

**DELEGATED REPORT**

**TO:** COORDINATOR PLANNING SERVICES

**FROM:** Senior Planner

**FILE:** OPW/24/0003

**DATE:** 13 August 2024

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**APPLICATION DETAILS**

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

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**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:

APPLICATION		PREMISES	
<b>APPLICANT:</b>	The Roman Catholic Trust Corporation for the Diocese of Cairns	<b>ADDRESS:</b>	Mclver Road, Mareeba
<b>DATE LODGED</b>	31 July 2024	<b>RPD:</b>	Lot 3 on RP843505
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works (Road work and Stormwater)		

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**

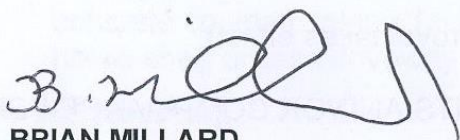
- Nil

## 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 14<sup>TH</sup> day of AUGUST 2024



**BRIAN MILLARD**  
**COORDINATOR PLANNING SERVICES**

MAREEBA SHIRE  
AS A DELEGATE OF THE COUNCIL

ATTACHMENT 1



PROPOSED INFRASTRUCTURE  
LOT 1000000  
PARCEL  
MAYFIELD  
DISTRICT

PROJECT NUMBER  
PROJECT LOCATION  
PROJECT DESCRIPTION  
PROJECT AREA



DATE OF PREPARATION  
DATE OF REVISION  
DATE OF APPROVAL  
DATE OF REVIEW  
DATE OF CONSTRUCTION

PROPOSED INNOVATION  
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2. LOCALITY PLAN  
SITE PLAN



**NOTES**  
 1. EXISTING FINISH FLOOR LEVEL INDICATED BY 'F' SYMBOLS  
 2. PROPOSED FINISH FLOOR LEVEL INDICATED BY 'P' SYMBOLS  
 3. EXISTING FINISH FLOOR LEVEL INDICATED BY 'E' SYMBOLS  
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**FINISH TYPES**  
 1. PROPOSED FINISH TYPE  
 2. EXISTING FINISH TYPE  
 3. FINISH TYPE

