

YOUR REF: PDR 10070
OUR REF: OP 4332/2011 (763281)

21 November 2016

Wonga Beach Aquaculture Resort Pty Ltd
C/- PDR Engineers
PO Box 2551
CAIRNS QLD 4870

Attention: Mr Alan McPherson

Dear Sir

**DECISION NOTICE FOR OPERATIONAL WORKS
VIXIES ROAD, WONGA BEACH**

Please find attached the relevant Decision Notice for the above Operational Works. Also 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 meeting. An invitation to attend the meeting must be sent to Council's representative Neil Beck on telephone number 07 4099 9451, 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 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 Neil Beck of Development and Environment on telephone 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

Copy To: Manager Infrastructure – Michael Kreidemann
A/Manager Water & Waster – Peter White
Project Engineer – Michael Mathews
Coordinator Civil Works – Kim Armbrust
Coordinator Public Spaces – Peter Logan
GIS Support – Alistair Hart

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**DECISION NOTICE FOR OPERATIONAL WORKS
VIXIES ROAD, WONGA BEACH**

PROPOSAL:

Operational Works (Engineering) excluding Landscape and Lighting Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 51 on SP155078

REFERRAL AGENCY CONDITIONS:

None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

None applicable

DECISION DATE:

21 November 2016

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.

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

Earthworks

1. In the event that acid sulphate soils are encountered, the applicant is to ensure the site is managed in accordance with requirements of the Queensland Acid Sulphate Technical Manual and State Planning Policy. In addition, an ASS/PASS Management Plan is to be submitted to Council within seven (7) days, should site excavations identify the presence of acid sulphate soils.
2. 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.
3. 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.
4. Allotment earthworks should be free draining and not cause any ponding on adjacent properties.
5. Haul routes are to be advised to and approved by Council prior to the commencement of work. The internal Haulage Route is to be from Vixies Road.
6. Prior to the commencement of filling, the applicant/contractor is to prepare a Road Condition Report of the proposed haulage route indicating all existing problems with the roadway along the identified haul route. On completion, the haul route shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. If any additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer. The report is to contain (but not limited to): location of existing deficiencies of the roadway and site photos of the route especially at areas where turning movements will occur.
7. The toe of the building pads is to be setback a minimum of 6 metres from the front boundary. The building pad for Lot 10 is to be amended or extended to provide a regular shaped pad. Such amendments are required prior to the commencement of works.

Water

8. Confirm the existing and proposed cover over Council owned existing water mains within the area of Snapper Island Drive Culvert works and confirm that the water mains will not be adversely impacted by the works. Details, including a long section, are to be submitted and approved prior to commencement of work. Provide details of any modifications to valves and hydrant. Modifications to the existing water infrastructure are to be undertaken by Council at the developer's cost.

9. Any entry and exit point over Council's existing water infrastructure under the proposed haulage route is to be provided with adequate protection measures to avoid damage.

On-site Wastewater Disposal

10. Locations and details of earthworks pads intended for disposal area submitted and approved prior to commencement of work. Submit an amended allotment grading and earthworks plan prior to the commencement of works.

Roads and Paths

11. A footpath in accordance with the requirements of FNQROC Development Manual must be provided on the eastern side of Snapper Island Drive. The drainage culvert in Snapper Island Drive must be extended to accommodate the footpath and associated handrails within the road verge. The footpath is to ultimately extend through the development to connect to Vixies Road. Amended plans detailing the requirements must be submitted prior to the commencement of works.

Erosion and Sediment Control

12. 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 contractors ESC plan.
13. Upon completion of earthworks and prior to Works Acceptance all exposed surfaces are to be treated. Temporary ESC measures must remain in place during construction and until the site is stabilised to prevent sediment entering the open drains or properties.

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 directly or in-directly to any watercourses, stormwater systems or private properties.

Drainage and Vegetation

14. The alignment of the east / west drainage line adjacent the southern boundary of the site must be investigated and re-positioned to the extent necessary to protect and preserve the band of significant vegetation located adjacent the southern boundary.

Further investigations are to be reflected in amended drainage plans which detail the alignment of the re-positioned drain and the location of significant vegetation. The alignment of the drain must be pegged and ground-truthed by Council Officers prior to the commencement of works. The amended plans are to also consider access for future maintenance purposes.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by PDR Engineers subject to any alterations made by conditions of Development Permit for Operational Work OP 4332/2011.

Drawing Description	No	Rev
Cover Sheet & Locality Plan	10070-C01	B
Typical Sections Notes	10070-C02	B
Allotment Grading & Earthworks Plan	10070-C03	B
Roads & Stormwater Drainage Plan	10070-C04	B
Snapper Island Drive – Longitudinal Section	10070-C05	B
Snapper Island Drive Cross Sections 1/2	10070-C06	B
Snapper Island Drive Cross Sections 2/2	10070-C07	B
Longitudinal Section – Road B	10070-C08	B
Cross Sections Road B 1/2	10070-C09	B
Cross Sections Road B 2/2	10070-C10	B
Intersection Details	10070-C11	B
Drain 1 – Longitudinal Section	10070-C12	B
Drain 1 Cross Section 1/2	10070-C13	B
Drain 1 Cross Section 2/2	10070-C14	B
Drain 2 Longitudinal Section	10070-C15	B
Drain 2 Cross Sections	10070-C16	B
Stormwater Catchments	10070-C17	B
Erosion Sediment Control Strategy	10070-C18	B
Water Reticulation Plan	10070-C19	B
Control Line & Earthworks Setout	10070-C20	B

EROSION AND SEDIMENT CONTROL DRAWINGS

The following drawings must form the basis of the contractor's Erosion and Sediment Control Plan in accordance with the *FNQROC Development Manual*, Clause CP1.06.

Drawing Description	No	Rev
Erosion Sediment Control Strategy	10070-C18	B

For information relating to the *Sustainable 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 .

