

DELEGATED REPORT

TO: COORDINATOR PLANNING SERVICES

FROM: Senior Planner FILE: OPW/24/0003

DATE: 13 August 2024

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/24/0003	ADDRESS:	Mclver Road, Mareeba
APPLICANT:	The Roman Catholic Trust Corporation for the Diocese of Cairns	RPD:	Lot 3 on RP843505
LODGED BY:	Clarke and Prince Pty Ltd	AREA:	28.18 hectares
DATE LODGED:	31 July 2024	OWNER:	The Roman Catholic Trust Corporation for the Diocese of Cairns
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Road work and Stormwater)		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential zone		
LEVEL OF ASSESSMENT:	Code Assessment		

PREVIOUS APPLICATIONS & APPROVALS

n/a

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (Road work and Stormwater)

ASSESSMENT

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Relevant Development Codes

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

- 6.2.10 Low density residential zone code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below.

Relevant Codes	Comments
Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

Compliance with conditions of earlier related approval

n/a

FNQROC Regional Development Manual

Section	Assessment
DP1 - Development Principles	Complies
AP1 - Application Procedures	Complies
D1 - Road Geometry	Complies
D2 - Site Regrading	Complies
D3 - Road Pavements	Complies
D4 - Stormwater Drainage	Complies
D5 - Stormwater Quality Management	Complies
D6 - Water Reticulation	n/a
D7 - Sewerage System	n/a
D8 - Utilities	n/a
D9 - Landscaping	n/a

REFERRALS

Nil

Internal/External Consultation

Technical Services

OFFICER'S RECOMMENDATION

1. That in relation to this operational works development application:

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and in accordance with the Planning Act 2016, as amended, the applicant be notified that the application for operational works:

Is approved subject to the following assessment manager conditions:

(A) **APPROVED DEVELOPMENT:** Development Permit for Operational Works (Road work and Stormwater)

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1570 – CD-A001 B	Locality Plan	Clarke and Prince Architects	08/07/24
1570 – CD-A003 C	Part Site Plan - Proposes	Clarke and Prince Architects	08/07/24
230021 – C01 C1	Civil Works Site Plan	Rodgers Consulting Engineers	08/07/24
230021 – C02 C1	Civil Works General Arrangements – Sheet 1	Rodgers Consulting Engineers	08/07/24
230021 – C03 C1	Civil Works General Arrangements – Sheet 2	Rodgers Consulting Engineers	08/07/24
230021 – C04 C1	Civil Works General Arrangements – Sheet 4	Rodgers Consulting Engineers	08/07/24
230021 – C05 C1	Civil Works General Arrangements – Sheet 5	Rodgers Consulting Engineers	08/07/24
230021 – C06 C1	Civil Works Miscellaneous Sections & Details Sheet 1	Rodgers Consulting Engineers	08/07/24
230021 – C07 C1	Civil Works Miscellaneous Sections & Details Sheet 2	Rodgers Consulting Engineers	08/07/24

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

1. General

1.1 All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.

1.2 Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:

- found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements.

- to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual, Queensland Urban Drainage Manual and good engineering practice; and
- to ensure compliance with the following conditions of approval.

1.3 Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.

1.4 **Concrete Footpath**

The applicant must construct an FNQROC Development Manual compliant concrete footpath along McIver Road from the western side of the existing horse-shoe access driveway up to the eastern side of the new carpark access.

2. **Pre-start Meeting**

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

3. **Inspections**

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

4. **Construction Security Bond and Defects Liability Bond**

4.1 In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.

4.2 During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

5. **Hours of Work**

5.1 Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:

- 7.00am to 6.00pm, Monday to Friday;
- 7.00am to 1.00pm Saturdays;
- No work is permitted on Sundays or Public Holidays.

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

6. Transportation of Soil

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

(D) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Two (2) years (starting the day the approval takes effect).