**AREAS TO BE EXCLUDED**  
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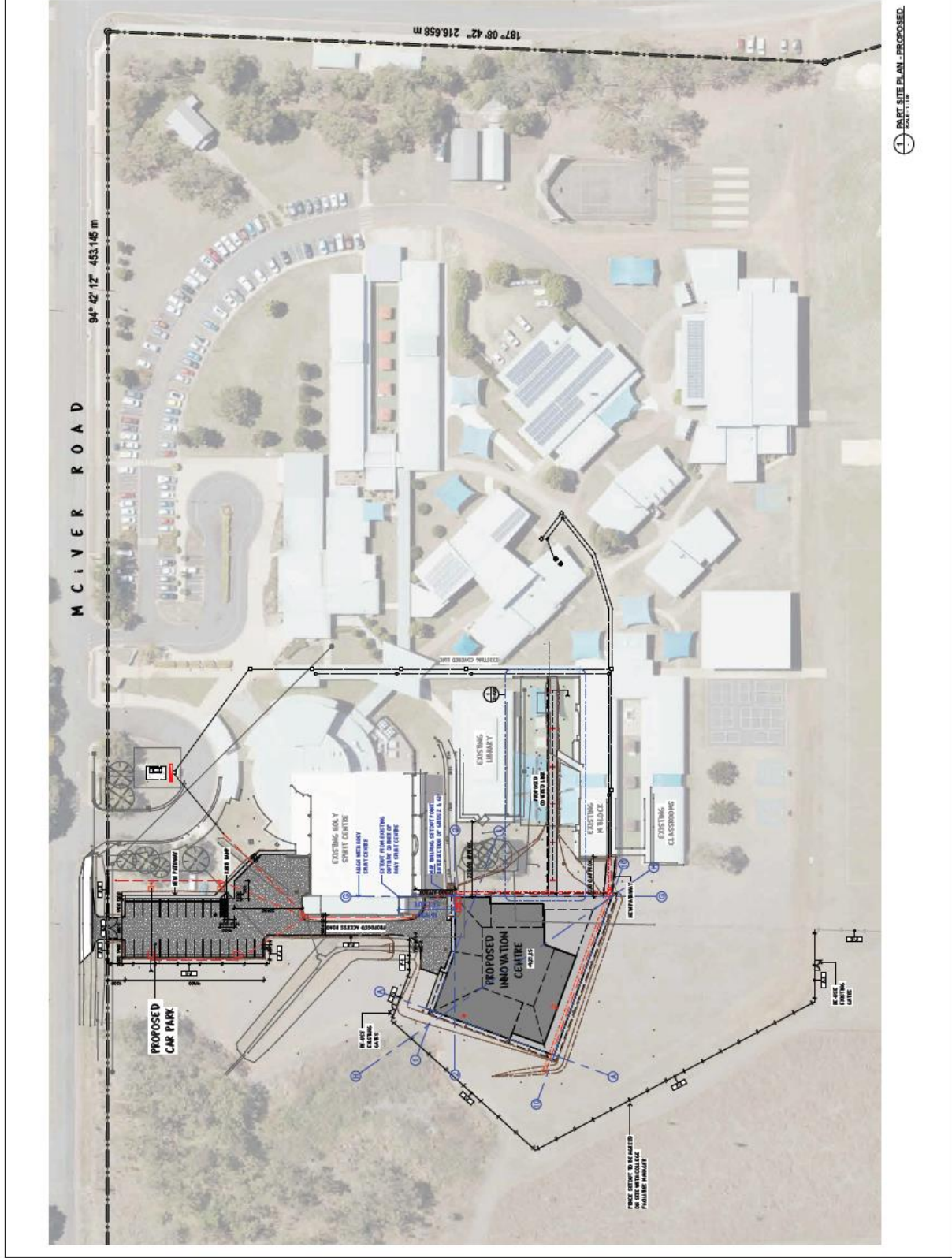
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