

YOUR REF:
OUR REF: OP1831/2016 (798734)

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

16 December 2016

The Salvation Army (QLD) Property Trust
C/- STP Consultants
PO Box 1777
TOWNSVILLE QLD 4810

Attention: Ken Miller

Dear Sir

**DECISION NOTICE FOR OPERATIONAL WORKS ASSOCIATED WITH AGED
CARE FACILITY - JOHNSTON ROAD MOSSMAN**

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 Mr. Neil Beck on telephone number 07 4099 9451, giving at least five (5) working days notification if possible. It is noted that a 'Pre-Start' meeting has been tentatively set for 20 January 2017.

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

A handwritten signature in black ink, appearing to be 'P. Hoyer', written over the printed name and title.

Paul Hoyer
Manager Sustainable Communities

Att

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

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16 December 2016

**DECISION NOTICE FOR OPERATIONAL WORKS ASSOCIATED WITH
AGED CARE FACILITY - JOHNSTON ROAD MOSSMAN**

PROPOSAL:

Operational Works (Engineering) excluding Landscape and Lighting Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Par of Lot 1 on SP150474

REFERRAL AGENCY CONDITIONS:

None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

None applicable

DECISION DATE:

16 December 2016

DECISION:

Approved subject to conditions

TYPE OF APPROVAL:

Development Permit

ASSESSMENT MANAGER CONDITIONS – STANDARD:

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

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

1. General

- a. The conditions require amendments to the drawings. The revised drawings must be submitted "for construction" and must be certified as approved by a registered professional engineer of Queensland (RPEQ).

2. Earthworks

- a. Earthworks for the entry road may change subject to the road and stormwater design requirements. Where changes are proposed these are to be provided prior to the prestart meeting.

3. Stormwater

- a. Provide amended "for construction" drawings for an underground pipe system capable of conveying the 5 year ARI rainfall event for the local rainfall event. The "for construction" drawings must document the underground pipe system generally in accordance with the Alternative Stormwater Concept shown in Appendix B. Council will accept that the downstream tail water level for design of this system can be set at obvert of pipe for a pipe invert of 10m AHD per the Alternative Stormwater Concept.
- b. Council does not require the piped stormwater system to convey the minor event flows when the hydraulic grade line exceeds the above scenario; that is, when Marr's Creek is in flood (the 12 hour rainfall event).
- c. Council does not require an additional culvert crossing at the intersection of the Entry Road and Johnston Road with the implementation of the above alternative stormwater system. As per normal QUDM requirements flows greater than the 5 year ARI and up to the 100 year ARI local design event must be shown to overtop the road or run along the road.
- d. Subject to the revised design of the underground pipe system in Condition a. above; an easement must be granted along the north-east boundary of the lot to a width as required based on the zone of influence of the pipework, (as per the FNQROC Development Manual).
- e. Provided the requirements of conditions 3a. to 3d are implemented to the satisfaction of the Chief Executive Officer, Council is satisfied that on-site detention is not required;
- f. Amended drawings confirming the final scope of works are to be provided prior to the pre-start meeting. The applicant must allow sufficient time for the revised scope and calculations to be assessed prior to the prestart meeting.
- g. No works are to commence on site until the revised drawing approval is issued by Council.

4. Water

- a. The water main road crossing at Chainage 40 on the new road is to be increased to 100mm DICL for the crossing under the road.
- b. The clearance to existing infrastructure in Johnston Road is to be confirmed on site prior to commencement of works in Johnston Road.
- c. Any incident involving damage to water infrastructure must be reported to Council immediately. Damage resulting from an incident or any defect to water infrastructure found to be caused by the works will be repaired by Council at the Developer's cost.

5. Sewer

- a. The sewer design is to be amended to provide for a sewerage connection into the balance land (Stage 2). The sewerage connection must provide the lowest practical invert level to maximise control of the site having regard to downstream sewerage constraints at the connection point 1/1 over Council's existing sewer. The location of the manhole in the balance land is to be confirmed with Council's Water & Waste Department.
- b. As noted on STP Consultants drawings C500 and C501, the existing sewer pressure main in Johnston Road is to be diverted into the new sewer manhole 4/1. The existing sewage pressure main east from this point in Johnston Road is to be decommissioned once the connection into the new gravity sewer is completed.
- c. The clearance to existing infrastructure in Johnston Road is to be confirmed on site prior to commencement of works in Johnston Road.
- d. Any incident involving damage to sewerage infrastructure must be reported to Council immediately. Damage resulting from an incident or any defect to sewerage infrastructure found to be caused by the works will be repaired by Council at the Developer's cost.

6. Roads and Paths

- a. Roadworks in Johnstone Road are to be constructed generally in accordance with STP Consultants drawings.
- b. Entry Road; Subject to the stormwater redesign under condition 3a, the entry road grading is to be revised to provide the minimum vertical curve geometry at the intersection with Johnston Road. In the event the revised road grading requires relocation of the kerb inlet pits, these are to be documented on revised drawings submitted to Council.
- c. The grading of the entry road is permitted to fall to the north and discharge into the balance land provided that the kerb invert levels are free draining to the surface and normal flows are directed to the piped drainage system. The junction pit approximately 14m north from the end of the Entry Road is to be constructed as an FNQROC Type B field inlet pit. Surface runoff from the end of the road must be directed to this pit;
- d. Drawing C303; please clarify anomaly between plan and notes for driveway crossover and kerb ramp at approximate chainage 20m on southern side of road. Plan that appears to show a combined crossover replacing a kerb ramp and

driveway at approximate chainage 20m. The note calls up new kerb ramp and driveway.

- e. Please advise whether the pedestrian crossing location remains appropriate given the proximity to the new intersection and the changed road conditions;
- f. The proposed footpath alignment along the Johnston Road frontage is to be documented on the landscaping plans and will be approved separately with the landscaping.

7. Lighting

- a. Design to be submitted to Council for agreement.

8. Erosion and Sediment Control

- 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.

9. Parks and Landscaping

- a. A Landscape plan for areas external to Lot 1 must be submitted and approved by Council.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by STP Consultants subject to any alterations made by conditions of Development Permit for Operational Work OP1831/2016.

| Drawing No. | Title | Revision |
|--------------------|---|-----------------|
| C16-012 C100 | LOCALITY PLAN & SITE LAYOUT PLAN | B |
| C16-012 C200 | EARTHWORKS MANAGEMENT PLAN | C |
| C16-012 C201 | MARRS CREEK LEVEEE BANK – LONGITUDINAL & CROSS SECTIONS | C |
| C16-012 C300 | ROADWORKS & DRAINAGE LAYOUT PLAN | B |
| C16-012 C301 | INTERSECTION DETAIL - SHEET 1 OF 3 | C |
| C16-012 C302 | INTERSECTION DETAIL - SHEET 2 OF 3 | A |
| C16-012 C303 | INTERSECTION DETAIL - SHEET 3 OF 3 | A |
| C16-012 C304 | ENTRY ROAD LONGITUDINAL & CROSS SECTIONS | B |
| C16-012 C305 | JOHNSTON ROAD NORTHERN WIDENING LONGITUDINAL & CROSS SECTIONS | B |
| C16-012 C306 | JOHNSTON ROAD SOUTHERN WIDENING LONGITUDINAL & CROSS SECTIONS | B |
| C16-012 C307 | LOT 1 ACCESS ROAD LONGITUDINAL & CROSS SECTIONS | A |
| C16-012 C500 | WATER & SEWER RETICULATION LAYOUT PLAN | B |
| C16-012 C501 | SEWER RETICULATION LONGITUDINAL SECTIONS | B |
| C16-012 C600 | CONSTRUCTION PHASE EROSION SEDIMENT | B |

