

28 April 2021

Enquiries: Daniel Lamond
Our Ref: CA 2015_1044/2 (1009707)
Your Ref: CA 1044/2015

Gold Coast Marine Aquaculture
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Dear Sir/Madam

**Minor Change Application for Development Approval CA2015_1044
At Captain Cook Highway, Killaloe
On Land Described as LOT: 8 NR: 153, LOT: 201 SP: 222765 and LOT: 7 RP: 846941**

Please find attached the Decision Notice for the above-mentioned minor change application. Please note that Condition 20 has been changed to accommodate the changed landscaping plans proposal and Condition 10 remains unchanged.

Please quote Council's application number: CA 2015_1044/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc. State Assessment and Referral Agency (SARA) E: CairnsSARA@dsdilgp.qld.gov.au
encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under section 81A of the Planning Act 2016

Applicant Details

Name: Gold Coast Marine Aquaculture
Postal Address: C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207
Email: Fraser@gassman.com.au

Property Details

Street Address: Captain Cook Highway KILLALOE
Real Property Description: LOT: 8 NR: 153, LOT: 201 SP: 222765, LOT: 7 RP: 846941
Local Government Area: Douglas Shire Council

Details of Proposed Development

Request for Minor Change

Decision

Date of Decision: 27 April 2021
Decision Details: Approved in part (subject to conditions)

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

YOUR REF: 5555:BC
OUR REF: CA 1044/2015 (777079)

16 June 2016

Gold Coast Marine Aquaculture
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Attention: Mr Barry Craddock

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR CAPTAIN COOK HIGHWAY KILLALOE**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 7 June 2016, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9457.

Yours faithfully



Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

Gold Coast Marine Aquaculture
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

ADDRESS

Captain Cook Highway KILLALOE

REAL PROPERTY DESCRIPTION

Lot 8 on NR153, Lot 201 on SP222765, Lot 7 on RP846941

PROPOSAL

Reconfiguring a Lot (Boundary Realignment)
Material Change of Use (Extension of Aquaculture Facility and Caretakers residence).
Operational Works (Bulk Earthworks)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

7 June 2016

TYPE

Material Change of Use (Development Permit)
Operational Work (Development Permit)
Operational Works (Development Permit)

REFERRAL AGENCIES

State Assessment Referral Agency
C-/ Department of Infrastructure, Local Government and Planning
Far North Queensland Regional Office
PO Box 2358
Cairns QLD 4870

For an application involving	Trigger (Schedule 7 Sustainable Planning Regulation 2009)	Name of technical agency	Advice or concurrence agency
Tidal works or development in a coastal management district	Table 2, Item 13 (OPW) Table 3, Item 5 (MCU)	Department of Environment & Heritage Protection	Concurrence

For an application involving	Trigger (Schedule 7 Sustainable Planning Regulation 2009)	Name of technical agency	Advice or concurrence agency
Aquaculture	Table 2, Item 28	Department of Agriculture & Fisheries	Concurrence
State-controlled road	Table 3, Item 1 (MCU)	Department of Transport & Main Roads	Concurrence

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Works.

Development Permit for Building Works.

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

A. APPROVED DRAWING(S) AND/OR DOCUMENT(S) –MATERIAL CHANGE OF USE COMPONENT (EXPANSION OF AQUACULTURE FACILITY & CARETAKER'S RESIDENCE)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Proposal Plan	Drawing No. 5555 P PP 100	19 August 2015
Concept Plan - Operational Area	Drawing No. 555-P CP01.C	4 September 2015
Statement of Landscape Intent	Drawing No. 555 L L/01 – Plans 01 – 03 inclusive	30 June 2015
Landscape Plan	Drawing No 5555 LP 200, Rev B	28 January 2021
Landscape Plan	Drawing No 5555 LP 201, Rev B	28 January 2021
Landscape Plan	Drawing No 5555 LP 202, Rev B	28 January 2021
Landscape Plan	Drawing No 5555 LP 203, Rev B	28 January 2021
Landscape Plan	Drawing No 5555 LP 204, Rev B	28 January 2021
Landscape Plan	Drawing No 5555 LP 203, Rev B	28 January 2021
Landscape Plan	Drawing No	28 January 2021

