



10 July 2018

Senior Planner: Brian Millard
Direct Phone: 4086 4657
Our Reference: BM:nj
Your Reference: F18/13

BTM & S Stankovich Pty Ltd
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 10 July 2018 under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: OPW/18/0006
Street Address: Moondani Avenue and Allara Close, Mareeba
Real Property Description: Lot 200 on SP292105
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Stage 10
Date of Decision: 10 July 2018

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is two (2) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Not Applicable.

ASSESSMENT MANAGER CONDITIONS**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Amendments required to approved plans**

- (i) A plan detailing the design and location of landscaping mound must be submitted to Council's delegated officer for approval prior to commencement of work on the landscaping mound.
- (ii) Plan AP17-001-001-C27A (HCB). Sewer note 10 and 11 must be amended to FNQROC standard drawing S3005 note 8.
- (iii) Plan AP17-001-001-C31A (Water Reticulation), in description note 7 and 8 delete " meter and dirt box" and in Water Reticulation notes, note 8, delete "Meter".

(b) General

- (i) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- (ii) Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
 - to ensure compliance with the following conditions of approval.
- (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.

(c) Pre-start Meeting

- (i) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned prior to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

(d) Inspections

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

(e) Construction Security Bond and Defects Liability Bond

- (i) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.
- (ii) During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

(f) Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
- 7.00am to 6.00pm, Monday to Friday;
 - 7.00am to 1.00pm Saturdays;
 - No work is permitted on Sundays or Public Holidays.
- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

(g) Transportation of Soil

- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
AP17-001-001-C01A	Cover Sheet	Benchmark Survey & Design	16/03/17
AP17-001-001-C02A	Site Plan (Sheet 1 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C03A	Site Plan (Sheet 2 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C04A	Layout Plan (Sheet 1 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C05A	Layout Plan (Sheet 2 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C06A	Typical Sections - All Roads and Main Drain	Benchmark Survey & Design	16/03/17
AP17-001-001-C07A	Intersection and Cul-De-Sac Details	Benchmark Survey & Design	16/03/17
AP17-001-001-C08A	Longitudinal Section - Dandaloo Close	Benchmark Survey & Design	16/03/17
AP17-001-001-C09A	Cross Sections - Dandaloo Close	Benchmark Survey & Design	16/03/17
AP17-001-001-C10A	Cross Sections - Dandaloo Close	Benchmark Survey & Design	16/03/17
AP17-001-001-C11A	Longitudinal Section - Moondani Avenue	Benchmark Survey & Design	16/03/17
AP17-001-001-C12A	Cross Sections - Moondani Avenue	Benchmark Survey & Design	16/03/17
AP17-001-001-C13A	Cross Sections - Moondani Avenue	Benchmark Survey & Design	16/03/17
AP17-001-001-C14A	Cross Sections - Moondani Avenue	Benchmark Survey & Design	16/03/17
AP17-001-001-C15A	Longitudinal Section - Allara Street	Benchmark Survey & Design	16/03/17
AP17-001-001-C16A	Cross Sections - Allara Street	Benchmark Survey & Design	16/03/17
AP17-001-001-C17A	Cross Sections - Allara Street	Benchmark Survey & Design	16/03/17
AP17-001-001-C18A	Cross Sections - Allara Street	Benchmark Survey & Design	16/03/17
AP17-001-001-C19A	Earthworks Plan (Sheet 1 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C20A	Earthworks Plan (Sheet	Benchmark Survey & Design	16/03/17

	2 of 2)		
AP17-001-001-C21A	Stormwater Drainage Layout Plan (Sheet 1 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C22A	Stormwater Drainage Layout Plan (Sheet 2 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C23A	Stormwater Drainage - Main Drain Sections	Benchmark Survey & Design	16/03/17
AP17-001-001-C24A	Stormwater Drainage - Longitudinal Sections	Benchmark Survey & Design	16/03/17
AP17-001-001-C25A	Stormwater Drainage - Calculations	Benchmark Survey & Design	16/03/17
AP17-001-001-C26A	Sewerage Reticulation Layout Plan (Sheet 1 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C27A	Sewerage Reticulation Layout Plan (Sheet 2 of 2)	Benchmark Survey & Design	16/03/17
AP17-001-001-C28A	Sewerage Longitudinal Section - Line 52	Benchmark Survey & Design	16/03/17
AP17-001-001-C29A	Sewerage Longitudinal Section - Line 57	Benchmark Survey & Design	16/03/17
AP17-001-001-C30A	Sewerage Longitudinal Section - Line 55, 56 & 58	Benchmark Survey & Design	16/03/17
AP17-001-001-C31A	Water Reticulation Layout Plan	Benchmark Survey & Design	16/03/17
AP17-001-001-C32A	Erosion and Sediment Control Plan	Benchmark Survey & Design	16/03/17
AP17-001-001-FIGURE01 A	Layout Plan Temporary Open Drain	Benchmark Survey & Design	18/03/18

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

Not applicable.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

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

Yours faithfully

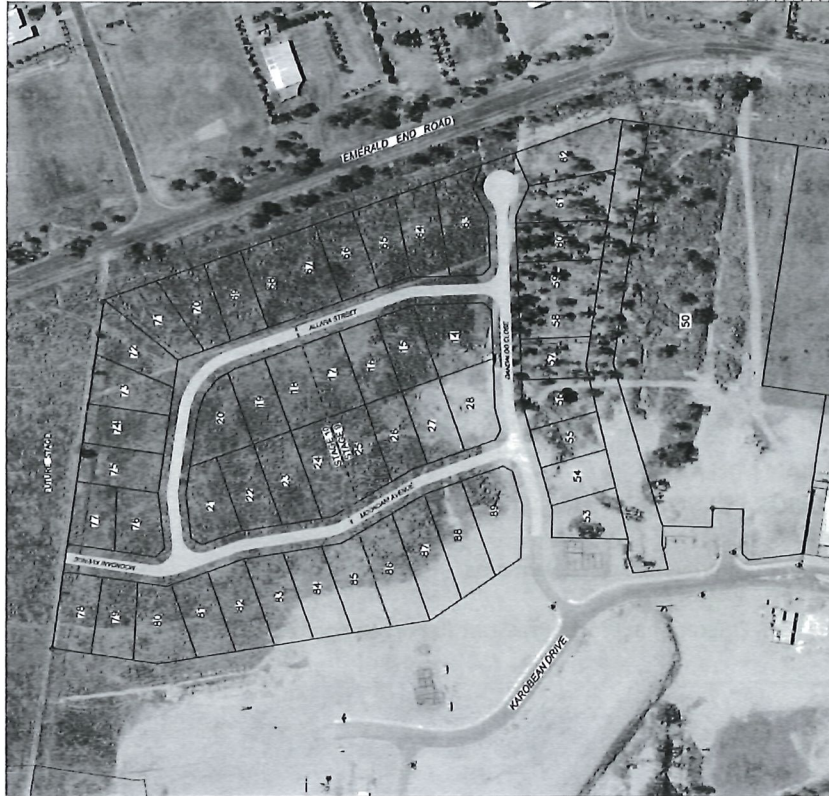


BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights
Operational Works Pre-Start Report template

Approved Plans/Documents

AMAROO RESIDENTIAL SUBDIVISION
STAGE 9 & 10
OPERATIONAL WORKS DRAWINGS

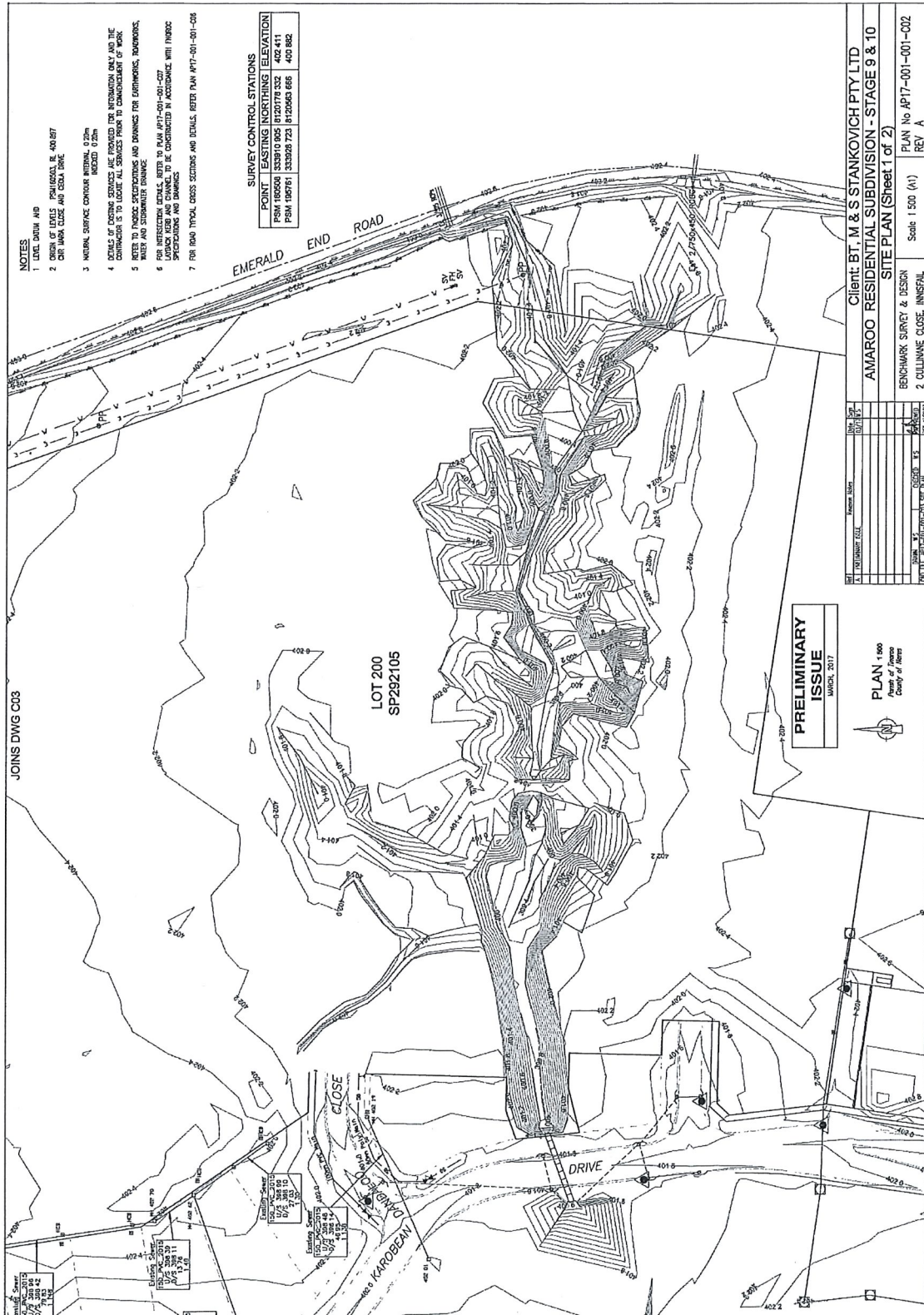


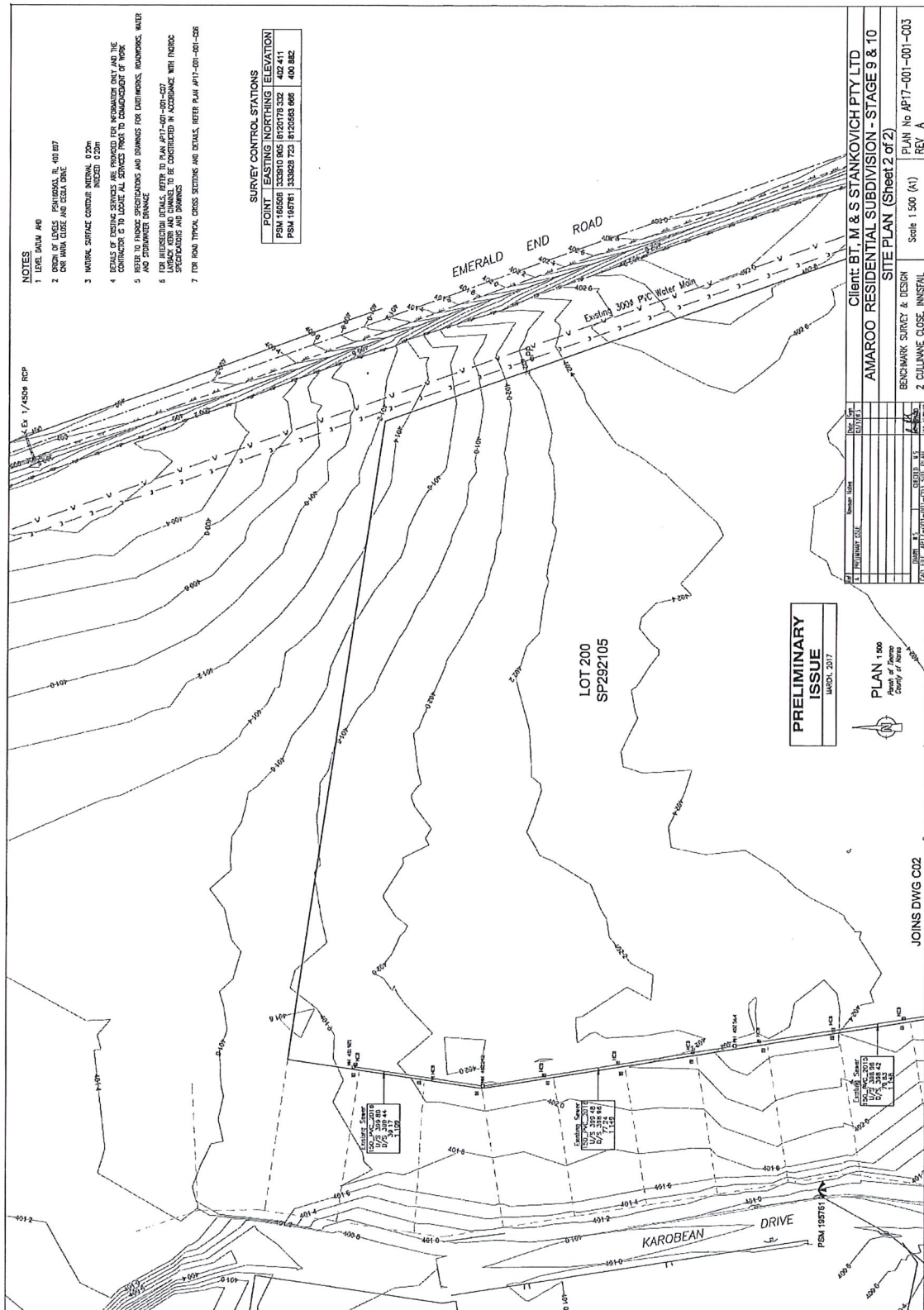
Drawing Number	Rev.	Date	Drawing Description
AP17-001-001-C01	A	18/03/17	COVER SHEET
AP17-001-001-C02	A	18/03/17	SITE PLAN (Sheet 1 of 2)
AP17-001-001-C03	A	18/03/17	SITE PLAN (Sheet 2 of 2)
AP17-001-001-C04	A	18/03/17	LAYOUT PLAN (Sheet 1 of 2)
AP17-001-001-C05	A	18/03/17	LAYOUT PLAN (Sheet 2 of 2)
AP17-001-001-C06	A	18/03/17	TYPICAL SECTIONS - ALL ROADS AND MAIN DRAIN
AP17-001-001-C07	A	18/03/17	INTERSECTION AND CUR-BEAC DETAILS
AP17-001-001-C08	A	18/03/17	LONGITUDINAL SECTION - DANDALOO CLOSE
AP17-001-001-C09	A	18/03/17	CROSS SECTIONS - DANDALOO CLOSE
AP17-001-001-C10	A	18/03/17	CROSS SECTIONS - DANDALOO CLOSE
AP17-001-001-C11	A	18/03/17	LONGITUDINAL SECTION - MOONANDANI AVENUE
AP17-001-001-C12	A	18/03/17	CROSS SECTIONS - MOONANDANI AVENUE
AP17-001-001-C13	A	18/03/17	CROSS SECTIONS - MOONANDANI AVENUE
AP17-001-001-C14	A	18/03/17	CROSS SECTIONS - MOONANDANI AVENUE
AP17-001-001-C15	A	18/03/17	LONGITUDINAL SECTION - ALLARA STREET
AP17-001-001-C16	A	18/03/17	CROSS SECTIONS - ALLARA STREET
AP17-001-001-C17	A	18/03/17	CROSS SECTIONS - ALLARA STREET
AP17-001-001-C18	A	18/03/17	CROSS SECTIONS - ALLARA STREET
AP17-001-001-C19	A	18/03/17	EARTHWORKS PLAN (Sheet 1 of 2)
AP17-001-001-C20	A	18/03/17	EARTHWORKS PLAN (Sheet 2 of 2)
AP17-001-001-C21	A	18/03/17	STORMWATER DRAINAGE LAYOUT PLAN (Sheet 1 of 2)
AP17-001-001-C22	A	18/03/17	STORMWATER DRAINAGE LAYOUT PLAN (Sheet 2 of 2)
AP17-001-001-C23	A	18/03/17	STORMWATER DRAINAGE - MAIN DRAIN SECTIONS
AP17-001-001-C24	A	18/03/17	STORMWATER DRAINAGE - LONGITUDINAL SECTIONS
AP17-001-001-C25	A	18/03/17	STORMWATER DRAINAGE - CALCULATIONS
AP17-001-001-C26	A	18/03/17	SEWERAGE RETICULATION LAYOUT PLAN (Sheet 1 of 2)
AP17-001-001-C27	A	18/03/17	SEWERAGE RETICULATION LAYOUT PLAN (Sheet 2 of 2)
AP17-001-001-C28	A	18/03/17	SEWERAGE LONGITUDINAL SECTION - LINE 52
AP17-001-001-C29	A	18/03/17	SEWERAGE LONGITUDINAL SECTION - LINE 57
AP17-001-001-C30	A	18/03/17	SEWERAGE LONGITUDINAL SECTION - LINE 58, 56 & 58
AP17-001-001-C31	A	18/03/17	WATER RETICULATION LAYOUT PLAN
AP17-001-001-C32	A	18/03/17	EROSION AND SEDIMENT CONTROL PLAN

