

**TO:** MANAGER PLANNING & REGULATORY SERVICES

**FROM:** John Breen Project Engineer - Development

**FILE:** OPW19/0018

**DATE:** 28/8/2019

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### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>FILE NO:</b>	OPW/19/0018	<b>ADDRESS:</b>	2-14 Nye St - Atherton
<b>APPLICANT:</b>	Topcon Builders Pty Ltd PO Box 864 Bungalow QLD 4870	<b>RPD:</b>	8 RP711206
<b>LODGED BY:</b>	Drew Briody	<b>AREA:</b>	405 m2
<b>DATE LODGED:</b>	6 August 2019	<b>OWNER :</b>	Redding Investments Pty Ltd
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Operational Works to construct a concrete footpath along the property frontage of Nye St.		
<b>PLANNING SCHEME:</b>	TRC Planning Scheme 2016 (V3)		
<b>ZONE/PLANNING AREA:</b>	Centre		
<b>LEVEL OF ASSESSMENT:</b>	CODE		

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### ATTACHMENTS:

1. PDR-SMEC drawing #19029-504(A) dated 15/7/2019.

### PREVIOUS APPLICATIONS & APPROVALS

Nil

### DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks to construct concrete footpath along a section of Nye St, in Atherton.

### ASSESSMENT

#### Tablelands Regional Council Planning Scheme 2016

#### Relevant Development Codes

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

Part 9      9.4.5      Works, Services and Infrastructure Code

An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Works, Services and Infrastructure Code	The application complies with the applicable acceptable outcomes and/or performance outcomes, albeit with conditions recommended in relation to the following: <ul style="list-style-type: none"> <li>▪ Alteration of public utilities (AO9 &amp; PO9); and</li> <li>▪ FNQROC Development Manual (AO13 &amp; PO13).</li> </ul>

**(d) Planning Scheme Policies**

The following planning scheme policies are relevant to the application:

PSP 4 - FNQROC Regional Development Manual

This policy would be implemented by imposing conditions of approval to ensure that all works are carried out in accordance with the FNQROC Development Manual.

**FNQROC Regional Development Manual**

Section	Complies	Comments
DP1 - Development Principles	✓	
AP1 - Application Procedures	✓	
D1 - Road Geometry	NA	
D2 - Site Regrading	NA	
D3 - Road Pavements	NA	
D4 - Stormwater Drainage	NA	
D5 - Stormwater Quality Management	NA	
D6 - Water Reticulation	NA	
D7 - Sewerage System	NA	
D8 - Utilities	✓	
D9 - Landscaping	NA	
CP1 - Construction Procedures	✓	
S1 - Earthworks Specifications	NA	
S2 - Road Pavement Specifications	NA	
S3 - Segmental Paving Specifications	NA	
S4 - Stormwater Drainage Specifications	NA	
S5 - Water Reticulation Specifications	NA	
S6 - Sewerage Reticulation Specifications	NA	
S7 - Concrete Works Specifications	✓	
S8 - Landscaping Specifications	NA	
LG Specific -TRC Requirements	NA	
Standard Drawings	✓	In accordance with FNQROC S 1035(B) S1015(D) &

**Compliance with conditions of earlier related approval –** The operational works, as detailed on the above referred to engineering drawings, are in accordance with the **PREVIOUS APPLICATIONS & APPROVALS** section referred to above.

## REFERRALS

### Internal Consultation

Nil

### OFFICER'S RECOMMENDATION

1. It is recommended that, in relation to this operational works development application:

APPLICATION		PREMISES	
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<b>DATE LODGED</b>	6 August 2019	<b>RPD:</b>	8 RP711206
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works to construct a concrete footpath along the property frontage of Nye St.		

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

#### (A) APPROVED DEVELOPMENT:

Development Permit to construct a concrete footpath along the property frontage of Nye St.

#### (B) APPROVED PLANS:

PDR-SMEC drawing #19029-504(A) dated 15/7/2019.

#### (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

##### General

- 1) All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- 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 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;
  - to ensure compliance with the following conditions of approval.
- 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 rectify the inadequacy and resubmit amended plans to Council for approval. If required, rectify the works accordingly.

### **Pre-Start Meeting and Construction Monitoring Fee**

- 4) A Pre-Start Meeting is to be held on site prior to the commencement of work conforming to the requirements of Clauses CP1.07, CP1.08 and CP1.09 of the FNQROC Development Manual. Prior to the meeting the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees must be paid. Please contact Councils Delegated Officer, John Breen, on 40892357 to arrange this meeting.

### **Inspections**

- 5) Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the Pre-Start meeting.

### **Construction Security Bond and Defects Liability Bond**

- 6) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond must be lodged with Council prior to the pre-start meeting. The bond can be either cash or an unconditional Bank Guarantee with no termination date.
- 7) During the 12 months 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**

- 8) Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times:
  - a. 7.00am to 6.00pm, Monday to Friday;
  - b. 7.00am to 1.00pm Saturdays;
  - c. No work is permitted on Sundays or Public Holidays.