	5555_LP_206, Rev B	
Landscape Plan	Drawing No 5555_LP_207, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_208, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_209, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_210, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_211, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_212, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_213, Rev B	28 January 2021
Landscape Plan	Drawing No 5555_LP_214, Rev B	28 January 2021
Landscape Details	Drawing No 5555_DT_901, Rev B	28 January 2021
Landscape Details	Drawing No 5555_DT_902, Rev B	28 January 2021
Landscape Details	Drawing No 5555_DT_903, Rev B	28 January 2021
Landscape Details	Drawing No 5555_DT_904, Rev B	28 January 2021
Landscape Details	Drawing No 5555_DT_905, Rev B	28 January 2021

ASSESSMENT MANAGER CONDITIONS:

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to the commencement of use except where specified otherwise in these conditions of approval.

Limitation on Use

3. No direct retail sales to the general public are to be conducted from the site.

Building Details

4. Scaled drawings of proposed buildings are to be submitted to Council for its agreement prior to the issue of a development permit for building works. Such buildings will:
 - a. not exceed 10 metres in height;
 - b. not utilise white and / or shining metallic surfaces on external surfaces, unless otherwise agreed in writing by Council.

Operational Works

5. An Operational Works Approval is required for the earthworks, drainage and external road upgrade associated with the development.
Such works must be completed to the satisfaction of the Chief Executive Officer prior to commencement of use or issue of a compliance certificate for the plan of survey, whichever occurs first. Where plans are required, three (3) A1 size copies of the plans and one (1) copy at A3 size must be submitted to Council.

Earthworks

6. The extent of the works is to be revised to ensure the limit of works is contained within the site. In particular, the limit of works and interface with the existing surface along the south east boundary is to be confirmed to be within the development site and not to encroach into the existing drainage path.

The filling of the site must not compromise the drainage of external areas through the site.

The minimum filling for the operations centre pad is to be 3.2m in accordance with the Mortons Urban Solutions drawings.

Water Supply Works

7. Undertake the following water supply works to the site to connect the site to existing Council water supply infrastructure:
 - a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
 - b. Ensure the appropriate minimum water pressure and flows (including fire-fighting flow) requirements can be provided to the site in accordance with FNQROC and the appropriate building classification for the use. Identify any extensions or upgrades proposed including on-site storage if required to achieve compliance for the classification of building and the use. Certification from an appropriately qualified hydraulic designer is required to confirm compliance;
 - c. Provide a single metered internal water connection;

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

The works outlined above require approval from Council. A plan of the works at A1 must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to commencement of use.

On-Site Effluent Disposal

8. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. The sewage loading must include the various uses on the site and appropriate supporting information and justification of the sewage loads is to be submitted for Council's review. Location, size, levels and grading of the primary disposal area and reserve area are to be provided.

Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a development permit for building work.

Vehicle Parking

9. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of 10 spaces. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Turning templates for the design vehicle must be submitted to confirm the manoeuvring areas and to demonstrate the clearances to proposed parking areas.

The parking, manoeuvring and access plans (and construction details) must be endorsed by the Chief Executive Officer prior to the issue of a development permit for building work.

External Works

10. Undertake the following works external to the land at no cost to Council:

- a. Upgrade the road to the site from the Captain Cook Highway. The road is to be constructed generally in accordance with the typical section provided on Mortons Urban Solutions Drawing 307–01–091 subject to changes required to achieve compliance with these conditions.
- b. The pavement design is certified by an RPEQ and must be in accordance with the FNQROC guideline. Traffic assumptions and generation rates are to be provided to Council and are to be certified as appropriate by the RPEQ.
- c. The road design must have regard to the stormwater flood modelling outcomes and any inundation per the drainage conditions.
- d. The road is to be imperviously sealed to Council's satisfaction. Unless otherwise agreed, the seal width is to be 6.0m to facilitate vehicles passing noting the proximity to the drain and the power poles.
- e. Demonstrate how vehicles utilising the public road can turn around within the road reserve without entering private property. The presence of the drainage infrastructure within the reserve is noted in this regard.
- f. Confirm the clearance to existing power poles within the road reserve and demonstrate clearance is acceptable in accordance with FNQROC and AUSTROADS guidelines.
- e. The applicant is to engage an appropriately qualified and experienced RPEQ to undertake a risk assessment on road operation and traffic adjacent to the proposed open drain/major overland flow path in accordance with Safety in Design principles and the Workplace Health and Safety Act 2011. The assessment must include, but not be limited to:-
 - the operation of the road in dry conditions noting the proximity to the open drain;
 - the operation of the road in typical rainfall conditions with the drain containing water;
 - the operation of the road in flood conditions noting the predicted inundation of the road and drain and the potential ambiguity of the carriageway delineation.

