

**MEMO TO ADMIN**

**DECISION NOTICE FOR OPERATIONAL WORKS**

**DOCUMENT NUMBER                    3771252**

**FILE NUMBER                         8/10/122**

**DATE POSTED                         .....**

**PLEASE PUT IN FOLDER WITH PLANNING DECISION NOTICES –**

**THANK YOU**

**ENQUIRIES:** Walter Moreno-Neisa  
**PHONE:** (07) 4044 3379  
**FAX:** (07) 4044 3836  
**YOUR REF:** Amended Drawings from RECS  
Dated 24<sup>th</sup> August 2012 (3701273)  
and Internal Email 3771244  
**OUR REF:** 8/10/122 (3771252)

26 October 2012

Gary and Helen Hahn  
PO Box 809  
**PORT DOUGLAS QLD 4877**

Dear Sir/Madam

**AMENDED DECISION NOTICE FOR OPERATIONAL WORKS**  
**(CONSTRUCTION OF NEW SECTION OF A DRIVEWAY) LOT 16 ON RP745096 -**  
**18R OCEAN VIEW ROAD – KILLALOE**

Please find attached the relevant Amended Decision Notice for the above Operational Works (Roadworks, Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, and Clearing of Vegetation). In addition, 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 pre-start meeting. An invitation to attend the meeting must be sent to Council's representative Development Engineer Walter Moreno-Neisa on telephone number (07) 4044 3379 email address [w.moreno-neisa@cairns.qld.gov.au](mailto:w.moreno-neisa@cairns.qld.gov.au), giving at least five (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. This approval does not include landscape or lighting works.
2. The Consulting Engineer is to present all Contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.
3. This approval is for Roadworks, Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, and Clearing of Vegetation.

Should you require further information or assistance, please contact Development Engineer Walter Moreno-Neisa of Council's Development Engineering.

Yours faithfully

Neil Beck  
**Acting Manager Development Assessment**

**Att.**

Copy: Garry Campbell – Council Inspector (Drawings Attached – DM5 3683090 & 3701273)  
District Maintenance Co-ordinator Far North – Peter Clark

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**AMENDED DECISION NOTICE FOR OPERATIONAL WORKS**  
**(CONSTRUCTION OF NEW SECTION OF A DRIVEWAY) LOT 16 ON RP745096 -**  
**18R OCEAN VIEW ROAD – KILLALOE**

**PROPOSAL:**

Operational Works (Engineering) Roadworks, Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, and Clearing of Vegetation; excluding Landscape and Lighting Works

**TYPE OF DEVELOPMENT:**

Operational Work

**REAL PROPERTY DESCRIPTION:**

Lot 16 on RP745096

**REFERRAL AGENCY CONDITIONS:**

None Applicable

**FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:**

None Applicable

**AMENDED DECISION DATE:**

26 October 2012

**DECISION:**

Approved subject to conditions

**TYPE OF APPROVAL:**

Development Permit

**ASSESSMENT MANAGER CONDITIONS – STANDARD:**

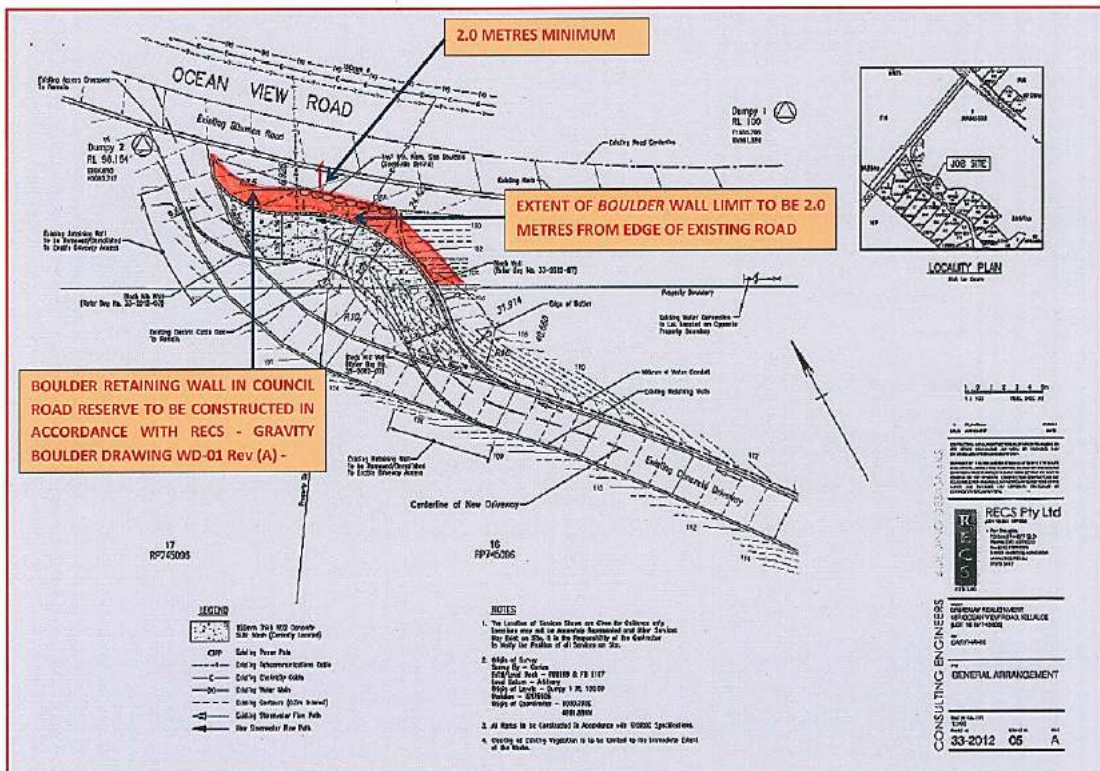
The standard conditions are shown in Appendix A and must be read in conjunction with any approved plans and project specific conditions identified below.

