

OUR REF: OP2276_2017 (832864)

3 November 2017

R Christoffersen
339 Pumicestone Rd
CABOOLTURE QLD 4510

Dear Mr Christoffersen

**DECISION NOTICE FOR OPERATIONAL WORKS
80-82 ALCHERA DRIVE, MOSSMAN**

Please find attached the relevant Decision Notice for the above Operational Works.

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 landscape and lighting works are subject to separate agreement and must be submitted to Council, prior to the commencement of associated works; and
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.

Should you require further information or assistance, please contact Daniel Lamond of Development Assessment on telephone 07 4099 9456.

Yours faithfully

Tracey Crouch
A/ Manager Sustainable Communities

Att

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3 November 2017

**DECISION NOTICE FOR OPERATIONAL WORKS
80-82 ALCHERA DRIVE MOSSMAN**

PROPOSAL:

Operational Works (Engineering)

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 20 on RP745420

REFERRAL AGENCY CONDITIONS:

None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

Approval to construct road access works in the State-controlled road reserve
Department of Transport and Main Roads

DECISION DATE:

3 November 2017

DECISION:

Approved subject to conditions

TYPE OF APPROVAL:

Development Permit

ASSESSMENT MANAGER CONDITIONS – STANDARD:

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

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

1. 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. Internal Parking Layout

Provide additional line marking and 'No Standing' signage to designate the area to the east from Car parking Bay 10 as "No Parking" to provide the ability for vehicles to turn around in the event the parking bays are full.

An amended line marking and signage plan is to be provided to Council for endorsement by the Chief Executive Officer prior to commencement of works.

3. Driveway

The driveway location may need to be amended to provide suitable clearance to the tree and its roots. The access driveway from the kerb to the property boundary is to be set out on site and inspected with Council Officers prior to construction.

The site inspection will identify potential damage to roots that may impact on the location of the driveway.

Clearance to the Melalueca tree being retained is to be confirmed on site and any changes to the driveway agreed with Council officers on-site. Subject to the outcomes of the site inspection revised drawings may be required to confirm the driveway location.

4. Timing of Effect

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.

5. 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; and
- c. no work is permitted on Sundays or Public Holidays.

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

6. Verges

All verges are to be covered full-width with topsoil (AS 4419/Soils for Landscaping and Garden Use) to a depth of not less than 40 mm, lightly compacted and grassed in accordance with Council's Guidelines and Specifications.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by LDC Australia Engineering Group subject to any alterations made by conditions of Development Permit for Operational Work .

Drawing Description	No	Rev
Demolition Site Plan	C01	P4
Site Set-out and Marking Plan	C02	P4
Site Stormwater Drainage Plan	C03	P4
Pavement Plan	C04	P4
Grading Plan	C05	P4
Stormwater Detention Tank	C06	P4
Stormwater Detention Tank- Sections & Details	C07	P4

REASONS FOR DECISION

1. The proposal generally complies with the FNQROC Development Manual and the relevant standards within it.
2. The proposal complied with the requirements of the 2006 Douglas Shire Planning scheme.
3. Council's infrastructure is not adversely affected by the proposed works.
4. The proposal triggered assessment under the Planning Act 2016.