The development must be designed to be "low" or "very low" risk. In locations where the identified risk(s) lie outside of these acceptable risk ranges, mitigation measures must be adopted to reduce the risks to these tolerable levels. A copy of the risk assessment and drawings detailing the proposed works shall be certified by the RPEQ as being in accordance with the legislative and conditional requirements. The drawings and risk assessment shall be required to be approved by Council.

The external works outlined above require approval from Council. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to commencement of use.

Drainage Study of Site

11. The applicant is to review the existing local drainage study and update where necessary to ensure it addresses the following requirements.

Undertake a local drainage study of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:

- a. The contributing catchment boundaries;
- b. The extent of the 1% AEP/100 year ARI flood event in relation to the site both pre and post development;
- c. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;
- d. The location of proposed drainage crossings of the flow paths for pedestrian and vehicle movements within the site and the hydraulic implication of these on the flood modelling;
- e. Confirm the extent of the distributor and inlet channels noting the differing extents shown on the Gassman Proposal Plan and the Morton's Urban Solutions Bulk Earthworks plans.
- f. Subject to the extents of the channels per e. above, confirm the impacts and interfacing arrangements/structures at the crossing of the existing corridors as follows:
 - vegetated drainage corridor along the common boundary of current Lot 7 on RP846941 and Lot 201 on SP222765; and
 - on the access easement A on SP222765.
- g. Identify any requirement for drainage easements. In particular, the formalised flow paths that convey external runoff through the site;
- h. With reference to the typical sections on Mortons Urban Solutions drawing 307-01-091, assess the operation of the drainage swales adjacent the pond batters and confirm that the proposed pond batters are not compromised by the drainage conveyance. Advice on velocities, duration of inundation etc is required. An appropriately qualified engineer is to assess the operation of the drainage elements and satisfy themselves as to the long term stability of the common batters of the drain and pond. Any mitigation measures or stability works are to be nominated and included in the amended drawings;
- i. Confirm the flow depth in the roadside drain and confirm that the road immunity and depth parameters comply with the FNQROC requirements for the minor and major rainfall events;
- j. Confirm any additional measures required for pedestrian safety in the event that the drainage depths and flows do not comply with the pedestrian safety parameters set out in FNQROC/QUDM;
- k. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;
- l. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development;
- m. Lawful point of discharge.

The study must be endorsed by the Chief Executive Officer prior to the issue of a development permit for building work with the necessary works being undertaken prior to commencement of use or issue of a compliance certificate for the plan of survey, whichever occurs first.

Acid Sulfate Soil Management Plan

12. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in, 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' (1998) or updated version of document produced by the Department of Natural Resources and Mines (Previously DNRW – QASSIT), and State Planning Policy 2/02 – 'Planning and Managing Development involving Acid Sulfate Soils'. The results of this investigation must be submitted to Council for approval prior to any earthworks or clearing being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRW – QASSIT: 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRW: 'Queensland Acid Sulfate Soil Technical Manual' (2002) including Soil Management Guidelines (updated Feb. 2003) which must be prepared to the satisfaction of the Chief Executive Officer.

Storage of Machinery and Plant

13. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Demolish Structures

14. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior to Commencement of Use.

Access Easement/s

15. Demonstrate how the existing Access Easement will be maintained or provide advice on alternative access location and easement proposed to allow vehicle access and on-site manoeuvring for the adjacent property.

The access and easements are to be to the requirements and satisfaction of the Chief Executive Officer. A copy of any updated easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council.

The approved easement documents must be lodged and registered with the Department of Natural Resources & Mines prior to the Commencement of Use.

