

YOUR REF:

OUR REF: OP2340/2017 (834423)

21 November 2017

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

Dear Madam

**DECISION NOTICE FOR OPERATIONAL WORKS
13-17 MURPHY STREET PORT DOUGLAS**

Please find attached the relevant Decision Notice for the above Operational Works. Given the nature of the works, a Pre-start meeting is not required.

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 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.

Should you require further information or assistance, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

Copy: Manager Infrastructure – Michael Kreidemann
Coordinator Civil Works – Peter Tonkes
Coordinator Public Spaces – Peter Logan

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21 November 2017

**DECISION NOTICE FOR OPERATIONAL WORKS
13-17 MURPHY STREET PORT DOUGLAS**

PROPOSAL:
Operational Works (Retaining Works & Vegetation Damage)

TYPE OF DEVELOPMENT:
Operational Work

REAL PROPERTY DESCRIPTION:
Lot 108 on PTD2091

REFERRAL AGENCY CONDITIONS:
None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:
None applicable

DECISION DATE:
21 November 2017

DECISION:
Approved subject to conditions

TYPE OF APPROVAL:
Development Permit

ASSESSMENT MANAGER CONDITIONS:

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.

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.

Traffic Management

2. Prior to the commencement of works, a Traffic Guidance Scheme (TGS) must be prepared and endorsed by a suitably qualified and competent person and be in accordance with the latest edition of the Manual Uniform of Traffic Control Devices (MUTCD), Part 3, Works on Road.

If appropriate, the TGS is to distinguish between different tasks of the works i.e complete closure of Murphy Street may be required for the tree removal while the road may be trafficable while undertaking other components of the approved works.

The endorsed TGS must be submitted to Council prior to the commencement of works and implemented throughout the construction phase of the development.

Retaining Wall and Supporting Structures

3. The retaining wall and all supporting structures must be contained within the property boundaries.

Compaction & Finished Ground Levels

4. The compaction of the backfilling of the retaining wall within Murphy Street must be undertaken in accordance with Section S1.10 of the *FNQROC Development Manual*. For the purpose of compaction testing, the minimum compaction level to be achieved is 97% given the use of the road verge to accommodate vehicles, in particular, delivery vehicles.

Copies of the compaction results that comply with the above requirements must be provided to Council during and after completion of the works.

At the completion of the works, the road verge of Murphy Street must be left in a tidy and presentable condition and be to the satisfaction of the Chief Executive Officer.

Hours of Work

5. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:

a. 6:30 am to 6:00 pm, Monday to Saturday;

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

6. The contractor or 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 that provides a description and details of the project, contact numbers (including out-of-office hours emergency numbers) must be provided at a visible location at the frontage of the site. All signage must be appropriately positioned, prior to the commencement of any works on the site.

Construction Security Bond

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

Location of Services

8. Existing services in the road verge and within the footprint of the works are to be potholed prior to excavations taking place. Any services that are disturbed during the construction of the works must be protected and reinstated.

Construction Fencing

9. The construction site must be appropriately fenced and made secure to ensure pedestrians cannot access the site. All construction material and set down areas must be contained within the property boundaries. Construction materials are not to be located and / or stored on the Murphy Street road reserve outside of the construction area.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by O'Rourke subject to any alterations made by conditions of Development Permit for Operational Work .

Drawing Description	Rev	Date
Site Plan	Rev C	14/11/2017
Demolition Plan	Rev C	14/11/2017
Wall Set Out Plan	Rev C	14/11/2017

Retaining Wall Section	Rev C	14/11/2017
Structural Detail & Notes	Rev C	14/11/2017
Retaining Wall Construction Methodology Notes	Rev C	14/11/2017

REASON FOR DECISION

1. The proposed works are remediation works to protect existing property and improve the appearance and function of the premises to comply with current standards and requirements.
2. The proposed works limits the extent of vegetation clearing to the minimum required to perform the works.
3. The proposed development is consistent with the Planning Scheme and associated codes for undertaking works within the road reserve.