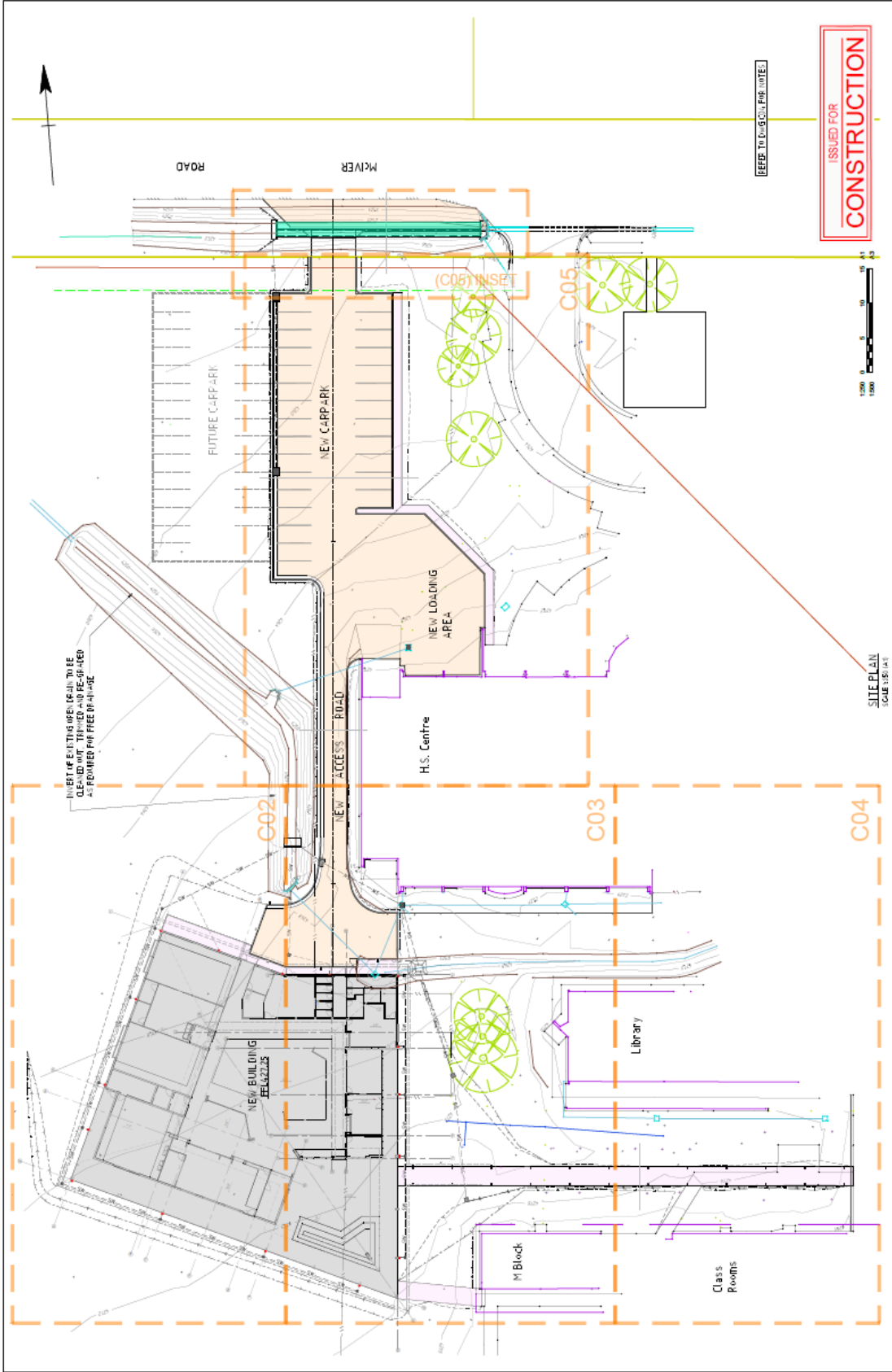
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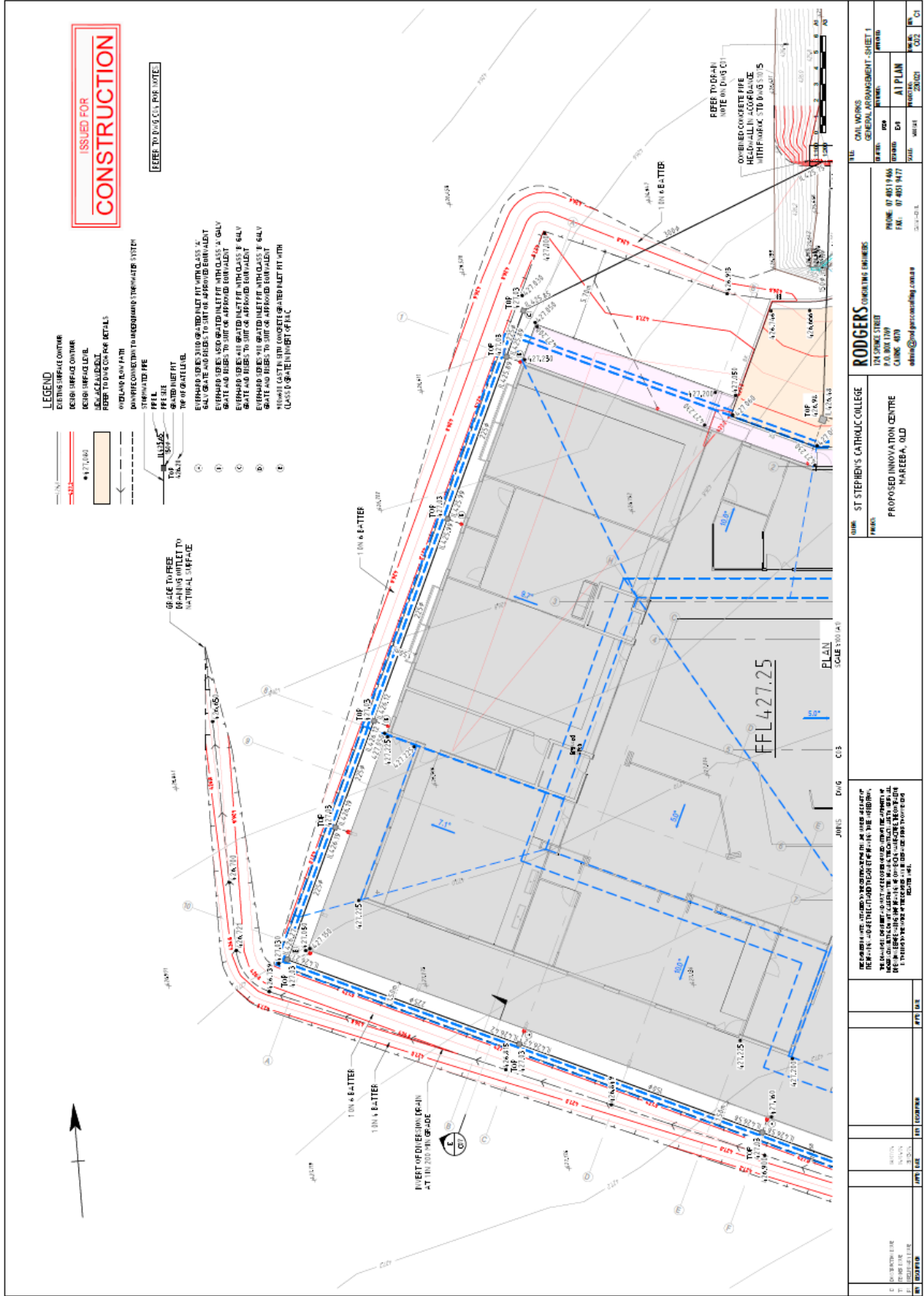


