

YOUR REF: J000085:WAKS:KLG
OUR REF: OP3609/2010

21 September 2015

WAKS Developments Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Dear Madam

AMENDED DECISION NOTICE FOR OPERATIONAL WORKS
CRAIGLIE BUSINESS PARK – STAGE 2
BEOR STREET CRAIGLIE

Please find attached the Amended Decision Notice for the above Operational Works. The amendment seeks to achieve an improved drainage solution to existing Lot 37 & Lot 38 on SP248126 and to construct car parking in Easement C on SP248126 within Lot 100.

Other than the amendment to reflect the alternative drainage solution for Lot 37 & 38 and the construction of the car parking spaces, the Amended Decision Notice dated 17 January 2011 remains largely unchanged. Please note that the schedule of approved drawings has also been updated to reflect amended plans prepared by Black & More.

Also find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the meeting.

An invitation to attend the meeting must be sent to Council's representative Neil Beck by contact telephone number (07) 4099 9451, giving at least 5 working days notification if possible.

In addition to the Amended Decision Notice, Council provides the following "Advice Statement" which relates to issues that are relevant to the proposed works:

1. The design of landscape and lighting works are subject to separate agreement and must be submitted to Council, prior to the commencement of associated works.
2. The Consulting Engineer is to present all Contractors with a copy of this Amended Decision Notice and the approved plans prior to the commencement of works.

Should you require further information or assistance, please contact Neil Beck of Development Assessment on telephone (07) 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att.

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AMENDED DECISION NOTICE FOR OPERATIONAL WORKS
CRAIGLIE BUSINESS PARK – STAGE 2
BEOR STREET CRAIGLIE

PROPOSAL:

Operational Works (Engineering) excluding Landscape and Lighting Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 37, Lot 38 & Lot 100 on SP248126

REFERRAL AGENCY CONDITIONS:

Department of Transport & Main Roads – see attached

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

None applicable

DECISION DATE:

21 September 2015 (This Amended Decision Notice replaces Amended
Decision Notice dated 17 January 2011)

DECISION:

Approved subject to conditions

TYPE OF APPROVAL:

Development Permit

ASSESSMENT MANAGER CONDITIONS – STANDARD:

The standard conditions are shown in Appendix A and must be read in conjunction with any approved plans and project specific conditions identified below.

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

1. General

- a. ~~The acoustic report required by the Douglas Shire Council Decision Notice CA 69, is to be submitted prior to construction works commencing on site.~~

2. Stormwater

- a. All stormwater flow augmentation must be done in accordance with the RECS Stormwater Study, submitted 1 September 2009 and submitted design plans and as amended by proposed drainage works for Lot 37 & 38 and the temporary drainage line through Lot 100 as detailed on plans prepared by Black & More and referenced below. The temporary drainage line must be constructed at a minimum grade of 0.3% to discharge to the existing lake weir outlet on Lot 23 on RP204464. The alternative drainage solution for Lot 37 & 38 and the temporary drain through Lot 100 and the car park must be completed by the end of the 2015 calendar year unless otherwise approved by the Chief Executive Officer.

Any works undertaken must not cause any worsening effects to downstream property owners, both during construction and in ultimate form.

3. Sewer

Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.

- a. Provide a copy of the Craiglie Business Park Sewerage Master Plan. Confirm that the pump in the sewerage lift station downstream of the development is sufficiently sized to take additional flow from Stage 2.
- b. Drops through manholes must comply with the FNQROC Development Manual. For example, drop on Sewer Line 9 through manhole 9/3 shall be 50mm. In addition, the downstream invert level of the existing manhole C1/1 must be provided to allow calculation of the manhole drop at the intersection of Line 9 and the existing line.
- c. Replace manhole 10/2 with an end of line less than 1.5m deep.
- d. Amend Drawing C24 to show correct manhole numbers.
- e. Provide on Drawings the sewer pipe material type and class.