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

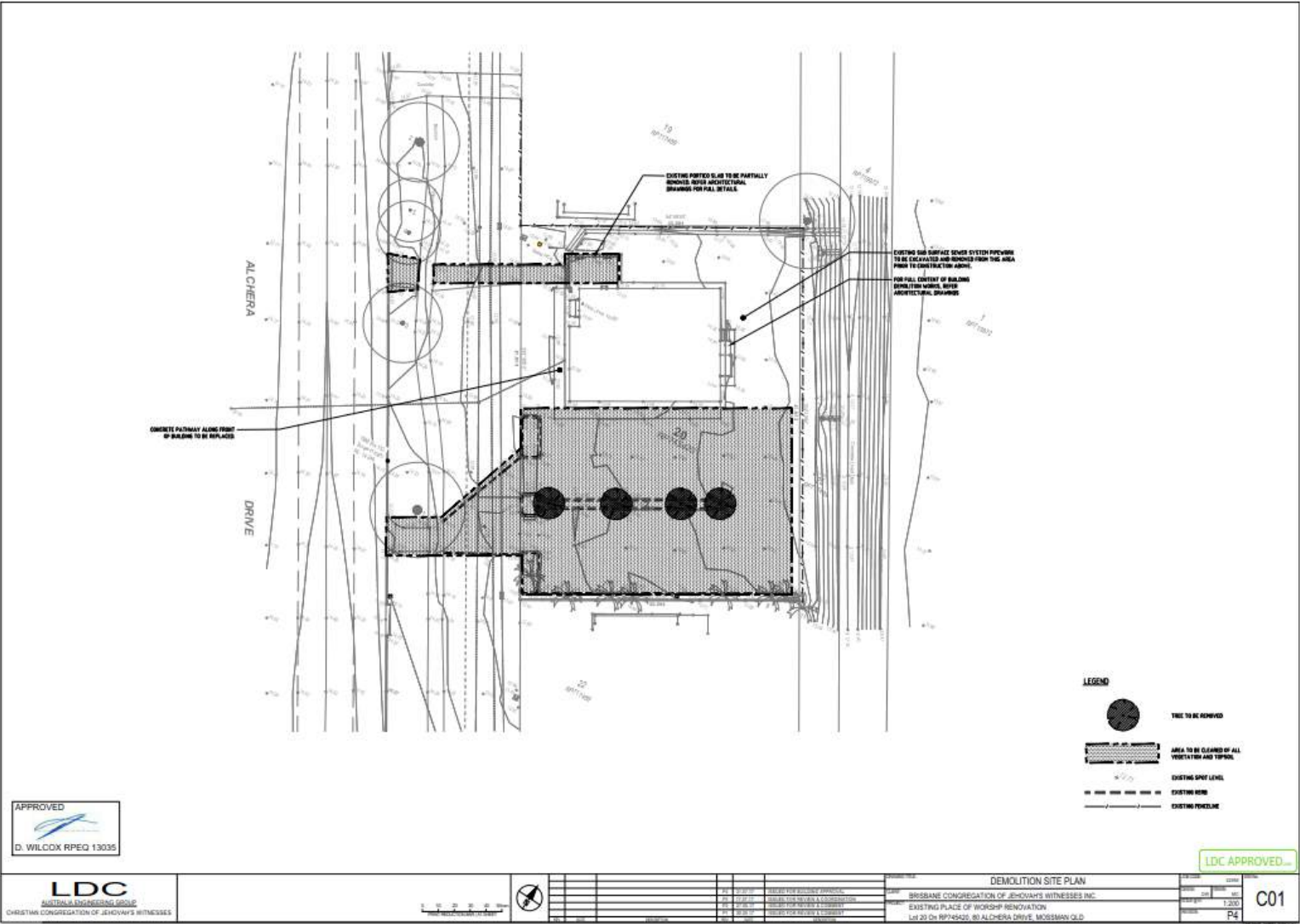
RIGHTS OF APPEAL

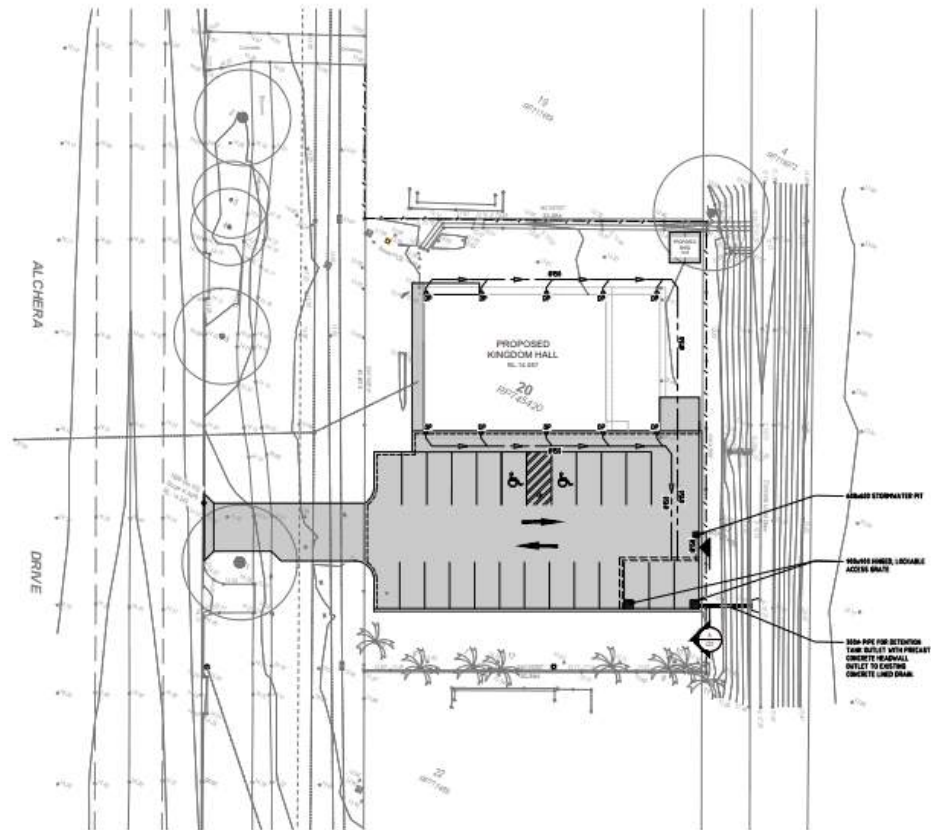
Attached

End of Decision Notice

Att Appeal RightsApproved

APPENDIX A: APPROVED DRAWINGS





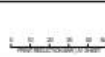
LEGEND

- PROPOSED KERB
- PROPOSED DRAINAGE
- IN-GROUND STORM WATER PIPEWORK



LDC APPROVED...

