

**MEMO TO ADMIN**

**DECISION NOTICE FOR OPERATIONAL WORKS**

**DOCUMENT NUMBER                    4034522**

**FILE NUMBER                         8/10/157**

**DATE POSTED                         .....**

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

**ENQUIRIES:** Ross McKim  
**PHONE:** (07) 4044 3010  
**FAX:** (07) 4044 3836  
**YOUR REF:**  
**OUR REF:** 8/10/157 – (4034522)

26 July 2013

Briley Consulting Pty Ltd  
C/- Jim Papas Drafting Pty Ltd  
PO Box 2347  
**MAREEBA QLD 4880**

Dear Sir/Madam

**DECISION NOTICE FOR OPERATIONAL WORKS**  
**OCEAN BREEZE ESTATE - STAGE 5A – (10 LOT SUBDIVISION) – LOT 901 ON**  
**SP199682**

Please find attached the relevant Decision Notice for the above Operational Works Development (Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, Roadworks, and Water & Waste Works). In addition, find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the pre-start meeting. An invitation to attend the meeting must be sent to Council's representative Mark Dillon on telephone number (07) 4044 3507 email address [m.dillon@cairns.qld.gov.au](mailto:m.dillon@cairns.qld.gov.au), giving at least five (5) working days notification if possible.

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

1. The design of lighting and landscaping works will be subject to a separate agreement and must be submitted to Council, prior to the acceptance of works.
2. The Consulting Engineer is to present all Contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.
3. This approval is for Roadworks, Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, Roadworks, and Water & Waste works.

Should you require further information or assistance, please contact Development Engineering Executive Officer Ross McKim on telephone number 4044 3010 or email [r.mckim@cairns.qld.gov.au](mailto:r.mckim@cairns.qld.gov.au).

Yours faithfully

Graham Boyd  
**Manager Development & Regulatory Services**

**Att.**

Copy: Byron Peach – Council Inspector (Drawings Attached – DM5 3951470 & 4021546).  
Mark Dillon – Technical Officer  
Gary Campbell – Council Inspector  
Mark Stevens – EPU  
Vicki Bain – Administration Officer (Water & Waste)  
Richard Bello – GIS Support Officer (City Assessment)  
Kim Armbrust - District Maintenance Co-ordinator Far North  
Ashley Cooper – Manager Cairns Works

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26 July 2013

**DECISION NOTICE FOR OPERATIONAL WORKS**  
**OCEAN BREEZE ESTATE - STAGE 5A – (10 LOT SUBDIVISION) – LOT 901 ON**  
**SP199682**

**PROPOSAL:**

Operational Works (Engineering) Roadworks, Earthworks, Concrete Works, Erosion and Sediment Control, Drainage Works, Roadworks, and Water & Waste Works; the design of lighting and landscaping works will be subject to a separate agreement and must be submitted to Council, prior to the acceptance of works.

**TYPE OF DEVELOPMENT:**

Operational Work

**REAL PROPERTY DESCRIPTION:**

Lot 901 on SP199682

**REFERRAL AGENCY CONDITIONS:**

None applicable

**FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:**

None applicable

**DECISION DATE:**

26 July 2013

**DECISION:**

Approved Subject to conditions

**TYPE OF APPROVAL:**

Development Permit

**ASSESSMENT MANAGER CONDITIONS – STANDARD:**

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

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

## ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

### 1. General

- a. This site shall be subject to regular inspections by Cairns Regional Council's Officers.
- b. Any proposed work to be carried on the existing Telstra Pit is to be approved by Telstra.
- c. All existing services within the development area, including **Cooya Beach Road and Barrabal Drive**, must be pot-holed and levels confirmed prior to commencement of works.
- d. In the event that acid sulphate soils are encountered, the applicant is to ensure the site is managed in accordance with the requirements of the Potential Acid Sulfate Soil Investigation Report prepared by C&B Consultants (now RPS) for Salson Pty Ltd.
- e. Any existing Council infrastructure or private property (including but not limited to, services, kerb, concrete structures, pits, channels, pavement, footpath, RCP, RCBC, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense prior to the commencement of use. The applicant must notify Cairns Regional Council of the affected infrastructure.
- f. The applicant is to implement a Traffic/Pedestrian Management Plan in accordance with the Department of Main Roads Manual of Uniform Traffic Control Devices (Section 3 – Works on Roads). A Risk Assessment is to be made taking particular account of factors such as traffic volume and speed, road geometry, width and surface conditions, and the general behaviour of road users and pedestrians, including **detour strategies during road works at Cooya Beach Road**. This plan is to be submitted **prior to the Pre-Start Meeting**.
- g. Considering that this area is a low wet site and may have a very poor subgrade, the applicant is to confirm with calculations based on *Austrroads – Pavement Design – A Guide to the Structural Design of Road Pavements* - that the shown road pavement will be adequate for this location; otherwise, a suitable subgrade stabilisation method is to be included.
- h. The proposed 2.0m concrete footpath to be installed along Cooya Beach Road is to be shown on drawing 1253-C02-Rev (A) - Typical Cross Section Detail.
- i. The landscaping plan is to be provided **6 weeks** after the Pre-Start Meeting for approval.

## 2. Site Regrading

- a. Batters fronting Cooya Beach Road Reserve are not to be steeper than 1 in 4; otherwise, a retaining structure is to be implemented subject to approval by the Council.
- b. All earthworks are to be constructed in accordance with Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential Developments; additionally, further certification is to occur when works are completed and test results are compiled. This information is to be provided to Council **prior to Works Acceptance**.
- c. The works must not cause, or be likely to cause, environmental harm resulting from the release of contaminants, dust, noise or sediments from the site. Appropriate Erosion and Sediment Control (ESC) measures must be installed and maintained for the duration of the works or until all exposed areas have been fully re-vegetated or stabilized.
- d. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or within the road reserve for more than **1 month**, and the storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties.

