

19 September 2024

Planning Officer: Brian Millard
Direct Telephone: 074086 4649
Our Reference: MCU/23/0012
Your Reference: F22/21

Two Rivers Community School
C/- Freshwater Planning
17 Barron View Drive
FRESHWATER QLD 4870

Dear Applicants,

Negotiated Decision Notice

Planning Act 2016

I refer to your application and the representations you made in respect to the decision notice. On 18 September 2024, Council decided your representations.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU/23/0012
Street Address: Chewko Road and 267 McIver Road, Mareeba
Real Property Description: Lot 71 on SP292140
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Council, on 18 September 2024, decided to issue the following type of approval:

Development Permit for Material Change of Use – Educational Establishment
In relation to representations, Council decided to:

- A. Agreed to change Condition 4.6.2 (iii) of Council's Decision Notice issued on 18 July 2024.

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) 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

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "*necessary infrastructure condition*" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by 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 applicable to each stage must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the relevant stage of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of each stage of the use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
 - 3.2 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.

- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 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.
- 3.5 Waste Management
- 3.5.1 On site refuse storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.
- 3.5.2 Where bulk bins are used and are to be serviced on site, prior to the issue of a development permit for building works, Council's delegated officer must be satisfied that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear only.
- 3.5.3 All waste storage areas must remain covered and no food scraps disposed of on-site so as to not encourage scavenging from wildlife and birdlife.
- 3.6 Noise Nuisance
- Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.
- 3.6 Air Conditioner & Building Plant Screening
- The applicant/developer is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.
- 3.8 Emissions
- Emissions associated with the development must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act (1994) to any sensitive receptor.

3.9 Safety fencing

A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children:

- (a) Vehicle manoeuvring and parking areas;
- (b) Refuse storage and servicing areas; and
- (c) Air conditioning, refrigeration plant and mechanical plant.

The location and extent of fencing shall be determined by the applicant/developer after carrying out a risk assessment.

3.10 Student Enrolments

The total number of enrolled students shall not exceed three hundred (300), unless prior approval is granted by Council for an expansion of the existing use.

3.11 Bushfire Management

3.11.1 A Bushfire Hazard Management Plan for the site, incorporating evacuation procedures, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Bushfire Hazard Management Plan at all times.

3.11.2 An on-site water supply for firefighting purposes must be provided with a minimum capacity of 5,000 litres that must comprise either:

- (a) a stand-alone tank; or
- (b) a reserve section in the bottom part of the main water supply tank; or
- (c) a dam; or
- (d) a swimming pool.

Where tank water supply is provided, the outlet must be fitted with a 50mm ball valve with a camlock fitting for connection to firefighting appliances.

3.12 Biosecurity Management Plan

A Biosecurity Management Plan must be prepared and implemented for the site.

4. Infrastructure Services and Standards

4.1 Development Access

- 4.1.1 The access off Chewko Road must be designed and constructed in accordance with FNQROC Development Manual standard drawing for Rural Access S1105. The width and turn radius of the seal must be determined based on swept paths of the largest vehicle that would enter and exit the site.
- 4.1.2 The full length of the access road from Chewko Road to the property boundary must be upgraded/constructed to provide pavement and seal of a suitable standard to accommodate expected traffic volumes accessing the school.
- 4.1.3 The access road must be of a suitable width to accommodate two-way traffic including two buses passing each other. Turning paths confirming that vehicles can safely navigate the bends along the access road must be provided as part of the Operational Works application.
- 4.1.4 The railway level crossing must be upgraded in accordance with the State Assessment and Referral Agency response dated 30 May 2024.
- 4.1.5 The intersection of the existing access to the neighbouring properties to the south must be formalised from the new access road.

The works described above must be undertaken prior to commencement of use of Stage 1, at no cost to Council and will require approval under an Operational Works permit.

4.2 External Works

- 4.2.1 Design and construct the widening of Chewko Road pavement and seal on both approaches to the access intersection to provide trafficable shoulders of a width and length in accordance with Austroads Guide to Traffic Management Part 6 and Austroads Guide to Road Design Part 4A for a Rural Basic left and right turn treatment (BAL and BAR).

The works described above must be undertaken prior to commencement of use of Stage 1, at no cost to Council and will require approval under an Operational Works permit.

4.3 Revised Traffic Impact Assessment – Stage 6

- 4.3.1 A revised Traffic Impact Assessment (TIA) report must be submitted to Council prior to Stage 6 when all facilities constructed as part of Stage 1 to 5 is in operation. The TIA should analyse the impact that the development related traffic will have on Council's road network as a result of this stage and be based on actual traffic counts at the time.

Any external works determined to be required by Council following review of the revised assessment must be undertaken at no cost to Council and will require approval under an Operational Works permit.

4.4 Car Parking/Internal Driveways

- 4.4.1 The applicant/developer must ensure the development is provided with staged on-site car parking spaces generally in accordance with the approved plans, which are available solely for the parking of vehicles associated with the use of the premises.
- 4.4.2 All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.
- 4.4.3 The car park must be designed in accordance with AS2890.1 Off-Street Car Parking including parking bay dimensions, aisle widths, speed control etc. The design is to be certified by an RPEQ that the car park provisions comply with Australian standards.
- 4.4.4 An internal traffic circulation design plan demonstrating swept paths must be submitted as part of the development application for Operational Works to demonstrate that adequate provision has been made for the manoeuvring of vehicles and buses.
- 4.4.5 All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Stormwater Management

- 4.5.1 Prior to building or operational works commencing, the applicant/developer 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.
- The Stormwater Management Plan must allow for the proposed staging of the development.

- 4.5.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.
- 4.5.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.
- 4.5.4 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.6 Landscaping and Fencing

- 4.6.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.
- 4.6.2 The landscaping plan must incorporate the following:
- (i) A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.
 - (ii) A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.
 - ~~(iii) A 1.8 metre high colorbond (neutral colour) solid screen fence must be established along the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).~~
 - (iii) *The existing rural fence must be maintained along the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).***
 - (iv) The planting of one (1) shade tree for every six (6) parking spaces.
- 4.6.3 Landscaping associated with 4.6.2 (i) and (ii) must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.
- 4.6.4 Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.6.5 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.6.6 All landscaping must be maintained for the life of the development.

4.7 Lighting

Where installed, external lighting must be designed and installed in accordance with *AS4282 – Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents or obstruct or distract pedestrian or vehicular traffic.

4.8 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply".

4.9 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

4.10 Electricity Supply

The development must be connected to the electricity supply network.

4.11 Telecommunications Infrastructure

The development must be provided with a connection to the national broadband network or telecommunication services.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

- Schedule 10, Part 3, Division 4, Table 3 - Clearing native vegetation
- Schedule 10, Part 9, Division 4, Table 1 – Aspect of development stated in schedule 20 (Purpose 14 – Educational establishment)

The State Assessment and Referral Agency provided its response dated 30 May 2024.

A copy of the response conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
162/A021 Issue 5	Existing Site - 2021	LIFE Design Consulting	24/07/2023
162/A031 Issue 9	Masterplan – Final Entire Site	LIFE Design Consulting	10/10/2023
162/A041b Issue 7	Masterplan -2041 School	LIFE Design Consulting	10/10/2023
162/A041c Issue 6	Masterplan 2041 School B&W	LIFE Design Consulting	10/10/2023
162/A111 Issue 5	Stage 1 Plan	LIFE Design Consulting	24/07/2023
162/A112 Issue 3	Stage 1 Plan – Parking and Drop-off	LIFE Design Consulting	24/07/2023
162/A121 Issue 5	Stage 2 Plan	LIFE Design Consulting	24/07/2023
162/A131 Issue 6	Stage 3 Plan	LIFE Design Consulting	24/07/2023
162/A141 Issue 4	Stage 4 Plan	LIFE Design Consulting	24/07/2023
162/A151 Issue 4	Stage 5 Plan	LIFE Design Consulting	24/07/2023
162/A161 Issue 7	Final Plan	LIFE Design Consulting	24/07/2023
162/A162 Issue 3	Final Plan – Parking and Drop-off	LIFE Design Consulting	24/07/2023
162/A901 Issue 4	3D Views - Birdseye	LIFE Design Consulting	24/07/2023
162/A902 Issue 4	3D Views - Birdseye	LIFE Design Consulting	24/07/2023
162/A903 Issue 4	3D View from Entry	LIFE Design Consulting	24/07/2023
162/A911 Issue 4	3D Views – Internal courtyard	LIFE Design Consulting	24/07/2023

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER'S ADVICE

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(d) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work
- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

SUBMISSIONS

There were six (6) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. E Maksuti	42 Catherine Atherton Drive, Mareeba QLD 4880
2. C & S Bassani	PO Box 468, Mareeba QLD 4880
3. A Islam	akilislam@gmail.com
4. M Iminov	259 Mclver Road, Mareeba QLD 4880 cynthiamurat@hotmail.com
5. A Webb	1 Owens Street, Mareeba QLD 4880 webbyfng@gmail.com
6. M & T Tiraboschi	PO Box 867, Mareeba QLD 4880 thelimeman@bigpond.com

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.

