

YOUR REF: SDA 0117-036630 SPL 1216-035975
OUR REF: OP2121/2017 (826728)

22 September 2017

Douglas Shire Council
C/- GHD Pty Ltd
PO Box 819
CAIRNS QLD 4870

Attention: Kylie Cauchi

Dear Madam

**DECISION NOTICE FOR PRESCRIBED TIDAL WORKS -
JUNCTION ROAD MOSSMAN**

Please find attached the relevant Decision Notice for the above Prescribed Tidal Works application. 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, 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 Consulting Engineer is to present all contractors with a copy of this Decision Notice and the approved plans, prior to the commencement of works.
2. Consideration be given to making the public aware of the works prior to works commencing on site and through out the duration of the project.

Should you require further information or assistance, please contact Neil Beck of Development Assessment & Coordination on telephone 07 4099 9451.

Yours faithfully

Nick Wellwood
General Manager Operations

Att

Copy: Co-ordinator Water & Waste – Peter White
Manager Infrastructure – Michael Kriedemann
Project Engineer – Scott Hahne
Coordinator Civil Works – Peter Tonkes

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22 September 2017

**DECISION NOTICE FOR PRESCRIBED TIDAL WORKS
JUNCTION ROAD MOSSMAN**

PROPOSAL:

Operational Works – Prescribed Tidal Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 22 & Lot 24 on RP800895 and Lot 26 on RP804231

REFERRAL AGENCY CONDITIONS:

Attached as Appendix A

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

Riverine Protection Permit for Works (subject to DNR&M requirements)

DECISION DATE:

22 September 2017

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. Environmental Management Plan

The Principal Contractor appointed to undertake the works must prepare and implement an Environmental Management Plan (EMP) for the site using the preliminary EMP prepared by GHD. A copy of the preliminary EMP is available from Council on request (#818277).

The EMP must be submitted to Council prior to the pre-start meeting taking place.

2. Sediment & Erosion Control

All works 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. Measures nominated by the ESC plan must be in accordance with *Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)* and the *Environment Protection (Water) Policy* and Clauses CP1.06, CP1.13 and D5.10 of Council's *FNQROC Development Manual* and reflected in the EMP prepared for the site .

The ESC Plan must be relevant to the construction methodology proposed and must be updated where necessary as works progress.

- b. During the construction period, the Consulting Engineer and Council shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed contractor's ESC Plan.
- 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 contractor 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 contractor 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.

3. Acid Sulfate Soils

Following vegetation clearing but prior to undertaking bulk earthworks, acid sulfate soil sampling and associated testing must be undertaken for soils below the long-term river levels. Should ASS or PASS be present, treatment and disposal of this material must be undertaken in accordance with the Management Actions identified in Section 6.7.3 of the preliminary EMP.

4. Vegetation Clearing & Notification

Existing vegetation on the site must be retained in all areas except those affected by the approved works. Any further clearing requires an Operational Works Approval.

Council must be notified two (2) business days prior to the proposed date of commencement of the works in order to assist with fielding enquiries from the public.

5. Public Notification of the Works

The contractor or nominated representative must provide:

- a. Public notification of the development in local newspapers in accordance with Section CP1.11 of the *FNQROC Development Manual*.
- b. Signage identifying the location of the project, details of the construction project, contact numbers (including out-of-office hours emergency numbers) must be provided at the entrance point of the development. All signage must be appropriately positioned, prior to the commencement of any works on the site.

6. Completion of Works

Following completion of the works, areas adjacent to the works must be levelled, seeded and grassed to the satisfaction of the Chief Executive Officer to ensure such areas are presentable and left in a mowable condition.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by GHD Pty Ltd and subject to any alterations made by conditions of this Development Permit for Prescribed Tidal Works.

Drawing Description	No	Rev
Cover Sheet, Drawing List and Locality Plan	42-19890-G001	0
Construction Notes	42-19890-G002	0
General Arrangement Plan	42-19890-C001	0
Typical Section	42-19890-C002	0
Annotated Sections – Control Line MC10 – Sheet 1	42-19890-C003	0
Annotated Sections – Control Line MC10 – Sheet 2	42-19890-C004	0
Annotated Sections – Control Line MC10 – Sheet 3	42-19890-C005	0
Annotated Sections – Control Line MC10 – Sheet 4	42-19890-C006	0
Annotated Sections – Control Line MC20 – Sheet 1	42-19890-C007	0
Annotated Sections – Control Line MC20 – Sheet 2	42-19890-C08	0
Annotated Sections – Control Line MC20 – Sheet 3	42-19890-C09	0
Annotated Sections – Control Line MC20 – Sheet 4	42-19890-C010	0
Annotated Sections – Control Line MC20 – Sheet 5	42-19890-C011	0

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
 Referral Agency Conditions – Appendix B
 Standard Conditions - Appendix C

DOUGLAS SHIRE COUNCIL MOSSMAN WASTE WATER TREATMENT PLANT BANK STABILISATION 42-19890



DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
42-19890-G001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
42-19890-G002	CONSTRUCTION NOTES
42-19890-C001	GENERAL ARRANGEMENT PLAN
42-19890-C002	TYPICAL SECTION
42-19890-C003	ANNOTATED SECTIONS - CONTROL LINE MC10 - SHEET 1
42-19890-C004	ANNOTATED SECTIONS - CONTROL LINE MC10 - SHEET 2
42-19890-C005	ANNOTATED SECTIONS - CONTROL LINE MC10 - SHEET 3
42-19890-C006	ANNOTATED SECTIONS - CONTROL LINE MC10 - SHEET 4
42-19890-C007	ANNOTATED SECTIONS - CONTROL LINE MC20 - SHEET 1
42-19890-C008	ANNOTATED SECTIONS - CONTROL LINE MC20 - SHEET 2
42-19890-C009	ANNOTATED SECTIONS - CONTROL LINE MC20 - SHEET 3
42-19890-C010	ANNOTATED SECTIONS - CONTROL LINE MC20 - SHEET 4
42-19890-C011	ANNOTATED SECTIONS - CONTROL LINE MC20 - SHEET 5

SERVICE LOCATIONS

It is the responsibility of the Foreman to contact the relevant service authorities to ascertain the exact location of services prior to construction.



Registered Professional G. NEWHAM Registration: RPEQ Registration Discipline: GEOTECHNICAL Signature: G. NEWHAM No. 7463 Date: 22.06.17		 <small>110 River St Brisbane QLD 4000 Australia PO Box 988 Brisbane QLD 4001 T +61 (0)7 5599 9000 F +61 (0)7 5599 9028 E info@ghd.com.au W www.ghd.com</small>	DO NOT SCALE <small>Conditions of Use: This document may only be used by GHD's client and any other person who GHD has agreed can use this document for the purposes for which it was prepared and must not be used by any other person.</small>	Drawn: J. BAROON Checked: G. DOUGHERTY Approved: J. YERGENY Date: 22.05.17 Scale: NTS	Designer: D. TRUSS Design Check: G. NEWHAM Project: DOUGLAS SHIRE COUNCIL MOSSMAN WWTP BANK STABILISATION Title: COVER SHEET, DRAWING LIST AND LOCALITY PLAN Program: A1 Drawing No: 42-19890-G001 Rev: 0
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SERVICES NOTES:

THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN APPROXIMATED FROM THE SURVEY PROVIDED AND DIAL BEFORE YOU DIG INFORMATION. DETAILS OF UTILITY SERVICES ARE PROVIDED FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SUPPLIED. POSITIONS OF ALL SERVICES AND CONFLICT POINTS SHALL BE RECORDED AND CHECKED BY THE CONTRACTOR. WORK SHALL NOT BE CARRIED OUT WITHIN 2.0m OF ANY SERVICE WITHOUT NOTIFYING AND CONSULTING WITH THE RELEVANT AUTHORITY PRIOR. BURIED WWTP SERVICES WHICH FALL WITHIN THE CONSTRUCTION FOOTPRINT SHALL BE RELOCATED AS DIRECTED BY DSC.

GENERAL NOTE:

ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH TRANSPORT AND MAIN ROADS TECHNICAL SPECIFICATION MRTS04

SERVICE RELOCATION:

1. RELOCATE WATER MAIN AS PER FNQRC DESIGN GUIDELINES. NEW LOCATION FOR WATER MAIN TO BE CONFIRMED WITH DOUGLAS SHIRE COUNCIL PRIOR TO RELOCATION.

EXCAVATION AND FOUNDATION PREPARATION

1. EXCAVATION SHALL BE CARRIED OUT IN VERTICAL BENCHES OF NOT MORE THAN 1.0m IN HEIGHT. THE HORIZONTAL EXTENT OF BENCHES SHALL BE DETERMINED BASED ON MATERIAL STRENGTH REQUIREMENTS, AS DESCRIBED IN NOTE 2. THE AVERAGE GRADIENT OF THE BENCHMARKED SLOPE (PRIOR TO PLACEMENT OF ROCKFILL) SHALL BE NOT MORE THAN 45 DEGREES.
2. EXCAVATE ALL LOOSE OR SOFT TO FIRM MATERIAL AND FAILED/SLIPPED MATERIAL. IF THE MATERIAL AT THE FOUNDATION LEVEL IS LOOSE, EXCAVATE FURTHER TO UP TO 0.5m THICKNESS TO CREATE A STABLE FOUNDATION. THE INSITU MATERIAL AT THE FOUNDATION AND BEHIND THE ROCKFILL ZONE SHALL BE INTACT, NON-SLIPPED MATERIAL OF STIFF (OR BETTER) CONSISTENCY, WITH UNDRAINED SHEAR STRENGTH OF 50 KPa OR HIGHER. FURTHER, MATERIALS WITH ADVERSELY ORIENTED FISSURES OR SLICKENSIDED DISCONTINUITIES SHALL BE OVER EXCAVATED AND REPLACE WITH ROCKFILL. GEOTECHNICAL ENGINEER SHALL INSPECT AND ACCEPT THE FOUNDATION MATERIAL PRIOR TO CONSTRUCTION AS A HOLD POINT. MINOR OVER-EXCAVATION TO EXTENTS SHOWN MAY BE REQUIRED, AS DEPENDENT ON SITE INSPECTION OUTCOMES.
3. AFTER APPROVAL BY GEOTECHNICAL ENGINEER, CONSTRUCTION SHOULD BE UNDERTAKEN AS SOON AS POSSIBLE TO PREVENT FOUNDATION DRYING OUT OR WETTING DUE TO EXPOSURE.
4. WHERE APPROPRIATE, THE AREA ABOVE THE TEMPORARY BENCHES SHALL REMAIN CORDONED OFF TO REDUCE THE RISK TO PASSERS BY AND TO REDUCE SURFACE LOADING AT THE CREST.
5. AN ASSESSMENT IS TO BE MADE BY THE CONTRACTOR REGARDING CONSTRUCTION PLANT AND WWTP MAINTENANCE VEHICLES LOADING ADJACENT TO VERTICAL BATTERS, AND TEMPORARY WORKS PROVIDED TO ENSURE STABILITY.

CONSTRUCTION-ROCKFILL

1. THE ROCKFILL SHALL BE GRADED AS SHOWN IN THE INDIVIDUAL DRAWINGS.
2. A GEOSYNTHETIC SEPARATOR, MRTS27 FILTRATION CLASS 'F', STRENGTH CLASS 'E', SHALL BE INSTALLED AT THE ROCKFILL/SOL INTERFACE.

MATERIAL PROPERTIES

1. ROCKFILL DESIGN ASSUMES THE FOLLOWING:
 - FOUNDATION
 - SOIL DENSITY = 20 KNM³
 - UNDRAINED SHEAR STRENGTH ≥ 50 KPa
 - RECENTLY SLIPPED MATERIAL REMOVED AND REPLACED
 - ADVERSELY ORIENTED FISSURES / SLICKENSIDED DISCONTINUITIES REMOVED AND REPLACED
 - ROCKFILL
 - DENSITY = 20 KNM³
 - EFFECTIVE INTERNAL ANGLE OF FRICTION = 40°
 - EFFECTIVE COHESION = 0 KPa
2. ROCKFILL SHALL MEET THE SPECIFICATION OF DEPARTMENT OF TRANSPORT AND MAIN ROADS TECHNICAL SPECIFICATION MRTS04 AND OTHER REQUIREMENTS AS SET OUT IN THE WORKS SPECIFICATION.