***The information or amended drawings required in accordance with these conditions must be submitted and approved prior to the pre-start meeting unless otherwise noted.***

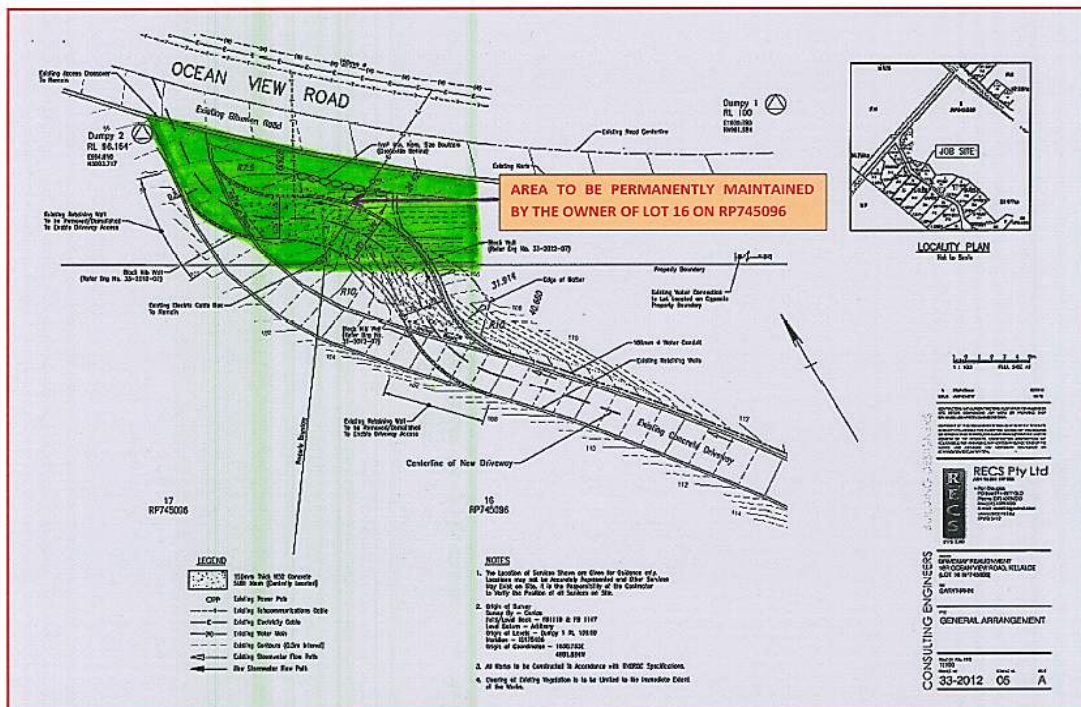
# ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

## 1. General

- a. This site shall be subject to regular inspections by Cairns Regional Council's Development Engineering / Environmental Protection Unit and Water & Waste during construction.
- b. All existing services within the Ocean View Road Reserve must be pot-holed and levels confirmed prior to commencement of works.
- c. If the existing Electric Cable Box is to be relocated, a permit from Ergon is to be sought prior to displace it, and evidence of that permit is to be submitted to Council.
- ~~d. The proposed Gravity Boulder Wall is to be installed along the Council Road Reserve Area affected by the works, as indicated below. Amended Cross Section and General Arrangement drawings showing details are to be provided for approval prior to the pre-start meeting.~~
- d. The proposed Gravity Boulder Wall is to be installed along the Council Road Reserve Area affected by the works, in accordance with RECS Consulting Engineers – Gravity Boulder Wall Drawing WD-01 Rev (A), and as the amended below red area illustrated by Council.