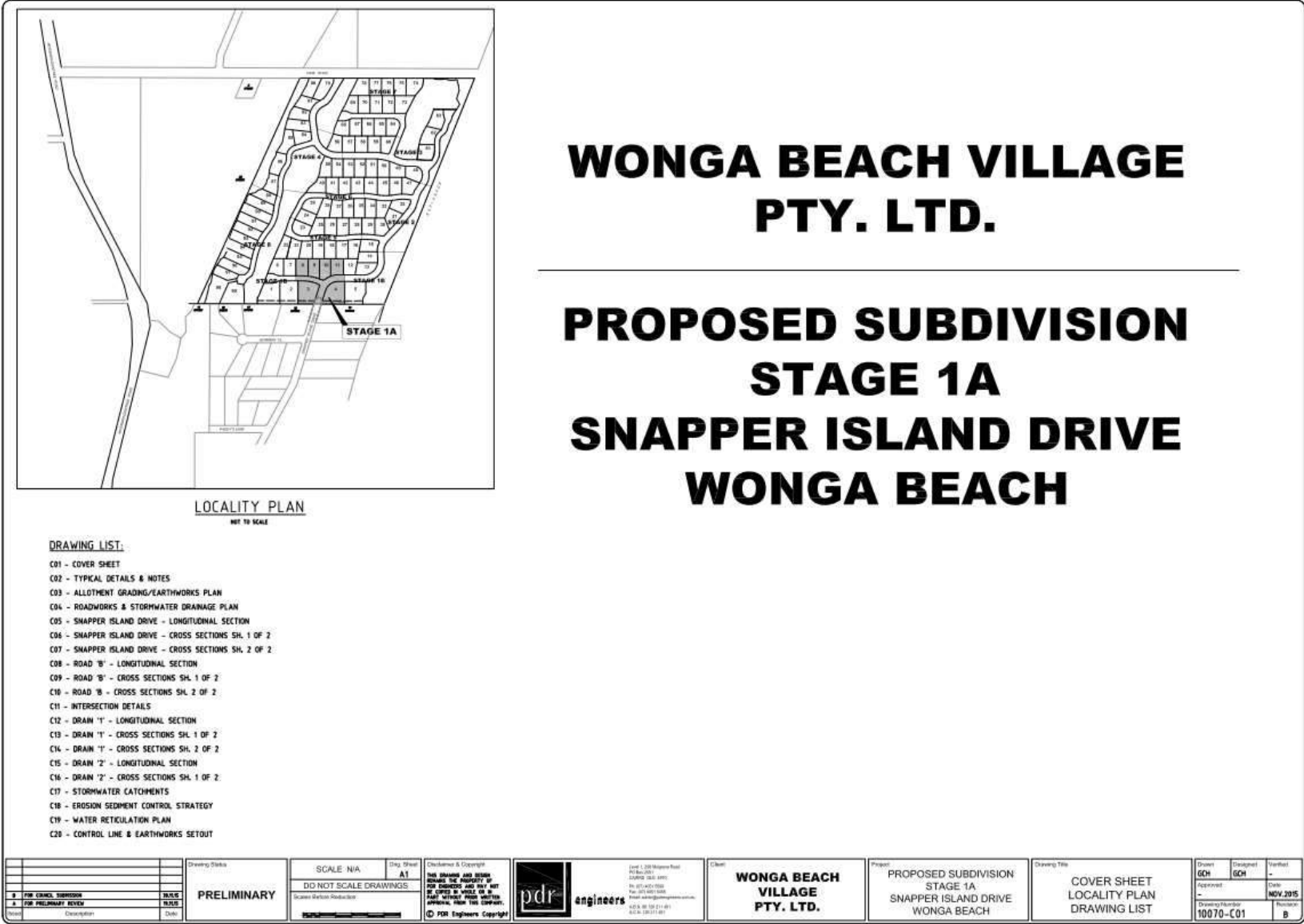
RIGHTS OF APPEAL

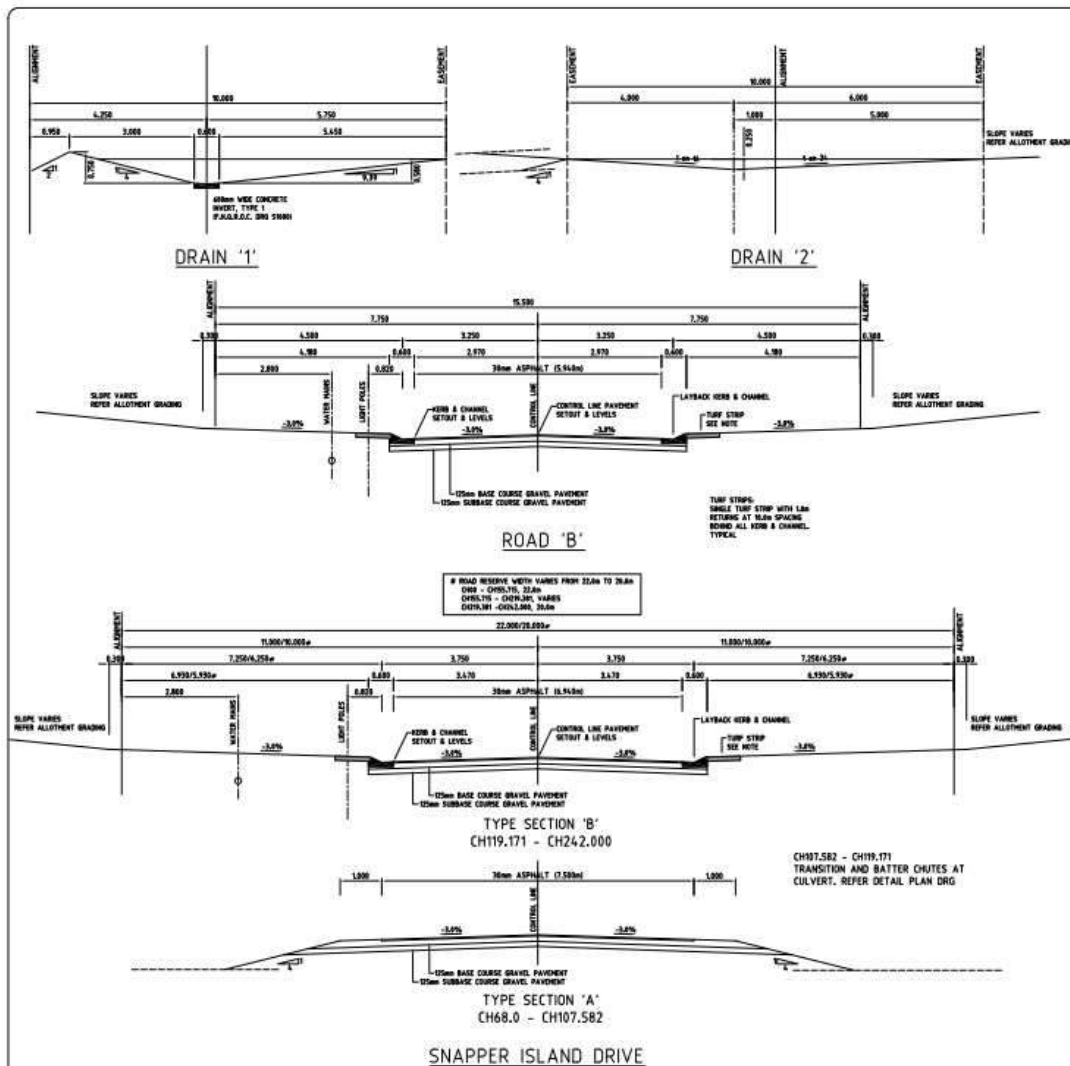
Attached

End of Decision Notice

Att Appeal Rights
 Pre-Start Meeting Template
 Approved Drawings, Appendix A
 Standard Conditions, Appendix B
 Referral Agency conditions – Appendix C

APPENDIX A: APPROVED DRAWINGS





EARTHWORKS NOTES

- ALL FOOTPATHS ARE TO BE GRASSED (GRILL SEED) WITH APPROVED GRASS SPECIES IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS, FERTILIZED AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.
- ALL BARE EARTHWORKS AREAS (LOTS, GRASS, PARKS, VERGES, ETC.) SHALL BE GRASSED (GRILL SEED) WITH APPROVED GRASS SPECIES FOR SLOPES UP TO AND INCLUDING 1 ON 4, OR HYDROSEED FOR SLOPES GREATER THAN 1 ON 4. USE APPROVED SEED MIX AND MAINTAIN, WATER AND FERTILIZE FOR MAINTENANCE PERIOD.
- CLEAR TREES, LARGE SHRUBS ETC FROM THE AREA OF LOTS AND ROAD RESERVES, ONLY FOR CONSTRUCTION OF ROADS AND SERVICES, AND EITHER REMOVE FROM SITE OR ALTERNATIVELY CHOP WILDER AND STOCKPILE FOR RE-USE IN LANDSCAPING. CONTRACTOR SHALL OBTAIN COUNCIL PERMISSION AND APPROVAL PRIOR TO COMMENCING ANY TREE AND VEGETATION CLEARING. ALL VEGETATION/CONSERVATION ZONES SHALL BE RETAINED AND SHALL BE ADEQUATELY FENCED/SEGREGATED PRIOR TO COMMENCING CONSTRUCTION.
- SLASH THE EARTHWORKS AREA, RAKE AND STOCKPILE CUT VEGETATION FOR RE-USE IN THE LANDSCAPING. CONTINUE SLASHING AND RAKING LOTS AND PAVEMENT AREAS AS NECESSARY AND AS INSTRUCTED BY THE SUPERINTENDENT DURING THE CONTRACT AND MAINTENANCE PERIOD TO KEEP GRASS TO A MAXIMUM 50mm TO 80mm HIGH.
- ALL GULLIES AND DEPRESSIONS REQUIRING FILLING SHALL BE CLEARED, GRUBBED AND CLEANED OUT OF SILT, Boulders, DEBRIS ETC TO PROVIDE A CLEAN FIRM BASE PRIOR TO PLACING ANY FILL OR FILTER MATERIALS. COMPACT ALL NATURAL SUBGRADES WITH 4 TO 8 PASSES OF A 10 TONNE VIBRATING ROLLER PRIOR TO PLACING ANY FILL MATERIALS. PLACE SUBSOIL DRAINAGE MATS TO ENGINEER'S APPROVALS AT THE BASE OF ALL SUCH FILLS AND OUTLET TO THE STORMWATER DRAINAGE SYSTEM.
- STUMP UP TO 100mm OF EXISTING TOPSOIL AND STOCKPILE FOR RE-USE TO TOPRESS VERGES AND LOTS
- IMPORTED AND CUT MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED TO 98% SDD. PREFERRED METHOD OF COMPACTION OF LOWER LAYERS IS BY SHEEPFOOT ROLLER.
- IMPORTED FILL MATERIAL SHALL BE OF GOOD QUALITY AND SHALL NOT CONTAIN ROCKS GREATER THAN 150mm.
- WHERE FILL IS PLACED ON SLOPING EXISTING SURFACE, THE EXISTING SURFACE IS TO BE REMOVED AND THE BENCH COMPACTED TO 98% SDD PRIOR TO PLACING THE FILL MATERIAL.
- REMOVE SURFACE ROCKS FROM THE LOTS, FOOTPATHS, VERGES AND PARKLAND AREAS. REUSE IN SECUR PROTECTION. REMOVE EXCESS FROM SITE OR STOCKPILE AS DIRECTED. ALL COSTS TO BE INCLUDED IN CONTRACT LUMP SUM.
- CONTRACTOR IS TO ENSURE NO PONDING AREAS RESULT FROM THE EARTHWORKS OPERATION. ANY SUCH AREAS WHICH DEVELOP SHALL BE RECTIFIED AS DIRECTED BY THE SUPERINTENDENT. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT OF THE DEVELOPMENT OR EXISTENCE OF ANY SUCH PONDING AREAS.
- BATTERS IN EXCESS OF 1:5m HIGH SHALL BE ASSESSED AND REPORTED FOR STABILITY DURING CONSTRUCTION BY A GEOTECHNICAL ENGINEER. COPIES OF REPORTS SHALL BE FORWARDED TO THE SUPERINTENDENT AND TO COUNCIL REGIONAL COUNCIL.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY BATTERS AT THE TOP OF ALL BATTERS TO PROTECT THE BATTERS FROM A SINGLE LOCATION. THE DISCHARGE OVER THE BATTER SHALL BE THROUGH A STABILIZED CHUTE ADDRESSED IN THE CONTRACTORS PLAN, e.g. REINFORCED TURF, GEOTEXTILE, CONCRETE OR SHELIA.
- THE CONTRACTOR SHALL SET OUT (WITH SURVEY) THE LOCATION OF ALL CUT BATTERS PRIOR TO COMMENCING THESE EARTHWORKS. HE SHALL ENGAGE A GEOTECHNICAL ENGINEER TO INSPECT, REPORT AND CHECK THE DESIGN PROFILE AND THE NODIFY MATERIAL FOR LONG TERM STABILITY. DESIGN AMENDMENTS AND ANY RETAINING WALLS SHALL BE FINALIZED TO COUNCIL'S APPROVALS PRIOR TO COMMENCEMENT OF ANY OF THESE EARTHWORKS.
- NEW RETAINING WALLS IN EXCESS OF 1:5m SHALL BE DESIGNED, CERTIFIED & CONSTRUCTED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER. THE CERTIFICATE, TOGETHER WITH A STRUCTURAL INSPECTION CERTIFICATE, SHALL BE PROVIDED TO THE SUPERINTENDENT FOR ISSUE TO COUNCIL.
- ALL BOUNDARIES WITH EXISTING CREEKS AND VEGETATION MUST BE TEMPORARILY DELINEATED AND FENCED OFF/SEGREGATED TO RESTRICT BUILDING ACCESS FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL BATTERS FRONTING THE ROAD RESERVES (AND NOT IN PRIVATE PROPERTY) SHALL BE FINISHED AT 1 ON 4 SLOPES WHEREVER POSSIBLE. BATTERS FINISHED AT STEEPER THAN 1 ON 4 SHALL BE LANDSCAPED WITH LOW MAINTENANCE PLANTS IN ACCORDANCE WITH PNRDC DEVELOPMENT MANUAL. BATTERS 1 ON 4 OR FLATTER SHALL BE TOPSOILED AND GRASSED.