				Registered Professional G. NEWNAM Registration: RPDG Registration Discipline: GEOTECHNICAL Signature: [Signature] No. 7452 Date 12.06.15 G. NEWNAM		 181 Ann St Brisbane QLD 4000 Australia GPO Box 988 Brisbane QLD 4001 T 61 7 3216 3000 F 61 7 3216 3333 E info@hd.com.au W www.hd.com.au		DO NOT SCALE Conditions of Use: This document may only be used by GNS's client and any other person who GNS has agreed can use this document for the purpose for which it was prepared and shall not be used for any other purpose.		Drawn: J. BARCHAL Quality Check: G. DOUGHERTY Approved (Project Director): J. TURNER Date: 23.05.17 Scale: NTS		Designer: G. TROUSS Design Check: G. NEWNAM Client: DOUGLAS SHIRE COUNCIL Project: MOSSMAN WWTP BANK STABILISATION Title: CONSTRUCTION NOTES Revision: A1 Drawing No: 42-19890-G002 Rev: 0	
D	FINAL ISSUE	NC	8*	JT*	23.05.17								

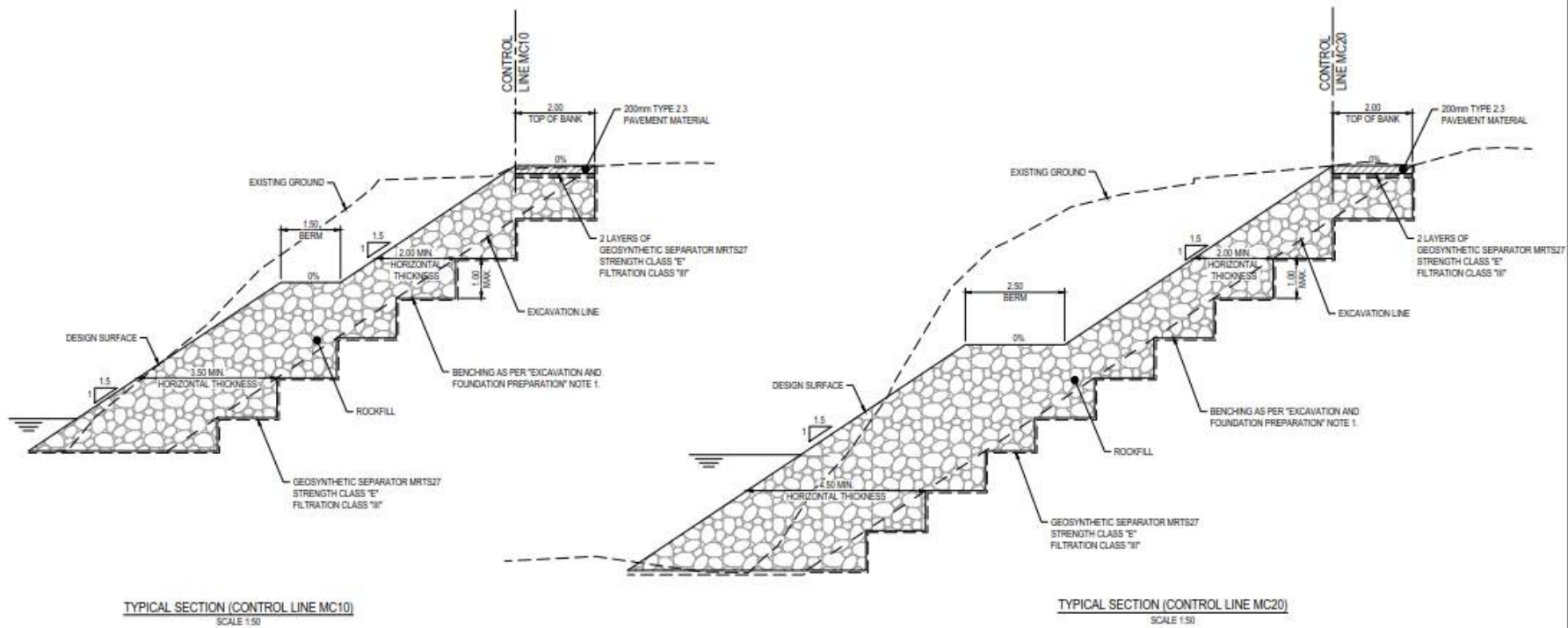


SETOUT TABLE-CONTROL LINE MC10								
PT	CHANGING	EASTING	NORTHING	LEVEL	BEARING	RADIUS/AL	A.LENGTH	C.WEDGE
BP1	0	23628.844	816031.547	8.2	37°29'02.00"			
TC	28.753	23622.753	816027.754	8.003	37°28'58.00"			
BP2	27.27	23640.529	816031.869	8.088		-8	15.833	30°17'02.30"
CT	45.68	23640.579	816030.903	8.31	37°42'57.22"			
TC	56.61	23649.527	816029.178	8.463	37°42'57.22"			
BP3	54.54	23640.542	816031.435	8.468		-8	8.007	8°42'57.22"
CT	57.887	23627.52	816032.36	8.468	18°00'00.00"			
TC	63.62	23621.739	816030.178	8.433	18°00'00.00"			
BP4	66.07	23620.849	816030.962	8.222		31	11.98	34°15'08.82"
BP5	75	24059.232	816034.747	8.32	32°18'58.82"			

SETOUT TABLE-CONTROL LINE MC20								
PT	CHANGING	EASTING	NORTHING	LEVEL	BEARING	RADIUS/AL	A.LENGTH	C.WEDGE
BP1	0	23668.16	816074.127	8.128	308°27'50.00"			
TC	36.159	23662.439	816038.174	7.833	338°27'50.00"			
BP2	36.887	23657.582	816037.655	7.438		-6	16.875	30°27'50.00"
CT	78.223	23657.582	816037.739	8.147	180°18'58.00"			
BP3	78	23657.582	816035.721	8.9	180°18'58.00"			

- LEGEND:**
- - - - - ANTICIPATED MAXIMUM EXTENT OF SITE DISTURBANCE
 - WATER MAIN - NEW LOCATION
 - SEWER PIPE A/S - EXISTING
 - SEWER PIPE U/G - EXISTING
 - WATER PIPE U/G - EXISTING
 - ELECTRICAL U/G - EXISTING
 - COMMUNICATIONS U/G - EXISTING
 - TOP OF BANK
 - TOE OF BANK
 - ▬ BUILDING
 - ▬ FENCE
 - STOP VALVE
 - HYDRANT
 - BORE HOLE
 - SEWER MANHOLE
 - LIGHT POLE
 - TREE
 - 5m OFFSET FROM CONTROL LINE
 - ▬ ROCKFILL

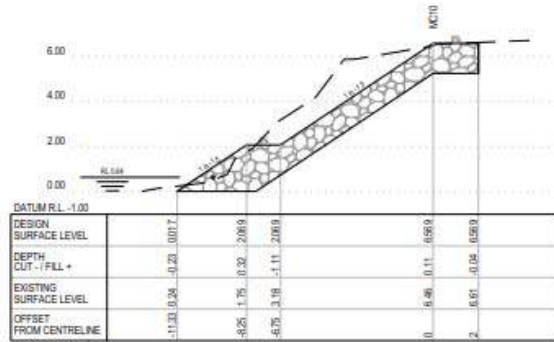
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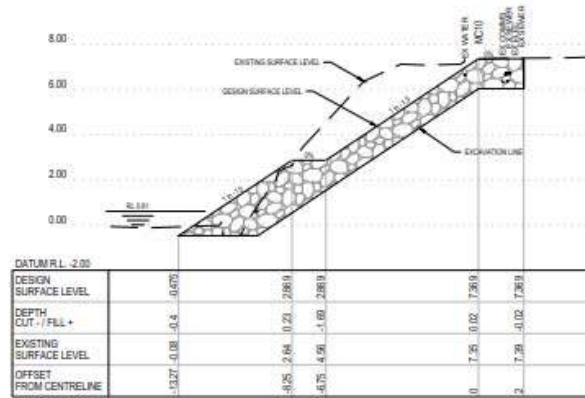
TYPICAL SECTION (CONTROL LINE MC10)
SCALE 1:50

TYPICAL SECTION (CONTROL LINE MC20)
SCALE 1:50

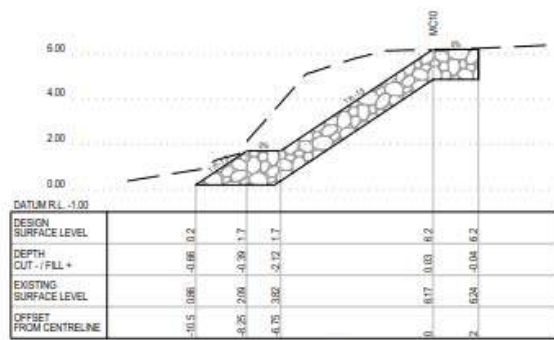
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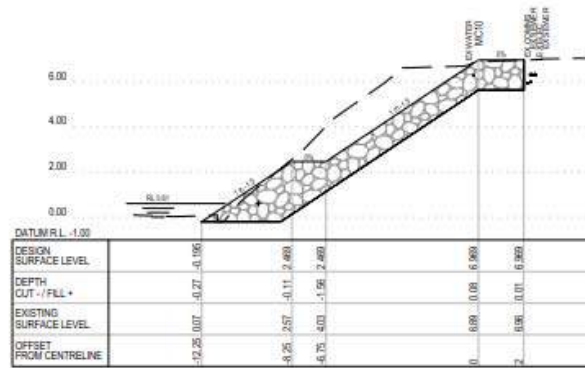
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CH 15



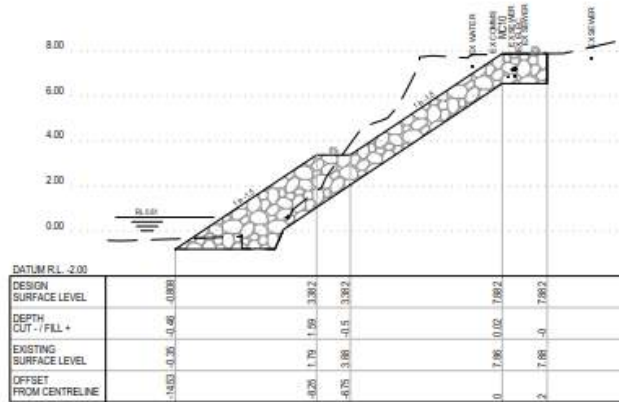
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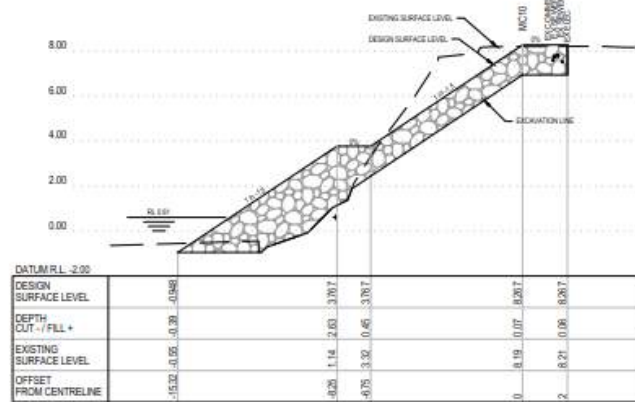
CH 10