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

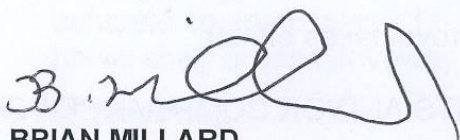
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DECISION BY DELEGATE

DECISION

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

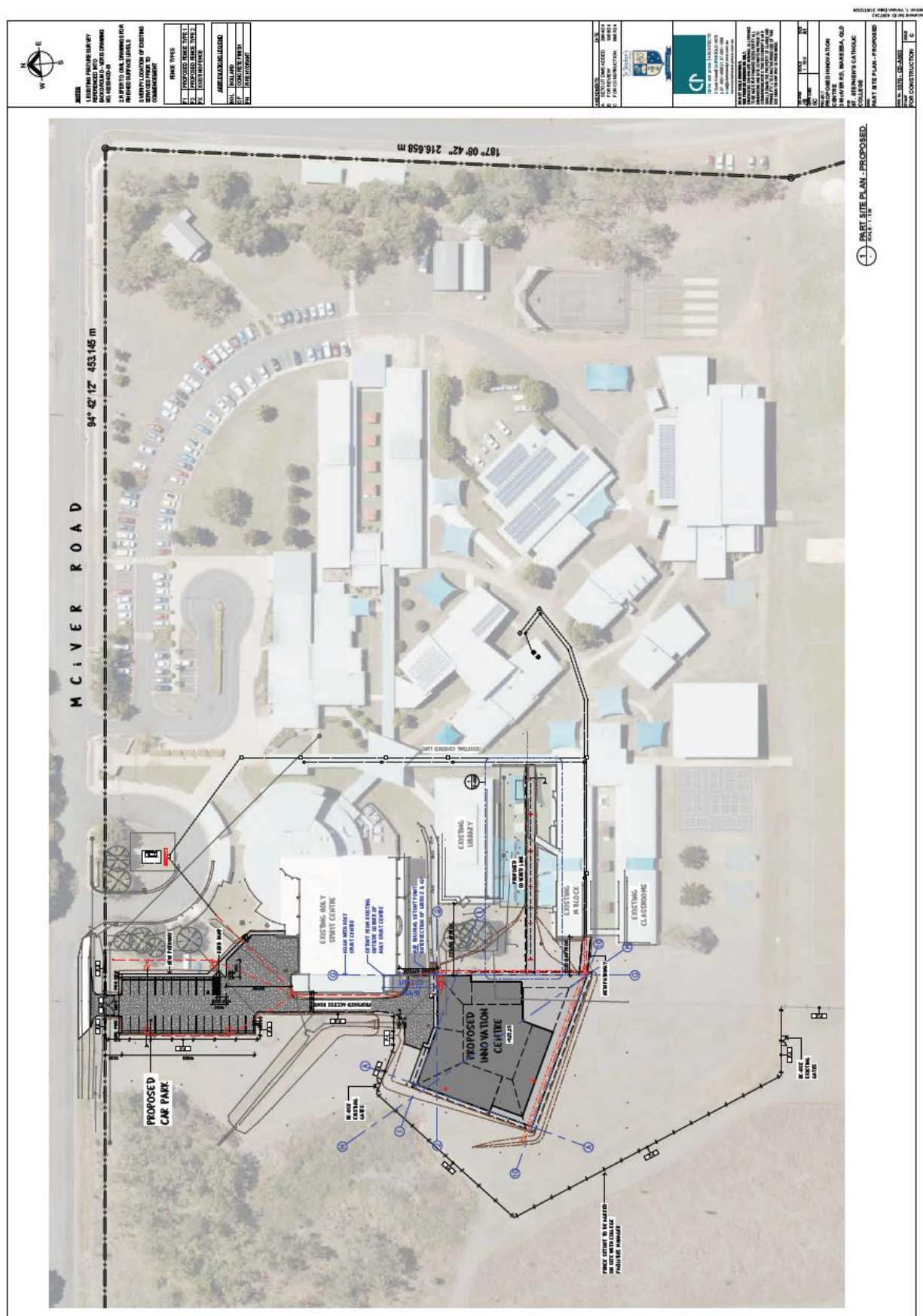