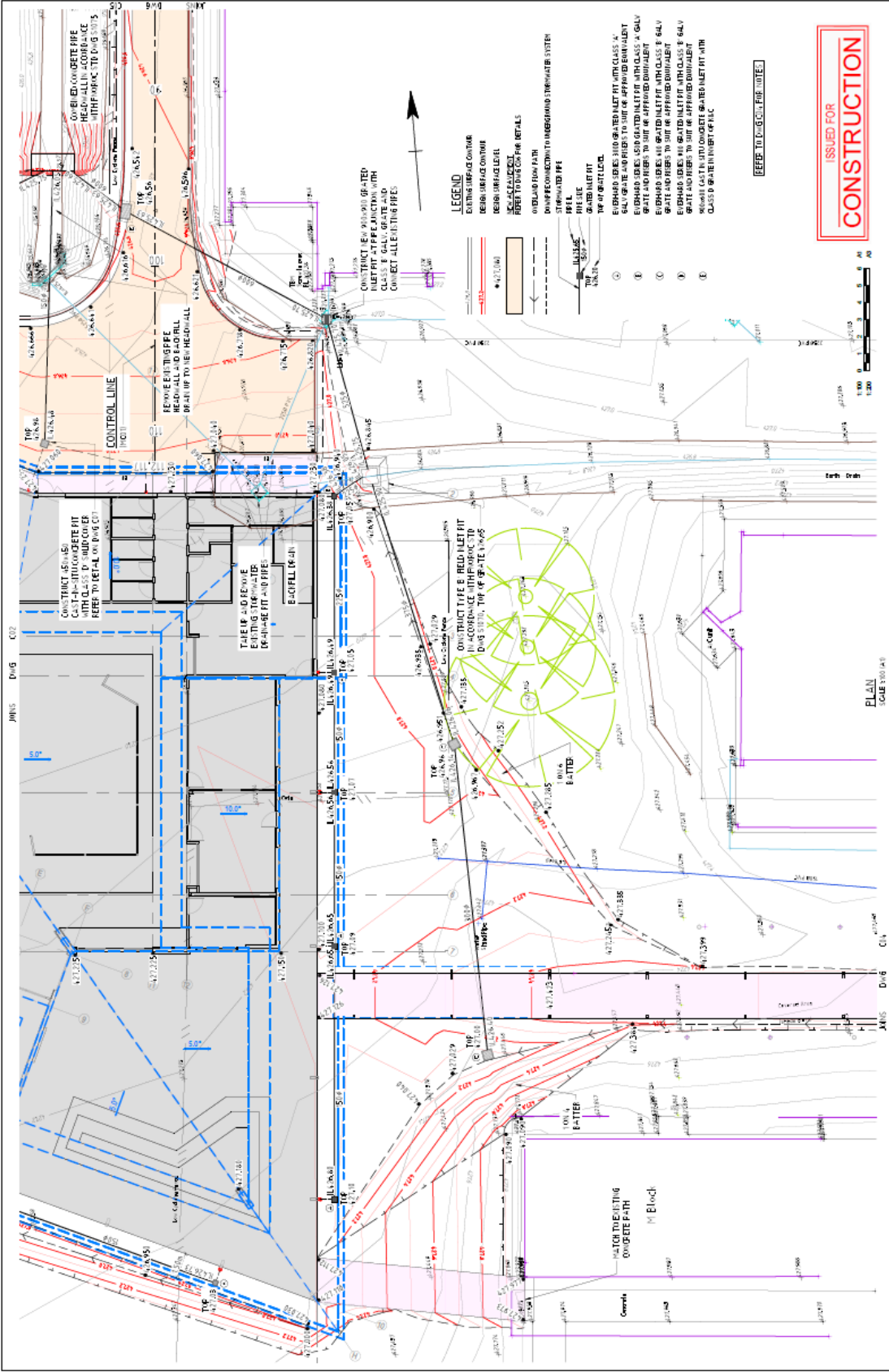
**1 PART SITE PLAN - PROPOSED**  
 10/20/2024