GENERAL ROADWORKS NOTES

- TRAFFIC CONTROL DEVICES TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ISSUE OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS ISSUED BY THE DEPARTMENT OF TRANSPORT, QUEENSLAND.
- SEE THE "TYPE CROSS SECTIONS NOTES" BELOW, FOR PAVEMENT DETAILS.
- CONSTRUCTION AND INSTALLATION OF ALL WORKS AS DETAILED ON THIS DRAWING IS TO BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND DRAWINGS CONTAINED IN THE CURRENT ISSUE OF THE "REGIONAL DEVELOPMENT MANUAL" AS ISSUED BY PNRDC, AND TO THE REQUIREMENTS OF THE QUEENSLAND SHIRE COUNCIL.
- THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING SERVICES, AND TO ARRANGE FOR THE REMOVAL OR RELOCATION OF ANY SERVICES WHICH WILL BE AFFECTED BY ANY OF THESE WORKS.

TYPE CROSS SECTION NOTES

PAVEMENT DATA

BASE COURSE - 150 mm TYPE 3.2 BASE COURSE SAND COMPACTED TO 98% SDD.
SUBBASE COURSE - 150 mm TYPE 3.2 SUB-BASE COURSE SAND 100 COMPACTED TO 98% SDD.
GRAVEL - TYPE MUST COMPLY WITH ALL ASPECTS OF THE "ROAD STANDARD SPECIFICATION FOR TUS - UNBOUND PAVEMENTS".
SUB-GRADE TO BE TYPED AND COMPACTED TO 98% SDD (AS ASSIGNED GRADES OR IN MIN.).

THE CONTRACTOR SHALL CHECK THE PAVEMENT SUBGRADE AND SUBMIT THE END TEST RESULTS TO THE SUPERINTENDENT, FOR CORROBORATION OF PAVEMENT DESIGN, AT LEAST TWO WEEKS PRIOR TO THE PLACEMENT OF ANY GRAVEL. REFER PNRDC SPECIFICATION FOR TEST FREQUENCY AND LOCATION.

THE CONTRACTOR SHALL ADVISE THE COUNCIL, IN WRITING, OF THE SOURCE OF GRAVEL SUPPLY, PROOF OF GRADING, CPTs AND TYPE, AT LEAST ONE WEEK PRIOR TO PAVEMENT GRAVEL BEING DELIVERED TO THE SITE.

NO PAVEMENT GRAVEL IS TO BE DELIVERED TO THE SITE UNTIL AFTER THE CONTRACTOR HAS RECEIVED WRITTEN CORROBORATION OF THE PAVEMENT DESIGN FROM THE SUPERINTENDENT.

ASPHALT SURFACE (WHERE SPECIFIED)

PRIME COAT - 100mm BETWEEN 1% CUT BACK S.B. (100mm/100mm).

ASPHALT - 100mm MIN. AFTER PRIME COAT.

SEDS AND CHANNELS

ALL SEDS AND CHANNEL TYPES TO BE ACCORDANCE WITH PNRDC DWS No. 2009.

GEOTEXTILES

VERGE CROSSFALLS NOT TO EXCEED THESE SLOPES:
 ALL FOOTPATHS ARE TO BE HYDROSEED / GRASSED (GRILL SEED) WITH APPROVED GRASS SPECIES, FERTILIZED AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.

SEDIMENT CONTROL TUBE DETAILS

PROVIDE ONE STOP OF TURF BEHIND ALL SEDS, CONCRETE SLABS, PATHWAYS, DRIVEWAYS, CHANNELS, ETC. WITH ONE METRE LONG RETURN AT 1% BATTER CENTRES (WHERE LONGITUDINAL GRADES EXCEED 5%).

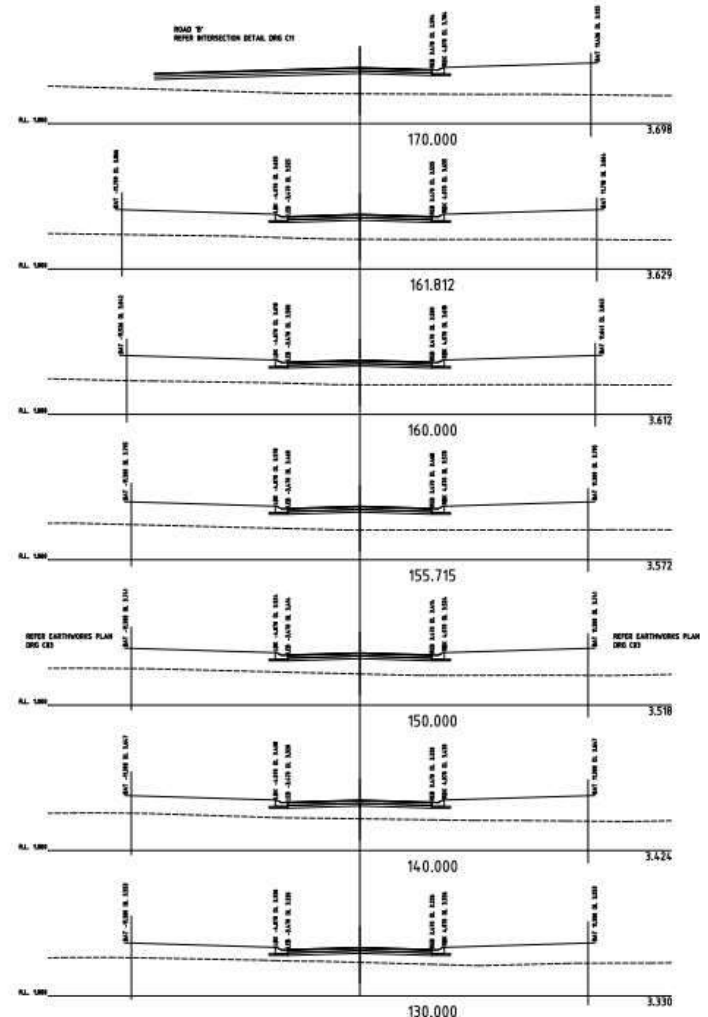
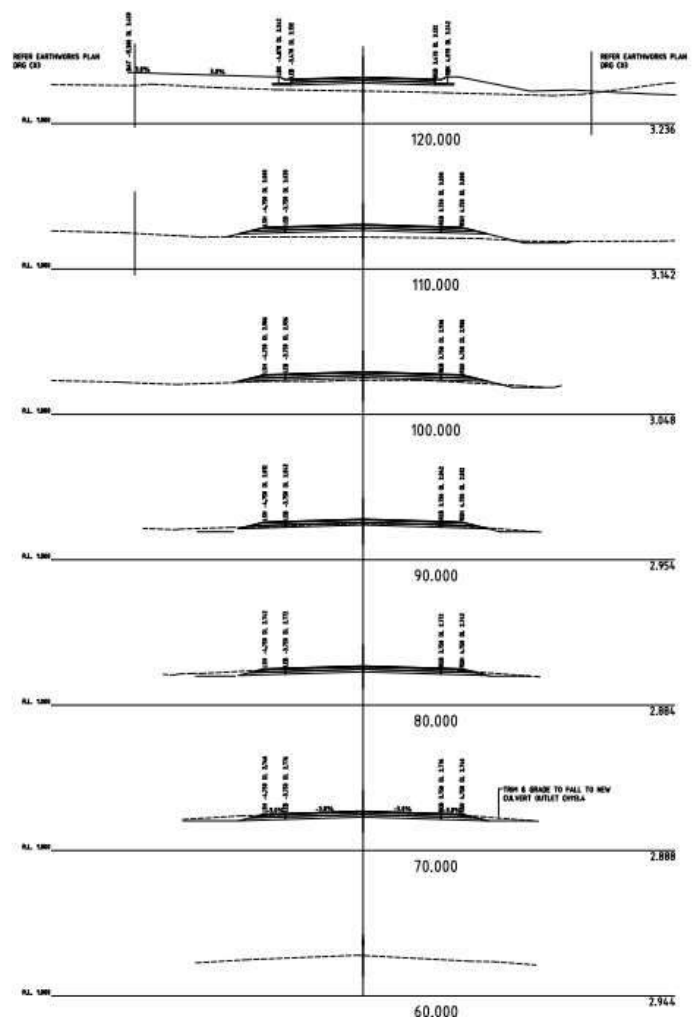
COMPLIANCE WITH COUNCIL REQUIREMENTS

CONSTRUCTION AND INSTALLATION OF ALL WORKS AS DETAILED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND DRAWINGS CONTAINED IN THE CURRENT ISSUE OF THE DEVELOPMENT MANUAL. PAVEMENTS AS ISSUED BY THE REGIONAL SHIRE COUNCIL.