Amalgamation of Lots

16. A Plan of Survey must be prepared amalgamating proposed Lot 202 having an area of 62.06 hectares with Lot 8 on NR153 into one allotment. The Plan of Survey must be registered with the Department of Natural Resources and Mines and a new certificate of title issued at the applicant's/owner's cost prior to Commencement of Use.

Lawful Point of Discharge

17. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Minimum Fill and Floor Levels

18. The site is to be filled generally in accordance with the Morton's Urban Solutions Bulk Earthworks plans (except where modified by the conditions). The fill level in the operations centre and caretakers is to be filled to 3.2m in accordance with the Bulk Fill drawings.

In addition, all habitable floor levels must be located 300 mm above the 1% AEP flood immunity level (Q100).

Sediment and Erosion Control

19. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Landscape Plan

20. ~~The site must be landscaped generally in accordance with the Statement of Landscape Intent details and in accordance with a Landscaping Plan. All landscaping works must be contained on the site. The Landscaping Plan must show:~~
 - a. ~~A landscape buffer adjacent the Captain Cook Highway to screen the development when viewed from the Highway. The landscape buffer must have a minimum width of 10 metres unless otherwise approved by the Chief Executive Officer at the time of the assessment of the Landscape Plan.~~
 - b. ~~A landscape buffer adjacent the northern boundary of Lot 8 on NR153 having a minimum width of 5 metres;~~
 - c. ~~Nominate the plant species to be used and planting densities in order to achieve screening of the development from adjoining properties over time;~~
 - d. ~~Detail ground preparation and removal of potential contaminated soils associated with concrete surfacing works. The soil must be well prepared (not compacted) and fertilized with organic fertilizers to encourage strong growth;~~
 - e. ~~Detail the interface between landscaping works and the ponds and / road and drainage infrastructure;~~
 - f. ~~Species to have regard to Council's Planning Scheme Policy No.7 Landscaping;~~
 - g. ~~Details of any proposed fencing;~~
 - h. ~~Inclusion of any other relevant conditions included in this Development~~

~~Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.~~

~~The Landscape Plan must be endorsed by the Chief Executive Officer. All landscaping works must be undertaken in accordance with the endorsed plan prior to the Commencement of Use and maintained at all times to the satisfaction of the Chief Executive Officer.~~

20. The site must be landscaped generally in accordance with Landscape Plans 5555 LP 200-214 and Landscape Detail Plans 5555 DT 901-905 and;

- a. Be maintained at all times to the satisfaction of the Chief Executive Officer;
- b. The temporary printed screen fencing running down the frontage of Old Ferry Road must only be in place for a maximum of two (2) years. The two years allows for the applicant to obtain a development approval and undertake the material change of use. In the event that development approval and material change of use for farm expansion over the balance land does not occur, the area approved for temporary screen fencing must be densely landscaped in accordance with a landscaping plan prepared in accordance with Planning Scheme Policy SC6.7 and to the satisfaction of the Chief Executive Officer;
- c. In the event a development application is lodged for further expansion, the ultimate treatment of this section of land will be determined at the time of assessment of this application.

Noise

21. The proposed activity must be conducted in a manner that -
- a. applies such reasonable and practicable means necessary to avoid, minimise or manage (in that order) the emission or likelihood of emission of noise that constitutes an intrusive or nuisance noise; and
 - b. achieves the acoustic quality objectives of the Environmental Protection (Noise) Policy 2008.

Air Quality

22. The activity must be conducted in a manner that –
- a. does not cause an environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of odour, fumes, smoke, vapour, steam, particulate matter or other emissions to the air; and
 - b. is consistent with achieving the air quality objectives of the Environmental Protection (Air) Policy 2008.

B. CONDITIONS APPLICABLE TO RECONFIGURING A LOT (BOUNDARY REALIGNMENT) APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
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Proposed Reconfiguration	Drawing No. 5555 P ROL 02	15 February 2015
Proposal Plan	Drawing No. 5555 P PP 100 Issue A	19 August 2015

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

Existing Services

3. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:
 - a. Relocate the services to comply with this requirement; or
 - b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of a Compliance Certificate for the Plan of Survey creating the lot.