- f. For all sewers greater than 3m deep, the width of easement over the sewer must be calculated based on the angle of repose. Council will require additional inspection points in the Inspection and Test Plan for these sewers.
- g. Easements over all sewers within the site shall be provided in favour of Council and registered prior to the signing and sealing of the Survey Plan.
- h. All property connection branches must be extended at least 1m from the sewer easement boundary.
- i. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- j. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The As-constructed sewerage submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.
- k. The applicant must carry out CCTV inspections of all existing sewers within the site prior to commencement of construction and after project completion and of all constructed sewers within the site after project completion. The Consultant is to assess the CCTV footage and prepare a report on the condition of all sewers within the site prior to and after construction. The report shall be submitted and approved by Water and Waste prior to issue of Works Acceptance. Rectification to sub-standard sewers or damaged sewers shall be carried out to the satisfaction of Council.

4. Water

Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.

- a. Where the water main crosses the stormwater line 8/B - 9/B it shall be laid above the stormwater pipe. The section of water main with reduced cover shall be DICL and encased in concrete for its full length. Consideration should be given to providing two smaller stormwater pipes or box culvert in lieu of the 1200mm dia stormwater pipe. Provide an amended detail of the water main where it crosses the stormwater.
- b. Minimum clearances between water mains and other services must be in accordance with the Water Supply Code of Australia in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main. For all instances where services cross water mains the clearance must be shown on the long-section drawings.

- c. The submitted water hydraulics report has been based on the assumption that all of the augmentations identified for the year 2008 in the Division 10 Water Supply Planning Report have been implemented by Council. This is not the case. A revised water hydraulics report must be submitted and approved prior to the pre-start meeting which includes the following:
 - i. An additional scenario of “no augmentations” which determines the impact of the development on the existing system and identifies which of the 2008 augmentations may need to be implemented to adequately service the proposed development.
 - ii. An assessment of the internal water supply network to service the development i.e. water model results which show internal network pipe sizing based on the current water reticulation layout.
- d. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- e. As-constructed water submissions are to include the “Statement of Compliance – As-constructed Documentation” and must be the final issue. The as-constructed drawing must be approved prior to Issue of a Works Acceptance Certificate.
- f. Provide a valve on the 100dia. line at the intersection of Road D and Beor Street in front of Lot 38 and Lot 13.
- g. Clearances between water services and stormwater drainage must be specified on the stormwater long section drawings.

5. Roads and Paths

- a. Details of the proposed timber walkway are to be submitted to council for approval prior to construction.

6. Lighting

- a. Design to be submitted to Council for agreement.

7. Parks and Landscaping

- a. Design to be submitted to Council for approval.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by RECS Pty Ltd subject to any alterations made by conditions of Development Permit for Operational Work 8/10/46.

Drawing Description	No.	Rev.
Bulk Earthworks Set out – Sheet 1 of 2	8-2007-C01	D
Bulk Earthworks Set out – Sheet 2 of 2	8-2007-C02	D
General Arrangement	8-2007-C05	A
Type Cross Section and Details	8-2007-C06	A
Roadworks and Drainage Set out Plan – Sheet 1 of 2	8-2007-C07	B
Roadworks and Drainage Set out Plan – Sheet 2 of 2	8-2007-C08	A
Stormwater Drainage Plan	<u>7202-001</u>	<u>A</u>
Road Set out & Miscellaneous Details	8-2007-C09	A
Road A Long Section & Intersection Details	8-2007-C10	A
Road B Long Section & Cul-de-Sac Details	8-2007-C11	A
Road C Long Section & Cul-de-Sac Details	8-2007-C12	A
Road D Long Section & Intersection Details	8-2007-C13	A
Road A Cross Sections – Sheet 1 of 2	8-2007-C14	A
Road A Cross Sections – Sheet 2 of 2	8-2007-C15	A
Road B Cross Sections	8-2007-C16	A
Road C Cross Sections	8-2007-C17	A
Road D Cross Sections	8-2007-C18	A
Stormwater Long Sections – Sheet 1 of 2	8-2007-C19	B
Stormwater Long Sections – Sheet 2 of 2	8-2007-C20	A
Stormwater Longitudinal Sections	<u>7202-002</u>	<u>A</u>
Lot 37 & 38 Site Works	<u>7202-003</u>	<u>A</u>
Overland Flow Path Details – Sheet 1 of 2	8-2007-C21	A
Overland Flow Path Details – Sheet 2 of 2	8-2007-C22	A
Drainage Details	8-2007-C23	A
Sewer Reticulation Plan – Sheet 1 of 2	8-2007-C24	A
Sewer Reticulation Plan – Sheet 2 of 2	8-2007-C25	B
Sewerage Long Sections	8-2007-C26	B
Water Reticulation Plan	8-2007-C27	B