- e. The proposed access driveway as shown on RECS Pty Ltd drawing 33-2012-06 Rev (A) is to be limited to a maximum vertical grade of 27%.
- f. The proposed Non Flexible Traffic Bollards on the road edge are to be located along the Council Road Reserve Area affected by the works, as indicated above.
- g. If the profile or height of the proposed Gravity Boulder Wall is to be redesigned during construction, structural certification, and amended plans must be endorsed by Council prior to the issue of a **Works Acceptance Certificate**.
- h. The Council Road Reserve Area that is to be modified with the construction of the proposed Gravity Boulder Wall and part of the Private Concrete Driveway (as shown below – green area) is to be permanently maintained by the owner of Lot 16 on RP745096, and this Condition is to be included on the Cairns Regional Council rates file notices.



## 2. Earthworks

- a. ~~All earthworks are to be constructed in accordance with Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential Developments, any required alteration to the proposed design is to be assessed by a geotechnical engineer, and the report submitted to Council for approval prior to the pre-start meeting.~~
- a. All earthworks are to be constructed in accordance with Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential Developments.

- ~~b. The constructed earthworks (filling and cutting) and associated compaction documentation is to be reviewed by a geotechnical engineer and the advice submitted to council **prior to Works Acceptance.**~~
- b. All retaining works shall be constructed in accordance with RECS Consulting Engineers – Gravity Boulder Wall Drawing WD-01 Rev (A), and all relevant Australian Standards.
- c. After construction, provide engineering certification of the Gravity Boulder Wall by a RPEQ, using the Department of Infrastructure and Planning Form 16 (Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate), attached to this Decision Notice below.

### 3. Drainage

- a. The alteration of the sub-catchment to drain towards **Ocean View Road** must have no worsening effect on its drainage system or downstream properties. If a disparity exists between pre and post alteration flows, measures are to be implemented by the applicant in order to have a no worsening effect or to demonstrate that sufficient on-site stormwater detention will be provided.
- b. The Applicant is to ensure that the stormwater run-off is able to run freely by gravity to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.
- c. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer. Where necessary, the applicant/owner must obtain any necessary approvals from the Department of Environment and Resource Management for carrying out works in a watercourse.

### 4. Erosion and Sediment Control

- a. The applicant is to ensure that the batter facing the road is stabilised during and after construction in a manner that prevents the release of sediment to the kerb & channel. The batter should be either revegetated, hydromulched or lined with another suitable material to prevent erosion. Sediment fences and check dams are to be installed as indicated on the submitted drawing 33-2012-08 Rev (A).
- b. All reasonable and practicable measures must be taken to prevent pollution to the existing open drains, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater for cleaning equipment must not be discharged or in-directly to any watercourses or stormwater systems.

### 5. Vegetation Clearing

- ~~a. Before working around, excavating, removing or reinstating any tree, the Applicant is to engage a Certified Arborist with a minimum qualification of Level V Diploma or higher in Arboriculture, who is to evaluate the Council Road~~

~~Reserve Area trees affected by these works and prepare a Tree Report, along with a Drawing, both to be submitted prior to the pre-start meeting, indicating:~~

- ~~▪ General location, species and diameters, to specify which have to be removed due to unavoidable damage and subsequent safety risks, and which can be safely retained, depending on the damage to their roots and any specific tree stability issues (in relation to AS 4970 – 2009 – Protection of Trees on Development Sites, Section 3.3 – Variations to the TPZ.~~
- a. All trees including their roots affected by road works shall be safely removed and disposed of appropriately.
- b. Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.
- c. Council has noted that “Siam Weed” exists on site; therefore, a Weed Management Plan is to be submitted addressing issues such as disposal of contaminated soil and wash down of machinery, etc.