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

### **Transportation of Soil**

- 9) 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.

### **Control of Dust**

- 10) The contractor must implement all appropriate measures to ensure that the adjoining residents and businesses are not inconvenienced by dust generated from the site.

### **Traffic Management**

- 11) Appropriate traffic management is to be implemented as required during the construction of the works.

## **(C) RELEVANT PERIOD**

When approval lapses if development not started (s.341)

- Any other development – two (2) years (starting the day the approval takes effect).

(D) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

Nil

DECISION BY DELEGATE

**DECISION**

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

Dated the 28<sup>th</sup> day of August 2019



**TUDOR TANASE**  
**MANAGER PLANNING & REGULATORY SERVICES**

TABLELANDS REGIONAL COUNCIL  
AS DELEGATE OF THE COUNCIL

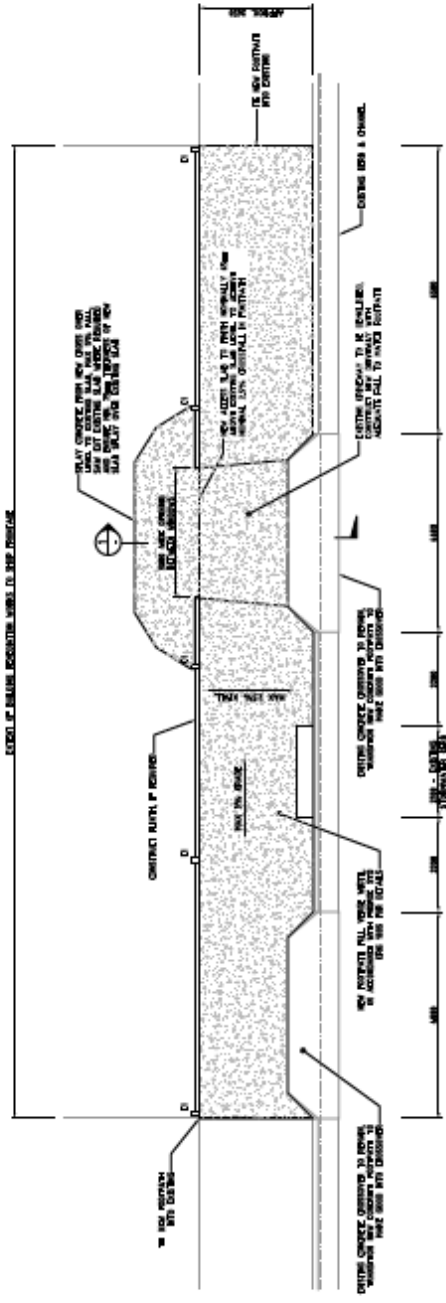


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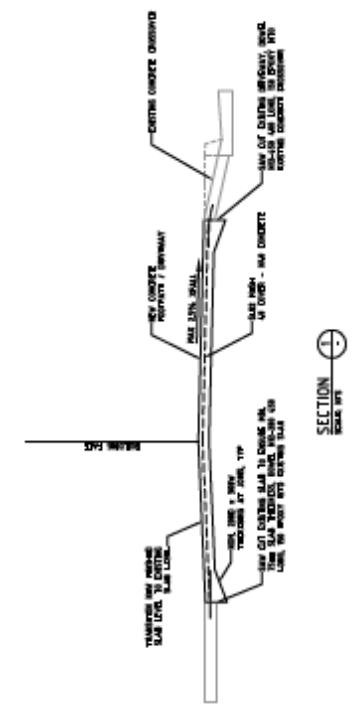
**PLANNING/DELEGATED REPORT (DELETE OPTION NOT REQUIRED)**

**ATTACHMENT 1**

THESE DRAWINGS ARE TO BE READ IN  
 CONJUNCTION WITH THE BEST STRUCTURAL  
 INSPECTION FINDINGS LETTER DATED 14<sup>TH</sup>  
 MARCH 2019.



EXTERNAL WORKS UPGRADE PLAN  
SCALE 1:75



SECTION  
SCALE 1:75

<table border="1"> <tr> <td>Drawn</td> <td>Checked</td> <td></td> <td></td> </tr> <tr> <td>SP</td> <td>ED</td> <td>RD</td> <td>EA</td> </tr> <tr> <td>Approved</td> <td>Checked</td> <td>Reviewed</td> <td>Issued</td> </tr> <tr> <td>19/07/2019</td> <td>19/07/2019</td> <td>19/07/2019</td> <td>19/07/2019</td> </tr> </table>	Drawn	Checked			SP	ED	RD	EA	Approved	Checked	Reviewed	Issued	19/07/2019	19/07/2019	19/07/2019	19/07/2019	<b>EXTERNAL WORKS UPGRADES</b>	<b>REDDING HOLDEN ATHERTON</b>	<b>TOPCON BUILDERS PTY LTD</b>			<b>APPROVAL</b> _____ 19/07/2019	Scale: 1:75 Title: External Works Upgrade Drawing No: 19-07-001
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19/07/2019	19/07/2019	19/07/2019	19/07/2019																				