NOTE:
ALL ROCKFILL TO BE BENCHMARKED
AS PER TYPICAL SECTIONS
DRAWING 42-19890-C002

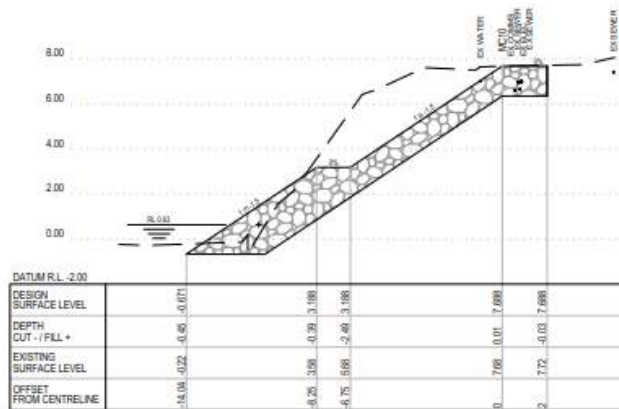
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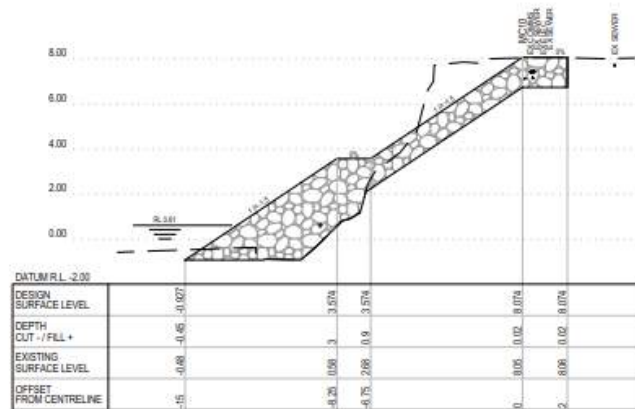
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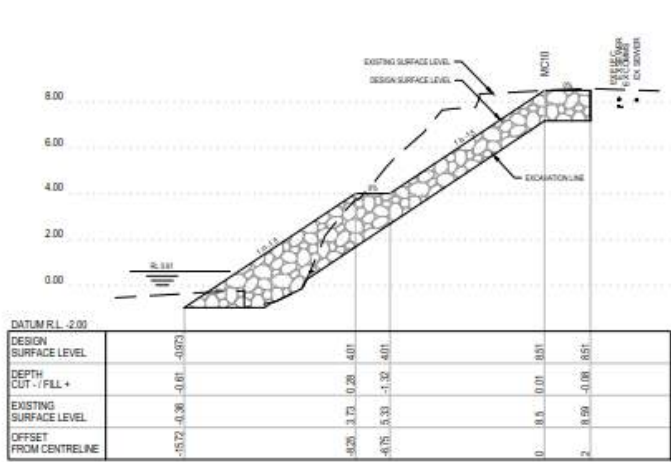
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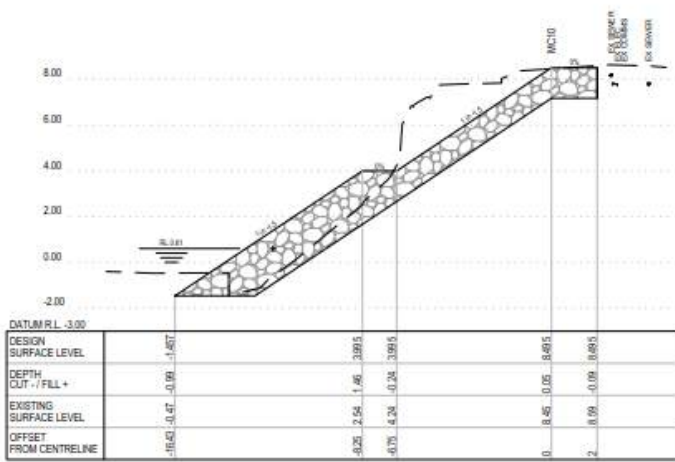
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NOTE:
ALL ROCKFILL TO BE BENCHES
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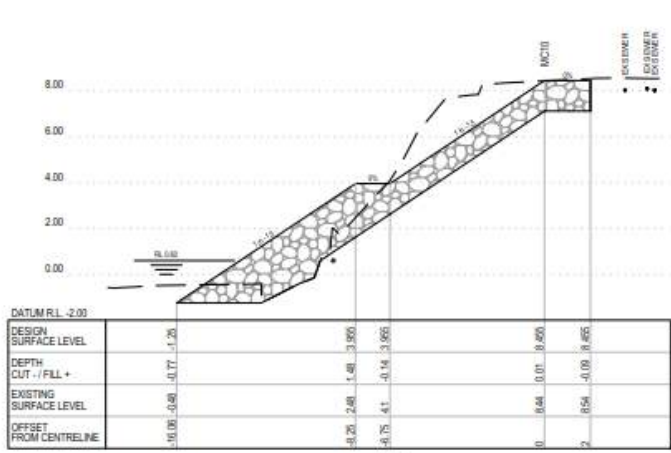
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<p>Scale: 1:50 AT ORIGINAL SIZE</p>				<p>Registered Professional G. NEWMHAM</p> <p>Registration No. 7452</p> <p>Date: 12/06/15</p>		<p>Scale: 1:100</p> <p>Client: DOUGLAS SHIRE COUNCIL</p> <p>Project: MOSSMAN WWTP BANK STABILISATION</p> <p>Title: ANNOTATED SECTIONS - CONTROL LINE MC10 SHEET 2</p>		<p>Scale: 1:100</p> <p>Client: DOUGLAS SHIRE COUNCIL</p> <p>Project: MOSSMAN WWTP BANK STABILISATION</p> <p>Title: ANNOTATED SECTIONS - CONTROL LINE MC10 SHEET 2</p>	
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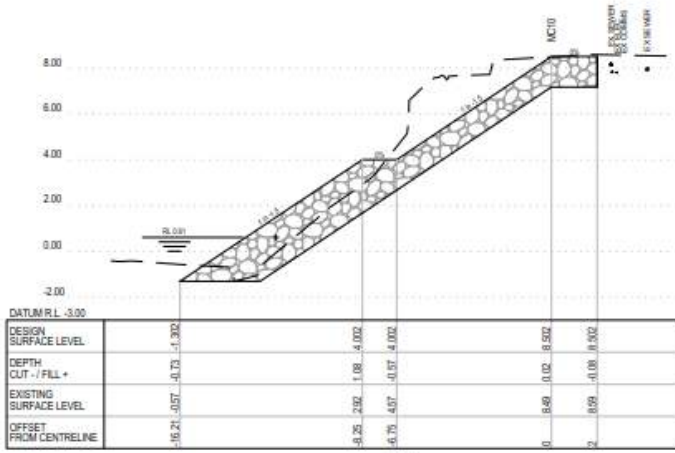
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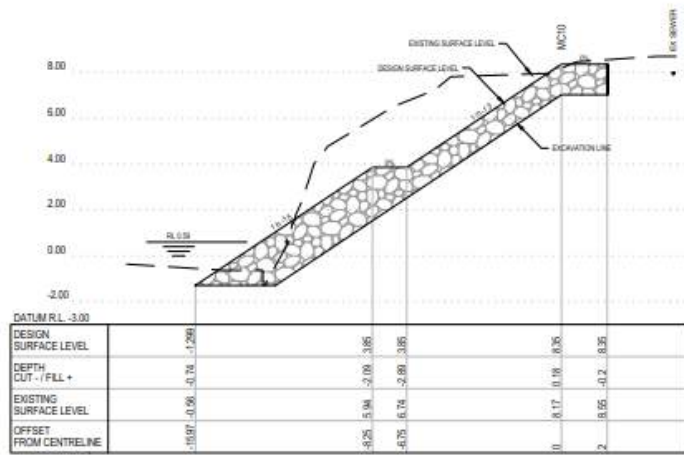
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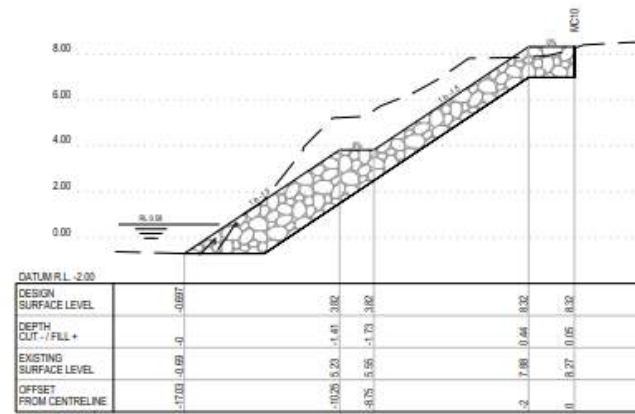
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NOTE:
ALL ROCKFILL TO BE BENCHED
AS PER TYPICAL SECTIONS
DRAWING 42-19890-C002

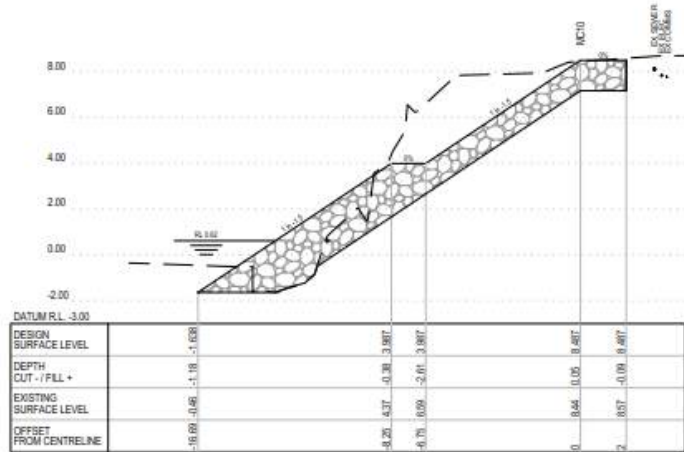
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<p>1:1 Scale</p>				<p>1:1 Scale</p>	
<p>Registered Professional G. NERESHAMP</p>		<p>Registration RPEQ</p>		<p>Registration Discipline GEOTECHNICAL</p>	
<p>Signature G. NERESHAMP</p>		<p>No. 7452</p>		<p>Date 12.06.15</p>	
<p>100 Ann St Brisbane QLD 4000 Australia GPO Box 999 Brisbane QLD 4000 T 61 7 3238 3000 F 61 7 3238 3232 E gnereshamp@ghl.com.au www.ghl.com.au</p>		<p>DO NOT SCALE</p>		<p>Drawn: J. BHACAL Checked: G. DOUGHERTY Approved: J. TORRES Scale: 1:100</p>	
<p>Client: DOUGLAS SHIRE COUNCIL</p>		<p>Project: MOSSMAN WWTP BANK STABILISATION</p>		<p>Title: ANNOTATED SECTIONS - CONTROL LINE MC10 SHEET 3</p>	
<p>Sheet No: A1</p>		<p>Drawing No: 42-19890-C005</p>		<p>Rev: 0</p>	



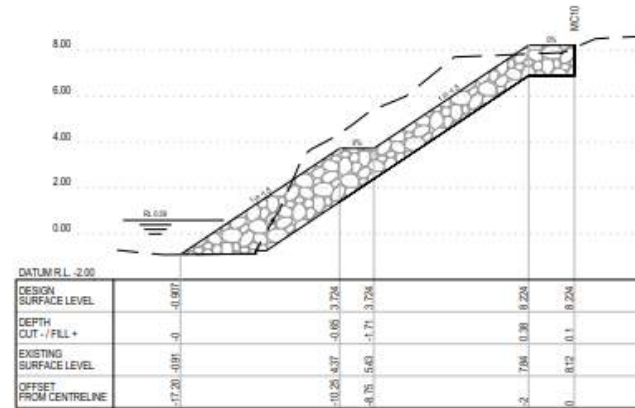
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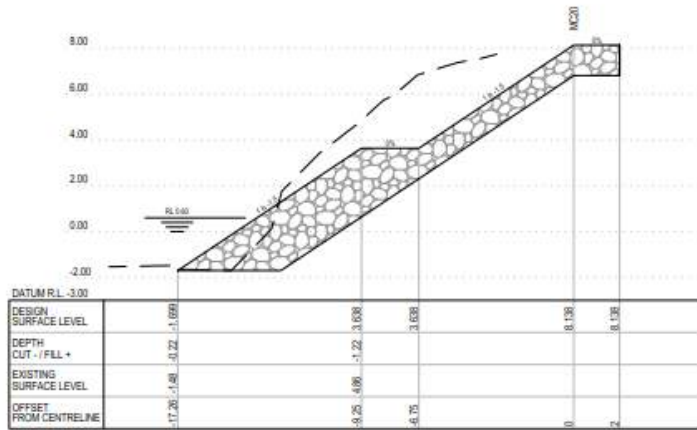
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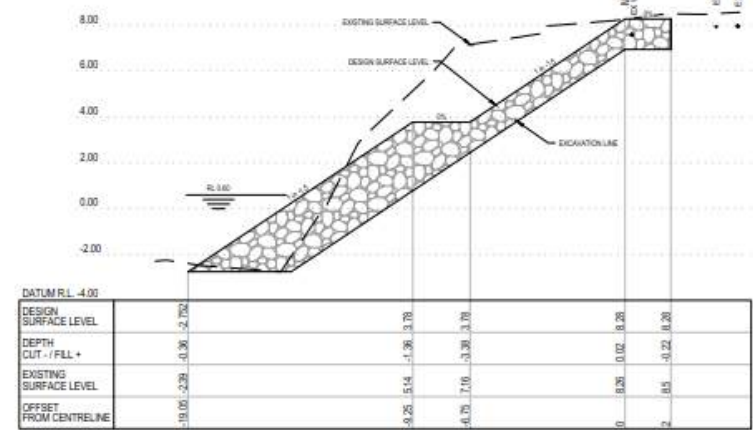
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NOTE:
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DRAWING 42-19890-C002