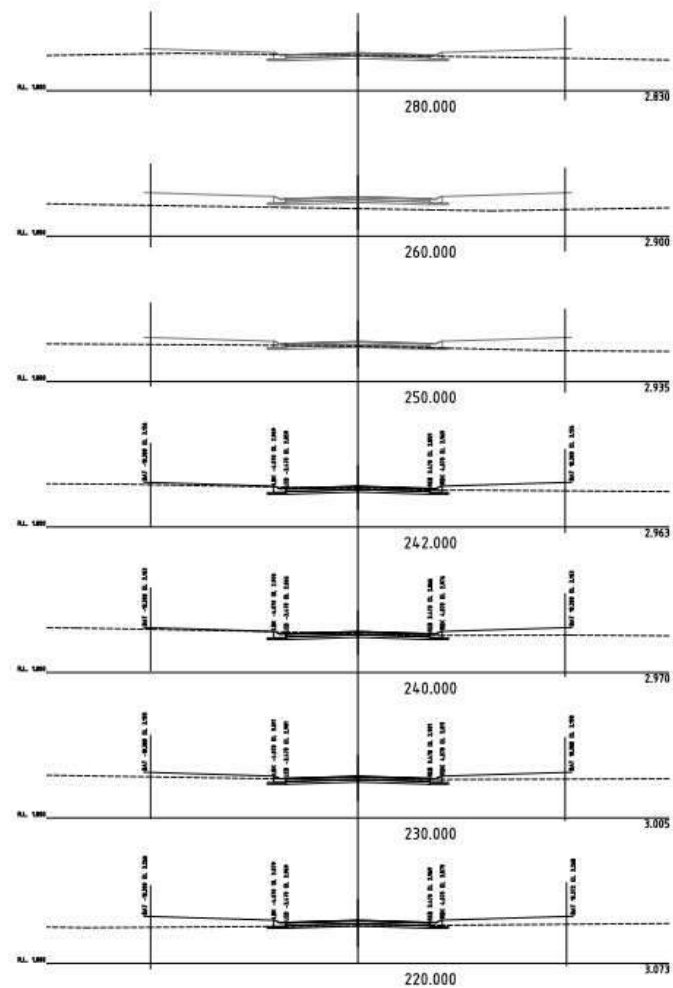
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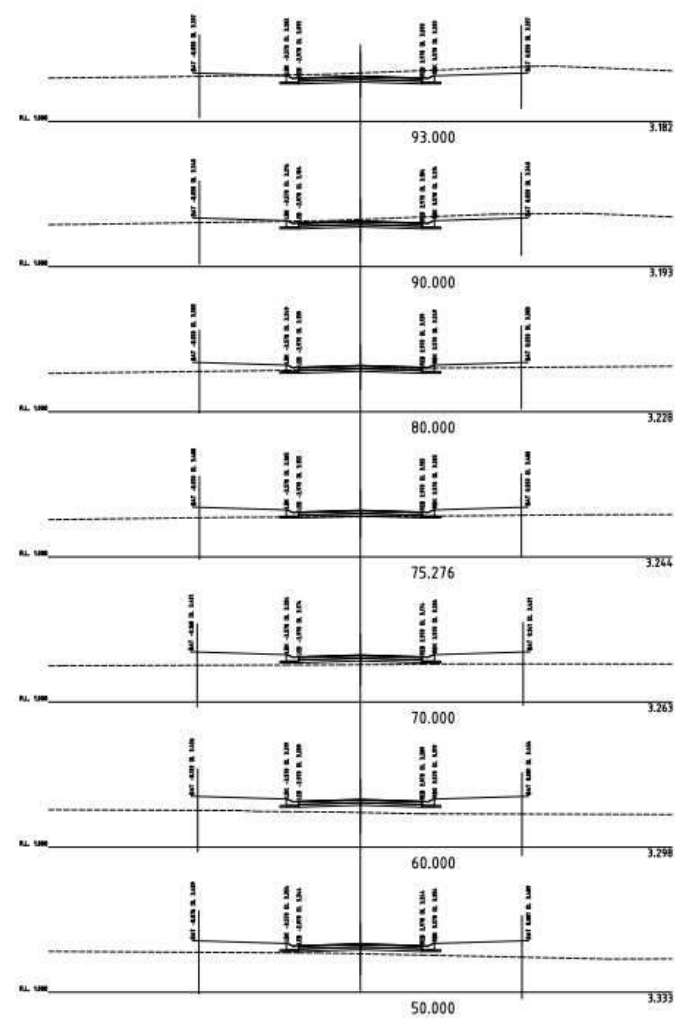
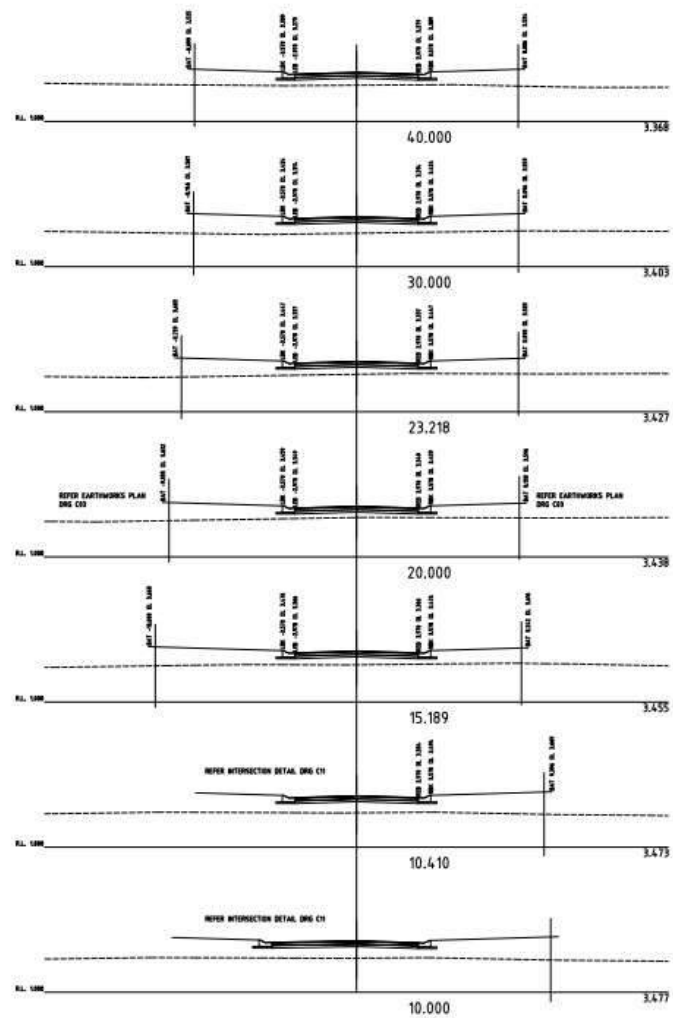
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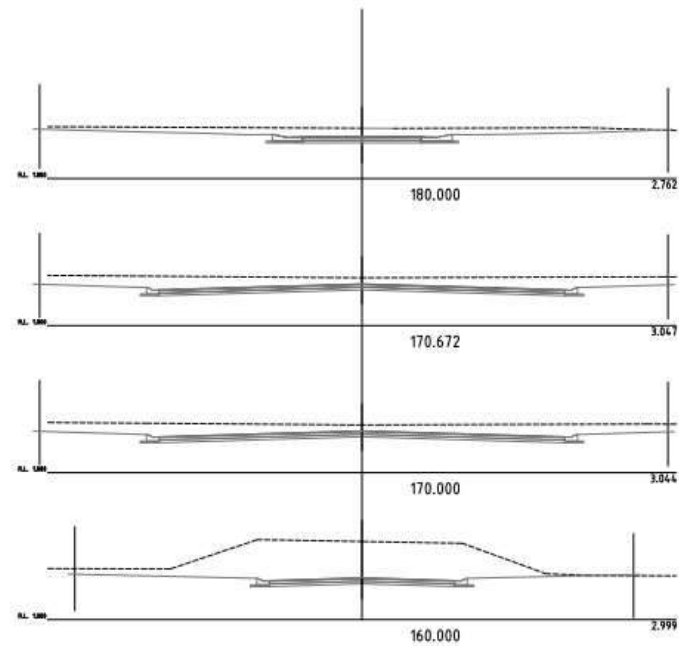
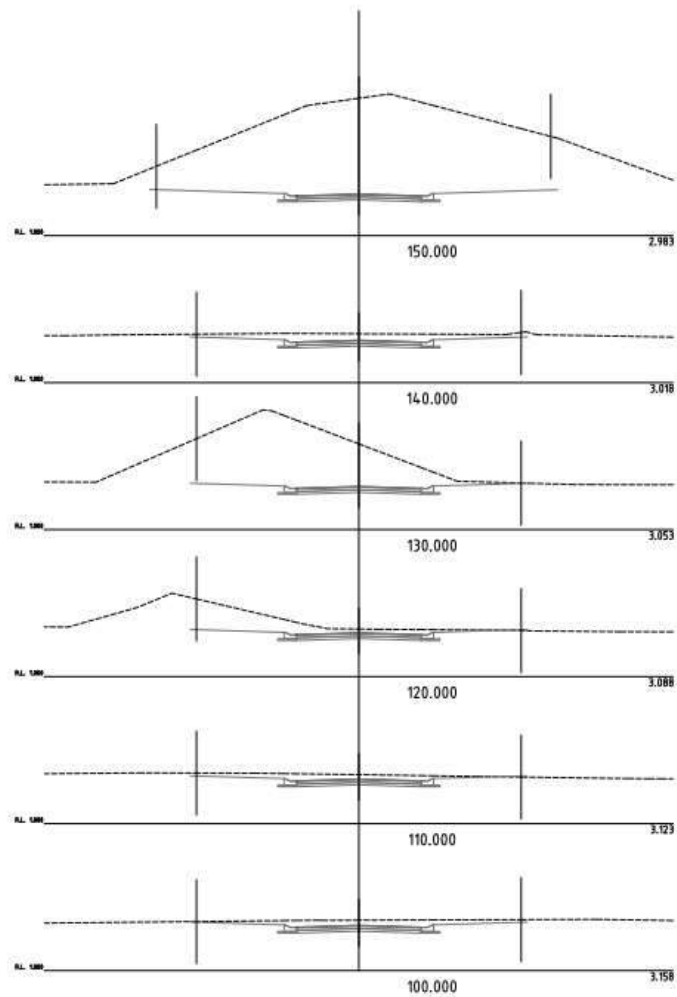
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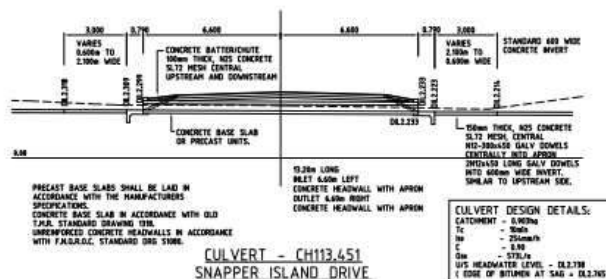
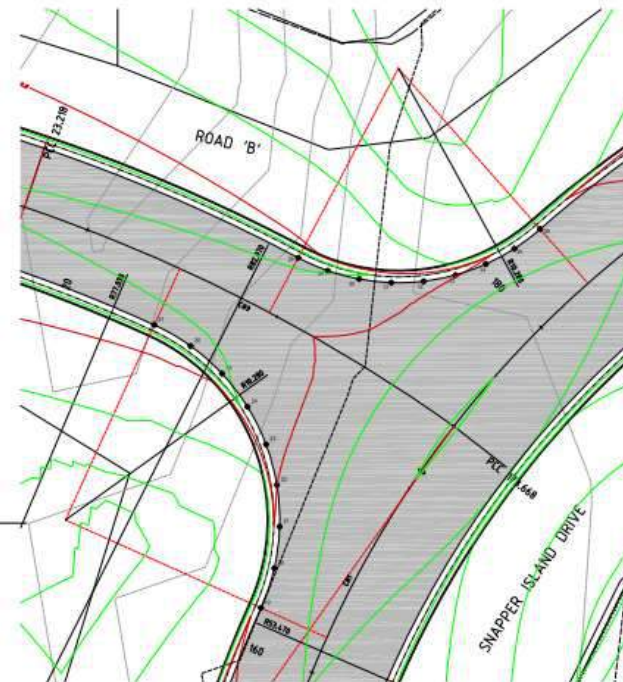
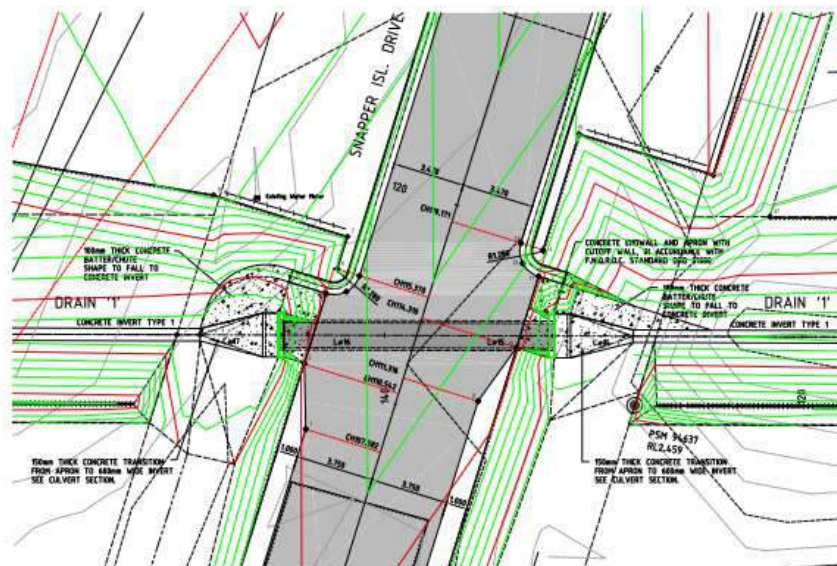
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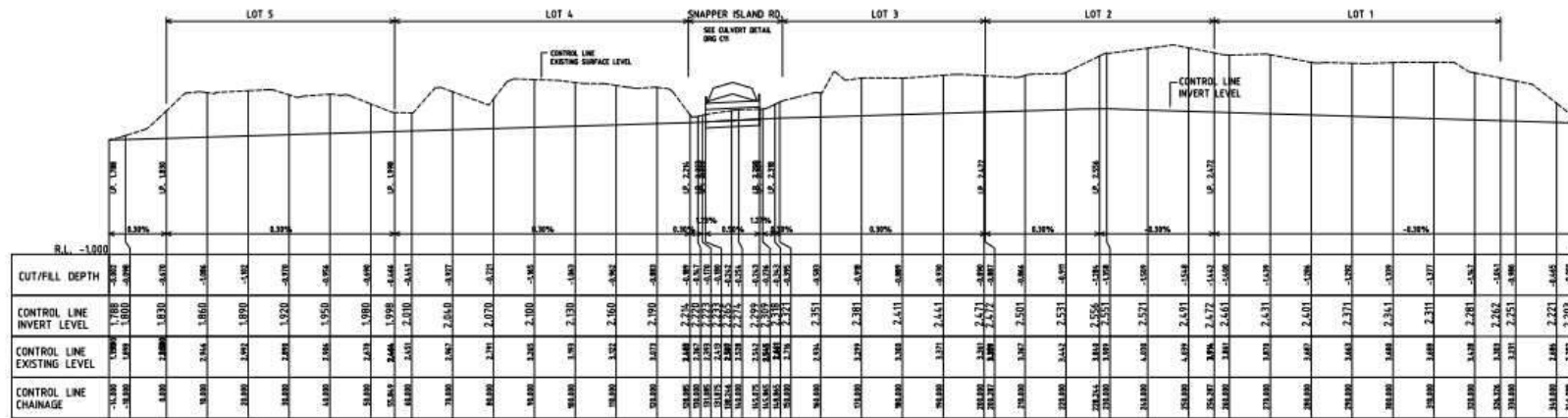
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POINT TABLE				
Point No.	Easting	Northing	Level	Description
1	103.211	4307.638	3.907	EBL
2	103.145	4318.880	3.905	EBL
3	103.184	4316.150	3.838	EBL, L.P. KNC
4	103.180	4314.244	3.809	L.P. KNC
5	103.176	4314.993	3.808	L.P. KNC
6	103.175	4315.319	3.721	TOP BATTERY
7	103.217	4316.876	3.729	TOP BATTERY
8	103.291	4318.870	3.421	TOP BATTERY
9	104.148	4318.901	3.042	EBN
10	104.324	4319.050	3.040	EBN
11	104.383	4314.945	3.074	EBN, L.P. KNC
12	104.348	4315.591	3.184	L.P. KNC
13	104.340	4316.347	3.124	L.P. KNC
14	104.581	4318.241	3.249	TOP BATTERY
15	104.518	4321.800	3.304	TOP BATTERY
16	105.771	4318.806	3.530	TOP BATTERY
17	103.832	4312.758	2.299	WLET RECB
18	104.525	4312.112	2.600	OUTLET RECB

