

17 October 2017  
Our Ref: 32204  
Your Ref: ROL 1967/2017



Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

Attn: N. Beck – Development Assessment

Dear Neil,

**Re: Response to Information Request - Development Application ROL 1967/2017  
142R Tati Road, Miallo**

Reference is made to Council's Information Request dated 23 March 2017, regarding the above application. On behalf of the Applicants, J & S Marano, please accept this correspondence and its accompanying attachments as the response to the information request in accordance with Section 278 of the Sustainable Planning Act 2009.

*Item 1 – The reconfiguration of the land seeks to make use of the Rural Settlement Planning Areas designation in place over that of part of Lot 73 which fronts Miallo Bamboo Creek Road. It is therefore request that the plan of reconfirmation be amended to align with the designation and not include land in the Rural Planning Area within the three allotments fronting Miallo Bamboo Creek Road.*

*Having regard to the existing settlement pattern in the immediate locality, there may be merit in having smaller lot sizes than that nominated for the Rural Settlement Planning Area. Please investigation and detail.*

#### Response

The proposal has been amended to exclude land in the Rural Planning Area within the three (3) allotments fronting Miallo Bamboo Creek Road, see attached proposal plan 32204PP-01E.

Council's advice in relation to the creation of smaller lots is noted. The applicant has investigated the options and considers that the creation of the three lots as depicted on the attached proposal plan is appropriate for the site.

*Item 2 – Provide contour details (both existing and finished contours) illustrating how each lot is appropriately drained and provided with a lawful point of discharge. External works maybe required in order to accommodate the development. Please detail to the extend necessary to demonstrate a viable solution.*

#### Response

The proposal plan has been amended to include contours over the site. The design plan prepared by Jim Papas Civil Engineer, 1377-SK1 A, details the works onsite to achieve and appropriate point of discharge. Proposed Lots 1-3 will be filled, allowing the lots to fall to the rear. Stormwater will be directed to a catch drain constructed within proposed Lot 5. A drainage easement will be created within proposed Lot 5 benefiting proposed Lots 1-3.

#### **Cairns**

25 Grafton Street  
PO Box 7627  
Cairns QLD 4870  
Australia

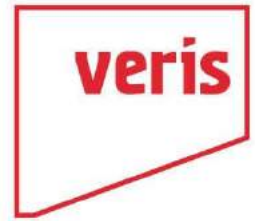
T 07 4051 6722  
cairns@veris.com.au  
veris.com.au

#### **Office Locations**

Over 20 offices  
across Australia  
veris.com.au/contactus

Queensland Surveying Pty Ltd  
A Veris Company  
ABN 25 604 671 374

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WITH \_\_\_\_\_  
CONFIDENCE™**



*Item 3 – In consideration with Item 1 above, please liaise with Mackay Sugar Pty Ltd regarding the proposed lot layout with respect to potential crossing of the cane railway to service the allotments. It is requested that the response to Information Request detail discussion with Mackay Sugar with respect to any additional crossing/s*

Response

Correspondence from Mackay Sugar attached. Mackay Sugar have advised that any new accesses over the rail are to be constructed in accordance with their requirements.

*Item 4 – Similar to Item 3 above, please liaise with Ergon with respect to the overhead powerlines with traverses proposed Lot 1 and detail options to address.*

*Once again, the response to the Information Request will need to detail discussions with Ergon*

Response

Correspondence from Ergon attached. The applicant will enter a wayleave agreement with Ergon at the appropriate time being the time of registration of the new survey plan.

*Item 5 – Demonstrate the site is immune from the 1 in 100 year ARI event. It is noted that the site is affected by the Flood and Storm Tide Inundation Overlay within the proposed Planning Scheme.*

Response

Design plan, 1377-SK1 A demonstrates that the site can be filled to achieve an RL of 10.6m AHD to 10.3m AHD. The proposal can be appropriately conditioned to ensure Q100 immunity can be achieved.

We trust that Council now have sufficient information to adequately assess this application. Should you require any further clarification on this matter, please contact the undersigned on (07) 4051 6722.