For information relating to the Planning Act 2016 log on to www.dsdip.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

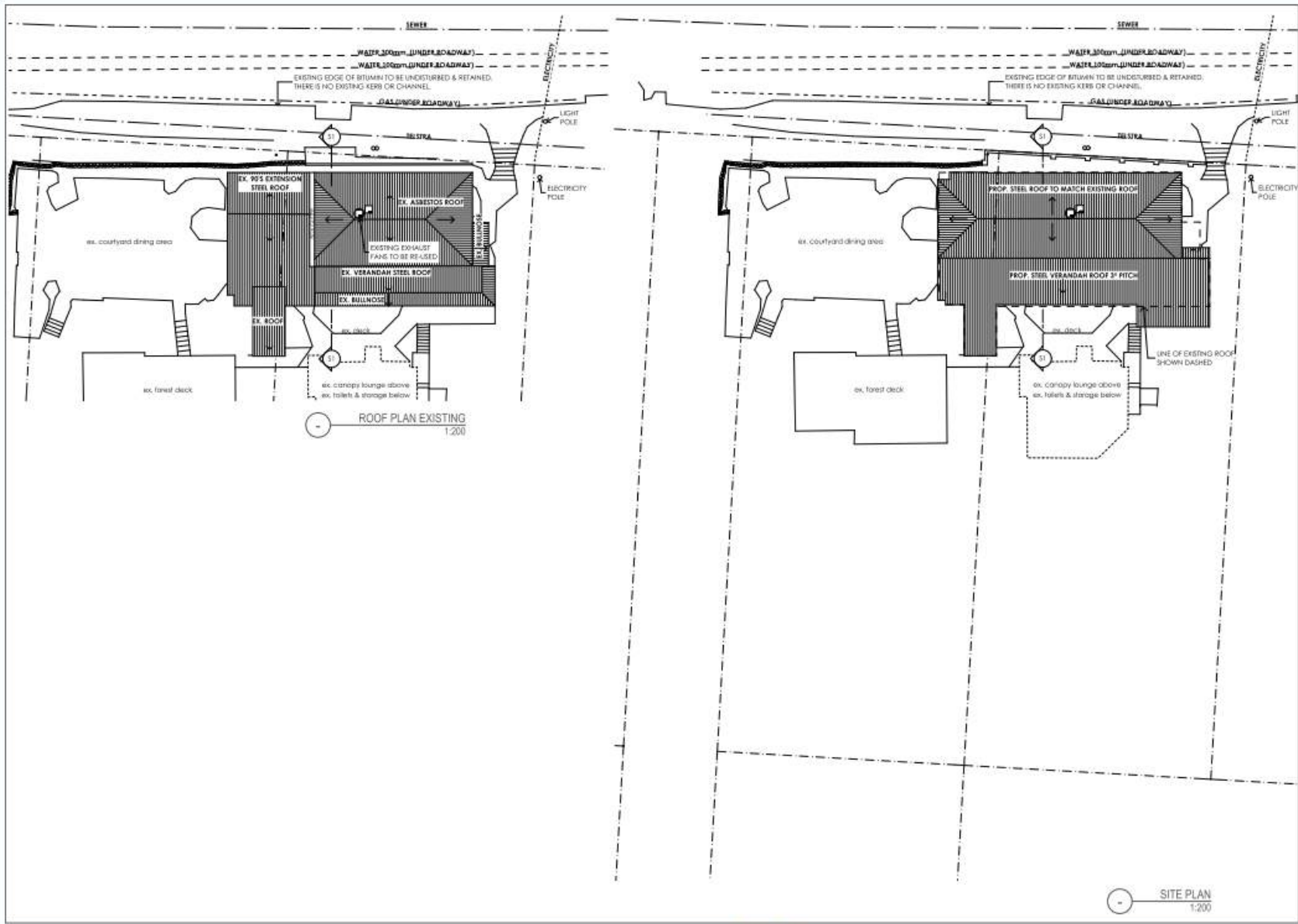
RIGHTS OF APPEAL

Attached

End of Decision Notice

Att Appeal Rights
Approved Drawings - Appendix A

APPENDIX A: APPROVED DRAWINGS



OP WORKS APPLICATION

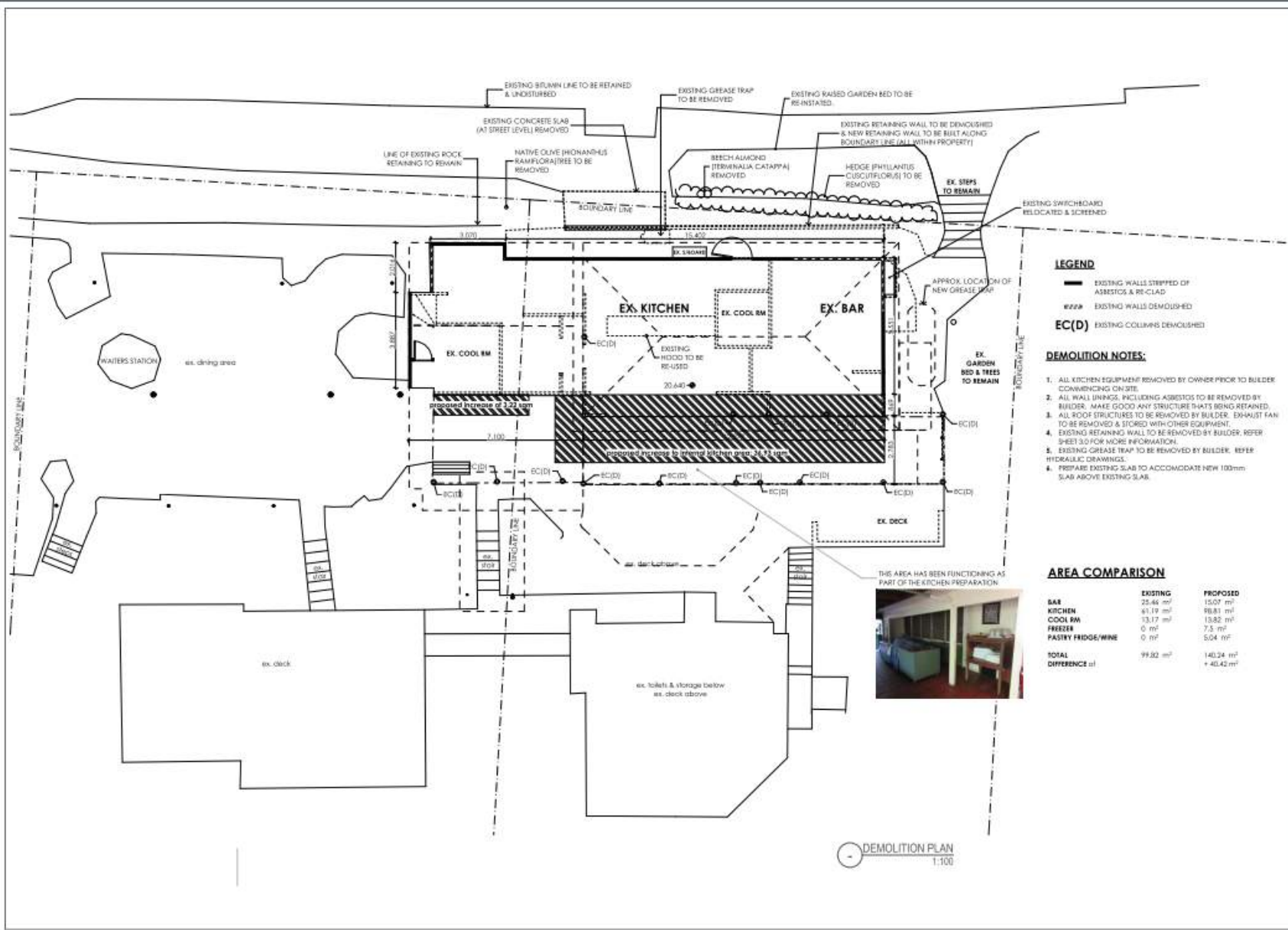
REV C
A2 SHEET
14/11/2017

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Structural Engineer
p. 4054 3911
m. 0415 300 748

VOS
Architect
m. 0415 300 748

PROPOSED RENOVATION
NAUTILUS JOINT VENTURES
17 MURPHY STREET, PORT DOUGLAS QLD

1.0



LEGEND

- EXISTING WALLS STEEPED OF ASBESTOS & RE-CLAD
- EXISTING WALLS DEMOLISHED
- EC(D) EXISTING COLUMNS DEMOLISHED

DEMOLITION NOTES:

1. ALL KITCHEN EQUIPMENT REMOVED BY OWNER PRIOR TO BUILDER COMMENCING ON SITE
2. ALL WALL LININGS, INCLUDING ASBESTOS TO BE REMOVED BY BUILDER. MAKE GOOD ANY STRUCTURE THATS BEING RETAINED.
3. ALL ROOF STRUCTURES TO BE REMOVED BY BUILDER. EXHAUST FAN TO BE REMOVED & STORED WITH OTHER EQUIPMENT.
4. EXISTING RETAINING WALL TO BE REMOVED BY BUILDER. REFER SHEET 3.0 FOR MORE INFORMATION.
5. EXISTING GREASE TRAP TO BE REMOVED BY BUILDER. REFER HYDRAULIC DRAWINGS.
6. PREPARE EXISTING SLAB TO ACCOMMODATE NEW 100mm SLAB ABOVE EXISTING SLAB.