## 3. Stormwater & Drainage

- a. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.
- b. The Consulting Engineer and Contractor in consultation with the adjacent land owners (Lots 178 and 122 on SP199682) and Council will prevent any stormwater discharge to the adjoining/existing lots (Lots 178 and 122 on SP199682) to the satisfaction of all parties.
- c. If after the earthworks are completed, ponding occurs on the area behind proposed Lots 123 to 126, the area is to be regraded by the developer (as necessary) to remove the ponding.

## 4. Erosion and Sediment Control

- a. In the event that dewatering is to be implemented on-site, the Contractor is to supply a dewatering plan for the project to Council prior to the commencement of dewatering operations, with the following details:
  - Preferred method
  - Proposed start / end dates of dewatering

- Map showing the preferred site of any retention basin/s (if applicable)
  - Schedule of ongoing water quality monitoring (i.e. particularly of discharged water)
  - Proposed method of disposal and treatment (if necessary) of discharged water (including map showing discharge point)
  - The pH must be between 6.5 and 8.5 prior to discharge.
- b. **Prior to the Pre-Start Meeting** the applicant is to provide for approval, the Contractor Erosion and Sediment Control Plan (ESCP) together with drawings showing measures to be implemented on-site during construction, and the defect liability period. The drawings are to show the following activities:
- Establishment to site
  - Clear and strip
  - Earthworks and
  - Completion of all works
- c. During construction the contractor must implement a suitable **Dust Management Strategy** to minimise dust nuisance on adjacent properties. Details of the dust management strategy must be incorporated into the erosion & sediment control strategy and be noted on the contractor's ESC plan.
- d. Upon completion of earthworks and **prior to Works Acceptance** all exposed surfaces are to be treated (i.e., drill seeding, hydromulching) to prevent erosion. Temporary ESC measures must remain in place during construction and until the site is stabilised to prevent sediment entering to any adjacent drain or properties around; additional ESC protection is to be installed at existing kerb inlets located in **Cooya Beach Road and Barrabal Drive**.
- e. All reasonable and practicable measures must be taken to prevent pollution to the existing creek, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater for cleaning equipment must not be discharged or in-directly to any watercourses, stormwater systems or private properties.

## 5. Sewer

- a. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- b. Easements must be registered over sewers where the depth to invert is greater than 3m.
- c. Minimum clearances between sewer mains and other services must be in accordance with the Sewerage Code of Australia.

- d. Where a manhole is located in a batter, a flat area of 1.5m radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8m standard alignment then the flat area must be on at least three sides. In particular a typical detail for how the flat area will be achieved must be approved prior to commencement of construction.
- e. Where an easement is required the property connection branch must be extended at least 1m from the easement boundary.
- f. House drains are to extend 1.5m beyond the top of batters.
- g. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The As-constructed sewerage submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.
- h. CCTV inspection must be carried out through all sewers constructed as part of this development and the Consultant is to assess the CCTV footage and prepare a report on the condition of as-constructed sewers. The report must be submitted and approved by Water and Waste prior to issue of Works Acceptance. Rectification of sub-standard sewers shall be carried out to the satisfaction of Council.

## **6. Water**

- a. An additional scenario of the network model must be undertaken to verify the pressures for constructed stages and proposed stage 5A comply with the Development Manual. The boundary conditions for the scenario must reflect the current supply pressure determined in consultation with Council and is in-principle the pressure available due to the interconnection of the 225ND trunk main in Bonnie Doon Road. A hydrant test at the developer's expense must be carried out at a suitable location in consultation with Council to validate the hydraulic analysis. The report of the additional modelling must be submitted for approval prior to commencement of water reticulation construction.
- b. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- c. Minimum clearances between water mains and other services must be in accordance with the Water Supply Code of Australia in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main.
- d. As-constructed water submissions are to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue. The as-constructed drawing must be approved prior to Issue of a Works Acceptance Certificate.



## APPROVED PLANS

Generally in accordance with the following drawings submitted by Jim Papas Drafting Pty Ltd to any alterations made by conditions of Development Permit for Operational Work 8/10/157.

Drawing Description	No.	Rev.
Existing Site Plan	1253-C01	A
Typical Cross Section, Pavement Data, Set Out and Intersection Details	1253-C02	A
Bulk Earthworks Plan	1253-C03	B
Earthworks and Roadworks Plan	1253-C04	B
Soil and Water Management Plan	1253-C05	B
Sewer Reticulation Plan	1253-C06	A
Water Reticulation Plan	1253-C07	B
Cooya Beach Road - Longitudinal Section	1253-C08	A
Cooya Beach Road - Cross Section	1253-C09	A
Sewer Reticulation Longitudinal Sections, Notes and Set Out	1253-C10	A
Stormwater Drainage Catchment Plan	1253-C11	A
Water Reticulation Master Plan (Sheet 1 of 2)	1187-0A-Water 1	C
Water Reticulation Master Plan (Sheet 2 of 2)	1187-0A-Water 2	A
Sewer Reticulation Master Plan	1187-0A-Sewer	B

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

## RIGHTS OF APPEAL

Attached

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## End of Decision Notice

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

**OCEAN BREEZE ESTATE  
STAGE 5A  
RESIDENTIAL SUBDIVISION  
AT  
COOYA BEACH ROAD  
COOYA BEACH**

- PROJECT DRAWINGS**  
 PROJECT No. 1243  
 C 01 - EXISTING SITE PLAN  
 C 02 - TYPICAL CROSS SECTION, PARABENT ROAD, SET OUT AND INTERSECTION  
 DETAILS  
 C 03 - 200T BURBANKS ROAD  
 C 04 - 200T BURBANKS ROAD  
 C 05 - 200T BURBANKS ROAD  
 C 06 - 200T BURBANKS ROAD  
 C 07 - 200T BURBANKS ROAD  
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**BIRLEY  
CONSULTANTS**  
 CONSULTANTS  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

**RPS**  
 RPS CONSULTANTS  
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**JIM PAPAS DRAFTING  
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**NOTES:**

- SURVEY CONTROL**  
 1. CONFORM TO THE SURVEY CONTROL ACT 1988.  
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE.