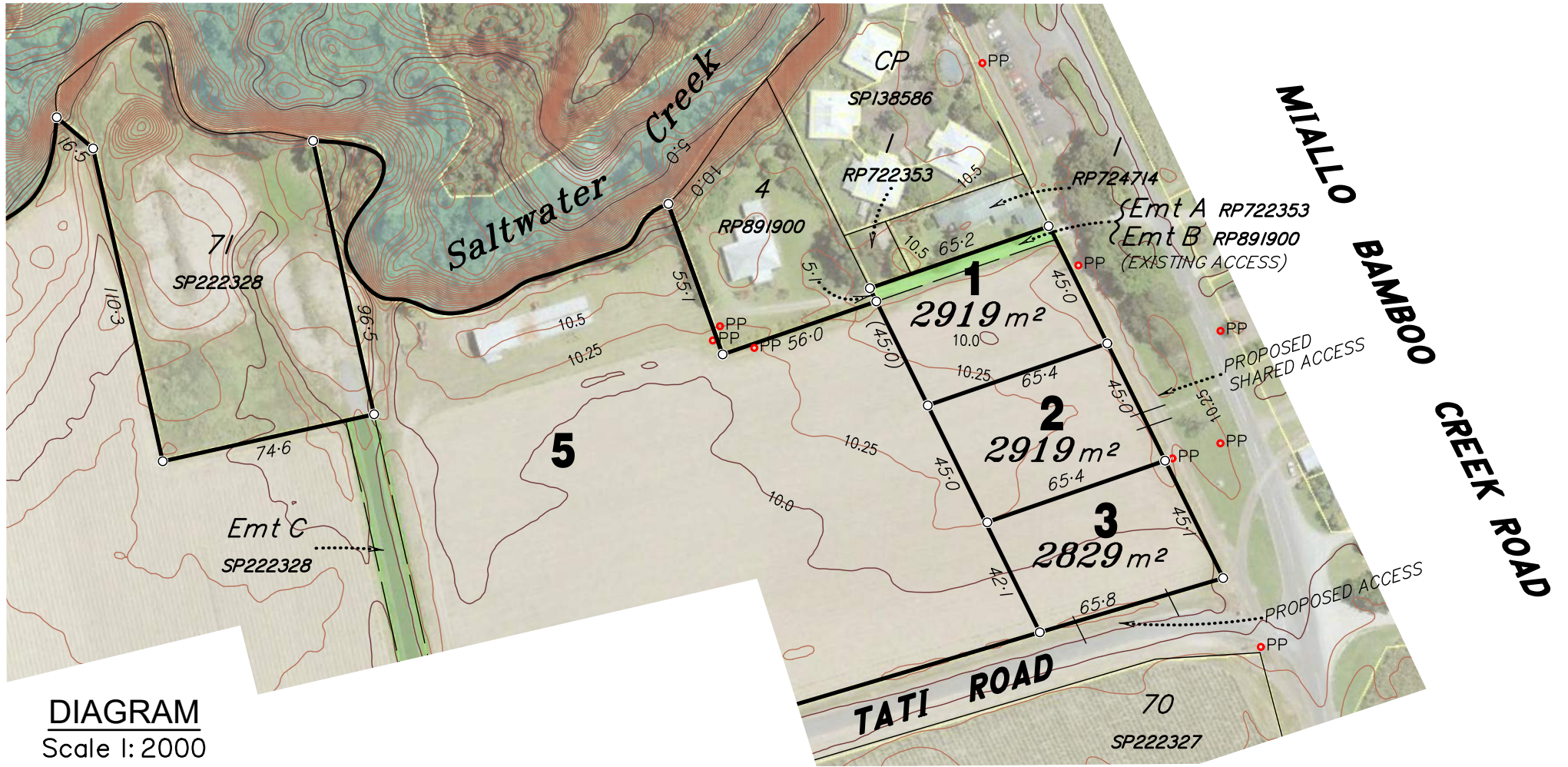
**Yours faithfully**

A handwritten signature in black ink, appearing to be "MT", written in a cursive style.