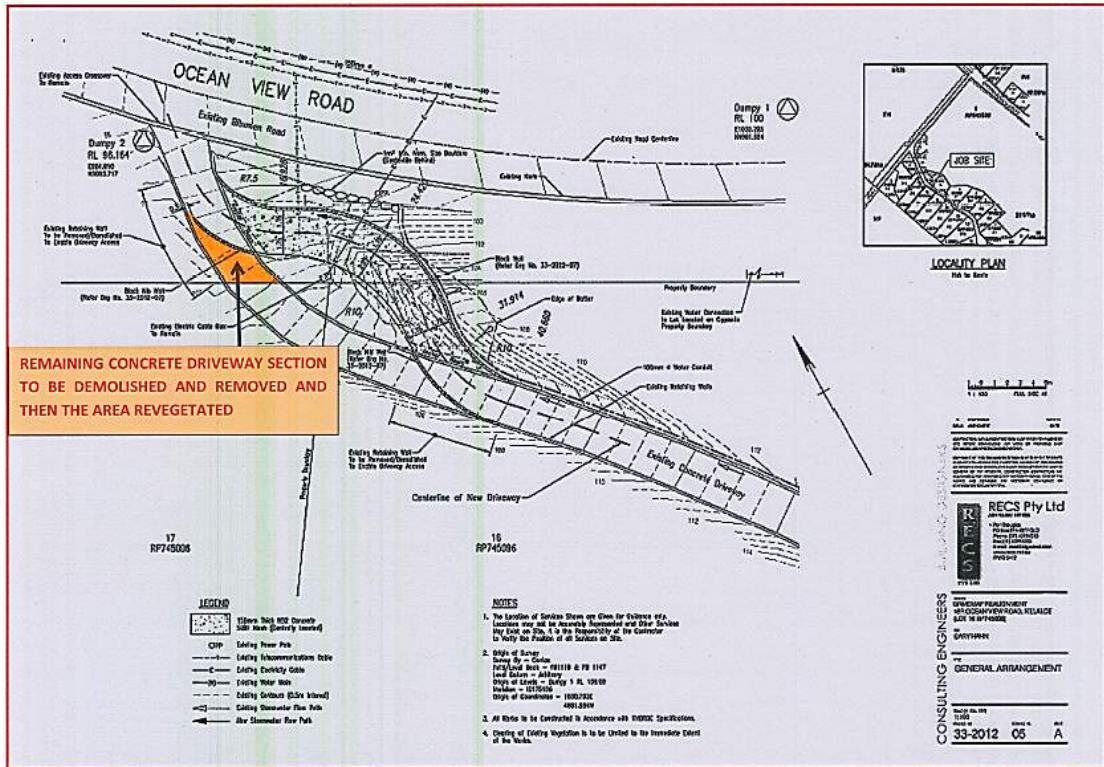
In accordance with the General Policy of Vegetation Management, the definition of a tree is (a height equal to or exceeding 5 metres; or a trunk or bole that has a diameter, at a height of 1.5 metres above natural ground level, equal to or exceeding 12 centimetres).

The Applicant is to contact Mr Pieter Taylor (Council’s Arborist), Phone Number: 40443046, Mobile: 0447187244, Email Address: [P.Taylor@cairns.qld.gov.au](mailto:P.Taylor@cairns.qld.gov.au) to discuss any matter related to these existing trees.

## 6. Other

- ~~a. The existing concrete driveway sections located on the Council Road Reserve and Lot 16 on RP745096, that are to be redundant (as shown below – orange areas) are to be demolished and removed and then these two areas revegetated.~~
- a. The remaining existing concrete driveway section located on the Council Road Reserve (as shown below – orange area) is to be demolished and removed and then this area is to be revegetated and made good.





- b. ~~Prior to the Pre-Start meeting~~ the applicant is to provide for review, a Traffic/Pedestrian Management Plan in accordance with the Department of Main Roads Manual of Uniform Traffic Control Devices (Section 3 – Works on Roads). A Risk Assessment is to be made taking particular account of factors such as traffic volume and speed, road geometry, width and surface conditions, and the general behaviour of road users and pedestrians.
- b. The applicant is to implement a Traffic/Pedestrian Management Plan in accordance with the Department of Main Roads Manual of Uniform Traffic Control Devices (Section 3 – Works on Roads). A Risk Assessment is to be made taking particular account of factors such as traffic volume and speed, road geometry, width and surface conditions, and the general behaviour of road users and pedestrians.
- c. Any existing Council infrastructure or private property (including but not limited to, services, kerb, concrete structures, pits, channels, pavement, footpath, RCP, RCBC, Water Mains, etc.) damaged due to the proposed works is to be rectified or replaced by Cairns Regional Council at the applicant's expense prior to the commencement of use. The applicant must notify Cairns Regional Council Water & Waste or Development Engineering immediately of the affected infrastructure.

## APPROVED PLANS

Generally in accordance with the following drawings submitted by RECS Consulting Engineers subject to any alterations made by conditions of Development Permit for Operational Work 8/10/122

Drawing Description	No.	Rev.
General Arrangement	33-2012-05	A
Longitudinal and Cross Section Along Centreline of New Driveway	33-2012-06	A
Miscellaneous Details	33-2012-07	A
Sediment Control Plan	33-2012-08	A
Gravity Boulder Wall	WD-01	A

For information relating to the *Sustainable Planning Act 2009* log on to [www.dip.qld.gov.au](http://www.dip.qld.gov.au). To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)