LDC
AUSTRALIAN ENGINEERING GROUP
CHRISTIAN CONGREGATION OF JEHOVAH'S WITNESSES

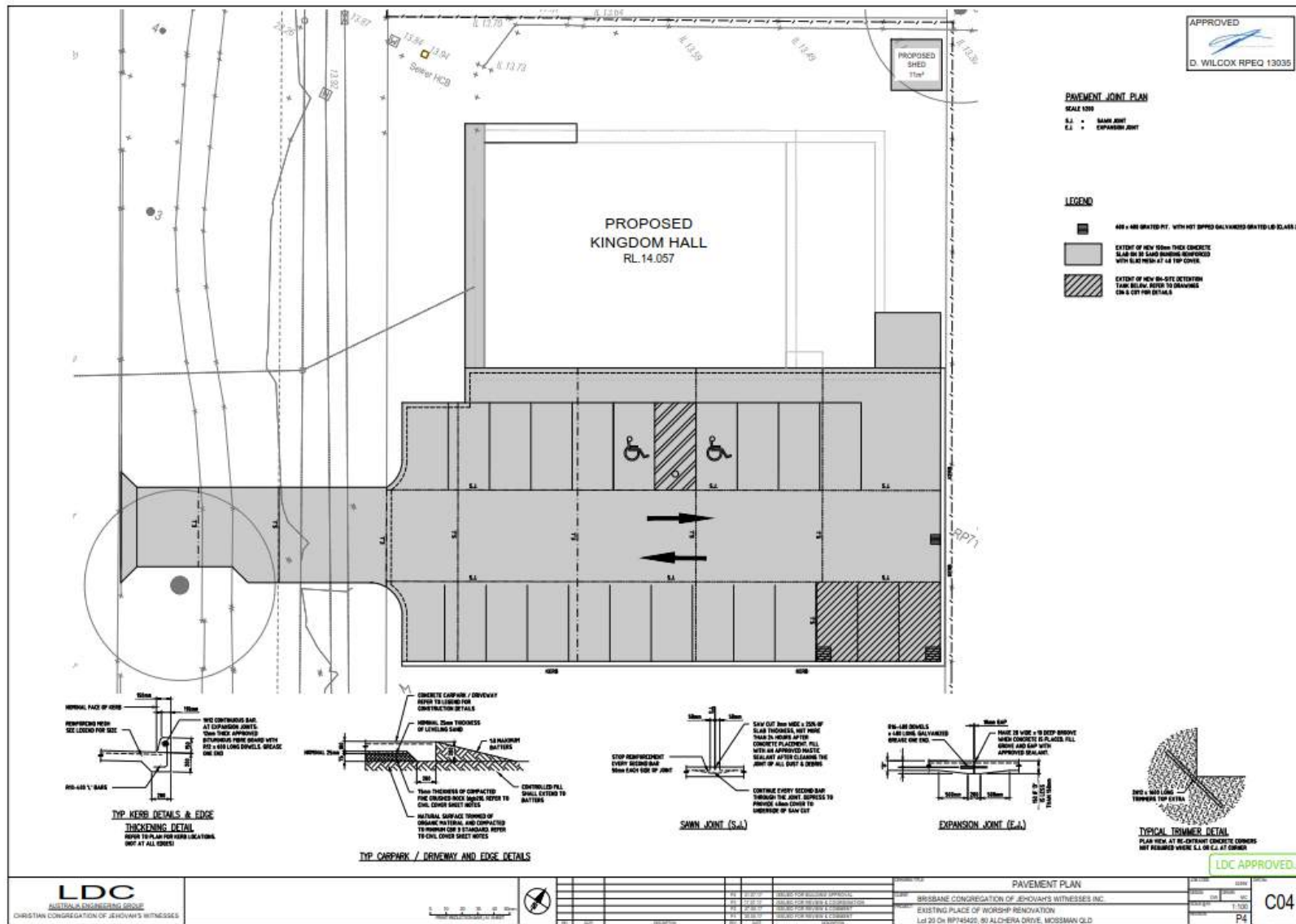


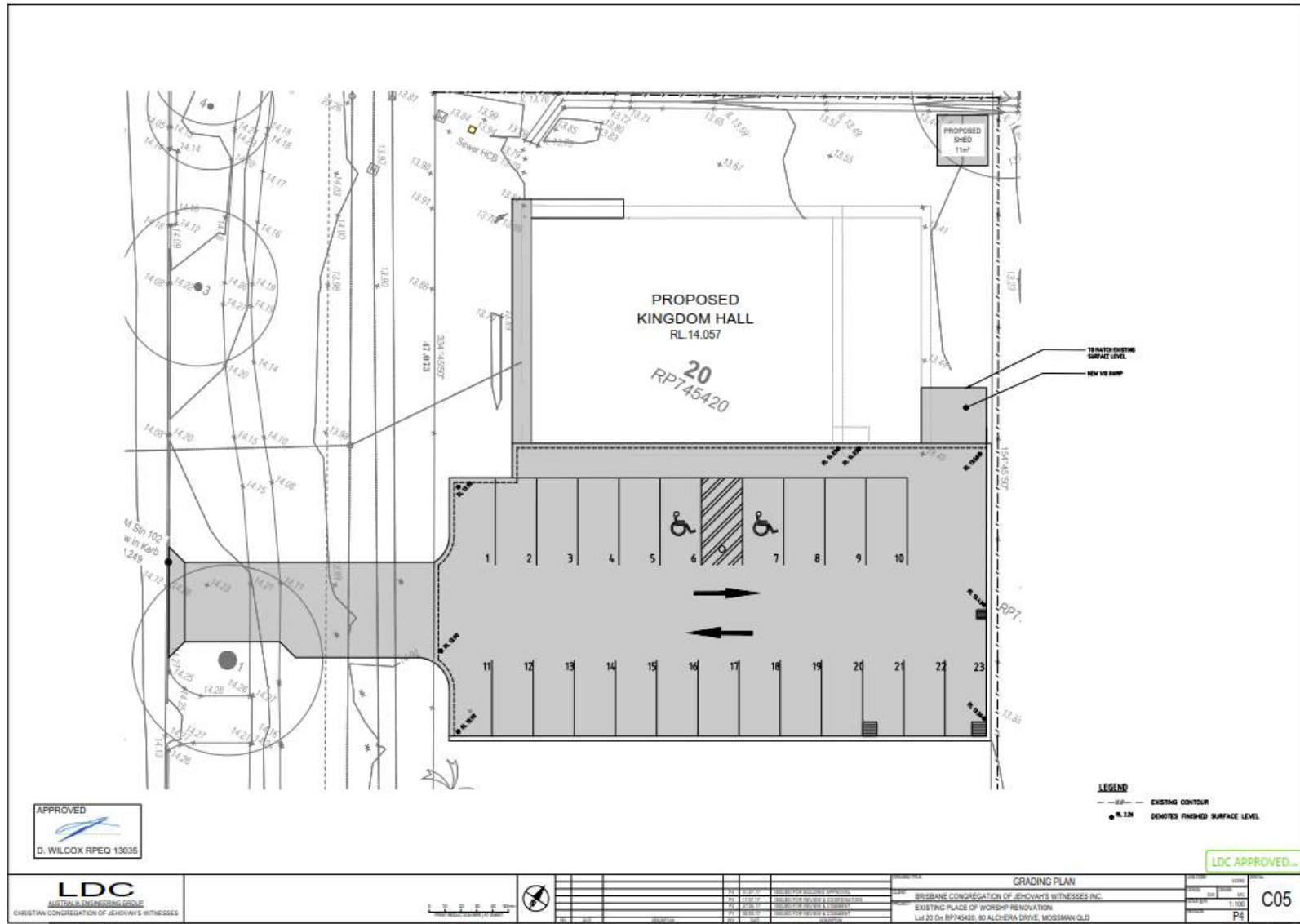
NO.	REVISION	DATE	BY	CHECKED BY	APPROVED BY
01	ISSUED FOR EXISTING PROJECT	10/10/17	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES
02	ISSUED FOR KERN & ASSOCIATES	10/10/17	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES
03	ISSUED FOR KERN & ASSOCIATES	10/10/17	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES	DAVID FOR KERN & ASSOCIATES