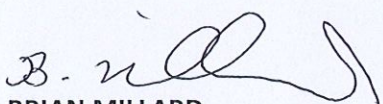
17. OTHER DETAILS

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

DECISION NOTICE HISTORY

MCU/23/0012 – Original Decision Notice dated 18 July 2024

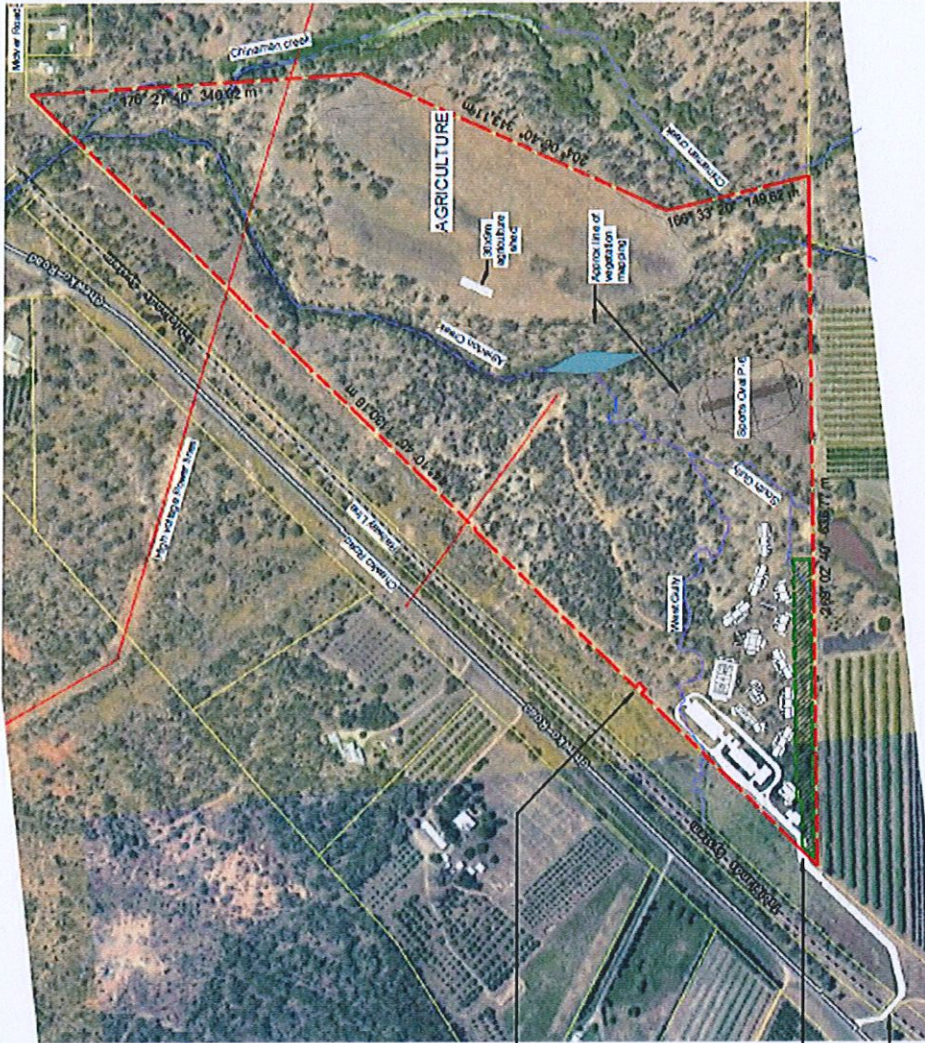
Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES

Enc: Approved Plans/Documents
Referral Agency Response
Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
CairnsSARA@dsdmip.qld.gov.au



Suggested Elgon Transformer
location if required
(TBS)

Site Entry

Existing access gate with
railway level crossing



Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Crewko Road)
Lot 71 on SP232140, 287,300sqm, Zoned Rural

1: 4000 @ A3

Masterplan - Final Entire Site

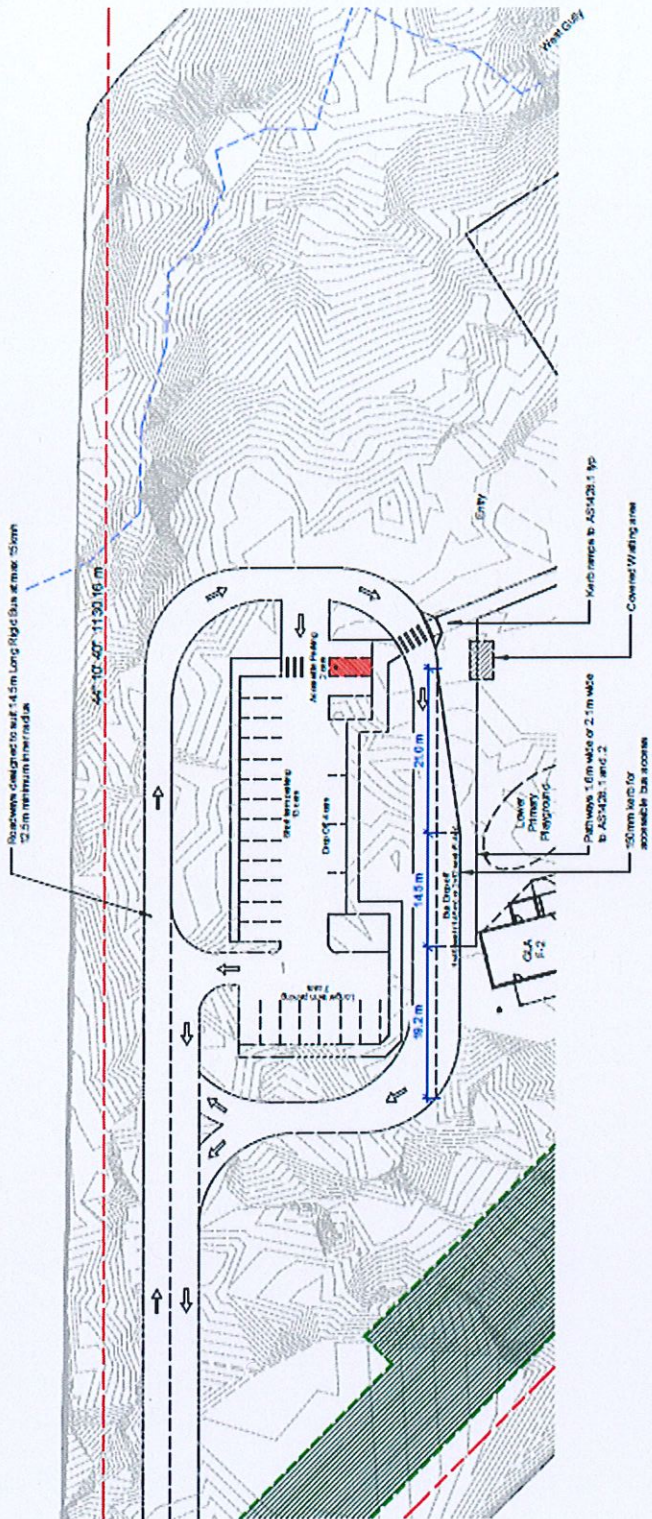
162 / A031

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Comment: 06/04/2023 10:00:00 AM 162 / A031 162 / A031 162 / A031 162 / A031

19/9/2024
B. [Signature]



LIFE Design CONSULTANTS

Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 71 on SP292140, 267,300sqm, Zoned Rural

Document Name: 48837
Version: 1, Version Date: 05/12/23

Scale: 1:500 @ A3
Stage: 162 / A112
Project: 2022023 10010

Author	Drawn	Check	Issue
20230203	20230203	20230203	20230203

Client: Mareeba Shire Council, 646 6676, info@mareeba.qld.gov.au, www.mareeba.qld.gov.au

19/9/2024
B. [Signature]



LIFE Division
Document Services - Mareeba
Version 1, Version Date: 05/11/2023

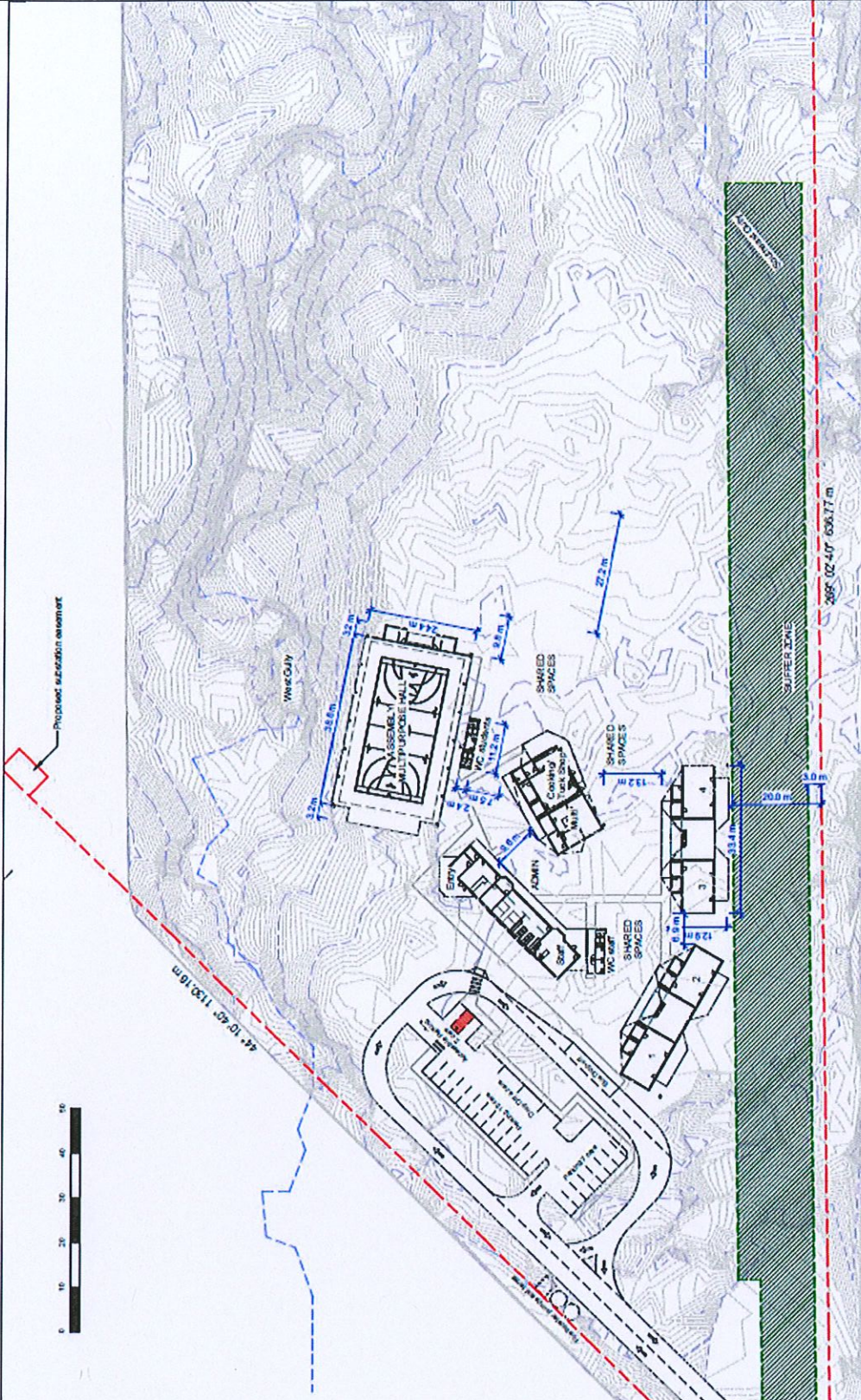
Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 7.1 on SP292140, 287,300sqm, Zoned Rural