**EXISTING SERVICES**

- EXISTING SERVICES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED ON THE SITE.

**ONE-POINT SETTING**

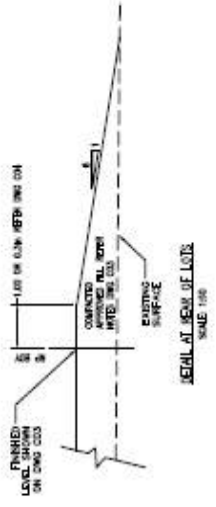
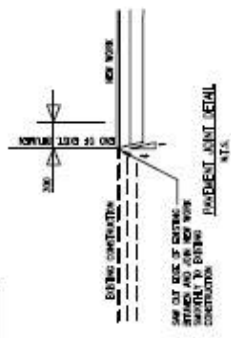
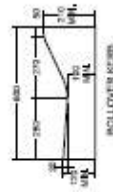
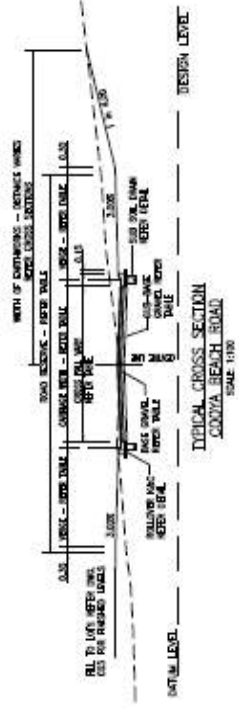
- THE CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTARY AT THE PRE-CONTRACT MEETING:
- EVIDENCE OF PAYMENT OF PORTABLE LONG SERVICE CHARGE LEVY.
  - EVIDENCE OF PAYMENT OF OCCUPATIONAL HEALTH AND SAFETY LEVY.
  - EVIDENCE OF PAYMENT OF OCCUPATIONAL HEALTH AND SAFETY LEVY.
  - EVIDENCE OF PAYMENT OF OCCUPATIONAL HEALTH AND SAFETY LEVY.
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Part	Area	Survey	Lot	Survey
1	1001-1010	1001-1010	1001-1010	1001-1010
2	1011-1020	1011-1020	1011-1020	1011-1020
3	1021-1030	1021-1030	1021-1030	1021-1030
4	1031-1040	1031-1040	1031-1040	1031-1040
5	1041-1050	1041-1050	1041-1050	1041-1050
6	1051-1060	1051-1060	1051-1060	1051-1060
7	1061-1070	1061-1070	1061-1070	1061-1070
8	1071-1080	1071-1080	1071-1080	1071-1080
9	1081-1090	1081-1090	1081-1090	1081-1090
10	1091-1100	1091-1100	1091-1100	1091-1100
11	1101-1110	1101-1110	1101-1110	1101-1110
12	1111-1120	1111-1120	1111-1120	1111-1120
13	1121-1130	1121-1130	1121-1130	1121-1130
14	1131-1140	1131-1140	1131-1140	1131-1140
15	1141-1150	1141-1150	1141-1150	1141-1150
16	1151-1160	1151-1160	1151-1160	1151-1160
17	1161-1170	1161-1170	1161-1170	1161-1170
18	1171-1180	1171-1180	1171-1180	1171-1180
19	1181-1190	1181-1190	1181-1190	1181-1190
20	1191-1200	1191-1200	1191-1200	1191-1200

**JIM PAPAS DRAFTING PTY. LTD.**  
 CIVIL ENGINEERING DESIGN AND DRAFTING  
 10/100 GLENVIEW RD, GLENVIEW NSW 1511  
 TEL: (02) 9338 9900  
 FAX: (02) 9338 9901  
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**Ocean Breeze Estate**  
 STAGE 5A OF PROPOSED RESIDENTIAL SUBDIVISION  
 AT COOVIA BEACH ROAD, COOVIA BEACH  
 DRAWING TITLE: EXISTING SERVICES  
 DRAWN: MARCH 1993 - C31 PART A



**PAVEMENT NOTES:**  
 1. FINISHED SURFACE SHALL BE 1.00' ABOVE FINISHED GROUND OR 1.00' ABOVE FINISHED GROUND MINUS 0.05' FOR CURB AND GUTTER. FINISHED SURFACE SHALL BE 1.00' ABOVE FINISHED GROUND MINUS 0.05' FOR CURB AND GUTTER.  
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 9. FINISHED SURFACE SHALL BE 1.00' ABOVE FINISHED GROUND OR 1.00' ABOVE FINISHED GROUND MINUS 0.05' FOR CURB AND GUTTER.  
 10. FINISHED SURFACE SHALL BE 1.00' ABOVE FINISHED GROUND OR 1.00' ABOVE FINISHED GROUND MINUS 0.05' FOR CURB AND GUTTER.

PROJ. NAME	DATE	REV.	DESCRIPTION	BY	CHK.	DATE
COOYA BEACH ROAD	08/17/17	01	ISSUE FOR PERMIT	JM	ML	08/17/17

CHANGE	DATE	DESCRIPTION	BY	CHK.	DATE
01	08/17/17	ISSUE FOR PERMIT	JM	ML	08/17/17
02	08/17/17	ISSUE FOR PERMIT	JM	ML	08/17/17
03	08/17/17	ISSUE FOR PERMIT	JM	ML	08/17/17
04	08/17/17	ISSUE FOR PERMIT	JM	ML	08/17/17
05	08/17/17	ISSUE FOR PERMIT	JM	ML	08/17/17

SCALE: 1" = 10'-0"

**JIM PAPAS DRAFTING PTY. LTD.**  
 CIVIL ENGINEERING ARCHITECTURE INTERIORS  
 14, 20th Floor, 200 Queen Street, Brisbane, QLD 4000  
 Tel: (07) 4292 1200 Fax: (07) 4292 1201  
 Email: info@jimppapas.com.au