AREA COMPARISON

	EXISTING	PROPOSED
BAR	25.46 m ²	15.07 m ²
KITCHEN	61.19 m ²	98.81 m ²
COOL RM	33.17 m ²	13.82 m ²
FREEZER	0 m ²	7.5 m ²
PASTRY FRIDGE/WINE	0 m ²	5.04 m ²
TOTAL	99.82 m ²	140.24 m ²
DIFFERENCE m ²		+ 40.42 m ²

THIS AREA HAS BEEN FUNCTIONING AS PART OF THE KITCHEN PREPARATION.



DEMOLITION PLAN
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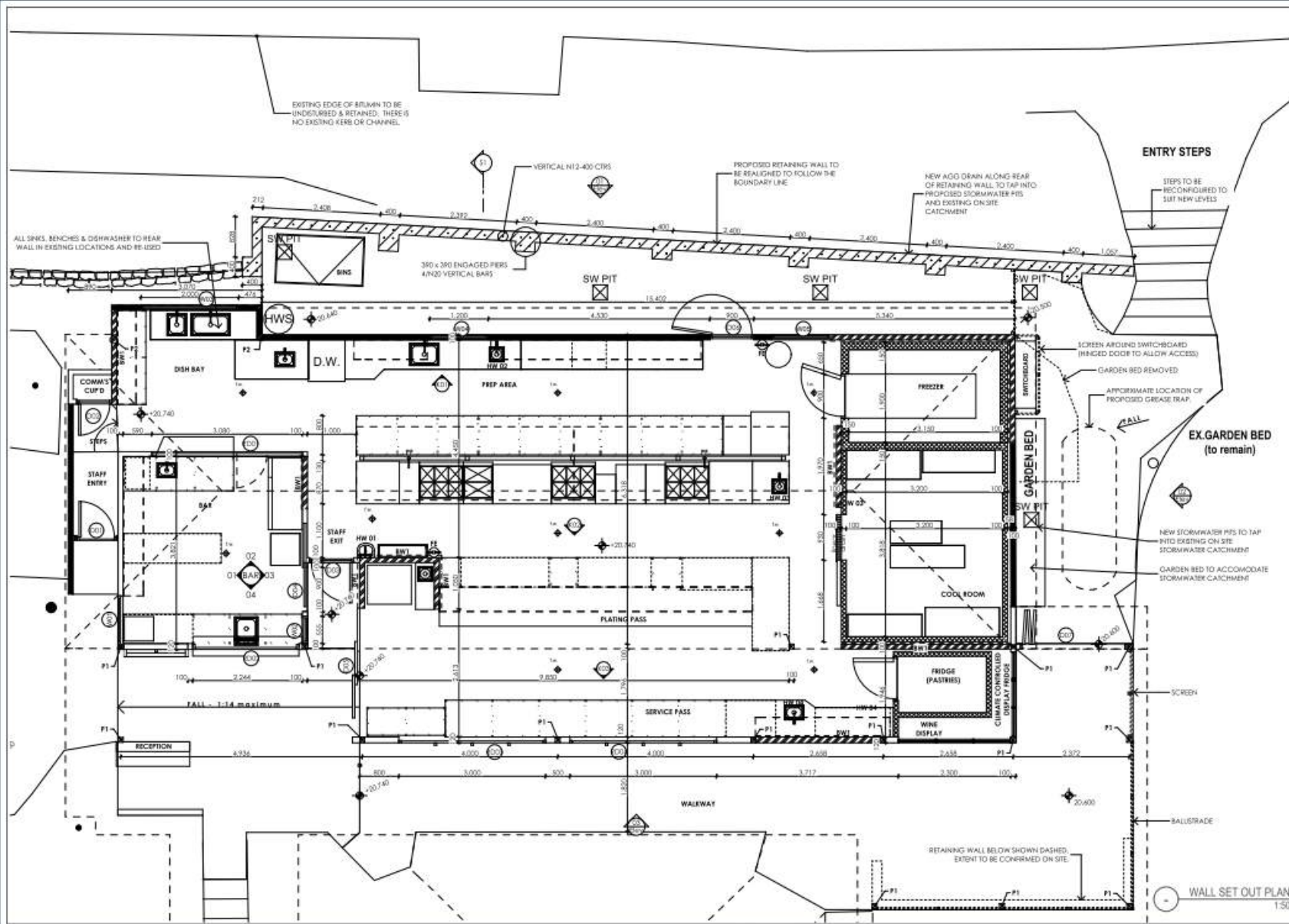
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OP WORKS APPLICATION



