

**YOUR REF:**

**OUR REF:** OP2087/2017 (827897)

22 September 2017

Oakdare Holdings Pty Ltd  
c/- Trinity Engineering and Consulting  
PO Box 7963  
**CAIRNS QLD 4870**

Attention: Scott Christensen

Dear Sir

**DECISION NOTICE FOR OPERATIONAL WORKS (BULK EARTHWORKS –  
PLACEMENT OF FILL ON A RURAL SITE)  
BONNIE DOON ROAD KILLALOE**

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

In addition to the Decision Notice, Council provides the following 'Advice Statement' which relates to issues that are relevant to the proposed works:

1. The Consulting Engineer is to present all contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.

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

Yours faithfully

Nick Wellwood  
General Manager Operations

Att

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

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**DECISION NOTICE FOR OPERATIONAL WORKS (BULK EARTHWORKS –  
PLACEMENT OF FILL ON A RURAL SITE)  
BONNIE DOON ROAD KILLALOE**

**PROPOSAL:**

Operational Works (Bulk Earthworks – Placement of Fill on a Rural Site)

**TYPE OF DEVELOPMENT:**

Operational Work

**REAL PROPERTY DESCRIPTION:**

Lot 54 on SP292874

**REFERRAL AGENCY CONDITIONS:**

None applicable

**FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:**

None applicable

**DECISION DATE:**

22 September 2017

**DECISION:**

Approved subject to conditions

**TYPE OF APPROVAL:**

Development Permit

## **ASSESSMENT MANAGER CONDITIONS:**

1. The proposed works are permitted subject to any alterations:
  - a. found necessary by Chief Executive Officer at the time of examination of Engineering drawings or during construction of the works because of particular engineering requirements and.
  - b. to ensure the works comply in all respects with the requirements of the *FNQROC Development Manual* and good engineering practice.

All works must be carried out in accordance with the approved plans, conditions and specifications, to the requirements and satisfaction of the Chief Executive Officer.

## **Finished Ground Levels**

2. At the completion of the works, surveyed spot levels sufficient to demonstrate that the works have been undertaken in accordance with the approved plan must be provided to Council.

## **Soil and Water Management**

3. 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. Measures nominated by the ESC plan must be implemented 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 the filling 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 filling 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.

## **Road Condition Assessment**

4. Upon completion of the works, Council will undertake an inspection of the haul route to identify any noticeable damage to the road pavement and compare with the Road Condition Assessment Report prepared by Trinity Engineering & Consulting dated 7 July 2017. Any damage to roads as a consequence of the works will be the responsibility of the contractor to repair at their cost.

## **Hours of Work**

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

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

no work is permitted on Sundays or Public Holidays.

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

## **Public Notification of the Works**

6. The contractor or nominated representative must provide:
  - a. Public notification of the development in local newspapers in accordance with Section CP1.11 of the *FNQROC Development Manual*.
  - b. Signage identifying the location of the project, details of the filling exercise, 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.

## **Construction Security Bond**

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

## **Portable Long Service Leave Notification**

8. As per the QLeave – Building and Construction Industry Authority Guidelines, if the works are over \$150 000, Council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to commencement of work.

## APPROVED PLANS AND SPECIFICATIONS:

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

Drawing Description	No	Rev
Fill Plan	Sketch 1134-001	D

## EROSION AND SEDIMENT CONTROL DRAWINGS

Certified plans detailing the erosion and sediment control measures that reflect the filling methodology are to be submitted to Council in accordance with Condition ? above and in accordance with the *FNQROC Development Manual*, Clause CP1.06.

### Other

For information relating to the transitional provisions of the *Planning Act 2016* log on to [www.dsdip.qld.gov.au](http://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](http://www.douglas.qld.gov.au) .

## RIGHTS OF APPEAL

Attached

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### End of Decision Notice

**Att**    Appeal Rights  
          Approved Drawings, Appendix A

APPENDIX A: APPROVED DRAWINGS