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**"Ocean Breeze Estate"**  
 STAGE 3A OF PROPOSED RESIDENTIAL SUBMISSION  
 AT COOYA BEACH ROAD, COOYA BEACH  
 DRAWING TITLE: TYPICAL CROSS SECTION PARADET MINI, SE AT JOINT AND SEAL

NO.	DATE	BY	CHK.	DESCRIPTION
1	08/17/17	JM	ML	ISSUE FOR PERMIT
2	08/17/17	JM	ML	ISSUE FOR PERMIT
3	08/17/17	JM	ML	ISSUE FOR PERMIT
4	08/17/17	JM	ML	ISSUE FOR PERMIT
5	08/17/17	JM	ML	ISSUE FOR PERMIT

DATE: 08/17/17  
 TIME: 10:00 AM

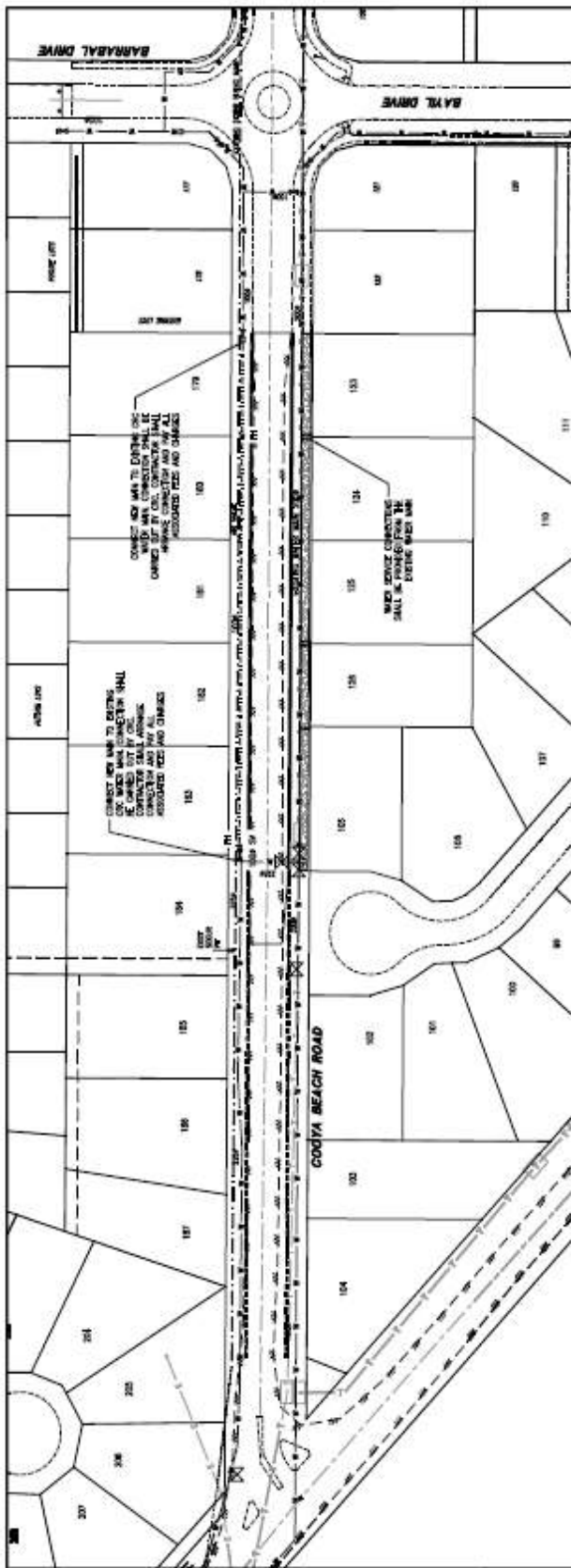




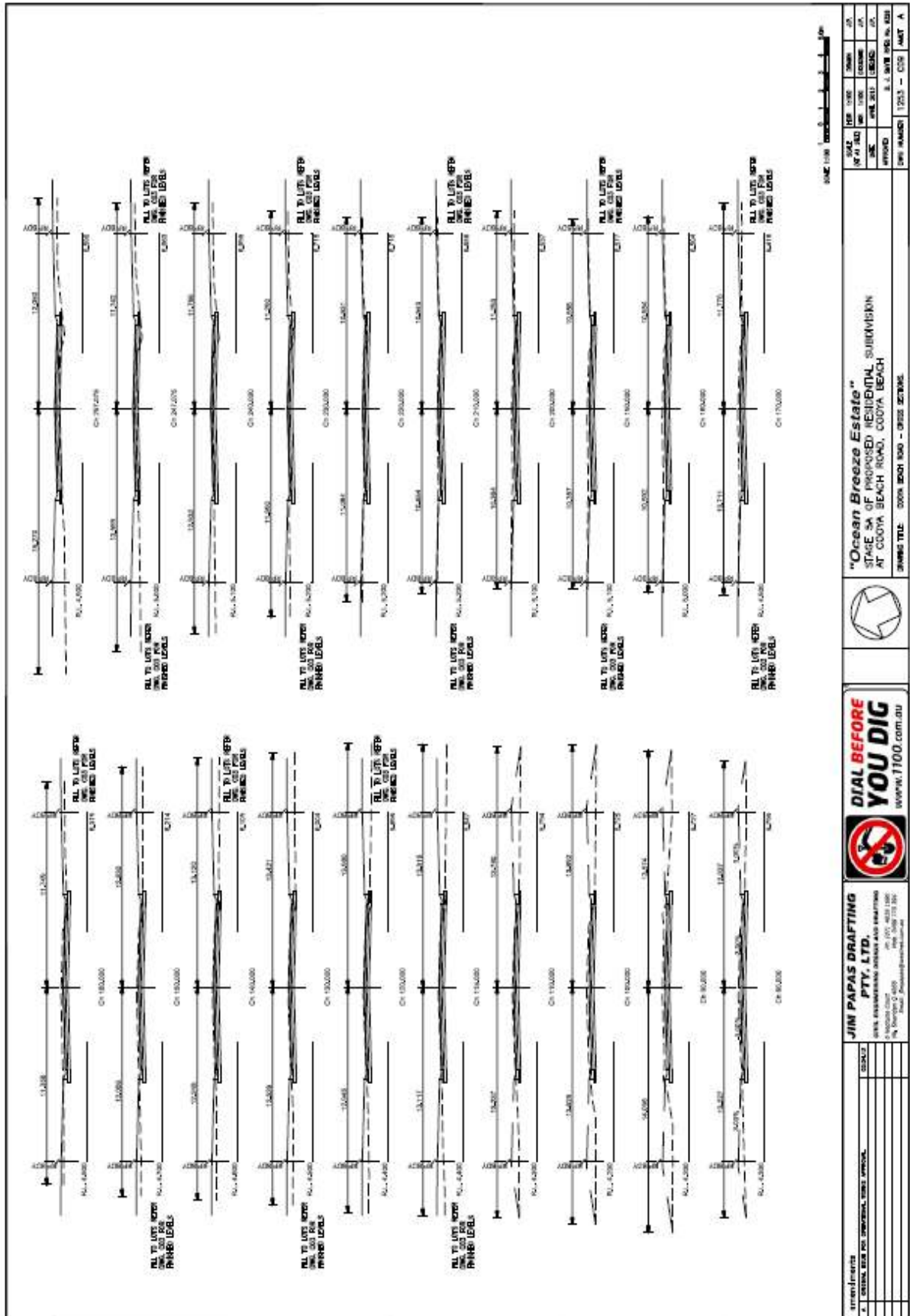












DATE	12/13/13	SCALE	1:500
PROJECT	Ocean Breeze Estate	DATE	12/13/13
DESCRIPTION	STAGE 3A OF PROPOSED RESIDENTIAL SUBDIVISION	DATE	12/13/13
LOCATION	AT COOPA BEACH ROAD, COOPA BEACH	DATE	12/13/13