EROSION AND SEDIMENT CONTROL DRAWINGS

The following drawings must form the basis of the Contractors Erosion and Sediment Control Plan (ESCP) in accordance with FNQROC Development Manual, Clause CP1.06.

Drawing Description	No.	Rev.
Erosion & Sediment Control Strategy	8-2007-C03	B
Erosion & Sediment Control Details	8-2007-C04	A

For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au

RIGHTS OF APPEAL

Attached

End of Decision Notice

Att. Appeal Rights
 Pre-Start Meeting Template
 Standard Conditions, Appendix A
 Referral Agency conditions – Appendix B

APPENDIX A

STANDARD CONDITIONS:

General

1. The proposed works are permitted subject to any alterations:
 - a. found necessary by Chief Executive Officer at the time of examination of Engineering drawings or during construction of the works because of particular engineering requirements and.
 - b. to ensure the works comply in all respects with the requirements of the *FNQROC Development Manual* and good engineering practice; and
 - c. to comply with project specific conditions and the following standard conditions of approval.

All works must be carried out in accordance with the approved plans, conditions and specifications, to the requirements and satisfaction of the Chief Executive Officer.

2. The conditions of any Reconfiguration of Lot or Material Change of Use permits applicable to the subject lot or lots shall be complied with in conjunction with this development permit.
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.
4. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
5. If in fact there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies shall be made good during construction and Council reserves the right to withhold approval of construction until such deficiencies are made good to its satisfaction.
6. Work and or Technical Documents identified within these Development Approval Conditions are nominated as requiring Compliance Assessment under section 398 of the *Sustainable Planning Act 2009*. In particular As-Constructed Water, Stormwater and Sewerage Plans must be submitted to the Compliance Assessor (Douglas Shire Council) on the approved form (Form 32) and will be assessed against the provisions of Council's *FNQROC Development Manual*. Council must issue a Compliance Certificate for the assessable documents prior to granting Early Plan Sealing or Plan Sealing of a Subdivision Plan or the issue of a Works Acceptance Certificate, whichever occurs first.

Timing of Effect

7. The conditions of this development permit must be effected prior to the approval and dating of the survey plan, except where specified otherwise in these conditions of approval, or at Council's discretion.

Easement Documentation

8. Easement documents are to be submitted to Council's solicitors for checking in accordance with the conditions of the Reconfiguration Development Permit.

Portable Long Service Leave Notification

9. As per the QLeave – Building and Construction Industry Authority Guidelines, if the works are over \$80 000, Council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to commencement of work.

Construction Security Bond

10. Lodgement of Construction Security Bond as per the *FNQROC Development Manual*, Section CP1.07, (ie, five (5) per cent of the value of the works) is required, prior to commencement of work. The bond shall be in favour of Council and in the format of cash or an unconditional bank guarantee, which must cover all aspects of the construction and have no termination date.

Third Party Agreement

11. The developer must obtain written agreement from third parties and/or Referral Agencies for any works proposed on adjacent properties. The agreement(s) must be provided prior to the associated works commencing on site. All agreements must be available for Council scrutiny, upon request.

Commencement of Works

12. Council is to receive written Notice of Intention to Commence Works and all matters relevant to the Pre-Start meeting are to be attended to in accordance with Section CP1.07, CP1.08 and Section CP1.09, of the *FNQROC Development Manual*.

Hours of Work

13. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - a. 7:00 am to 6:00 pm, Monday to Friday;
 - b. 7:00 am to 1:00 pm, Saturdays; and
 - c. no work is permitted on Sundays or Public Holidays.