1:750 @ A3
Stage 2 Plan
162 / A121
20/02/2023 15:01:01

Client: Mareeba Shire Council, 048188761, mar@mareeba.qld.gov.au, www.mareeba.qld.gov.au

Item	Issue	Date
1	Issue for Council	20/02/2023
2	Issue for Council	20/02/2023
3	Issue for Council	20/02/2023
4	Issue for Council	20/02/2023
5	Issue for Council	20/02/2023
6	Issue for Council	20/02/2023
7	Issue for Council	20/02/2023
8	Issue for Council	20/02/2023
9	Issue for Council	20/02/2023
10	Issue for Council	20/02/2023

19/9/2024
B. [Signature]



1:750 @ A3
Stage 3 Plan
162 / A131
30/07/2023 15/01/24

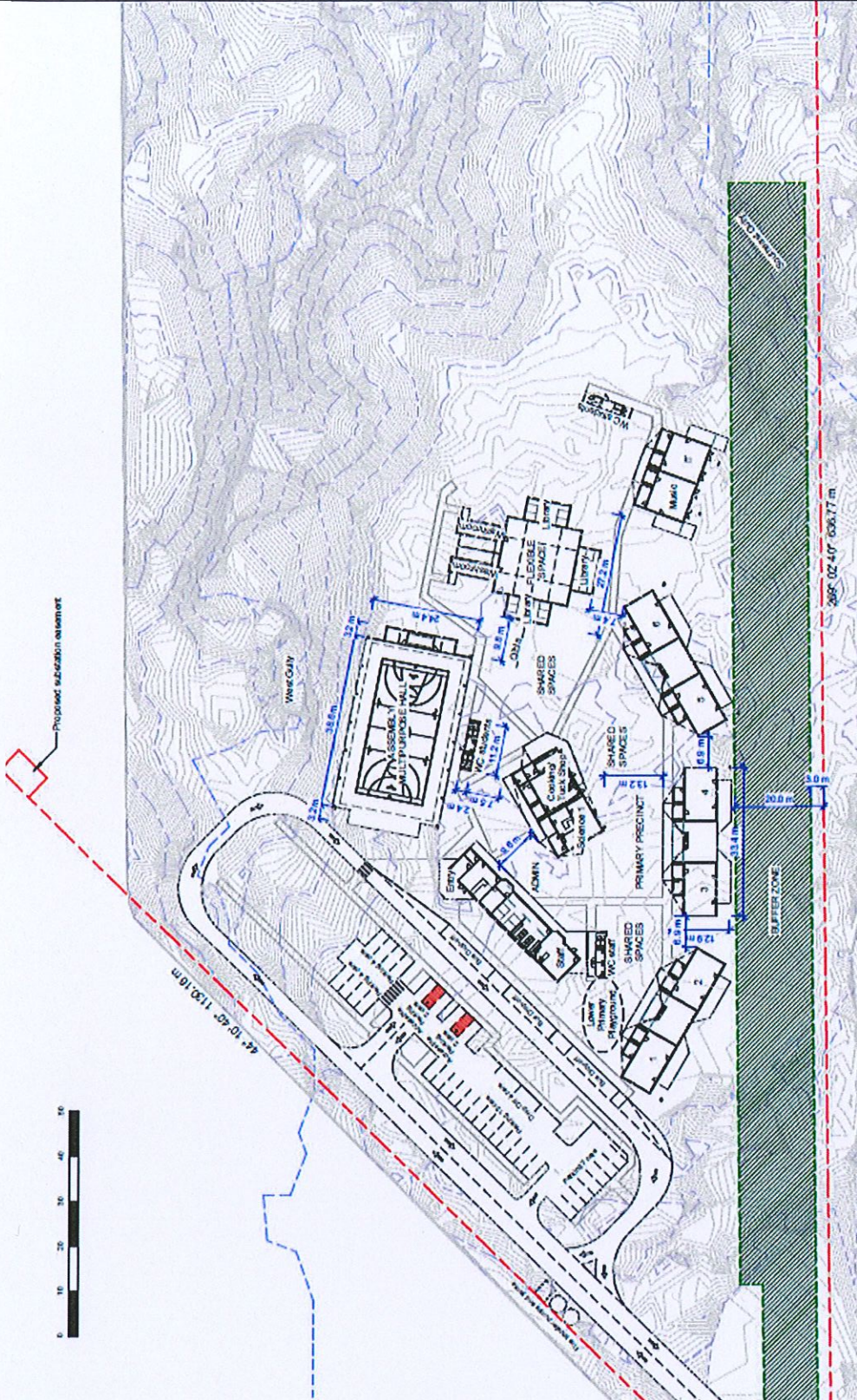
Item	Description	Author	Check	Date
1	Issue for Public Comment	WJ	WJ	15/01/24
2	Issue for Council Consideration	WJ	WJ	07/12/23
3	Issue for Council Consideration	WJ	WJ	07/12/23
4	Issue for Council Consideration	WJ	WJ	07/12/23
5	Issue for Council Consideration	WJ	WJ	07/12/23
6	Issue for Council Consideration	WJ	WJ	07/12/23
7	Issue for Council Consideration	WJ	WJ	07/12/23
8	Issue for Council Consideration	WJ	WJ	07/12/23
9	Issue for Council Consideration	WJ	WJ	07/12/23
10	Issue for Council Consideration	WJ	WJ	07/12/23

Client: Mareeba Shire Council, 04616176, info@mareeba.qld.gov.au

LIFE Design
Two Rivers Community School, Mareeba
267 Midver Road, Mareeba QLD 4983 (access off Chewko Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural

Document Number: 162/A131
Version: 1, Version Date: 15/01/2023

19/9/2024
B. [Signature]



LIFE Design
LIFE DESIGN CONSULTANTS PTY LTD
10/100 WILSON DRIVE, WILSON CREEK QLD 4870
Ph: 07 4071 1100 Fax: 07 4071 1101
www.lifedesign.com.au

Two Rivers Community School, Mareeba
267 Midver Road, Mareeba QLD 4883 (access off Chewio Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural

1:750 @ A3
Stage 5 Plan
162 / A151
24/07/2023 15:00:14
Client: MAREEBA SHIRE COUNCIL
Project: MAREEBA COMMUNITY SCHOOL

Rev	Description	Date
01	Issue for Approval	24/07/2023
02	Issue for Approval	24/07/2023
03	Issue for Approval	24/07/2023

44-10-45-1130.10m
265-02-407-006.77m
265-02-407-006.77m

19/9/2024
B. n. Q.