SITE STORMWATER DRAINAGE PLAN
BRISBANE CONGREGATION OF JEHOVAH'S WITNESSES INC.
EXISTING PLACE OF WORSHIP RENOVATION
Lot 20 On RP745425, 80 ALCHERA DRIVE, MOSSMAN QLD

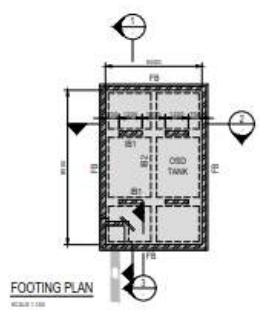
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C03

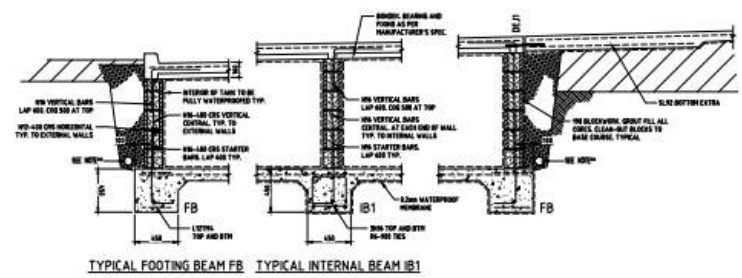




APPROVED
D. WILCOX RPEQ 13035



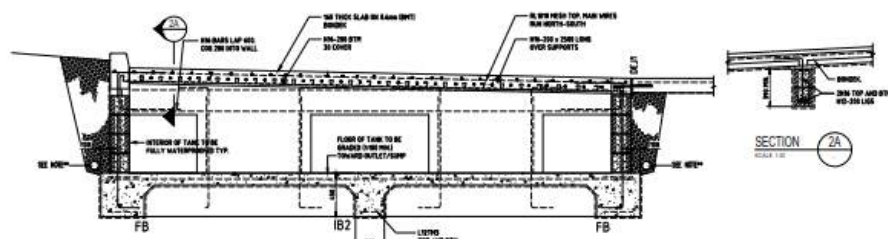
1/2 SLAB SLID MESH
CENTRAL



SECTION 1
SCALE 1:20

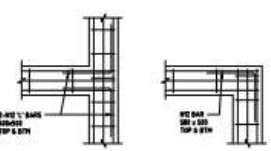
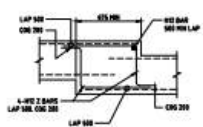
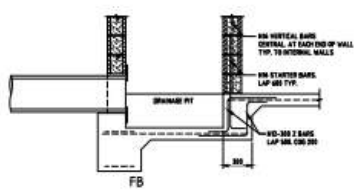
NOTE: PROVIDE WATERPROOFING TO STRUCTURAL DETAILS APPROXIMATE FIVE DRAINING STONES & ALL DRAIN BEHIND BLOCK WORK WALLS

ALL BLOCK WALLS 200 MMES W BLOCK FULLY DRAINED



SECTION 2
SCALE 1:20

NOTE: PROVIDE WATERPROOFING TO STRUCTURAL DETAILS APPROXIMATE FIVE DRAINING STONES & ALL DRAIN BEHIND BLOCK WORK WALLS



LDC APPROVED...

<p>LDC AUSTRALIAN ENGINEERING GROUP CHRISTIAN CONGREGATION OF JEHOVAH'S WITNESSES</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	<p>STORMWATER DETENTION TANK BRISBANE CONGREGATION OF JEHOVAH'S WITNESSES INC. EXISTING PLACE OF WORSHIP RENOVATION LOT 20 (2) RPT4520, 80 ALCHERIA DRIVE, MOSSMAN QLD</p>	<p>DATE: 12/01/2017 DRAWN: D. WILCOX CHECKED: D. WILCOX APPROVED: D. WILCOX SCALE: 1:20 & 1:50 P4 C06</p>
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