Any variations to the above working hours must be authorised by the Chief Executive Officer, prior to the commencement of such works.

Public Notification of the Works

14. The developer or the nominated representative must provide:
 - a. Public notification of the development in local newspapers in accordance with Section CP1.11 of the *FNQROC Development Manual*.
 - b. Signage identifying the location of the project, general allotment layout, contact numbers (including out-of-office hours emergency numbers) must be provided at all entrance points to the development. All signage must be appropriately positioned, prior to the commencement of any works on the site.

Site Inspections

15. Council requires a number of major inspections to be completed as Witness and Hold Points for Consulting Engineers and Council officers during the construction of the works. Inspections undertaken during construction shall be in accordance with Section CP1.16 (Inspection and Testing) of the *FNQROC Development Manual*. These Witness and Hold points are to be included in the contractors Inspection and Test Plan (ITP) and be made available for inspection, prior to the commencement of any works on the site.

Soil and Water Management

16. All works must be in accordance with Section CP1.13 and D5 of the *FNQROC Development Manual*, and must comply with the following:
 - a. A copy of the contractor's Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works. In particular, the ESC Plan must address the Institution of Engineers' Australia *Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy* and Clauses CP1.06, CP1.13 and D5.10 of Council's *FNQROC Development Manual*. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress.
 - b. Any dewatering activities will require approval from The Chief Executive Officer prior to commencement.
 - c. During the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed contractor's ESC Plan, derived from the Engineer's ESC Strategy (As per *FNQROC Development Manual* CP1 Appendix A).
 - d. It is the contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments shall be approved by the Engineer and presented to Council.
 - e. The developer shall be held responsible for any rectification works required to clean up dust, pollutants and sediments that may leave the site as a result of construction activities.
 - f. The developer or their representative shall be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site.

Street Lighting

17. The provision of street lighting is to be in accordance with the *FNQROC Development Manual* D8 and designed to comply with the Road Lighting Standard AS/NZS 1158, a compliance certificate that has been certified by an appropriate Registered Professional Engineer of Queensland (RPEQ) must be provided to demonstrate the lighting design complies to the requirements of the Road Lighting Standard AS/NZS 1158. New street lighting is to be erected as a Rate 2 public lighting installation, Rate 1 will only be considered where an overhead electricity reticulation exists:
 - a. Lighting columns, luminaires and lamps are to be of a type specified in Ergon Energy's *Lighting Construction Manual*, unless approved otherwise by Council.
 - b. The applicable lighting category for roads associated with this project having a road hierarchy of residential access and above is identified in Table D8.1 of the *FNQROC Development Manual*.

- c. Local Area Traffic Management (LATM) devices including roundabouts, must be provided with an illumination of not less than 3.5 Lux as specified in the Road Lighting Standard AS/NZS 1158.
- d. Street lighting located adjacent to the development frontage must be located behind the kerb (usually a minimum of 820 mm from the invert of the kerb) and spaced to meet the required lighting category for the road.

Infrastructure Plans for Utility Services

- 18. Approved infrastructure plans for gas, electrical and telecommunications services must be endorsed by Council, prior to the commencement of associated works.

Landscaping General

- 19. Landscaping shall be provided in accordance with Part D9 and Part S8 of the *FNQROC Development Manual*, unless approved otherwise by Council.
- 20. The landscaping works must be constructed in accordance with the approved plans and conditions. The developer must seek approval in writing from the Council for any changes to the plan or the landscaping works on the site. This approval must be obtained prior to commencement of these works on site.
- 21. The landscape must be maintained in good order by the developer for at least three (3) months during the Works Acceptance period, and generally timed to coincide with the Final Works Acceptance Inspection, when all landscaping works must be in a condition suitable for Council to commence regular maintenance.