1:750 @ A3
Final Plan
152/A161
20/02/2023

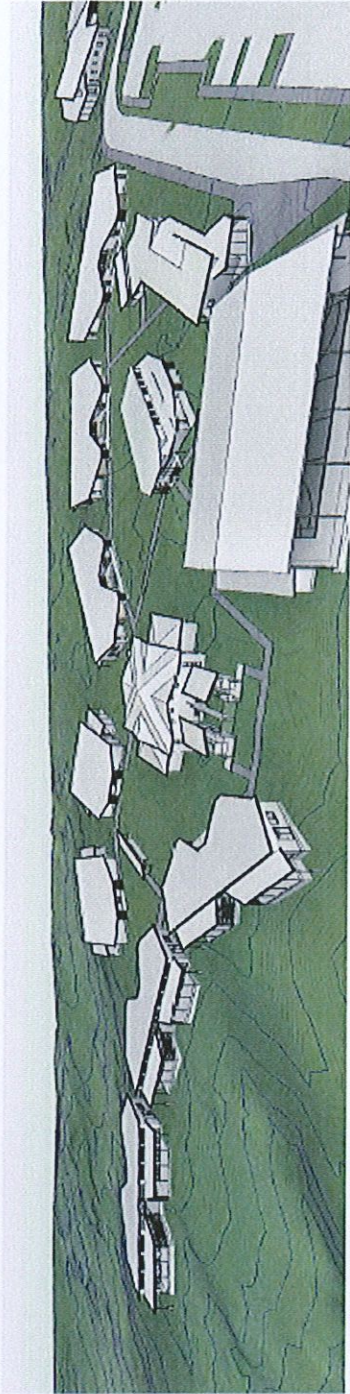
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2	20/02/2023	Issue for public comment		
3	20/02/2023	Issue for public comment		
4	20/02/2023	Issue for public comment		
5	20/02/2023	Issue for public comment		
6	20/02/2023	Issue for public comment		
7	20/02/2023	Issue for public comment		
8	20/02/2023	Issue for public comment		
9	20/02/2023	Issue for public comment		
10	20/02/2023	Issue for public comment		

CONTACT: MAREEBA SHIRE COUNCIL, 0468187111, www.mareeba.qld.gov.au

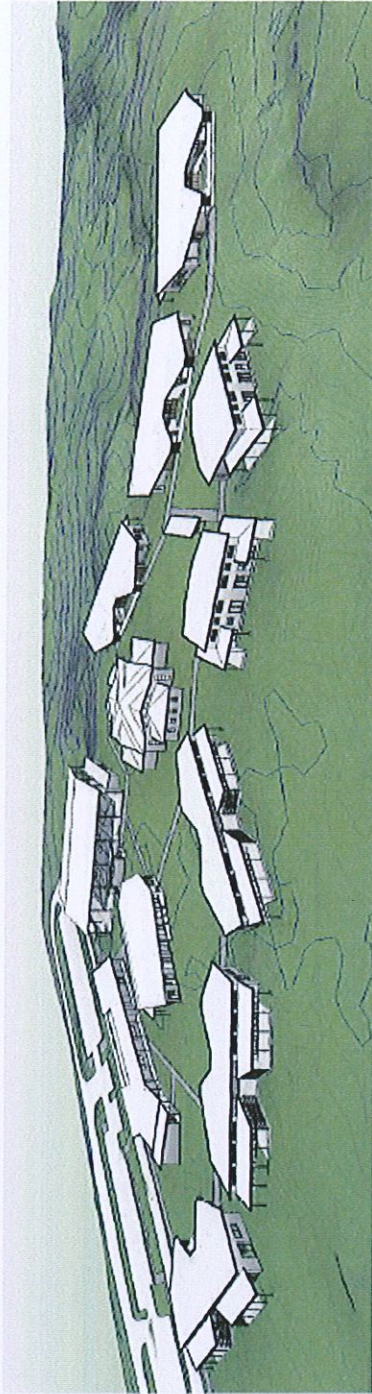
LIFE Design
Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural

Document Number: 152/A161
Version: 1, Version Date: 20/02/2023

19/9/2024
B. [Signature]



1 Pesp - Birdseye from North



2 Pesp - Birdseye from South

LIFE Design
LIFE DESIGN GROUP PTY LTD
10/100 WILSON ROAD, MAREEBA QLD 4883

Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewinko Road)
Lot 71 on SP292140, 287,300sqm, Zoned Rural

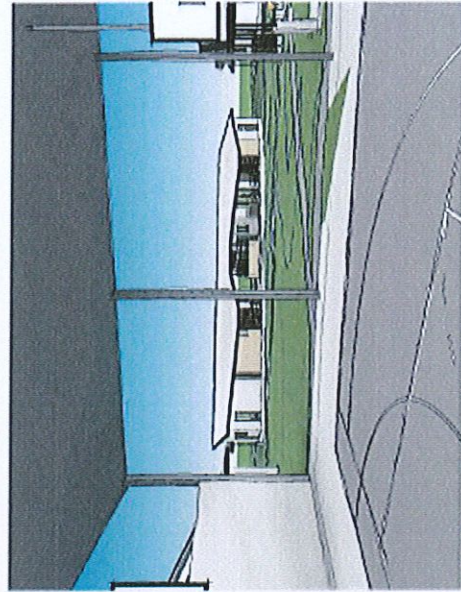
3D Views - Birdseye @ A3
162 / A302
DATE: 15/10/23

DATE	15/10/23	BY	MD
DATE	15/10/23	BY	MD
DATE	15/10/23	BY	MD
DATE	15/10/23	BY	MD

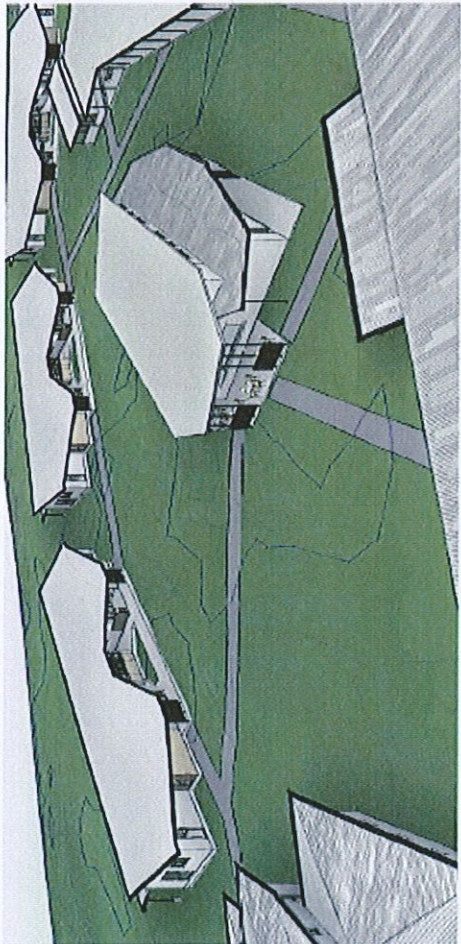
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Version: 1, Revision Date: 15/10/23

Contact: 08 48 48 10000333, 045 66 711, info@lifedesign.com.au

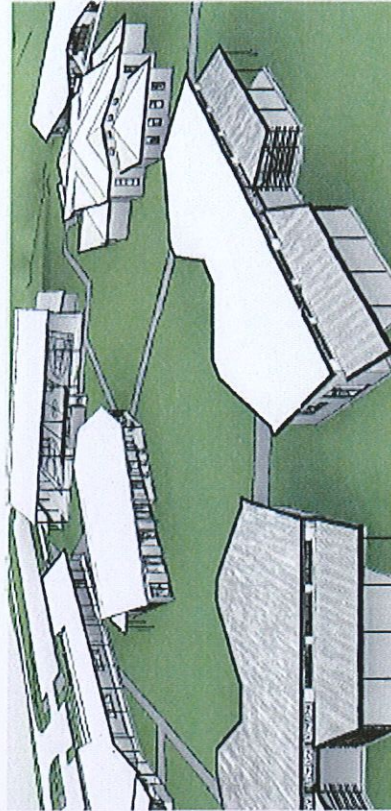
19/9/2024
B. n. [Signature]



4 Persp - Courtyard from Hall



1 Persp - Courtyard from North



2 Persp - Courtyard from South



3 Persp - Courtyard from Entry

3D Views - Internal courtyard

@ A3
162 / A911
2022/023 15 12 06

Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural

1	Issue for Public Comment	15/09/2023	15/09/2023
2	Final Design	15/09/2023	15/09/2023
3	Final Design	15/09/2023	15/09/2023
4	Final Design	15/09/2023	15/09/2023

CONTRACT: 2022/023 15 12 06
www.lifedesign.com.au

19/9/2024
B. Hill

	Referral Agency Response
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RA6-N



SARA reference: 2311-38006 SRA
 Council reference: MCU/23/0012
 Applicant reference: F22/31

30 May 2024

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba QLD 4880
 planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response(Referral agency response given under section 58 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 21 December 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	30 May 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use - Educational Establishment
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1 (10.3.4.3.1) of the Planning Regulation 2017 - Clearing native vegetation	

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Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley
 Street, Cairns
 PO Box 2358, Cairns QLD 4870

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Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the Planning Regulation 2017 - State transport infrastructure thresholds

SARA reference: 2311-38006 SRA
Assessment manager: Mareeba Shire Council
Street address: 267 Mciver Road, Mareeba
Real property description: Lot 71 on SP292140
Applicant name: Two Rivers Community School C/- Freshwater Planning Pty Ltd
Applicant contact details: 17 Barron View Drive
Freshwater QLD 4870
freshwaterplanning@outlook.com

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

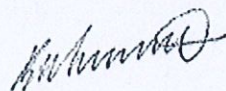
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in Attachment 4.

A copy of this response has been sent to the applicant for their information.