| | | |
|--------------|---|---|
| | CONTROL | |
| C16-012 C601 | EROSION SEDIMENT CONTROL PROCEDURES AND NOTES | B |
| C16-012 C602 | ON MAINTENANCE EROSION AND SEDIMENT CONTROL | B |
| C16-012 C603 | EROSION SEDIMENT CONTROL DETAILS SHEET 1 OF 2 | B |
| C16-012 C604 | EROSION SEDIMENT CONTROL DETAILS SHEET 2 OF 2 | A |
| C16-012 C100 | WATER RETICULATION PLAN | A |
| C16-012 C100 | SEWERAGE PLAN | B |
| C16-012 C100 | SEWER LONGITUDINAL SECTIONS — SHEET 1 OF 2 | B |
| C16-012 C100 | SEWER LONGITUDINAL SECTIONS - SHEET 1 OF 2 | B |
| C16-012 C100 | BONNIE DOON ROAD O100 ROADSIDE DRAINAGE | A |

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 No. | Title | Revision |
|--------------|---|----------|
| C16-012 C600 | CONSTRUCTION PHASE EROSION SEDIMENT CONTROL | B |
| C16-012 C601 | EROSION SEDIMENT CONTROL PROCEDURES AND NOTES | B |
| C16-012 C602 | ON MAINTENANCE EROSION AND SEDIMENT CONTROL | B |
| C16-012 C603 | EROSION SEDIMENT CONTROL DETAILS SHEET 1 OF 2 | B |
| C16-012 C604 | EROSION SEDIMENT CONTROL DETAILS SHEET 2 OF 2 | A |

For information relating to the *Sustainable Planning Act 2009* 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

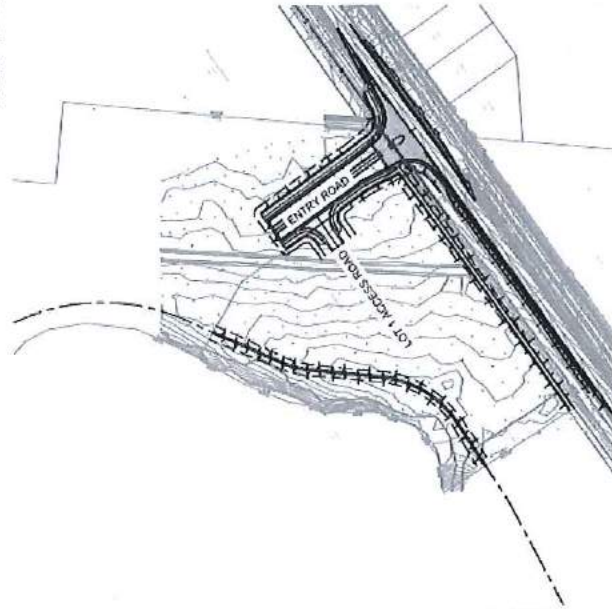
Attached

End of Decision Notice

Att Appeal Rights
 Pre-Start Meeting Template
 Approved Drawings, Appendix A
 Concepts of Alternative Stormwater Treatment, Appendix B
 Standard Conditions, Appendix C

MOSSMAN AGED CARE PLUS CENTRE

for
THE SALVATION ARMY AGED CARE PLUS



LOCALITY LAYOUT PLAN
NOT TO SCALE

[illegible]

SITE LAYOUT PLAN


| | |
|---|---|
| SURVEY INFORMATION: | PART OF LOT 1 ON SP560474 SECTION 8EAL TOWNSHIP |
| LOCATION: | |
| STATE NO. 133-97 | |
| CITY/TOWN/PL. E HAVO | |
| ANY COORDINATES? 23955302 487019.3M | |
| COUNCIL REFERENCE No. CA 1729/2005 (CA857) | |
| MAJOR PROJECT No. MP 0422A | |