Trees

- 22. Any trees must be planted and staked in accordance with the *FNQROC Development Manual* drawing S4210, with root barriers installed such that they are just visible at the finished surface level. Note that where footpaths are to be provided, a root barrier must also be provided between the tree and the path. Root barriers must be installed and appropriate topsoil, level of compaction and drainage provided, as specified by the manufacturer.
- 23. Street tree planting locations must be in compliance with *FNQROC Development Manual* D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
 - a. 7.5 metres from streetlights;
 - b. two (2) metres from the inlet or outlet of stormwater pipes;
 - c. three (3) metres from any driveways;
 - d. ten (10) metres back from the apex of both boundaries of a corner lot;
 - e. 0.8 metres – one (1) metres from the back of kerbs.
- 24. All trees must be watered directly after planting and prior to laying mulch. The mulch must be left clear of the trunk and be laid in accordance with *FNQROC Development Manual* drawing S4210 and S8.14, at a radius of 0.5 metre around the base of the tree and out to the back of kerb.
- 25. All trees must be of good vigour and health and must not be root-bound at the time of planting. They should be approximately 1.5 metres – two (2) metres tall with well-established root and branch formation. Trees should have a clear dominant central leader.

26. A joint site inspection is to be held with Council officers and developer's representative to assess the general condition of any existing trees and shrubs within six (6) metres of any property boundary abutting the road reserve, or other Council land. If any dead, dying or dangerous trees are identified during the meeting, with the landowner's consent, they are to be removed to the satisfaction of Council officers, prior to the sealing of plans for the associated lot.
27. Any trees identified on drawings to be retained, are to be protected in accordance with approved plans. This must include, but is not limited to, the erection and continued maintenance of suitable physical barrier(s) placed around the tree to protect the tree and the root system. Additional protection of tree trunks by the fixing of timber planks using wire loops is also required unless approved otherwise by Council. Any damage caused to nominated trees as a result of construction activity, will require inspection by Council and will require a specified number of suitable replacements trees of suitable maturity to be provided to replace the loss in amenity.

Verges

28. All verges are to be covered full-width with topsoil (AS 4419/Soils for Landscaping and Garden Use) to a depth of not less than 40 mm, lightly compacted and grassed in accordance with Council's Guidelines and Specifications.
29. Any island beds or any shrub beds must have a permanent irrigation system installed, which must be connected to the Douglas Water Network. An Application for a Water Service Connection must be presented to Douglas Water & Waste to facilitate the connection, and must include the installation of a flow meter and associated valves.
30. All water reticulation, including permanent irrigation systems, are to be identified in as-constructed plans which must be submitted to Council for approval prior to the Works Acceptance (On Maintenance) meeting for landscaping.

Structures and Retaining Walls

31. Separate building certification and/or structural certification is required for any works to alter existing structures, provide new structures or construct retaining walls that are over 900 mm high. Certification by a suitably qualified engineer must be provided, prior to opening the work site to the public.

The Location of Stormwater Quality Interception Devices (SQIDs)

32. Council must approve the location of any SQIDs prior to installation. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access from the public road reserve to the SQID must remain unrestricted.

Sewer and Water

33. All water and sewerage works must be in accordance with Sections D6 and D7 of the *FNQROC Development Manual*, and must comply with the following:
 - a. Douglas Shire Council requires a minimum of five (5) working days notice of intention to commence water and sewerage related works. The notice shall be given to the Senior Plumbing Inspector at Douglas Shire Council either in writing, by telephone (07) 4099 9479, fax (07) 4098 2902 or email to enquiries@douglas.qld.gov.au prior to the commencement of works.
 - b. The developer shall be responsible for confirming the location of all existing sewer, water and utility service infrastructure prior to the commencement of works on site. Any permits

necessary to alter/interfere with such services must be obtained prior to the commencement of work and be available for Council inspection if required.

- c. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Douglas Shire Council prior to the commencement of the proposed works. Unless otherwise approved in writing, existing infrastructure impacted by the development shall be subject to the maintenance period provisions contained in this Decision Notice.

Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.

- d. All testing and acceptance of water and sewerage works shall be in accordance with CP1 Construction Procedures of the *FNQROC Development Manual*. Works are to be certified as acceptable by Douglas Water & Waste, and any operating manuals etc be provided to Council, prior to making an application for the acceptance of the works.