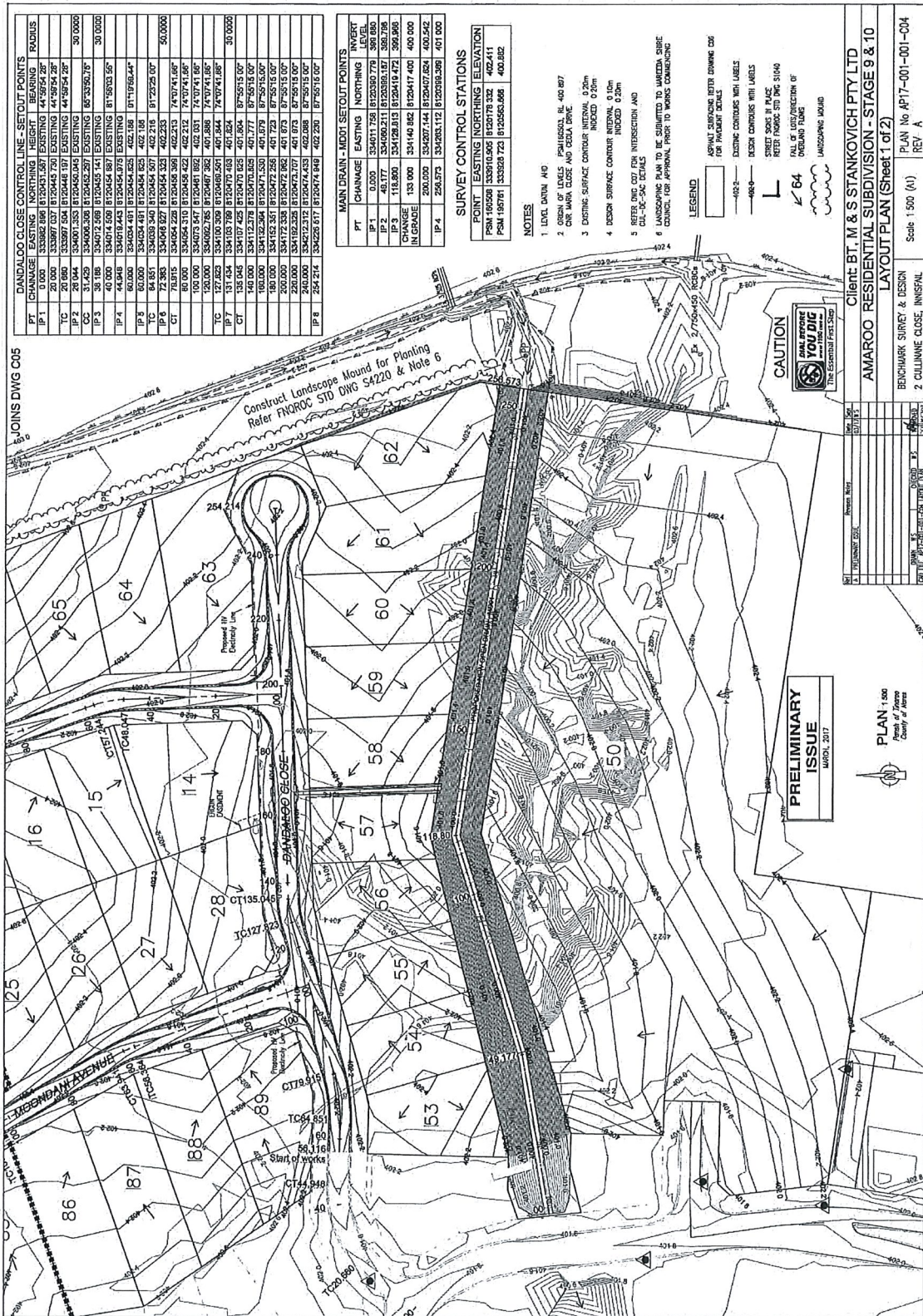
Drawing Number	Rev.	Drawing Description
S1040	D	STREET NAME SIGNS
S1050	A	STREET MARKING AND BACKSILLING OF CONCRETE PIPES
S1055	A	GRATED KERB INLET PIT PIPE DIA. - 300
S1065	A	STORMWATER MANHOLES 1050 & 1500
S2005	B	HYDRANT BOX INSTALLATION
S2010	B	KERBROAD MARKERS
S2015	C	THRUST BLOCK DETAILS
S2020	B	MAN CONNECTION DETAILS
S3005	C	SEWERAGE MANHOLES
S3015	C	STANDARD HOUSE CONNECTION BRANCHES
S4205	B	BEDDING AND FINISHING DETAILS - SEWERAGE
S4250	B	LANDSCAPE ROUNDING

PRELIMINARY
ISSUE
REVISED 2017

Client: BT M & S STANKOVICH PTY LTD
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
COVER SHEET
APPROVED BY: [Signature]
DATE: 18/03/17
DESIGNED BY: [Signature]
DATE: 18/03/17
CHECKED BY: [Signature]
DATE: 18/03/17
SCALE: AS SHOWN
PROJECT NO: AP17-001-001-001
REV. A







DANDALO CLOSE CONTROL LINE SETOUT POINTS			
PT	CHANNAGE	EASTING	NORTHING
IP-1	0.000	333882.066	8120451.587
TC	20.000	333897.037	8120444.750
IP-2	20.000	334001.353	8120435.043
IP-3	30.000	334072.268	8120425.141
IP-4	40.000	334074.509	8120418.871
IP-5	60.000	334054.491	8120404.625
IP-6	80.000	334035.341	8120384.507
IP-7	84.855	334008.827	8120364.333
IP-8	72.915	334054.228	8120458.396
IP-9	60.000	334054.310	8120458.422
IP-10	100.000	334075.847	8120461.852
IP-11	127.623	334103.788	8120470.453
IP-12	137.434	334110.768	8120470.453
IP-13	138.044	334107.425	8120470.625
IP-14	140.000	334112.278	8120470.625
IP-15	180.000	334122.296	8120471.501
IP-16	200.000	334172.338	8120472.382
IP-17	200.000	334182.326	8120474.107
IP-18	240.000	334212.312	8120474.433
IP-19	254.214	334226.517	8120474.948

MAIN DRAIN - INDOT SETOUT POINTS			
PT	CHANNAGE	EASTING	NORTHING
IP-1	0.000	334011.758	8120360.778
IP-2	48.177	334080.211	8120360.187
IP-3	118.890	334128.813	8120419.472
IP-4	200.000	334140.862	8120417.400
IP-5	254.214	334203.112	8120368.369

SURVEY CONTROL STATIONS			
POINT	EASTING	NORTHING	ELEVATION
PSM 1	198781	1333309.723	8120565.066
PSM 2	198781	1333309.723	8120565.066

- NOTES**
1. LEVEL DATA NAD
 2. GREEN OF LABELS PAULHESSEL, RL 402.807
 3. ONE METER CLOSE AND CORDA DRIVE.
 4. EXISTING SURFACE CONTOUR INTERVAL 0.20m
 5. DESIGN SURFACE CONTOUR INTERVAL 0.10m
 6. REFER LING CUT FOR INTERSECTION AND COLLECTOR DEVICES
 7. LANDSCAPE PLAN TO BE SUBMITTED TO JARROLD SHIRE COUNCIL FOR APPROVAL PRIOR TO WORKS COMMENCING

LEGEND

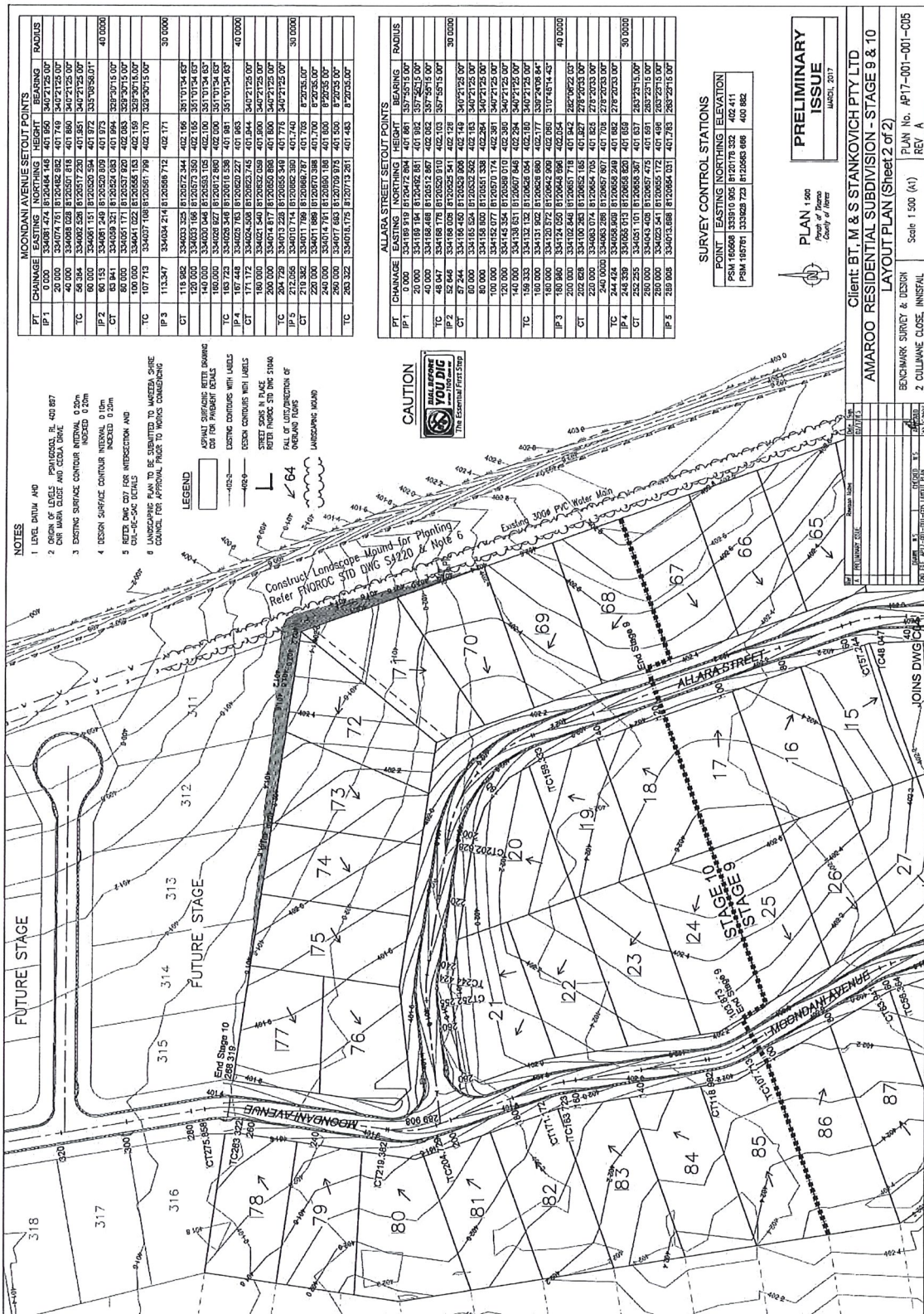
- 402.2: 100% SLOPE WITH DRAINING DOWNS
- 402.2: EXISTING CONTOURS WITH LABELS
- 402.2: DESIGN CONTOURS WITH LABELS
- 64: STREET SLOPE IN PLACE
- 64: REFER FINISH STD DNG S100
- 64: FALL OF LOT/DIRECTION OF DRAINAGE TUBES
- 64: LANDSCAPE MOUND

PRELIMINARY ISSUE
MARCH 2017

CAUTION
YOU ARE HERE
The Essential First Step

Client: BT, M & S STANKOVICH PTY LTD
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
LAYOUT PLAN (Sheet 1 of 2)

BENCHMARK SURVEY & DESIGN
2. COLLINGWEE CLOSE, INNESFAL
Scale 1:500 (A1)
PLAN No AP17-401-001-C04
REV. A



MOGDHANI AVENUE SETOUT POINTS

PT	CHANGEOE	EASTING	NORTHING	HEIGHT	BEARINGS	RADIUS
IP 1	0 000	334081.474	8126484.148	401.960	340°21'25.00"	30 0000
TC	40 000	334077.761	8126482.862	401.740	340°21'25.00"	30 0000
IP 2	80 000	334066.028	8126507.818	401.860	340°21'25.00"	30 0000
TC	86 308	334062.598	8126517.280	401.951	340°21'25.00"	30 0000
IP 3	86 153	334061.249	8126520.899	401.976	340°21'25.00"	30 0000
TC	83 941	334059.321	8126520.083	401.994	340°21'25.00"	30 0000
IP 4	60 000	334051.171	8126537.620	402.083	350°20'15.00"	30 0000
TC	100 000	334041.022	8126556.153	402.158	350°20'15.00"	30 0000
IP 5	107 713	334037.108	8126581.799	402.170	329°30'15.00"	30 0000
TC	113.347	334034.214	8126588.712	402.171	329°30'15.00"	30 0000
IP 6	118 058	334033.328	8126578.544	402.168	348°19'54.82"	30 0000
TC	120 000	334033.166	8126573.360	402.166	351°01'34.80"	30 0000
IP 7	146 000	334020.048	8126553.185	402.100	351°01'34.80"	30 0000
TC	160 000	334026.627	8126587.860	402.000	351°01'34.80"	30 0000
IP 8	181 723	334025.348	8126516.538	401.981	351°01'34.80"	30 0000
TC	181 000	334025.540	8126520.059	401.983	340°21'25.00"	30 0000
IP 9	204 729	334012.228	8126565.349	401.776	340°21'25.00"	30 0000
TC	212 000	334011.714	8126562.380	401.740	340°21'25.00"	30 0000
IP 10	210 352	334011.788	8126566.787	401.705	340°21'25.00"	30 0000
TC	240 000	334012.791	8126583.188	401.808	340°21'25.00"	30 0000
IP 11	260 000	334017.663	8126709.975	401.500	340°21'25.00"	30 0000
TC	263 322	334018.175	8126713.261	401.483	340°21'25.00"	30 0000

