

26 March 2025

Enquiries: Daniel Lamond
Our Ref: OP 2024_5697/1 (1286693)
Your Ref: 23110

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Terrain Natural Resource Management
PO Box 1439
MOSSMAN QLD 4873

Dear Sir/Madam

**Development Application for Operational Works (Prescribed tidal works and removal,
destruction or damage of marine plants)
Adjacent to 41 and 49 McDowall Lane, Lower Daintree
Adjacent to Land Described as LOT: 6 RP: 888615 and LOT: 7 RP: 888615**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: OP 2024_5697/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



Neil Beck
A/ Manager Environment & Planning

cc. State Assessment and Referral Agency (SARA) E: CairnsSARA@dilgp.qld.gov.au
encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Concurrence Agency Response
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: Terrain Natural Resource Management
Postal Address: PO Box 1439
MOSSMAN QLD 4873
Email: monica@neillygroup.com.au

Property Details

Street Address: Adjacent 41 and 49 McDowall Lane, Lower Daintree
Real Property Description: Adjacent LOT: 6 RP: 888615 and LOT: 7 RP: 888615
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit (Operational Works- Prescribed tidal works and removal, destruction or damage of marine plants)

Decision

Date of Decision: 24 March 2025
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing	Reference	Date
Streambank Remediation Detail Design- Overview, Notes & Drawing Schedule	Neilly Group Plan, Sheet 001	24 October 2024
Streambank Remediation Detail Design Plan View & Longitudinal Section	Neilly Group Plan, Sheet 002	24 October 2024

Streambank Detail Design Cross Sections - Sheet 1	Remediation	Neilly Group Plan, Sheet 003	24 October 2024
Streambank Detail Design Cross Sections - Sheet 2	Remediation	Neilly Group Plan, Sheet 004	24 October 2024
Streambank Detail Design Typical Sections	Remediation	Neilly Group Plan, Sheet 005	24 October 2024

Assessment Manager Conditions & Advices

CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

1. Landscaping

The site must be landscaped and revegetated in accordance with the Neilly Group Revegetation Plan and Report dated 26 September 2024. Landscaping and planting must remain in place until final works acceptance. In particular, any trees planted must be kept alive until final works acceptance.

2. Construction Plan

Provide a construction layout plan nominating areas for stockpiling stripped topsoil, laydown area of imported material, plant storage and vehicle manoeuvring area. This plan must be accompanied by its own erosion and sediment control plan prepared in accordance with the requirements of the FNQROC Development Manual. The plan must be endorsed by the Chief Executive Officer prior to the prestart meeting.

3. Traffic Control Plan

Provide a traffic control plan which accommodates access to all private properties for endorsement by the Chief Executive Officer prior to the prestart meeting.

ADVICES

1. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
2. For information relating to the *Planning Act 2016* log on to www.dsdmip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.
3. It is recommended that the designer confirm the separation between the proposed mains and existing guard rail footings on the northern bridge approach is appropriate.

REASONS FOR DECISION

1. To ensure the proposed development meets the requirements of the relevant benchmarks from the 2018 Douglas Shire Planning Scheme and in particular, the requirements of the FNQROC Development Manual and relevant Australian Standards.

SCHEDULE 2- 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. 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.
3. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply unless the design is RPEQ certified. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
4. 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.

Timing of Effect

5. The conditions of this development permit must be effected prior to construction commencing, except where specified otherwise in these conditions of approval, or at Council's discretion.

Works Acceptance

6. Works must be constructed in accordance with the approved plans and to Council's satisfaction prior to final works acceptance in lieu of a 12 month 'on maintenance' period.

Public Notification of the Works

7. The applicant 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 proposal plan, 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.

Portable Long Service Leave Notification

8. As per the QLeave – Building and Construction Industry Authority Guidelines, if the works are over \$150 000, Council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to commencement of work.

Commencement of Works

9. 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*.

Further Development Permits

Not applicable

Concurrence Agency Response

Note – Concurrence Agency Response is attached. This Concurrence Agency Response maybe amended by agreement with the respective agency.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s)

DRAWING SCHEDULE		
SHEET NO.	REVISION	DRAWING TITLE
001	A1	OVERVIEW, NOTES & DRAWING SCHEDULE
002	A1	PLAN VIEW & LONGITUDINAL SECTION
003	A1	CROSS SECTIONS - SHEET 1
004	A1	CROSS SECTIONS - SHEET 2
005	A1	TYPICAL SECTIONS

GENERAL NOTES

- REFER TO TECHNICAL SPECIFICATION: DAINTREE RIVER STREAMBANK REMEDIATION.
- COORDINATES ARE GDA2020 MGA ZONE 55.
- BATHYMETRY SURVEY CAPTURED BY HELIMETREX IN JULY 2024 AND LIDAR SURVEY CAPTURED IN JULY 2024 BY NGE WAS USED TO CREATE THE DTM UPON WHICH THE DESIGN IS BASED. DUE TO THICK VEGETATION AT TIME OF ACQUISITION THIS DTM MAY NOT REPRESENT THE GROUND CONDITIONS AT THE TIME OF COMMENCEMENT OF WORKS.
- AERIAL IMAGERY CAPTURED IN JULY 2024 BY NGE WAS USED. AERIAL IMAGERY DOES NOT ALIGN WITH SURVEY SD IS TO BE USED AS A GUIDE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- DISTURBANCE TO VEGETATION SHALL BE MINIMISED AND SHALL ONLY BE UNDERTAKEN IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION AND AT THE DIRECTION OF THE PRINCIPAL CONTRACTOR.
- WHERE WORKS ARE NOT PROPOSED DISTURBANCE TO CHANNEL BED AND BANKS SHALL BE MINIMISED.

SITE:
DAINTREE RIVER: DR-4

TITLE:
STREAMBANK REMEDIATION DETAIL DESIGN
OVERVIEW, NOTES & DRAWING SCHEDULE

SCALE @ A3
NTS

DRAWN DATE
24/10/24

DRAWN
JD

DESIGNED
JD

APPROVED
AN

APPROVED DATE
24/10/24

PROJECT NO.
23110

DWG NO.
001

REVISION
A1

SHEET NO
001

FILE NAME
23110_001_A1.dwg

NEILLY GROUP
engineering for the environment

M 0428 104 007 E adam@neillygroup.com.au

CLIENT:
terrain
NATURAL RESOURCES MANAGEMENT

RPEQ ENGINEER
JACOB DEARLOVE
RPEQ NO.
31129

REV
31129

FOR APPROVAL
DESCRIPTION

24/10/24
DATE

AN
APPROVED

SIGNED:

STATUS:

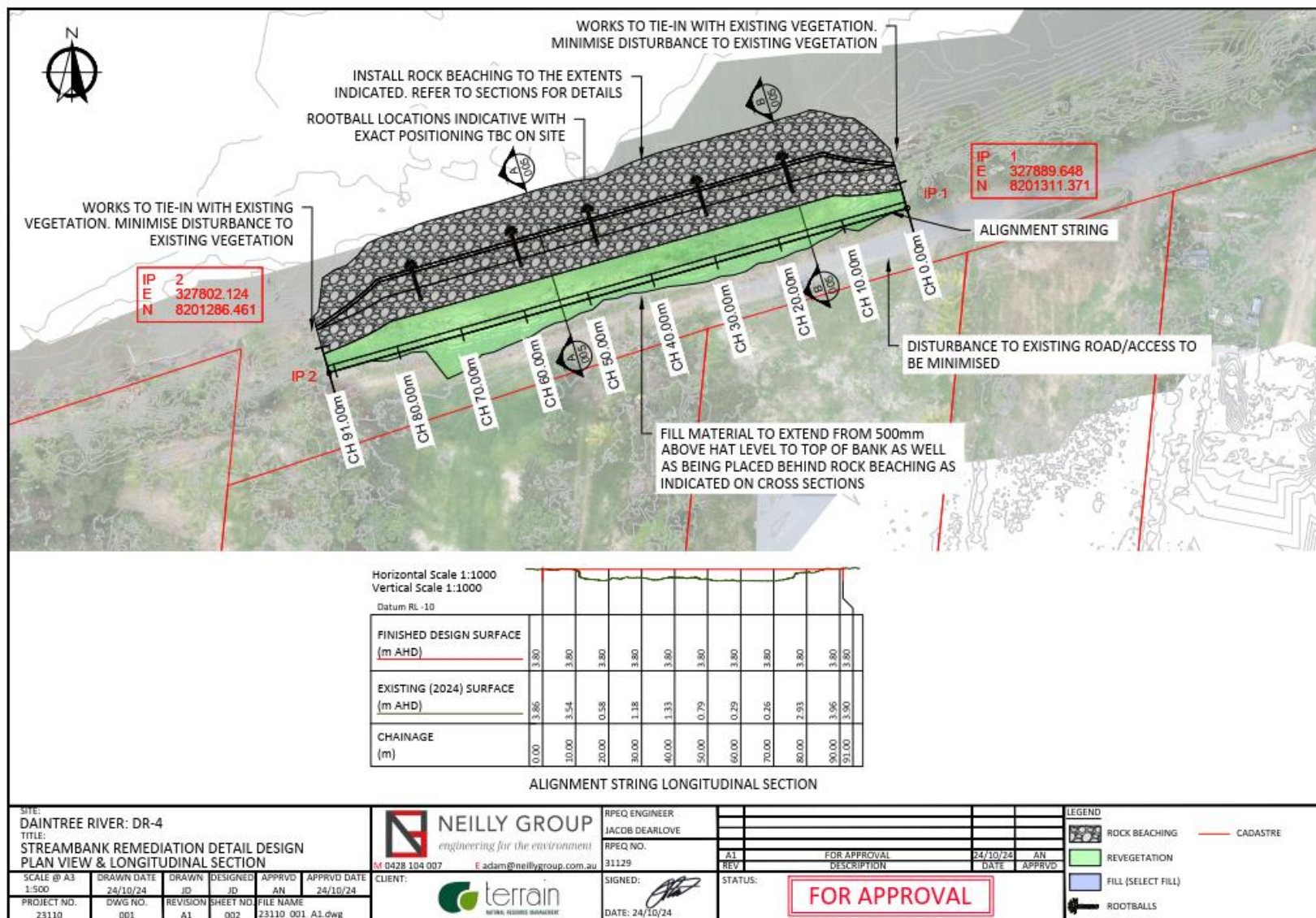
FOR APPROVAL

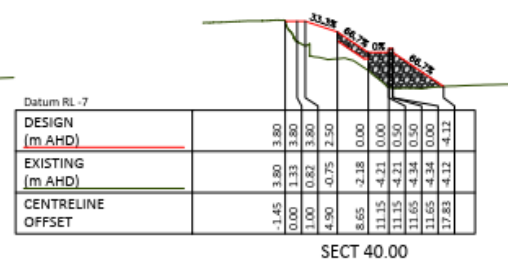
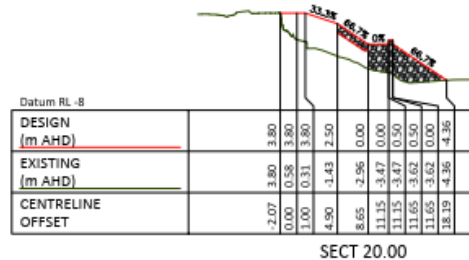
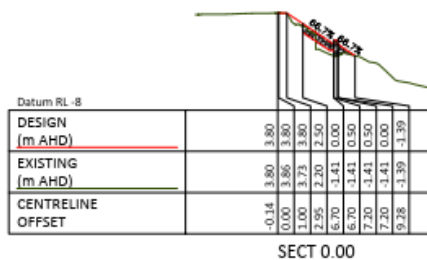
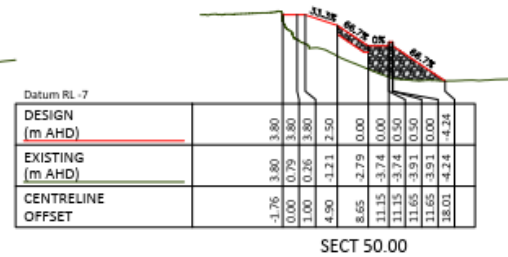
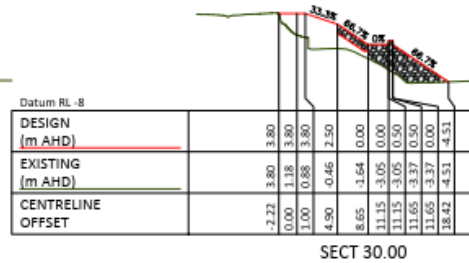
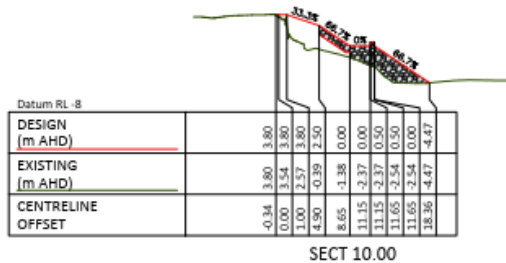
DATE: 24/10/24