#### **RIGHTS OF APPEAL**

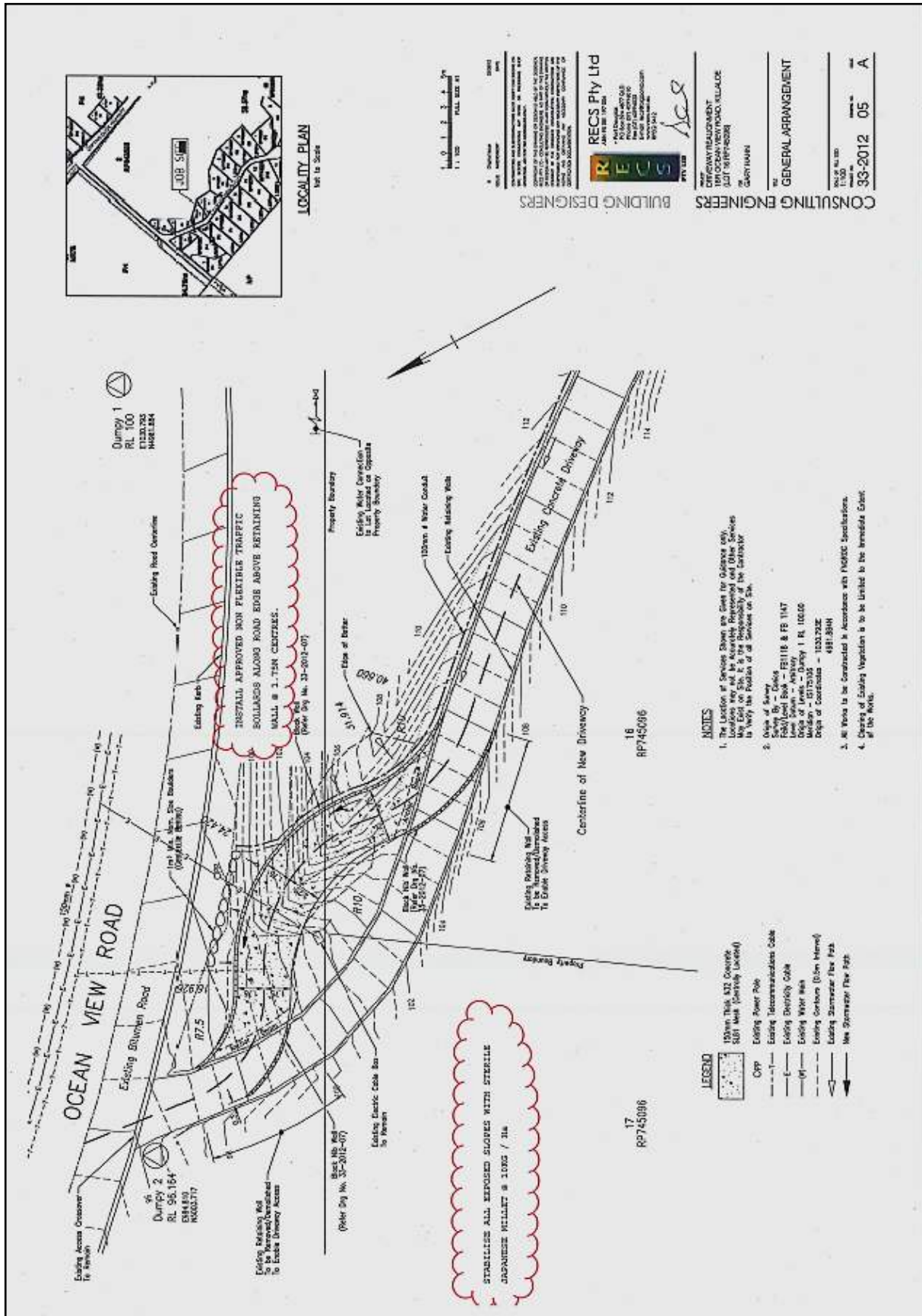
Attached

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#### **End of Decision Notice**