For further information please contact Isley Peacey, Senior Planning Officer, on 4037 3202 or via email CairnsSARA@dsgilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Two Rivers Community School, freshwaterplanning@outlook.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

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Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use – Educational Establishment		
10.3.4.3.1 – Native vegetation clearing - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Clearing of vegetation must: (a) only occur within Area A(A1) and Area C(C1) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2311-38006 SRA, Sheet 1 of 1, version 1; and (ii) Attachment to Vegetation Management Plan VMP 2311-38006 SRA Derived Reference Points for GPS; (b) not exceed 3.314 hectares.	At all times
2.	Built infrastructure, other than for roads, tracks, fences and underground services, must not be established, constructed or located within Area C(C1) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2311-38006 SRA, Sheet 1 of 1, version 1; and (ii) Attachment to Vegetation Management Plan VMP 2311-38006 SRA Derived Reference Points for GPS.	At all times
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing

No.	Conditions	Condition timing
Material change of use – Educational Establishment		
10.9.4.1.1– State transport infrastructure thresholds—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Stormwater management		
4.	(a) The stormwater management of the development must not cause a worsening to the operating performance of the railway corridor such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the railway corridor. (ii) concentrate or increase the velocity of flows to the railway corridor. (iii) interfere with and/or cause damage to the existing stormwater drainage on the railway corridor (iv) surcharge any existing culvert or drain on the railway corridor. (v) reduce the quality of stormwater discharge onto the railway	(a) At all times

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	<p>corridor.</p> <p>(b) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tqr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tqr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first, for the first stage</p> <p>(c) Within 20 business days of the completion of works, for the relevant stage</p>
Railway level crossing safety		
5.	<p>(a) The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) must be upgraded to include the following:</p> <ul style="list-style-type: none"> (i) the road approaching the crossing is aligned to be perpendicular to the railway corridor between its intersection with Chewko Road and extending for at least 20m beyond the outer rail track (edge running rail) on the southern approach to the crossing. (ii) a road carriageway width at the level crossing that is at least 7.5m (2 x 3.75m traffic lanes), plus a 1.5m wide verge on both sides of the road. (iii) a sealed surface of asphaltic concrete, or similar material, which extends over the crossing and for a minimum distance of 10m from the outer rail track (edge running rail) on each road approach to the crossing, ensuring a maximum grade change of 6%, in accordance with the following standards: <ul style="list-style-type: none"> • 'Level crossings – Details of Sign Posting', prepared by Queensland Rail, dated 13/08/20, drawing number QR-C-S3394 and issue A. • 'Level crossings – Details of Private and Queensland Rail Maintenance Road Grading and Sign Posting', prepared by Queensland Rail, dated 13/08/20, drawing number QR-C-S3395 and issue A. • a RPEQ certified crossing foundation suitable for the proposed weight and volume of the maximum design vehicle. <p>(b) Provide written evidence from the railway manager to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tqr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) and (b) Prior to the commencement of operational work or building work, whichever occurs first</p>
6.	<p>(a) The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) must be upgraded to include the following safety controls in accordance with AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>, comprising the following for each road approach to the level crossing:</p> <ul style="list-style-type: none"> (i) a RX-2 assembly with R6-25 signage with two pipe posts in accordance with section 2.2.2 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i> and associated Queensland Rail's 'Standard Level 	<p>(a) and (c) Prior to the commencement of operational work or building work, whichever occurs first</p>

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	<p>Crossings Traffic Signs for Private & QR Maintenance Level Crossings', dated 25/05/2005 and drawing number 2588;</p> <ul style="list-style-type: none"> (ii) stop lines in accordance with section 3.3 and Figure 4.6 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>; (iii) no-overtaking barrier line in accordance with Section 3.5 and Figure 4.6 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>; and (iv) incident Reporting Signage (quoting crossing reference 2336) in accordance with 'Level Crossings – Incident Reporting Sign', prepared by Queensland Rail, dated 16/02/06, drawing number 2622 and Issue A (v) railway crossing advance warning signage on both Chewko Road approaches to the railway level crossing in accordance with Section 2.2.5 and Figure 4.10 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i> (vi) railway crossing advance warning signage on the southern approach (Unnamed Road) to the railway level crossing in accordance with: <ul style="list-style-type: none"> • Section 2.2.5 and Figure 4.10 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>; OR • Figure 4.5 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>. <p>(b) The existing safety controls at the railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) namely, the railway crossing stop assembly (RX-2) must be removed.</p> <p>(c) Provide written evidence from the railway manager to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tqr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with part (a) and (b) of this condition.</p>	<p>(b) Following the completion of part (a) of this condition</p>
<p>Public passenger transport</p>		
<p>7.</p>	<ul style="list-style-type: none"> (a) Provide a school bus setdown facility at the location shown on the Stage 1 Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A112 and issue 3 (as amended in red). (b) The school bus setdown facility must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components: <ul style="list-style-type: none"> (i) one (1) continuous bus zone with capacity to accommodate the setdown of 1 x single unit rigid bus of 14.5m in length in accordance with Section 5.6.3.1 and Table 5-7 of Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>. (ii) bus zone line marking and bus zone signage at either end of the bus zone in accordance with AS1742.11 – <i>Manual of uniform traffic control devices, Part 11: Parking controls</i>. (iii) a waiting area with shelter, seats and a bin in accordance with P2.1 – P2.4, S2, Outcome 1, Table 2 of <i>Planning for Safe Transport Infrastructure at Schools</i>. 	<p>(a) and (b) Prior to the commencement of use for Stage 1</p>

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8.	<p>(a) Provide a school bus setdown facility at the location shown on the Final Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A162 and issue 3 (as amended in red).</p> <p>(b) The school bus setdown facility must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components:</p> <p>(i) one (1) continuous bus zone with capacity to accommodate the concurrent setdown of 3 x single unit rigid buses of 14.5m in length with independent operation in-between in accordance with Section 5.6.3.1 and Table 5-7 of Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>.</p> <p>(ii) bus zone line marking and bus zone signage at either end of the bus zone in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls.</p> <p>(iii) a waiting area with shelter, seats and a bin in accordance with P2.1 – P2.4, S2, Outcome 1, Table 2 of <i>Planning for Safe Transport Infrastructure at Schools</i>.</p>	(a) and (b) Prior to the commencement of use for Stage 5
9.	<p>The property access and internal roadway shown on Masterplan 2041 School B&W, prepared by Life Design, dated 10/10/2023, drawing number 162/A041c and issue 6 (as amended in red) must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length:</p> <p>(c) accommodate the swept path of a single unit rigid bus of 14.5m in length in accordance with Austroads Design Vehicles and Turning Path Templates;</p> <p>(d) include wayfinding signage to identify the separate vehicular routes to passenger loading zones, parking areas, exits and the like in accordance with the Queensland Manual of Uniform Traffic Control Devices, Part 2: Traffic Control Devices for General Use; and</p> <p>(e) provide priority movement to the 'bus route' over private vehicle routes by installing give way pavement marking and signage in accordance with sections 2.5 and 5.5.2 of Queensland Manual of Uniform Traffic Control Devices, Part 2: Traffic Control Devices for General Use.</p>	Prior to the commencement of use for the relevant stage
Pedestrian and cyclist access		
10.	<p>(a) Provide the external and internal pedestrian pathway network, generally in accordance with the Stage 1 Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A112 and issue 3 (as amended by SARA in red).</p> <p>(b) The active transport network in part (a) of this condition must be in accordance with Table 1: Active Transport and Schedule 1 of <i>Planning for Safe Transport Infrastructure at Schools</i>.</p>	(a) and (b) Prior to the commencement of use for the relevant stage

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Attachment 2—Advice to the applicant and assessment manager

Advice to the applicant:

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
Clearing of native vegetation	
2.	To request an electronic file of the GPS coordinates/Derived Reference Points contained in an Attachment of this decision notice, email a request to the Department of Resources at vegetation.support@resources.qld.gov.au include application reference 2311-38006 SRA.
Works on a railway corridor	
3.	<p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>All works in the railway corridor such as but not limited to pipeline crossings, service and utility connections and level crossing upgrades will require relevant approvals to be obtained from the railway manager such as a licence to enter and construct and a wayleave agreement. Please refer to Queensland Rail specification MD-20-173 – <i>Civil Non-Queensland Rail Underground Services in Queensland Rail Property</i>.</p> <p>Please note: The Department of Transport and Main Roads advise that the upgrades to the railway level crossing will be designed and constructed by the railway manager (Queensland Rail) or its approved contractor at the applicant's expense. The applicant is responsible for obtaining any necessary approvals, contract arrangements, and/or other agreements from the railway manager for the design and construction of the upgraded level crossing.</p> <p>You will also need to contact the railway manager to discuss available track closures to schedule the work, if approved.</p> <p>Please be advised that this referral agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the railway manager.</p> <p>The applicant should contact the Queensland Rail property team at QRPropertyWayleaves@qr.com.au in relation to obtaining the necessary approvals.</p>

Advice to the Assessment Manager under section 56(3) of the *Planning Act 2016*:

General advice	
1.	<p>The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) is a public level crossing and will need to be included within the Interface Agreement with Queensland Rail.</p> <p>Please contact Queensland Rail to discuss this - QRPropertyWayleaves@qr.com.au</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the Planning Act 2016)

The reasons for the SARA's decision are:

The development complies with SDAP State code 6: Protection of state transport networks. Specifically, the development:

- Does not have an adverse impact on state transport infrastructure, public passenger transport infrastructure, active transport infrastructure and public passenger services
- Maintains the operating performance of the transport network;
- Ensures development enables safe and convenient access to public passenger transport
- does not create a safety hazard for users of state transport infrastructure or public passenger services
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- provides public passenger transport infrastructure to enable development to be serviced by public passenger transport;
- provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

The development complies with SDAP State code 16: Native vegetation clearing. Specifically, the development:

- clearing is minimised in order to conserve vegetation, avoid land degradation and loss of biodiversity, and maintain ecological processes;
- greenhouse gas contributions are minimised through continued ability for carbon sequestration processes to occur;
- adequate vegetation is maintained to sustainably manage the impacts of clearing on ecosystems and biodiversity, and avoids significant residual impacts upon MSES; and
- impacts on vegetation are minimised where avoidance is not possible.
- There are no notices requiring compliance, vegetation management requirements or legally secured offset areas within the development site.