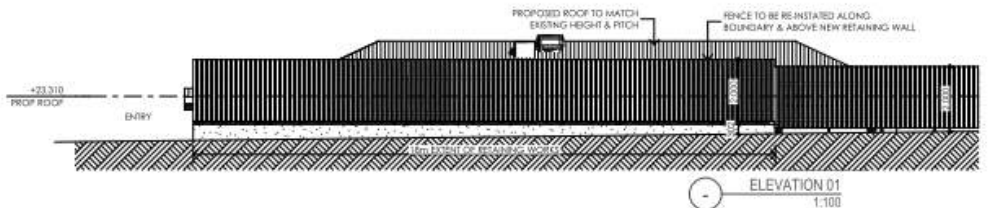
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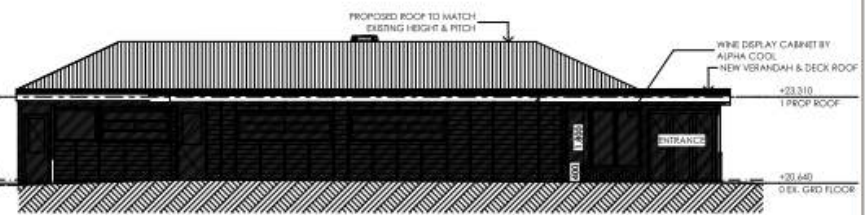
OP WORKS APPLICATION



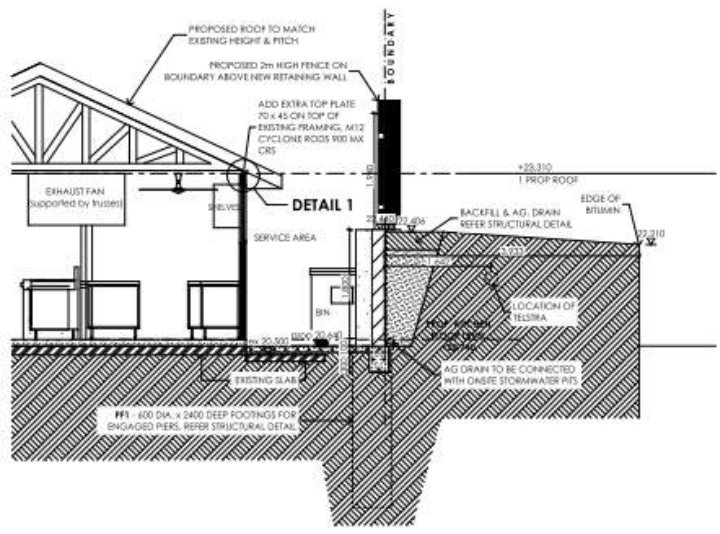
ELEVATION 01
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ELEVATION 02
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ELEVATION 03
1:100