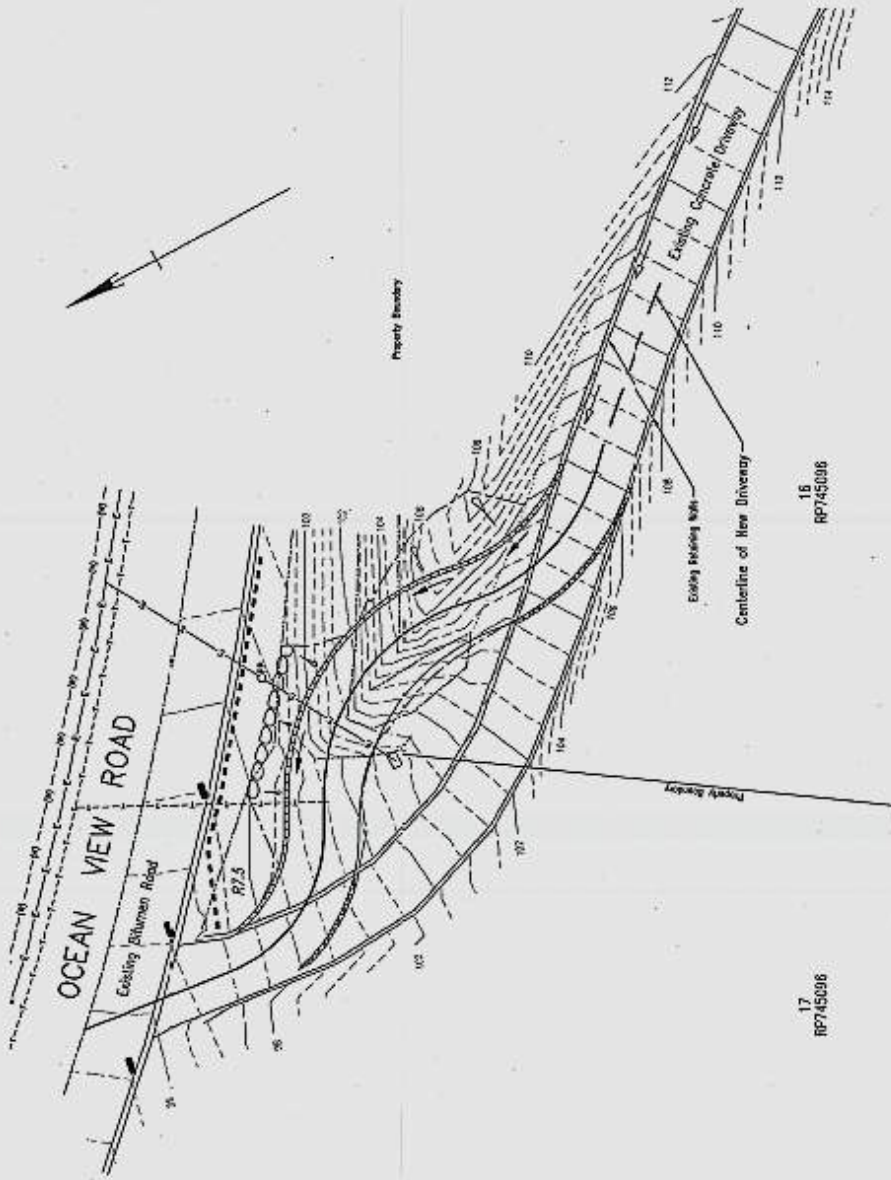
**Att.** Appeal Rights  
Pre-Start Meeting Template  
Standard Conditions, Appendix A

APPENDIX A (Approved Drawings)









- LEGEND**
- Existing Contour (0.5m Interval)
  - Existing Stormwater Flow Path
  - New Drain
  - SB Piles/Sheet Piling
  - Sand Bag Check Dam

**NOTES**

1. All Settlement and Creation Control Measured Shall be in Place Prior to Construction.
2. All Excision and Settlement Control Measures are to be Checked for Damage by the Contractor, Checked Out and Reinstated after Each Worked Item.
3. Where Possible the Works are to be Programmed to be Constructed During Lower Tides Average Tidal Periods.



**A. APPROVED** 02/07/11  
 02/07/11  
 02/07/11

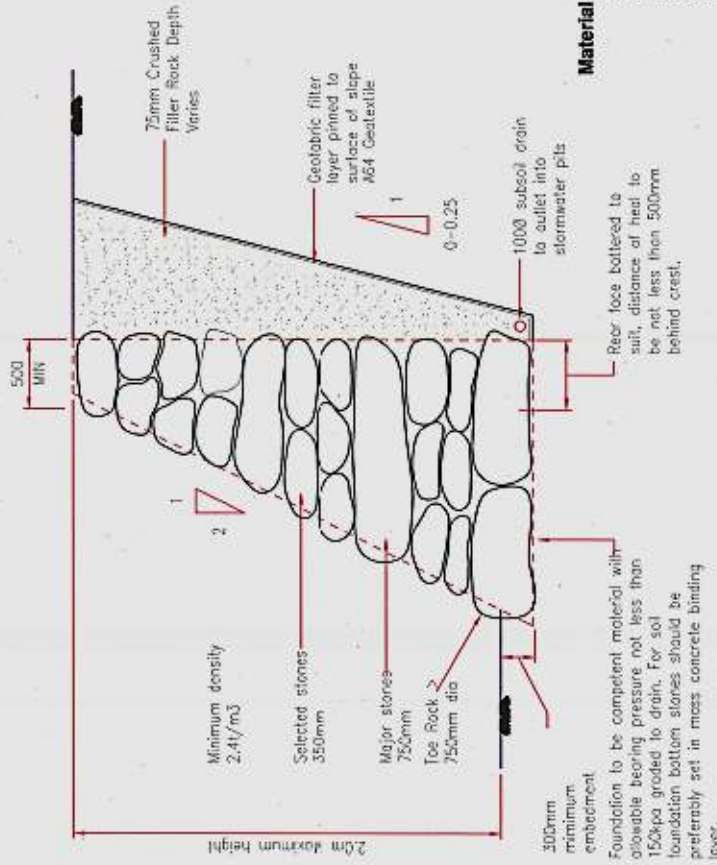
**RECS Pty Ltd**  
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**CONSULTING ENGINEERS**  
 15/151/151/151  
 15/151/151/151  
 15/151/151/151