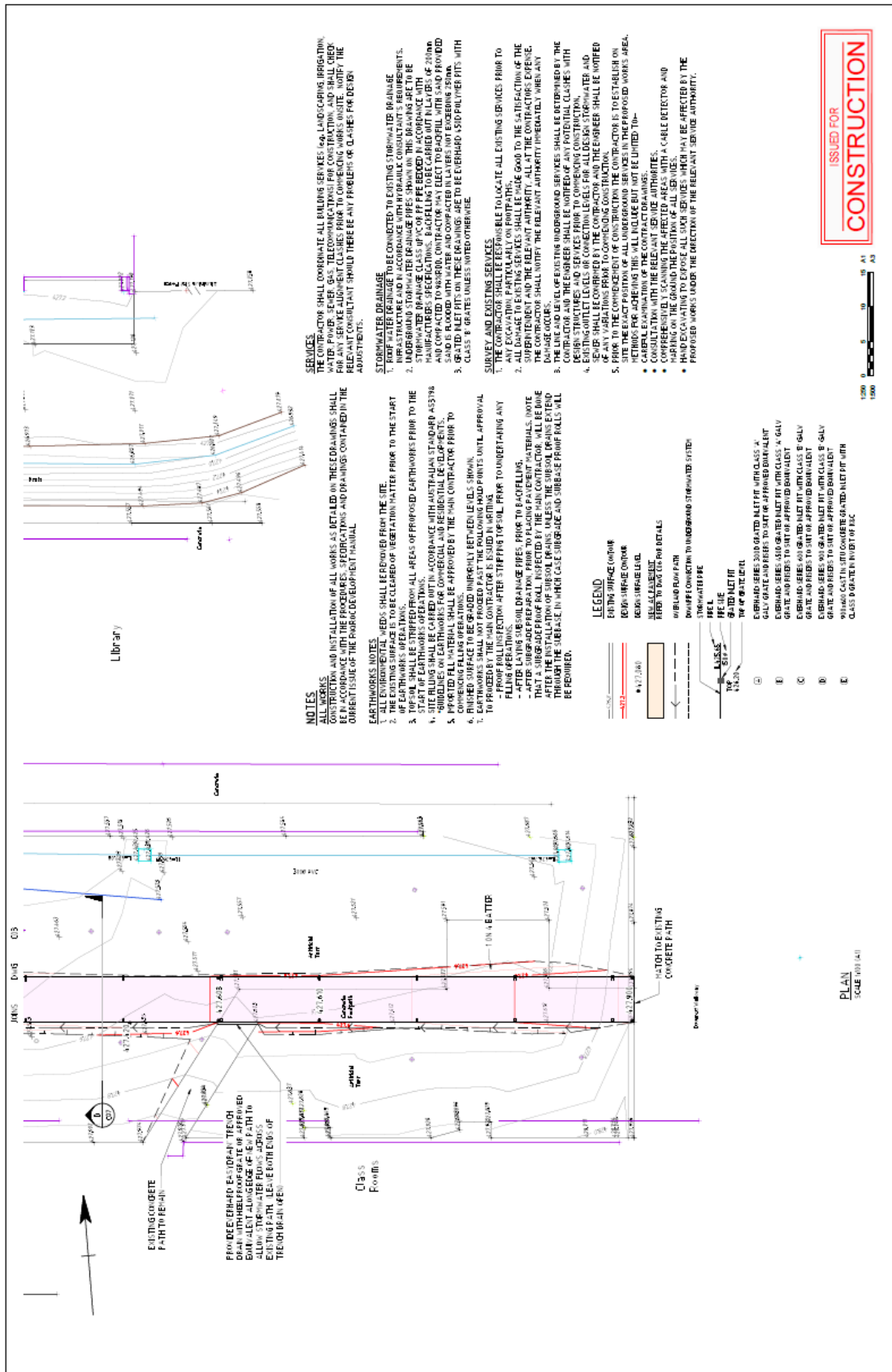


<p>OWNER: ST STEPHEN'S CATHOLIC COLLEGE                  PROJECT: PROPOSED INNOVATION CENTRE                  MAKEBBA, OLD</p>		<p>DATE: 03/10/2024                  DRAWN: 15/01/24                  CHECKED: 20/01/24                  APPROVED: 20/01/24</p>	
<p>REGISTERED ARCHITECTS                  174 SPARK STREET                  P.O. BOX 1207                  CANBERRA ACT 2616                  PHONE: 07 4051 9466                  FAX: 07 4051 9477                  email: info@rodders.com.au</p>		<p>RODDERS CONSULTING ENGINEERS                  174 SPARK STREET                  P.O. BOX 1207                  CANBERRA ACT 2616                  PHONE: 07 4051 9466                  FAX: 07 4051 9477                  email: info@rodders.com.au</p>	
<p>RECORD THIS DRAWING IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTS ACT 1967 AND THE ARCHITECTS REGULATIONS 1973. THIS DRAWING IS THE PROPERTY OF RODDERS CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RODDERS CONSULTING ENGINEERS.</p>		<p>DATE: 03/10/2024</p>	
<p>DATE: 03/10/2024</p>	<p>DATE: 03/10/2024</p>	<p>DATE: 03/10/2024</p>	<p>DATE: 03/10/2024</p>





<b>RECORDING INFORMATION</b>		<b>CLIENT INFORMATION</b>	
C. DRAWING TITLE	PROPOSED INNOVATION CENTRE	ST STEPHEN'S CATHOLIC COLLEGE	
T. PROJECT LOCATION	MAKAREWA, OLD	CONSTRUCTION ENGINEERS	
D. DRAWING DATE	18/03/2024	10 SPARK STREET	
E. DRAWING SCALE	AS SHOWN	P.O. BOX 1707	
F. DRAWING SHEET NO.	04/01	DUNEDIN 4810	
G. DRAWING SHEET TOTAL	04/01	PHONE: 07 40519466	
H. DRAWING SHEET DATE	03/07/2024	FAX: 07 40519477	
I. DRAWING SHEET NO.	04/01	WWW: www.rdg.co.nz	
J. DRAWING SHEET DATE	03/07/2024	EMAIL: info@rdg.co.nz	
K. DRAWING SHEET NO.	04/01	RDG ENGINEERING	
L. DRAWING SHEET DATE	03/07/2024	RDG ENGINEERING SHEET 2	



**SERVICES**  
THE CONTRACTOR SHALL COORDINATE ALL BUILDING SERVICES (GAS, LAND-CARING, IRRIGATION, WATER PUMP, SEWER, GAS, TELECOMMUNICATIONS) FOR CONSTRUCTION, AND SHALL CHECK THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE RELEVANT CONSULTANT SHOULD THERE BE ANY PROBLEMS OR CLASHES IN THE DESIGN.