POINT TABLE				
Point No.	Easting	Northing	Level	Description
19	105.844	4359.628	3.525	L.P. KNC, TURNOUT
20	105.848	4341.525	3.529	L.P. KNC, TURNOUT
21	105.847	4363.517	3.521	L.P. KNC, TURNOUT
22	105.813	4365.523	3.500	L.P. KNC, TURNOUT
23	105.921	4367.443	3.467	L.P. KNC, TURNOUT
24	104.902	4369.245	3.424	L.P. KNC, TURNOUT
25	104.879	4370.868	3.391	L.P. KNC, TURNOUT
26	104.678	4372.187	3.373	L.P. KNC, TURNOUT
27	104.491	4373.194	3.364	L.P. KNC, TURNOUT
28	105.137	4376.414	3.384	L.P. KNC, TURNOUT
29	105.381	4375.719	3.394	L.P. KNC, TURNOUT
30	105.781	4375.394	3.415	L.P. KNC, TURNOUT
31	106.185	4375.225	3.437	L.P. KNC, TURNOUT
32	105.856	4375.291	3.447	L.P. KNC, TURNOUT
33	105.380	4375.589	3.446	L.P. KNC, TURNOUT
34	106.041	4376.116	3.516	L.P. KNC, TURNOUT
35	106.287	4376.852	3.532	L.P. KNC, TURNOUT
36	106.444	4377.789	3.544	L.P. KNC, TURNOUT

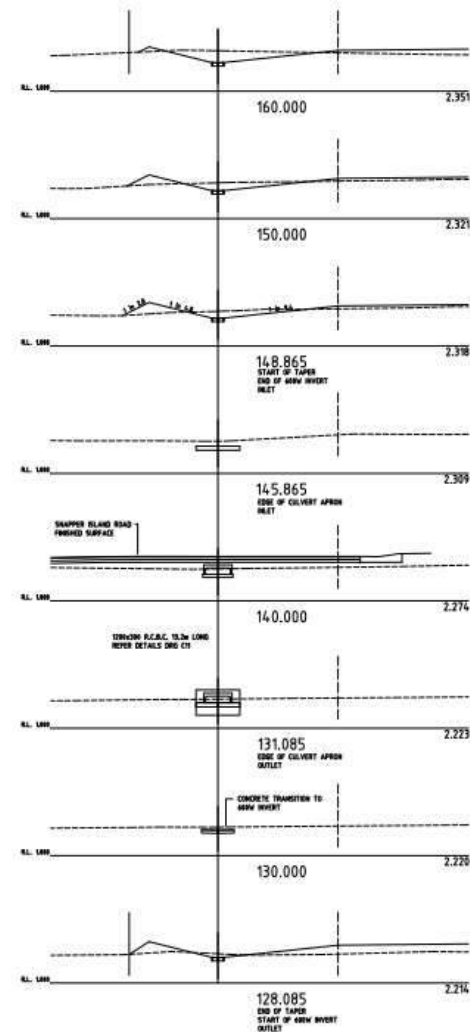
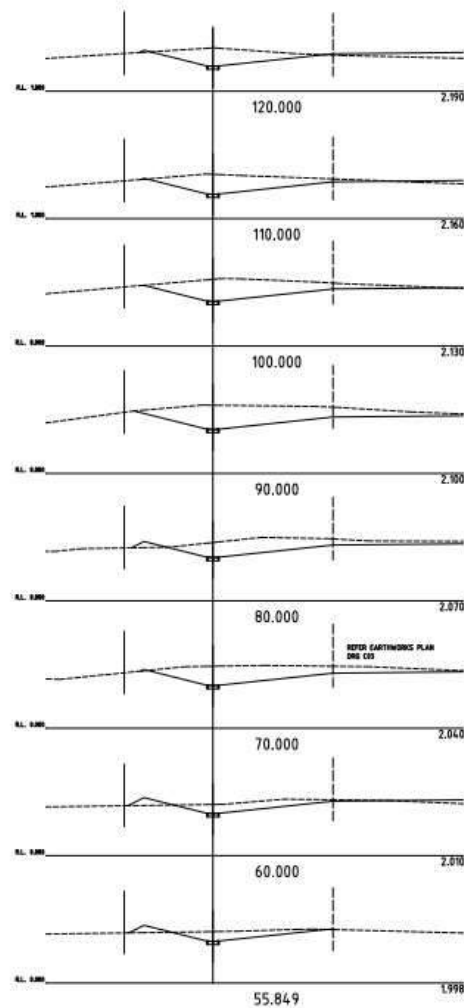
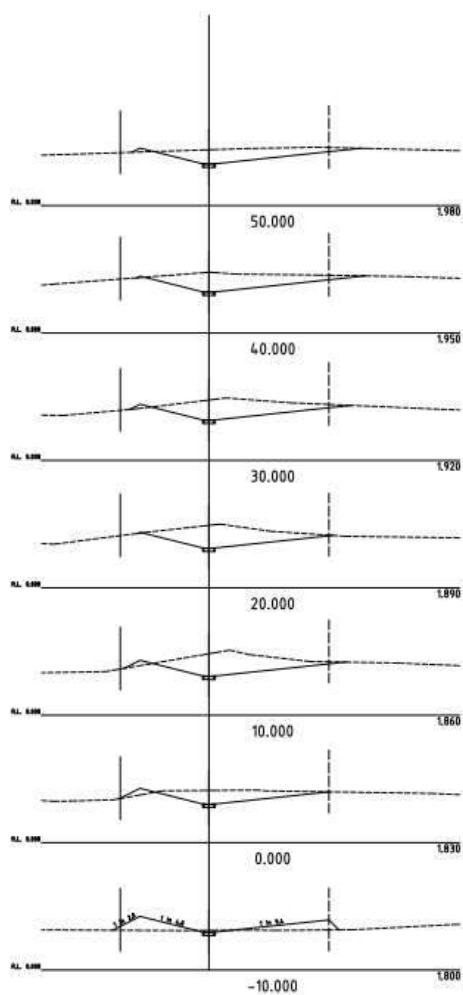