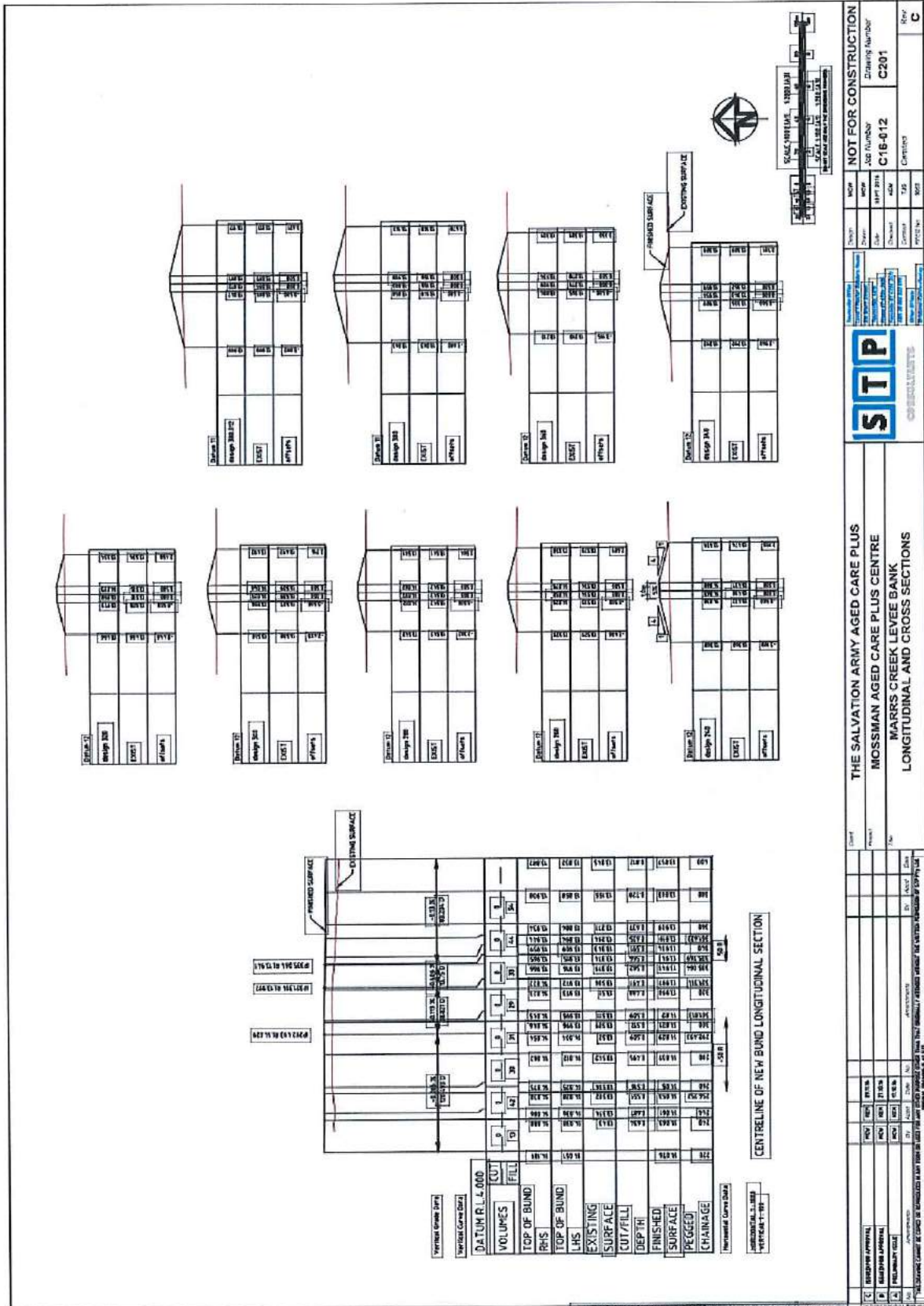


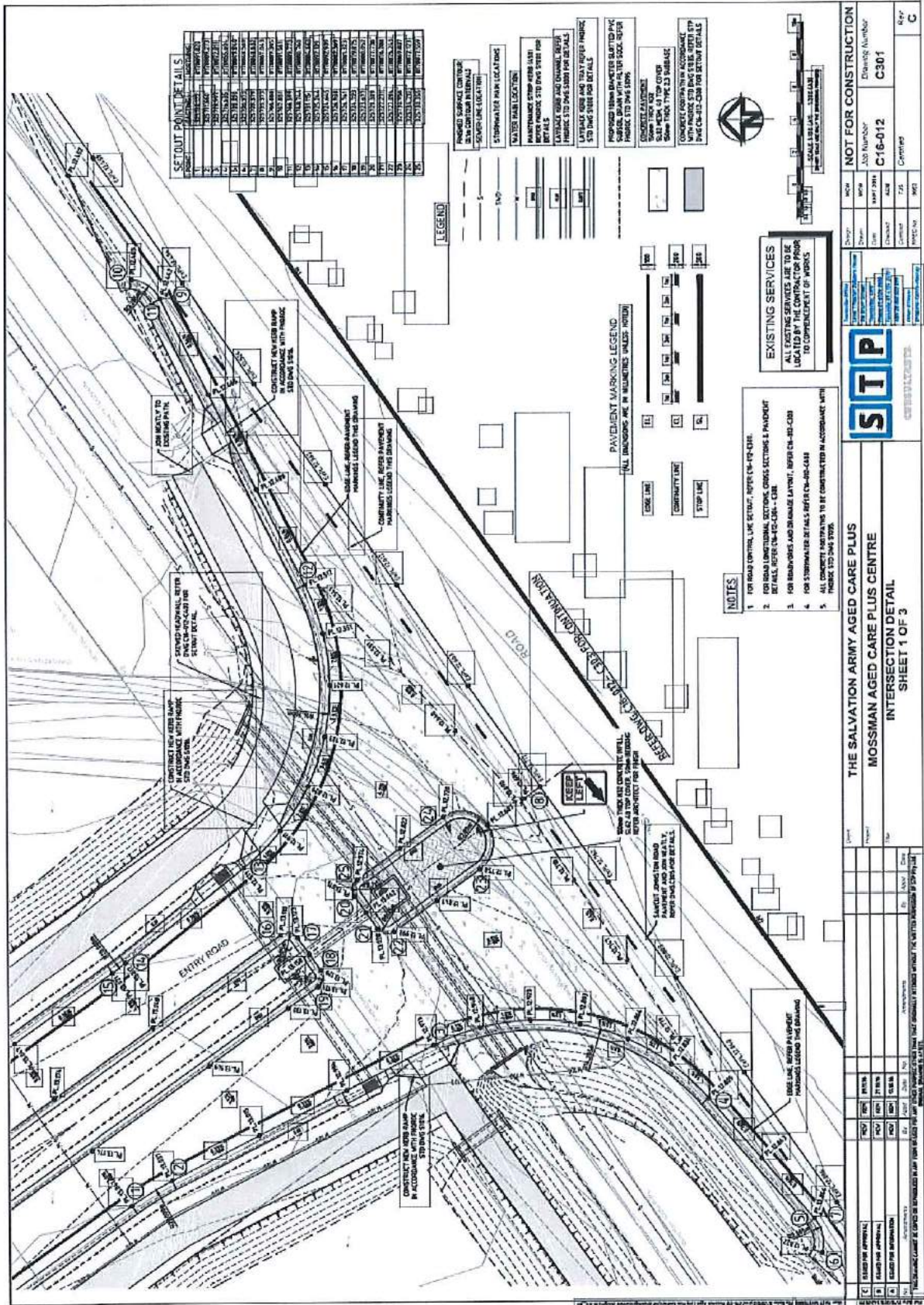
CONSULTANTS

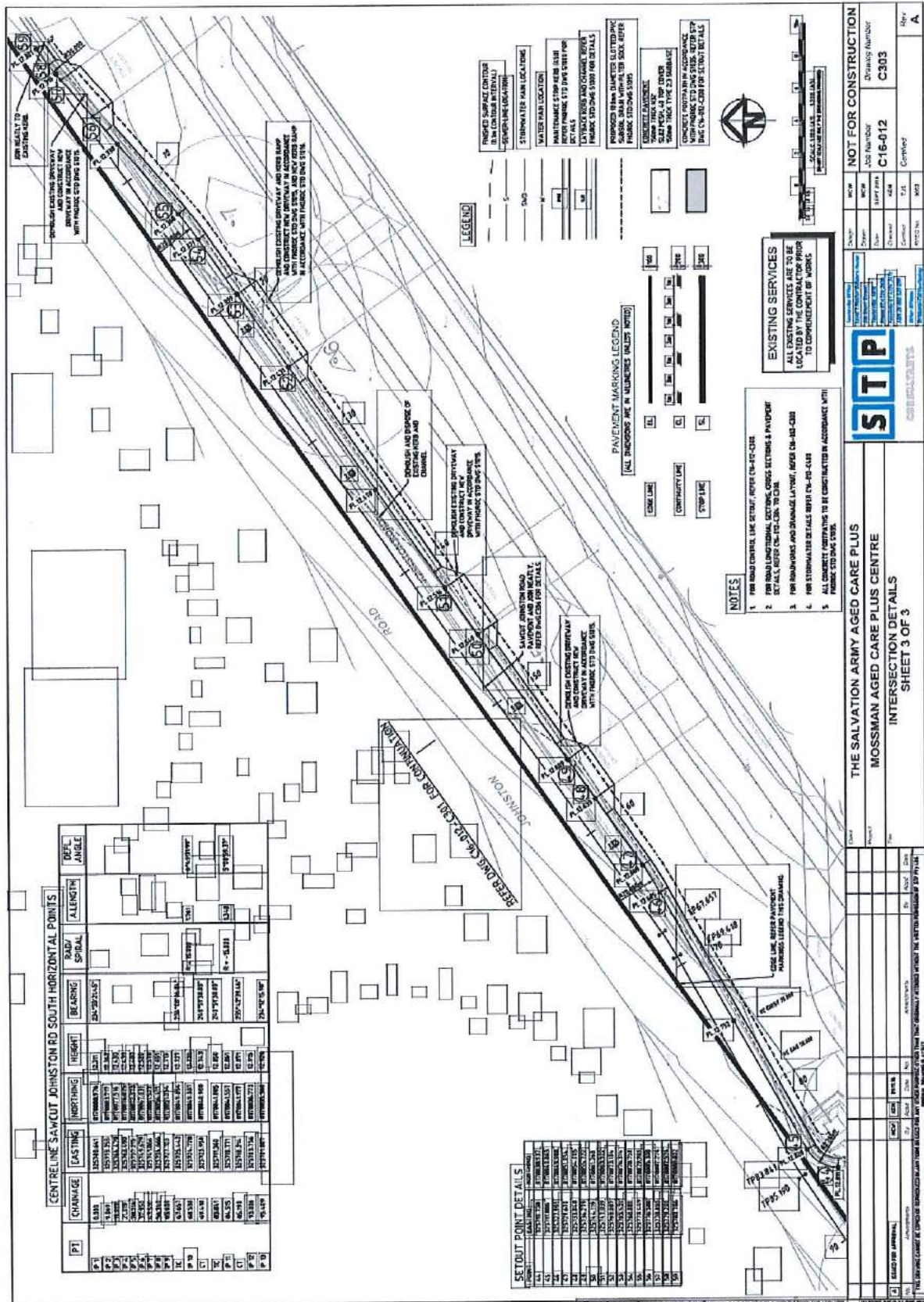
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| Phenol extraction of RNA using 100 µg of total RNA | Insertion of cDNA fragments into pGEM-1 vector (Promega) | Sequencing of cDNA fragments using T7 RNA polymerase |
| Phenol extraction of RNA using 100 µg of total RNA | Insertion of cDNA fragments into pGEM-1 vector (Promega) | Sequencing of cDNA fragments using T7 RNA polymerase |