ALHARA STREET SETOUT POINTS

PT	CHANGEOE	EASTING	NORTHING	HEIGHT	BEARINGS	RADIUS
IP 1	20 000	334188.184	8126462.851	401.914	337°25'15.00"	30 0000
TC	40 000	334184.848	8126512.867	402.052	337°25'15.00"	30 0000
IP 2	48 847	334168.008	8126525.541	402.128	337°25'15.00"	30 0000
TC	52 846	334166.530	8126533.538	402.146	340°21'25.00"	30 0000
IP 3	60 000	334158.800	8126531.538	402.204	340°21'25.00"	30 0000
TC	100 000	334152.077	8126570.174	402.361	340°21'25.00"	30 0000
IP 4	140 000	334138.631	8126607.648	402.284	340°21'25.00"	30 0000
TC	160 000	334132.138	8126626.084	402.210	340°21'25.00"	30 0000
IP 5	180 000	334123.872	8126642.000	402.060	310°46'14.45"	30 0000
TC	181 860	334124.050	8126648.998	402.054	282°06'22.00"	30 0000
IP 6	200 000	334102.648	8126651.718	401.842	282°06'22.00"	30 0000
TC	202 608	334100.268	8126652.168	401.827	279°20'33.00"	30 0000
IP 7	220 000	334085.978	8126659.405	401.825	279°20'33.00"	30 0000
TC	244 424	334058.000	8126658.240	401.882	278°20'33.00"	30 0000
IP 8	248 338	334058.978	8126658.820	401.858	283°25'15.00"	30 0000
TC	252 255	334051.101	8126658.307	401.837	283°25'15.00"	30 0000
IP 9	260 000	334043.408	8126687.479	401.691	283°25'15.00"	30 0000
TC	263 000	334022.541	8126652.172	401.498	283°25'15.00"	30 0000
IP 10	258 948	334018.000	8126654.931	401.738	283°25'15.00"	30 0000

NOTES

- LEVEL DATA AND DESIGN OF LOTS PER PLAN 18/0006, RL 400 887
- DESIGN OF LOTS PER PLAN 18/0006, RL 400 887
- EXISTING SURFACE CONTOUR INTERVAL 0.20m
- DESIGN SURFACE CONTOUR INTERVAL 0.20m
- REFER DWG COT FOR INTERSECTION AND CUL-DE-SAC DETAILS
- LANDSCAPING PLAN TO BE SUBMITTED TO MAREEBA SHIRE COUNCIL FOR APPROVAL PRIOR TO WORKS COMMENCEMENT

LEGEND

- APPROXIMATE SURFACE RETRA DRAWING
- DESIGN CONTOURS WITH LABELS
- DESIGN CONTOURS WITH LABELS
- STREET EDGE IN PLACE
- REFER FAVOROC STD DWG 51940
- FALL OF INTERSECTION OF OVERLAND FLOWS
- LANDSCAPING MOUND

CAUTION

YOU DIG

The Essential First Step

SURVEY CONTROL STATIONS

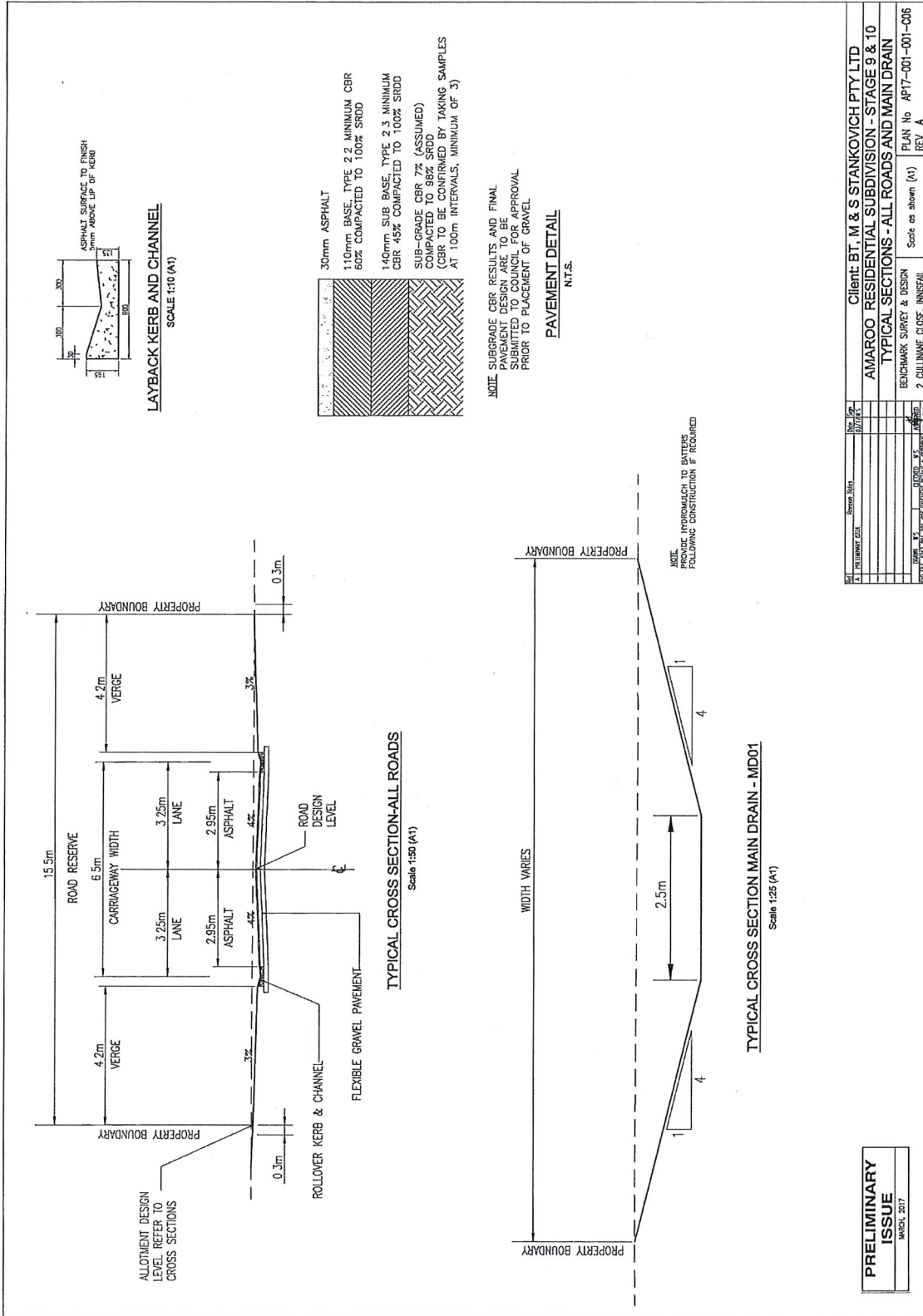
POINT	EASTING	NORTHING	ELEVATION
PSM 165008	333910.902	8126178.332	402.411
PSM 165781	333828.723	8126583.886	400.882

PLAN 1:500
 Project of Mareeba Shire Council

PRELIMINARY ISSUE
 MARCH, 2017

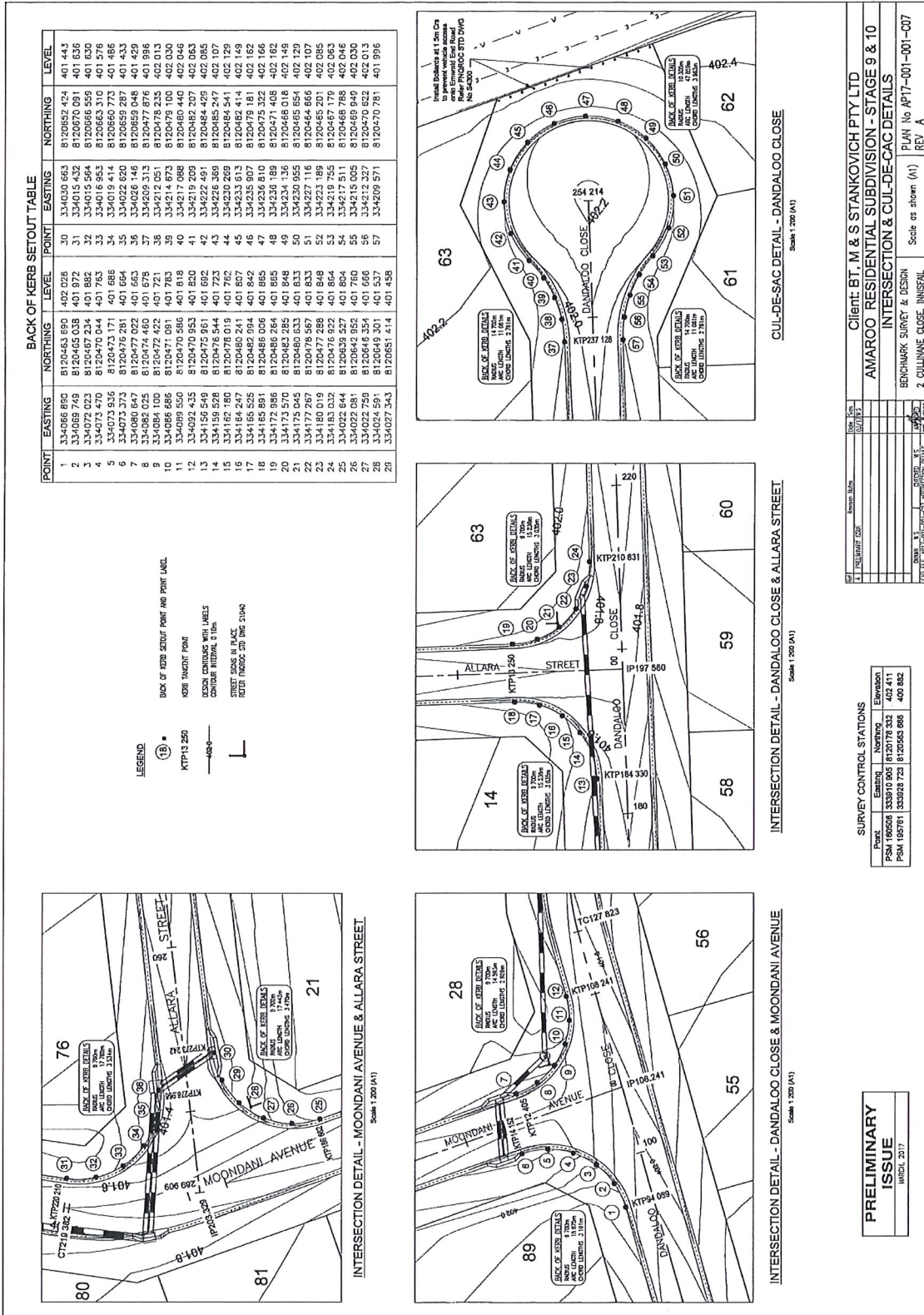
Client: BT, M & S STANKOVICH PTY LTD
 AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
 LAYOUT PLAN (Sheet 2 of 2)

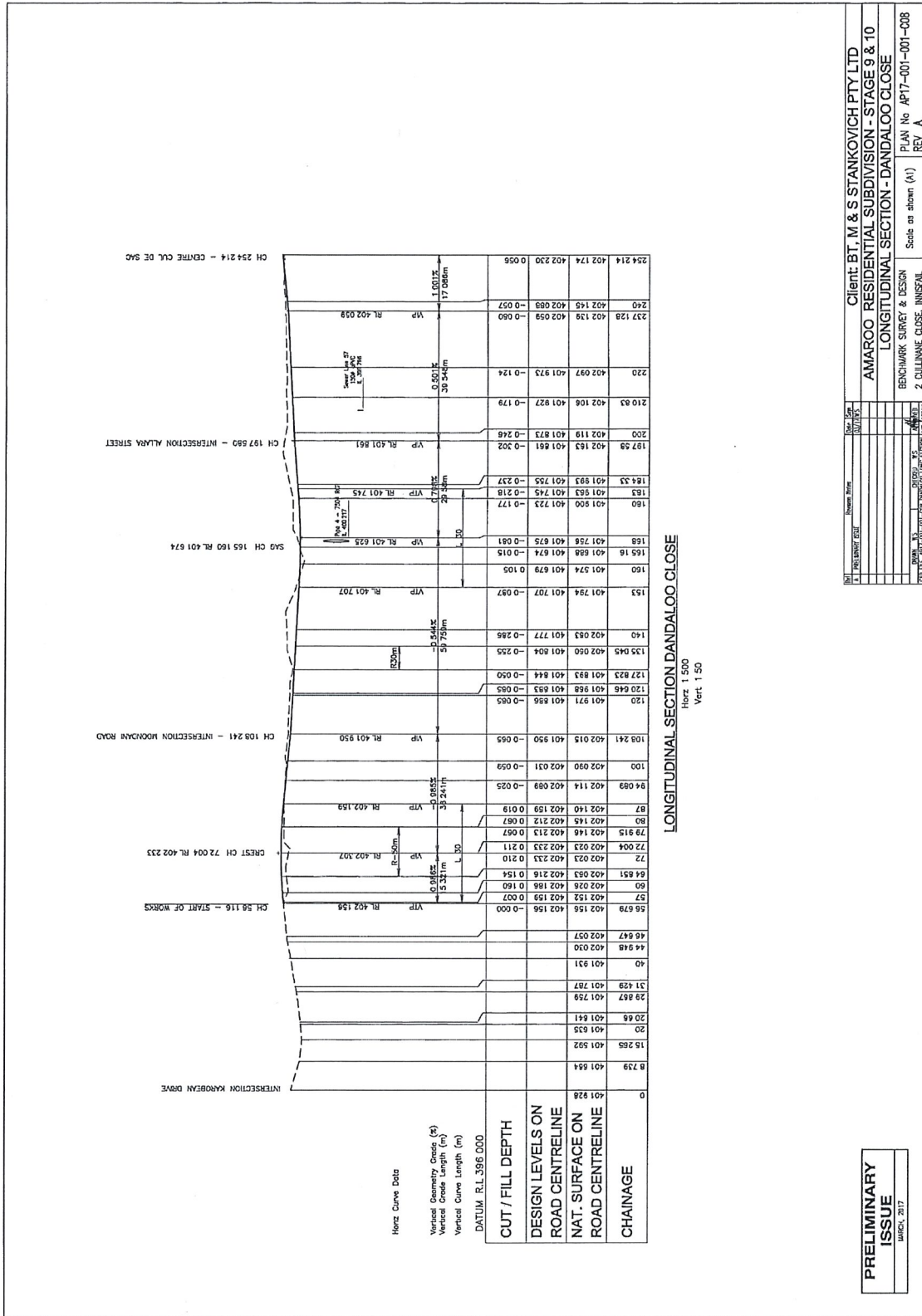
BENCHMARK SURVEY & DESIGN
 PLAN No. AP17-001-001-C05
 Scale 1:500 (A1)
 2. CULLMARE CLOSE, INNESFAL
 REV. A



Client: BT, M & S STANKOVICH PTY LTD	
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10	
TYPICAL SECTIONS - ALL ROADS AND MAIN DRAIN	
BENCHMARK SURVEY & DESIGN	
2 CULLINANE CLOSE, HINSHAL	
Scale as shown (A1)	PLAN No AP17-001-001-006
	REVISION
1	RETAINMENT WALL
2	CONCRETE
3	CONCRETE
4	CONCRETE
5	CONCRETE
6	CONCRETE
7	CONCRETE
8	CONCRETE
9	CONCRETE
10	CONCRETE
11	CONCRETE
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PRELIMINARY ISSUE
MARCH, 2017