Material used in the assessment of the application:

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the Human Rights Act 2019

Attachment 4—Representations about a referral agency response provisions

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2311-38008 SRA

Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

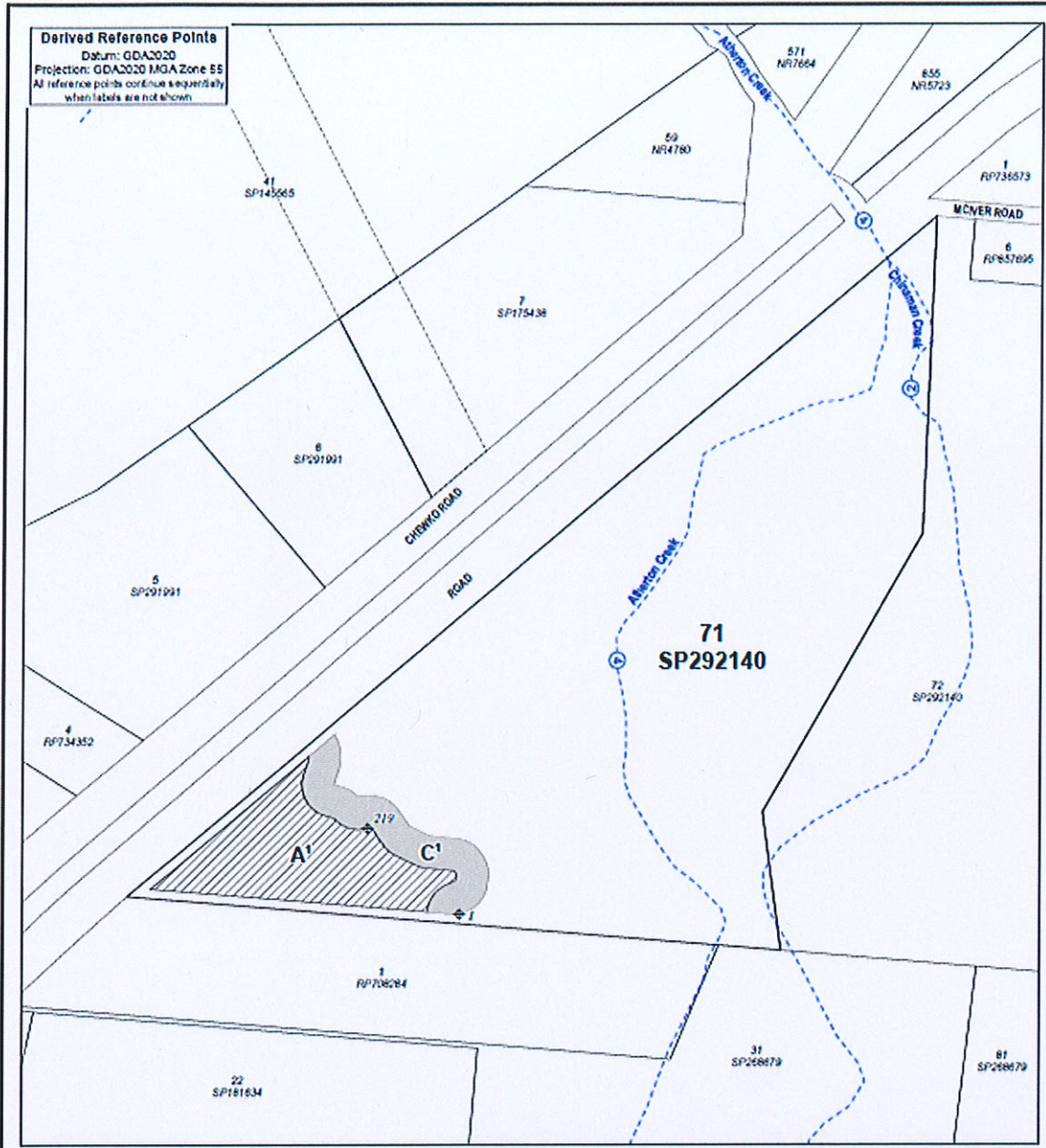
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



1:4,000 @ A3 paper size
0 60 180 270 360 metres
Projection: GDA2020 MGA Zone 55 Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.
Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.
This plan must be read in conjunction with conditions attached to 2311-38006 SRA

LEGEND

- Derived Reference Start Points (see attachment)
- Subject Lot(s)
- Area A - Clearing Permitted
- Area C - Firebreak/safety buffer (only certain infrastructure permitted)
- Watercourse and/or drainage feature (Stream order label)

Note: This is a colour map and must be reproduced in colour



Vegetation Management Plan
Plan of Area A (Part A') and Area C (Part C')
in Lot 71 on Plan SP292140

PLANS AND DOCUMENTS REFERRED TO IN THE REFERRAL AGENCY RESPONSE

SARA ref: 2311-38006-155

Date: 28 May 2024

Version: 1 eLWAS Case ID: 2024/000167


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VMP
2311-38006 SRA
Sheet 1 of 1

VMS-NR-2413

**Attachment to Plan: 2311-38006 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2311-38006 SRA.....
Date: 30 May 2024.....

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
C1	1	329230	8117242
C1	2	329196	8117245
C1	3	329196	8117250
C1	4	329198	8117254
C1	5	329200	8117259
C1	6	329203	8117263
C1	7	329206	8117266
C1	8	329209	8117269
C1	9	329214	8117272
C1	10	329218	8117274
C1	11	329218	8117274
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C1	13	329227	8117278
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C1	35	329162	8117305
C1	36	329158	8117307
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C1	39	329148	8117317
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C1	41	329146	8117319
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Part ID	Unique ID	Easting	Northing
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C1	120	329140	8117368

Part ID	Unique ID	Easting	Northing
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C1	134	329162	8117357
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C1	136	329164	8117354
C1	137	329170	8117346
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C1	140	329172	8117343
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C1	149	329187	8117331
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C1	158	329200	8117326
C1	159	329210	8117325
C1	160	329211	8117325
C1	161	329213	8117324
C1	162	329214	8117324
C1	163	329214	8117324
C1	164	329214	8117324
C1	165	329215	8117324
C1	166	329217	8117324
C1	167	329219	8117324
C1	168	329228	8117323
C1	169	329229	8117323
C1	170	329231	8117322
C1	171	329234	8117322
C1	172	329236	8117321
C1	173	329238	8117320
C1	174	329240	8117320
C1	175	329242	8117318
C1	176	329244	8117317
C1	177	329246	8117316
C1	178	329247	8117315
C1	179	329249	8117313
C1	180	329251	8117311

GENERAL NOTES:

- PROPOSED LEVEL CROSSINGS SHALL BE SUBMITTED TO THE MANAGER OF THE INFRASTRUCTURE APPROVAL.
- FOR DETAILS OF ALL ROAD SIGNS AND ASSEMBLIES REFER TO THE MANUAL OF ROAD SIGNS AND ASSEMBLIES FOR RELEVANT TO THE INFRASTRUCTURE APPROVAL. REFER TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PART 7 AND QUEENSLAND RAIL LEVEL CROSSING SAFETY STANDARD MCH-0115.
- THE INFRASTRUCTURE MAINTENANCE SHALL LAMBE WITH AND ADVISE ROAD AUTHORITIES TO KEEP ROADWORKS AT LEVEL CROSSINGS FROM IMPAIRING THE ROAD GRADING LIMITS SHOWN ON CH-003393.
- ROAD PAVEMENT TO BE GRADED WITH ASPHALTIC CONCRETE OR A SIMILAR MATERIAL FOR A MINIMUM DISTANCE OF 100M ON BOTH SIDES OF THE RAILWAY.
- A CHANGE IN GRADE FROM THESE POINTS SHALL BE VERTICAL CURVE. REFER TO THE INFRASTRUCTURE APPROVAL FOR DETAILS OF VERTICAL CURVES AND OTHER RELEVANT CRITERIA AS REQUIRED BY THE MAIN ROADS DEPARTMENT PLANNING AND DESIGN MANUAL AND AUSTRAS 2008 PUBLICATION.
- WHISTLE BORDS ARE TO BE PROVIDED AT ALL CROSSINGS TO BE LOCATED AS DETAILLED WITH ACTIVE PROTECTION AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LEVEL CROSSING SAFETY STANDARD MCH-0115.
- STANDARD FENCE FOR DETAILS REFER STANDARD DRAWING No. 2344, 2545 AND 2549.
- CONDUIT INSTALLATION SHALL BE IN ACCORDANCE WITH AS4799, 1.2M MIN. BELOW SURFACE LEVEL.
- DRAINAGE REQUIREMENTS TO BE DETERMINED AT THE SITE BY THE ENGINEER AND CATCH DRAIN IF REQUIRED, NOT TO BE CONSTRUCTED CLOSER THAN 4.2M TO EDGE OF PAVEMENT.
- FOR LEVEL CROSSINGS WITH OVERHEAD LIVE WIRE MARKING SIGNS SHALL BE USED IN ACCORDANCE WITH STANDARD DRAWINGS No. CH-003400.
- WHERE GRIDS ARE REQUIRED, IN AREAS WHERE STOCK IS PRESENT, STANDARD UNIVERSAL TYPE CATTLE GRIDS AS DETAILLED ON STANDARD DRAWING No. 1553 SHALL BE USED.
- FOR REMOVAL OF LEVEL CROSSING REFER TO QUEENSLAND RAIL STANDARD DRAWING 2023.
- GUARDRAILS TO BE PROVIDED AS NECESSARY WHERE INDUSTRY SPACE FOR TRAIL WITH MARKER ASSEMBLY OR WHERE REQUIRED FOR ROAD ENVIRONMENT, GUARDRAILS TO BE PROVIDED IN ACCORDANCE WITH THE INFRASTRUCTURE APPROVAL. REFER TO THE INFRASTRUCTURE APPROVAL AND ASIN 2360 - ROAD SAFETY BARRIER SYSTEMS.
- THE DRAWING DOES NOT COVER SIGNAL AND OPERATIONAL SYSTEM REQUIREMENTS, ADVISE TO BE SOUGHT FROM THE SIGNALING MANAGER.
- REFER TO QUEENSLAND RAIL STANDARD DRAWING CH-003393 FOR ROAD GRADING LIMITS.
- ROAD PAVEMENT CROSSFALLS SHALL BE ROTATED OVER THE REQUIRED DISTANCES EACH SIDE OF THE CROSSING TO MATCH THE RAILWAY TRACK GRADING. REFER MAIN ROADS DEPARTMENT ROAD PLANNING AND DESIGN MANUAL AND AUSTRAS 2008 PUBLICATIONS.
- FOR DETAILS OF LEVEL STOCK AND MACHINERY PRIVATE LEVEL CROSSINGS REFER TO THE INFRASTRUCTURE APPROVAL. REFER TO QUEENSLAND RAIL STANDARD DRAWINGS No. 2301, 2302 AND CH-003394.
- FOR DETAILS OF MAINTENANCE ACCESS ROAD LAYOUT REFER TO OVERHEAD RAIL STANDARD DRAWING CH-003397.