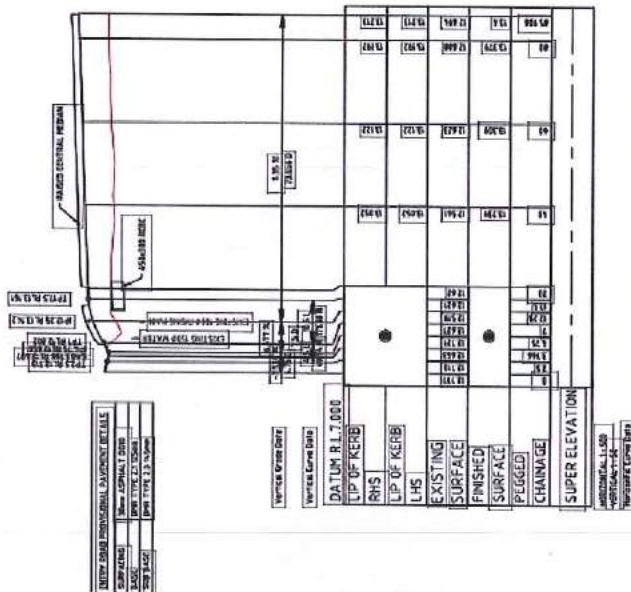


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| Date 10/14/2014 | Design WATER | Checked NEW | Approved J.E. | ASPIR. No. 101.1 | Signat  | Drawing No. C15-012 C100 | Rev B |
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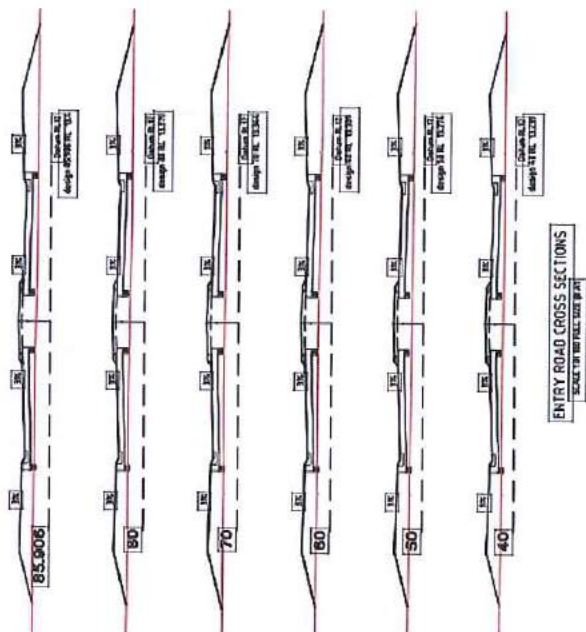




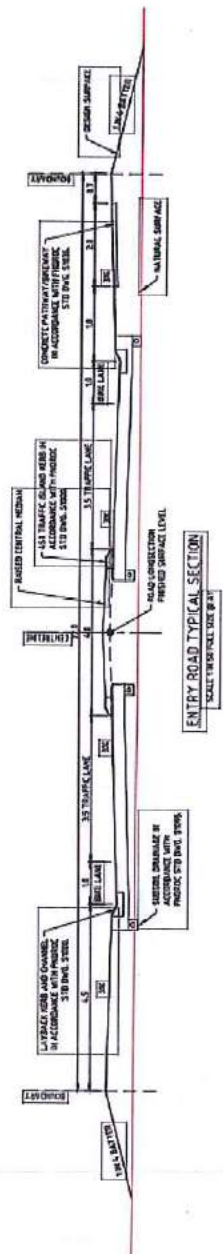
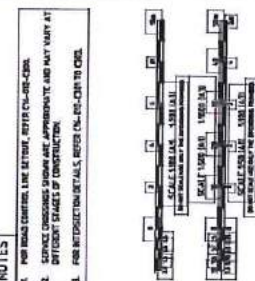