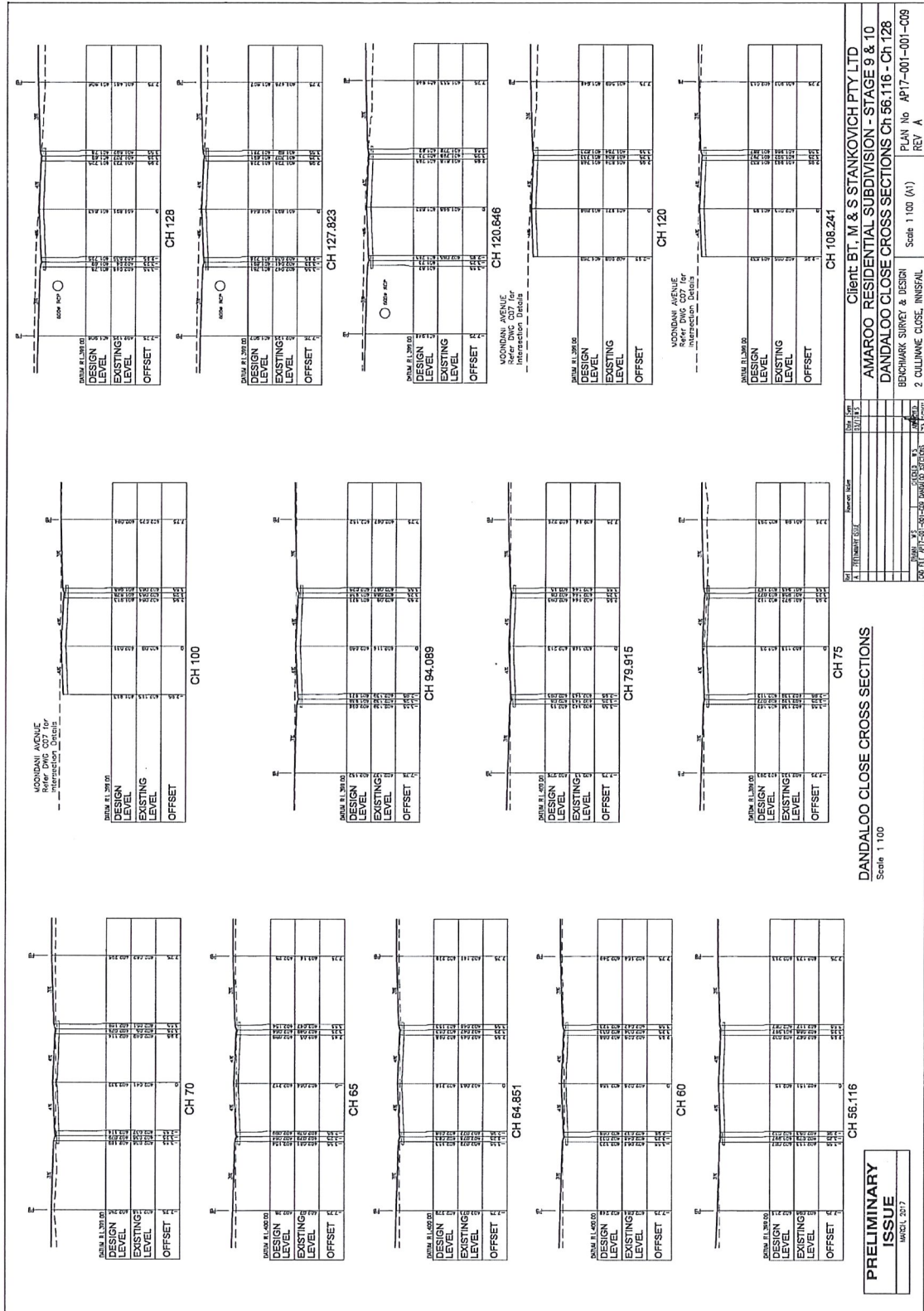


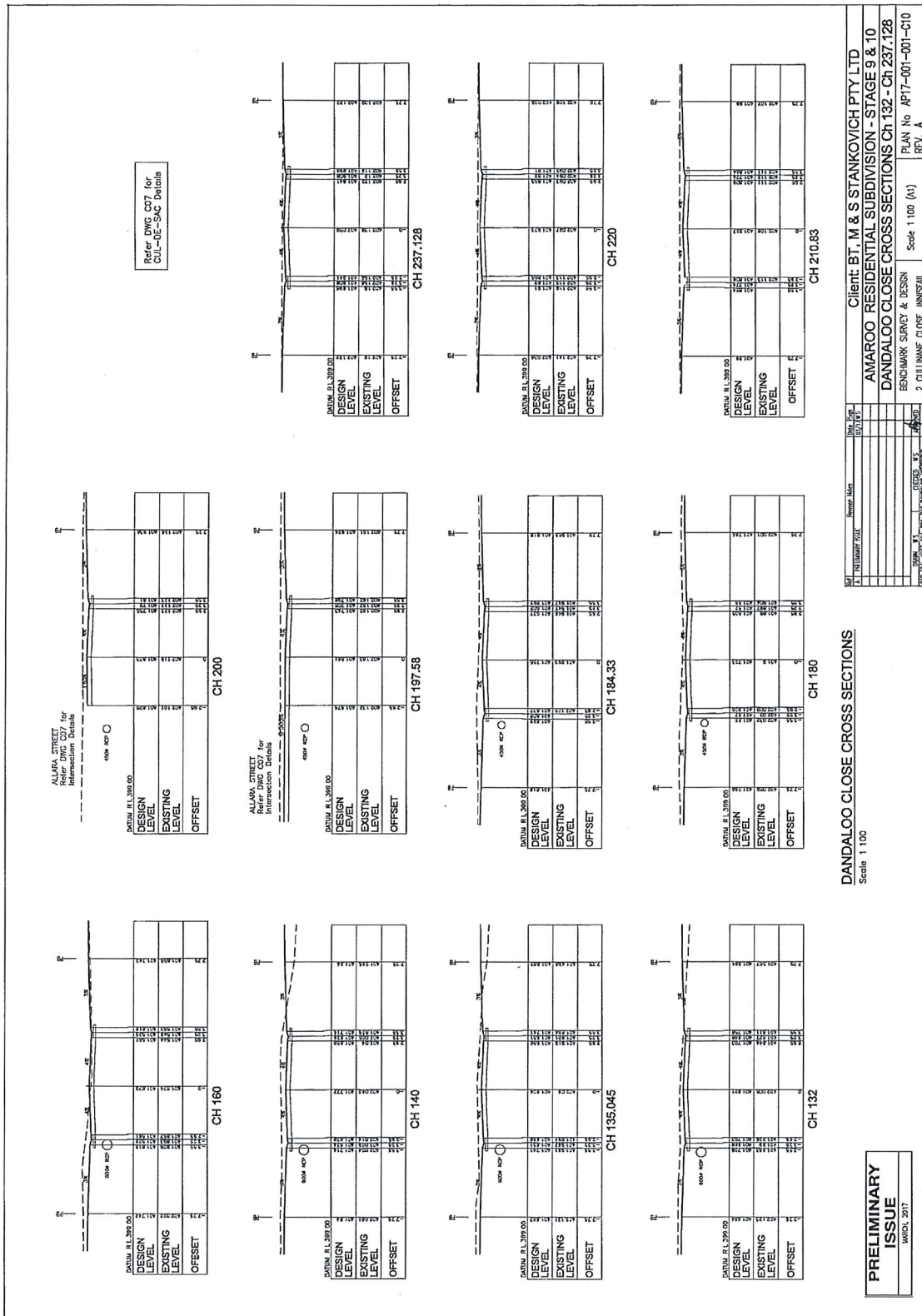
PRELIMINARY ISSUE
MARCH 2017

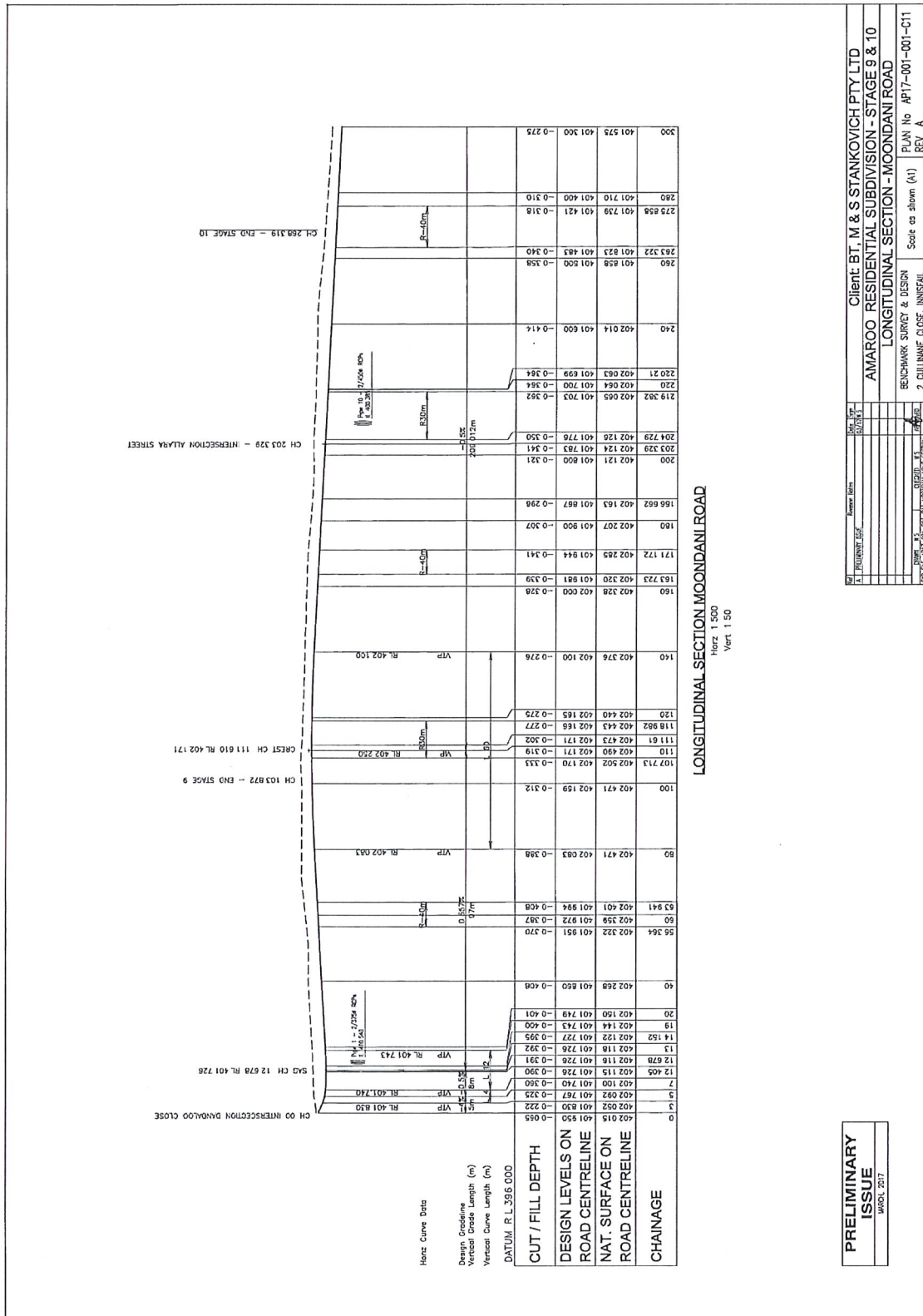
Client: BT, M & S STANKOVICH PTY LTD
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
LONGITUDINAL SECTION - DANDALOO CLOSE

BENCHMARK SURVEY & DESIGN
2 COLLINGWEE CLOSE, MINSFAL
Scale as shown (A1)
PLAN No. AP17-001-001-C08
REV A

DATE: 27/03/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 27/03/2017

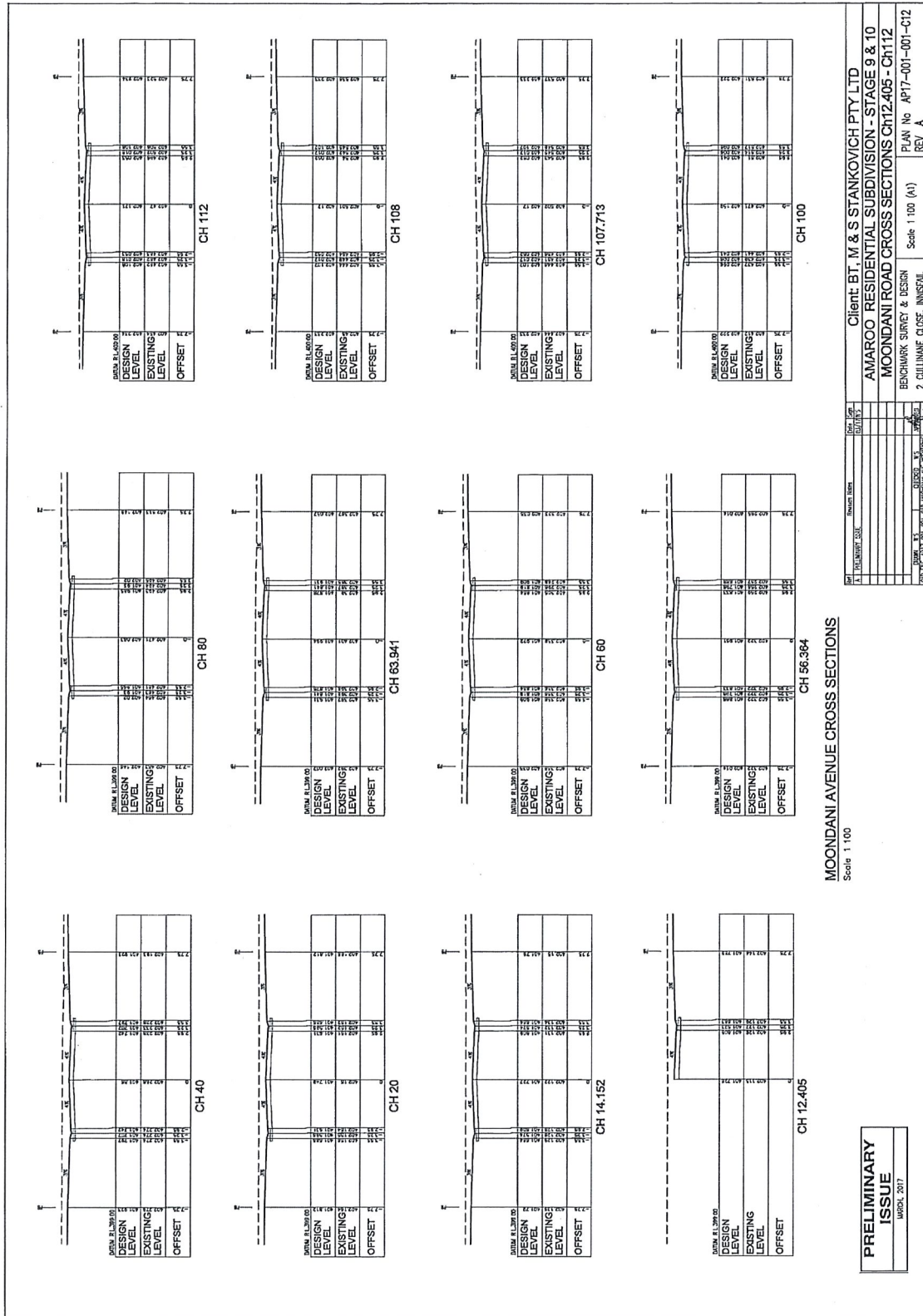






PRELIMINARY ISSUE
MAY 2017

Client: BT, M & S STANKOVICH PTY LTD	
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10	
LONGITUDINAL SECTION - MOONDANI ROAD	
RESEARCH SURVEY & DESIGN	PLAN No AP17-001-001-C11
2 CULLINANE CLOSE, INNISFAL	Scale as shown (A1)
REV. A	REV. A



ALARA STREET Refer DWG CD7 for Intersection Details

CH 203.329

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

ALARA STREET Refer DWG CD7 for Intersection Details

CH 200

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

CH 180

DESIGN LEVEL	392.5	392.5	392.5	392.5
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OFFSET	0	3.0	3.0	0

CH 171.172

DESIGN LEVEL	392.5	392.5	392.5	392.5
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CH 165

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

CH 163.723

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

CH 160

DESIGN LEVEL	392.5	392.5	392.5	392.5
EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

CH 140

DESIGN LEVEL	392.5	392.5	392.5	392.5
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CH 120

DESIGN LEVEL	392.5	392.5	392.5	392.5
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CH 118.982

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EXISTING LEVEL	392.5	392.5	392.5	392.5
OFFSET	0	3.0	3.0	0

CH 116

MOONDANI AVENUE CROSS SECTIONS

Scale 1:100

Client: BT, M & S STANKOVICH PTY LTD

AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10

MOONDANI ROAD CROSS SECTIONS CH116 - CH203.329

BENCHMARK SURVEY & DESIGN

PLAN No. AP17-001-001-C13

Scale 1:100 (A1)