**BEDMENT CONTROL PLAN**

DATE: 02/07/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 33-2012 08 A

# MASS ROCK / GABIONS



## SELECTED STONES

Selected stones placed in stable position with several point contacts, generally balanced rearward, forming an interlocking mass when completed with no individual stones free to move.

## MAJOR STONES

Major stones with dimensions similar to wall width, placed with long axis perpendicular to wall face, sloping rearwards & supported with several point or line contacts (preferably no two major stones should be placed adjacent).

## Material properties

Material for rock protection shall consist of hard, dense, durable rock fragments of either igneous or metamorphic origin. The individual rock fragments shall be free of cracks, cleavage, bedding planes, joints and other defects that will result in breakdown of the fragments in the environment of the Works. Rock fragments that contain defects that are infilled with clay or other soft or deleterious material shall be excluded.

## GRAVITY BOULDER WALL

N.T.S.

## Construction

The Contractor shall supply and install rock protection as shown.

Rock protection shall be carefully placed directly onto the geotextile to the specified thickness or as approved. Good interlock between individual stones is to be achieved without localized areas of potential instability. The rock shall also be placed such that there are no large voids within the placed rock. As a minimum, the rock wall shall be at least two stones deep.

G. HAHN  
OCEANVIEW ROAD  
KILLALOE

RECS CONSULTING ENGINEERS  
& BUILDING DESIGNERS

RECS CONSULTING ENGINEERS & BUILDING DESIGNERS  
10000 ROADWAY, SUITE 100, WILLOWDALE, ONTARIO M2H 1L7  
TEL: (416) 491-1111 FAX: (416) 491-1112  
EMAIL: RECS@RECS.COM WWW.RECS.COM  
RECS CONSULTING ENGINEERS & BUILDING DESIGNERS  
10000 ROADWAY, SUITE 100, WILLOWDALE, ONTARIO M2H 1L7  
TEL: (416) 491-1111 FAX: (416) 491-1112  
EMAIL: RECS@RECS.COM WWW.RECS.COM

## DRIVEWAY DETAIL

PROJECT NO.	10000 ROADWAY	DATE	10/11/11
ISSUE	WD 01	ISSUE	A

# Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

# 16

**NOTE**

This form is to be used for the purposes of section 10(c) and 239 of the *Building Act 1975* and/or sections 32, 35B, 43, 44 and 47 of the *Building Regulation 2006*.

**1. Indicate the type of certificate**

The stages of assessable building work are listed in section 24 of the *Building Regulation 2006* or as conditioned by the building certifier.

An aspect of building work is part of a stage (e.g. waterproofing).

- Inspection Certificate for
- Stage of building work (for single detached class 1a or class 10 building or structure)  
(indicate the stage) \_\_\_\_\_
- Aspect of building work  
(indicate the aspect) \_\_\_\_\_

**QBSA Licensee Aspect Certificate**

**Scope of the work**

Scope of the work covered by the licence class under the *Queensland Building Services Authority Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".


**2. Property description**

The description must identify all land the subject of the application.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

**Street address** *(Include no., street, suburb / locality & postcode)*

Postcode

**Lot & plan details** *(Attach list if necessary)*

--

**In which local government area is the land situated?**

--

**3. Building/structure description**

**Building/structure description**

**Class of building / structure**





**4. Description of component/s certified**

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Form with 5 horizontal lines for text entry.

**5. Basis of certification**

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

Form with 5 horizontal lines for text entry.

**6. Reference documentation**

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Form with 3 horizontal lines for text entry.

**7. Building certifier reference number and development approval number**

Building certifier reference number      Development approval number

Two input boxes for reference numbers.

**8. Building Certifier, competent person or QBSA licensee details**

A **competent person** must be assessed as competent before carrying out the inspection.

The builder for the work cannot give a stage certificate of inspection.