CENTRELINE ENTRY ROAD LONGITUDINAL SECTION

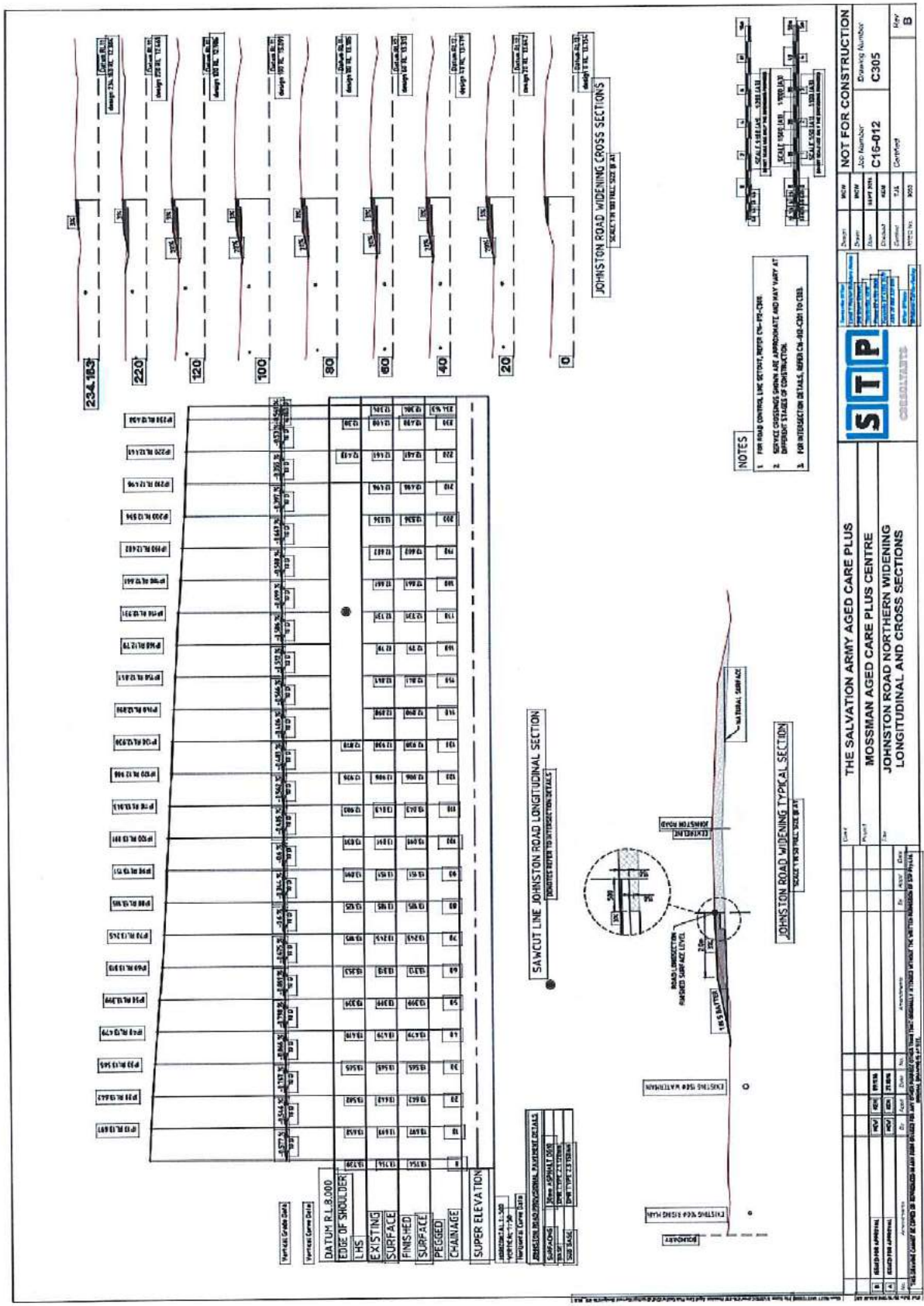
FOR MORE DETAILS REFER TO THE DRAWING SET

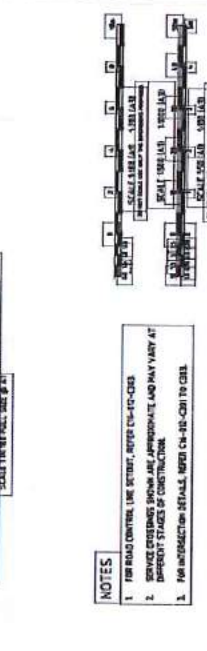
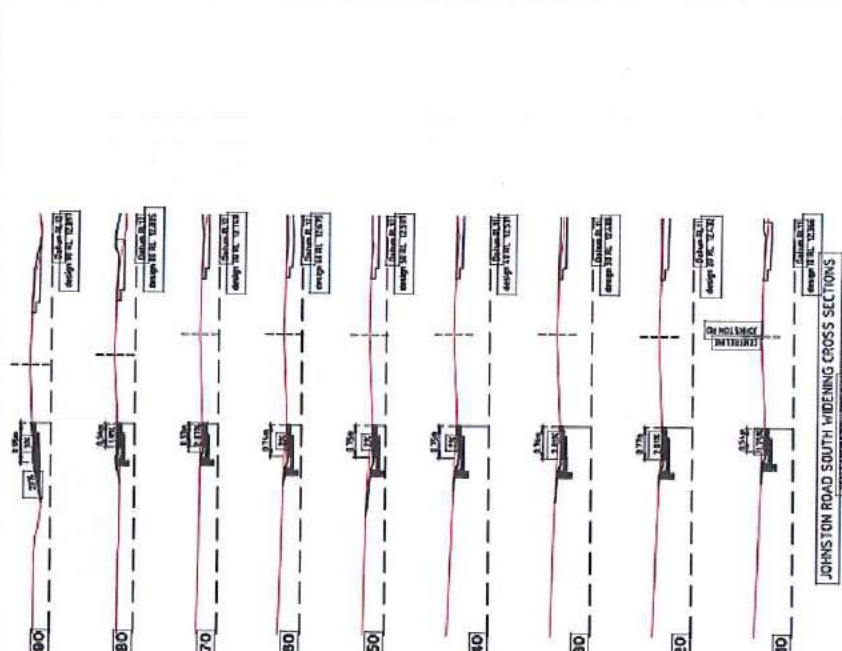


- NOTES**
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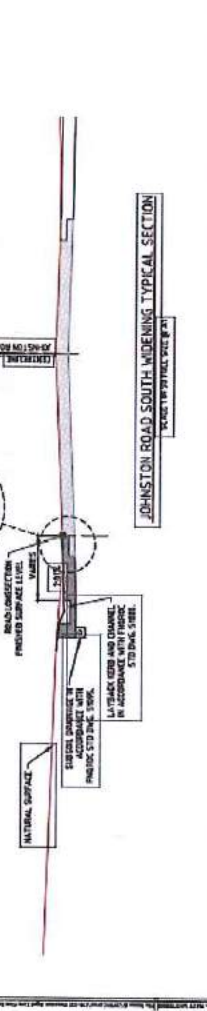
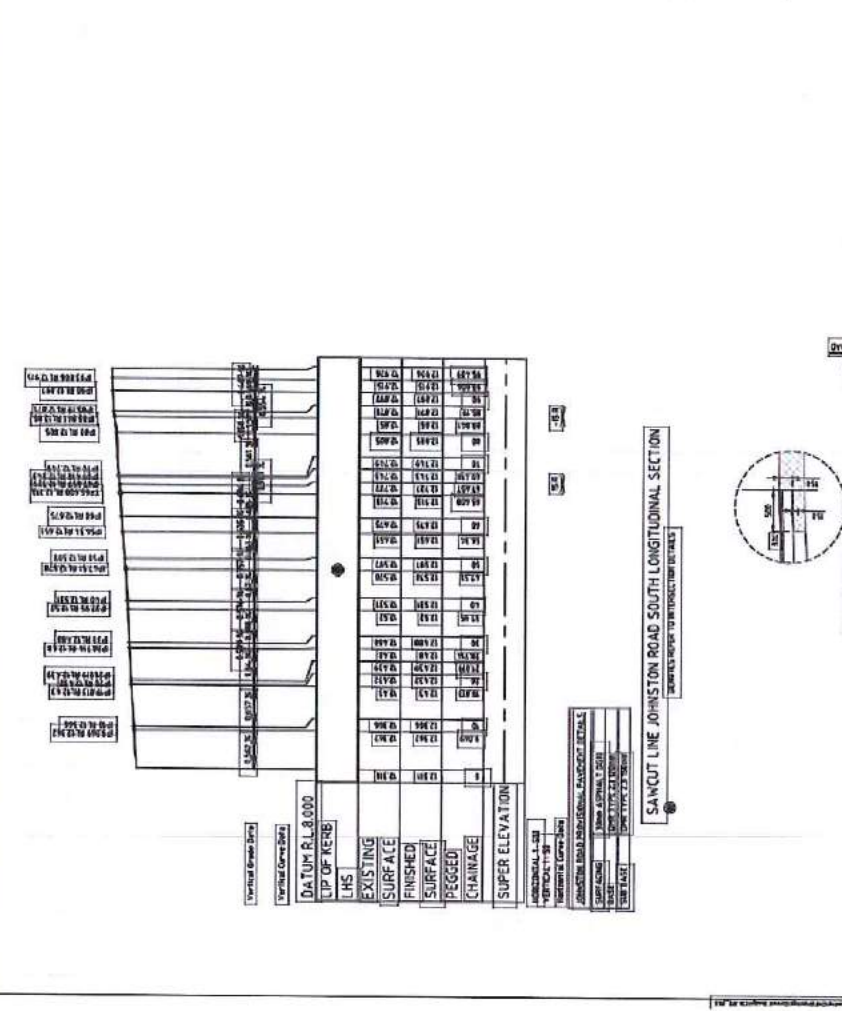