2 COLLINGUE CLOSE, INNSDAL

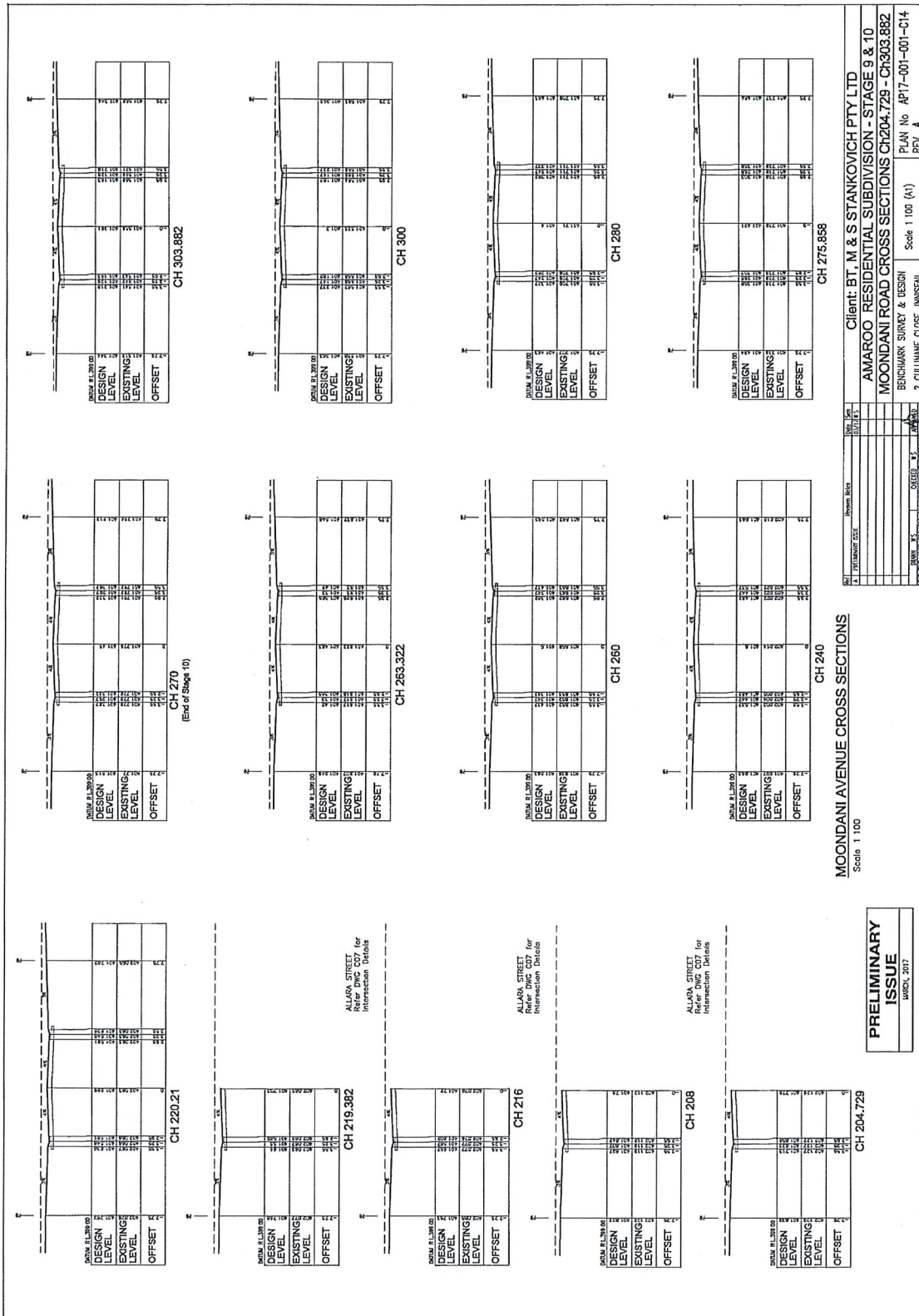
REV A

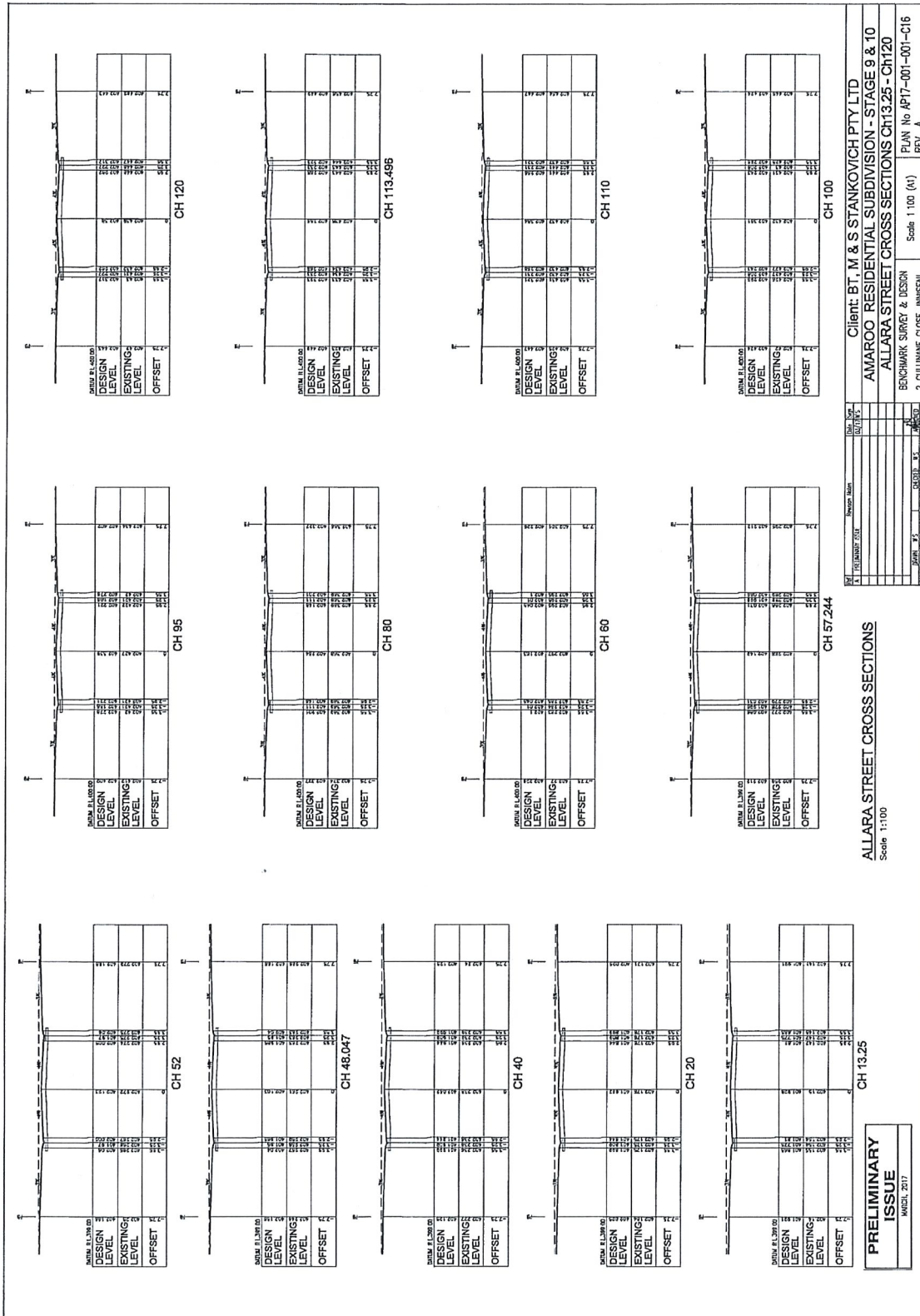
Rev.	By	Date
001	MM	15/03/17

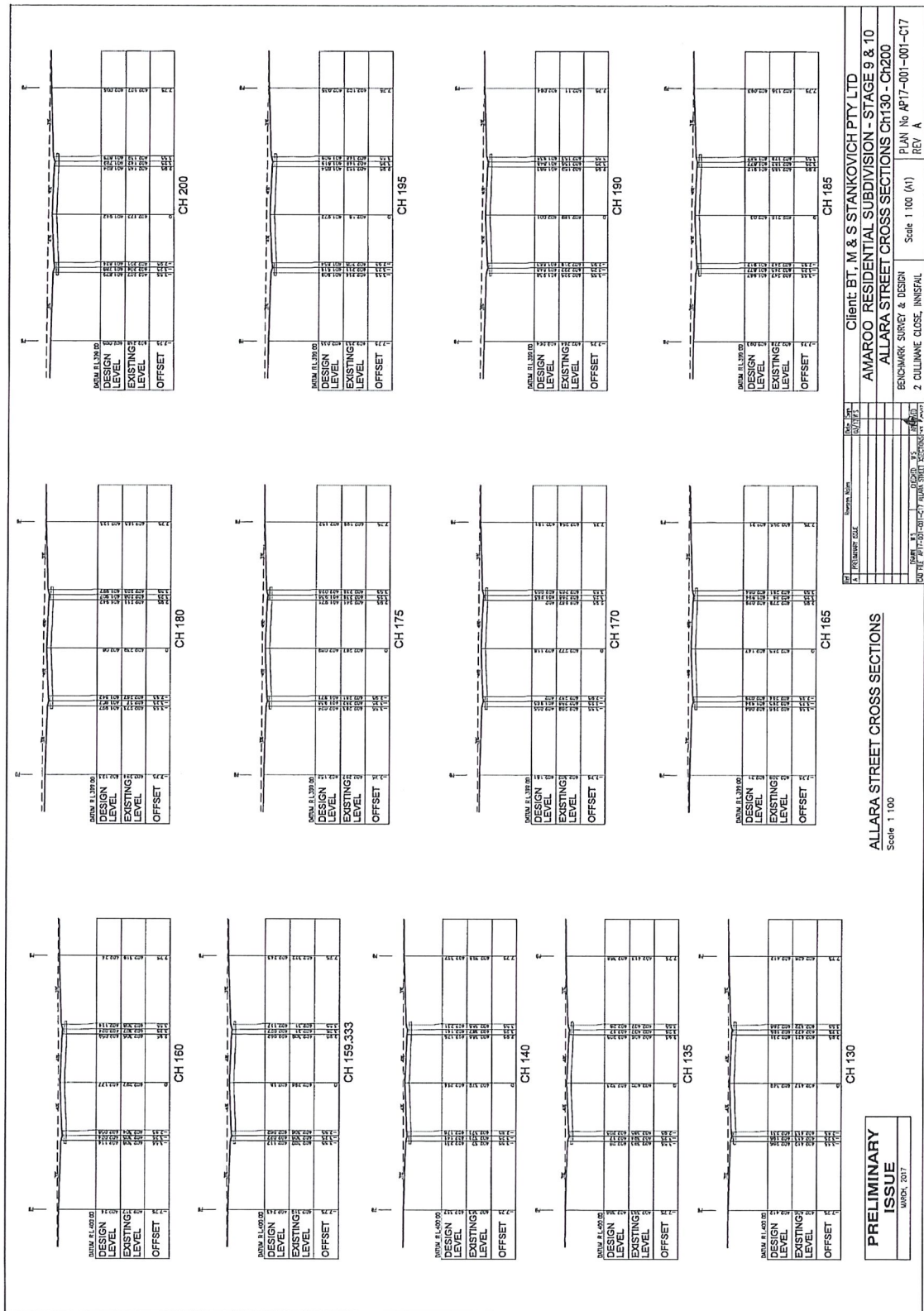
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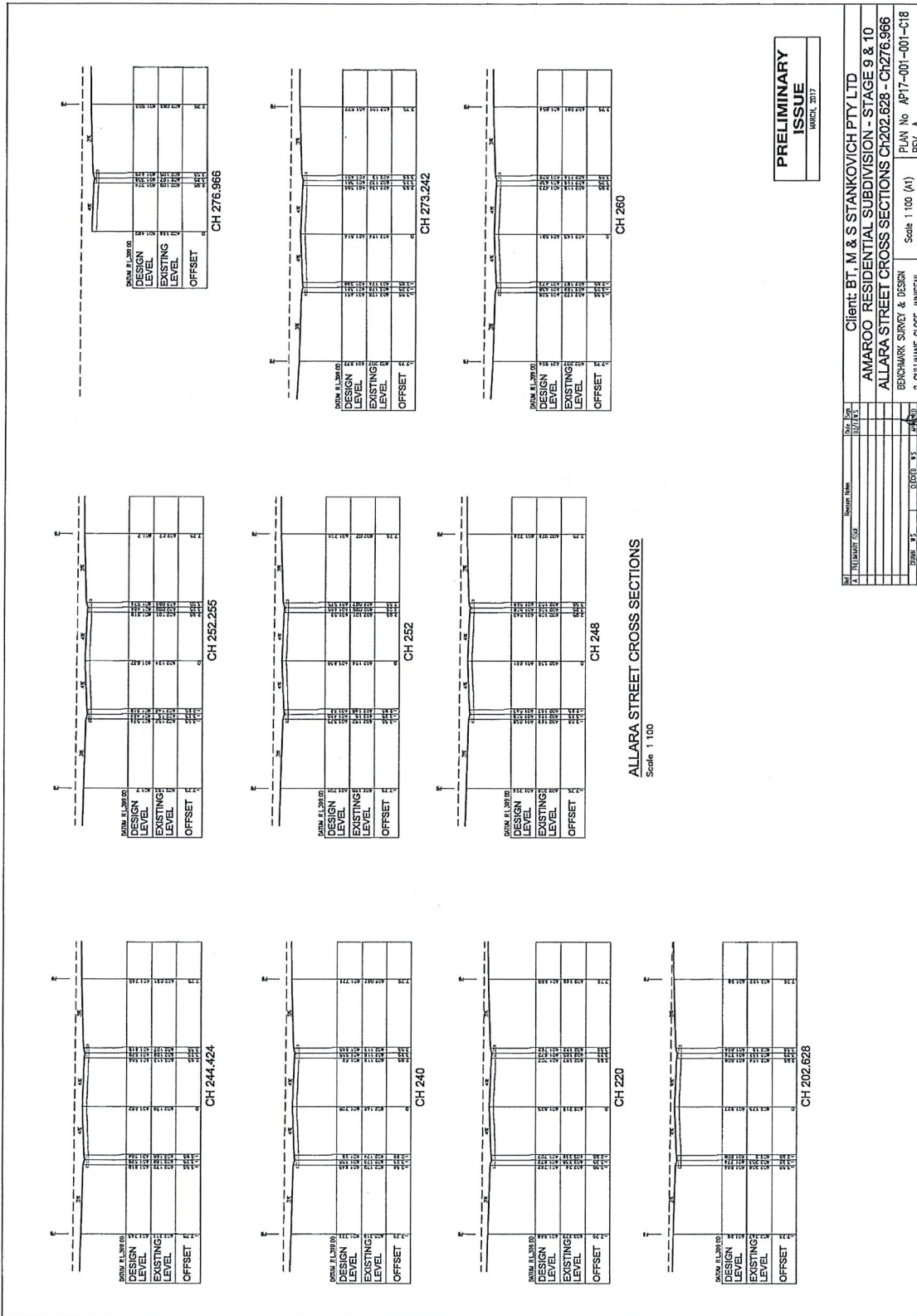
PRELIMINARY ISSUE