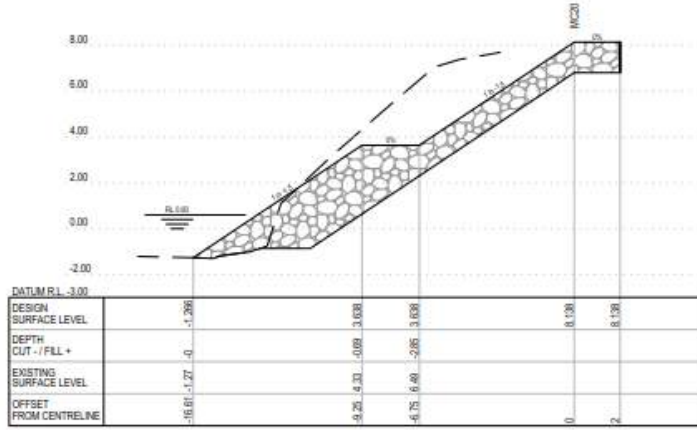
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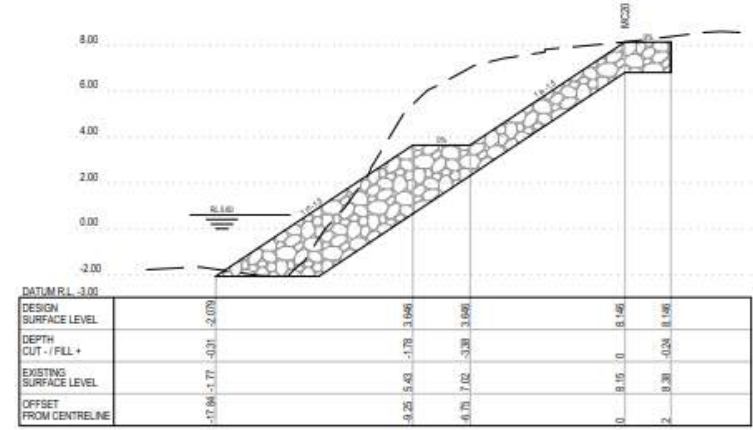
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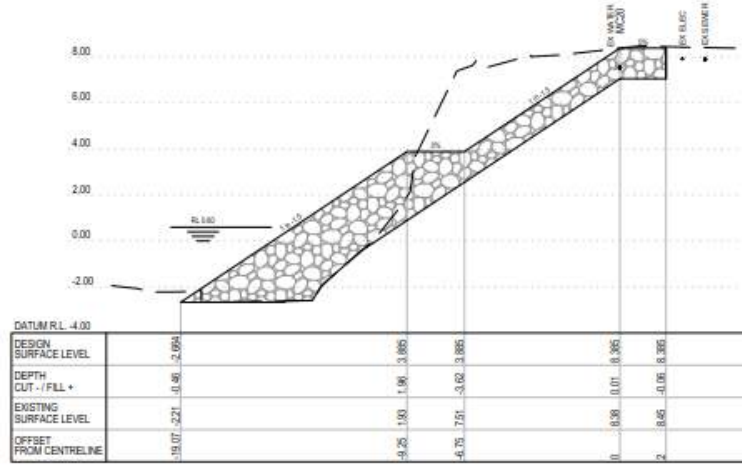
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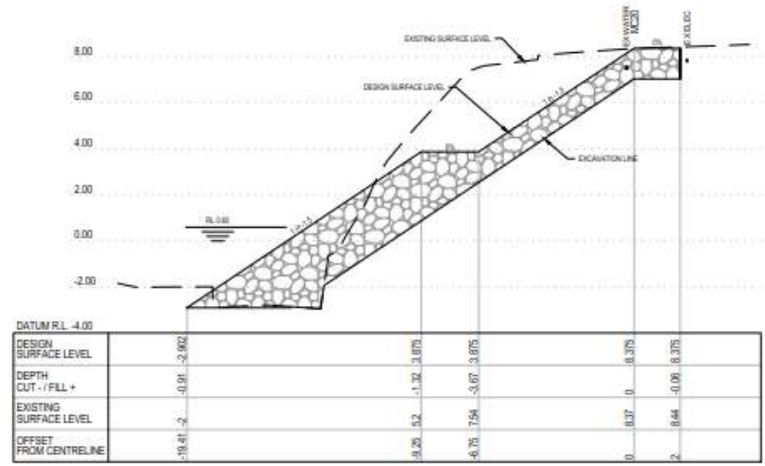
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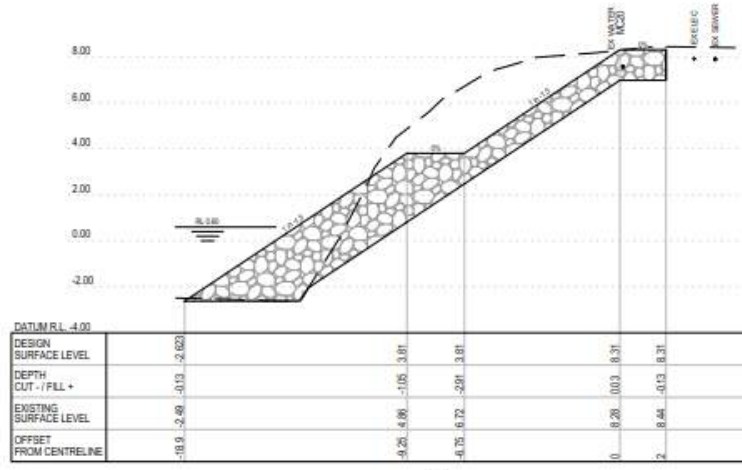
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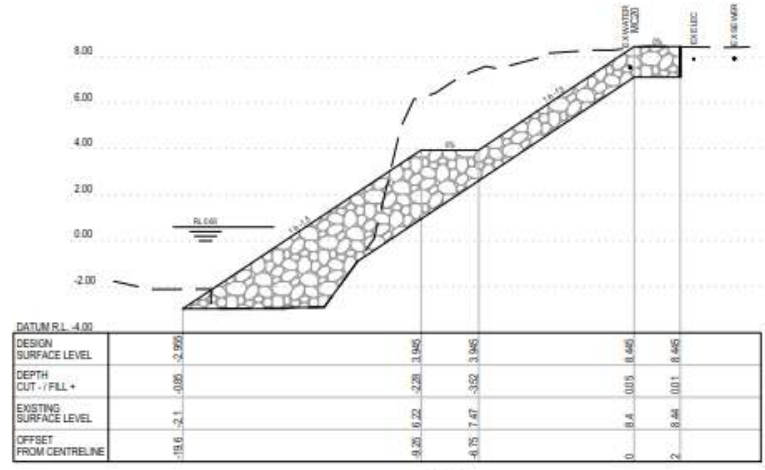
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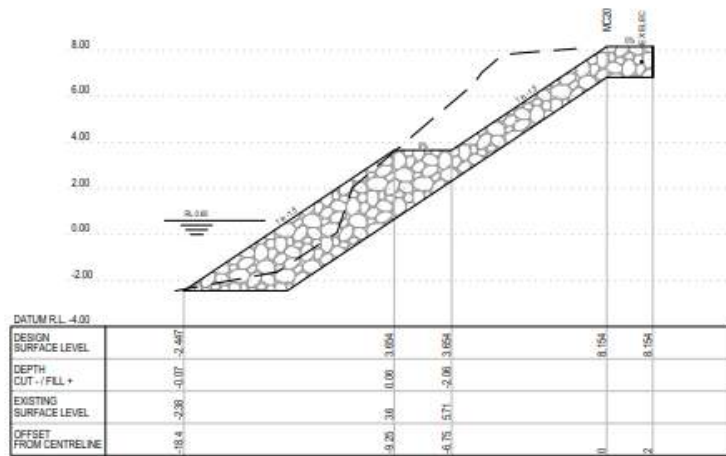
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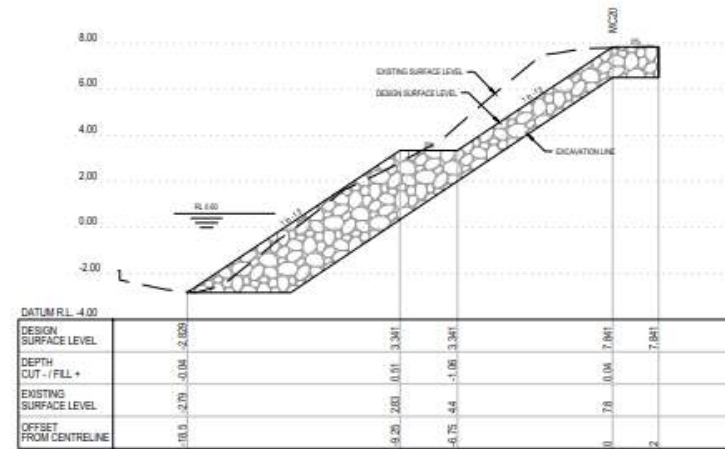
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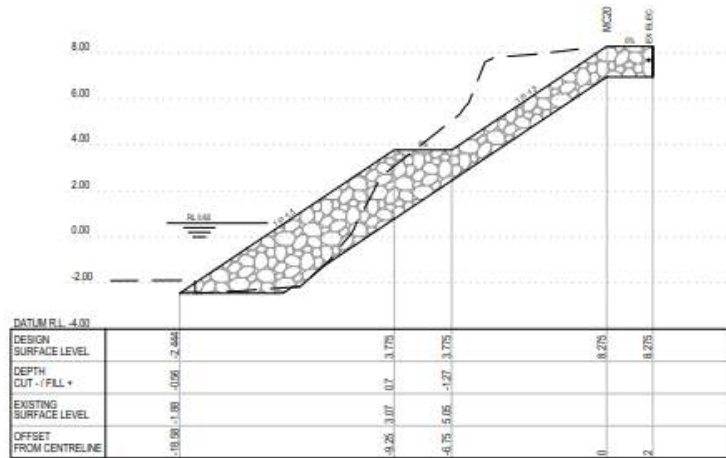
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<p>101 Ann St Brisbane QLD 4000 Australia P 61 7 3114 3000 F 61 7 3114 3033 E gnewman@ghl.com W www.ghl.com</p>		<p>No. 7452 Date 12.06.15</p>		<p>DO NOT SCALE</p> <p>Conditions of Use: This document may only be used for the project stated (and any other projects also stated) and is not to be used for any other purpose without the prior written consent of GHL.</p>	
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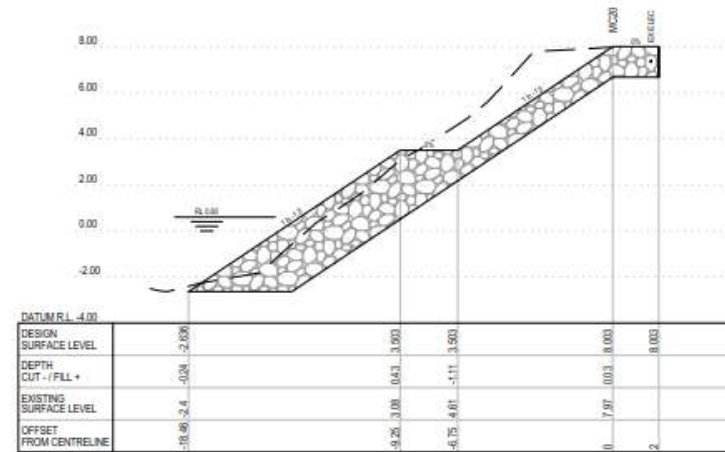
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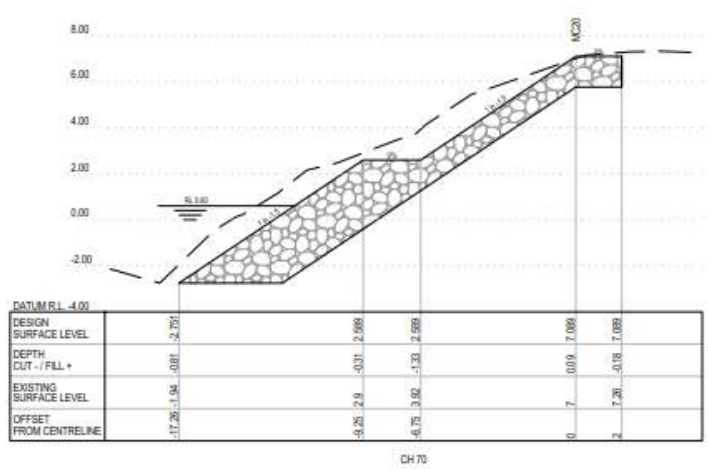
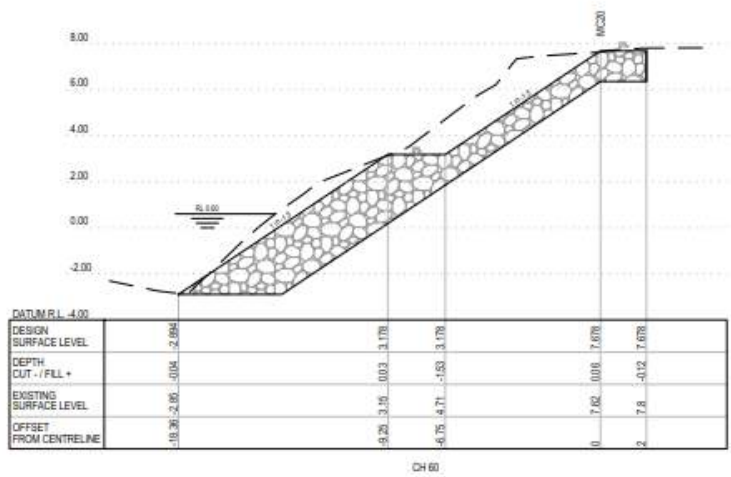
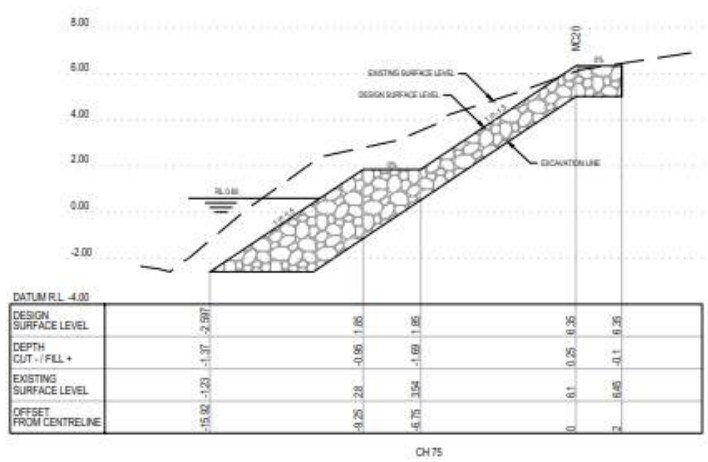
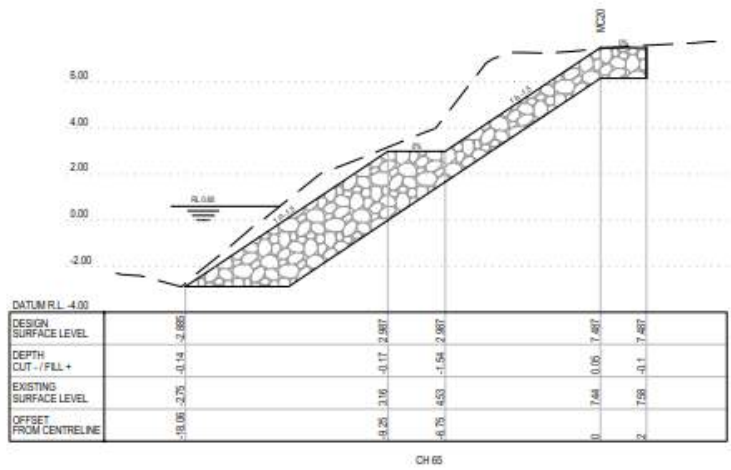
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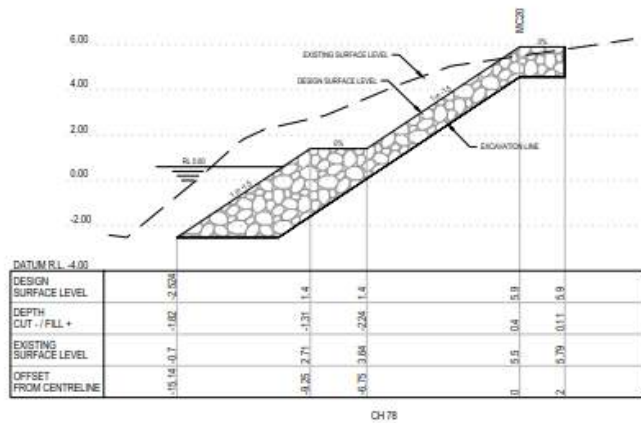