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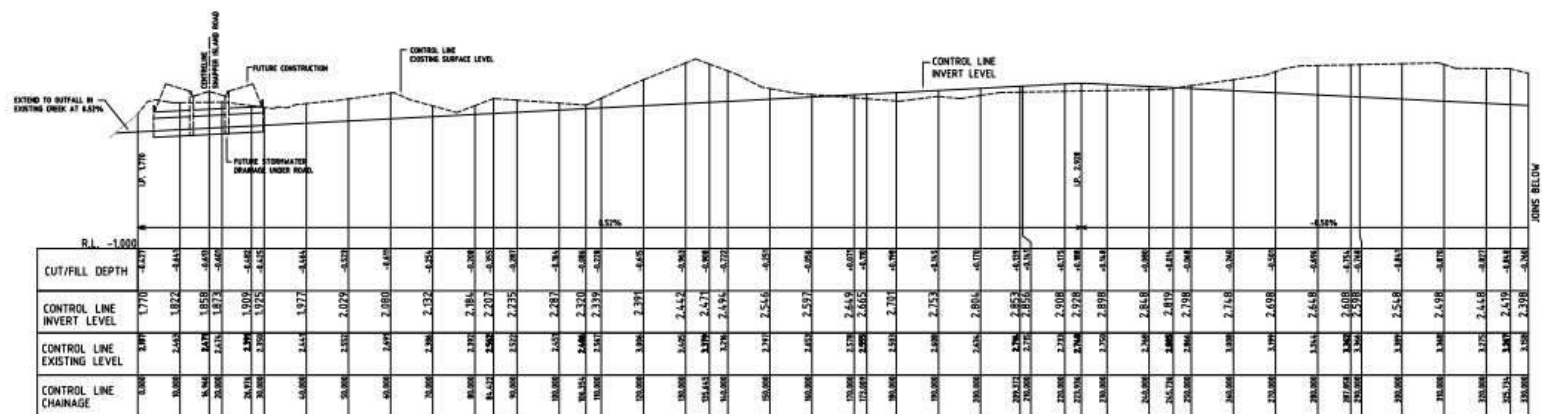


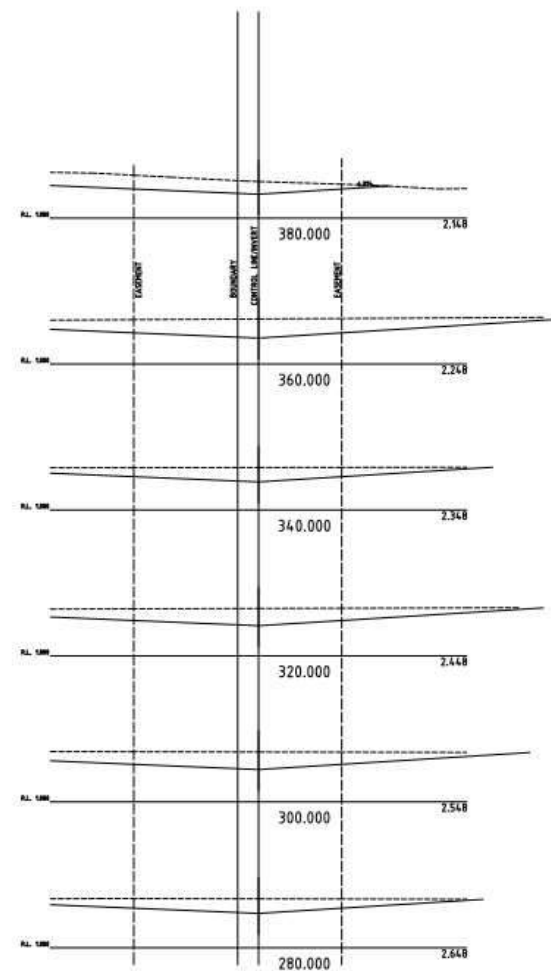
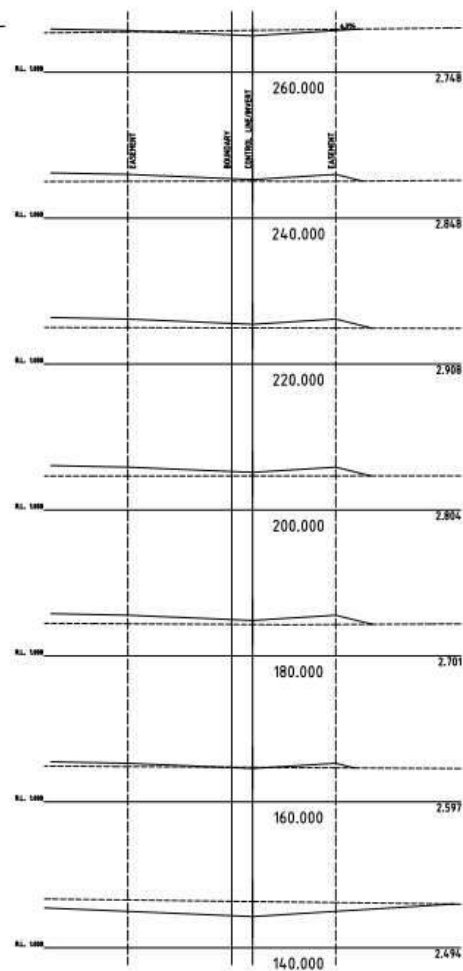
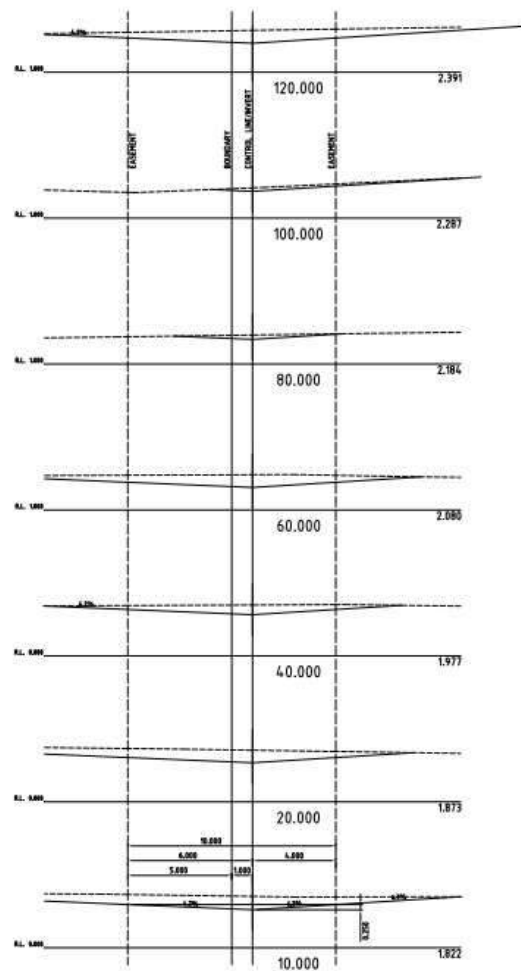
LOT DRAIN 1

Drawing Status PRELIMINARY		SCALE 1:500 DO NOT SCALE DRAWINGS Scale: 1:500		Client WONGA BEACH VILLAGE PTY. LTD.		Project PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGA BEACH		Drawing Title DRAIN 1 LONGITUDINAL SECTION		Date NOV. 2015	
Designer A1		Checker A1		Engineer A1		Surveyor A1		Draftsman A1		Approver A1	
Date 44.2011.4332		Date 12/34		Date 44.2011.4332		Date 12/34		Date 44.2011.4332		Date 12/34	



Drawing Status PRELIMINARY		SCALE 1:100 DO NOT SCALE DRAWINGS Scale Before Reduction	Designer & Copyright THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF PDR ENGINEERS AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN APPROVAL FROM THE COMPANY. © PDR Engineers Copyright		Client WONGA BEACH VILLAGE PTY. LTD.	Project PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGA BEACH	Drawing Title DRAIN 1 CROSS SECTIONS SH.1 OF 2	<table border="1"> <tr> <td>Drawn GCH</td> <td>Designed GCH</td> <td>Verified -</td> </tr> <tr> <td>Approved -</td> <td colspan="2">Date NOV.2015</td> </tr> <tr> <td colspan="2">Drawing Number 10070-C13</td> <td>Revision B</td> </tr> </table>	Drawn GCH	Designed GCH	Verified -	Approved -	Date NOV.2015		Drawing Number 10070-C13		Revision B
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Drawing Status PRELIMINARY		SCALE 1:100 A1 DO NOT SCALE DRAWINGS Grades Before Reduction 	Checkmate & Copyright THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF PDR ENGINEERS AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF PDR ENGINEERS. © PDR Engineers Copyright		Client WONGA BEACH VILLAGE PTY. LTD.	Project PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGA BEACH	Drawing Title DRAIN 2 CROSS SECTIONS	Drawn GCH Approved - Drawing Number 10070-C16	Designed GCH Date NOV. 2015	Verified - Revision B
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ENVIRONMENTAL PROTECTION