C. CONDITIONS APPLICABLE TO OPERATIONAL WORKS (BULK EARTHWORKS)

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

The information or amended drawings required in accordance with these conditions must be submitted and approved prior to the pre-start meeting unless otherwise noted.

The information or amended drawings required in accordance with these conditions must be submitted and approved prior to the pre-start meeting unless otherwise noted.

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
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General		
307-01-000	Cover Sheet	2/03/2016
307-01-001	General Notes and Legend	24/06/2015
307-01-003	Key Plan	24/06/2015
307-01-005	Existing Surface Plan- Sheet 01	24/06/2015
307-01-006	Existing Surface Plan- Sheet 02	24/06/2015
307-01-007	Existing Surface Plan- Sheet 03	24/06/2015
Sediment and Erosion		
307-01-010	Control Plan Sheet 01	26/06/2015
307-01-011	Control Plan Sheet 02	26/06/2015
307-01-012	Control Plan Sheet 03	26/06/2015
307-01-013	Control Plan Sheet 04	26/06/2015
307-01-014	Control Plan Sheet 05	26/06/2015
307-01-015	Control Plan Sheet 06	26/06/2015
307-01-016	Control Plan Sheet 07	26/06/2015
307-01-017	Control Plan Sheet 08	26/06/2015
Bulk Earthworks		
307-01-030	Cut Fill Plan-Sheet 01	26/06/2015
307-01-031	Cut Fill Plan-Sheet 02	26/06/2015
307-01-032	Cut Fill Plan-Sheet 03	26/06/2015
307-01-033	Cut Fill Plan-Sheet 04	26/06/2015
307-01-034	Cut Fill Plan-Sheet 05	26/06/2015
307-01-035	Cut Fill Plan-Sheet 06	26/06/2015
307-01-036	Cut Fill Plan-Sheet 07	26/06/2015
307-01-037	Cut Fill Plan-Sheet 08	26/06/2015
307-01-050	Earthworks Sections Key	24/06/2015

	Plan	
307-01-051	Bulk Earthworks Sections Sheet 01	24/06/2015
307-01-052	Bulk Earthworks Sections Sheet 02	24/06/2015
307-01-053	Bulk Earthworks Sections Sheet 03	24/06/2015
Typical Sections and Details		
307-01-090	Sheet 01	24/06/2015
307-01-091	Sheet 02	24/06/2015

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to the request for a Pre-Start Meeting unless except where specified otherwise in these conditions of approval.

General

3. This Decision Notice should be read in conjunction with the following;
 - Reconfiguring a Lot conditions;
 - Material Change of Use conditions.
4. This Operational Work Permit Covers:
 - Earthworks
 - Drainage (overland flow)

All works not explicitly covered by this approval are required to be covered by a separate operational works approval. It should be noted that additional works approval will need to be sought for roadworks and public utility service works.

Earthworks - Amendment to design

5. The extent of works is to be revised to ensure that all earthworks for the ponds are wholly contained within the applicant's land. The extent of works on the north west boundary is to be revised to ensure that a 3.0m access and maintenance track is provided on the property side of the road boundary (between drainage channel and toe of the pond batter). The access and maintenance track is to be wholly contained within the applicant's land.
6. Confirm (with site survey) the presence of the existing drainage channel along the Lot 201/Lot 7 Property Boundary in relation to the proposed works. The survey is to identify trees of diameter 100mm or greater.
7. The earthworks on the Mortons Urban Solutions drawings are to be amended to comply with the footprint per the Gassman Development Perspectives Drawing 5555 PPP 100 dated 19 Dec 2014, unless otherwise approved by Council. In particular, the filled pad for the operations centre and the Northern ponds is to be clear of the vegetation and drainage along the existing boundary between lot 7 and Lot 201.

Three (3) copies of the amended plans of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. The work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

8. The applicant is to provide clarification on the earthworks volumes and to confirm if the proposed earthworks are surplus, balance or imported. Supporting information is to include the volume calculations with outputs from a 3 dimensional design package. Calculations are to confirm the volume of topsoil stripping material and/or material not suitable for bulk filling and to confirm how this material will be managed and stored on site or the approved disposal facility if exported from the site.