Doc ID: 1286693

OP 2024_5697/1

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SITE: DAINTREE RIVER: DR-4					
TITLE: STREAMBANK REMEDIATION DETAIL DESIGN CROSS SECTIONS - SHEET 1					
SCALE @ A3 1:500	DRAWN DATE 24/10/24	DRAWN ID A1	DESIGNED ID A1	APPROVED DATE 24/10/24	APPROVED ID AN
PROJECT NO. 23110	DWG NO. 001	REVISION A1	SHEET NO. 003	FILE NAME 23110_001_A1.dwg	

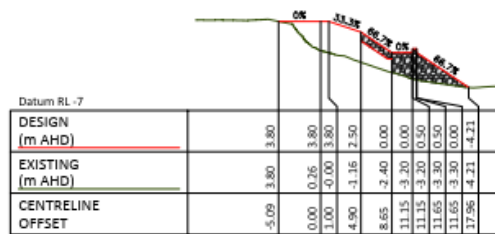
NEILLY GROUP
engineering for the environment

M 0428 104 007 E adam@neillygroup.com.au

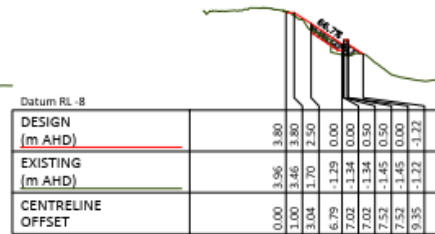
CLIENT: **terrain**
NATURAL RESOURCES MANAGEMENT

RPEQ ENGINEER JACOB DEARLOVE	RPEQ NO. 31129	SIGNED:	DATE: 24/10/24
STATUS: FOR APPROVAL			

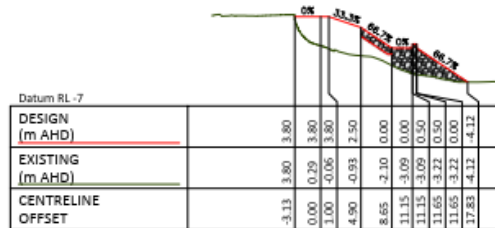
FOR APPROVAL	24/10/24	AN
DESCRIPTION	DATE	APPROVED



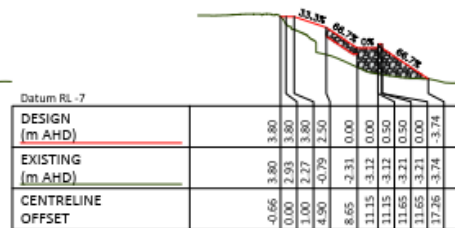
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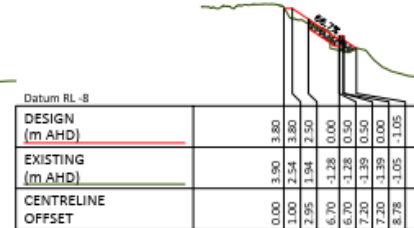
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SECT 60.00



SECT 80.00



SECT 91.00

SITE:
DAINTREE RIVER: DR-4
TITLE:
STREAMBANK REMEDIATION DETAIL DESIGN
CROSS SECTIONS - SHEET 2



M 0428 104 007 E adam@neillygroup.com.au



RPEQ ENGINEER
JACOB DEARLOVE

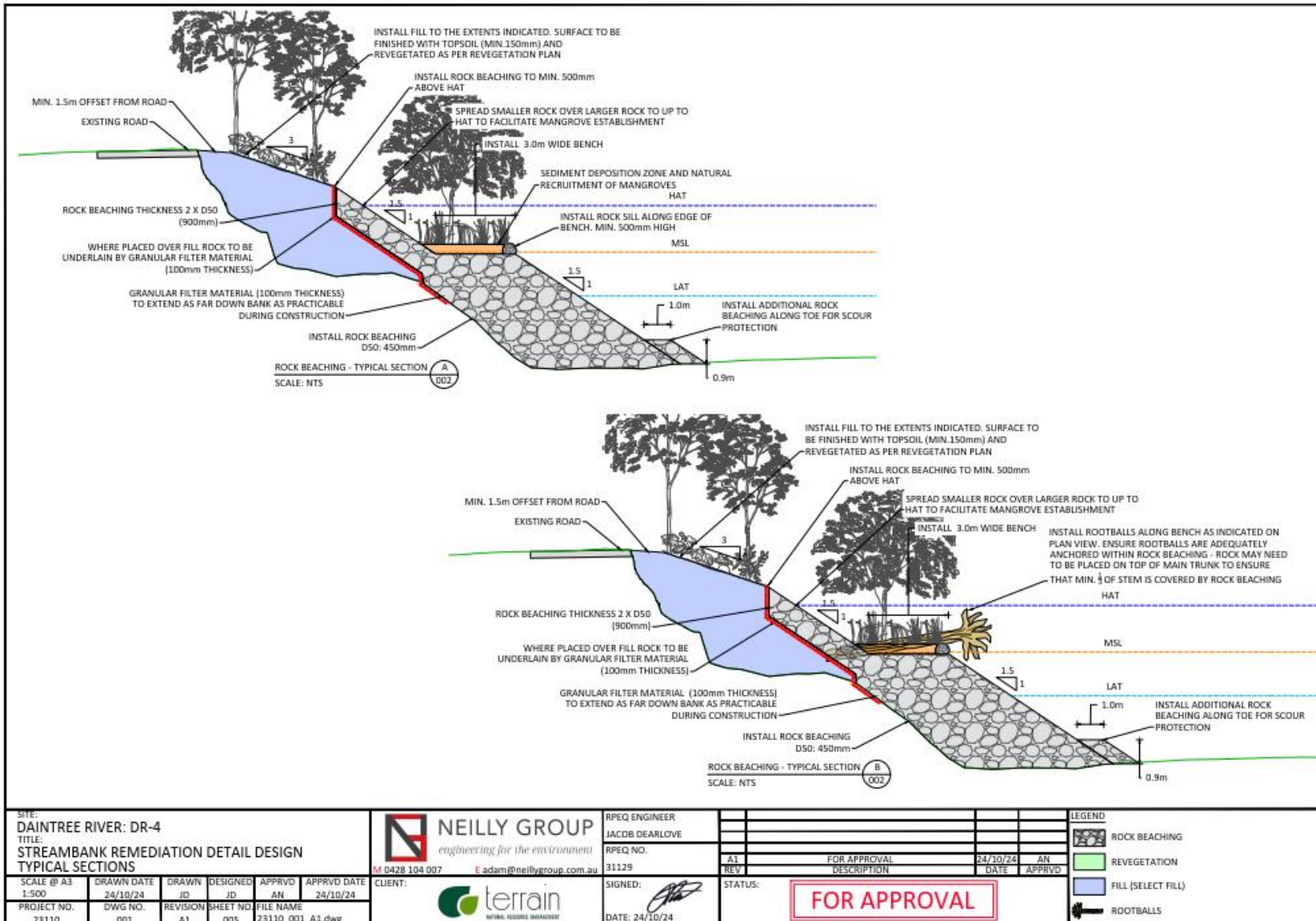
RPEQ NO.
31129

SIGNED:

DATE: 24/10/24

REV	DESCRIPTION	DATE	APPROVED
A1	FOR APPROVAL	24/10/24	AN

STATUS: **FOR APPROVAL**



Concurrence Agency Conditions

RA29-N



Our reference: 2411-43688 SRA
Council reference: OP 2024_5697/1 (1268008)
Applicant reference: 23110

14 March 2025

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873
enquiries@douglas.qld.gov.au

Attention: Daniel Lamond

Dear Sir/Madam

SARA changed referral agency response—Daintree River bank stabilisation adjacent to 41 Mcdowall and 49 Mcdowall Lane, Lower Daintree

(Referral agency response given under section 28 of the Development Assessment Rules and section 58 of the Planning Act 2016)

On 7 February 2025 the State Assessment and Referral Agency (SARA) received representations from the applicant requesting the department change its referral agency response. The department has considered the representations and now provides this changed referral agency response which replaces the response dated 30 January 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	14 March 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Operational work (Prescribed Tidal Works and the Removal, destruction or damage of marine plants)
SARA role:	Referral agency	
SARA trigger:	<p>Schedule 10, Part 17, Division 3, Table 1, Item 1 (Planning Regulation 2017) - Tidal works or work in a coastal management district – Operational work that is tidal works</p> <p>Schedule 10, Part 17, Division 3, Table 2, Item 1 (Planning Regulation 2017) - Tidal works or work in a coastal management district – Operational work that is tidal works in tidal waters</p> <p>Schedule 10, Part 6, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) - Operational work that is the removal, destruction or damage of a marine plant</p>	
SARA reference:	2411-43688 SRA	
Assessment manager:	Douglas Shire Council	
Street address:	Adjacent to 41 and 49 McDowall Lane, Lower Daintree	
Real property description:	Adjacent to Lots 6 and 7 on RP888615	
Applicant name:	Terrain Natural Resource Management C/- Neilly Group	
Applicant contact details:	PO Box 1752 Thuringowa Central QLD 4817 monica@neillygroup.com.au	

Human Rights Act 2019
considerations:

The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.
Yours sincerely



Javier Samanes
A/ Manager (Planning)

cc Terrain Natural Resource Management, monica@neillygroup.com.au

enc Attachment 1—Changed conditions to be imposed
 Attachment 2—Advice to the assessment manager
 Attachment 3—Changed reasons for decision to impose conditions
 Attachment 4 - Representations
 Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 58(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
	10.17.3.1.1 - Operational work that is tidal works and 10.17.3.2.1 - Operational work that is tidal works in tidal waters—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:	
1.	<p>The streambank remediation must be undertaken generally in accordance with the following plans:</p> <ul style="list-style-type: none"> (a) Streambank Remediation Detail Design Plan View & Longitudinal Section, prepared by Neilly Group, dated 24/10/2024, reference 001, revision A1, Sheet No 002. (b) Streambank Remediation Detail Design Cross Sections – Sheet 1, prepared by Neilly Group, dated 24/10/2024, reference 001, revision A1, Sheet No 003. (c) Streambank Remediation Detail Design Cross Sections – Sheet 2, prepared by Neilly Group, dated 24/10/2024, reference 001, revision A1, Sheet No 004. (d) Streambank Remediation Detail Design Typical Sections, prepared by Neilly Group, dated 24/10/2024, reference 001, revision A1, Sheet No 005. 	For the duration of works
2.	Maintain the development in accordance with the plans referenced in condition 1, and the requirements of conditions 3, 4 and 6 of this referral agency response.	At all times
3.	For the Streambank Remediation, only use clean materials which are free from prescribed water contaminants.	For the duration of the works
4.	Development must prevent the release of sediment to tidal waters by installing and maintaining erosion and sediment control measures in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> .	For the duration of the works
5.	<p>Submit "As Constructed drawings" to palm@des.qld.gov.au or mail to:</p> <p>Department of the Environment, Tourism, Science and Innovation Permit and Licence Management GPO Box 2454 Brisbane Qld 4001</p>	Within 20 business days of the completion of the works
6.	<ul style="list-style-type: none"> (a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014. (b) Submit certification from an appropriately qualified person on acid sulfate soil, confirming that the affected soil has been neutralised or contained in accordance with (a) above to palm@des.qld.gov.au 	<ul style="list-style-type: none"> (a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained (b) At the time the soils have been neutralised or contained

	<p>or mail to:</p> <p>Department of the Environment, Tourism, Science and Innovation Permit and Licence Management GPO Box 2454 Brisbane Qld 4001</p> <p><i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</i></p>	
Removal, destruction or damage of marine plants		
10.6.3.3.1.1 – Operational work that is the removal, destruction or damage of a marine plant — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Primary Industries to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
7.	<p>Development is limited to the permanent removal of all marine plants within the 1574m² construction footprint shown in:</p> <ul style="list-style-type: none"> Figure 4. Project area on the streambank of the Daintree River, and Figure 6. Project area and extent of temporary marine plant clearance as amended in red by SARA 30/01/2025 <p>in Development Application: Operational Work for Prescribed Tidal Works and The Removal, Destruction or Damage of Marine Plants (Associated with Daintree River Streambank Remediation) prepared by Neilly Group dated 27 November 2024 reference 23110 revision 1 as amended in red by SARA 30/01/2025.</p>	At all times
8.	<p>The erosion control and bank rehabilitation works must be constructed generally in accordance with the following plans:</p> <ul style="list-style-type: none"> Streambank Remediation Detail Design Overview, Notes & Drawing Schedule, prepared by Neilly Group, dated 24/10/2024, reference Sheet 001, revision A1 Streambank Remediation Detail Design Plan View & Longitudinal Section, prepared by Neilly Group, dated 24/10/2024, reference Sheet 002, revision A1 Streambank Remediation Detail Design Cross Sections - Sheet 1, prepared by Neilly Group, dated 24/10/2024, reference Sheet 003, revision A1 Streambank Remediation Detail Design Cross Sections - Sheet 2, prepared by Neilly Group, dated 24/10/2024, reference Sheet 004, revision A1 Streambank Remediation Detail Design Typical Sections, 	For the duration of the works