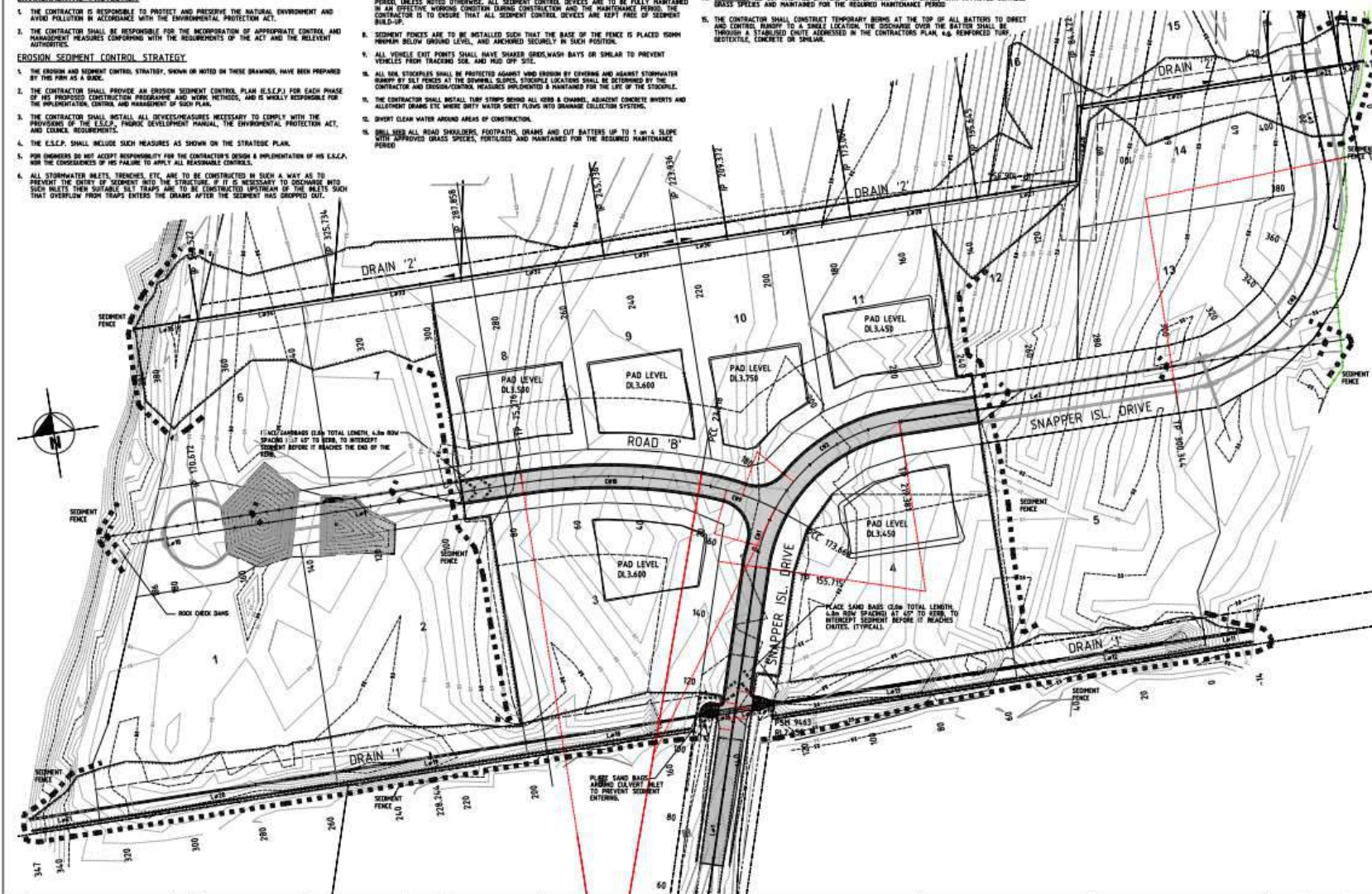
1. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND AVOID POLLUTION IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCORPORATION OF APPROPRIATE CONTROL AND MANAGEMENT MEASURES CONFORMING WITH THE REQUIREMENTS OF THE ACT AND THE RELEVANT AUTHORITIES.

EROSION SEDIMENT CONTROL STRATEGY

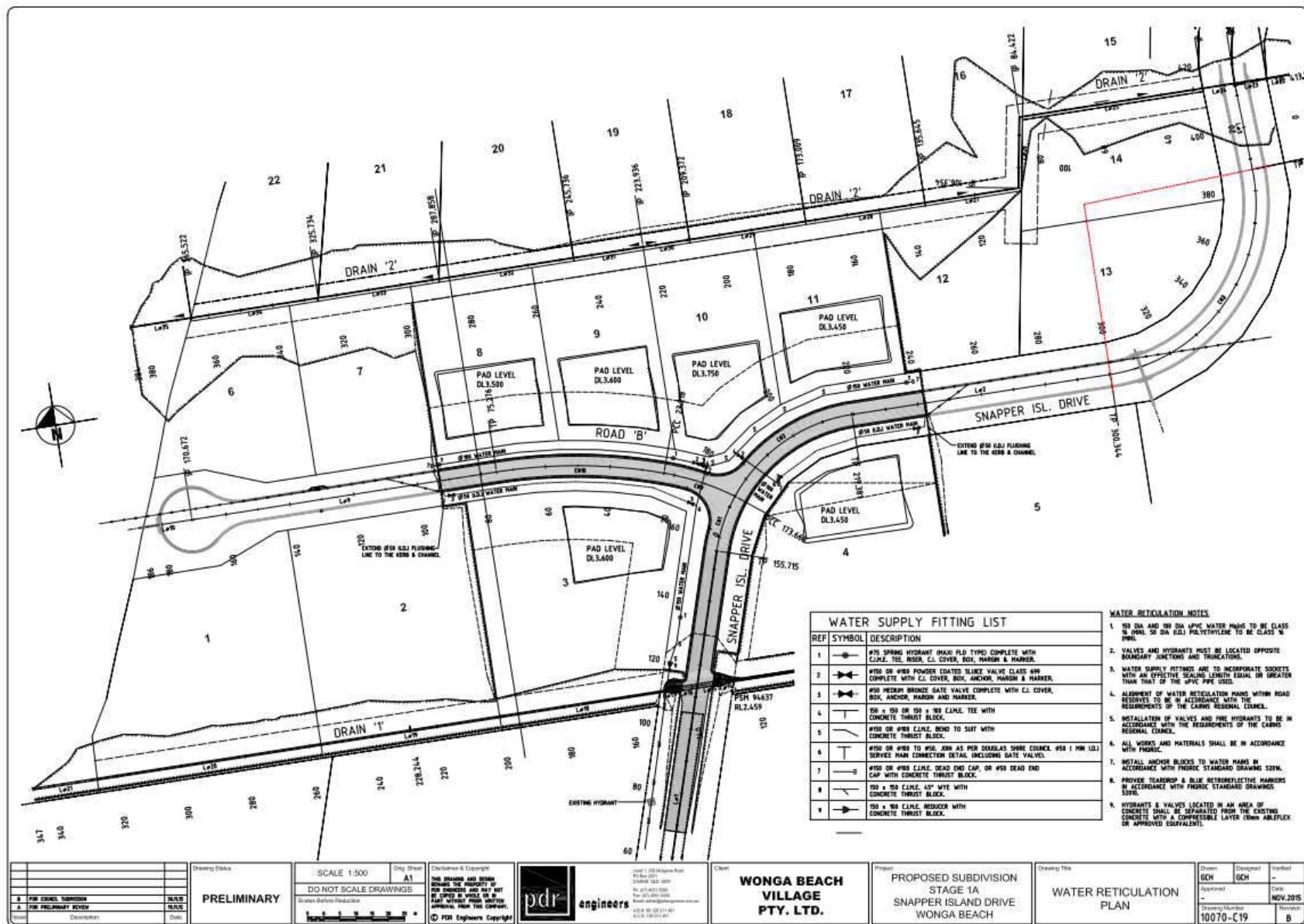
1. THE EROSION AND SEDIMENT CONTROL STRATEGY, SHOWN OR NOTED ON THESE DRAWINGS, HAVE BEEN PREPARED BY THIS FIRM AS A GUIDE.
2. THE CONTRACTOR SHALL PROVIDE AN EROSION SEDIMENT CONTROL PLAN (E.S.C.P.) FOR EACH PHASE OF HIS PROPOSED CONSTRUCTION PROGRAMME AND WORK METHODS, AND IS WHOLLY RESPONSIBLE FOR THE IMPLEMENTATION, CONTROL AND MANAGEMENT OF SUCH PLAN.
3. THE CONTRACTOR SHALL INSTALL ALL DEVICES/MEASURES NECESSARY TO COMPLY WITH THE PROVISIONS OF THE E.S.C.P., FURTHER DEVELOPMENT MANUAL, THE ENVIRONMENTAL PROTECTION ACT, AND CODE REQUIREMENTS.
4. THE E.S.C.P. SHALL INCLUDE SUCH MEASURES AS SHOWN ON THE STRATEGIC PLAN.
5. FOR ENGINEERS DO NOT ACCEPT RESPONSIBILITY FOR THE CONTRACTOR'S DESIGN AND IMPLEMENTATION OF HIS E.S.C.P., NOR THE CONSEQUENCES OF HIS FAILURE TO APPLY ALL REASONABLE CONTROLS.
6. ALL STORMWATER INLETS, TRENCHES, ETC. ARE TO BE CONSTRUCTED IN SUCH A WAY AS TO PREVENT THE ENTRY OF SEDIMENT INTO THE STRUCTURE. IF IT IS NECESSARY TO DISCHARGE INTO SUCH INLETS THEN SUITABLE SILT TRAPS ARE TO BE CONSTRUCTED UPSTREAM OF THE INLETS SUCH THAT OVERFLOW FROM TRAPS ENTERS THE DRAINAGE AFTER THE SEDIMENT HAS DROPPED OUT.

