



29 August 2025

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: OPW/25/0004

Sibi Girgenti Holdings Pty Ltd
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Dear Applicants,

Information Request

Planning Act 2016

I refer to the below mentioned application which was received by Council on 1 August 2025 and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	OPW/25/0004
Proposal:	Application for Development Permit for Operational Works – Roadworks, Earthworks, Stormwater Drainage and Water and Sewer Reticulation for “The Edge Mareeba – Stage 4”
Street Address:	Antonio Drive, Mareeba
Real Property Description:	Lot 300 on SP336263
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

- It is noted that Lot 5 as shown on the plans must be created as road reserve on the final survey plan. The Lot 4 building pad batter extends into this section of future road reserve. Based on the batter footprint and design levels, the batter appears to be approximately 4m high and encroaches approximately 8m or halfway across the width of proposed Lot 5. This outcome is non-compliant with sD2.11 (4) of the FNQROC Development Manual and **will not be accepted by Council.***

Please provide an amended earthworks plan whereby the Lot 5 building pad batter is setback 300mm from the property boundary as required by sD2.11 (4) and does not extent into road reserve.

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2. *Provide a geotechnical report to confirm the stability of all earthworks batters of batter slope 1v:2h or steeper where the height is 1.5m or greater. Any setbacks from these batters (above or below the batter) must be identified in the report.*
 3. *Provide the water network modelling to verify the water reticulation design. In particular, confirm the peak hour and firefighting flows results including hydrant operation at the cul-de-sacs at the end of Road E and Antonio Drive.*
 4. *Provide further details on the existing ground surface levels and outlet conditions downstream from the nominated outlet shown on Drawing C15.*
 5. *Confirm additional erosion and sediment control measures required at this outlet during construction.*
 6. *Note only. It is noted that Lots 9, 10 and 11 are situated within the 30m exclusion zone for the sewer pump station. It is likely that a notation will be placed on the rates record for each of these Lots confirming this, as well as the likelihood of occasional odour and noise nuisance associated with any dwelling being situation within this exclusion zone. Alternatively, relocate the sewage pump station so that the 30m exclusion zone does not encroach into any lots.*
 7. *The services crossing (sewer/stormwater) between sewer manhole 4/19 and sewer manhole 3/19 has the sewer crossing above stormwater. Sewers crossing over stormwater are not permitted under the FNQROC Development Manual and WSA. The design must be revised to allow the stormwater to pass over the sewer. This may require an additional stormwater manhole within the easement northeast from kerb inlet Pit 6/1 to enable a flat pipe segment over the sewer before the steeper grade section of the stormwater*
 8. *The sewage rising main is nominated as 50mm diameter which does not comply with FNQROC Development Manual requirements. Section D7.21, Clause 3, requires that sewer rising man shall be a minimum 100 mm UPVC class 12.*

Amend the drawings to comply with this requirement and confirm minimum velocities are achieved for the adopted pump flow rate.

Advice Note: The selected pump will need to be sized to achieve minimum flow velocity in rising main per FNQROC. The RPEQ must assess the pump station and rising main operation and provide a compliant design to the FNQROC development manual. It is noted that the statement of compliance did not disclose a non-compliance in regard to rising main size.
 9. *Provide additional details on the sewage pump station design as required in Section 7.19 of the FNQROC Development Manual. Responses to each of the design criteria in D7.19 / Table 7.14 should be provided in the response.*
 10. *Provide details of the proposed overflow and confirm where the design proposes the overflow screening chamber, valve location and discharge to stormwater. The hydraulic calculation must demonstrate that the system can overflow without risk of an uncontrolled discharge and must consider the operating water level in the stormwater pipes at sewage overflow discharge.*
 11. *Provide localised grading plan and annotated cross section for Antonio Drive at the road low point to outlet stormwater in the major flow event. The applicant must clarify how the overland flow is proposed to operate in the major event.*

12. *Provide updated design drawings for the overland flow path from the low point in Antonio Drive through to the discharge point at the northeast corner of the site. The overland flow path must be lined. Additional drainage calculations must be provided to confirm that the overland flow is contained in the lined drain.*
13. *Confirm that a suitable driveway grade can be achieved to access Lot 22 from Road E. Amended plans must be provided where revised earthworks are required to achieve a compliant driveway grade.*
14. *Provide cross-sections with flow depths for Drain 1 to demonstrate how the increased velocities in the steep sections of the drain are contained within the drain lining. Provide additional calculations for the drain operation including depth and velocity, for each different grade of drain.*
15. *Provide an update to Drawing C18 showing the sewer crossings and clearances;*
16. *Provide an update to Drawing C19 showing the stormwater crossing between sewer manhole 4/19 and 3/19 noting that the sewer IL is listed at 401.185 locating it above the datum level on this drawing;*
17. *Provide an updated sewer discharge manhole detail complying with the FNQROC Development Manual requirements.*
18. *Provide as-constructed information for the lots on Pietro Court to confirm that existing lots 226 to 231 discharge west to Pietro Court and not into Stage 4 lots.*
19. *Provide as constructed information on the stormwater in Antonio Drive to confirm that no additional piped or on-road flows enter Stage 4 from the upslope road segment in Antonio Drive.*
20. *Subject to provision of the as constructed stormwater details and calculations from the adjacent stage, reconfirm the major total flow arriving at the low point at stormwater pits 5/1 and 6/1 in Stage 4 and confirm the capacity required for the overland flow path;*
21. *It is noted that Lots 6 to 10 inclusive shall require individual residential sewerage pump stations (RSPS's) to connect to the reticulated sewerage scheme. Please demonstrate that each RSPS for each lot is able to discharge into a manhole and provide details on the manhole design to allow this to occur.*

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the

event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

Should you have any further queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully



CARL EWIN
SUPERVISOR PLANNING & BUILDING