**STORMWATER DRAINAGE**

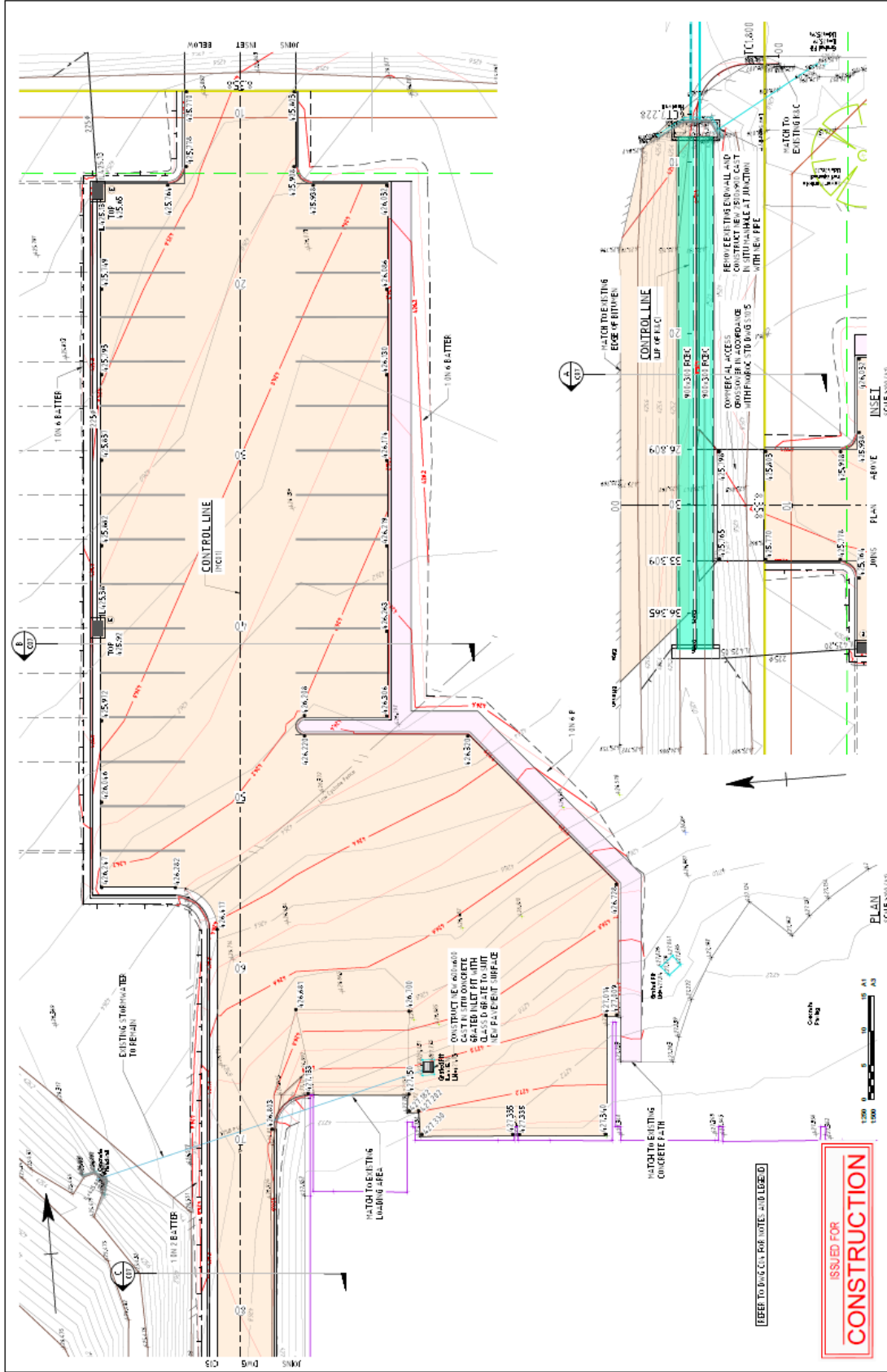
1. ALL SERVICES SHALL BE CONNECTED TO EXISTING STORMWATER DRAINAGE INFRASTRUCTURE AND IN ACCORDANCE WITH HYDRAULIC CONSULTANT'S REQUIREMENTS.
2. UNDERGROUND STORMWATER DRAINAGE PIPES SHOWN ON THIS DRAWING ARE TO BE STORMWATER DRAINAGE CLASS 'A' OR 'B' PIPE BEDDED IN ACCORDANCE WITH THE RELEVANT CONSULTANT'S REQUIREMENTS.
3. SAND IS FLOCCED WITH WATER AND COMPACTED IN LAYERS NOT EXCEEDING 250MM.
4. GRADED INLET PITS ARE TO BE PROVIDED UNLESS OTHERWISE SPECIFIED.
5. CLASS 'B' GRATES UNLESS NOTED OTHERWISE.

**SURVEY AND EXISTING SERVICES**

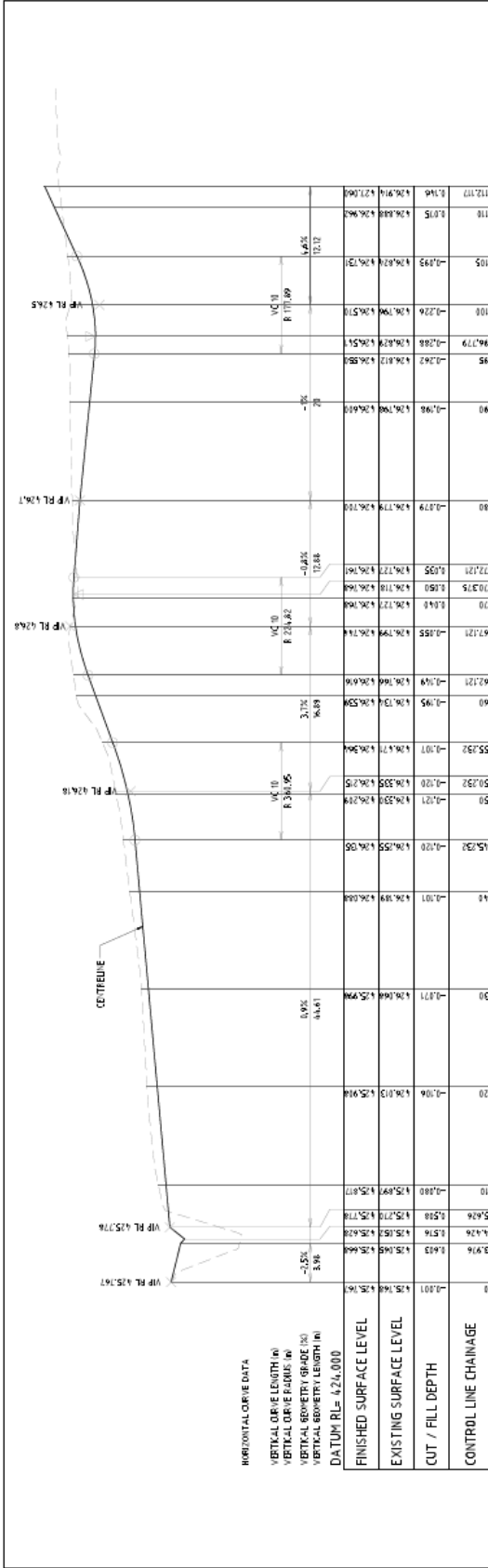
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.
2. ALL EXISTING SERVICES SHALL BE PROTECTED AND KEPT GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT AUTHORITY. ALL AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY IMMEDIATELY WHEN ANY SERVICE OCCURS OR IS AT RISK OF OCCURRING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY POTENTIAL CLASHES WITH EXISTING SERVICES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION.
5. EXISTING UTILITY LEVELS OR CONNECTION LEVELS FOR ALL EXISTING STORMWATER AND SERVICES SHALL BE OBTAINED FROM THE RELEVANT CONSULTANT PRIOR TO COMMENCING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORKS AREA, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE RELEVANT AUTHORITY.
7. CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS.
8. CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES.
9. COMPREHENSIVE RECORDING OF THE AFFECTED AREAS WITH A CABLE DETECTOR AND SURVEYING TO BE CONDUCTED PRIOR TO COMMENCING CONSTRUCTION.
10. HAND EXCAVATING TO EXPOSE ALL SUCH SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.