RETAINING WALL SECTION
1:50

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GENERAL NOTES

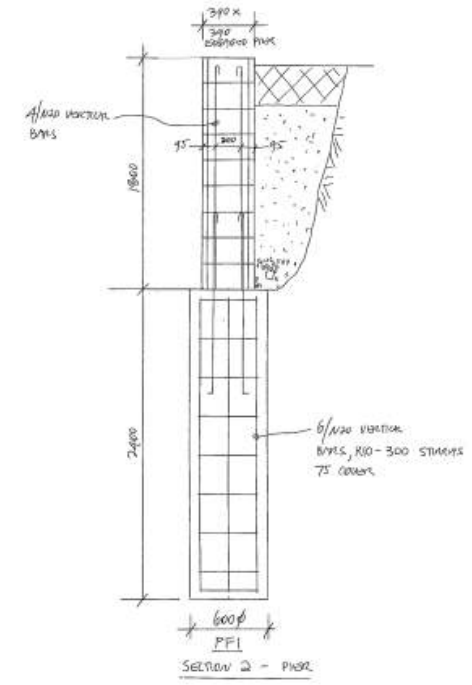
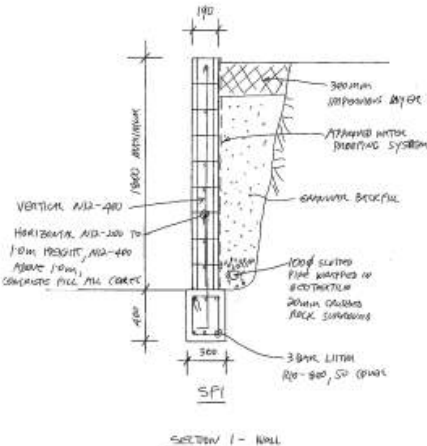
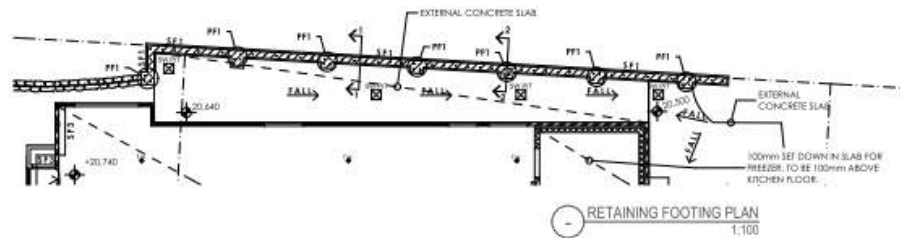
REGION C: WIND CLASSIFICATION **C2** TERRAIN CAT 2.5; DESIGN GUST WIND SPEED 61 M/SEC (LIMIT STATE DESIGN); STEEL FRAMING & CONNECTION DETAIL NOT SPECIFIED ON PLANS SHALL COMPLY WITH AS 1188.4; LIVE LOADS TO AS 1170.1;
 ROOF 0.25 kPa
 GROUND FLOOR SLAB 1.5 kPa

FOOTINGS AND SLAB

- REMOVE GRASS & TOP SOIL (MIN 100mm) FROM SLAB SITE.
- CLEAR SITE OF ALL TREE STUMPS AND ROOTS. FILL GIVE HOLES WITH APPROVED NON-PLASTIC FILL COMPACTED IN 200mm MAX LAYERS TO 95% SDD.
- COMPACT SUB-BASE TO MIN 95% SDD.
- REFER TO SITE PLANS FOR DETAILS OF THE SITE WORKS AND DESIGN LEVELS.
- COMPACT APPROVED NON-PLASTIC FILL IN 150mm MAX LAYERS TO 95% SDD.
- TEST FOR COMPACTION EVERY SECOND LAYER AND AT 10m HORIZONTAL INTERVALS (MIN 2 TESTS PER LAYER).
- ANY LOCALISED LOOSE OR SOFT SOIL ENCOUNTERED IN FOOTING TRENCHES SHALL BE EXCAVATED TO A DEPTH WHERE SOIL BECOMES STIFF.
- PROVIDE ADEQUATE SITE DRAINAGE TO ENSURE NATURAL RUNOFF IS DIRECTED AWAY FROM THE BUILDING.
- CONCRETE TO SLAB INCL 80mm SLUMP, 25mm MAX AGGREGATE.
- CONCRETE TO PAD FOOTINGS N20, 80mm SLUMP, 20mm MAX AGGREGATE.
- VIBRATE ALL CONCRETE. CURE SLAB 14 DAYS MINIMUM.
- FOOTINGS HAVE BEEN DESIGNED FOR CLASS 3 SITE WITH MIN 100 kPa BEARING CAPACITY. BUILDER TO VERIFY SITE CLASSIFICATION PRIOR TO CONSTRUCTION OF FOOTINGS. REFER TO ENGINEER SHOULD CLASSIFICATIONS DIFFER.
- MATERIALS AND CONSTRUCTION REQUIREMENTS TO AS 3600.
- TEST CONCRETE ON SITE TO AS 3600 FOR SLUMP AND COMPRESSIVE STRENGTH.