Dated the 14TH day of AUGUST 2024

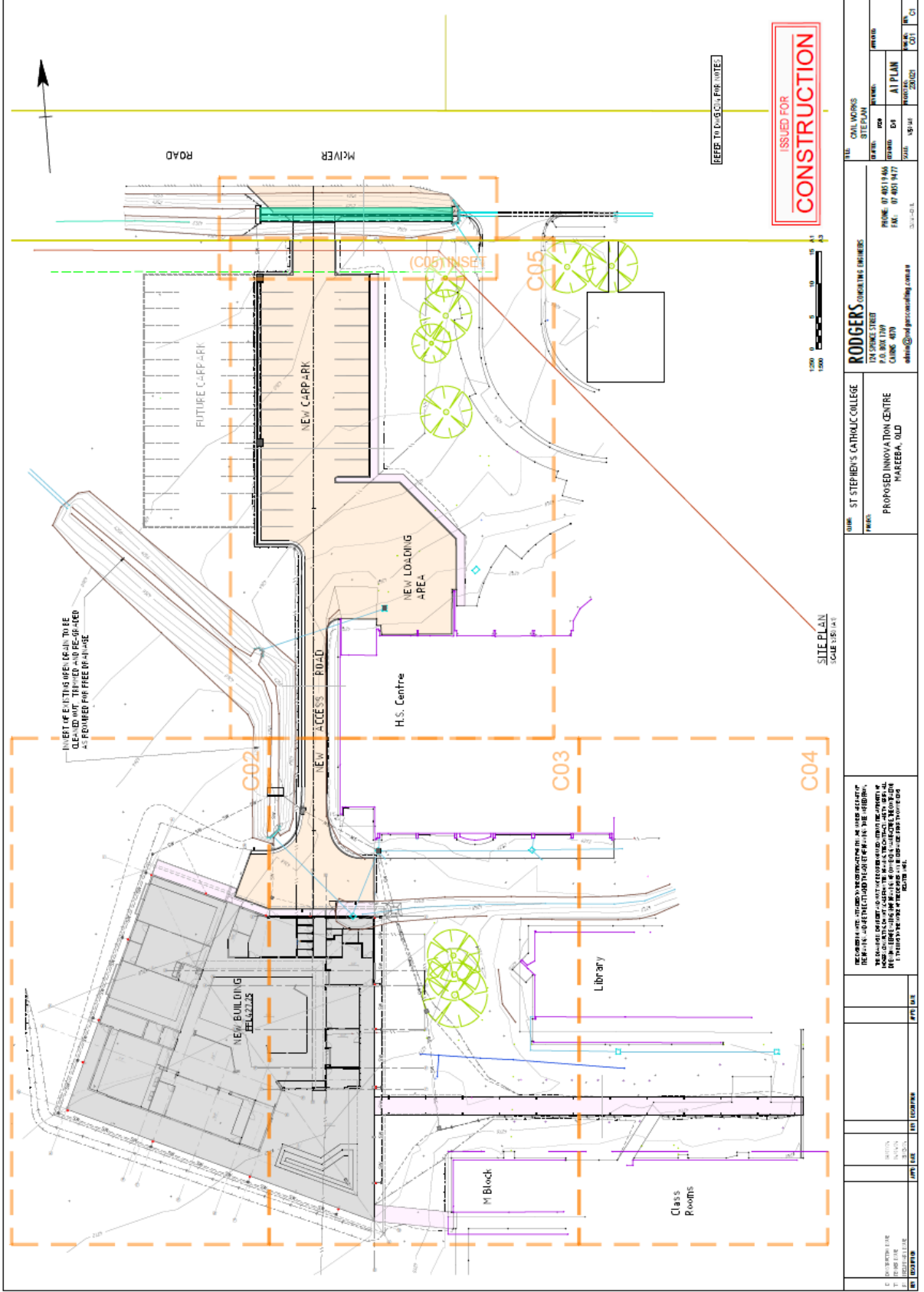


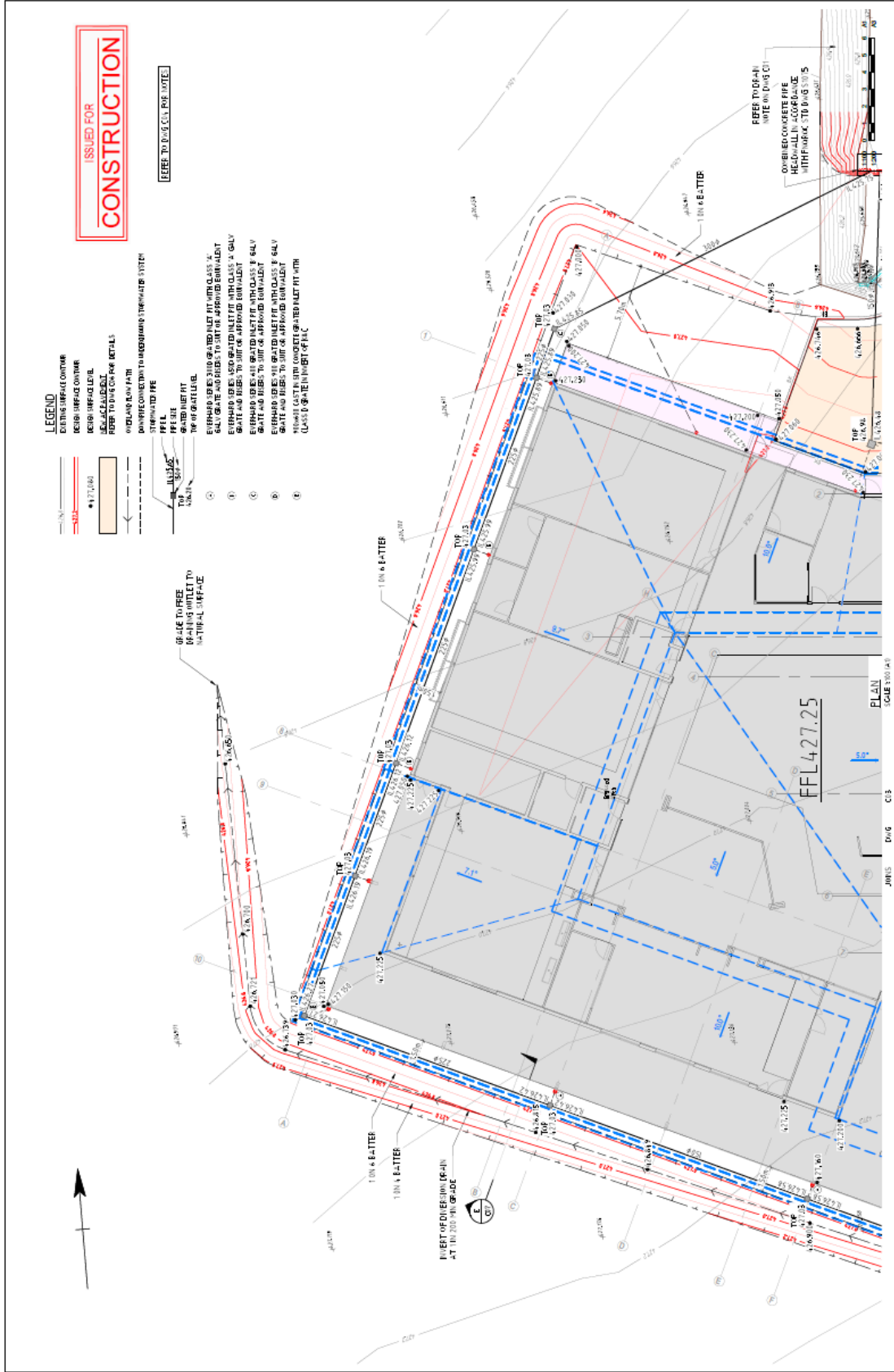
BRIAN MILLARD
COORDINATOR PLANNING SERVICES