PLAN OF TYPICAL PRIVATE LEVEL CROSSING WITH ROADWAY SQUARE TO TRACK
(MULTIPLIER 1:200)
SCALE 1:200

PLAN OF TYPICAL PUBLIC LEVEL CROSSING WITH ROADWAY AT ANGLE TO TRACK
(MULTIPLIER 1:200)
SCALE 1:200

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2311-38006 SRA

Date: 30 May 2024

ALTERATIONS

FILE NO	DESCRIPTION	DATE	BY	CHKD BY
2018656	ISSUED FOR APPROVAL			

QueenslandRail
ACN 102 181 090

Queensland Rail is a business unit of Queensland Rail Limited. Queensland Rail Limited is a public company limited by guarantee. Queensland Rail Limited is a subsidiary of Queensland Rail Group Limited. Queensland Rail Group Limited is a public company limited by guarantee. Queensland Rail Group Limited is a subsidiary of Queensland Rail Group Limited.

Network - Civil Engineering

STANDARD

LEVEL CROSSINGS

DETAILS OF SIGN POSTING

DRAWING NUMBER: **QR-C-33394**

ISSUE: **A**

NEGOTIATED DECISION NOTICE

QUEENSLAND RAIL - CIVIL ENGINEERING
LEVEL CROSSINGS
 TRAFFIC SIGNS FOR PRIVATE & OR MAINTENANCE LEVEL CROSSINGS

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- TRAFFIC SIGNS SHALL BE INSTALLED WITH APPROXIMATELY 10% CLEARANCE FROM THE ROAD SURFACE TO THE BOTTOM OF THE SIGN.
- TRAFFIC SIGNS SHALL BE INSTALLED WITH APPROXIMATELY 10% CLEARANCE FROM THE ROAD SURFACE TO THE BOTTOM OF THE SIGN.
- TRAFFIC SIGNS SHALL BE INSTALLED WITH APPROXIMATELY 10% CLEARANCE FROM THE ROAD SURFACE TO THE BOTTOM OF THE SIGN.
- TRAFFIC SIGNS SHALL BE INSTALLED WITH APPROXIMATELY 10% CLEARANCE FROM THE ROAD SURFACE TO THE BOTTOM OF THE SIGN.

POST INSTALLATION DETAILS
 SCALE: 1:10

EX-1 ASSEMBLY WITH R6-25 SIGNAGE
 ON LEFT SIDE OF ROAD APPROACH TO CROSSING

EX-2 ASSEMBLY WITH R6-25 SIGNAGE
 ON LEFT SIDE OF ROAD APPROACH TO CROSSING

EX-3 ASSEMBLY WITH R6-25 SIGNAGE
 ON LEFT SIDE OF ROAD APPROACH TO CROSSING

EX-4 ASSEMBLY WITH R6-25 SIGNAGE
 ON LEFT SIDE OF ROAD APPROACH TO CROSSING

EX-5 ASSEMBLY
 ON LEFT SIDE OF ROAD APPROACH TO CROSSING

WARNING SIGNAGE DETAILS
 SCALE: 1:10

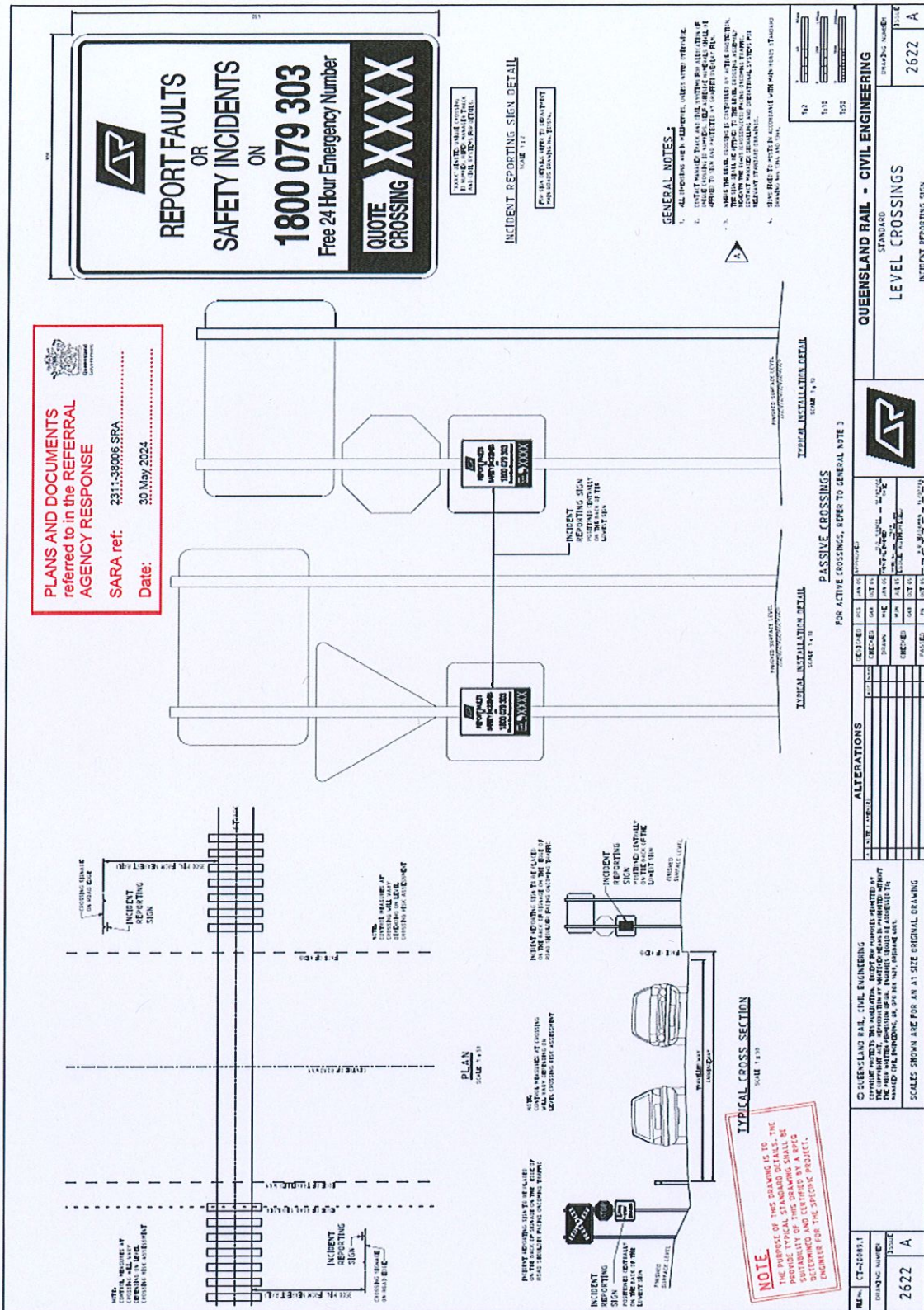
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
 SARA ref: 2311-38006-CPA
 Date: 30 May 2024

ALTERATIONS

RECORD NO	DATE	BY	DESCRIPTION
001	01/10/23	...	...
002	01/10/23	...	...
003	01/10/23	...	...
004	01/10/23	...	...
005	01/10/23	...	...
006	01/10/23	...	...
007	01/10/23	...	...
008	01/10/23	...	...
009	01/10/23	...	...
010	01/10/23	...	...

SCALE: 3000 ARE FOR AN AT SITE ORIGINAL DRAWING

QUEENSLAND RAIL, CIVIL ENGINEERING
 DRAWING NUMBER: 2588
 ISSUE: 1



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2311-38006 SRA
Date: 30 May 2024

REPORT FAULTS OR SAFETY INCIDENTS ON 1800 079 303
Free 24 Hour Emergency Number
QUOTE CROSSING XXXXX

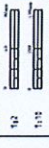
INCIDENT REPORTING SIGN DETAIL
SCALE 1:10

ALL SIGNS MUST BE MADE OF ALUMINIUM OR ANOTHER SUITABLE MATERIAL WITH AN ANTI-CORROSION FINISH.