Registered Professional G NEWMAN
Registration
RPOC
Registration Discipline
SCOTTSCHIRAL
Signature No. 7452 Date 12/06/15

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Approved (Project Director): J. TROSBY
Date: 23/05/17
Scale: 1:100

Design: D. TRUSS
Checked: G. NEWMAN
Client: DOUGLAS SHIRE COUNCIL
Project: MOSSMAN WWTP BANK STABILISATION
Title: ANNOTATED SECTIONS - CONTROL LINE MC20
SHEET 4
Drawing No: 42-19890-C010
Rev: 0



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APPENDIX B – REFERRAL AGENCY CONDITIONS



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-040625
Your reference: OP2121/2017

30 August 2017

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attn: Neil Beck

Dear Sir / Madam

Concurrence agency response—with conditions

Junction Road Mossman road reserve, South Mossman River Esplanade, Mossman River Esplanade, described as Lots 24 and 22 on RP800895 and Lot 26 on RP804231 in the vicinity of the Mossman Wastewater Treatment Plant

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 25 July 2017.

Applicant details

Applicant name: Douglas Shire Council
Applicant contact details: C/- GHD Cairns
PO Box 819
CAIRNS QLD 4870
kylie.cauchi@ghd.com

Site details

Street address: Junction Road Mossman road reserve
South Mossman River Esplanade
Mossman River Esplanade
Lot on plan: Lots 24 and 22 on RP800895 and Lot 26 on RP804231
Local government area: Douglas Shire Council

Page 1

Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

Application details

Proposed development: Development Permit for Operational work (riverbank stabilisation)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Operational Work	Development permit	Approximately 78 m of embankment on the South Mossman River and 75 m of embankment on the Mossman River systems are required to be reconstructed utilising geotechnical fabric and rockfill.	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 13—Coastal management district
Schedule 7, Table 2, Item 29—Waterway barrier works

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: operational work (riverbank stabilisation)				
General Arrangement Plan	GHD	23/05/2017	42-19890-C001	Rev. 0
Typical Sections	GHD	23/05/2017	42-19890-C002	Rev. 0
Annotated sections – control line MC10 Sheet 1	GHD	23/05/2017	42-19890-C003	Rev. 0

Annotated sections – control line MC10 Sheet 2	GHD	23/05/2017	42-19890-C004	Rev. 0
Annotated sections – control line MC10 Sheet 3	GHD	23/05/2017	42-19890-C005	Rev. 0
Annotated sections – control line MC10 Sheet 4	GHD	23/05/2017	42-19890-C006	Rev. 0
Annotated sections – control line MC20 Sheet 1	GHD	23/05/2017	42-19890-C007	Rev. 0
Annotated sections – control line MC20 Sheet 2	GHD	23/05/2017	42-19890-C008	Rev. 0
Annotated sections – control line MC20 Sheet 3	GHD	23/05/2017	42-19890-C009	Rev. 0
Annotated sections – control line MC20 Sheet 4	GHD	23/05/2017	42-19890-C010	Rev. 0
Annotated sections – control line MC20 Sheet 5	GHD	23/05/2017	42-19890-C011	Rev. 0

A copy of this response has been sent to the applicant for their information.

For further information, please contact Michele Creecy, Senior Planning Officer, SARA Far North QLD on 4037 3206, or email michele.creecy@dlgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Douglas Shire Council, c/- kylie.cauchi@ghd.com
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0717-040625

Your reference: OP2121/2017

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development: operational work (riverbank stabilisation)		
Schedule 7, Table 2, Item 13—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • General Arrangement Plan, prepared by GHD, dated 23/05/17, drawing number 42-19890-C001, revision 0. 	Prior to the commencement of use and to be maintained at all times.
2.	Erosion and sediment control measures which are in accordance with <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> , are to be installed and maintained to prevent the release of sediment to tidal waters.	For the duration of the works
3.	<p>(a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.</p> <p>(b) Certification by an appropriately qualified person(s), confirming that the affected soil has been neutralised or contained, in accordance with (a) above is to be provided to palm@ehp.qld.gov.au or mailed to:</p> <p>Department of Environment and Heritage Protection Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001</p> <p>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</p>	<p>(a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained.</p> <p>(b) At the time the soils have been neutralised or contained.</p>
Schedule 7, Table 2, Item 29 Waterway barrier works—Pursuant to section 255D of the		

No.	Conditions	Condition timing
	<p><i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Department of Agriculture and Fisheries to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>	
4.	<p>Development authorised under this approval is limited as follows:</p> <p>The operational works to raise or construct two (2) waterway barrier works that are two (2) permanent revetment walls within Mossman River and South Mossman River and shown in:</p> <ul style="list-style-type: none"> • General Arrangement Plan, prepared by GHD, dated 23/05/2017, reference 42-19890-C001 Rev. 0 • Typical Sections, prepared by GHD, dated 23/05/2017, reference 42-19890-C002 Rev. 0 • Annotated sections – control line MC10 Sheet 1, prepared by GHD, dated 23/05/2017, reference 42-19890-C003 Rev. 0 • Annotated sections – control line MC10 Sheet 2, prepared by GHD, dated 23/05/2017, reference 42-19890-C004 Rev. 0 • Annotated sections – control line MC10 Sheet 3, prepared by GHD, dated 23/05/2017, reference 42-19890-C005 Rev. 0 • Annotated sections – control line MC10 Sheet 4, prepared by GHD, dated 23/05/2017, reference 42-19890-C006 Rev. 0 • Annotated sections – control line MC20 Sheet 1, prepared by GHD, dated 23/05/2017, reference 42-19890-C007 Rev. 0 • Annotated sections – control line MC20 Sheet 2, prepared by GHD, dated 23/05/2017, reference 42-19890-C008 Rev. 0 • Annotated sections – control line MC20 Sheet 3, prepared by GHD, dated 23/05/2017, reference 42-19890-C009 Rev. 0 • Annotated sections – control line MC20 Sheet 4, prepared by GHD, dated 23/05/2017, reference 42-19890-C010 Rev. 0 • Annotated sections – control line MC20 Sheet 5, prepared by GHD, dated 23/05/2017, reference 42-19890-C011 Rev. 0 	At all times
5.	<p>Provide written notice to notifications@daf.qld.gov.au, when the development authorised under this approval has started, and when it has been completed.</p> <p>These notices must state this permit number, the location and the condition number under which the notice is being given.</p> <p>The notice advising of the completion date must also include a report documenting the completed development works, including but not limited to:</p> <p><input type="checkbox"/> photographs taken before, during and after the development works at specific photo-monitoring sites.</p>	At least five (5) business days but no greater than twenty (20) business days prior to the commencement of fisheries development works And then, as to the notice advising of the completion date, within 15 business days of the

No.	Conditions	Condition timing
		completion of the fisheries development works
6.	Spoil is not disposed of on tidal lands or within waterways and is managed to prevent acid soil development.	At all times
7.	Until the works have been completed, permit access to the place where the works are located by Department of Agriculture and Fisheries officers if requested.	For the duration of the works the subject of this approval
8.	Land profiles that are temporarily disturbed by the development works (other than those within the permanent development footprint, as shown on General Arrangement Plan, prepared by GHD, dated 23/05/2017, reference 42-19890-C001 Rev. 0 , must be promptly restored to pre-work profiles.	Upon completion of the works the subject of this approval
9.	Up and downstream fish passage must be provided across each of the waterway barrier(s).	At all times
10.	In-stream works are to be completed as quickly as possible and are avoided during times of elevated flows and spawning/migration times of native fish species reasonably expected to require fish passage at the location of the development.	At all times
11.	The construction, or raising, of the waterway barrier is to be performed in such a manner as to avoid or minimise direct or indirect disturbance to the bed and banks adjacent to the approved footprint of the works as shown on: General Arrangement Plan, prepared by GHD, dated 23/05/2017, reference 42-19890-C001 Rev. 0	At all times

Our reference: SDA-0717-040625
Your reference: OP2121/2017

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal environments
- To ensure the development is carried out in the location and to the extent specified on the approved plans of development
- To facilitate the monitoring of the development works for compliance purposes
- To ensure the disturbance of acid sulfate soil is managed to prevent impacts on fisheries resources and fish habitats
- To facilitate the monitoring of the development works for compliance purposes
- To ensure tidal land profiles are restored to match the surrounding or pre-works sediment profile to aid re-colonisation by flora and fauna
- To ensure the design of the fish way provides for adequate fish movement
- To ensure the construction of waterway barrier works does not limit the movement or wellbeing of fish
- To ensure the development does not cause, or minimises direct or indirect disturbance to the bed and banks adjacent to the approved footprint of works.