PROJECT NO.	2008 8001 800 - 0125 SETBACKS	DATE	12/13/13
DRAWN BY	JIM PAPAS	DATE	12/13/13
CHECKED BY		DATE	12/13/13

"Ocean Breeze Estate"  
 STAGE 3A OF PROPOSED RESIDENTIAL SUBDIVISION  
 AT COOPA BEACH ROAD, COOPA BEACH  
 DRAWING TITLE: 2008 8001 800 - 0125 SETBACKS



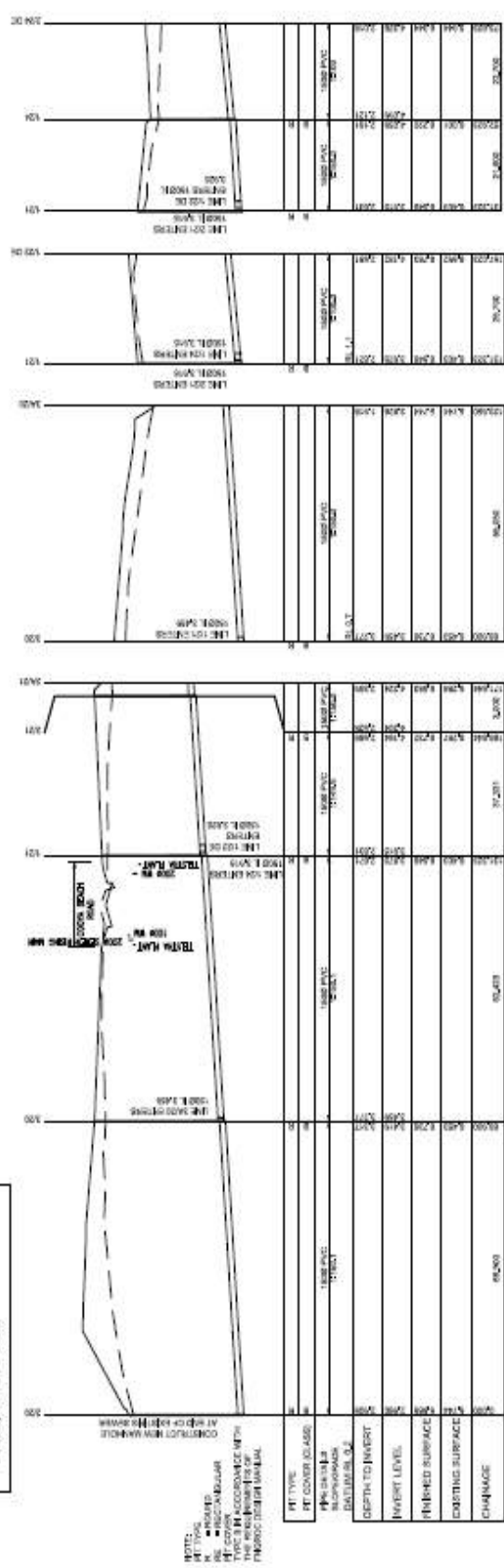
**JIM PAPAS DRAFTING**  
 PTY. LTD.  
 CIVIL ENGINEERING ARCHITECTURE AND DRAFTING  
 140/142 SOUTH ROAD  
 COOPA BEACH QLD 4215  
 PH: 07 553 1100  
 FAX: 07 553 1101  
 WWW.JIM100.COM.AU

DATE	12/13/13
SCALE	1:500
PROJECT	Ocean Breeze Estate
DESCRIPTION	STAGE 3A OF PROPOSED RESIDENTIAL SUBDIVISION
LOCATION	AT COOPA BEACH ROAD, COOPA BEACH
PROJECT NO.	2008 8001 800 - 0125 SETBACKS
DRAWN BY	JIM PAPAS
CHECKED BY	