	<p>prepared by Neilly Group, dated 24/10/2024, reference Sheet 005, revision A1</p> <ul style="list-style-type: none"> Erosion and Sediment Control Plan, prepared by Neilly Group, dated 26/11/2024, reference Sheet 001, revision A1 	
9.	<p>The erosion control and bank rehabilitation works must be constructed generally in accordance with the:</p> <ul style="list-style-type: none"> Terrain NRM Reef Coastal Restoration Program Daintree River, Streambank Remediation Revegetation Plan and Report, prepared by Neilly Group, dated 26 September 2024, reference 23110, revision 1, as amended in red by SARA 30/01/2025 and Terrain NRM Reef Coastal Restoration Program Daintree River, Streambank Remediation Environmental Management Plan, prepared by Neilly Group, dated 28 November 2024, reference 23110, revision 1, sections: <ul style="list-style-type: none"> 1.3 Proposed Works 1.4 Construction Methodology Table 7. Environmental Management Measures - Construction Phase 3.3 Operation and Maintenance 	For the duration of the works
10.	<p>Submit written notice to the Department of Primary Industries at notifications@daf.qld.gov.au advising when the development authorised under this insert decision notice:</p> <p>(a) will start</p> <p>(b) when it has been completed.</p> <p>Any notice must state the application's reference number: 2411-43688 SRA</p>	<p>(a) At least 5 business days but no greater than 20 business days prior to the commencement of the works</p> <p>(b) Within 15 business days of the completion of the fisheries development works</p>
11.	Spoil is not disposed of on tidal lands or within waterways and is managed to prevent acid soil development.	At all times
12.	This fisheries development (as defined by the <i>Fisheries Act 1994</i>) constitutes a place that is required to be open for inspection by an inspector, pursuant to section 145 of the <i>Fisheries Act 1994</i> .	At all times
13.	<p>(a) Remove marine plants that have been authorised for removal as part of this development from the intertidal zone.</p> <p>(b) Dispose of all material associated with the development (e.g., debris, construction material, soil, etc.) from the intertidal zone at an appropriate licensed facility.</p>	<p>(a) As soon as reasonably practicable after the marine plants have been removed</p> <p>(b) As soon as reasonably practicable</p>

14.	<p>(a) Monitoring of impacts to marine plants adjacent to the works must be undertaken by an appropriately qualified person.</p> <p>(b) In the event that impacts to marine plants are observed as a result of monitoring actions undertaken in relation to part (a) of this condition, report the extent of impacts to the Department of Primary Industries at notifications@daf.qld.gov.au.</p> <p><i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to marine plant biology and can give authoritative assessment, advice and analysis in relation to marine plant biology using the relevant protocols, standards, methods or literature.</i></p>	Monitoring for impacts adjacent to the site is to be maintained for the duration of any monitoring effort applied in condition 18
15.	Mark with corner pegs and/or buoys, the boundary of the approved tidal and marine plant component of the development footprint, as shown on Figure 4. Project area on the streambank of the Daintree River, in Development Application: Operational Work for Prescribed Tidal Works and The Removal, Destruction or Damage Of Marine Plants (Associated With Daintree River Streambank Remediation), prepared by Neilly Group, dated 27 November 2024, reference 23110, revision 1.	Prior to the commencement of works and to be maintained until the works have been completed
16.	Restore tidal land profiles that are temporarily disturbed by the development works to pre-work profiles.	Within 10 business days of completion of the works and prior to post works notification
17.	<p>(a) A person or entity that is suitably qualified and experienced in marine plant rehabilitation, must physically oversee the construction of the approved works.</p> <p>(b) The person or entity identified in part (a) of this condition must prepare a report confirming:</p> <ol style="list-style-type: none"> how the construction was physically overseen that the 'as constructed' marine plant rehabilitation area complies with the development conditions that the 'as constructed' marine plant rehabilitation area will support locally representative marine plants. <p>(c) Submit the report to the Department of Primary Industries at notifications@daf.qld.gov.au The report must state the application reference number: 2411-43688 SRA, location and name of work, and this condition number under which the report is being given.</p>	<p>(a) For the duration of the works</p> <p>(b) and (c) Within 20 business days of completion of the works</p>
18.	<p>(a) Implement an inspection and monitoring program for the purposes of confirming the performance of the marine plant rehabilitation works. The inspection and monitoring program must:</p> <ol style="list-style-type: none"> have been prepared by a person or entity that is suitably qualified and experienced in marine plant rehabilitation; provide inspection and monitoring reports to 	<p>(a) Prior to the completion of the works</p> <p>(b) and (c) Monitoring is to continue until it can be demonstrated (by a</p>

	<p>notifications@daf.qld.gov.au that demonstrate recruitment and survival rates of marine plants are sufficient to establish a mature marine plant community;</p> <p>iii. include an alert and action component, which will enable changes to be made to any deficiencies in the marine plant rehabilitation promptly and no later than prior to the commencement of the following wet season.</p> <p>(b) The emails attaching the inspection and monitoring reports must state this application reference number 2411-43688 SRA.</p> <p>(c) Provide an end of project report to demonstrate conditions 14 and 18 are met.</p> <p>Note: inspection and monitoring reports could be provided via email with photographic evidence.</p>	<p>suitably experienced person) recruitment and survival rates of marine plants are sufficient to establish a mature marine plant community</p>
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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.1). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 58(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development complies with the relevant provisions of State code 7: Maritime safety, as:

- construction and operation of the development does not compromise the:
 - o viable operation of aids to navigation
 - o safe operation of vessels in navigable waterways.

With conditions, the proposed development complies with the relevant provisions of State code 8: Coastal development and tidal works. The recommended amendments to condition 2 do not compromise compliance with the relevant provisions of State code 8 as the development is designed and located to:

- protect life, buildings and infrastructure from the impacts of coastal erosion
- maintain coastal processes
- conserve coastal resources
- maintain appropriate public use of, and access to and along, State coastal land
- avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance.

With conditions, the proposed development complies with the relevant provisions of State code 11: Removal, destruction or damage of marine plants. The recommended amendments to conditions 14 and 18 do not compromise compliance with the relevant provisions of State code 11 as the development is designed and located to:

- maintains the extent, distribution, diversity and condition of marine plant communities and protects the ecological functions to which they contribute
- maintains the health and productivity of fisheries resources and fish habitat
- minimises impacts on the management, use, development and protection of fisheries resources and fish habitat
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*
- Significant Residual Impact Guideline, Department of State development, Infrastructure and Planning

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank – attached separately)

Attachment 5—Documents referenced in conditions

(page left intentionally blank – attached separately)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.


DRAWING SCHEDULE			
DWG NO.	REVISION	DESCRIPTION	DATE
001	A1	OVERVIEW, NOTES & DRAWING SCHEDULE	
002	A1	PLAN VIEW & LONGITUDINAL SECTION	
003	A1	CROSS SECTIONS - SHEET 1	
004	A1	CROSS SECTIONS - SHEET 2	
005	A1	TYPICAL SECTIONS	

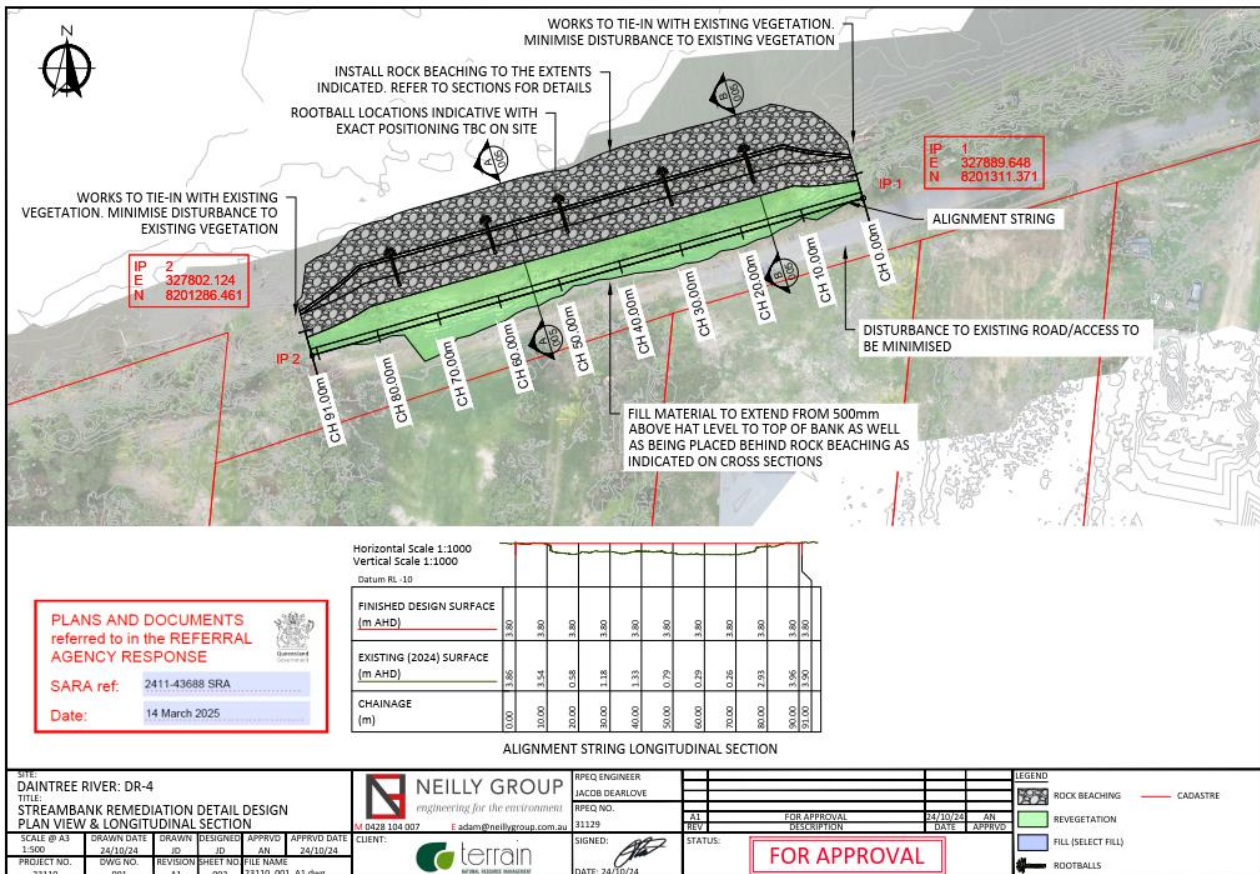
- GENERAL NOTES**
- REFER TO TECHNICAL SPECIFICATION: DAINTREE RIVER STREAMBANK REMEDIATION.
 - COORDINATES ARE GDA2020 MGA ZONE 55.
 - BATHYMETRY SURVEY CAPTURED BY HELIMETREX IN JULY 2024 AND LIDAR SURVEY CAPTURED IN JULY 2024 BY NGE WAS USED TO CREATE THE DTM UPON WHICH THE DESIGN IS BASED. DUE TO THICK VEGETATION AT TIME OF ACQUISITION THIS DTM MAY NOT REPRESENT THE GROUND CONDITIONS AT THE TIME OF COMMENCEMENT OF WORKS.
 - AERIAL IMAGERY CAPTURED IN JULY 2024 BY NGE WAS USED. AERIAL IMAGERY DOES NOT ALIGN WITH SURVEY SO IS TO BE USED AS A GUIDE ONLY.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
 - DISTURBANCE TO VEGETATION SHALL BE MINIMISED AND SHALL ONLY BE UNDERTAKEN IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION AND AT THE DIRECTION OF THE PRINCIPAL CONTRACTOR.
 - WHERE WORKS ARE NOT PROPOSED DISTURBANCE TO CHANNEL BED AND BANKS SHALL BE MINIMISED.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2411-43688 SRA
Date: 14 March 2025



SITE: DAINTREE RIVER: DR-4										 <div>NEILLY GROUP engineering for the environment M 0428 104 007 E adam@neillygroup.com.au</div>		RPEQ ENGINEER											
TITLE: STREAMBANK REMEDIATION DETAIL DESIGN OVERVIEW, NOTES & DRAWING SCHEDULE												RPEQ NO.											
SCALE @ A3										CLIENT:		31129		A1		FOR APPROVAL		24/10/24		AN			
NTS										DRAWN DATE: 24/10/24		DRAWN: JD		DESIGNED: JD		APPROVED: AN		APPROVED DATE: 24/10/24					
PROJECT NO. 23110										DWG NO. 001		REVISION: A1		SHEET NO. 001		FILE NAME: 23110_001_A1.dwg		STATUS: <div>FOR APPROVAL</div>					
																DATE: 24/10/24							