MARCH, 2017





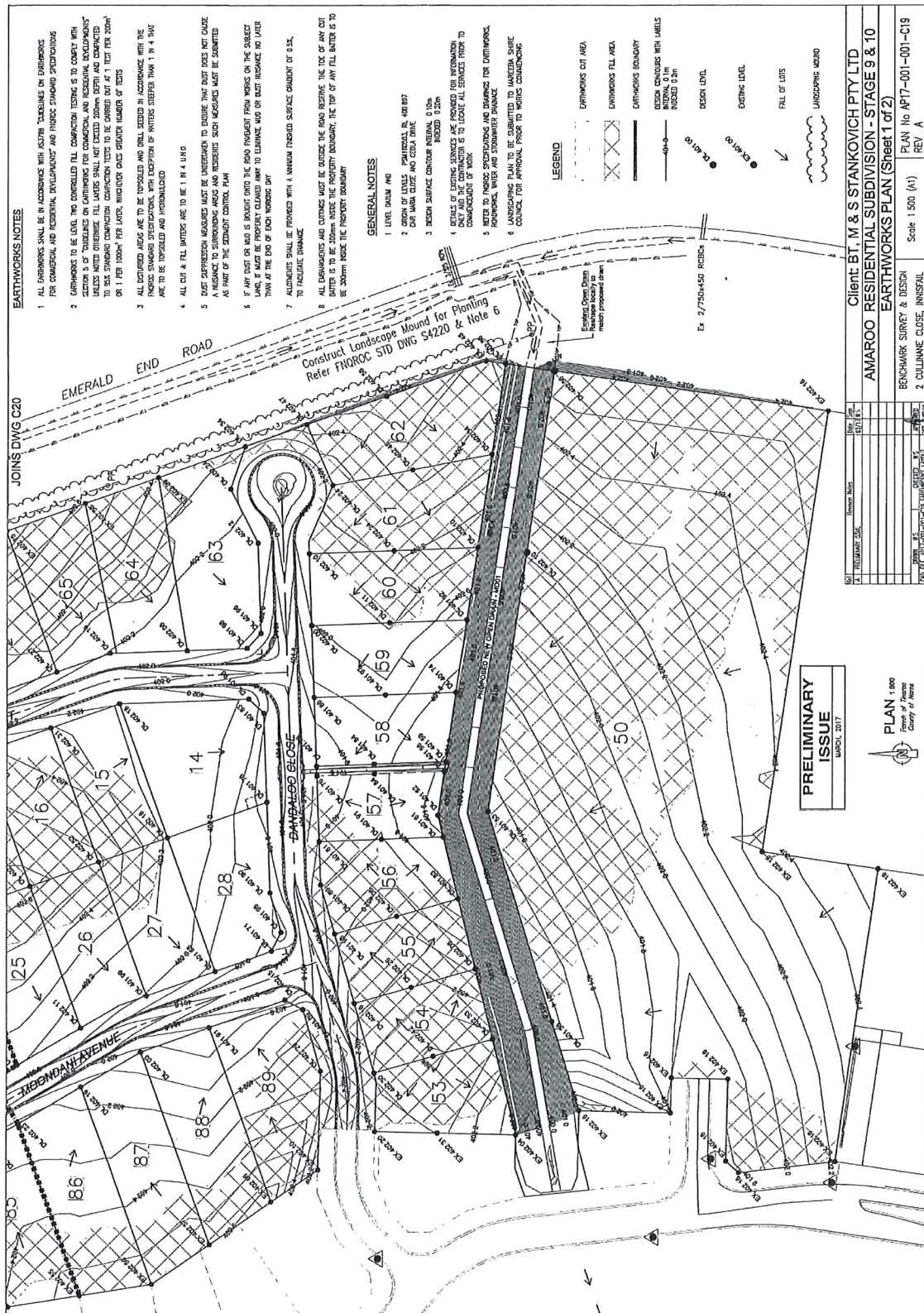


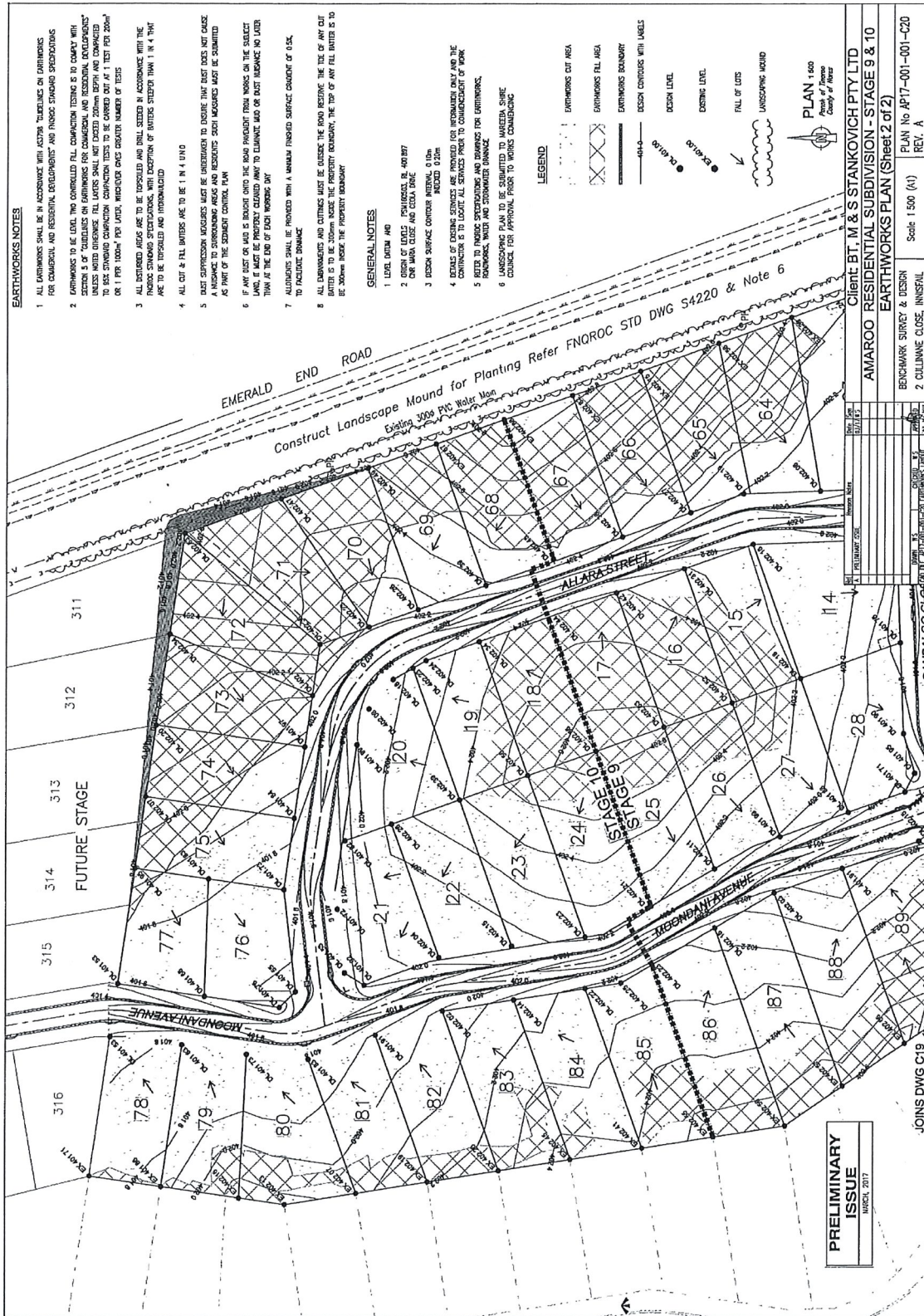


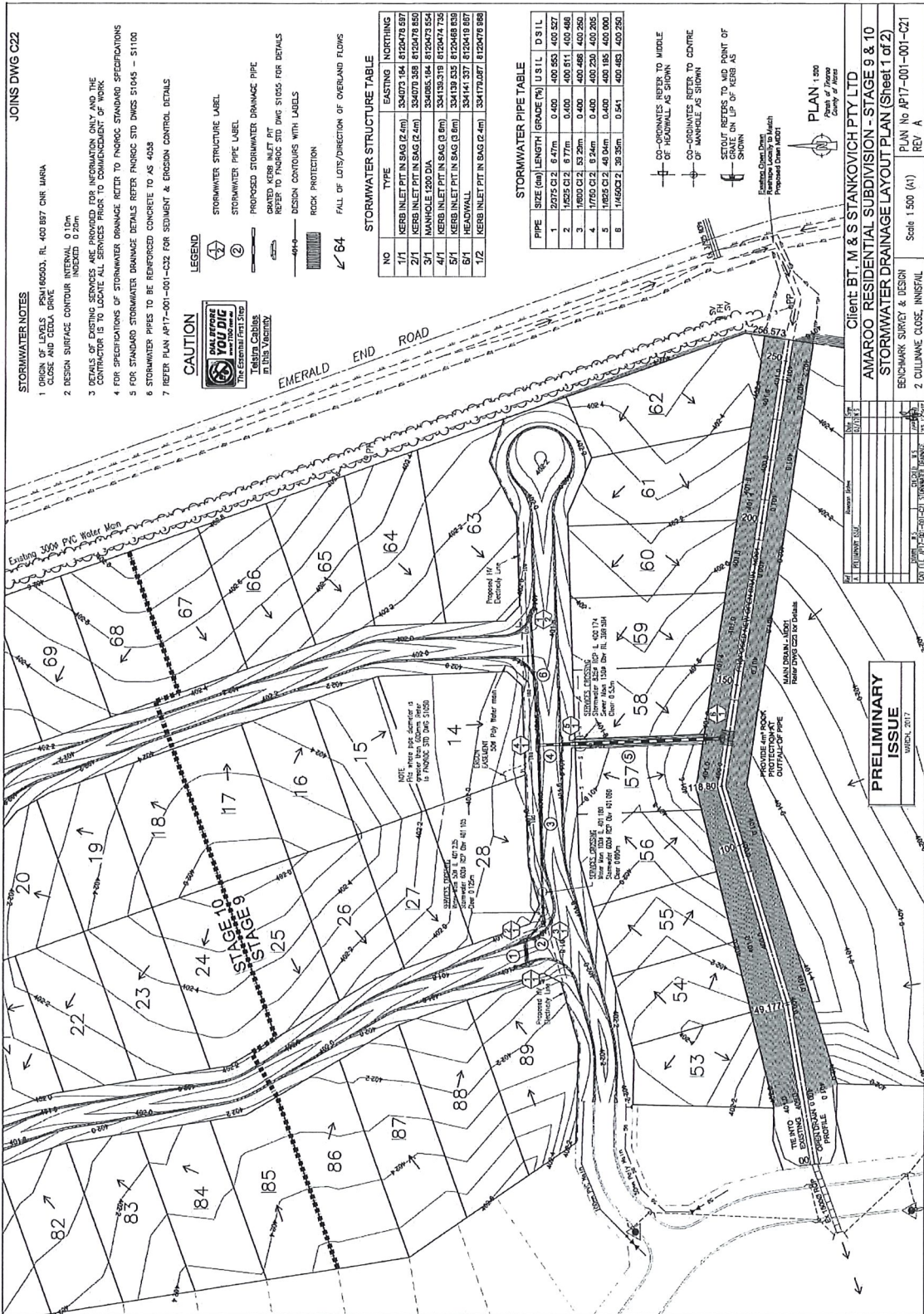
PRELIMINARY ISSUE
MARCH, 2017

ALLARA STREET CROSS SECTIONS
Scale 1:100

Client: BT, M & S STANKOVICH PTY LTD	Date: 09/07/15
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10	Scale: 1:100 (A1)
ALLARA STREET CROSS SECTIONS CH202.628 - CH276.966	Scale: 1:100 (A1)
BENCHMARK SURVEY & DESIGN	Scale: 1:100 (A1)
2 CULLIVANE CLOSE, WINDFALL	Scale: 1:100 (A1)
PLAN No AP17-001-001-C18	Scale: 1:100 (A1)
REV A	Scale: 1:100 (A1)







STORMWATER NOTES

- ORIGIN OF LEVELS - FPM105003, RL 400 897 CIRI MARA CLOSE AND CEDLA DRIVE
- DESIGN SURFACE CONTOUR INTERVAL 0.10m INCRED. 0.50m
- DETAILS OF DESIGN SERVICES ARE PROVIDED FOR INFORMATION ONLY AND THE CONTRACTOR IS TO LOCATE ALL SERVICES PAPER TO CORROBORATE OF WORK
- FOR SPECIFICATIONS OF STORMWATER DRAINAGE REFER TO FINANCIAL STANDARD SPECIFICATIONS
- FOR STANDARD STORMWATER DRAINAGE DETAILS REFER FINANCIAL STD DMS 5104S - 51100
- STORMWATER PIPES TO BE REINFORCED CONCRETE TO AS 4038
- REFER PLAN AP17-001-001-C22 FOR SEDIMENT & EROSION CONTROL DETAILS

CAUTION

Legend:
 ① STORMWATER STRUCTURE LABEL
 ② STORMWATER PIPE LABEL
 Proposed Stormwater Drainage Pipe
 GRATED KERB INLET PIT REFER TO FINANCIAL STD DMS 51055 FOR DETAILS
 DESIGN CONTOURS WITH LABELS
 ROCK PROTECTION
 64 FALL OF LOTS/DIRECTION OF OVERLAND FLOWS

STORMWATER STRUCTURE TABLE

NO	TYPE	EASTING	NORTHING
1/1	KERB INLET PIT IN BAG (2.4m)	334073.164	81262476.597
2/1	KERB INLET PIT IN BAG (2.4m)	334073.358	81262476.850
3/1	MANHOLE 1200 DIA	3340065.164	81262476.554
4/1	KERB INLET PIT IN BAG (0.8m)	3341333.319	81262474.735
5/1	KERB INLET PIT IN BAG (0.8m)	334139.535	81262468.835
6/1	HEADWALL	3341161.337	81262419.867
1/2	KERB INLET PIT IN BAG (2.4m)	3341770.057	81262476.966

STORMWATER PIPE TABLE

PIPE	SIZE (mm)	LENGTH	GRADE (%)	U S I L	D S I L
1	2575 CI 2	6.47m	0.00	400 955	400 527
2	1925 CI 2	6.77m	0.00	400 911	400 486
3	1925 CI 2	57.29m	0.400	400 498	400 290
4	1775 CI 2	9.26m	0.400	400 230	400 203
5	1925 CI 2	49.50m	0.400	400 195	400 000
6	1746 CI 2	39.35m	0.541	400 483	400 250

CS-OORDINATES REFER TO MIDDLE OF ROADWAY AS SHOWN
 CS-OORDINATES REFER TO CENTRE OF MANHOLE AS SHOWN
 BEHALF REFERS TO US POINT OF GRAVE ON TOP OF KERB AS SHOWN
 Existing Over Deck
 Reinforce Locally to Match
 Proposed Over Deck