**GENERAL REMARKS:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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Point #	Elev	Station	Level	Description
101	100.00	0+00	100.00	100.00
102	100.00	0+00	100.00	100.00
103	100.00	0+00	100.00	100.00
104	100.00	0+00	100.00	100.00
105	100.00	0+00	100.00	100.00
106	100.00	0+00	100.00	100.00
107	100.00	0+00	100.00	100.00
108	100.00	0+00	100.00	100.00
109	100.00	0+00	100.00	100.00
110	100.00	0+00	100.00	100.00




SCALE: 1:100  
DATE: 11/13/2013


		<b>JIM PAPAS DRAFTING</b> <b>PTY. LTD.</b> <small>11000 11000 11000 11000</small> <small>11000 11000 11000 11000</small>	
<b>"Ocean Breeze Estate"</b> STAGE 5A OF PROPOSED RESIDENTIAL SUBDIVISION AT COOYA BEACH ROAD, COOYA BEACH		SHEET NO. 101 OF 100 SHEETS	
DRAWING TITLE: SEWERAGE NETWORK - LUNEFORDAL SETBACKS, SET OUT AND 450mm		SHEET NO. 101 OF 100 SHEETS	



DATE OF PLAN	DATE OF ISSUE	SCALE	DATE OF PLAN	DATE OF ISSUE	SCALE

**"Ocean Breeze Estate"**  
 STAGE 3A OF PROPOSED RESIDENTIAL SUBDIVISION  
 AT COORA BEACH ROAD, COORA BEACH  
 SURVEY TITLE: STORMWATER DRAINAGE CATCHMENT PLAN