If the proposed earthworks are not in balance with either surplus material to be exported or additional material to be imported, the volumes are to be advised to Council. Prior to the commencement of filling, the applicant/contractor is to confirm the alternative borrow or fill site has appropriate approvals in place to remove or receive material.

9. Subject to the advice in Condition # above, if material is to be imported or exported, the applicant is to prepare a plan of the Haul route. Where the haul route utilises Council Roads, the applicant is to prepare a Road Condition Report of the proposed haulage route indicating all existing problems with the roadway along the identified haul route. On completion, the haul route shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. If any additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer. The report is to contain (but not limited to): location of existing deficiencies of the roadway and site photos of the route especially at areas where turning movements will occur.

Access Easement/s

10. The applicant is to demonstrate how the existing access easement A/SP22765 will be maintained during and after the completion of the proposed operational works. Reference is made to Condition 15 of the Material Change of Use.
11. In the event that the application seeks to amend the location of the access easement and/or nominates alternative access arrangements either temporarily or permanently, these details are to be provided to Council for review.

Roadworks

12. The applicant is to nominate the proposed timing for the upgrade to the external road between the site entry and the Captain Cook Highway.

If roadworks are not intended until completion of the bulk earthworks, demonstrate that construction vehicles can safely enter and exit the site.

Drainage

13. The Bulk Earthworks profiles and footprint is subject to the review of the drainage study as required in the conditions of the Material Change of Use Decision Notice.

The study must be endorsed by the Chief Executive Officer prior to the commencement of construction of the earthworks on site.

Any changes to the scope of works and the engineering plans that are required as a result of the approved drainage study must be detailed on amended plans to be approved prior to the commencement of the works.

Erosion and Sediment Control

14. An Erosion and Sediment Control (ESC) plan is to be prepared and certified by a suitability qualified person (Certified Professional in Erosion and Sediment Control or suitable equivalent person) and submitted to Council prior to commencement of any works. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress. In particular the ESC plan must define roles and responsibilities on site for the day to day management of the active work site including such items as monitoring weather forecasts, preparing the site for imminent weather events and post event assessment of effectiveness of measures with the plan updated and amended regularly to suit the work staging. The erosion and sediment control plan at a minimum must address the following;

- a. Construction traffic entry/exit points and control measures;
- b. Internal haul routes;
- c. Dividing the site into hydraulically manageable drainage areas;
- d. Proposed sequencing and staging (by footprint) of works to minimise soil disturbance at any one time;
- e. Define the extent of soil disturbance for each stage;
- f. Proposed installation sequence for ESC measures;
- g. Control of clean water upstream of the site;
- h. Control erosion on disturbed areas;
- i. Control of runoff within active worksite;
- j. Location of and types of sediment traps and basins within the site;
- k. Control sediment runoff at site boundary;
- l. Site revegetation and rehabilitation requirements, (including a staged

revegetation plan);

- m. Assess the potential for inundation of the active work area during tidal events (Highest Astronomical Tide) and rainfall events and identification of management measures to address this;
- n. identification of roles and responsibilities on site;
- o. identification of end of day controls.

The Erosion and Sediment Control Plan must be prepared and submitted to Council for Council's records prior to commencement of works on site. Council may request advice on the suitability of measures, however, it will remain the responsibility of the Contractor's CPESC and/or RPEQ to ensure the measures are adequate for the works occurring on site.

The erosion and sediment control measures must be installed/implemented prior to discharge of water from the site, such that stormwater flow from the site does not adversely affect surrounding or downstream properties or waterway systems (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Acid Sulfate Soils Management Plan

- 15. An Acid Sulfate Soils Management Plan is to be prepared which, amongst other things, is to address:
 - a. bunding and drainage of areas of disturbance;
 - b. control and monitoring of any run-off water that is collected by this bunding or drainage; and
 - c. regular inspections.

The findings of the Acid Sulfate Soil investigation with respect to the control and monitoring of ground water for de-watering extraction are to be addressed in the Management Plan.

The Acid Sulfate Soils Management plan is to be supplied to Council prior to the commencement of earthworks.

APPENDIX A – STANDARD CONDITIONS (WHERE DIRECTLY APPLICABLE)

- 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 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 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 & 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 Councils 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 Development Permit. In this instance.

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, (i.e., 5% 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 FNQROC Development Manual.

