

SPA Requirements for Development Applications

Operational Works

These requirements are mandatory and as such the Maranoa Regional Council is required to enforce these requirements and must reject plans which do not incorporate the mandatory information. It should be noted that while the following are mandatory requirements by the State, additional plans or maps, of differing scales, may be supplied to support the application when the applicant deems that the required standard of the plans does not fully explain the proposal. The mandatory minimum requirements for proposal plans for Operational Works are as follows.

Form	Check	Comments
Mandatory Information		
Applicants are advised to arrange a Pre-lodgement meeting with council officers prior to making their official application. This will help the applicant ensure that all of the required information is attached to their application.		
IDAS Forms 1 & 6 submitted and fully completed		
Owners Consent - ensure that all of the owners of the land have signed Form 1 in the space provided.		
Council Application fees paid according to fee schedule		
All applications for operational works which include the installation or construction of Sewer Mains or Pump Stations, Water Mains, Roads or Footpaths, shall include a full engineering specification in addition to any plans submitted.		
Information to be submitted should generally comply with the EDROC Standards, Australian Standards and relevant development guidelines and codes		
All designs and specifications shall be certified by an RPEQ Engineer		
Q Leave receipt (for operational work \$80 000 and over in value)		
Three (3) sets of all plans and documentation, PLUS one set of plans and specifications in electronic format.		
All Applications		
A site plan drawn to scale which shows the following:		
• the location and site of the land to which the application relates (relevant land)		
• the north point		
• the boundaries of the relevant land		
• the allotment layout showing the existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)		
• any existing or proposed easements on the relevant land and their function		
• any access to limitation strips		
• all existing and proposed roads and access points on the relevant land		
A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.		
Applications for operational works involving earthworks (filling and excavating)		
Drawings showing:		
• existing and proposed contours		
• areas to be cut and filled		
• the location and level of any permanent survey marks or reference stations used as datum for the works		
• the location of any proposed retaining walls on the relevant land and their height		
• the defined flood level (if applicable)		

<ul style="list-style-type: none"> the defined fill level (if applicable) 		
Applications for operational works involving roadworks		
Drawings showing:		
<ul style="list-style-type: none"> existing or proposed contours 		
<ul style="list-style-type: none"> the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points 		
<ul style="list-style-type: none"> information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) 		
<ul style="list-style-type: none"> kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) 		
<ul style="list-style-type: none"> edge of pavement where kerb is not constructed 		
<ul style="list-style-type: none"> position and extent of channelisation 		
<ul style="list-style-type: none"> location and details of all traffic signs, guideposts, guardrail and other street furniture 		
<ul style="list-style-type: none"> pavement markings including details on raised pavement markers 		
<ul style="list-style-type: none"> catchpit, manhole and pipeline locations 		
<ul style="list-style-type: none"> drainage details (if applicable) 		
<ul style="list-style-type: none"> cross road drainage culverts (if applicable) 		
<ul style="list-style-type: none"> concrete footpaths and cycle paths 		
<ul style="list-style-type: none"> location and details for access points, ramps and invert crossings. 		
<ul style="list-style-type: none"> Changes in surfacing material 		
Applications for Operational works involving stormwater drainage		
Drawings showing		
<ul style="list-style-type: none"> existing and proposed contours 		
<ul style="list-style-type: none"> drainage locations, diameters and class of pipe, open drains and easements 		
<ul style="list-style-type: none"> manhole location, chainage and offset or co-ordinates and inlet and outlet invert levels 		
<ul style="list-style-type: none"> inlet pit locations, chainage and offset or co-ordinates and invert and kerb levels 		
Applications for operational works involving water reticulation		
Drawings showing		
<ul style="list-style-type: none"> kerb lines or edge pavement where kerb is not constructed 		
<ul style="list-style-type: none"> location and levels of other utility services where affected by water reticulation works 		
<ul style="list-style-type: none"> pipe diameter, type of pipe and pipe alignment 		
<ul style="list-style-type: none"> water main alignments 		
<ul style="list-style-type: none"> water supply pump station details (if applicable) 		
<ul style="list-style-type: none"> minor reservoir details (if applicable) 		
<ul style="list-style-type: none"> conduits 		
<ul style="list-style-type: none"> location of valves and fire hydrants 		
<ul style="list-style-type: none"> location of house connections (if applicable) 		
<ul style="list-style-type: none"> location of bench marks and reference pegs 		
Applications for operational works involving sewerage reticulation		
<ul style="list-style-type: none"> location of all existing and proposed services 		
<ul style="list-style-type: none"> location of all existing and proposed sewer lines and manhole locations 		
<ul style="list-style-type: none"> location of all house connection branches 		
<ul style="list-style-type: none"> kerb lines or edge of pavement where kerb is not constructed 		
<ul style="list-style-type: none"> chainages 		
<ul style="list-style-type: none"> design sewer invert levels 		

• design top of manhole levels		
• type of manhole and manhole cover		
• pipe diameter, type of pipe and pipe alignment		
• location of house connections (if applicable)		
• sewer pump station details (if applicable)		
Applications for operational works involving street lighting		
Drawings showing		
• location of all light poles and service conduits		
• location of all other cross road conduits		
• type of wattage and lighting		
• any traffic calming devices		
• additional plans for roundabouts and major roads (if applicable)		
• details of any variations to normal alignment		
• details of lighting levels		
Applications for operational works involving public utility services		
Drawings showing:		
• any existing light poles and power poles		
• any existing underground services		
• details of proposed services		
• alternation to existing services		
Applications for operational works involving landscaping works		
Drawings showing:		
• the location of proposed plant species		
• the plant schedule indicating common and botanical names, pot sizes and number of plants		
• planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge		
• the location and type of any existing trees to be retained		
• construction details of planter boxes, retaining walls and fences		
• the proposed maintenance period		
• irrigation system details		

Note: Applications not conforming to these requirements will not be classed as a properly made application, in accordance with the *Sustainable Planning Act 2009*, and as a result the specified timeframe for the assessment for the application will not commence until all information is received.

Note: Council may require further information in addition to that set out above. If this is the case you will be notified within the time frames set down in the *Sustainable Planning Act 2009*.