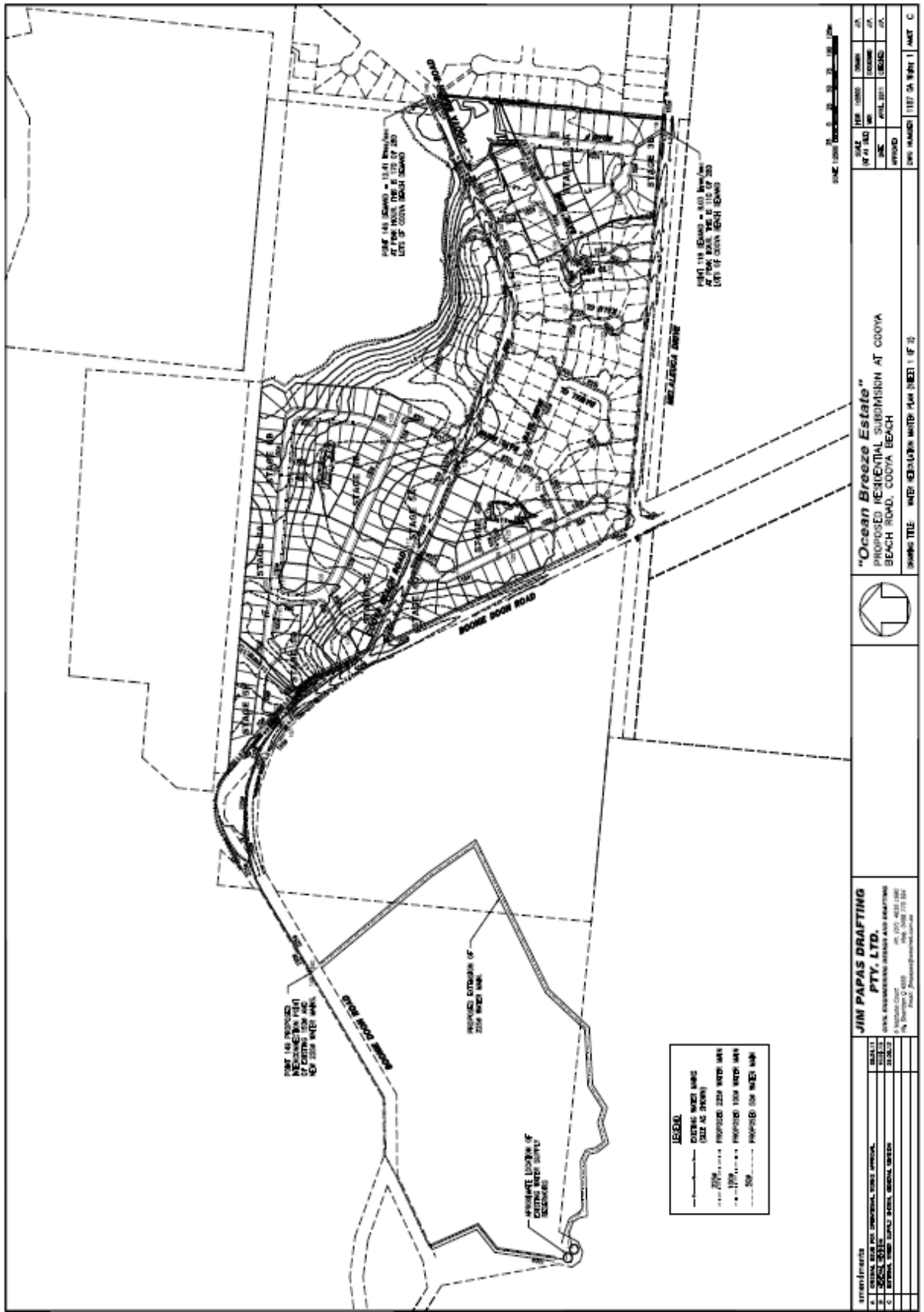


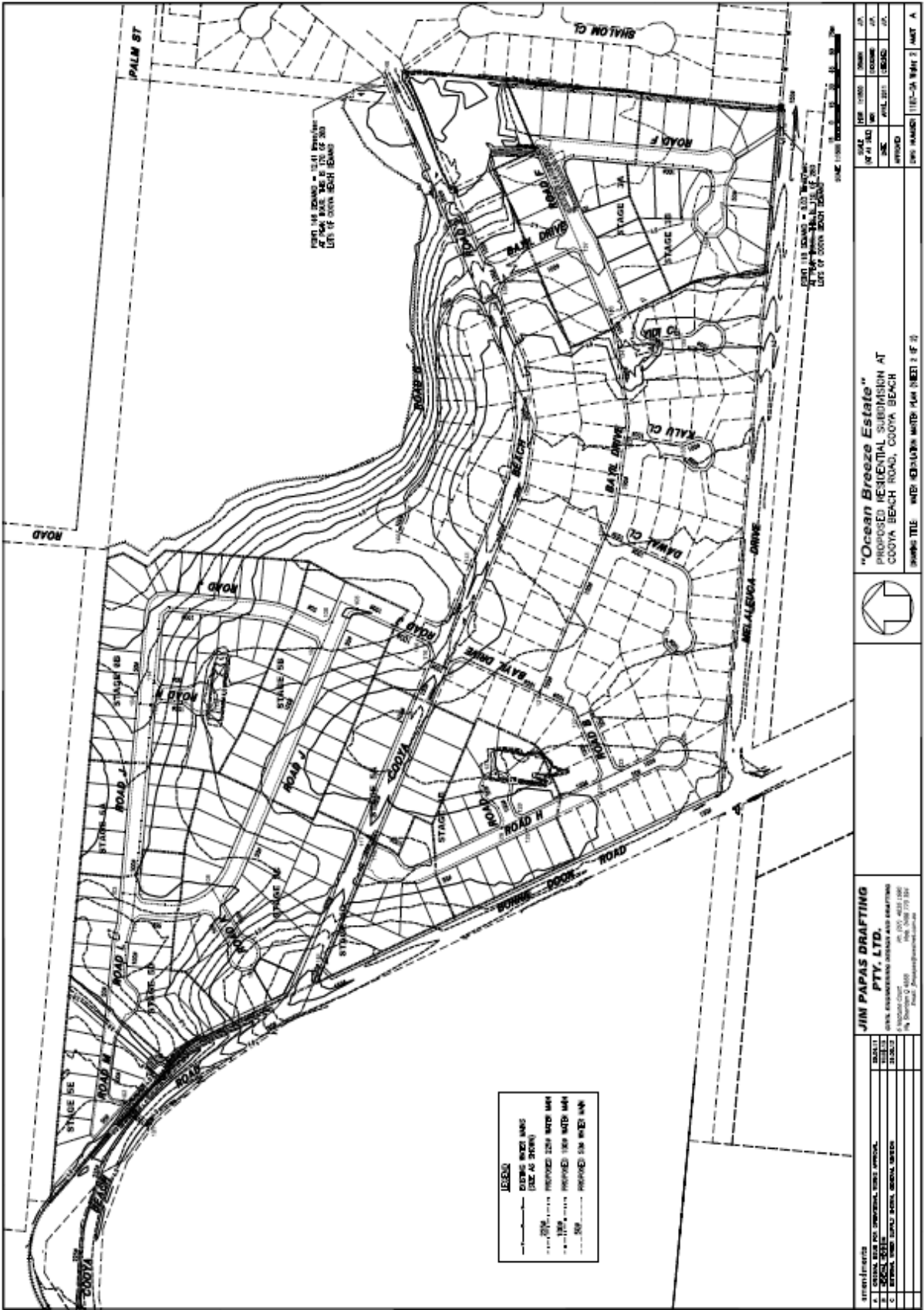


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 14/15000 COORA ROAD  
 COORA VIC 3465  
 PH: 08 9422 1100  
 FAX: 08 9422 1101  
 WWW.JIMPA.PAS.COM.AU

NO.	DESCRIPTION	DATE









## APPENDIX B

### STANDARD CONDITIONS:

#### General

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

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

2. The conditions of any Reconfiguration of Lot or Material Change of Use permits applicable to the subject lot or lots shall be complied with in conjunction with this development permit.
3. Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
4. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
5. If in fact there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies shall be made good during construction and Council reserves the right to withhold approval of construction until such deficiencies are made good to its satisfaction.
6. Work and or Technical Documents identified within these Development Approval Conditions are nominated as requiring Compliance Assessment under section 398 of the *Sustainable Planning Act 2009*. In particular As-Constructed Water, Stormwater & Sewerage Plans must be submitted to the Compliance Assessor (Cairns Regional Council) on the approved form (Form 32) and will be assessed against the provisions of Councils FNQROC Development Manual. Council must issue a Compliance Certificate for the assessable Documents prior to granting Early Plan Sealing or Plan Sealing of a Subdivision Plan or the issue of a Works Acceptance Certificate, whichever occurs first.

#### Timing of Effect

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

#### Easement Documentation

8. Easement documents are to be submitted to Council's Solicitors for checking in accordance with the conditions of the Reconfiguration Development Permit. In this instance, Council's Solicitor will be MacDonnells Solicitors.

#### **Portable Long Service Leave Notification**

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

#### **Construction Security Bond**

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

#### **Third Party Agreement**

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

#### **Commencement of Works**

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

#### **Hours of Work**

13. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
  - a. 7.00am to 6.00pm, Monday to Friday;
  - b. 7.00am to 1.00pm Saturdays;
  - c. No work is permitted on Sundays or Public Holidays.

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

#### **Public Notification of the Works**

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

#### **Site Inspections**

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

### **Soil and Water Management**

16. All works must be in accordance with Section CP1.13 and D5 of the FNQROC Development Manual, and must comply with the following:
  - a. A copy of the contractors Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works. In particular, the ESC Plan must address the Institution of Engineers Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress.
  - b. Any dewatering activities will require approval from Council's Environmental Protection Unit, Telephone No. (07) 4044 3509 and a valid permit obtained prior to commencement.
  - c. During the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed Contractors ESC Plan, derived from the Engineers ESC Strategy (As per FNQROC CP1 Appendix A).
  - d. It is the Contractors responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments shall be approved by the Engineer and presented to Council.
  - e. The developer shall be held responsible for any rectification works required to clean up dust, pollutants and sediments that may leave the site as a result of construction activities.
  - f. The developer or their representative shall be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site.