Sewer

- 34. Douglas Water & Waste must be contacted to perform any direct connection to live sewer mains. Unless otherwise approved in writing, separate applications for approval on the prescribed forms shall be made to Douglas Water & Waste for each connection together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for Plumbing Works'.
 - a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
 - b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
 - c. Where retaining walls are located within the zone of influence of a sewer the footings must be 1000 mm clear of the sewer and designed in accordance with the *Queensland Development Code*. Full design details and structural certification must be approved prior to commencement of works.
 - d. Minimum clearances between sewer mains and other services must be in accordance with the *Sewerage Code of Australia*. Clearances must be included on the long-section drawing.
 - e. Where a manhole is located in a batter, a flat area of 1.5 metres radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three (3) sides.
 - f. Where an easement is required the property connection branch must be extended at least one (1) metre from the easement boundary.
 - g. House drains are to extend one (1) metre past the end of the driveway on hatchet blocks and 1.5 metres beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within one (1) metre of the boundary to delineate the end of the property connection branch.
 - h. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The as-constructed submission is to include the 'Statement of Compliance – As-constructed Documentation' and must be the final issue.

Water

35. Douglas Shire Council must be contacted to perform any direct connection to live water mains whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate applications on the prescribed forms shall be made to Douglas Shire Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for a Water Service Connection'.
- a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
 - b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
 - c. Minimum clearances between water mains and other services must be in accordance with the *Water Supply Code of Australia* in particular the minimum clearance between water mains and sewer mains must be 500 mm with the sewer under the water main.
 - d. As-constructed water drawings must be approved prior to Issue of a Works Acceptance Certificate. The as-constructed submission is to include the 'Statement of Compliance – As-constructed Documentation' and must be the final issue.

Roads and Footpaths

36. All works are to be designed and constructed in accordance with AS 1428.1-2001: '*Design for access and mobility*' – General requirements for access – New building work, and associated standard AS/NZS 1428.4 2002, '*Design for Access and Mobility*' – Tactile Indicators. The design is required to provide equal access for people with disability and include the provision of suitable ramps and landing areas and the installation of Tactile Ground Surface Indicators (TGSIs) where required.

Cultural Heritage

37. The *Aboriginal Cultural Heritage Act* 2003 (the Act) seeks to protect artefacts and cultural sites that are of significance to Aboriginal people. The Act requires anyone carrying out an activity to exercise a Duty of Care. Guidelines have been produced to enable assessment of sites under the Act. These are available from Department of Environment Heritage Protection and can be downloaded from their website at www.ehp.qld.gov.au. The work identified in the project documentation is likely to require assessment of the site under the Act.

Appendix B – Concurrence Agency Conditions – DTMR

Conditions of Development and Statement of Reasons

Council Ref: 8/10/46 **Date:** 2 March 2010
State-controlled road: Captain Cook Highway
Proposal: Operational Works (Craiglie Business Park Stage 2)
Real property description: Lot 100 on SP 204464, Parish of Salisbury
Site locality: Beor Street, Craiglie
Applicant: Waks Developments Pty Ltd

Conditions of Development	Reasons	Condition Basis
Stormwater & Drainage 1. Any filling, paving, landscaping, construction or any other modification to the Subject Land must not: (i) Create any new discharge points for stormwater runoff from the Subject Land onto the state-controlled road; (ii) Create any new discharge points for stormwater runoff from the state-controlled road onto the Subject Land; (iii) Lead to an increase in the volume, duration or frequency of stormwater discharges into the state-controlled road; (iv) Interfere with the existing stormwater drainage on the state-controlled road; (v) Surcharge any existing culvert or drain on the state-controlled road.	Changing the location, level or flow of water runoff to, across or along the state-controlled road can adversely impact the road in terms of safety, efficiency and planning.	s. 33 of the <i>Transport Infrastructure Act 1994</i> (Qld)
Advertising 2. No advertising device for the proposed development is permitted within the state-controlled road reserve (Captain Cook Highway).	Advertising devices may obscure signage and distract motorists.	s. 50 <i>Transport Infrastructure Act 1994</i> (Qld)