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| THE SALVATION ARMY AGED CARE PLUS MOSSMAN AGED CARE PLUS CENTRE ENTRY ROAD LONGITUDINAL AND CROSS SECTIONS | | NOT FOR CONSTRUCTION Drawing Number: C304 Job Number: C16-012 Date: 18/08/2016 Drawn: J. J. JONES Checked: J. J. JONES Project No: 1000 Rev: 0 |
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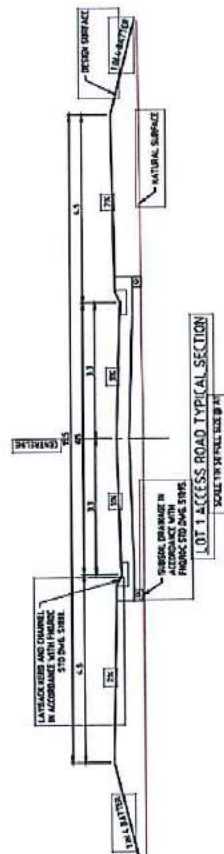
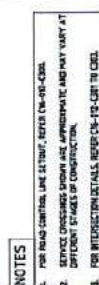




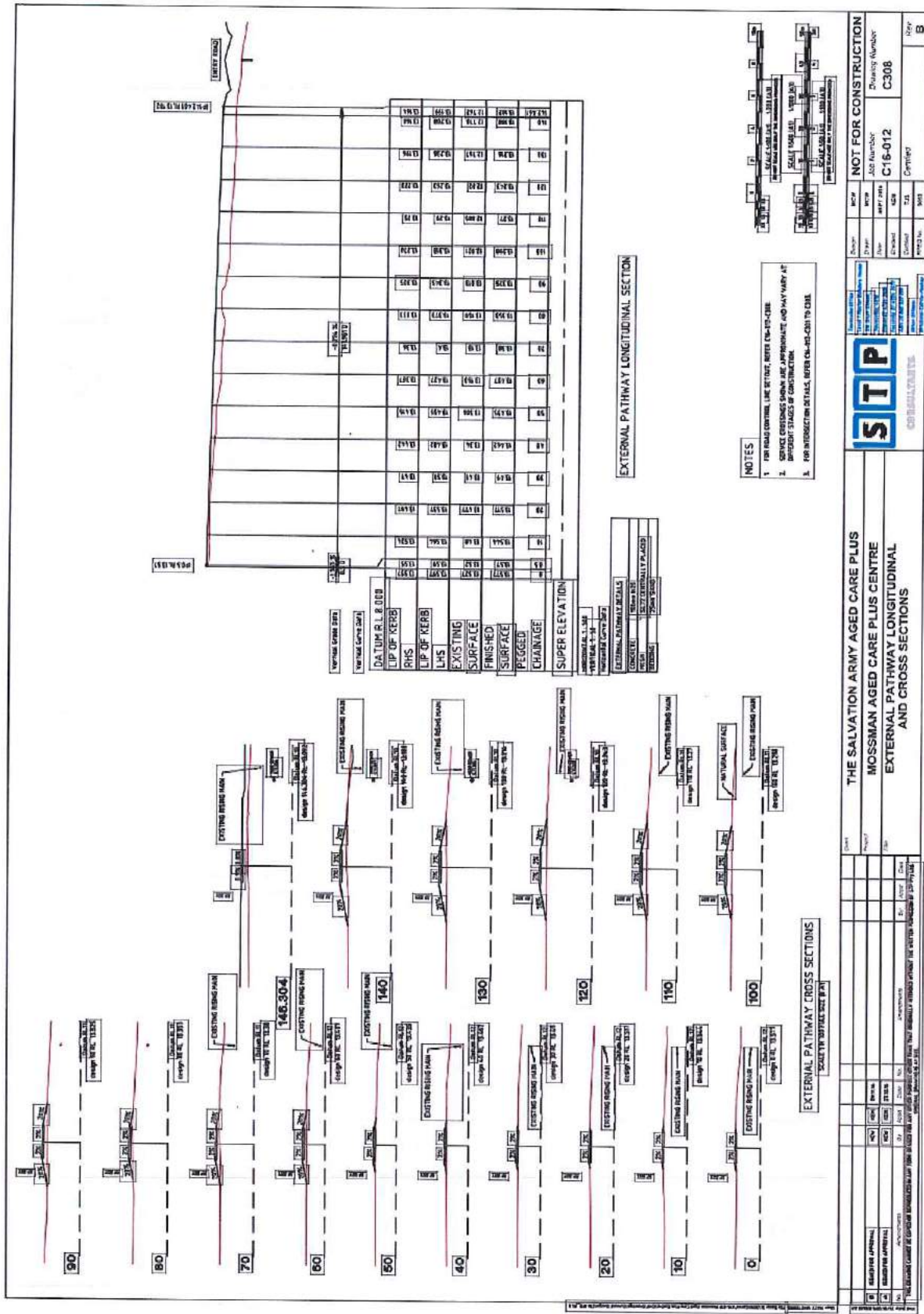
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| Sheet No. | C306 |
| Revision | 1 |
| Approved By | WSP |
| Approved Date | 10/31/16 |
| Project Name | JOHNSTON ROAD SOUTHERN WIDENING |
| Project Location | JOHNSTON ROAD SOUTHERN WIDENING |
| Project Description | JOHNSTON ROAD SOUTHERN WIDENING |
| Project Status | NOT FOR CONSTRUCTION |