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

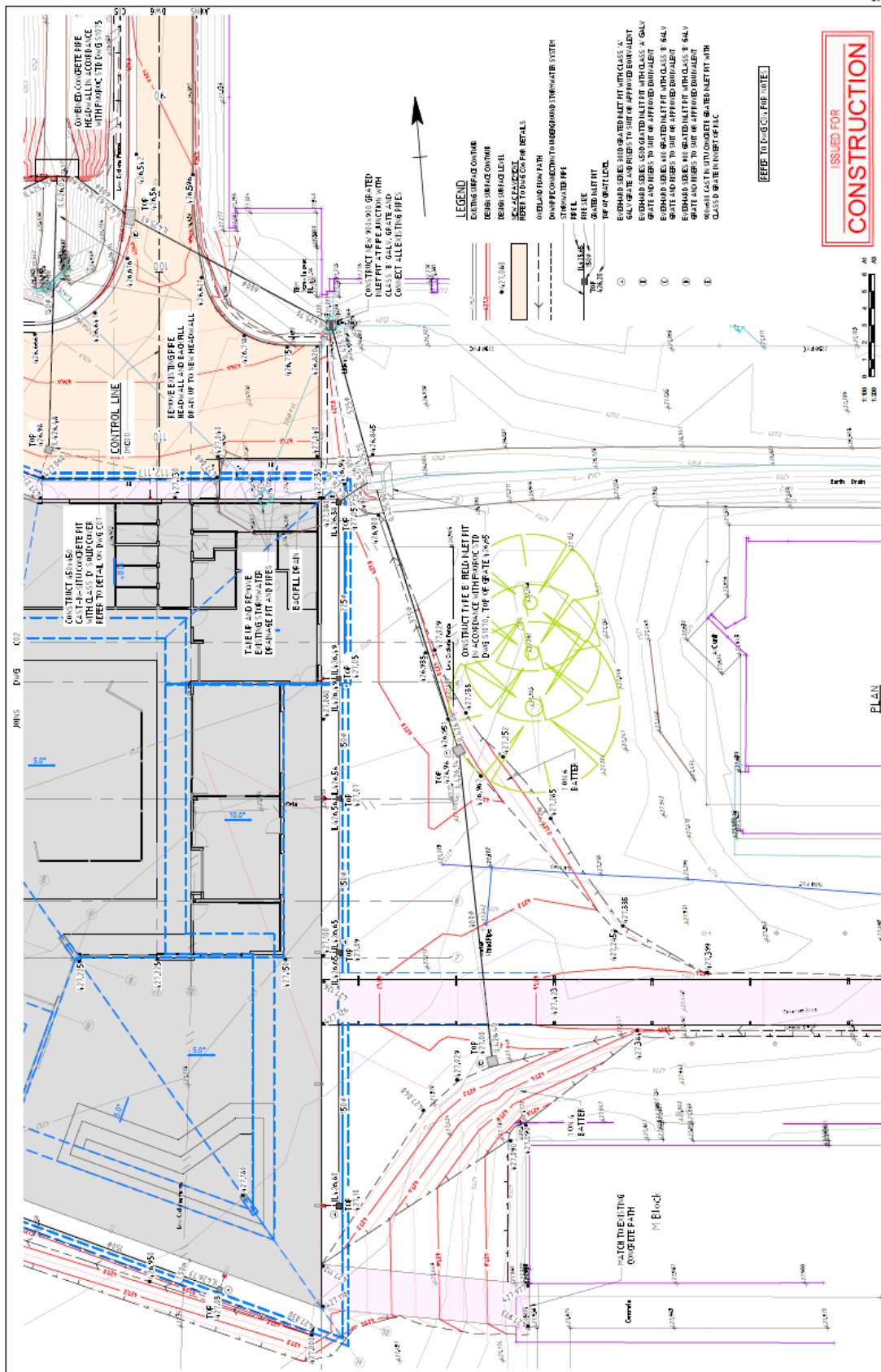






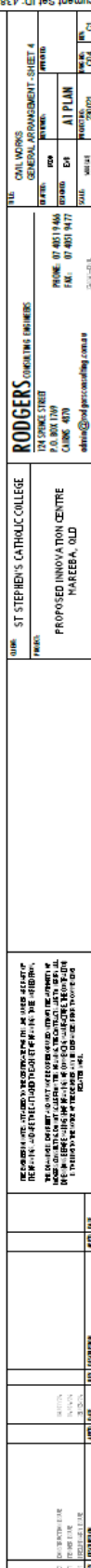


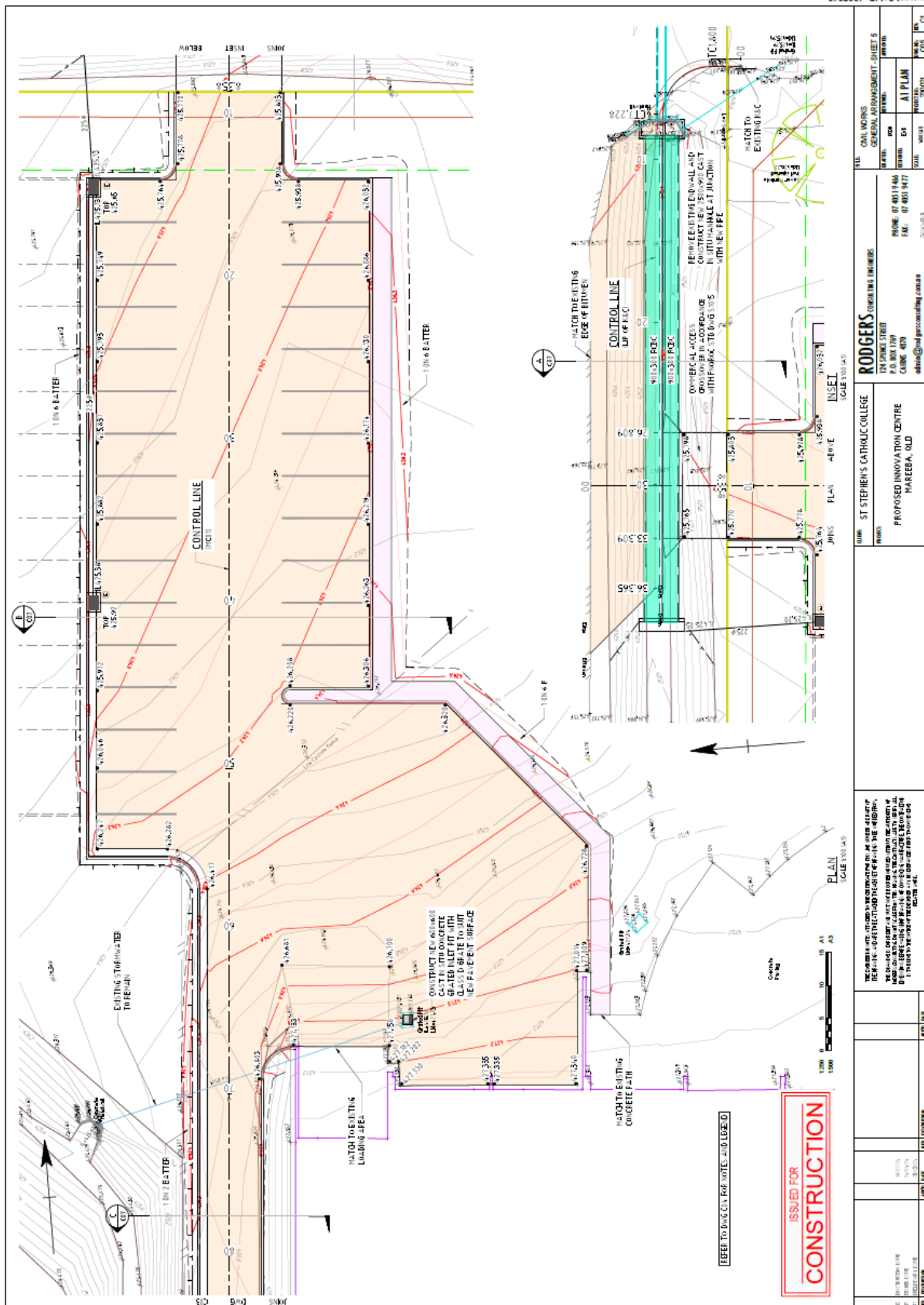
ST STEPHEN'S CATHOLIC COLLEGE		RODGERS ENGINEERING		CATHOLIC COLLEGE - SHEET 1	
PROPOSED INNOVATION CENTRE		174 SPARK STREET		PROJECT NO.	
MACCABEA, OLD		P.O. BOX 1100		DRAWN BY	
		CANNES 4070		CHECKED BY	
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CONSTRUCTION

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PAVEMENT DESIGN

TYPE ASPHALT/ST
15% BASE TYPE 2.2.8 OF C GRADE
CER COMPACTED TO 100% MOD STD
15% 9.8 BASE COURSE TYPE 2.2.8 OF C
GRADE (CER 60 COMPACTED TO 100% MOD STD)
SINGLELIDE CER 5 ASSUMED (COMPACTED TO
98% MOD STD)

PAVEMENT NOTES

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ISSUED FOR
CONSTRUCTION

<p>THE UNIVERSITY OF SHEFFIELD DEPARTMENT OF CIVIL ENGINEERING SHEFFIELD S10 2TN</p>	<p>ST STEPHEN'S CATHOLIC COLLEGE PROPOSED INNOVATION CENTRE HAREBEA, OLD</p>	<p>RODGERS CONSULTING ENGINEERS</p>	<p>TEL: 0114 275 1111 FAX: 0114 275 1112 EMAIL: info@rogers-engineers.co.uk</p>	<p>DATE: 20/01/2012 DRAWN: 20/01/2012 CHECKED: 20/01/2012 DESIGNED: 20/01/2012</p>
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