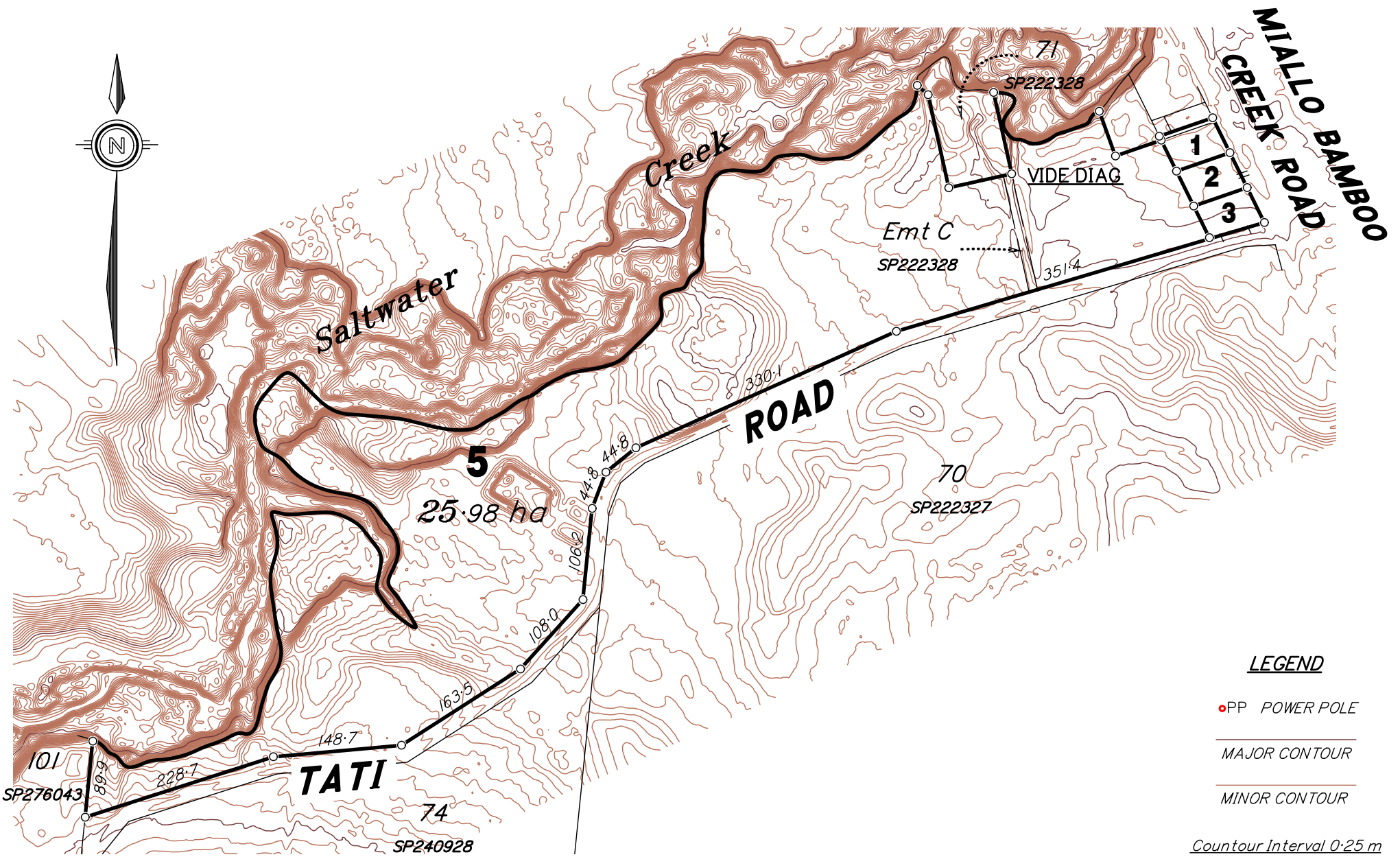
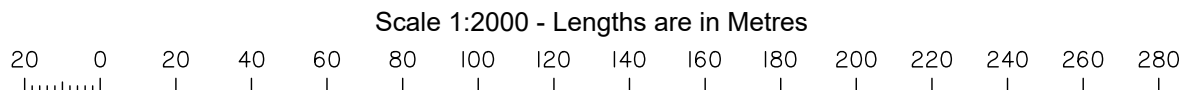
**Michael Tessaro**  
**Planner**

Bc:

Enc: Proposal Plan 32204PP-01E;  
Design Plan 1377-SK1 A;  
Mackay Sugar Correspondence; and  
Ergon Correspondence.



**DIAGRAM**  
Scale 1: 2000



**LEGEND**

- PP POWER POLE
- MAJOR CONTOUR
- MINOR CONTOUR

Countour Interval 0.25 m

Scale 1:6000 - Lengths are in Metres



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**IMPORTANT NOTES:**  
(These notes are an integral part of this plan)  
This plan has been prepared for Salvatore & Joseph Marano for the purposes of a proposal plan.  
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:  
The dimensions, areas and total number of lots shown hereon are subject to Local Authority approval, field survey and preparation of final plan of survey.