**ISSUED FOR CONSTRUCTION**

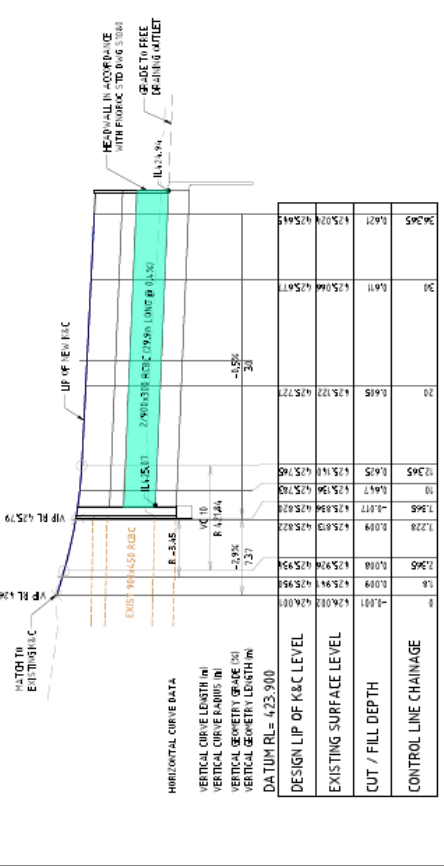
<p><b>RODGERS CONSULTING ENGINEERS</b> 10 SPRING STREET P.O. BOX 1007 CHICKS 4010 einfo@rodgersconsulting.com.au</p>		<p><b>THE CLIENTS</b> ST STEPHEN'S CATHOLIC COLLEGE PROPOSED INNOVATION CENTRE MACEERA, QLD</p>		<p><b>PROJECT INFORMATION</b> PROJECT NO: 2023/01 DATE: 20/03/24 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: A1</p>													
<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION				<p><b>APPROVALS</b></p> <table border="1"> <tr> <td>DESIGNED BY:</td> <td> </td> </tr> <tr> <td>CHECKED BY:</td> <td> </td> </tr> <tr> <td>DATE:</td> <td> </td> </tr> </table>		DESIGNED BY:		CHECKED BY:		DATE:		<p><b>SCALE</b> SCALE: 1:100 (A1)</p>	
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RECORDS AND SPECIFICATIONS TO BE USED AS A GUIDE FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.	OWNER: ST STEPHEN'S CATHOLIC COLLEGE PROJECT: PROPOSED INNOVATION CENTRE ADDRESS: MAREEBA, QLD		CONTRACT NO: 2023/01 SHEET NO: 13 OF 13	
	DESIGNER: RODGERS CONSULTING ENGINEERS ADDRESS: 124 SPARK STREET PHONE: 07 4051 9466 FAX: 07 4051 9477 EMAIL: info@rodgers-engineers.com.au		DATE: 2024/03/10 DRAWN BY: [Name] CHECKED BY: [Name]	