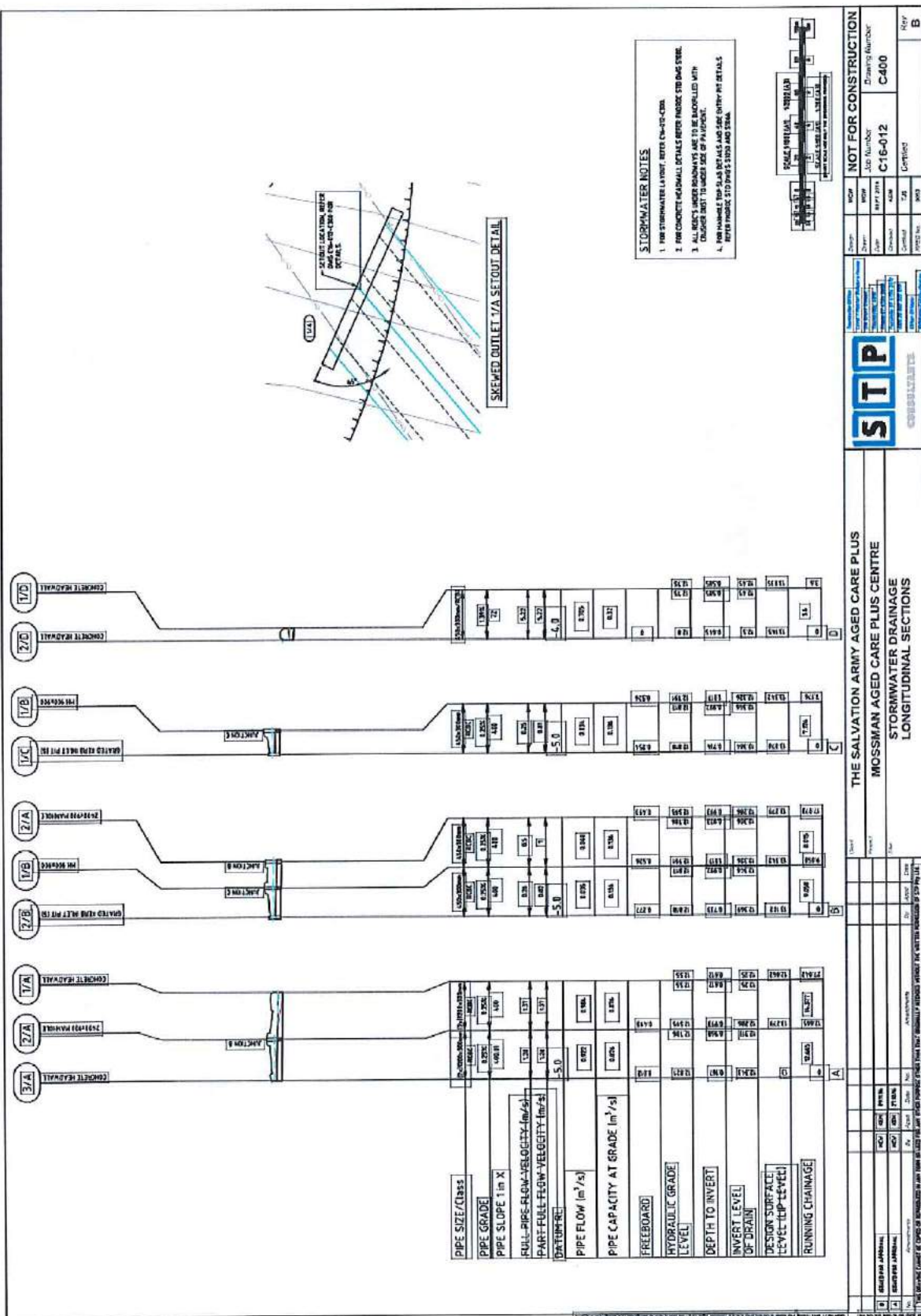


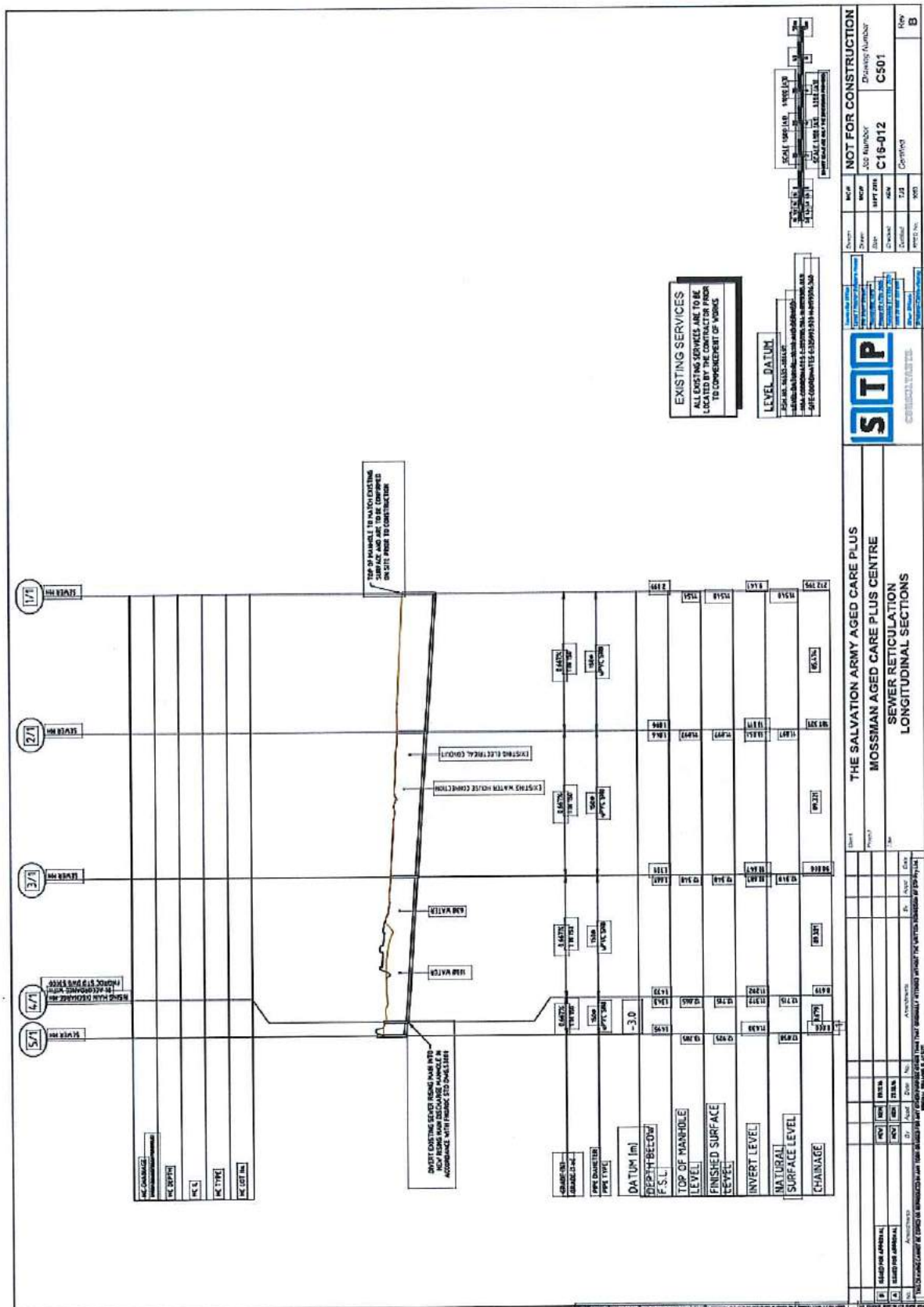
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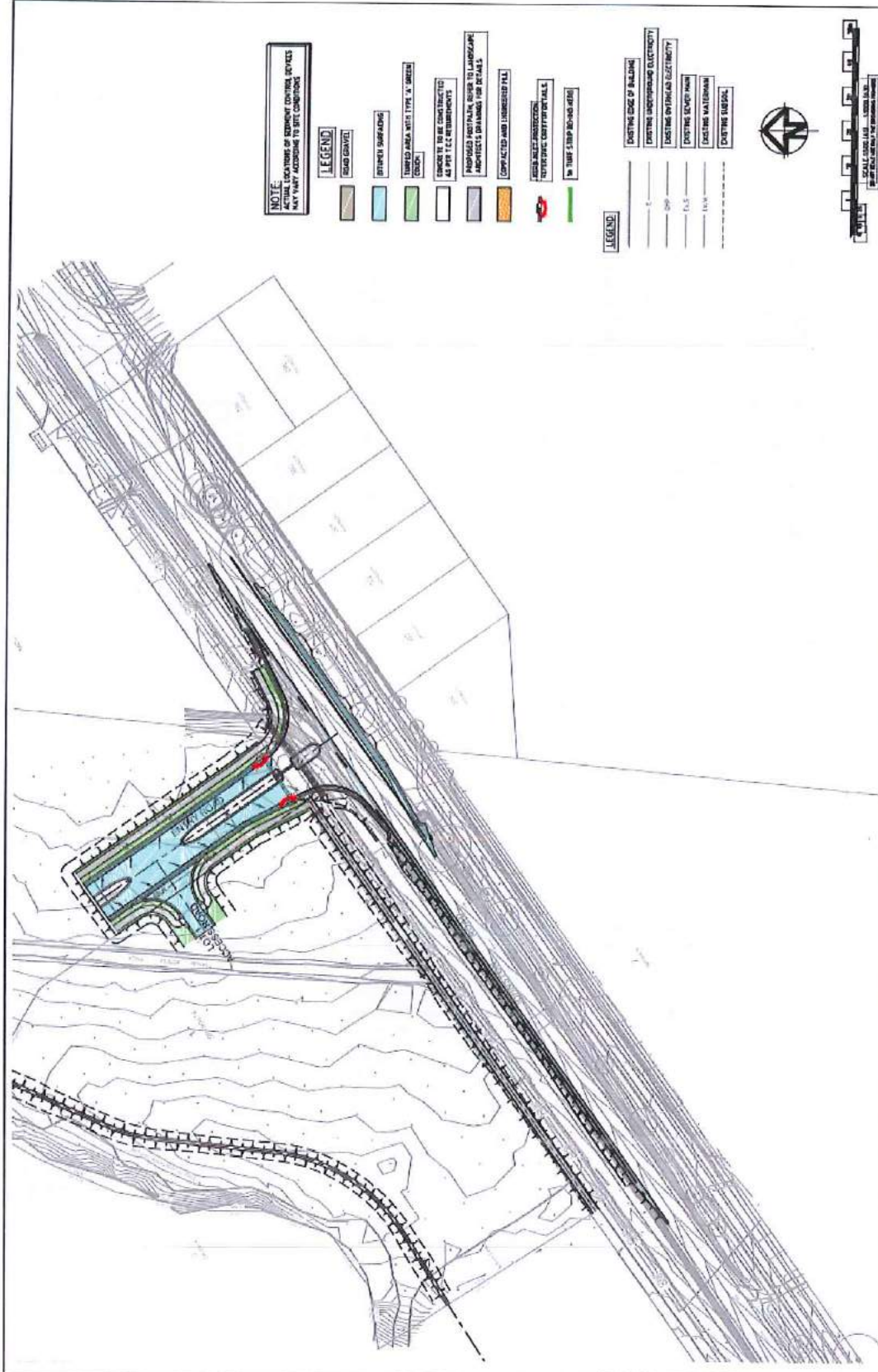
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| THE SALVATION ARMY AGED CARE PLUS | | | | | | | | | |
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| THE SALVATION ARMY AGED CARE PLUS MOSSMAN AGED CARE PLUS CENTRE ON MAINTENANCE EROSION SEDIMENT CONTROL | | NOT FOR CONSTRUCTION Drawing Number: C602 Job Number: C16-012 Drawing Title: EROSION SEDIMENT CONTROL | |
| Drawn: [Name] Checked: [Name] Approved: [Name] Date: [Date] | Scale: [Scale] Date: [Date] Project No: [Project No] Sheet No: [Sheet No] | Date: [Date] Project No: [Project No] Sheet No: [Sheet No] | Date: [Date] Project No: [Project No] Sheet No: [Sheet No] |