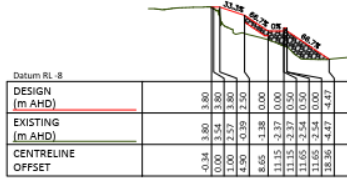


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

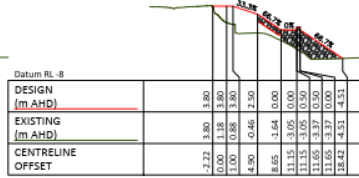


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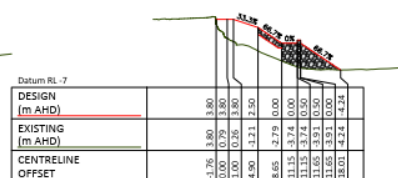
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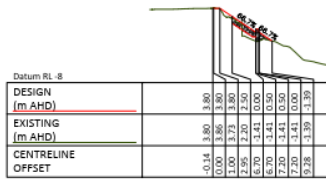
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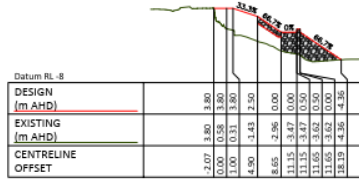
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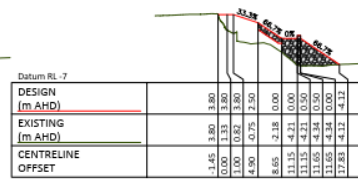
SECT 50.00



SECT 0.00



SECT 20.00



SECT 40.00

SITE: DAINTREE RIVER: DR-4

TITLE: STREAMBANK REMEDIATION DETAIL DESIGN
CROSS SECTIONS - SHEET 1



RPEQ ENGINEER
JACOB DEARLOVE

RPEQ NO. 31129

SIGNED: [Signature]

DATE: 24/10/24

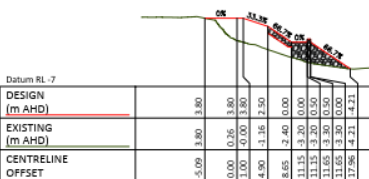
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FOR APPROVAL

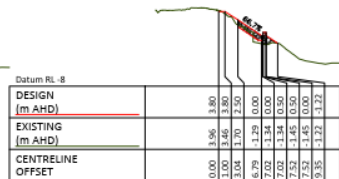
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PROJECT NO.	DWG NO.	REVISION	SHEET NO	FILE NAME
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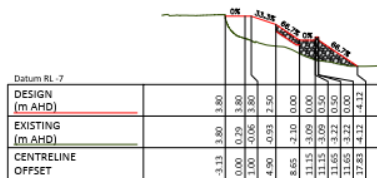
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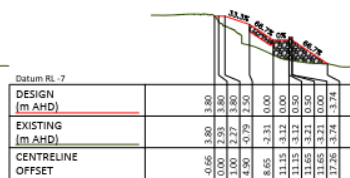
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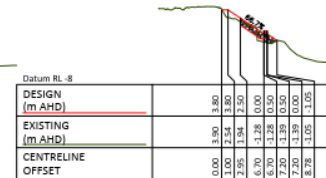
SECT 90.00



SECT 60.00



SECT 80.00



SECT 91.00

SITE: DAINTREE RIVER: DR-4

TITLE: STREAMBANK REMEDIATION DETAIL DESIGN
CROSS SECTIONS - SHEET 2



RPEQ ENGINEER
JACOB DEARLOVE

RPEQ NO. 31129

SIGNED: [Signature]

DATE: 24/10/24

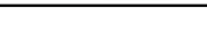
REV	DESCRIPTION	DATE	APPROV
A1	FOR APPROVAL	24/10/24	AN

FOR APPROVAL

SCALE @ A3	DRAWN DATE	DRAWN BY	DESIGNED BY	APPROV BY	APPROV DATE
1:500	24/10/24	JD	AN	AN	24/10/24

PROJECT NO.	DWG NO.	REVISION	SHEET NO	FILE NAME
23110	001	A1	004	23110_001_A1.dwg

CLIENT: terrain



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2411-43688 SRA

Date: 14 March 2025



NEILLY GROUP

engineering for the environment

DEVELOPMENT APPLICATION:

**OPERATIONAL WORK FOR PRESCRIBED TIDAL
WORKS AND THE REMOVAL, DESTRUCTION OR
DAMAGE OF MARINE PLANTS (ASSOCIATED WITH
DAINTREE RIVER STREAMBANK REMEDIATION)**

27 NOVEMBER 2024

3 Proposed Development

The proposed works will enable the remediation of a 100m section of riverbank in the Daintree River that has been affected by erosion. The project area is shown in Figure 4 below and has an area of 1574m².



Figure 4. Project area on the streambank of the Daintree River

Neilly Group Engineering | Development Application – Operational Work for Prescribed Tidal Works and the Removal, destruction or damage of marine plants (associated with Daintree River Streambank Remediation)

9

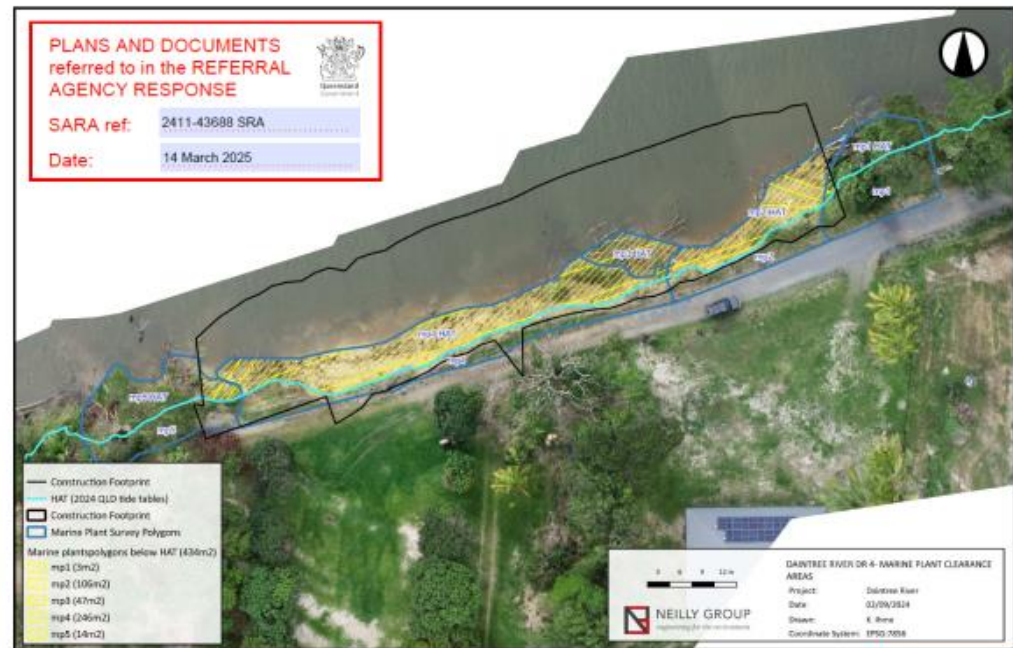


Figure 6. Project area and extent of temporary marine plant clearance (proposed clearance of 14.22m² marine plants)

Amended in red by SARA on
14 March 2025

Neilly Group Engineering | Development Application – Operational Work for Prescribed Tidal Works and the Removal, destruction or damage of marine plants (associated with Daintree River Streambank Remediation)

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Date: 14 March 2025

NEILLY GROUP

engineering for the environment

TERRAIN NRM REEF COASTAL RESTORATION
PROGRAM DAINTREE RIVER STREAMBANK
REMEDICATION

REVEGETATION PLAN AND REPORT
26 SEPTEMBER 2024

Document Control


Details and distribution

Details	
Document Title	Terrain NRM Reef Coastal Restoration Program Daintree River Streambank Remediation, Revegetation Plan and Report
Revision Number	1
Project Reference	23110
Author(s)	Kristina Ihme
Distribution	Terrain NRM, SARA, DAF, Douglas Shire Council
Citation	Neilly Group, 2024, <i>Terrain NRM Reef Coastal Restoration Program Daintree River Streambank Remediation, Revegetation Plan and Report</i> , prepared by Neilly Group for Terrain NRM

Revision History

Revision	Date	By	Nature of change	Checked By	Approved By
1	02/09/2024	Kristina Ihme	Original issue	Brett Twycross	Adam Neilly

PLANS AND DOCUMENTS
referred to in the REFERRAL
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2411-43688 SRA

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14 March 2025



1 Introduction

This Revegetation Plan outlines the requirements for implementing revegetation works as part of the Riverbank Restoration and Stabilisation project at the Daintree River.

The proposed works will involve remediating 100m of riverbank along the Daintree River (the proposed works) that have been impacted by erosion. The proposed works are located on the southern bank of the Daintree River, along the Esplanade – in the Road Reserve adjacent 41 and 49 McDowall Lane – in Lower Daintree, Douglas Shire (the project area).

The nominated species have been selected using the following criteria:

- Native (as per preclear and surrounding REs)
- Compatible with the local area (surrounding REs)
- Able to survive tidal inundation (below HAT)
- Successful recruiters (erosion control)
- Resilient.

This Revegetation Plan sets out the requirements for the following works:

1. Weed control
2. Clearing and topsoil stripping
3. Preparation of batters and ground surfaces
4. Mulch spreading
5. Hydromulching, hydroseeding & Bonded Fibre Matrix (BFM)
6. Direct seeding
7. Planting
8. Establishment of vegetation
9. Monitoring
10. As built handover
11. Final completion.

This Revegetation Plan should be read in conjunction with the project Technical Specification, For Construction Drawings and the Schedule of Quantities.

2 General Requirements

This Revegetation Plan was developed in conjunction with the Erosion and Sediment Control Plan (ESCP) (Neilly Group, 2024c) and the Environmental Management Plan (EMP) (Neilly Group, 2024d).

The ESCP provides details on:

- Soil management measures to facilitate proposed construction activities.
- The appropriate control measures to construct the remediation works.
- Site stabilisation and maintenance requirements following completion of works.

The ESCP also identifies that the project area needs to have suitable groundcover of at least 70% prior to the onset of the wet season. Refer to the International Erosion Control Association Best Practice Erosion and Sediment Control 2008 document for additional construction phase erosion information (BPESC).

The EMP has been prepared for the proposed works (Neilly Group, 2024d). The EMP addresses key activities likely to have environmental impacts and includes environmental management processes and implementation strategies to protect and manage water quality, waste, flora and fauna, soils (including erosion and sedimentation), air quality, noise, and cultural heritage.

Where works are directed to be performed by the Contractor but are not specified in this Revegetation Plan, the Contractor shall carry them out with full diligence and expedience as are expected for works of this nature under the obligations of the Contractor.

2.1 Standards and Guidelines

Unless stated otherwise in this Revegetation Plan, the approved drawings, or elsewhere in the construction documents, work shall comply with the current and relevant Australian Standards. Any variations or ambiguity between this Revegetation Plan, other construction documents and Australian Standards shall be referred to the Neilly Group Engineering RPEQ or their representative for direction before proceeding with the work.

2.2 Approved Clearance Areas and Revegetation Areas

As per State Code 11 requirements for marine plant clearing, the following areas are acceptable to be cleared to construct the proposed works:

- Construction Footprint: 1574.00 m²
- ~~Marine Plant Clearance areas (below HAT): 14.22m².~~

Amended in red by SARA on

14 March 2025

As per Figure 1 and Table 1 below, the following revegetation areas are being proposed.

Table 1. Clearance and Revegetation Zone IDs

Description	Total area (m ²)	ID
Rocks (below HAT)	314	1
Upper bank and local road (above HAT)	184	2
Total area of Revegetation	498	

2.3 Timing of Works

Given the small scale of the works and the approximate 5 weeks construction program, a late dry season/early wet season commencement for revegetation works is considered acceptable, providing adequate risk management measures are in place including daily weather forecast checks, an emergency response plan and with the ESCP in place.

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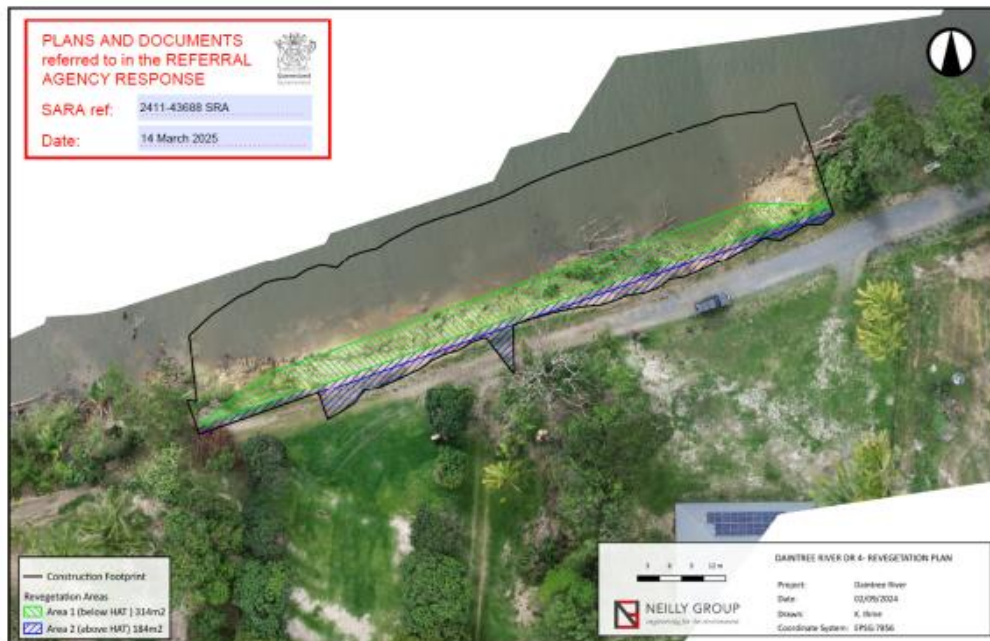


Figure 1. Revegetation Areas

3 Revegetation Rationale

The proposed revegetation of the 498m² of project construction footprint aims to establish the same composition and structure as the regional ecosystems within the approved clearing footprint. The revegetation rationale is based on field assessments of vegetation structure and composition present within the proposed clearing footprint.