STRUCTURAL STEEL NOTES

- DESIGN CONFORMS TO AS 4100 - 1998 AND AS/NZS 4600-1998. FABRICATION AND ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS 4100 AND AS/NZS 4600, AS APPROPRIATE. WHERE NO APPLICABLE PROVISIONS ARE CONTAINED IN AS 4100, THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS.
- MATERIAL**
 INFO ALL MATERIAL TO BE:
 - GRADE 250 HOT-ROLLED PLATES COMPLYING WITH AS 3678
 - GRADE 250 HOT-ROLLED FLATS, TFC, TFB, ANGLES 100 x 100 EACH OR 125 x 75 UA AND SMALLER COMPLYING WITH AS 3679.1
 - GRADE 300 PLUS UA, UC, PFC AND ANGLES 125 x 75 EACH OR 150 x 90 UA AND LARGER COMPLYING WITH AS 3679.1
 - GRADE 300 WB, WC COMPLYING WITH AS 3679.2
 - GRADE C350 RHS, CHS COMPLYING WITH AS 1163.
- WELDING**
 WELDING TO BE CARRIED OUT IN ACCORDANCE WITH AS 1554.1. WELDING CONSUMABLES TO BE E48XX OR W50X UNCLD. ALL WELDS TO BE 6mm CPW. SP CATEGORY UNCLD, CRW TO BE SP CATEGORY UNCLD. INSPECTION TO BE CARRIED TO AS 1554.1. ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED. SP WELDS ALLOW FOR 25% VISUAL EXAMINATION UNCLD.
- BOLTING**
 COMMERCIAL BOLTS STRENGTH GRADE 4.5 CONFORMING TO AS 1111. HIGH STRENGTH STRUCTURAL BOLTS STRENGTH GRADE 8.8 CONFORMING TO AS 1252. ALL BOLTS ARE HOT-DIPPED GALVANISED IN ACCORDANCE WITH AS 1630. THREADS MAY BE INCLUDED IN SHEAR PLANES UNCLD.
- CONNECTIONS**
 ALL DETAILS, GAUGE LINES ETC WHERE NOT SPECIFICALLY SHOWN ARE TO BE IN ACCORDANCE WITH AS/C DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL AND AS/C STANDARDISED STRUCTURAL CONNECTIONS. PROVIDE WASHERS TO ALL CONNECTIONS WHERE HOLES IN STEEL ARE PLANE CUT OR DRIVEN/ROLLED (HOLE DIAMETER EXCEEDS BOLT DIAMETER BY MORE THAN 3mm).
- FURLING/GIRTS**
 FURLING AND GIRTS ARE TO BE BHP BUILDING PRODUCTS (BHP BP), STRAMIT OR OTHER SECTIONS APPROVED IN WRITING BY THE ENGINEER, COMPLYING WITH AS 1397 AND A PREMIUM GALVANISED COATING OF Z550 (EQUATION). CLEAR CONNECTIONS ARE TO BE IN ACCORDANCE WITH AS/C STANDARDISED CONNECTIONS OR MANUFACTURER'S RECOMMENDATIONS UNCLD. BOLTING AND BRIDGING TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CORROSION PROTECTION**
 PAINTING: STEELWORK IS TO BE CLEANED TO AN AS 1827 CLASS 2.5 PREPARATION AND PAINTED WITH AN APPROVED ZINC RICH METAL PRIMER BEFORE DISPATCH TO THE SITE. UNLESS THE STEEL IS TO BE ENCASED OR DETAILLED OTHERWISE. ALL FABRICATED STEELWORK FOR EXPOSED LOCATIONS TO BE HOT-DIPPED GALVANISED.
- DIMENSION**
 ALL DIMENSIONS IN MILLIMETRES UNCLD.