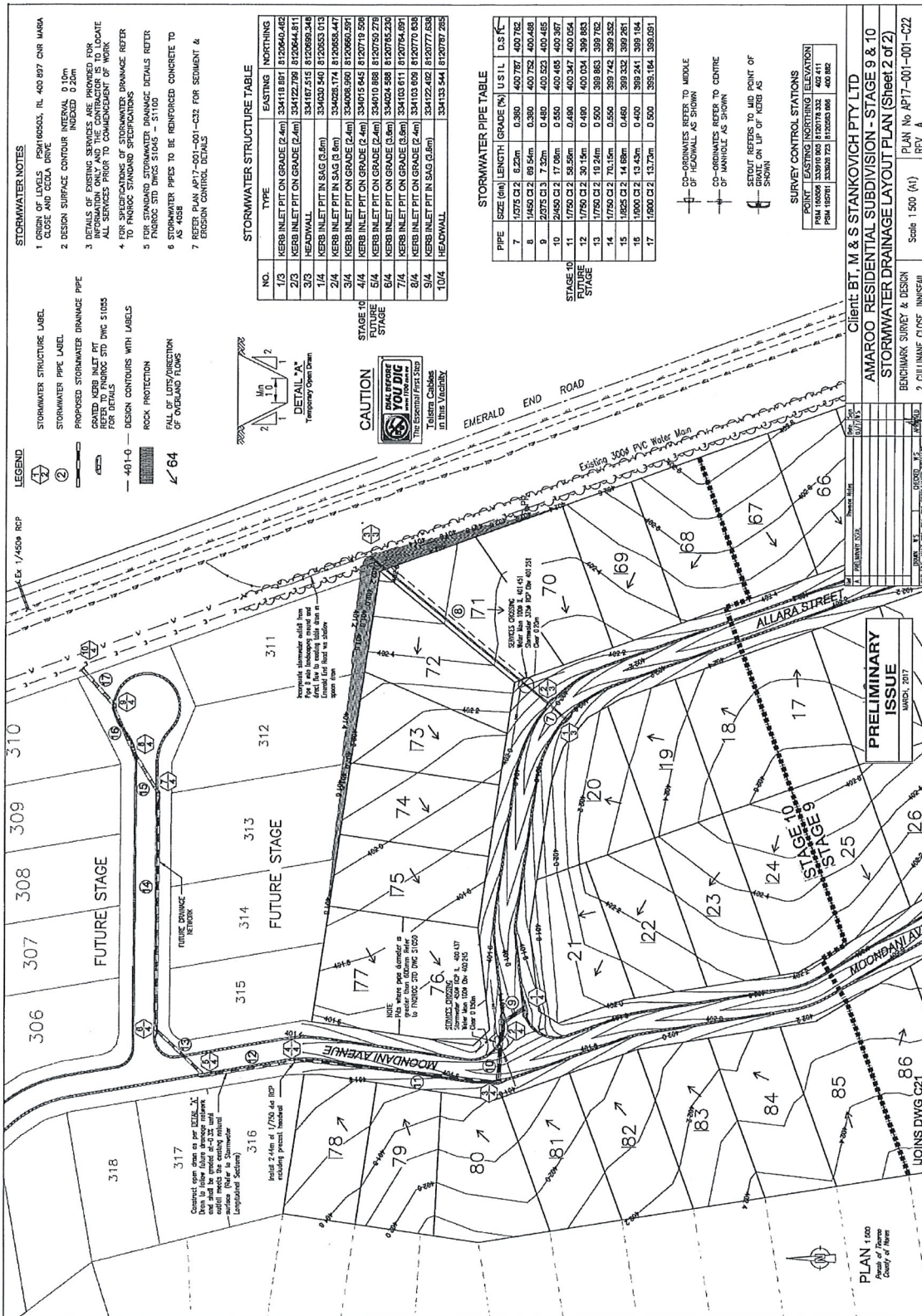
STORMWATER STRUCTURE TABLE

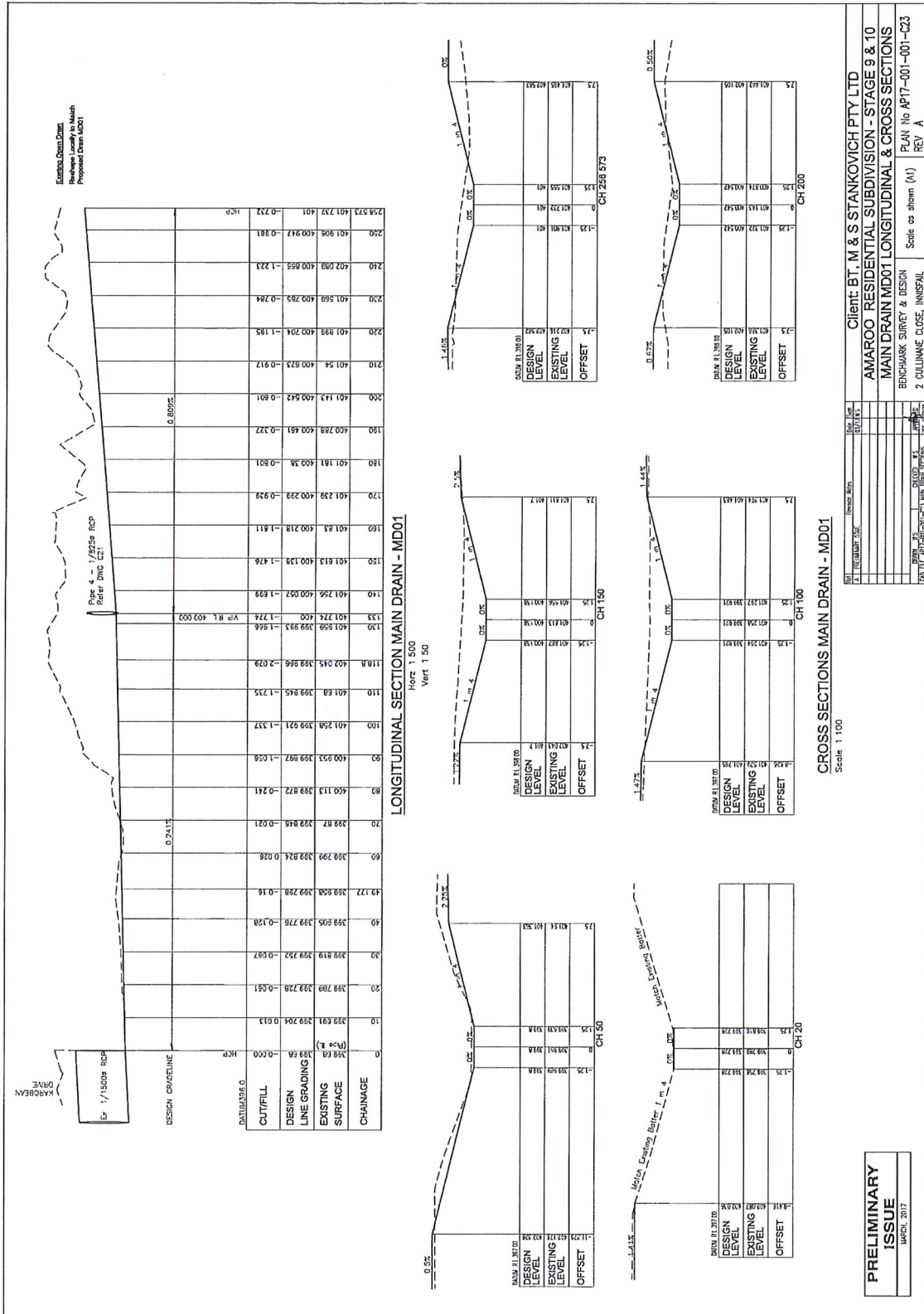
Client: BT M & S STANKOVICH PTY LTD
 AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
 STORMWATER DRAINAGE LAYOUT PLAN (Sheet 1 of 2)
 BEICHAMK SURVEY & DESIGN
 PLAN No AP17-001-001-C22
 Scale 1:500 (A1)
 Rev A

DATE: 2018-08-15
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT: STORMWATER DRAINAGE
 SHEET: 27 of 31