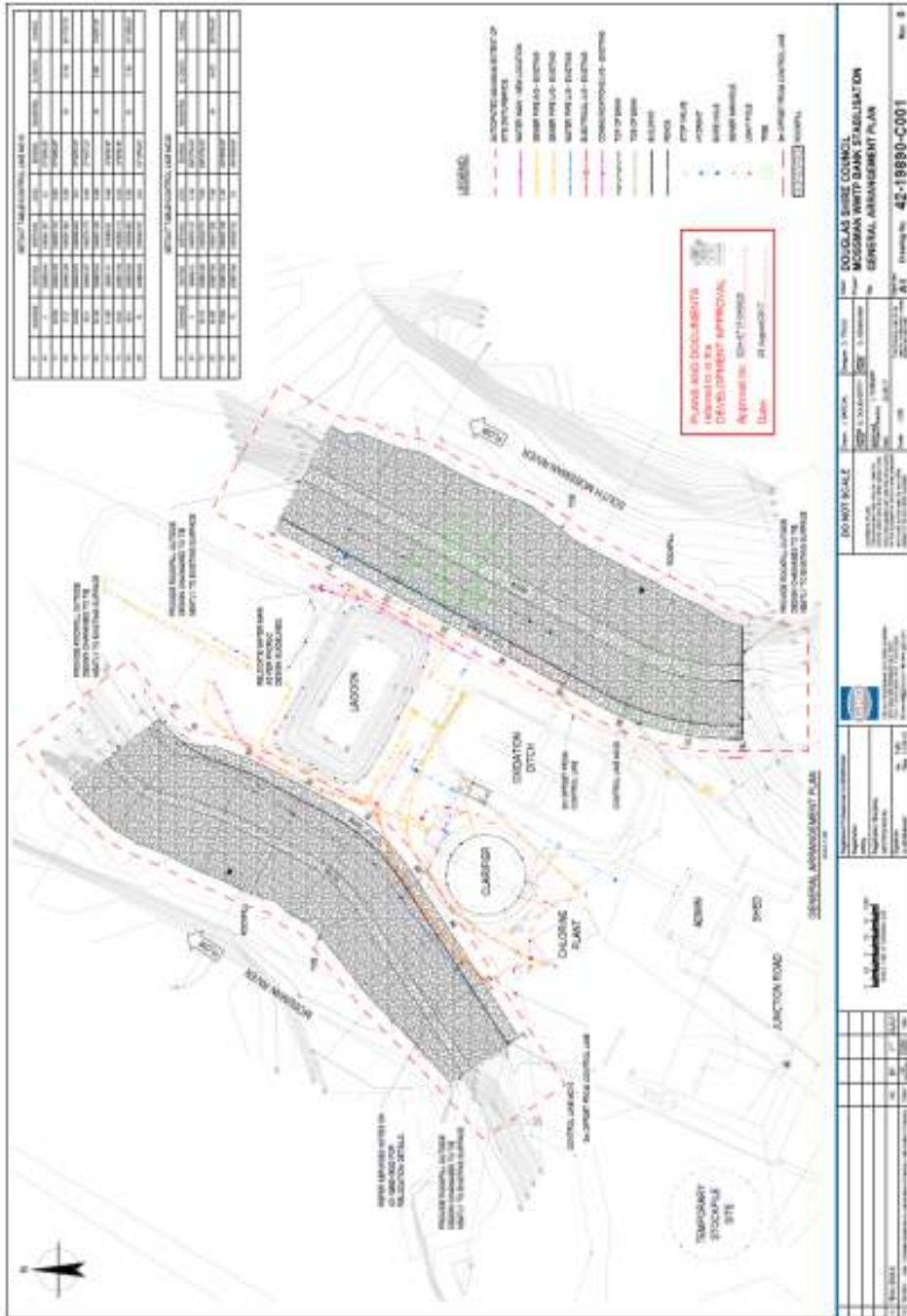
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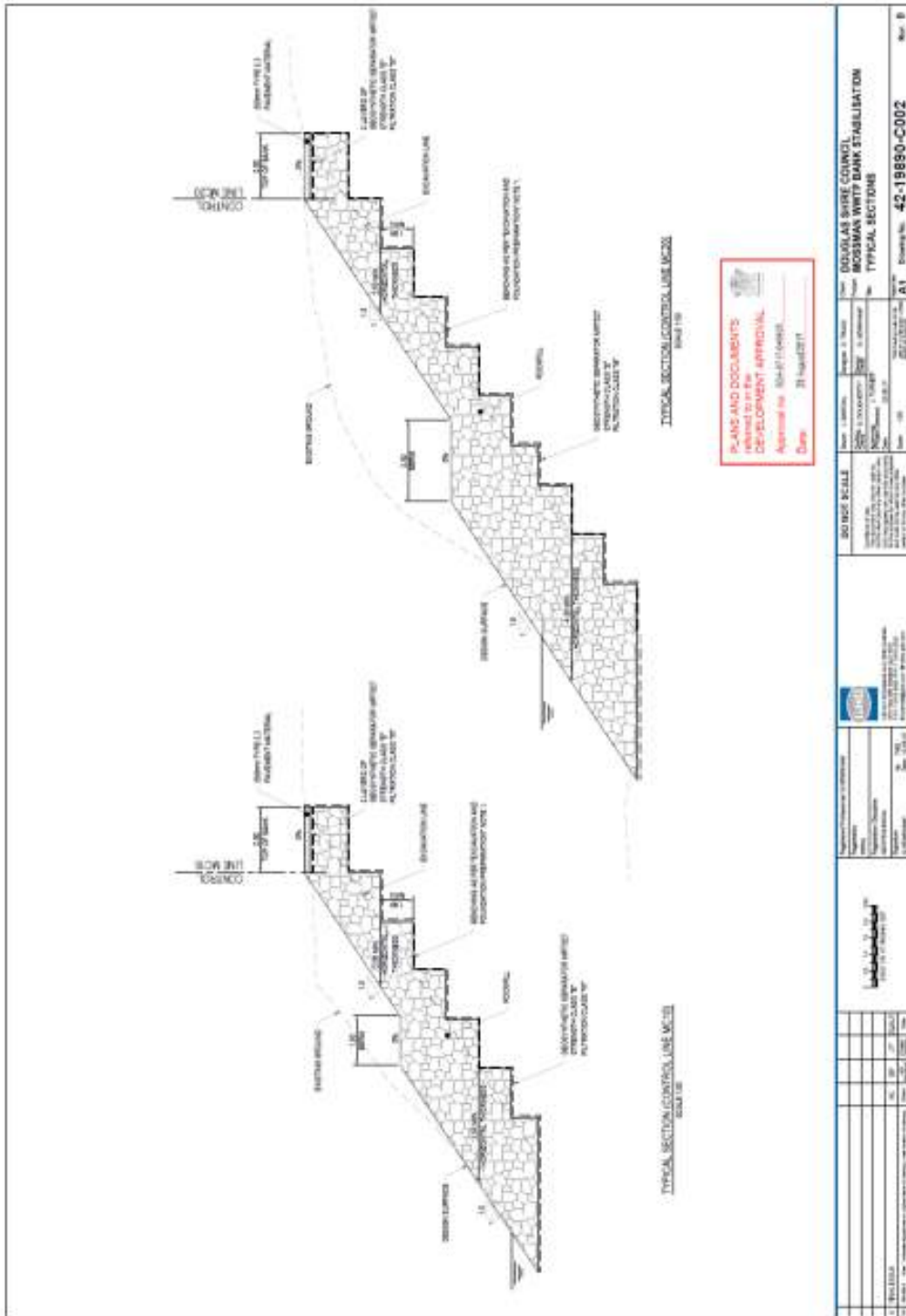
Attachment 3—Further advice

General advice	
Ref	Self-assessable code transition to Accepted development
1.	<p>The applicant has noted that temporary waterway barrier works required for this development will be constructed and notified within the requirements of the Department of Agriculture and Fisheries (DAF) self-assessable codes. The applicant should be made aware that as of 3 July 2017, with the introduction of the <i>Planning Act 2017</i>, all DAF self-assessable codes have transitioned to Accepted Development. The applicant should ensure the temporary works are compatible with the requirements of DAF's Accepted Development and proceed accordingly. The Accepted Development requirements can be found here:</p> <p>https://www.daf.qld.gov.au/fisheries/habitats/fisheries-development/accepted-development</p>

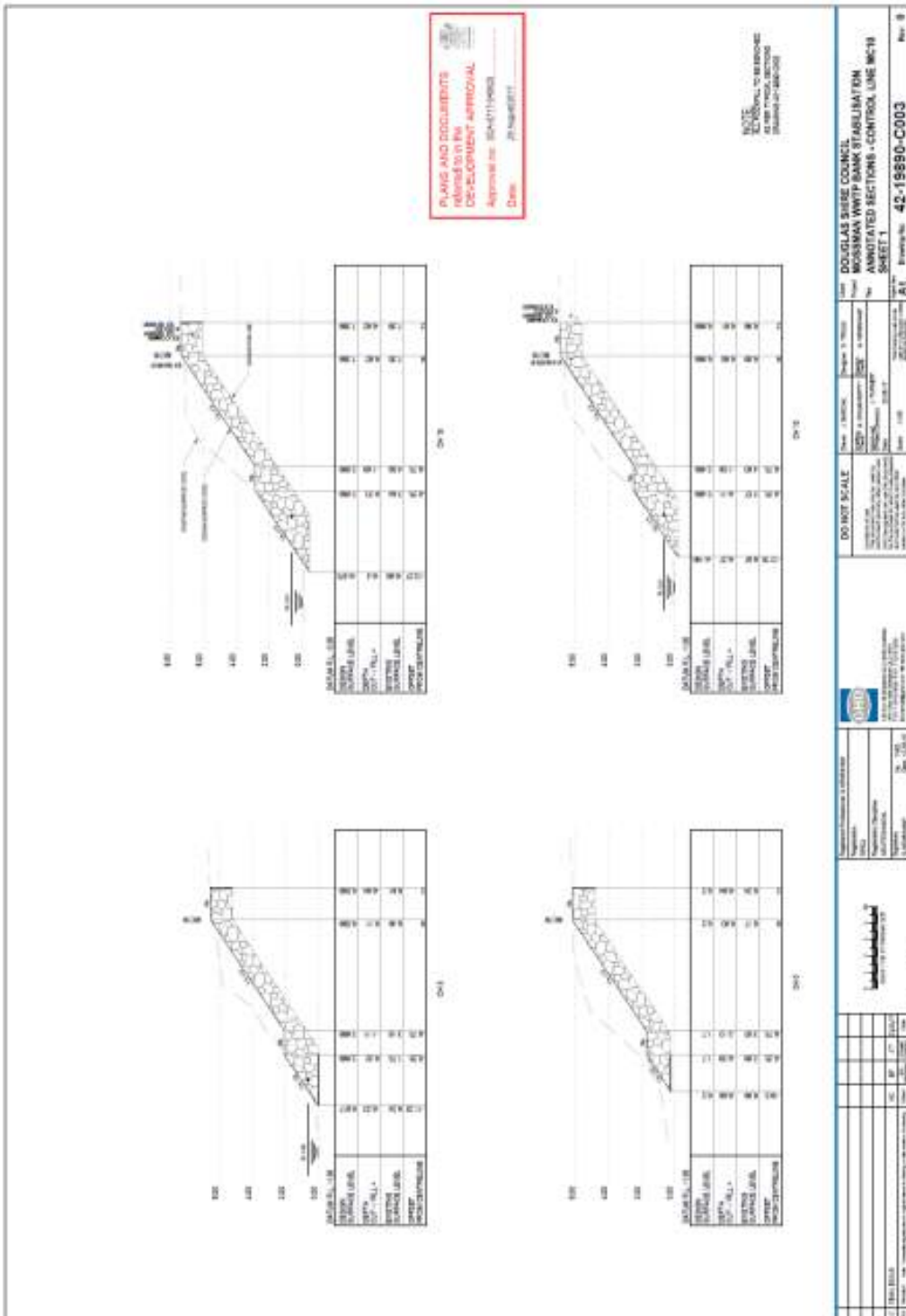
Our reference: SDA-0717-040625
 Your reference: OP2121/2017

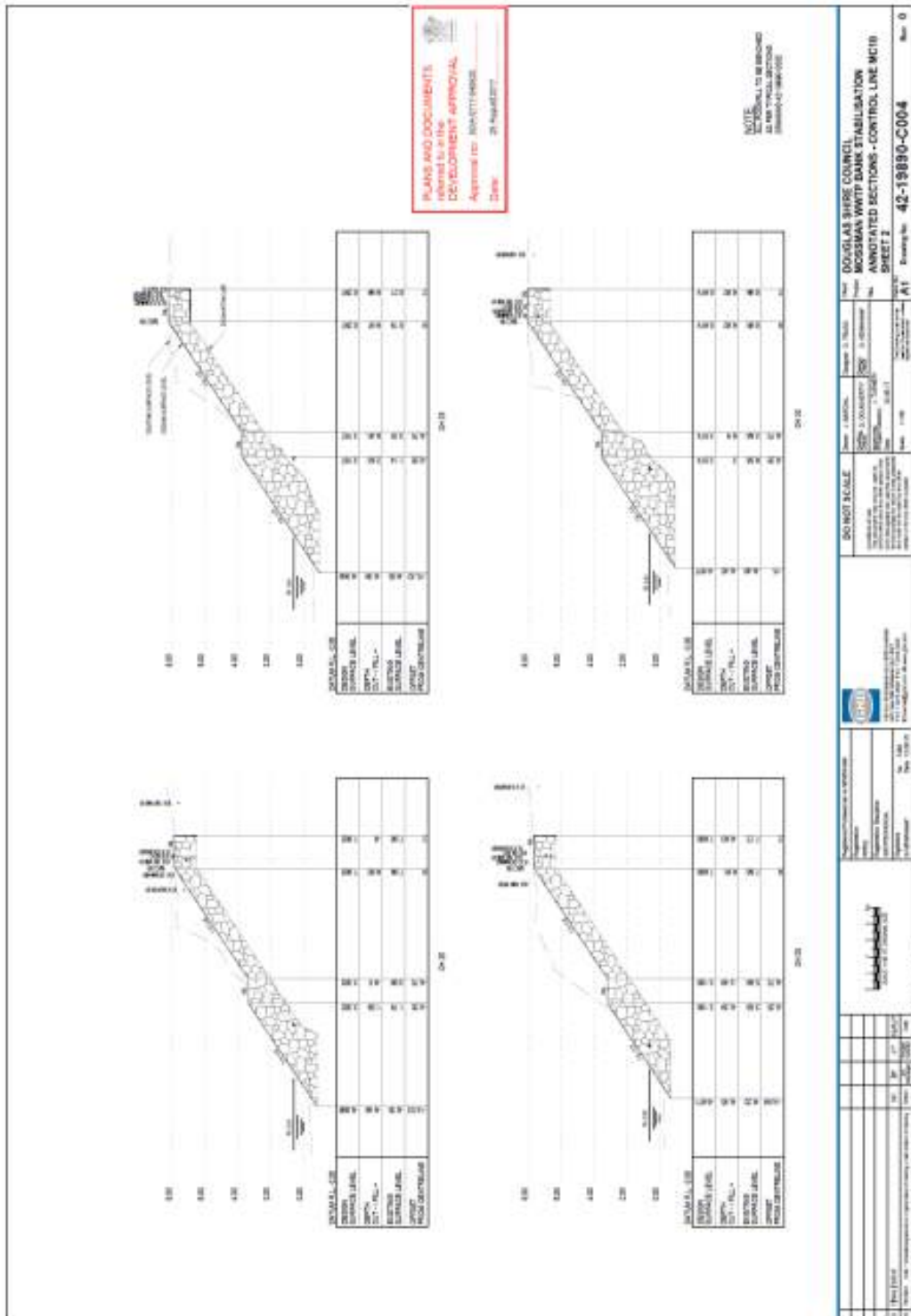
Attachment 4—Approved plans and specifications