### **Street Lighting**

17. Street lighting must be in accordance with Section D8 of FNQROC Development Manual and the latest version of the Road Lighting Standard AS/NZS 1158. New street lighting is to be erected as a Rate 2 public lighting installation, Rate 1 will only be considered where an overhead electricity reticulation exists:
  - a. Lighting columns, luminaires and lamps are to be of a type specified in Ergon Energy's Lighting Construction Manual, unless approved otherwise by Council.
  - b. The applicable lighting category for roads associated with this project having a road hierarchy of residential access and above is identified in Table D8.1 of FNQROC Development Manual.
  - c. Local Area Traffic Management (LATM) devices including roundabouts, must be provided with an illumination of not less than 3.5 Lux as specified in the Road Lighting Standard AS/NZS 1158.

- d. Street lighting located adjacent to the development frontage must be located behind the kerb (usually a minimum of 820mm from the invert of the kerb) and spaced to meet the required lighting category for the road.

### **Infrastructure Plans for Utility Services**

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

### **Landscaping General**

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

### **Trees**

22. Any trees must be planted and staked in accordance with FNQROC drawing S4210, with root barriers installed such that they are just visible at the finished surface level. Note that where footpaths are to be provided, a root barrier must also be provided between the tree and the path. Root barriers must be installed and appropriate topsoil, level of compaction and drainage provided, as specified by the manufacturer.
23. Street tree planting locations must be in compliance with FNQROC D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
  - a. 7.5m from streetlights;
  - b. 2.0m from the inlet or outlet of stormwater pipes;
  - c. 3.0m from any driveways;
  - d. 10.0m back from the apex of both boundaries of a corner Lot;
  - e. 0.8m – 1.0m from the back of kerbs.
26. All trees must be watered directly after planting and prior to laying mulch. The mulch must be left clear of the trunk and be laid in accordance with FNQROC drawing S4210 and S8.14, at a radius of 0.5m around the base of the tree and out to the back of kerb.
25. All trees must be of good vigour and health and must not be root-bound at the time of planting. They should be approximately 1.5m – 2.0m tall with well established root and branch formation. Trees should have a clear dominant central leader.
26. A joint site inspection is to be held with Council officers and developer's representative to assess the general condition of any existing trees and shrubs within 6.0m of any property boundary abutting the road reserve, or other Council land. If any dead, dying or dangerous trees are identified during the meeting, with the landowner's consent, they are to be removed to the satisfaction of Council officers, prior to the sealing of plans for the associated lot.

27. Any trees identified on drawings to be retained, are to be protected in accordance with approved plans. This must include, but is not limited to, the erection and continued maintenance of suitable physical barrier(s) placed around the tree to protect the tree and the root system. Additional protection of tree trunks by the fixing of timber planks using wire loops is also required unless approved otherwise by Council. Any damage caused to nominated trees as a result of construction activity, will require inspection by Council and will require a specified number of suitable replacements trees of suitable maturity to be provided to replace the loss in amenity.

### **Verges**

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

### **Structures and Retaining Walls**

31. Separate building certification and/or structural certification is required for any works to alter existing structures, provide new structures or construct retaining walls that are over 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)**

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

### **Sewer and Water**

33. All water and sewerage works must be in accordance with Sections D6 and D7 of FNQROC Development Manual, and must comply with the following:
  - a. Cairns Regional Council requires a minimum of five (5) working days notice of intention to commence water and sewerage related works. The notice shall be given to the Senior Plumbing Inspector at Cairns Regional Council either in writing, by telephone (07) 4044 8235, facsimile (07) 4044 8290 or email to [cairnswater@cairns.qld.gov.au](mailto:cairnswater@cairns.qld.gov.au) prior to the commencement of works.
  - b. The developer shall be responsible for confirming the location of all existing sewer, water and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such services must be obtained prior to the commencement of work and be available for Council inspection if required.
  - c. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Cairns Regional Council prior to the commencement of the proposed works. Unless otherwise approved in writing, existing infrastructure impacted by the development shall be subject to the maintenance period provisions contained in this Decision Notice.

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

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

## **Sewer**

34. Cairns Water & Waste must be contacted to perform any direct connection to live sewer mains. Unless otherwise approved in writing, separate applications for approval on the prescribed forms shall be made to Cairns Water & Waste for each connection together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Cairns Regional Council's "Application for Plumbing Works".
  - a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
  - b. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
  - c. Where retaining walls are located within the zone of influence of a sewer the footings must be 1000mm clear of the sewer and designed in accordance with the Queensland Development Code. Full design details and structural certification must be approved prior to commencement of works.
  - d. Minimum clearances between sewer mains and other services must be in accordance with the Sewerage Code of Australia. Clearances must be included on the long-section drawing.
  - e. Where a manhole is located in a batter, a flat area of 1.5m radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8m standard alignment then the flat area must be on at least three sides.
  - f. Where an easement is required the property connection branch must be extended at least 1m from the easement boundary.
  - g. House drains are to extend 1.0m past the end of the driveway on hatchet blocks and 1.5m beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within 1m of the boundary to delineate the end of the property connection branch.
  - h. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The as-constructed submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.

## **Water**

35. Cairns Regional Council must be contacted to perform any direct connection to live water mains whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate applications on the prescribed forms shall be made to Cairns Regional Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Cairns Regional Council's "Application for a Water Service Connection".

- a Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
- b The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- c Minimum clearances between water mains and other services must be in accordance with the Water Supply Code of Australia in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main.
- d As-constructed water drawings must be approved prior to Issue of a Works Acceptance Certificate. The as-constructed submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.

### **Roads and Footpaths**

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

### **Cultural Heritage**

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