LONGITUDINAL SECTION (LIP OF K&C)  
SCALE: HORIZ. 1:1000, VERT. 1:200



**PAVEMENT DESIGN**

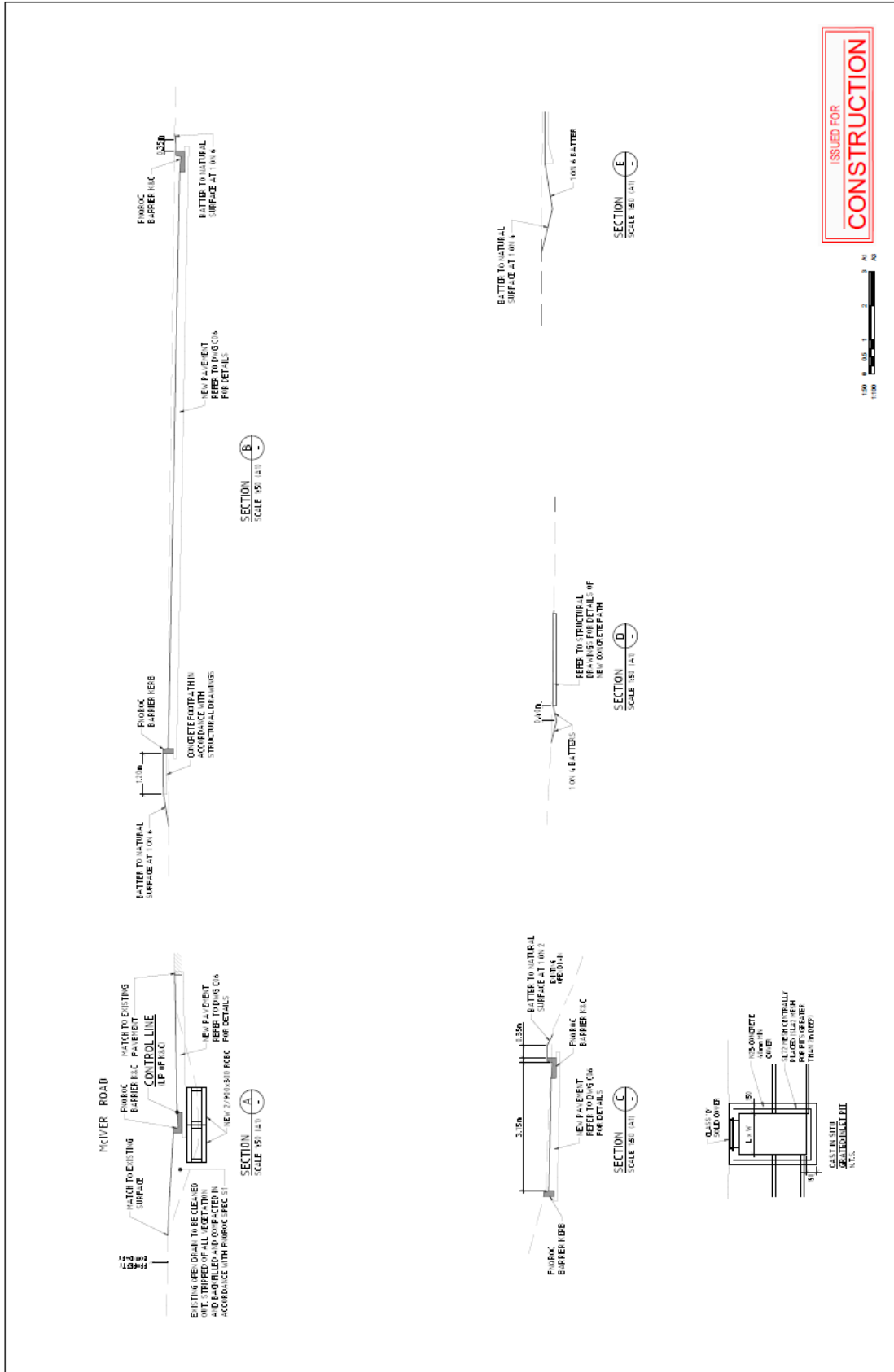


**PAVEMENT NOTES**

1. PAVEMENT MATERIALS SHALL COMPLY WITH BRAC STANDARD SPECIFICATION 52 ROAD PAVEMENT.
2. PULLING OF FLEETING SURFACE AND SUB-BASE COURSE SHALL BE DONE AS SOON AS POSSIBLE AFTER THE PAVEMENT IS LAYED TO PREVENT WEAKENING OF THE PAVEMENT.
3. SHALL BE DONE TO BE IN ACCORDANCE WITH THE BRAC STANDARD SPECIFICATION 52 ROAD PAVEMENT.
4. PAVEMENT MATERIALS SHALL BE FREQUENTLY MOISTENED AND COMPACTED TO THE REQUIRED DENSITY.
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10. PAVEMENT MATERIALS SHALL BE FREQUENTLY MOISTENED AND COMPACTED TO THE REQUIRED DENSITY.

**ISSUED FOR CONSTRUCTION**

C. ENGINEER T. PROJECT MANAGER R. DESIGNER	W. SURVEYOR S. DESIGNER	DATE: 28/03/24 TIME: 10:00 AM	DRAWING NO: 2024/01 SHEET NO: 01	PROJECT NO: 07401946 DATE: 07/03/24 FILE: 07401947	THE CLIENT'S REPRESENTATIVE CUSTOMER'S NAME: _____ ADDRESS: _____ PHONE: 07401946 FAX: 07401947
PROJECT TITLE: PROPOSED INNOVATION CENTRE MAACEBA, OLD		CLIENT'S NAME: ST STEPHEN'S CATHOLIC COLLEGE PROJECT NO: _____ DRAWING NO: _____ SHEET NO: _____		CONTRACTOR'S NAME: RODGER'S CONSULTING ENGINEERS PROJECT NO: _____ DRAWING NO: _____ SHEET NO: _____	



<p>PROJECT: ST STEPHEN'S CATHOLIC COLLEGE</p> <p>PROPOSED INNOVATION CENTRE</p> <p>HAARLEM, QLD</p>		<p>THE FOLLOWING PARCEL DETAILS SECTION 607463 SHEET 009</p> <p>DATE: 09/08/2023</p> <p>SCALE: A1</p> <p>PROJECT: 230121</p> <p>DATE: 09/08/2023</p>	
<p>CLIENT: ST STEPHEN'S CATHOLIC COLLEGE</p> <p>PROJ. NO: 230121</p> <p>PROJ. NAME: PROPOSED INNOVATION CENTRE</p> <p>HAARLEM, QLD</p>		<p>RODGERS CONSULTING ENGINEERS</p> <p>124 SPYGLASS STREET</p> <p>PO BOX 1207</p> <p>CAIRNS QLD 4870</p> <p>PHONE: 07 4051 9466</p> <p>FAX: 07 4051 9477</p> <p>WWW: www.rdgers.com.au</p> <p>admin@rdgers.com.au</p>	
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