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February 2017

Issue	Revisions	Date	Drawn
E	Remove proposed Lot 4	16/9/2017	MAT
D	Add LIDAR Contours	20/04/2017	SRL
C	Additional lot	06/04/2017	MAT
B	Amend boundary	28/02/2017	EN
A	Original issue	17/02/2017	EN

**Data Sources**  
Cadastral Boundaries SP240928  
Contours / Topographic DNRM LIDAR 2010  
Aerial Images \*  
Flood Level \*  
Engineering Design \*  
Architectural Design \*  
Landscape Design \*

Locality: MIALLO  
Local Authority: DOUGLAS SHIRE  
Horizontal Meridian: SP240928  
Vertical Level Datum: \*  
Level Origin: \*  
Scale: 1:6000 @A3  
Surveyed: \*  
Designed: \*  
Drawn: EN  
Checked: MAT  
Plot Date: 16/9/17  
Computer File Ref: 32204PP-02E.dwg

**Proposed Reconfiguration of a Lot**  
For  
**Salvatore & Joseph Marano**

**Proposed Lots 1-3 & 5**

Cancelling Lot 73 on SP240928

BRISBANE (07) 3666 4700  
PROSERPINE (07) 4945 1722  
MACKAY (07) 4951 2911  
CAIRNS (07) 4051 6722  
veris.com.au  
ACN 604 671 374  
Queensland Surveying Pty Ltd, a Veris Company

Drawing No: 32204PP-01  
Issue: E





**NOTES:**

**SURVEY CONTROL**  
 CONTOURS BASED ON DNRM LIDAR DATA  
 2014  
 CONTOUR INTERVAL EXISTING SURFACE:  
 0.25m INDEXED AT 1.00m INTERVALS.

**RP DESCRIPTION**  
 LOT 73 0  
 ON SP240928  
 LOCAL AUTHORITY  
 DOUGLAS SHIRE COUNCIL

**NOTE:**  
 BASED ON DATA FROM DOUGLAS SHIRE COUNCIL'S  
 FLOOD AND STORM TIDE INUNDATION OVERLAY  
 MAPS AND OLD. GLOBE THE SITE Q100 FLOOD LEVEL  
 IS DETERMINED TO BE NO MORE THAN RL 10.00. THE  
 SITE IS FILLED TO A MINIMUM RL 10.30 WHICH IS  
 300mm ABOVE THE INDICATED FLOOD LEVEL.

**FILL TO LOTS.**  
 MIN. RL 10.30  
 MIN. FINISHED SURFACE SLOPE 0.50%  
 APPROX. FILL VOLUME 2.350m<sup>3</sup>

**PROPOSED OPEN DRAIN TO  
 LATER DETAIL.**  
 PROPOSED DRAIN SHALL  
 DISCHARGE TO EXISTING  
 TABLE DRAIN IN TATI ROAD.  
 APPROX. GRADE 0.5%

**WIDTH OF EASEMENT  
 TO BE DETERMINED**

**APPROX. LOCATION OF  
 AN EXISTING CULVERT  
 UNDER TATI ROAD**

SCALE 1:500 0 5 10 15 20 25.0m

**amendments**

A	ORIGINAL ISSUE AS RESPONSE TO RH	25.09.17

**JIM PAPAS**  
**CIVIL ENGINEERING**  
**DESIGNER PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND DRAFTING  
 P.O. Box 2347  
 Adelaide Q 4880  
 Mob: 0408 770 394  
 Email: admin@jpec.com.au

**J. MARANO AND S. MARANO.**  
**PROPOSED RESIDENTIAL SUBDIVISION AT**  
**142R TATI ROAD, MALLO**

DRAWING TITLE: GENERAL ARRANGEMENT - RESPONSE TO REQUEST FOR FURTHER INFORMATION

SCALE (AT A1 SIZE)	HOR 1:500	DRWN	J.P.
DATE	SEPT. 2017	DESIGNED	J.P.
APPROVED		CHECKED	J.P.
DWG NUMBER	1377 - SK1	AMDT	A



420 Flinders Street, Townsville QLD 4810  
PO Box 1090, Townsville QLD 4810

[ergon.com.au](http://ergon.com.au)

24 August 2017

Douglas Shire Council  
[enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Attention: Neil Beck

cc Veris  
[m.tessaro@verris.com.au](mailto:m.tessaro@verris.com.au)

Attention: Michael Tessaro

Dear Neil,

**Third Party Advice – Reconfiguration of a Lot for 1 into 4 lots located at 142R Tati Road, Miallo described as Lot 73 on RP240928.**

**Applicant Ref: 32204**

**Council Ref: ROL1967/2017**

**Our Ref: HBD 5796472**

We refer to the above referenced Development Application which has been referred to Energex Limited in accordance with the *Sustainable Planning Act* for Third Party Advice.