One distinct revegetation zone, Revegetation Zone ID 1 as shown in Table 1 and Figure 1, is required, with the same species composition.

The native plants will be sourced from the DSC nursery or other local supplier.

Individuals will be planted between rocks into soils mixed with absorbent material and fertiliser compatible for use near aquatic habitats. Personnel will hand dig in tube stock, placing plants approximately one metre apart where possible. Initially, the soil will be restricted to crevices between rocks, so that sediment run off to the Daintree River will not occur during applied watering and rainfall events.

Over time, as the vegetation stabilises the soils, organic material and plants will build up and cover the exposed rocks. At this time the ground coverage will have become stabilised and the risk of sediment run off will be reduced.

4 Sequence of Works

Staging of revegetation works on an area-by-area basis shall be undertaken as listed below. Full details of all project works including surface treatments (amelioration), fertiliser application, seeding and hay cover are detailed in the Technical Specifications, on the For Construction Drawings and/or in the Schedule of Quantities.

4.1 Weed Control

- The Contractor must implement an approved weed control program and, as necessary, control all weed species prior to undertaking any other works.
- Any changes to the timing and sequence of weed control operations must be confirmed with the Site supervisor.
- Existing plants to be retained and new planting areas must be protected during any herbicide spraying, if necessary, by fitting guards onto spray units or around existing plants.
- For spot spraying a non-toxic, water-soluble, biodegradable coloured dye must be added to the herbicide spray mix that will be clearly visible for at least 48 hours after the herbicide application.
- Treated areas must remain undisturbed for two weeks or as recommended by the herbicide manufacturer.

4.2 Clearing and Topsoil Stripping

- Existing vegetation and topsoil must be removed where nominated in the Drawings. All clearing, stockpiling and treatment of cleared vegetation must be undertaken in accordance with design instructions.
- Where nominated in the Drawings or as specified, the Contractor must undertake the lifting, transport and storage of selected vegetation using accepted industry practices. The replanting

of this vegetation must be in accordance with this Specification at the locations as shown in the Drawings (if any).

- c) The Contractor must remove tree trunks nominated for salvage (if any) as specified in the Drawings and ensure that the tree trunks are not broken by equipment during removal, transport or placement.
- d) Where possible, marine plants will be transplanted by the appointed contractor to areas adjacent to the timber structures.

4.3 Cover Spreading

- a) The Contractor must manually spread straw (as specified, back from HAT) as soon as is practical after surface preparation, topsoiling, soil improvements, and the placement of weed control or erosion control matting.
- b) If a rainfall event occurs before the mulch can be spread, creating soil erosion, the Contractor must replace the eroded material and prepare the soil surface before spreading the mulch.
- c) Straw must be uniformly spread over the ground surface to an even depth by hand or machine and if required the surface raked to present an even surface.
- d) The Contractor must avoid spreading straw on plants, and paths, and grassed areas and leave the site in a neat, clean condition.
- e) Straw must not be placed closer than 150 mm from the stem of any existing vegetation or new plantings. Existing vegetation or new plants accidentally covered by mulch must be uncovered as soon as possible.
- f) Unless otherwise detailed, the thickness of the straw must be a minimum of 3 mm and no more than 5 mm.
- g) Areas subject to concentrated surface runoff flows must be treated with thicker applications of hydromulch, or higher concentration of binder as specified.
- h) Hydromulch must not be applied in heavy rain or when the wind speed exceeds 25 km per hour except by direct handheld hose application.
- i) Continue inspections until vegetation is suitably established or erosion control is no longer required.

4.4 Planting

- a) Timing- Planting is to occur between September and December 2025, just before the wet season, to promote rapid establishment and reduce the need to irrigate or water.
- b) Plant Supply:
 - a. All plants, propagules and seeds to be supplied by the Contractor.
 - b. The Contractor must ensure all supplied plants, propagules and seeds are in good condition and:
 - i. The root system must be fibrous and firmly established but not root bound and with no large roots growing out of the container.
 - ii. The root mass must retain its shape and hold 90% of the root ball material when removed from the container.
 - iii. Leaves must be of normal size, colour and texture for the specified species.
 - iv. No substitutions can be made without written approval from the Superintendent. Any proposed substitutions must include details of the species, size, number and be forwarded to the Superintendent. If the Superintendent considers the substitutions unsuitable then the originally specified plants must be grown and planted in the following planting season. (HOLD POINT).



- c) Ready to Plant:



- a. Not less than 5 working days prior to commencing any planting operations on site, the Contractor must certify that:
 - i. The nominated areas for planting are correctly defined.
 - ii. No obstructions, obstacles, hazards or factors likely to cause delays or failures of the operations have been identified.
 - iii. The soil surfaces are ready for the planting operation.
 - iv. Adequate soil moisture content is present for planting.
 - v. All staff are competent, experienced, and skilled in planting operations.
- d) Setting out Plants:
 - a. If the placement of transplanted materials or advanced plants is not nominated in the Drawings, the Contractor must request the Superintendent for direction on Site prior to setting out and planting.
- e) Planting Out:
 - a. Prior to any planting into erosion or weed control matting, each individual planting hole must be prepared by first slitting open and laying back the matting to allow for each planting hole to be excavated and prepared for planting.
 - b. Prior to planting any mature plants into mulch, each individual planting hole must be prepared by first moving clear sufficient mulch to allow for each planting hole to be excavated and prepared for planting and space for the excavated soil.
 - c. For each planting hole, any substandard excavated material or excess soil must be spread evenly around the planting hole and used to create a watering well around the plant or disposed of as specified.
 - d. The planting hole must be excavated vertically to accommodate the root ball of the plant, such that the top of the plant root ball finishes below the existing ground surface and creates a watering depression suitable for the size of the plant.
 - e. If necessary, the base of the hole must be broken up to a minimum depth of 100mm and the sides of the planting hole loosened.
 - f. Individual plants must be removed from containers to minimise damage to leaves, stem and root ball.
 - g. The root ball of plants must not be left exposed or allowed to dry out and planted without delay.
 - h. Plants must not be planted into standing water within an individual planting hole.
 - i. Individual plants must be placed in the centre of the planting hole and set plumb. The backfill must be firmed progressively after placing to eliminate air pockets and minimise settlement. After firming and settlement, the top of the root ball must be covered with soil and sit below the finished lowest level of the surrounding watering saucer shaped during planting.
 - j. The outside lip of the watering saucer must be approximately three times the diameter of the plant container and capable of holding a sufficient volume of water necessary for any follow-up watering for the plant container size. When planting on batter slopes a raised horizontal terrace must be formed as a watering saucer, down slope and equal to the diameter of the planting hole.
 - k. Frayed or broken roots of bare rooted plants must be cut cleanly before planting.
 - l. Fertiliser must be blended through each planting hole in accordance with good horticultural practice.
 - m. Mulch must be respread so that the mulch tapers down to soil level 25 mm from the stem of the plant.
 - n. Plants must be watered in immediately after planting, sufficient to thoroughly saturate the soil to twice the area of the root ball.
- f) Completion of Works



- a. Prior to completion of the works the Contractor must remove all rubbish and surplus materials accumulated during construction and the Site must be left in a neat and tidy condition.

4.5 Vegetation Establishment

- a) The Contractor must establish and monitor the condition and development of the Works during the Establishment Period.
- b) Prior to commencing the Establishment Period, the Contractor must provide to the Superintendent, for approval, a detailed program of all activities including timing to be undertaken by the Contractor to establish the vegetation in accordance with this Specification.
- c) The approved Vegetation Establishment Program must include at least one fortnightly inspection of the Works, and the Contractor must notify the Superintendent of any vandalism of the Works, any faults or defects to irrigation, or any other damage within 5 days of detection.
- d) The Contractor must be responsible for the operation, inspection and maintenance of any irrigation system until the end of the Establishment Period for the Works. The Contractor must adjust the height of all sprinkler heads, valve boxes and any other associated plant and equipment as directed by the Superintendent during the irrigation period.
- e) The designated activities to establish the works must include but not be limited to:
 - a. Progressive weed control.
 - b. Inspections.
 - c. Repair and replace any erosion rills in soil surfaces.
 - d. Repairs and replacement of damaged or failed areas of seeding or cover spreading.
 - e. Watering of all plantings as necessary.
 - f. Maintenance of trees and groundcovers.
- f) Water must be applied to all plants as often and in sufficient amount as conditions may require keeping the plants in a healthy and growing condition until the end of the Vegetation Establishment Period.

4.6 Monitoring

- a) The Contractor must undertake monitoring via transect line photo plots to describe species richness, composition, community structure, seedling/sapling density and planting success and undertake fortnightly reporting on the condition and development of the works during the Establishment Period.
- b) Prior to commencing the Establishment Period, the Contractor must provide to the Superintendent, a detailed program of all the monitoring and reporting activities including timing to be undertaken by the Contractor.
- c) Each monitoring report must:
 - a. Outline the works undertaken during the reporting period.
 - b. Compare development of revegetation with the relevant outcome-based completion criteria.
 - c. Identify any follow up remedial works to be undertaken.
 - d. Set out a program for the remedial works.
 - e. Include photos from agreed photo monitoring points.
- d) Electronic copies of each report must be supplied to the Superintendent within 14 days of the end of the reporting period.
- e) The final monitoring report at the end of the Vegetation Establishment Period must be included in the Hand-over report submitted at Final Completion.

4.7 Handover

The hand-over report must include:

- a) The Final Monitoring Report.
- b) Record any outstanding defects for correction and the proposed timing.
- c) Provide a summary of activities undertaken during the Establishment Period and detail the recommended ongoing maintenance activities for the Contract area.

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5 Planting Schedule

Table 2 shows the revegetation schedule and species composition based on species present within the project area that will lead to a similar grassland ground cover to what is currently present, with additional select species included for their value in providing ground stability and preventing future erosion. Seeds will be subject to availability.

Table 2. Species schedule and species composition

Revegetation schedule (subject to availability)					
	Plant symbol	Botanical name	Common name	Type	CCS
Revegetation ID 1 (Marine Plant below HAT)					
Trees/ shrubs	HERlit	<i>Heritiera littoralis</i>	Glass mangrove	propagule	0.3-2m
	BRUgym	<i>Bruguiera gymnorhiza</i>	Oriental mangrove	propagule	0.3-2m
	SONalb	<i>Sonneratia alba</i>	Pornupan Mangrove	propagule	0.3-2m
	HIBtil	<i>Hibiscus tiliaceus</i>	Hibiscus	propagule	0.3-2m
	AVImar	<i>Avicennia marina</i>	Grey mangrove	propagule	0.3-2m
	ACAili	<i>Acanthus ilicifolius</i>	Holly mangrove	propagule	0.3-2m
	RHYsty	<i>Rhizophora stylosa</i>	Red mangrove	propagule	0.3-2m
No ground cover (rocks)					
Revegetation ID 2 (Mixed, marine and terrestrial)					
Trees/ shrubs	ELAgrn	<i>Elaeocarpus grandis</i>	Blue quandong	propagule	0.3-2m
	MELele	<i>Melicope elleryana</i>	Pink flowered doughwood	propagule	0.3-2m
	ACAmn	<i>Acacia mangium</i>	Black wattle	propagule	0.3-2m
	SYZtie	<i>Syzygium tirmeyanum</i>	River Cherry	propagule	0.3-2m
	HIBtil	<i>Hibiscus tiliaceus</i>	Sea hibiscus	propagule	0.3-2m
	LIVdru	<i>Livistona drudei</i>	Halifax Fan Palm	propagule	0.3-2m
	NAUori	<i>Nauclea orientalis</i>	Bur tree	propagule	0.3-2m
	CRYhyp	<i>Cryptocarya hypspodia</i>	Northern laurel	propagule	0.3-2m
	CASaus	<i>Castanospermum australe</i>	Moreton Bay Chestnut	propagule	0.3-2m
	BARrac	<i>Barringtonia racemosa</i>	Powder-puff tree	propagule	0.3-2m
	ARCHale	<i>Archontophoenix alexandrae</i>	Alexander Palm	propagule	0.3-2m
Ground cover	ECHesc	<i>Echinochloa esculenta</i> NAT gra NA	Japanese millet	seed	20kg/ha
	NA	<i>Other grasses</i>	e.g. Rhodes grass, windmill grass etc.		15kg/ha
	NA	Native grass species	NA	seed	15kg/ha



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PROGRAM DAINTREE RIVER STREAMBANK
REMEDICATION

ENVIRONMENTAL MANAGEMENT PLAN

28 NOVEMBER 2024

1.3 Proposed Works

An overview of the works proposed to be undertaken at the Daintree River project site are outlined below:

- Site Setout
- Placement of rock beaching inclusive of rock sill for bench protection
- Installation of root balls to protect the outside bank from continuing erosion and encourage sediment deposition, bank and upper bench development and vegetation establishment
- Revegetation to support the works and bank resilience in the long-term.