7. ALL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE END OF THE MAINTENANCE PERIOD, UNLESS NOTED OTHERWISE. ALL SEDIMENT CONTROL DEVICES ARE TO BE FULLY MAINTAINED IN AN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND THE MAINTENANCE PERIOD. THE CONTRACTOR IS TO ENSURE THAT ALL SEDIMENT CONTROL DEVICES ARE KEPT FREE OF SEDIMENT BUILD-UP.
8. SEDIMENT FENCES ARE TO BE INSTALLED SUCH THAT THE BASE OF THE FENCE IS PLACED DOWNHILL FROM BELOW GROUND LEVEL, AND ANCHORED SECURELY IN EACH POSITION.
9. ALL VEHICLE ENTRY POINTS SHALL HAVE SHARPED STEEL WASH BAYS OR SIMILAR TO PREVENT VEHICLES FROM TRACKING SOIL AND MUD OFF SITE.
10. ALL SOIL STOCKPILES SHALL BE PROTECTED AGAINST WIND EROSION BY COVERING AND AGAINST STORMWATER RUNOFF BY SILT FENCES AT THE DOWNHILL SLOPED STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION/SEDIMENT MEASURES IMPLEMENTED & MAINTAINED FOR THE LIFE OF THE STOCKPILE.
11. THE CONTRACTOR SHALL INSTALL 100% STOPS BEHIND ALL KERBS & CHANNELS, ADJACENT CONCRETE INVERTS AND ALLIEMENT DRAINS ETC. WHERE DIRTY WATER MEET FLOWS INTO DRAINAGE COLLECTION SYSTEMS.
12. DIVERT CLEAN WATER AROUND AREAS OF CONSTRUCTION.
13. GRILL REED ALL ROAD SHOULDER, FOOTPATHS, GRABNS AND CUT BATTERS UP TO 1 m & SLOPE WITH APPROVED GRASS SPECIES, PORTULACA AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.

14. MINIMUM ALL CUT AND FILL BATTERS STEEPER THAN 1 in 4 SHALL, WITH APPROVED SUITABLE GRASS SPECIES AND MAINTAINED FOR THE REQUIRED MAINTENANCE PERIOD.
15. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM AT THE TOP OF ALL BATTERS TO DIRECT AND CONTROL RUNOFF TO A DRAIN LOCATION. THE DISCHARGE FROM THE BATTER SHALL BE THROUGH A STABILISED WHITE ADDRESSED IN THE CONTRACTORS PLAN, e.g. REINFORCED TYPAR, BESTTEXTILE, CONCRETE OR SIMILAR.



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DRAIN '1'					
Number		Chainage	Easting	Northing	Bearing
Lat1	Start End	-1.8300	191.0060	4391.4242	270°00'00" Straight
			1917.6864	4391.6648	
Lat2	Start End	55.8485	197.8884	4391.6648	270°00'00" Straight
			197.9177	4391.8665	
Lat3	Start End	0.0000	198.8521	4391.8665	270°00'00" Straight
			198.8671	4392.097	
Lat4	Start End	12.0085	198.8521	4392.097	270°00'00" Straight
			197.0885	4392.307	
Lat5	Start End	13.0085	198.8521	4392.307	270°00'00" Straight
			198.2642	4392.517	
Lat6	Start End	138.2642	198.8521	4392.517	270°00'00" Straight
			197.9177	4392.766	
Lat7	Start End	161.8521	197.9177	4392.766	270°00'00" Straight
			161.8662	4392.966	
Lat8	Start End	161.8662	198.8521	4392.966	270°00'00" Straight
			200.287	4393.266	
Lat9	Start End	200.287	177.7828	4393.266	270°00'00" Straight
			254.287	4393.526	
Lat10	Start End	254.287	177.7828	4393.526	270°00'00" Straight
			271.256	4393.766	
Lat11	Start End	325.256	165.8478	4393.766	270°00'00" Straight
			346.538	4394.026	
DRAIN '2'					
Number		Chainage	Easting	Northing	Bearing
Lat22	Start End	0.000	234.6196	4478.729	270°00'00" Straight
		6.992	234.8200	4478.729	
Lat23	Start End	6.992	234.8200	4478.729	270°00'00" Straight
		16.964	237.626	4478.729	
Lat24	Start End	16.964	237.626	4478.729	270°00'00" Straight
		26.936	237.626	4478.729	
Lat25	Start End	26.936	237.626	4478.729	270°00'00" Straight
		36.922	237.626	4478.729	
Lat26	Start End	36.922	196.562	4478.729	270°00'00" Straight
			196.562	4478.729	270°00'00" Straight
Lat27	Start End	39.936	196.562	4478.729	270°00'00" Straight
			196.562	4478.729	270°00'00" Straight
Lat28	Start End	49.955	197.551	4478.729	270°00'00" Straight
			196.188	4478.729	
Lat29	Start End	57.939	196.188	4478.729	270°00'00" Straight
			205.573	4478.729	
Lat30	Start End	205.573	196.188	4478.729	270°00'00" Straight
			223.936	4478.729	
Lat31	Start End	223.936	183.241	4478.729	270°00'00" Straight
			187.647	4478.729	
Lat32	Start End	245.738	187.647	4478.729	270°00'00" Straight
			267.858	4478.729	
Lat33	Start End	267.858	177.738	4478.729	270°00'00" Straight
			325.734	4478.729	
Lat34	Start End	325.734	174.143	4478.729	270°00'00" Straight
			363.523	4478.729	
Lat35	Start End	363.523	170.617	4478.729	270°00'00" Straight
			406.737	4478.729	
Lat36	Start End	406.737	166.737	4478.729	270°00'00" Straight
			450.223	4478.729	

POINT TABLE				
Point No.	Easting	Northing	Level	Description
69	9795.749	4490.953	3.576	LOD GRAVING LVS
61	9795.893	4490.805	3.628	LOD GRAVING LVS
62	9792.786	4496.771	3.672	LOD GRAVING LVS
63	9795.737	4491.688	3.784	LOD GRAVING LVS
64	9848.795	4399.756	3.980	LOD GRAVING LVS
65	9853.678	4397.584	3.967	LOD GRAVING LVS
66	9839.638	4432.025	3.903	LOD GRAVING LVS
67	9752.387	4498.738	3.935	LOD GRAVING LVS
68	9899.005	4412.776	3.578	LOD GRAVING LVS
69	9973.588	4402.625	3.580	LOD GRAVING LVS
70	9977.552	4442.882	2.794	LOD GRAVING LVS
71	9877.742	4442.943	3.890	LOD GRAVING LVS
72	9843.252	4442.990	3.178	LOD GRAVING LVS
73	9898.252	4443.641	3.683	LOD GRAVING LVS
74	9769.923	4443.296	2.902	LOD GRAVING LVS
75	9769.931	4443.296	2.683	LOD GRAVING LVS
76	9898.259	4448.061	2.795	LOD GRAVING LVS
77	9843.259	4447.990	4.079	LOD GRAVING LVS
78	9877.550	4447.863	2.792	LOD GRAVING LVS
79	9977.559	4447.882	2.586	LOD GRAVING LVS
80	9898.302	4498.964	3.630	LOD GRAVING LVS
81	9843.191	4447.358	3.603	LOD GRAVING LVS
82	9877.694	4499.648	3.644	LOD GRAVING LVS

CONTROL LINE SETOUT

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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 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. 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 and Sewerage Plans must be submitted to the Compliance Assessor (Douglas Shire Council) on the approved form (Form 32) and will be assessed against the provisions of Council's *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. Contact Council for current nominated solicitors details.

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, (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, 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 the *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. 7:00 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.

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 the *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 contractor's 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 number 07 4099 9475 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 contractor's ESC Plan, derived from the Engineer's ESC Strategy (As per *FNQROC Development Manual* CP1 Appendix A).
 - d. It is the contractor's 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. The provision of street lighting is to be in accordance with the *FNQROC Development Manual* D8 and designed to comply with the Road Lighting Standard AS/NZS 1158, a compliance certificate that has been certified by an appropriate Registered Professional Engineer of Queensland (RPEQ) must be provided to demonstrate the lighting design

complies to the requirements 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 the *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 820 mm 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 (3) 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 the *FNQROC Development Manual* 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 Development Manual* D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
 - a. 7.5 metres from streetlights;
 - b. two (2) metres from the inlet or outlet of stormwater pipes;

- c, three (3) metres from any driveways;
 - d. ten (10) metres back from the apex of both boundaries of a corner lot;
 - e. 0.8 metres – one (1) metres from the back of kerbs.
24. 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 Development Manual* drawing S4210 and S8.14, at a radius of 0.5 metre 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 1.5 metres – two (2) metres 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 six (6) metres 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 40 mm, 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 Douglas Water Network. An Application for a Water Service Connection must be presented to Douglas 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 900 mm 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 the *FNQROC Development Manual*, and must comply with the following:

- 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, fax 07 4098 2902 or email to enquiries@douglas.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 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, 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 Douglas Water & Waste, and any operating manuals etc be provided to Council, prior to making an application for the acceptance of the works.

Sewer

34. Douglas 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 Douglas 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 Douglas Shire 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 (ITP) 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 1000 mm 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 1.5 metres 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 0.8 metre standard alignment then the flat area must be on at least three (3) sides.
- f. Where an easement is required the property connection branch must be extended at least one (1) metre from the easement boundary.
- g. House drains are to extend one (1) metre past the end of the driveway on hatchet blocks and 1.5 metres beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within one (1) metre 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. 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'.
 - a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
 - b. The Inspection and Test Plan (ITP) 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 500 mm 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 (the Act) 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 Heritage Protection and can be downloaded from their website at www.ehp.qld.gov.au. The work identified in the project documentation is likely to require assessment of the site under the Act.