17410 Douglas Shire Council Engineering Services\01 Drawings\paved care saw pipe.dwg

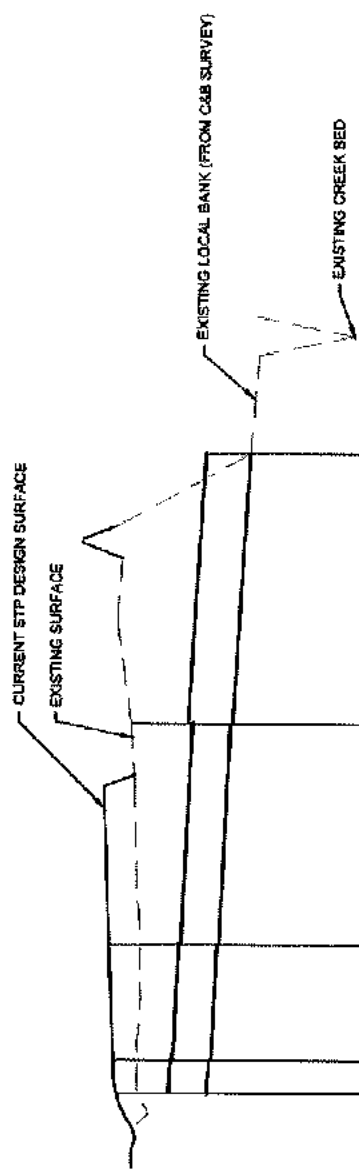
CUT AND FILL LEGEND

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| CUT 0.31m - 0.50m | FILL 0.26m - 0.50m |
| CUT 0.51m - 0.75m | FILL 0.51m - 0.75m |
| CUT 0.76m - 1.00m | FILL 0.76m - 1.00m |
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| P.T. | CHAINAGE | EASTING | NORTHING | HEIGHT | BEARING | RAD/ SPIRAL | A.LENGTH | DEFL.ANGLE |
|------|----------|-----------|-----------|--------|----------------|-------------|----------|-------------|
| P.4 | 21770 | 32057.772 | 97004.091 | 9.101 | | | | |
| T | 21775 | 32053.771 | 97045.336 | 9.167 | N 4° 52' 39" | | | |
| T | 21803 | 32043.642 | 97086.176 | 9.256 | P = -50.220 | | 52.75° | 57° 17' 10" |
| T | 21833 | 32034.042 | 97126.176 | 9.323 | L 2° 22' 30" | | | |
| T | 21872 | 32024.395 | 97166.176 | 9.416 | N 2° 22' 30" P | | | |
| T | 21915 | 32016.795 | 97206.176 | 9.510 | P = -50.220 | | 52.75° | 57° 17' 10" |
| P.4 | 21938 | 32006.612 | 97246.176 | 9.528 | | | | |
| T | 21981 | 32000.213 | 97286.176 | 9.595 | N 2° 22' 30" | | | |
| T | 22024 | 31992.086 | 97326.176 | 9.662 | P = -50.220 | | 52.75° | 57° 17' 10" |
| T | 22067 | 31983.959 | 97366.176 | 9.730 | | | | |

ALTERNATIVE STORMWATER CONCEPT

[illegible]



| DATUM 0.0 | |
|------------------|------------|
| DESIGN SURFACE | 2.27 10.40 |
| EXISTING SURFACE | 2.27 10.40 |
| INVERT LEVEL | 2.27 10.40 |
| DEPTH TO INVERT | 2.27 10.40 |

NOTE
ALL LEVELS SUBJECT TO CHANGE.

ALTERNATIVE STORMWATER CONCEPT, LONG SECTION



APPENDIX C: 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.