Energex Limited recommends approval of the proposed Reconfiguration of a Lot for 1 into 4 lots subject to the following conditions:

1. This application is approved in accordance with the below referenced plans. Any alterations to these plans should be resubmitted to Ergon Energy for comment:

Approved Plans			
Title	Plan Number	Issue	Date
Proposed Reconfiguration of a Lot	32204PP-01	D	20/04/2017

2. The applicant must apply to Ergon Energy to confirm that lots can be supplied with power. The existing lines along Miallo Bamboo Creek Road are not able to supply the proposed properties.
3. The applicant must enter into a wayleave agreement with Ergon Energy to protect the ongoing use the existing powerline which services adjoining lots. (located in proposed lot 1).

Should you require any further information on the above matter, please contact Kirsten Sellers on (07) 3664 4815.

Yours faithfully,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal flourish extending to the right.

Kirsten Sellers  
Senior Town Planner

## Michael Tessaro

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**Subject:** FW: 32204 - Proposed Subdivision - 142R Tati Road  
**Attachments:** Road crossing standard drawing.pdf

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**From:** Don Fowler [mailto:D.Fowler@mkysugar.com.au]  
**Sent:** Wednesday, 6 September 2017 9:03 AM  
**To:** Michael Tessaro <M.Tessaro@veris.com.au>  
**Subject:** RE: 32204 - Proposed Subdivision - 142R Tati Road

Good morning Michael.  
I apologise for the delay in replying.

Mackay Sugar's Mossman mill operates from May to December each year. The rail siding on Tati Road is used by a number of growers periodically through this period to load trains. Mackay Sugar train shunting will block the main line in the location of the proposed access for generally short periods of time, and there may be noise and dust generated as a result. Mackay Sugar will not accept responsibility for inconvenience, or loss of amenity during operations that results as a consequence of this subdivision and proposed access.

It is recommended that screening vegetation is planted along the eastern boundary to reduce the risk of problems from noise & dust.

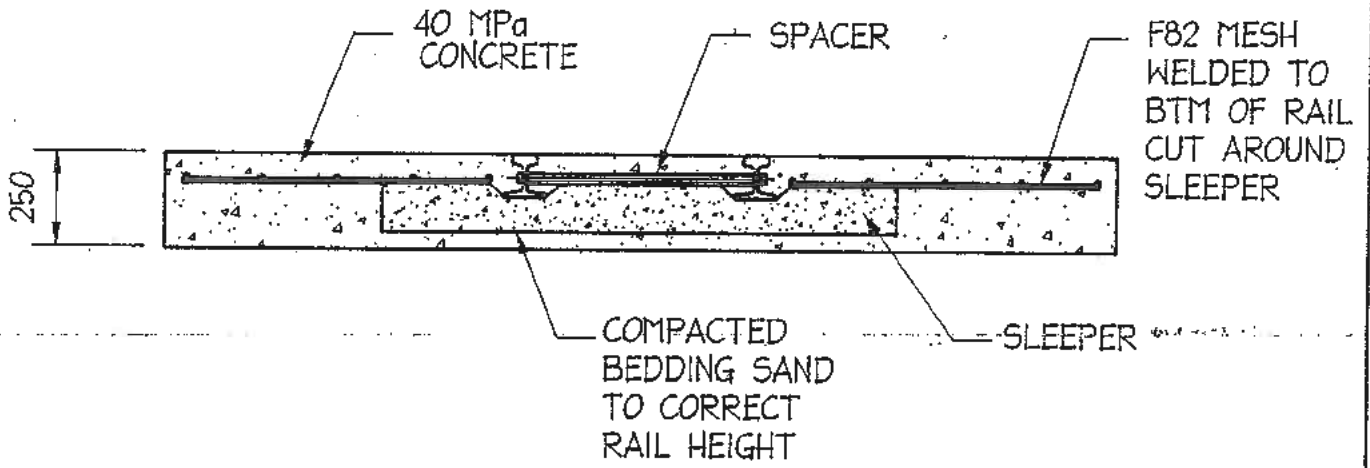
Mackay Sugar will require the rail crossings to be concreted as per the attached standard drawing to at least 500mm outside the edge of the proposed access roadway. The work will have to be done at a time suitable to Mackay Sugar and outside of the operational period. It shall also be done by an approved contractor, or under a MS inspection regime.