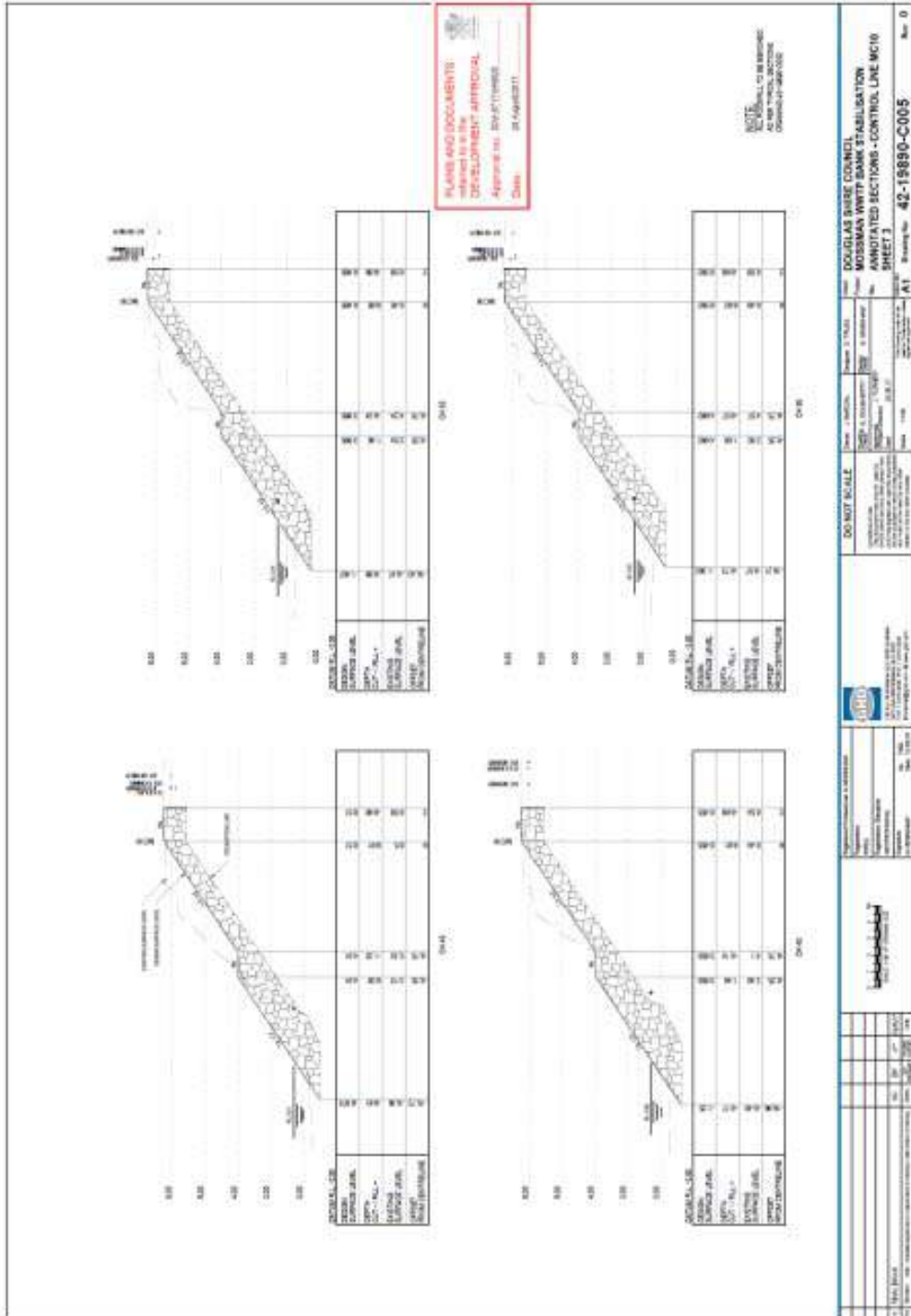


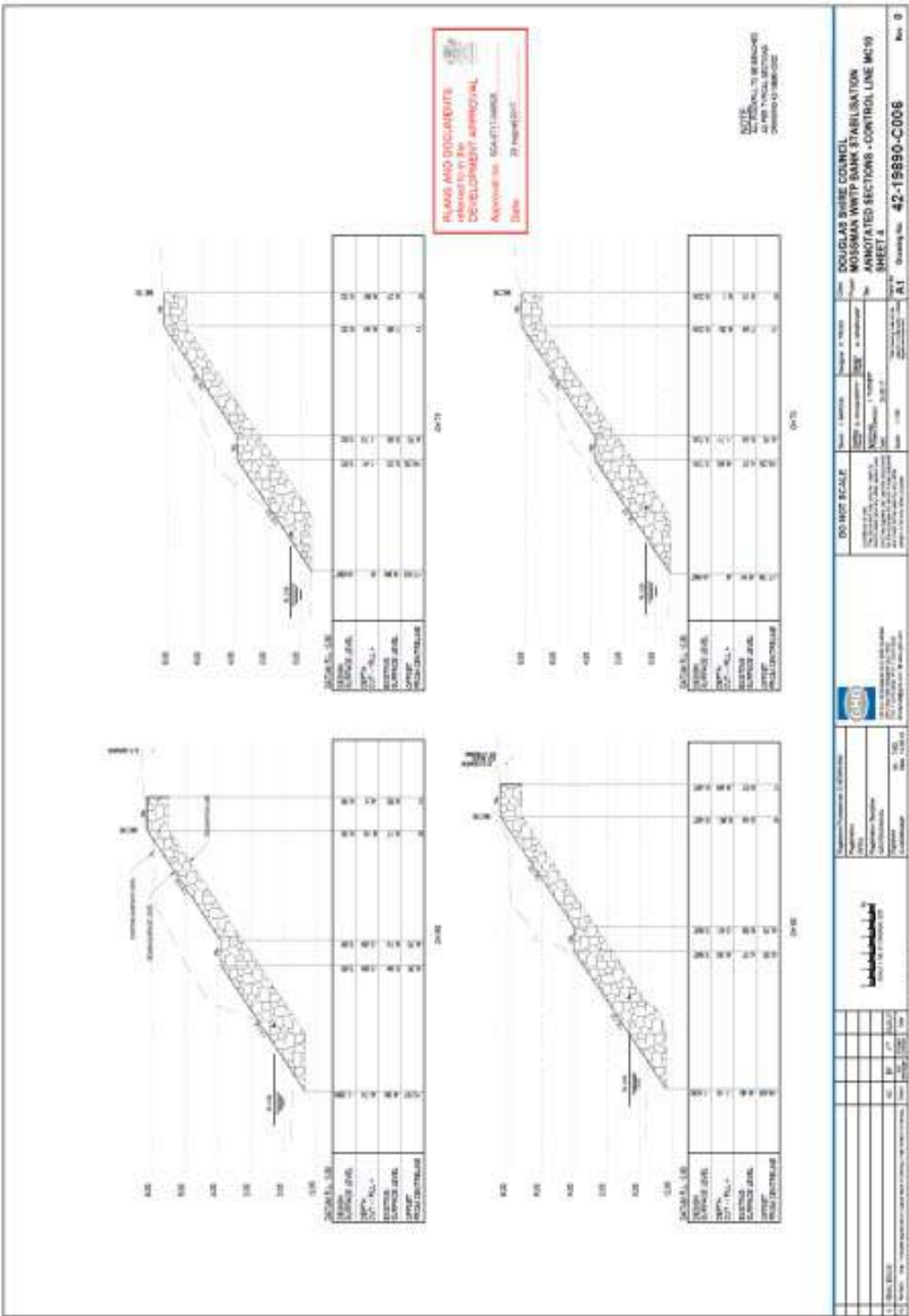


		DOUGLAS SHIRE COUNCIL MOSSMAN WHITE BANK STABILISATION TYPICAL SECTIONS	
SHEET NO. 42-19890-C002 SHEET 1 OF 1	DATE: 21 August 2017	SCALE: 1:10 SCALE: 1:20	DRAWING NO. 42-19890-C002
APPROVED BY: SH-211-14-0011			