FOR SIGN MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR, REFER TO THE SPECIFICATION.

GENERAL NOTES:

- All signs must be made of aluminium or other suitable material with an anti-corrosion finish.
- For sign materials to be identified by the contractor, refer to the specification.
- Signs must be made of aluminium or other suitable material with an anti-corrosion finish.
- Signs must be made of aluminium or other suitable material with an anti-corrosion finish.



TYPICAL INSTALLATION DETAIL
SCALE 1:10

PASSIVE CROSSINGS

FOR ACTIVE CROSSINGS, REFER TO ORIGINAL NOTE 3

TYPE	DATE	BY	REASON	SCALE
ALTERATIONS				

QUEENSLAND RAIL - CIVIL ENGINEERING
LEVEL CROSSINGS

DRAWING NUMBER: 2622
SCALE: A

INCIDENT REPORTING SIGN

NOTE:
THE PURPOSE OF THIS DRAWING IS TO PROVIDE A LIST OF THIS DRAWING'S A BYG DESIGN AND CERTIFICATED ENGINEER FOR THE SPECIFIC PROJECT.

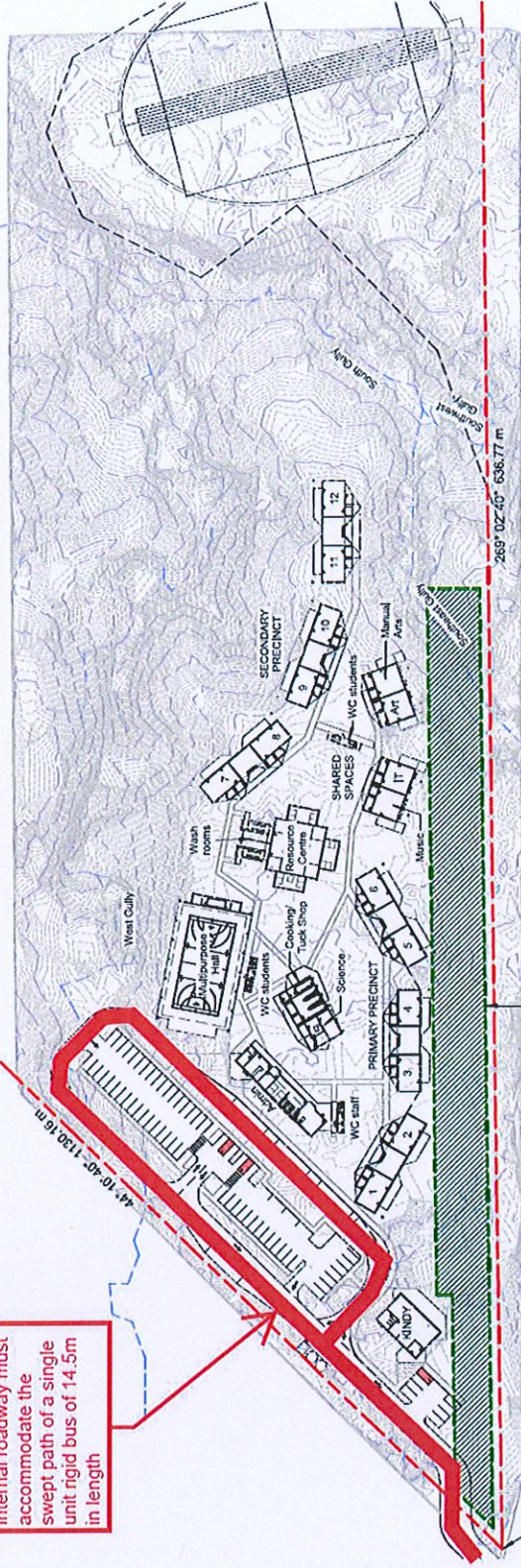
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2311-38006 SRA
Date: 30 May 2024

Suggested Ergon Transformer
location if required
(T8C)

Internal roadway must
accommodate the
swept path of a single
unit rigid bus of 14.5m
in length

Amended in red by SARA on
30 May 2024



Site height datum
heights are indicative only - confirm on site

LIFE Design CONSULTANTS

Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 71 on SP292140, 287,300sqm, Zoned Rural

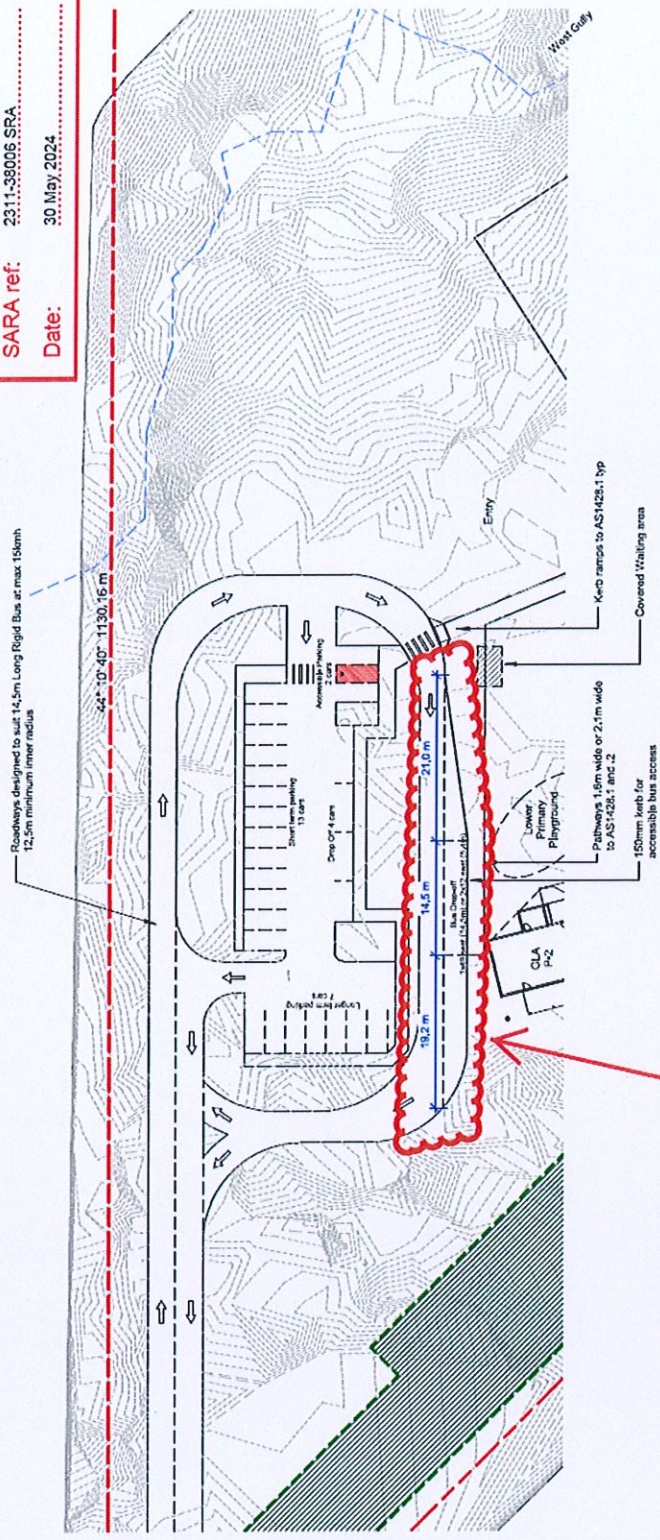
Masterplan 2041 School B&W
162 / A041c
10/10/2023 15:35:19

1 : 1250 @ A3

No.	Revised	By	Date	Comments
1	10/10/2023	...	10/10/2023	...
2	10/10/2023	...	10/10/2023	...
3	10/10/2023	...	10/10/2023	...
4	10/10/2023	...	10/10/2023	...
5	10/10/2023	...	10/10/2023	...
6	10/10/2023	...	10/10/2023	...
7	10/10/2023	...	10/10/2023	...
8	10/10/2023	...	10/10/2023	...
9	10/10/2023	...	10/10/2023	...
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35	10/10/2023	...	10/10/2023	...
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48	10/10/2023	...	10/10/2023	...
49	10/10/2023	...	10/10/2023	...
50	10/10/2023	...	10/10/2023	...

Contact: Shaun Whittington 0800030315, 0800 992 714, saun@lifedesign.com.au, www.lifedesign.com.au

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2311-38006-SRA
Date: 30 May 2024



Amended in red by SARA on
30 May 2024

Provide bus setdown facility in accordance with the conditions of the SARA Referral Agency Response

LIFE Design CONSULTING

Two Rivers Community School, Mareeba
 267 McIver Road, Mareeba QLD 4883 (access off Chewko Road)
 Lot 71 on SP292140, 287,300sqm, Zoned Rural

1 : 500 @ A3
Stage 1 Plan - Parking and Drop-off
 162 / A112
 24/07/2023 15:09:20

Sheet	Details	Date	Drawn	Checked
1		24/07/2023		
2	Revised Access Point	24/07/2023		
3	Updated Parking Layout	24/07/2023		

Contact: Stuart Whittington 0406040335, 9499 098 716, stuart@lifedesign.com.au www.lifedesign.com.au

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.