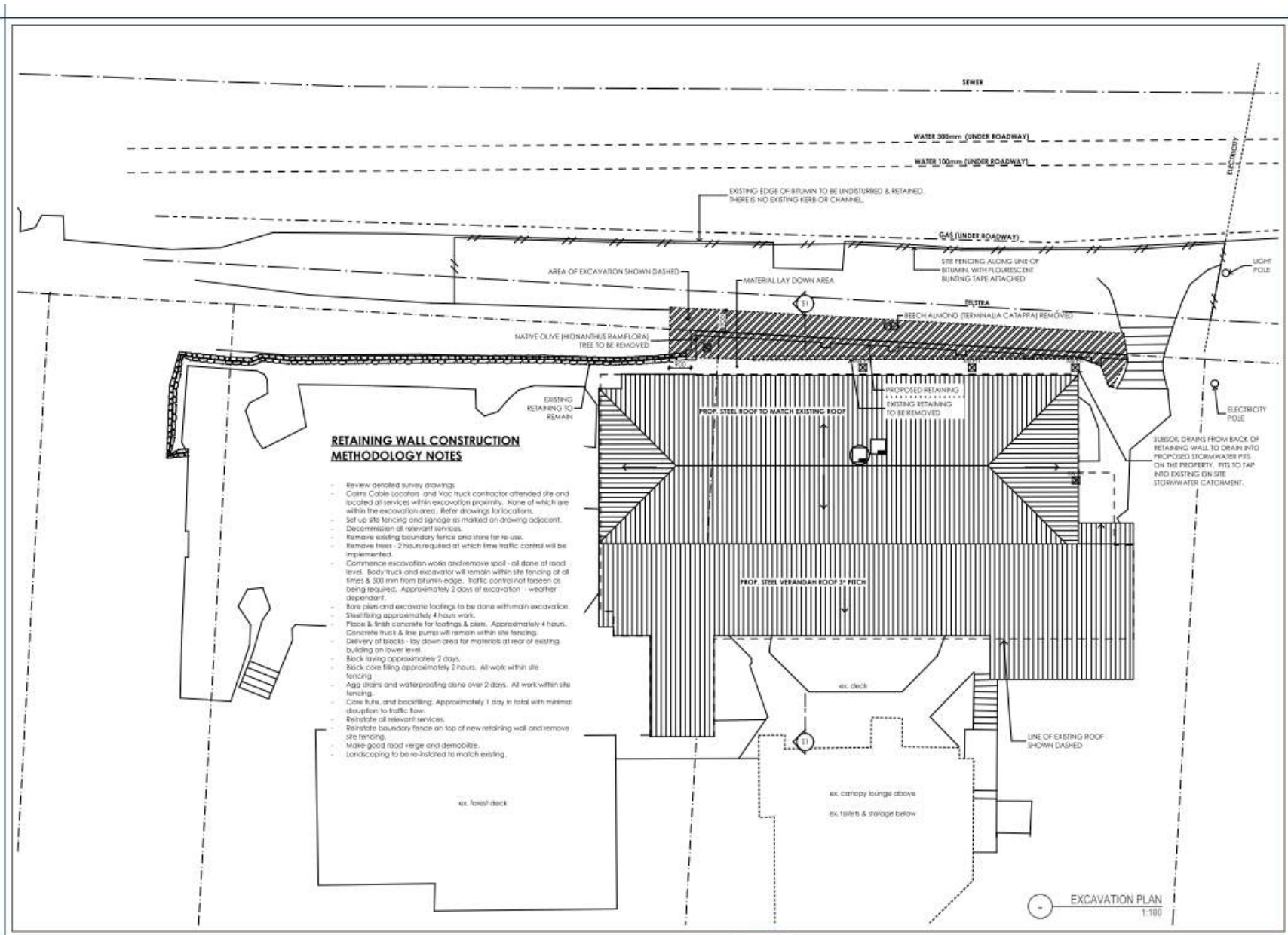


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PROPOSED RENOVATION
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RETAINING WALL CONSTRUCTION METHODOLOGY NOTES

- Review detailed survey drawings.
- Obtain Cable Location and Voc truck contractor attended site and located all services within excavation proximity. None of which are within the excavation area. Refer drawings for locations.
- Set up site fencing and signage as marked on drawing adjacent.
- Decommission all relevant services.
- Remove existing boundary fence and store for re-use.
- Remove trees - 2 hours required at which time traffic control will be implemented.
- Commence excavation work and remove spoil - all done at road level. Body truck and excavator will remain within site fencing at all times & 500 mm from bushline edge. Traffic control signage as being required. Approximately 2 days of excavation - weather dependent.
- Rake plate and excavate footings to be done with main excavation. Steel fixing approximately 4 hours work.
- Place & finish concrete for footings & plate. Approximately 4 hours. Concrete truck & line pump will remain within site fencing.
- Delivery of blocks - lay down area for materials at rear of existing building on lower level.
- Block laying approximately 2 days.
- Block core filling approximately 2 hours. All work within site fencing.
- Agg drains and waterproofing done over 2 days. All work within site fencing.
- Core fills and backfilling. Approximately 1 day in total with minimal disruption to traffic flow.
- Reinstate all relevant services.
- Reinstate boundary fence on top of new retaining wall and remove site fencing.
- Make good road verge and demobilize.
- Landscaping to be reinstated to match existing.

EXCAVATION PLAN
1:100

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A2 SHEET
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