1.3.1 Timing

Construction of the project works will commence in the dry season of 2025 (July/August) and will be completed within 6 weeks of commencement. Demobilisation from site will be executed by end of September 2025.

1.3.2 Site Plans

Site Plans can be viewed in Appendix A (Detailed Design Report), showing detailed design drawings.

1.3.3 Key Personnel and Responsibilities

Table 1 Lists key personnel for the project.

Table 1. Key Personnel

Details
Client Name Terrain NRM
Client Representative Lana Hepburn
Phone Number 0456 067 747
Project Name Reef Coastal Restoration Program Daintree River
Contract Number TNRM-CO-0884
Location of Works Daintree River
Start Date June 2025
End Date September 2025

All personnel working on site, including sub-contractors, will be made aware of this EMP and will hold personal responsibility for ensuring compliance with its contents. The supervising construction contractor will be responsible for monitoring activities and maintaining an incident log should any environmental related incidents occur.

If an environmental related "incident" occurs, it is expected that staff at the site will conduct common sense corrective actions and immediately notify the Project's environmental representative who will then inform the relevant authority (Table 2).

Table 2. Contact Details and Responsibilities

Contact	Name	Position/ Responsibility	Phone Number
First Contact	TBA	Site Supervisor	TBA
Second Contact	John Drysdale	Project Manager	0411 854 646
Third Contact	Lana Hepburn	Client Representative	0456 067 747

1.3.4 Inductions

All contractors undertaking works on the subject site should undertake a site induction for the project prior to commencement of work. It is recommended that this induction be incorporated into the workplace health and safety induction, and records kept as per the requirements of the *Workplace Health and Safety Act 2011*.

At a minimum, the environmental induction should cover:

- The general environmental duty of care
- Key environmental issues at the site
- Flora and fauna
- Noise and vibration
- Water quality and sedimentation
- Waste and storage of hazardous materials
- Cultural heritage
- Indigenous cultural awareness training relevant to the project, particularly in relation to management requirements to follow in the event of finding cultural heritage or skeletal remains, and regarding the provisions of the *Aboriginal Cultural Heritage Act 2003* and Duty of care guidelines
- Mitigation measures to be adopted and their appropriate installation and operation
- Duty to notify of environmental harm and persons to notify, and
- Community liaison and project requirements.

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1.4 Construction Methodology

Mobilisation and construction activities are anticipated to occur during the dry season of 2025. Table 3 below outlines the discrete construction activities. Construction should be completed during the dry season with any works within the tidal zone to be timed to occur during low tide. The works will be completed within 6 weeks with demobilisation considered to be finalised within a total of 4 weeks.

Table 3. Construction activities

Construction activity	Details
Mobilisation	Mobilisation of construction equipment and personnel to site.
Site establishment	Site access and material laydown/stockpile areas to be established. All Erosion and Sediment Control Plan (ESCP) controls to be put in place as per Environmental Management Plan (NG, 2024).
Site set out	Setout of proposed works including fill extents, root balls and rock beaching locations.
Clearing	Clearing of marine plants within the construction footprint (note: only minimal clearing is required for the works, exact clearing extents will be confirmed on site with the contractor prior to clearing).
Install rock beaching (Stage 1)	Placement of granular filter and rock beaching to the bench level.
Installation of Rootballs	Installation of rootballs
Install rock beaching (Stage 2) and fill	Placement of rock beaching above bench level following the installation of the Rootballs and fill in accordance with specification.
Placement of topsoil	Placement of imported topsoil.

Construction activity	Details
Revegetation	Revegetation in accordance with revegetation plan.
Site reinstatement	Site reinstatement prior to the demobilisation of the earthwork's contractor and any revegetation activities.
Demobilisation	Demobilisation of construction equipment and personnel from site.

1.5 Environmental Constraints

The Project is located adjacent to a road, residential houses, and cane fields, with some disturbance to the original vegetation. Habitat has been cleared for land use, and part of the riparian vegetation have been affected by active erosion of the riverbank.

The following environmental values have been identified within the Project area (Neilly Group, 2024b):

- Located within GBR Coast Marine Park, EPA zoning Conservation Park Zone.
- Located within the Coastal Management district (CMD)
- Marine Plants are present
- Protected Plant Trigger area present, no protected plants occur within the project construction footprint.
- High Ecological Significant Wetland is about 284m west of the project site.
- Project Site close to HES Wetland trigger area (Great Barrier Reef wetland protection area).
- Vegetation:
 - RE 7.1.4 VMA class of concern, Biodiversity status endangered, Mangrove and vine forest closed forest of the brackish zone
 - Regrowth 7.1.4
 - Regrowth 7.3.23
 - Classified as Category R and Category B
- No Regional Ecosystems occur within the Project area. The Project area is almost devoid of vegetation due to active erosion.
- No conservation significant flora species were identified within the Project area (Ecology Report and Protected Plant exemption permit).
- Potential Acid Sulphate Soils
- Matters of National Environmental Significance (MNES):
 - 2 World Heritage Places: Great Barrier Reef and Wet Tropics
 - 2 Threatened Ecological Communities (TEC): Lowland tropical rainforest of the Wet Tropics and Broad leaf tea-tree (*Melaleuca viridiflora*) woodlands in high rainfall coastal north Queensland.
 - 5 State and Territory Reserves
 - 1 Nationally Important Wetland (Lower Daintree River)
 - Potential for 63 Threatened Species:
 - 26 Plants
 - 2 Fish
 - 3 Sharks
 - 1 Frog
 - 7 Reptiles
 - 15 Birds
 - 9 Mammals
 - Potential for 39 Listed Migratory Species:

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Table 7. Environmental Management Measures - Construction Phase

Element	Potential Environmental Impact	Recommended management measure	Responsibility
Air Quality	Degradation of air quality due to construction activities.	<ul style="list-style-type: none"> Water truck and other dust suppression devices will be used where necessary. Only approved access tracks will be used in the work area. The retention of native groundcover in areas surrounding construction zones will reduce opportunities for additional dust movement. Prompt stabilisation / revegetation of disturbed areas. Adjust work practices as required based on wind observations (e.g., ceasing dust-generating work under extreme windy conditions). No burning of materials allowed on site. Ensure stockpiles of dispersible materials are on the Project area only and are covered or regularly watered so as not to be transported by winds. Restrict dust generating activities during periods of high winds. Source sufficient water of a suitable quality for dust suppression activities. 	Construction Contractor
Noise	Increased noise at sensitive receptors through poor site management	<ul style="list-style-type: none"> All construction activities should, where possible, be restricted to between the hours of 7.00am to 6.00pm Monday to Friday (excluding public holidays) and restricted to the hours of 7.00am and 5.00pm Saturday with no construction occurring on Sunday or public holidays (outside the Code of Practice Volume 2 hours). Avoid night construction works near sensitive receptors, where possible. Where possible, major noise generating activities are to be limited to periods of the day when building occupants are less susceptible to noise/vibration disturbance i.e., between 11.00am and 3.00pm. Residents and other sensitive receptors are to be made aware of the expected construction times and to be pre-warned of noise and vibration-generating activities. Selection of low-noise plant and equipment. Equipment will be well-maintained and fitted with adequately maintained silencers which meet the design specifications. Quieter construction methods and those that emit less vibration will be used where possible. Only necessary equipment will be on site. 	Construction Contractor
Vibration	Vibration impacts due to construction	<ul style="list-style-type: none"> All construction activities to be restricted to within the specified hours. Prior to commencement of any activity the Contractor shall undertake a risk assessment of the potential for damage to nearby premises, buildings and structures caused by vibration. No significant vibration will be caused during construction as there is no Vib compaction on this site. 	Construction Contractor
Hydrology and	Elevated suspended solids, silt content and	<ul style="list-style-type: none"> Works will be undertaken in accordance with the Riverine Protection Exemption Guidelines. 	Construction Contractor

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Element	Potential Environmental Impact	Recommended management measure	Responsibility
Water Quality	turbidity in stormwater runoff during construction	<ul style="list-style-type: none"> Bund or place silt curtain around any stockpiles for the project unless they are large rock that are clean and do not contain fines. Schedule of works to ensure that disturbed areas are revegetated/stabilised progressively and as soon as practicable after completion of works. Record the nature, quantity and location of all hazardous materials on site in a manifest that is maintained on site and regularly updated. Storage areas should be of a compacted base with bunding, to contain any spillages. Loose, stockpiled materials should be covered to prevent loss to wind or water erosion. Remove residual stocks of hazardous materials from the construction site and return to an appropriate storage area or dispose of at an appropriate waste facility. 	
	Increase in gross pollutants, hydrocarbons, metals and other chemical pollutants in watercourse systems downstream of the project.	<ul style="list-style-type: none"> Sediment and Erosion Control includes measures to manage construction activities in the vicinity of drainage lines to prevent water pollution. Ensure refuelling activities occur in designated areas of the site where appropriate temporary protection measures have been designed/located and are at a suitable distance from surface waters and drainage lines. Check all vehicles, equipment and material storage areas daily for possible fuel, oil and chemical leaks. Timetable earthworks and construction in stages to minimise the amount of soil exposed at any one time, where practicable. Measures to minimise disturbance to vegetation as far as possible during construction and particularly adjacent to waterways and drainage lines. Revegetation is to be undertaken progressively so that each area is given protective ground cover as work is complete for that area. Appropriate rehabilitation of disturbed areas, including but not limited to site compounds/office areas, temporary lay down/storage areas, batters and other slopes and drainage lines. Equipment and vehicles are to be washed in controlled areas and not near any local waterway. Wash water is to be treated before being discharged from site. Develop and implement a plan for the storage, handling and spill response for hydrocarbons and other chemicals, including reference to relevant work procedures. Flood/storm monitoring, environmental management measures and emergency response. Rehabilitation and ground surface protection. 	
Cultural Heritage	Destruction of items of cultural and / or historical heritage importance.	<ul style="list-style-type: none"> Site inductions should include any aspects of what archaeological and aboriginal heritage is and what to do when encountered. Construction activities onsite should be undertaken in accordance with the Aboriginal Cultural Heritage Duty of Care Guidelines as established by the Aboriginal Cultural Heritage Act 2003, the Queensland Heritage Act 1992, Australian Heritage Council Act 2003, Torres Strait Islander Cultural Heritage Act 2003. 	Construction Contractor

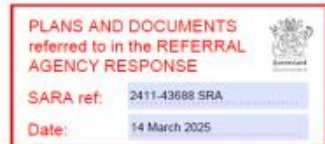
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Element	Potential Environmental Impact	Recommended management measure	Responsibility
		<ul style="list-style-type: none"> If a cultural heritage site is discovered stop works immediately and notify the Site Supervisor. The Site Supervisor will promptly arrange for the site to be inspected and assessed for cultural significance. The Site Supervisor may declare the object and/or area an exclusion zone for a period. Finds should be demarcated and protected from any potential impacts with appropriate temporary barriers within a reasonable buffer area to allow project work outside the find location to proceed. In the event of a 'find' Traditional Owner representatives should be asked to provide advice on the appropriate management action which will be followed by all personnel on site. Project work within the find location should not recommence until required appropriate management action has been implemented to the satisfaction of all stakeholders. In the event of discovery of human skeletal material, all construction works will cease immediately within 50m of the remains. Finds should be demarcated and protected from any potential impacts with appropriate temporary barriers within a reasonable buffer area to allow project work outside the find location to proceed. The Queensland Police, Cultural Heritage Unit of Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPTCA), and the Aboriginal Parties will be contacted as a matter of urgency. Minimal disturbance to the remains should be a priority and advice sought from relevant Aboriginal Parties on ways to deal with the material in a culturally appropriate and sensitive manner will be sought by the principal 	
Soil and Land Management	Presence of ASS	<ul style="list-style-type: none"> The Acid Sulphate Soils (ASS) investigation at selected test locations (Neilly Group, 2024g) indicated that actual ASS and potential ASS may be present, subject to more rigorous testing. The State Planning Policy (SPP) for excavation of acid sulfate soils applies if: <ul style="list-style-type: none"> Excavations of more than 100m³ of material occur below 5m AHD More than 100m³ of fill material is placed at more than 0.5m thickness on land below 5m AHD The development involves placing 81m³ of material at an average thickness less than 0.5m and will involve excavation of less than 10m³ on land below 5m AHD. Therefore, the SPP is not applicable. The hierarchy of management strategies with respect to acid sulfate soils is outlined below from most favourable to least favourable (Dear, et al., 2014): <ul style="list-style-type: none"> Avoidance Minimisation of Disturbance Neutralisation Hydraulic Separation Strategic Reburial Avoidance and minimisation of the disturbance are the strategies adopted. Significant earthworks were excluded from the design solutions considered specifically to minimise disturbance of acid sulfate soils (avoidance). Activities that have the potential to disturb acid sulfate soils with the chosen design (re-filling and log-fillets) include: <ul style="list-style-type: none"> Installation of vertical piles to hold log fillets in place Placement of small quantities of fill material within the backfilled erosion scallops 	Construction Contractor