PRELIMINARY ISSUE

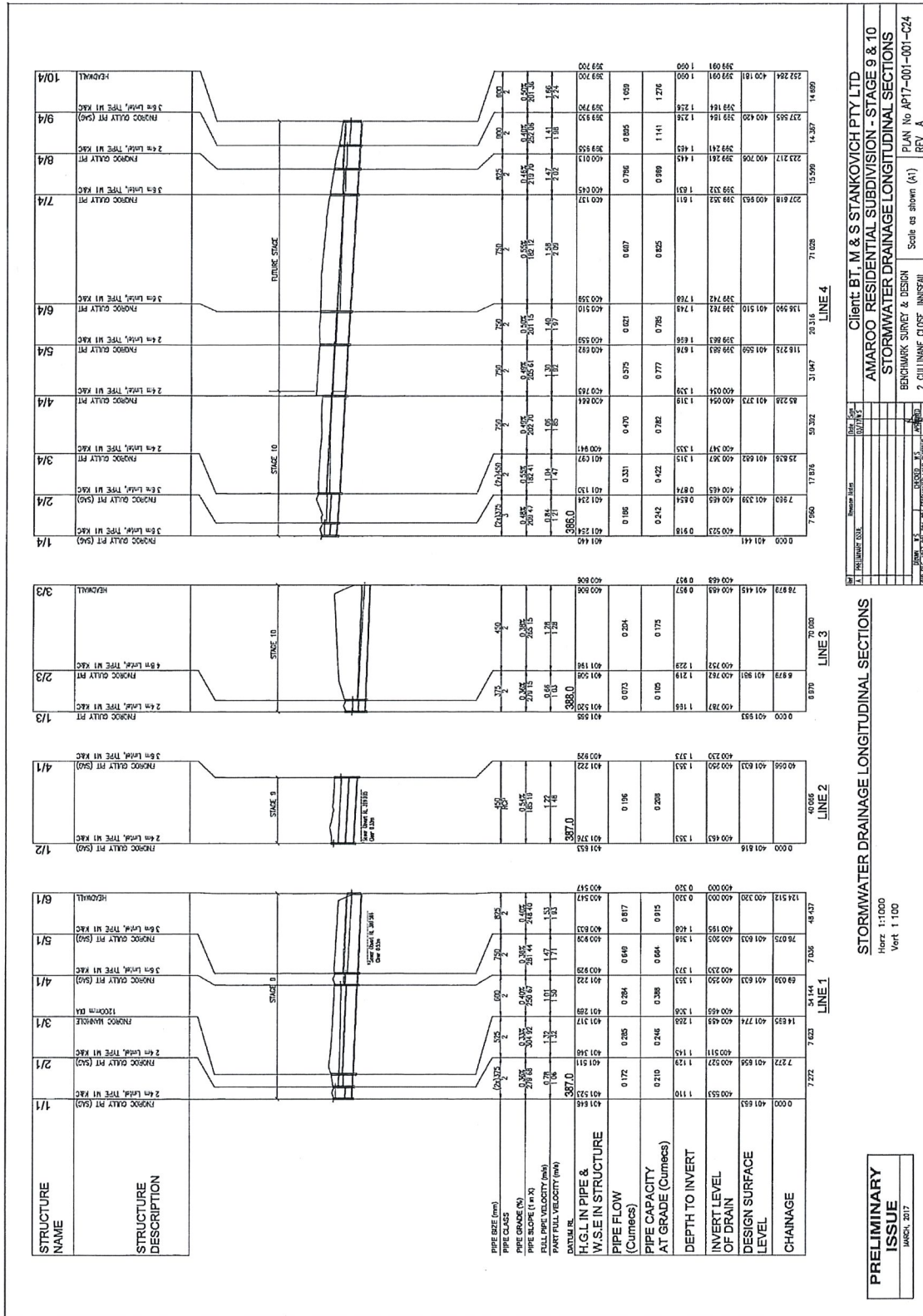
MARCH 2017

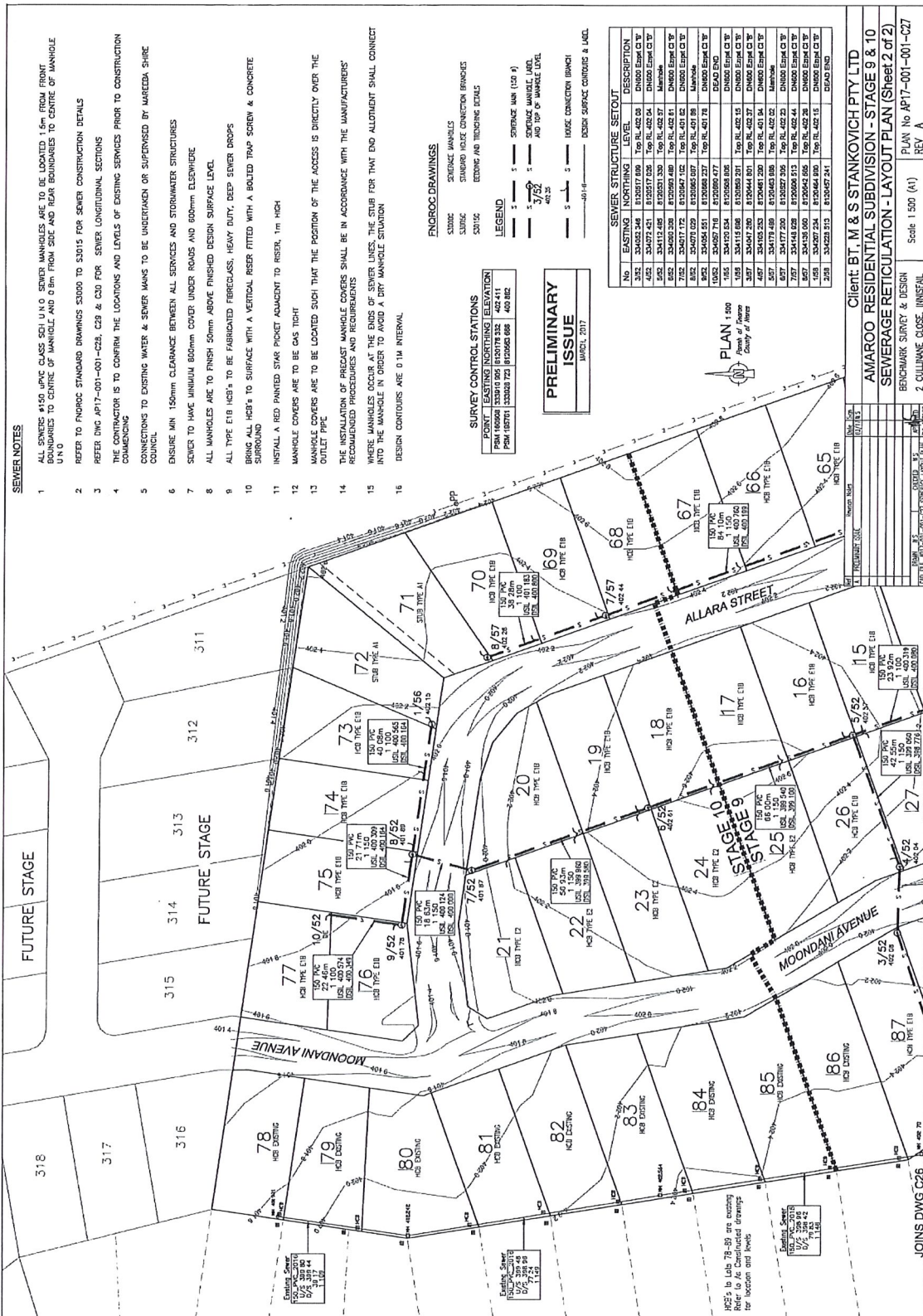


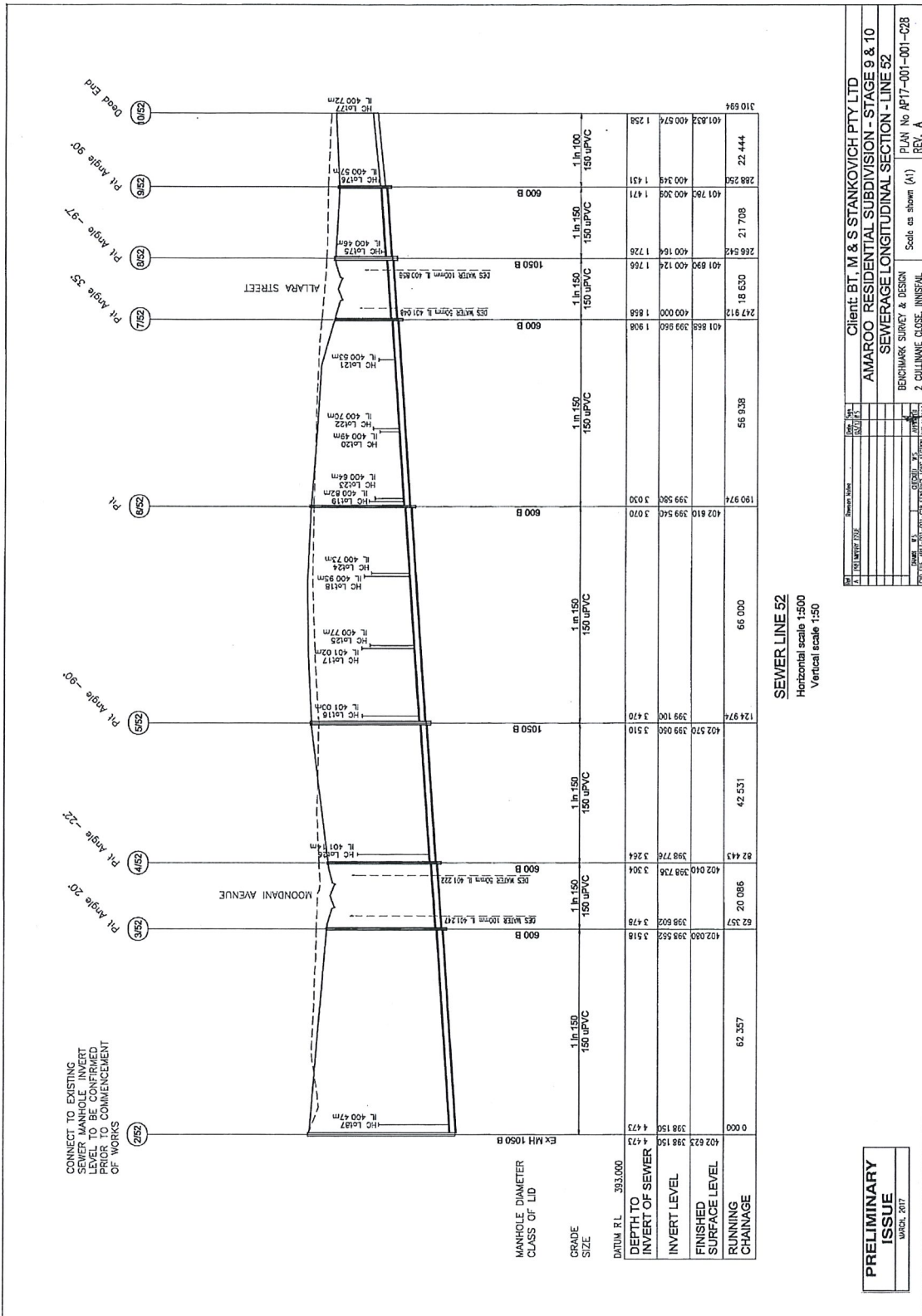


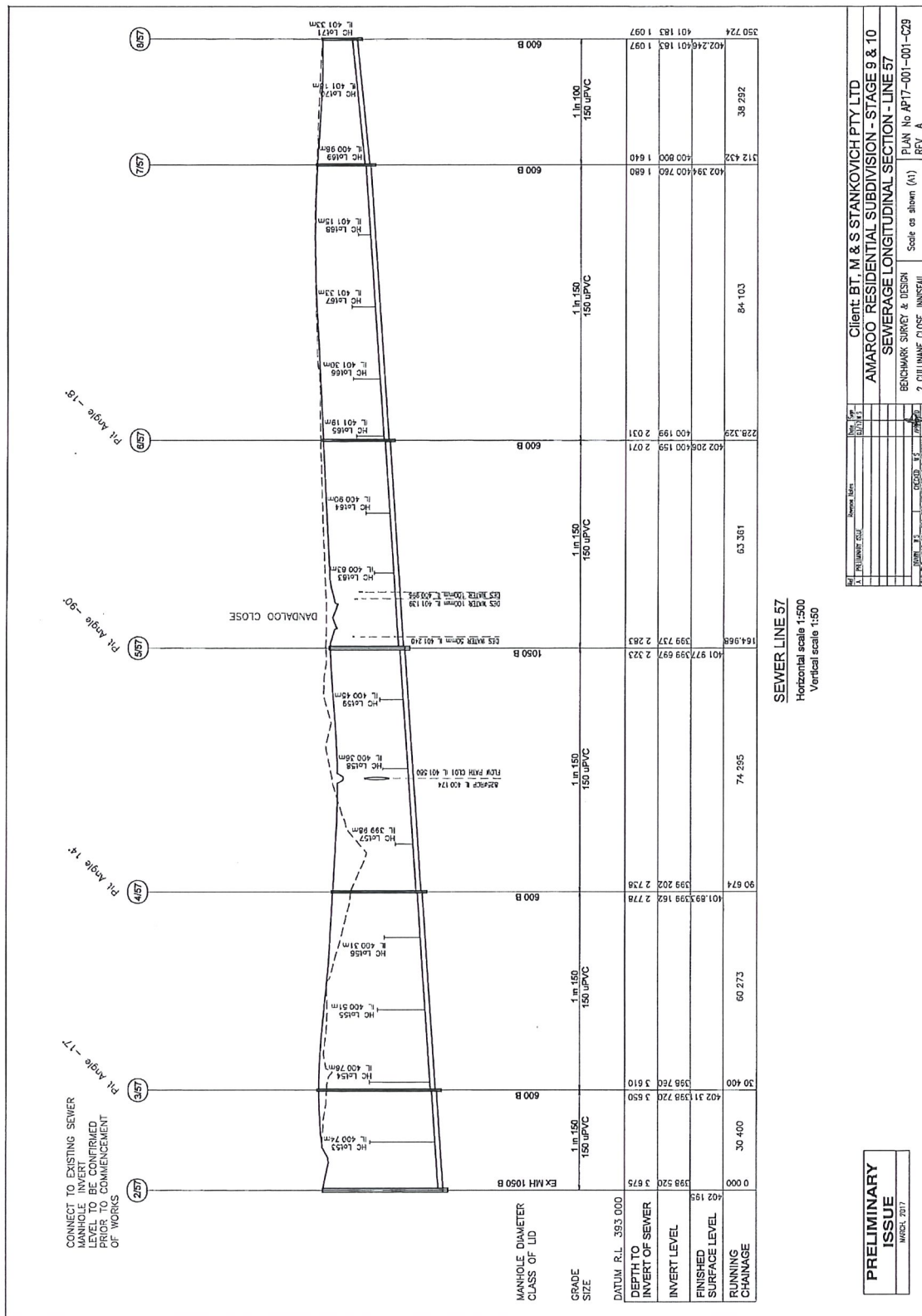
**PRELIMINARY
ISSUE**
MARCH 2017

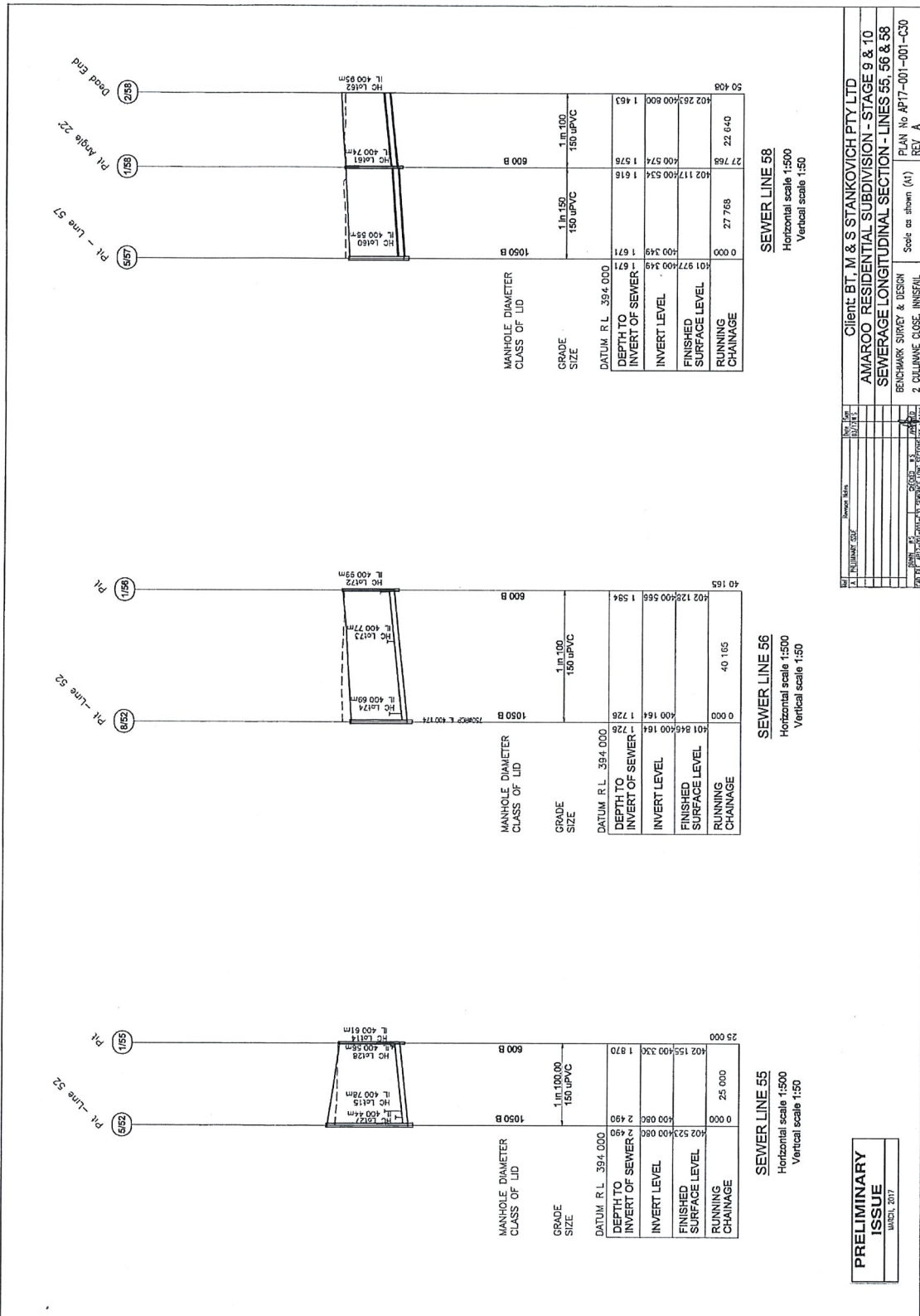
Client: BT, M & S STANKOVICH PTY LTD
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
MAIN DRAIN MD01 LONGITUDINAL & CROSS SECTIONS
BENCHMARK SURVEY & DESIGN
PLAN No AP17-001-001-C23
Scale as shown (A1)
REV A









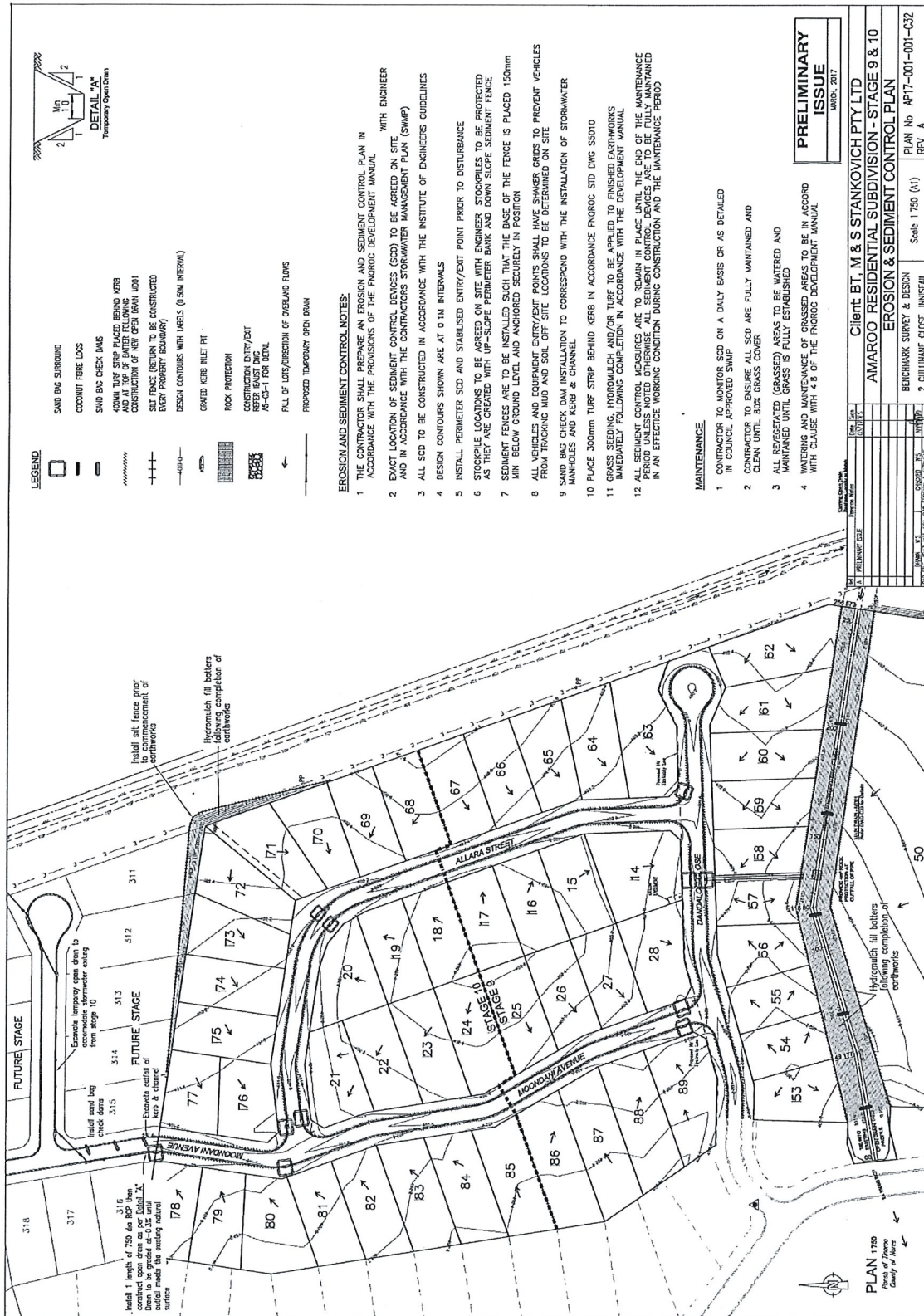


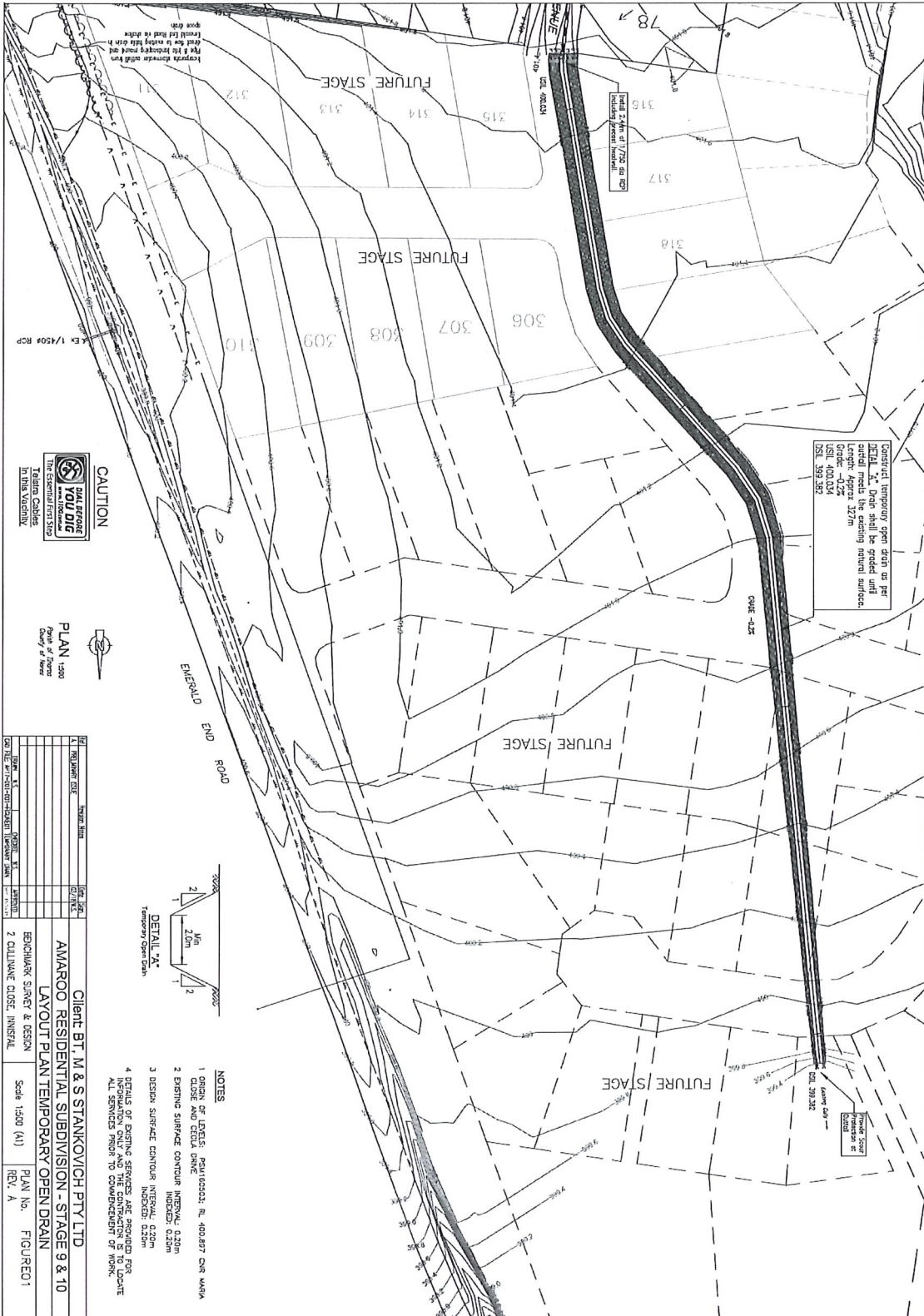
PRELIMINARY ISSUE
MARCH, 2017

NO.	DATE	BY	REVISION
1			PRELIMINARY ISSUE
2			ISSUE FOR TENDER

Client: BT, M & S STANKOVICH PTY LTD
AMAROO RESIDENTIAL SUBDIVISION - STAGE 9 & 10
SEWERAGE LONGITUDINAL SECTION - LINES 55, 56 & 58
BENCHMARK SURVEY & DESIGN
Scale as shown (A1)
REV A







Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
 - decision* includes-
 - (a) conduct engaged in for the purpose of making a decision; and

-
- (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

