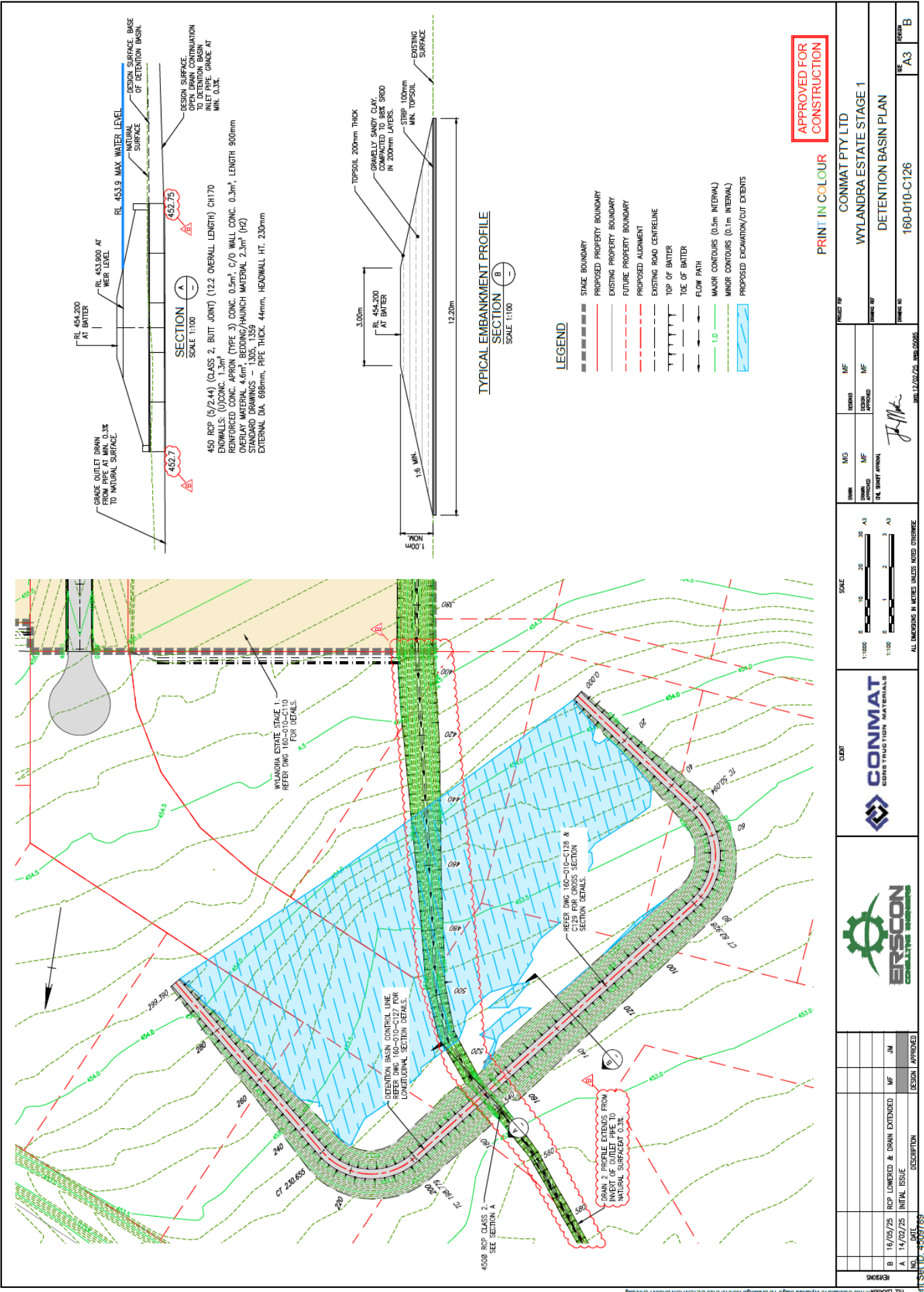
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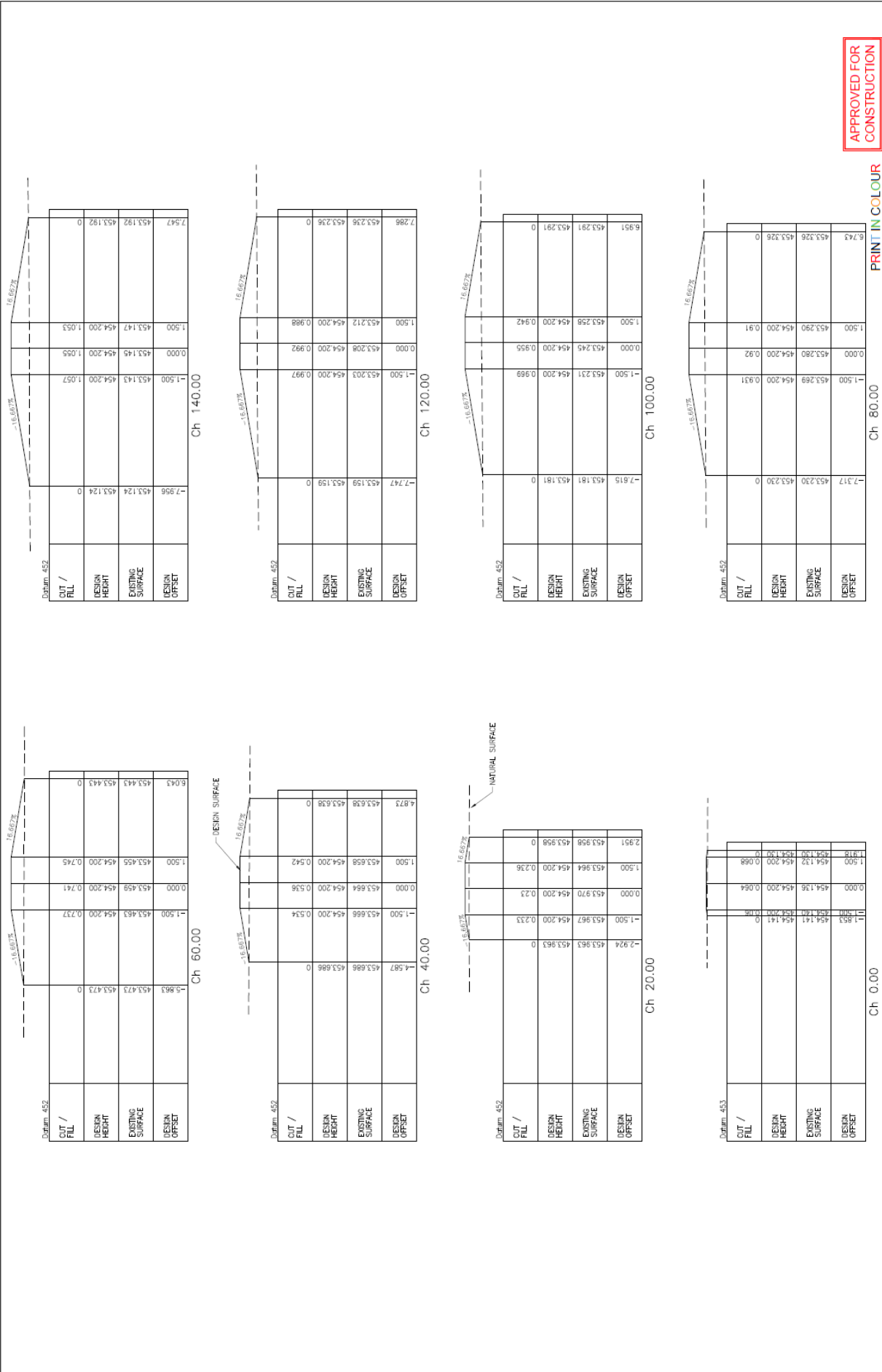