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Element	Potential Environmental Impact	Recommended management measure	Responsibility
		<ul style="list-style-type: none"> Both the above activities will have minimal disturbance to acid sulfate soils. To minimise risks during pile driving, all efforts should be made to install piles without pre-drilling. Pre-drilling has the potential to expose acid sulfate soils to air, oxidising sulfide minerals. The amount of fill to be placed on the surface to backfill each of the erosion scallops is small. Placement of fill will only act to disturb acid sulfate soils if it displaces the groundwater table and causes areas that were dry, to become wet, or areas that were wet, to become dry. As the entire area is seasonally wetted with rainfall and tidal inundation. With a seasonal groundwater table that is above the ground surface at times during the wet season, placement of small amounts of fill within the erosion scallops is not expected to cause alterations to areas of potential acid sulfate soils. This remediation strategy will prevent any impacts from ASS. Liming is proposed for neutralising acidity as per Detailed Design Report (Neilly Group, 2024a). If ASS discovered onsite, works would cease, and a management plan drawn up and implemented. Spoil is not disposed of on tidal lands or within waterways and is managed to prevent acid soil development. 	
Land Management		<ul style="list-style-type: none"> Land profiles that are temporarily disturbed by the development Works (other than those within the permanent development footprint) must be promptly restored to pre-work profiles. 	Construction Contractor
Erosion and sedimentation		<ul style="list-style-type: none"> Erosion and sediment control measures which are in accordance with Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association) are to be installed and maintained to prevent the release of sediment to tidal waters. Apply BPESC such as: <ul style="list-style-type: none"> Minimise ground disturbance by designating areas for clearing, access tracks, laydown areas and stockpiles for the site prior to construction commencing Stabilise exposed slopes as soon as practicable Avoid disturbance to watercourse beds and banks, including removal of vegetation Strip topsoil and subsoil separately during excavation Cover exposed subsoils with topsoil during stockpiling or rehabilitation to avoid dispersion and erosion Cover and appropriately contain any stockpiles to reduce the risk of soils or other materials entering the surrounding environment Minimise potential for flood related erosion in areas near creeks/gullies through design Install and maintain temporary or permanent drainage structures and erosion/sediment controls prior to discharge into any downstream natural drainage systems; regularly monitor their performance and effectiveness Use watering trucks during windy conditions for dust suppression Rip surface soils to remediate compaction during site rehabilitation for access tracks and infrastructure areas Dispose of any excess spoil material that cannot be re-used at an appropriately licensed facility Undertake progressive rehabilitation and revegetation as early as possible. The revegetation works must be undertaken generally in accordance with Revegetation Plan. 	Construction Contractor



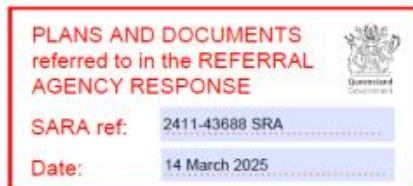
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Element	Potential Environmental Impact	Recommended management measure	Responsibility
		<ul style="list-style-type: none"> Avoid excavation during high rainfall and cyclonic events. Earthworks associated with re-profiling must avoid underlying bedrock, coffee rock and other cemented sediment material or consolidated mud/organic material layers. 	
Flora and Fauna	Spread of introduced flora and weed species	<ul style="list-style-type: none"> Develop and implement weed management controls to ensure the spread of introduced flora and weed species is minimised as much as practicable. Prepare a Weed Management Plan based on pre-construction weed assessment. Treat/manage restricted matter as per DAF guidelines. Source construction materials from licenced providers from sites that are identified and certified weed free wherever possible. In accordance with Revegetation Works, revegetate disturbed areas as soon as practicable after work. 	Construction Contractor
	Habitat fragmentation and reduced connectivity	<ul style="list-style-type: none"> A restoration-based design will be implemented to contribute to the ecological resilience of any restoration works undertaken to maximise the opportunity to function as fauna corridors. 	Construction contractor
	Loss of vegetation	<ul style="list-style-type: none"> Existing vegetation must be maintained in all areas except those affected by construction Visibly mark the extent of the areas to be cleared prior to clearing. No disturbance will occur outside the clearance zone or within exclusion zones with appropriate approvals and/or further assessments. During clearing activities, all contractors are to be reminded during a site-specific induction and toolbox meetings of their responsibilities in complying with the protection of fauna and flora within exclusion zones. Burning of vegetation is not permitted. Ancillary activities, such as establishment of stockpile and spoil areas, laydown areas, site office and workshops, must be located in existing cleared areas as a priority. Where this is not possible, they will be located outside environmentally sensitive areas, such as regrowth vegetation, habitat for flora and fauna species and fauna movement corridors, to minimise environmental impacts. To maintain connectivity along watercourses and minimise erosion and deposition of sediment into watercourses. Compliance with riverine protection permit (RPP) exemption requirements and Accepted Development Vegetation Clearing Code A suitably qualified and licenced fauna spotter-catcher to relocate any fauna unable to safely move away from the disturbance into predetermined sites. Any animals injured by the activities on site should be referred to an appropriate wildlife rehabilitator/carer or veterinarian and records of injured or killed animals should be referred to the appropriate authority Hollow timber, woody debris and bush rock which is suitable for fauna habitat will be relocated to be retained. 	Construction contractor
	Fauna mortality	<ul style="list-style-type: none"> All native fauna are protected (including snakes) and must not be intentionally harmed as a result of the works or workers actions. 	Construction contractor



Element	Potential Environmental Impact	Recommended management measure	Responsibility
		<ul style="list-style-type: none"> Conduct sequential clearing to allow less mobile fauna to move away from disturbance sites. A suitably qualified and licenced fauna spotter-catcher should be present during all clearing activities. 	
	Clearing of riparian and aquatic vegetation	<ul style="list-style-type: none"> If possible, stumps and roots will be left in situ to maintain the stability of the impacted area Large woody debris will be relocated to appropriate locations outside of the project area), within the waterway channel to maintain habitat value. 	Construction contractor
	Impact on aquatic fauna	<ul style="list-style-type: none"> Any infrastructure are to be constructed and maintained to avoid fish injury, mortality and/or entrapment. Implement appropriate erosion and sediment control principles In accordance with Revegetation Works, revegetate disturbed areas as soon as practicable after work. 	Construction contractor
Waste Management	The production of waste and excessive consumption of resources	<ul style="list-style-type: none"> Spoil is not disposed of on tidal lands or within waterways and is managed to prevent acid soil development. Waste collection locations shall be clearly allocated within the project area. Separate waste streams shall be maintained at all times, and specific areas on site shall be designated for the temporary management of the various waste streams. This shall involve adequate signage and the use of colour coded bins to distinguish between waste streams. Recyclable waste shall be collected separately and disposed of correctly. Any waste oils and lubricants are to be collected and transported to recyclers or designated disposal sites as soon as possible. Any dangerous goods stored on site shall be stored in accordance with statutory regulations (AS/NZS 3833:2007) for hazardous and dangerous goods. Rubbish skips and receptacles should be covered and located as far as practicable from sensitive locations. Opportunities to minimise waste where practicable Training for employees in the opportunities for reducing, reusing, and recycling wastes. 	Construction contractor



3.3 Operation and Maintenance

Table 8 presents environmental management measures appropriate for implementation during the operation and maintenance phase of the project.

Table 8. Environmental Management Measures – Operation and Maintenance Phase

Element	Potential Environmental Impact	Recommended management measure	Responsibility
Hydrology and Water Quality	Drainage problems, hydrological problems	<ul style="list-style-type: none"> Regularly inspect how the log filets performs during high flow and low flow conditions. 	Maintenance contractor/ Designer
Landscape	Vandalism and Safety	<ul style="list-style-type: none"> Regular visual inspections Provide signage to notify the public of any safety considerations 	Maintenance contractor/ Designer
Soil and Land	Soil and Land	<ul style="list-style-type: none"> Continue to monitor structures and revegetation works. 	Maintenance contractor/ Designer
Flora and Fauna	Spread of introduced flora and weed species	<ul style="list-style-type: none"> Weed management to be undertaken to ensure compliance. Weed management also ensure the integrity of revegetated areas. Prepare a monitoring and maintenance program for the project that includes regular inspection of revegetation zones, and ongoing weed monitoring and control. 	Maintenance contractor/ Designer

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Date: 14 March 2025

Reasons for Decision

1. The reasons for this decision are:
 - a. Sections 60, 62 and 63 of the *Planning Act 2016*;
 - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council 12/11/2024 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Low-Medium Density Residential Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Extracts from the Planning Act 2016 - Making Representations During Applicant's Appeal Period

Planning Act 2016
Chapter 3 Development assessment

[s 74]

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
 - (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or

- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
 - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
 - (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the assessment manager gives the applicant the decision notice for the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) If the applicant makes the change representations during the appeal period without giving a notice under subsection (2), the appeal period is suspended from the day the representations are made until—
 - (a) the applicant withdraws the change representations by notice given to the assessment manager; or
 - (b) the assessment manager gives the applicant the decision notice for the change representations; or

- (c) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (6) Despite subsections (4) and (5), if the decision notice mentioned in subsection (4)(b)(ii) or (5)(b) is a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
 - (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
 - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
 - (a) state the nature of the change agreed to; and

- (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Subdivision 2 Changes after appeal period

77 What this subdivision is about

This subdivision is about changing a development approval, other than the currency period, after all appeal periods in relation to the approval end.

78 Making change application

- (1) A person may make an application (a *change application*) to change a development approval.

Note—

For the making of a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, sections 51AM, 51AN and 51AO.

- (2) A change application must be made to the responsible entity for the application.

78A Responsible entity for change applications

- (1) The *responsible entity* for a change application is—
 - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or

Extracts from the Planning Act 2016 – Appeal Rights

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

- (3) In this section—

conduct means an act or omission.

representative means—

- (a) of a corporation—an executive officer, employee or agent of the corporation; or
- (b) of an individual—an employee or agent of the individual.

state of mind, of a person, includes the person's—

- (a) knowledge, intention, opinion, belief or purpose; and
- (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10
business days after a decision notice for the decision is
given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time
after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under
chapter 7, part 4, to register premises or to renew the
registration of premises—20 business days after a notice
is published under section 269(3)(a) or (4); or
 - (d) for an appeal against a decision of the Minister, under
chapter 7, part 4, to amend the registration of premises
to include additional land in the affected area for the
premises—20 business days after the day a notice is
published under section 269A(2)(a); or
 - (e) for an appeal against an infrastructure charges
notice—20 business days after the infrastructure charges
notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development
application for which a decision notice has not been
given—30 business days after the applicant gives the
deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the *Plumbing and Drainage Act
2018*—
 - (i) for an appeal against an enforcement notice given
because of a belief mentioned in the *Plumbing and
Drainage Act 2018*, section 143(2)(a)(i), (b) or
(c)—5 business days after the day the notice is
given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
- (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court’s power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency’s response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government’s charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the ***appointer***) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—

PRE-START MEETING PROCESS

This document provides an outline of the requirements of the Pre-Start process. Full details are available in the FNQROC Development Manual, in particular Sections CP1.02-09 which should be used as the reference source, should there be any discrepancy in detail between this pro-forma and the Manual. The Manual can be downloaded from the Far North Queensland Regional Organisation of Councils website www.fnqroc.qld.gov.au/.

Only works that have been 'Approved' by the Council can be submitted for the Pre-Start process and meeting. These works must incorporate all aspects of the Planning Approval and Operational Works Decision Notices, including all pre-start requirements and any imposed conditions from referral agencies.

This document is in three parts and should be attached to any supporting documentation. The shaded areas identified in parts 1 and 2, are to be completed by the **Applicant/Engineer** and submitted to Council to initiate the Pre-Start process. Parts 2 and 3 will be used during the site meeting.

ACCURACY OF SUBMISSION

Council's examination of 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.

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.

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.