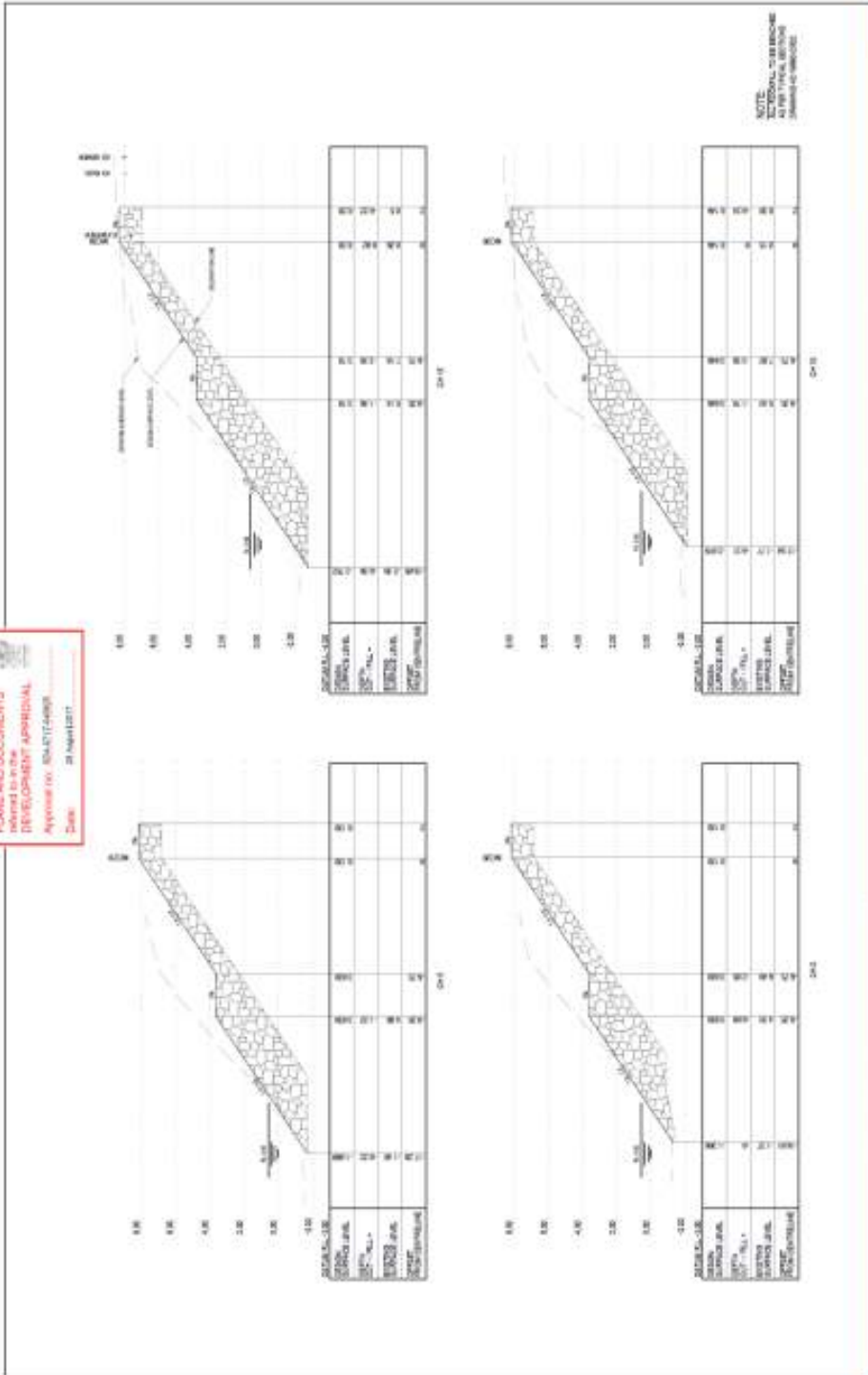




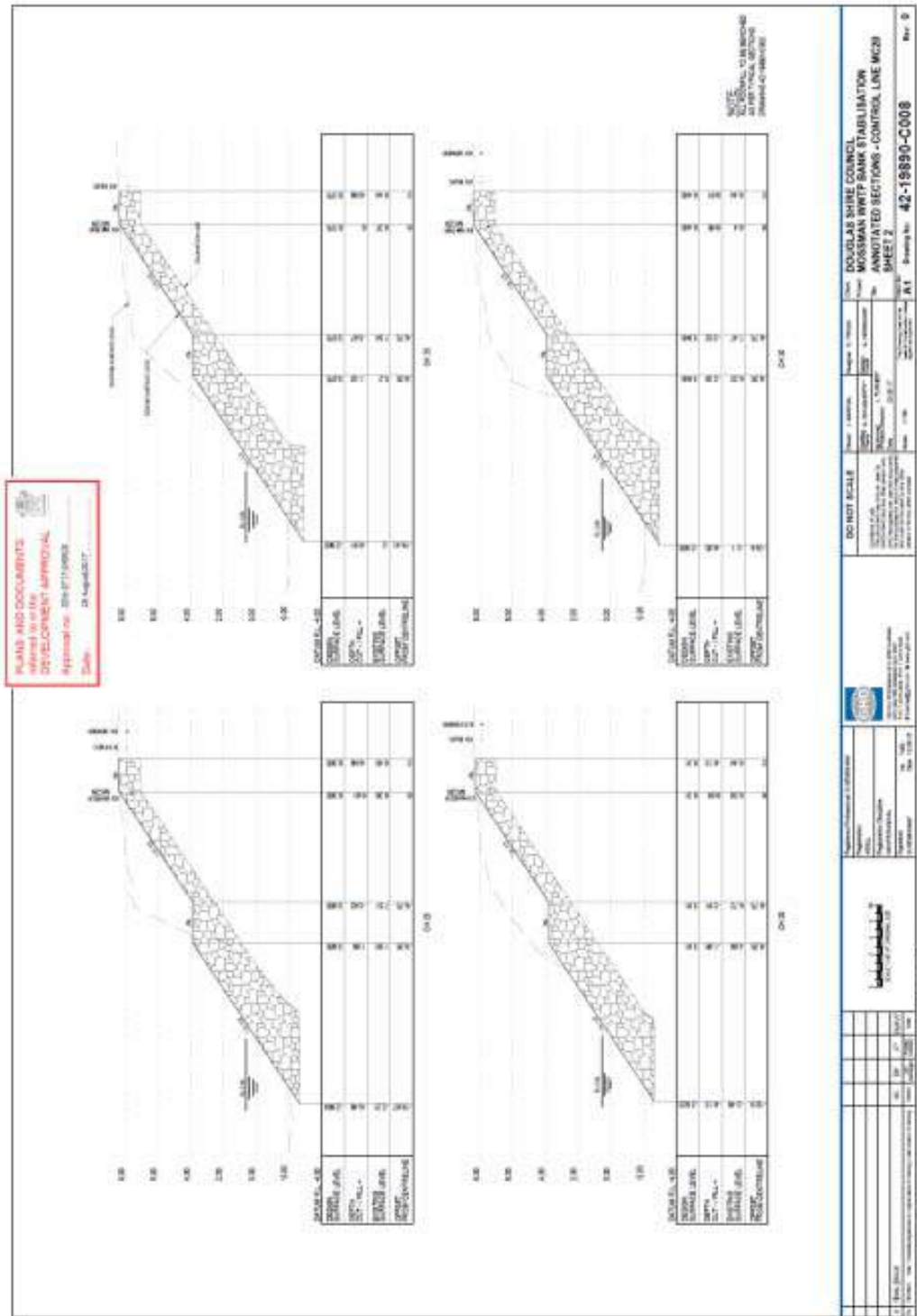




PLANS AND DOCUMENTS
 REFERRED TO IN THIS
 DEVELOPMENT APPROVAL
 APPLICATION MAY BE
 APPROVED BY THE
 DATE 28 August 2017

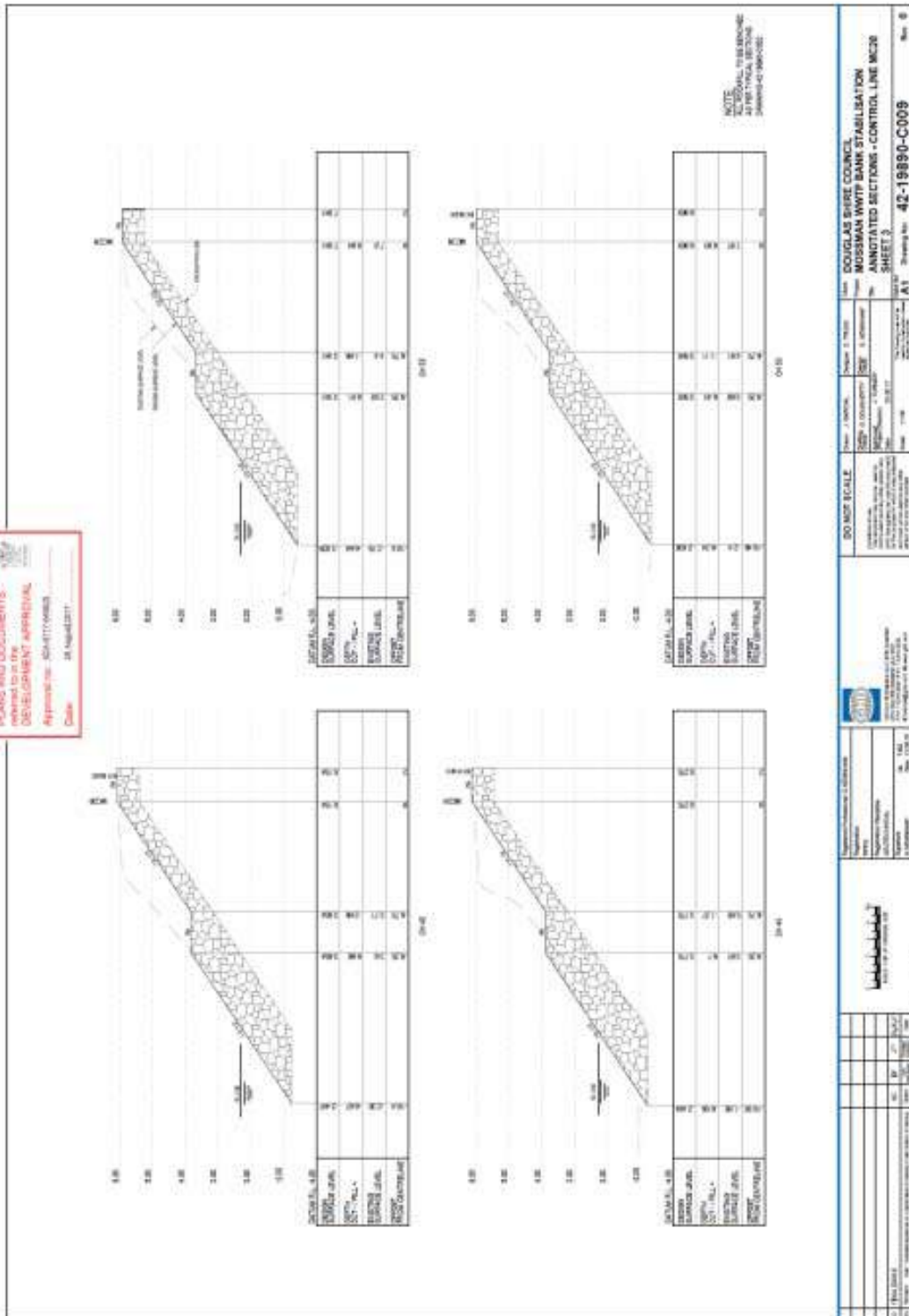


		DOUGLAS SHIRE COUNCIL MOSSMAN WWTP BANK STABILISATION ANNOTATED SECTIONS - CONTROL LINE MCSE SHEET 1	
DO NOT SCALE THIS DRAWING IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER	DATE: 28/08/2017 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO: 42-19890-C007 SHEET NO: 1	SCALE: 1:100

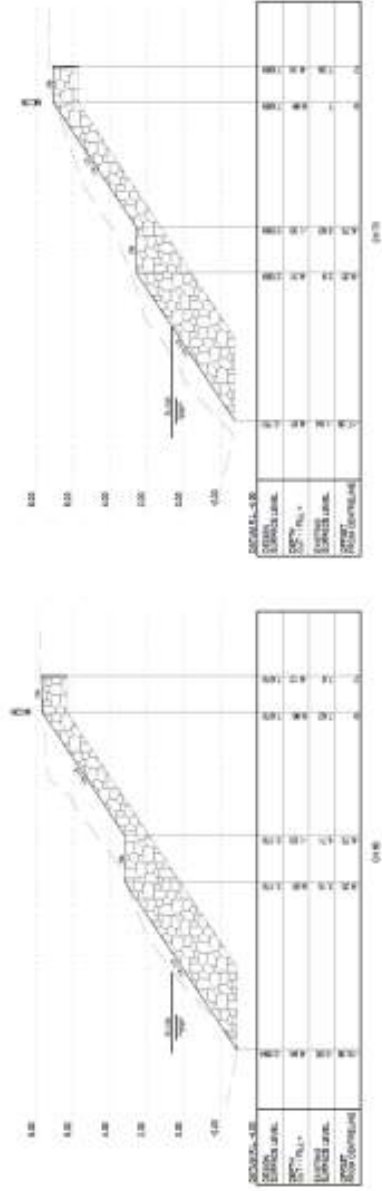
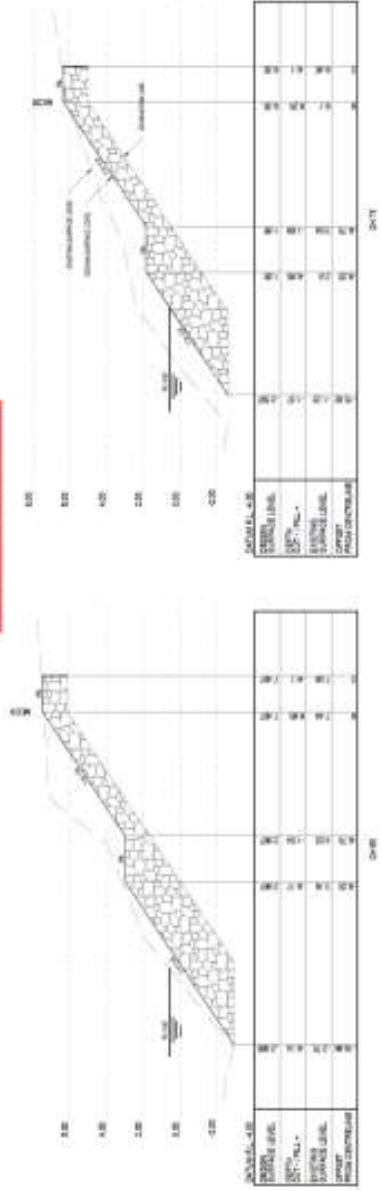


PLANS AND DOCUMENTS
 REFERRED TO IN THIS DOCUMENT
 ARE AVAILABLE FOR
 REVIEW AT THE
 PROJECT OFFICE

Approved by: SA/ET/000000
 Date: 28 August 2017

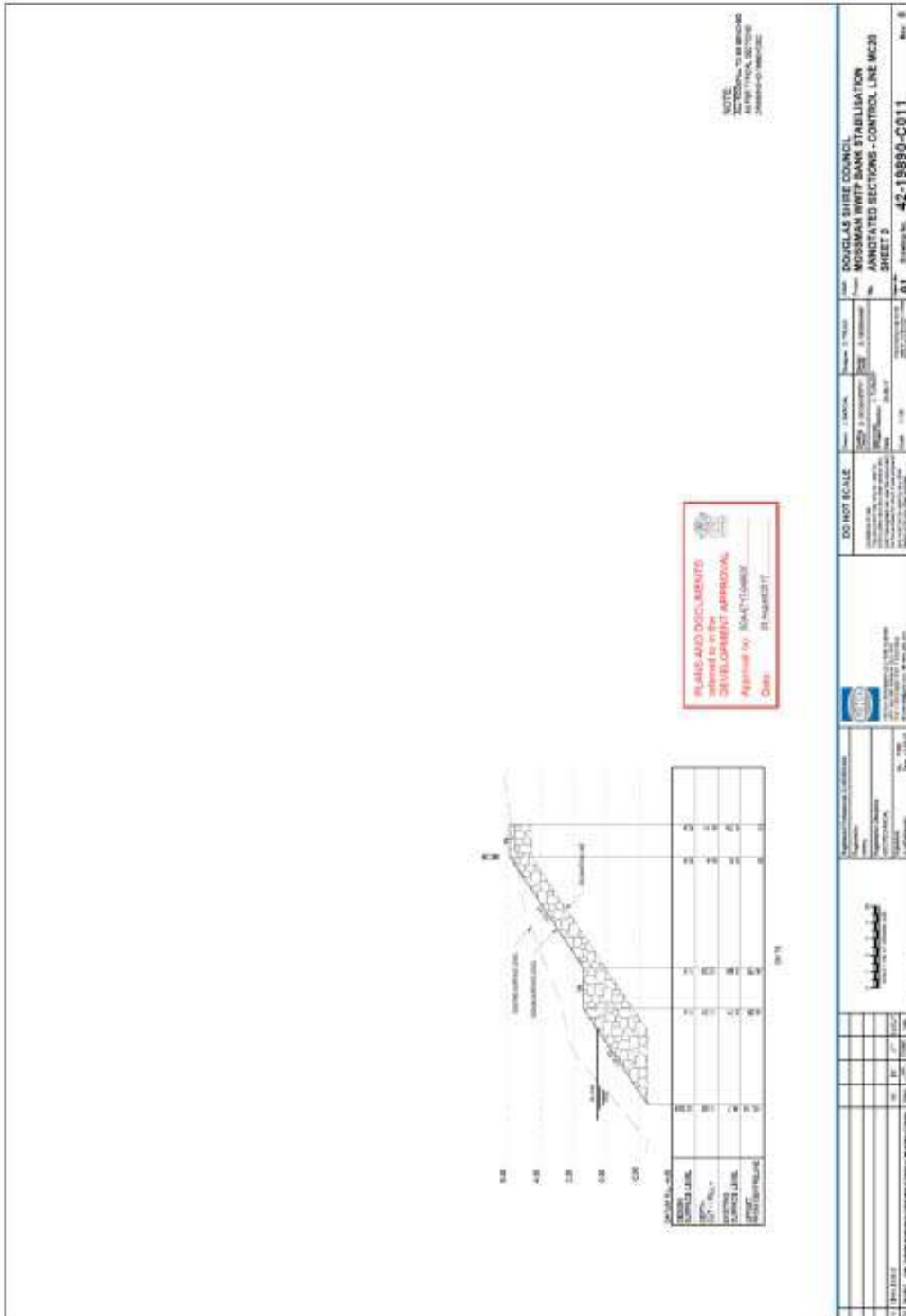


PLANS AND DOCUMENTS
 submitted to the
DEVELOPMENT APPROVALS
 Department
 Approval No: 44-18-0017
 Date: 21 August 2017



NOTE:
 ALL DIMENSIONS TO BE CHECKED
 AGAINST THE DRAWING

		DOUGLAS SHIRE COUNCIL MOSSMAN WWTTP BANK STABILISATION ANNOTATED SECTIONS - CONTROL LINE M230 SHEET 4	
Project No: 44-18-0017 Drawing No: 42-19890-C010 Date: 21 August 2017	Scale: 1:50 Date: 21 August 2017	Author: [Name] Designer: [Name] Checker: [Name] Approver: [Name]	Date: 21 August 2017 Drawing No: 42-19890-C010



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.