If you have any questions please ask.  
Thanks

**Don Fowler**  
**Cane Supply Manager**  
Mackay Sugar - Mossman Mill

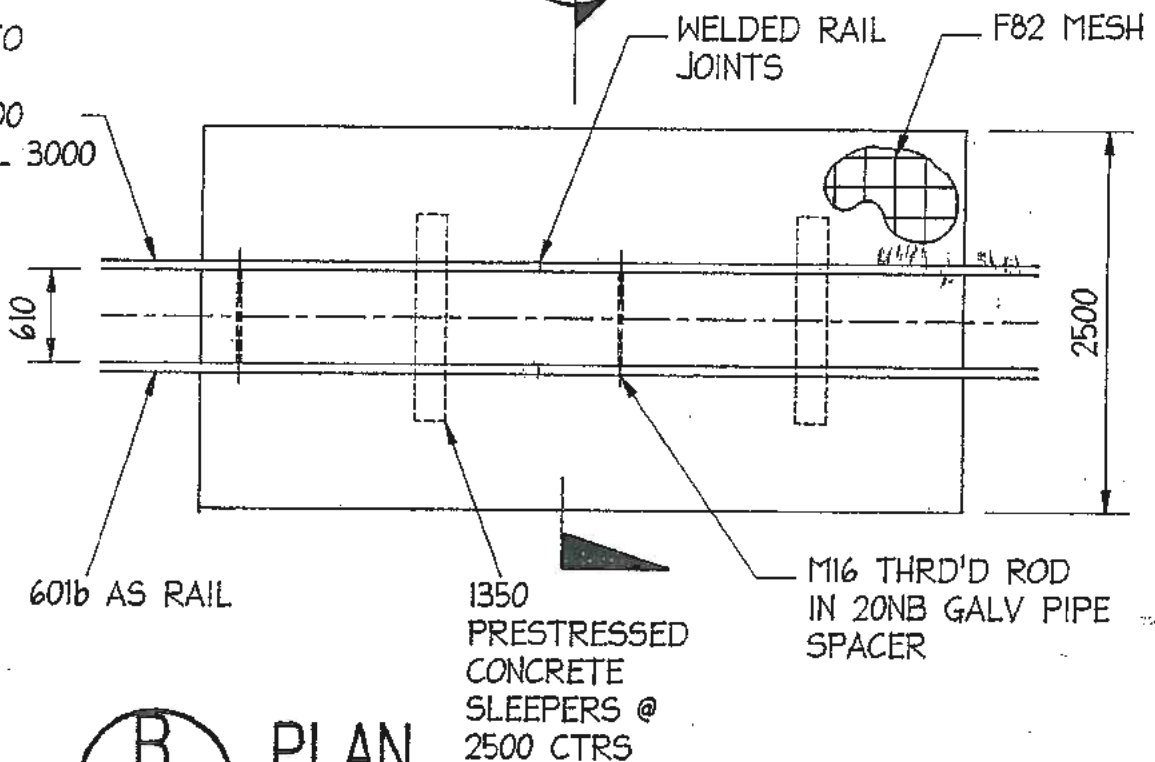
PO Box 97, Mossman QLD 4873  
P: +61 (0)7 4030 4126 - F: +61 (0)7 4098 1628 - M: +61 409 620 868  
E: [d.fowler@mkysugar.com.au](mailto:d.fowler@mkysugar.com.au)





**A** SECTION  
SCALE 1:20

MIN DIST TO RAIL JOINT  
WELDED 1000  
MECHANICAL 3000



**B** PLAN  
SCALE 1:50

**ORIGINAL**



Raw Sugar Manufacturing  
Aquaculture

Telephone (070) 98 1400  
Facsimile (070) 981528

PO Box 97  
Mossman 4873  
Queensland  
Australia

A.C.N. 009 657 103

A	REDRAWN ISSUED FOR CONSTRUCTION	DF	2/4/97	
Rev	Description	By	Date	App
	TITLE	Scale: 1:20, 1:40 Date		
	<b>CANE RAILWAY STANDARD ROAD CROSSING</b>	Drn	HOLLOWAY	8/4/96
		Chk		
		App		
		DRG No <b>19/145</b> REVA		