A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name *(in full)*

Input box for full name.

Company name *if applicable*

Contact person

Input box for company name.

Input box for contact person.

Phone no. *business hours*

Mobile no.

Fax no.

Input box for business phone number.

Input box for mobile number.

Input box for fax number.

**Email address**

Input box for email address.

**Postal address**

Input box for postal address.

Postcode

Input box for postcode.

**Licence class**

**Licence number**

Input box for licence class.

Input box for licence number.

**Date approval to inspect received from building certifier**

Input box for date of approval.

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

Date

Input box for signature.

Input box for date.

## APPENDIX B

### 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 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 & Sewerage Plans must be submitted to the Compliance Assessor (Cairns Regional Council) on the approved form (Form 32) and will be assessed against the provisions of Councils 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. In this instance, Council's Solicitor will be MacDonnells Solicitors.

#### 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, (i.e., 5% 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 FNQROC Development Manual.

### **Inspections Fee**

13. Payment of the Inspections Fee is required prior to work commencing. This figure is based on a \$1,604 base fee, plus \$143/lot.

### **Hours of Work**

14. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
  - a. 7.00am to 6.00pm, Monday to Friday;
  - b. 7.00am to 1.00pm Saturdays;
  - 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**

15. 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**

16. 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 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**

17. 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 contractors 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 Council's Environmental Protection Unit, Telephone No. (07) 4044 3509 and a valid permit obtained prior to commencement.
  - c. During the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed Contractors ESC Plan, derived from the Engineers ESC Strategy (As per FNQROC CP1 Appendix A).
  - d. It is the Contractors 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**

- ~~18. Street lighting must be in accordance with Section D8 of FNQROC Development Manual and the latest version 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 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 820mm from the invert of the kerb) and spaced to meet the required lighting category for the road.~~

## **Infrastructure Plans for Utility Services**

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

## **Landscaping General**

- ~~20. Landscaping shall be provided in accordance with Part D9 and Part S8 of the FNQROC Development Manual, unless approved otherwise by Council.~~

- ~~21. 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.~~
- ~~22. The landscape must be maintained in good order by the developer for at least three 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**

- ~~23. Any trees must be planted and staked in accordance with FNQROC 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.~~
- ~~24. Street tree planting locations must be in compliance with FNQROC D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
  - a. 7.5m from streetlights;
  - b. 2.0m from the inlet or outlet of stormwater pipes;
  - c. 3.0m from any driveways;
  - d. 10.0m back from the apex of both boundaries of a corner Lot;
  - e. 0.8m – 1.0m from the back of kerbs.~~
- ~~25. 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 drawing S4210 and S8.14, at a radius of 0.5m around the base of the tree and out to the back of kerb.~~
- ~~26. All trees must be of good vigour and health and must not be root bound at the time of planting. They should be approximately 1.5m – 2.0m tall with well established root and branch formation. Trees should have a clear dominant central leader.~~
- ~~27. 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 6.0m 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.~~
- ~~28. 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**

- ~~29. 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 40mm, lightly compacted and grassed in accordance with Council's Guidelines and Specifications.~~
- ~~30. Any island beds or any shrub beds must have a permanent irrigation system installed, which must be connected to the Cairns Water Network. An Application for a Water Service Connection~~

~~must be presented to Cairns Water & Waste to facilitate the connection, and must include the installation of a flow meter and associated valves.~~

- ~~31. 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**

32. 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 900mm 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)**

- ~~33. 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**

34. All water and sewerage works must be in accordance with Sections D6 and D7 of FNQROC Development Manual, and must comply with the following:
- a. Cairns Regional 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 Cairns Regional Council either in writing, by telephone (07) 4044 8235, facsimile (07) 4044 8290 or email to [cairnswater@cairns.qld.gov.au](mailto:cairnswater@cairns.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 Cairns Regional 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 Cairns Water & Waste, and any operating manuals etc. be provided to Council, prior to making an application for the acceptance of the works.

### **Sewer**

35. Cairns 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 Cairns 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 Cairns Regional 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 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 1000mm 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 1.5m 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 0.8m standard alignment then the flat area must be on at least three sides.
- f. Where an easement is required the property connection branch must be extended at least 1m from the easement boundary.
- g. House drains are to extend 1.0m past the end of the driveway on hatchet blocks and 1.5m beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within 1m 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

36. Cairns Regional 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 Cairns Regional Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Cairns Regional 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 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 500mm 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

37. ~~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

38. The Aboriginal Cultural Heritage Act 2003 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 & Resource Management (DERM) and can be downloaded from their website at [www.nrw.qld.gov.au](http://www.nrw.qld.gov.au). The work identified in the project documentation is likely to require assessment of the site under the Act.