APPROVED FOR
CONSTRUCTION

PRINT IN COLOUR

PROJECT		PROJECT ID		CONMAT PTY LTD	
CLIENT		MG		WYLANDRA ESTATE STAGE 1	
CONMAT		MG		DRAIN 3	
CONSTRUCTION MATERIALS		MG		CROSS SECTIONS	
ERSCON CONSULTING ENGINEERS		MG		160-010-C125	
DATE		DATE		REV	
26/06/24		26/06/24		A3	
NTHL ISSUE		NTHL ISSUE		A	
DESCRIPTION		DESCRIPTION		A	
APPROVED		APPROVED		A	





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PROJECT

CONMAT PTY LTD

WYLANDRA ESTATE STAGE 1

DETENTION BASIN

CROSS SECTIONS (SHEET 1 OF 2)

160-010-C128

A3

DATE

A

DATE

13/02/25

TIME

10:00:00

BY

JM

FOR

JM

APPROVED

JM

DATE

13/02/25

TIME

10:00:00

BY

JM

FOR

JM

APPROVED

JM

SCALE

1:200

1:20

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0

HORIZONTAL

VERTICAL

ALL MEASUREMENTS IN METERS UNLESS OTHERWISE SPECIFIED

LOGO

CONMAT

CONSTRUCTION MATERIALS

ERSCON

CONSTRUCTION MATERIALS

[illegible]

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Ch. 240.00					
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PRINT IN COLOUR

[illegible]