PART 1 of 3	Pre-Start Meeting Process			
	(NOTE: Items marked * are to be deleted as appropriate.)			
1. Document Requirements	Pre-Meeting Information and Check List			
	Project Name			
	1. a Contact details of the Engineer (Nominated point of contact) for the works			
	Name of Engineer			
	Name of Company			
	Telephone No			
	Office:		Mobile:	
	Email Address			
	After Hours Contact N.			
	RPEQ N.			
	1. b Contact details of the Principal contractor for the works			
	Name of Contractors Representative			
	Name of Company			
	Telephone N.			
	Office:		Mobile:	
	Email Address			
	After Hours Contact No			
	1. c Person to be contacted in regard to any matter relating to the construction of the works, day-to day queries, complaints etc. (if different from the above)			
	Name of Engineers Representative			
	Name of Company			
	Telephone No			
	Office:		Mobile:	
	Email Address			
	After Hours Contact No			
1. d Council contacts - Development Assessment & Coordination				
Neil Beck	Team Leader Planning	4099 9451	Neil.Beck@Douglas.qld.gov.au	

PART 1 of 3	Pre-Start Meeting Process			
1. Document Requirements	Pre-Meeting Information and Check List			
	1. e Intended date for commencement of works	/ / 20		
	1. f Expected date for completion of works	/ / 20		
	It is desirable for the following information to be provided to the Council <u>prior</u> to the site meeting in order to allow assessment of the scope of works and reduce any possible delays in reviewing documentation and the granting of Approvals for the commencement of works			
	Item	Detail	Checked & agreed by the Principal / Consulting Engineer Yes / No	Comments
	1. g	Development and Operational Works Approvals Current Development and Operational Works Approvals have been granted and all proposed works are to be in accordance with Council Approved drawings and supporting documentation.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Operational Works Decision Notice file number <i>8/ / Date of Notice / /</i>		
	1. h	<i>Appeal Rights Waiver</i> Work cannot proceed until the Developer (or his representative) provides written notice to the Council to waive the right of appeal to the Operational Works Permit Approval Conditions or until the appeal period expiry date (20 days after the Decision Notice is given to submitter) – whichever occurs first: i. The Developer will waive Appeal Rights. ii. A copy of letter is attached.	Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>	
1. i	Preservation of the Existing Environment Features The Contractor and Engineer have identified and adequately protected any vegetation identified within any conditions of approval, prior to the start of any clearance works.	Yes <input type="checkbox"/> No <input type="checkbox"/>		
1. j	Contractors Erosion and Sediment Control, and Soil and Water Management Plans Reviewed and approved by the Engineer prior to the Pre-Start meeting.	Yes <input type="checkbox"/> No <input type="checkbox"/>		

	1. k	Notice of Intention to commence Work i. Public Notices and advertisements have been posted (Note: The engineer calling this meeting is deemed to have informed Council of the requirement to commence works)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. l	Public Liability and other Insurances Copies attached	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. m	Portable Long Service and Q Leave (QLeave will collect a total of 0.525% on all building and construction work, to be carried out in Queensland, where the total cost of work is \$80,000 or more (inclusive of GST) Copies attached	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. n	Contractors Workplace Health and Safety Plan Copies attached	Yes <input type="checkbox"/> No <input type="checkbox"/>	
PART 1 of 3		Pre-Start Meeting Process		
1. Document Requirements Continued..		Pre-Meeting Information and Check List		
	1. o	Concurrence Agencies & Third Party Agreements Written approval has been obtained for any proposed works relating to concurrence agency conditions or agreement from third parties provided to work within their property. Copies of approvals or agreements attached.	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. p	Traffic Management Plans Copies attached	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. q	QA Documentation including ITP's Copies provided to Council to identify project specific wks.	Yes <input type="checkbox"/> No <input type="checkbox"/>	

	1. r	Bond: i. A fully priced schedule of quantities has been provided to Council, as per FNQROC AP1.07-12(xxi) ii. A Security Lodgement Form (FNQROC CP1. App. B) has been provided with a value=0.05 X cost of works iii. Copy of payment receipt attached.	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
	1. t	Additional Information not identified above Additional information has been submitted to support the application, and is attached to this document.	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Detail:		
	1. u	Request for Meeting Date requested for Pre-Start meeting: Proposed time of meeting (Ideally between 09:00-16:00 hrs) (Please telephone the Council officer prior to submitting a time) (Note: The Council usually requires SEVEN days written notice of the proposed meeting date. The Principal should only make the request when all of the appropriate documentation is available. An additional re-inspection charge may apply if documentation is not complete at the time of the initial inspection.	 — / / 20 — AM / PM	

PART 2 of 3	Pre-Start Meeting Process	
2. Pre-Start Meeting	2.1 Attendance Register	
To be completed by meeting organizer	Project Name	
	Location	
	Douglas File Ref.	
	Date and Time	
	Meeting Held at	
	Chaired by	
	Apologies	

Attendees

Name	Company	Title	Phone / Mobile	Email
Engineer (i)				
Engineer (ii)				
Contractor (i)				
Contractor (ii)				

Possible attendees representing Douglas Shire Council:

Neil Beck	Douglas Shire Council	Coordinator Planning & Development Engineering	40999 451	Neil.Beck@Douglas.qld.gov.au
Peter White	Douglas Shire Council	Coordinator Water & Wastewater	40999 466	Peter.White@Douglas.qld.gov.au
Mitch Simpson	Douglas Shire Council	Coordinator Water Reticulation	40999 453 0437348194	Mitch.Simpson@Douglas.qld.gov.au
Pieter Kleinhans	Douglas Shire Council	Coordinator Civil Operations	40999 522	Pieter.Kleinhans@Douglas.qld.gov.au
Peter Logan	Douglas Shire Council	Coordinator Public Spaces	40999 492 0417479834	Peter.Logan@Douglas.qld.gov.au

DISTRIBUTION:
Marked *

PART 2 of 3	Pre-Start Meeting Process		
2. Pre-Start Meeting	2.2 Pre-Meeting Documentation		
To be completed by meeting organizer	<p>All documentation, drawings, plans and fees as identified in Part 1 of the Pre-Start Meeting template document HAVE / HAVE NOT * been provided and approved by the Council prior to the meeting. Details of any non-compliance issues or incomplete documentation are identified below:</p>		
	2.3 Conditions Of Approval And Approved Drawings		
	<p>a. The developer, contractor(s) and engineer are to have the relevant copy of all approved drawings and conditions relating to this project. All contractors must review these documents prior to the commencement of any work on the site.</p> <p>b. A complete copy of the documents is to be located on site at all times and updated when necessary.</p> <p>c. Should any changes be proposed to the approved plans and conditions, they are to be submitted to the Council for approval prior to implementing any changes on site.</p>		
	<p>A copy of the approved plan and conditions has been presented to all parties and is available on site for inspection. YES <input type="checkbox"/> / NO <input type="checkbox"/> *</p> <p>Comments:</p>		
	2.4 Site Safety Procedures		
	Council officers will report to a site representative for an initial site safety induction and prior to each site inspection. The nominated Contractor's site representative will be:		
	<table border="1"> <tr> <td data-bbox="416 1462 986 1534">Name</td><td data-bbox="986 1462 1560 1534">Mobile Tel. No:</td></tr> </table>	Name	Mobile Tel. No:
Name	Mobile Tel. No:		
	<p>Any other site safety requirements specific to this site:</p>		
	2.5 Site Access and Signage		
	a. Vehicular access to the site for construction and demolition is off:		

	Name of road(s): Comments:
	b. A Public Notice sign <u>must</u> be positioned at the entrance(s) to the site. No works can proceed until the sign(s) is in place.
	Sign(s) are positioned on site YES <input type="checkbox"/> / NO <input type="checkbox"/> Comments:
	2.6 Witness and Hold Point Inspections Michael Matthews (4099 9475) is Council's nominated contact officer to conduct witness and hold point inspections to compliment those required by the engineer.

PART 2 of 3	Pre-Start Meeting Process
2. Pre-Start Meeting	2.7 Environmental Protection (Soil and Water Management)
To be completed by meeting organiser	a. An engineer endorsed contractors Erosion and Sediment Control Plan has been provided for this project and has been reviewed and discussed at this meeting? YES <input type="checkbox"/> / NO <input type="checkbox"/> *
	Comments on any omissions from the ESCP or suggested changes:

- b. In accordance with Council's Development Manual, during the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed Contractors ESC Plan.
- c. The Consulting Engineer is to provide a copy of the ESC Plan to all contractor representatives (including landscape contractors) prior to the commencement of associated works on the site.
- d. The developer or nominated representative shall be responsible for communicating with third party complainants that may have been affected by dust, noise, sediments etc. leaving the site as a result of construction related activities.
- e. All areas opened up to construction must be protected prior to every storm event and at the end of each working day. Failure to have all reasonable and relevant ESC measures in place, in the event of environmental harm being caused as a result of works being undertaken on this site, may result in action being taken by Council's EPU and/or the EPA. All ESC measures must be inspected, maintained and where necessary improved, expanded or reinforced after every storm event.
- f. If any declared weeds are, or have been identified on the site, the Council are to be notified immediately for advice on what action needs to be taken.
- g. Council's preferred method of vegetation disposal is by chipping / shredding on site. The burning of vegetation is not permitted under Council Policy.
- h. Any land which contains environmentally significant areas, significant trees, trees with Preservation Declarations placed upon them, or areas specifically identified for protection and preservation as part of the Development Approval Notification must be discussed at the meeting. The Developer must take appropriate measures to identify, preserve and protect these areas prior to works commencing and throughout the duration of the project.

To assist in this process, photographs may be taken of all significant features and stored in Council records. Photos taken: YES ☐ / NO ☐*

2.8 Inspections by Council / Concurrence Agencies

Council or Concurrence agency staff may undertake random visits to site during construction, and may also take photographs of the various work activities in progress

2.9 Council Requirements – Development Approval (DA) Conditions

	Refer to any specific DA conditions, which are not covered by OP WKS conditions:
PART 2 of 3	Pre-Start Meeting Process
2. Pre-Start Meeting	2.10 Construction Requirements – Operational Works Approval Conditions
To be completed by meeting organiser	Third Party Agreement
	<p>Are works required in adjacent properties not owned by the developer? YES <input type="checkbox"/> / NO <input type="checkbox"/>* this may include sewer connections, stormwater outlets, noise mounds etc.</p> <p>Have all agreements been provided to allow works to be conducted in these areas?</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> *</p> <p>Comments:</p>
	Hours Of Work

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;
- 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.

Landscaping

Council has approved a landscape plan: YES ☐ NO ☐ *(tick as appropriate)

Comments:

- a. All **soft landscaping works will be subject to a minimum 3-month maintenance period**, prior to acceptance of the works by Council. Council must be advised of the date of completion for all planting works in order for a Council inspection to be conducted at the start of the three (3)-month period. The completion of the maintenance period shall coincide with the Final Works Acceptance inspection, or sooner by agreement.
- b. All **hard landscaping** works including, but not limited to: shelters, paths, play equipment, retaining walls, bollards etc. will be subject to a **minimum 12 months Defects Liability Period** after the Works Acceptance inspection.
- c. Any equipment maintenance manuals and details of specialised equipment and material suppliers are to be provided to Council prior to the Works Acceptance Inspection.

Structures and Retaining Walls

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)

	<p>SQIDS 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.</p>

PART 2 of 3	Pre-Start Meeting Process
2. Pre-Start Meeting	Sewer and Water
To be completed by meeting organizer	<p>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, facsimile (07) 40998 2902 or email to enquiries@douglas.qld.gov.au prior to the commencement of works.</p> <p>b. WATER: 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'.</p>
	<p>c. SEWER: Council's Senior Plumbing Inspector 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 Shire Council 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'.</p> <p>d. 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.</p> <p>e. 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, stripping and grubbing, mobilisation of heavy earthmoving equipment, site filling, stockpiling of materials and installation of erosion and sediment control measures.</p>
	Design Access for People with Disabilities

	All footpaths, drains and ramps are to be designed in accordance with the Australian Standard to provide equal access for people with a disability, including limiting footpath longitudinal grades to maximum 1:8 and the provision of Tactile Ground Surface Indicators (TGSIs) as required	
	Cultural Heritage	
	The <i>Aboriginal Cultural Heritage Act</i> 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 Queensland Government Natural Resources and Mines and can be downloaded from their website at www.dnrm.qld.gov.au . The work identified in the project documentation is likely to require assessment of the site under the Act.	
	Any Project Specific Conditions must be identified below	
	OP WKS Condition #	Summary of condition
Use additional Sheet for more conditions if required		
PART 2 of 3		
Pre-Start Meeting Process		
2. Pre-Start Meeting To be completed by meeting organiser	Other Business	
	a.	Earthworks for this project have been designed to be:
	{ Balanced / in surplus / imported}* If surplus or imported, approx. quantity T / m3 *	
	b.	Is Early Plan Sealing likely in this project?
	YES <input type="checkbox"/> NO <input type="checkbox"/> *	
	If 'YES' summarise any special requirements relating to this project	
c.	Additional comments (if any):	

PART 3 of 3	Pre-Start Meeting Process				
3. Agreement	Based on the submitted information and the points discussed in the meeting, works can / cannot * proceed				
To be completed by meeting organiser	Should works not be permitted, or additional information required, the following items must be addressed and presented to the Council or the engineer for approval.				
	The set of notes (Parts 1, 2 and 3) form the Pre-Start meeting minutes and are to be presented to Council for information and action as necessary. They must be presented in the form of a copy of the original document, scanned and forwarded to the Councils nominated contact officer in PDF format. Should the Engineer, developer or Council representative(s) not agree with this record of the meeting, this must be advised to the meeting organiser by Email or Fax within 48 hours of receipt. If this is the case, another meeting may be called and works may need to stop until all parties have reached agreement.				
	A COPY OF THE EARLY PLAN SEALING OR WORKS ACCEPTANCE TEMPLATE MUST BE USED FOR REQUESTING FUTURE MEETINGS				
	Meeting closed at : am/pm				
	<i>I confirm that these notes represent an accurate account of the issues discussed and comments made during the site meeting</i>				
	<table border="1"> <tr> <td>Name of Engineer</td> <td></td> </tr> <tr> <td>Signature</td> <td></td> </tr> </table>	Name of Engineer		Signature	
Name of Engineer					
Signature					

	Name of Company		
	Telephone No	Office:	Mobile:
	RPEQ No		
	Date		