Construction Monitoring Fee

13. Payment of the Construction Monitoring Fee is required prior to work commencing. This figure is based on a \$1,604.00 base fee, plus \$143.00/lot.

Hours of Work

14. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - a. 7.00am to 6.00pm, Monday to Friday;
 - b. 7.00am to 1.00pm Saturdays;
 - 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

15. 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

16. 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 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

17. 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 contractors 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, telephone 07 4099 4999, 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 Contractors ESC Plan, derived from the Engineers ESC Strategy (As per FNQROC CP1 Appendix A).
 - d. It is the Contractors 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.

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 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.

Structures and Retaining Walls

22. 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 900mm 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)

23. 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

24. All water and sewerage works must be in accordance with Sections D6 and D7 of FNQROC Development Manual, and must comply with the following:
 - a. 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 Plumbing Inspector at Council either in writing, by telephone (07) 4099 9444 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 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 Council, and any operating manuals etc. be provided to Council, prior to making an application for the acceptance of the works.
 - e. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by 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.

- f. All testing and acceptance of water and sewerage works shall be in accordance with CP1 Construction Procedures of Council's FNQROC Development Manual. Works are to be certified as acceptable by Council, and any operating manuals etc. be provided to Council, prior to making an application for the acceptance of the works.

Water

25. 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 Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of 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 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 500mm 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

26. 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 (TGSI's) where required.

Cultural Heritage

27. The Aboriginal Cultural Heritage Act 2003 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 (DEHP) and can be downloaded from their website at www.dehp.qld.gov.au. The work identified in the project documentation is likely to require assessment of the site under the Act.

Reasons for Decision

Section 81 of the *Planning Act 2016*:

to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0 and the 2006 Douglas Shire Planning Scheme, to ensure compliance with the *Planning Act 2016*.

Findings on material questions of fact:

- a) the development application was properly lodged to the Douglas Shire Council on 19 February 2021 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;**
- b) the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 and 2006 Douglas Shire Planning Scheme in making its assessment manager decision.**

Evidence or other material on which findings were based:

- a) the development triggered assessable development under the Assessment Table associated with the Code;**
- b) Council undertook an assessment in accordance with the provisions of section 81 of the *Planning Act 2016*; and**
- c) the applicant's reasons have been considered and the following findings are made:
The access driveway/ road requires two lanes for entry and egress.
The landscaping plan proposed is satisfactory subject to a condition limiting the duration of time the component of printed screening may be in place.**

End of Decision Notice

YOUR REF: 5555:BC
OUR REF: CA 1044/2015 (777079)

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

16 June 2016

Gold Coast Marine Aquaculture
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Dear Sir

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR
CAPTAIN COOK HIGHWAY KILLALOE**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

These charges are payable prior to the change of use occurring in accordance with section 648H of the Act.

Please also find attached extracts from the Act regarding the following:

- Your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- Your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully



Paul Hoyer
General Manager Operations

Att

INFRASTRUCTURE CHARGES NOTICE

Administration Office
 1st St Mossman
 07 4099 9444
 07 4098 2902

DOUGLAS SHIRE COUNCIL		2006 & 2008 Douglas Shire Planning Schemes Application	
INFRASTRUCTURE CHARGES NOTICE			
Gold Coast Marine Aquaculture		0	0
DEVELOPER'S NAME		ESTATE NAME	STAGE
Captain Cook Highway		Killaloe	8NR153, 201SP222765, 7RP846941
STREET No. & NAME		SUBURB	LOT & RP No.s
Combined; ROL, MCU, Ops Wrks		1044/2016	25-May-16
DEVELOPMENT TYPE		COUNCIL FILE	VALIDITY PERIOD (years)
775426		1	
DSC Reference Doc. No.		VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only	proposed	800	42.50	34,000.00	
		200	55.74	11,148.00	
		1	11,411.06	11,411.06	
	existing	0	0.00	0.00	
	Total			56,559.06	
Urban Areas - Water only	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total			0.00	
	Urban Areas - Water & Sewer	proposed	0	0.00	0.00
		0	0.00	0.00	
existing		0	0.00	0.00	
Total				0.00	
TOTAL				56,559.06	

Prepared by	D Lamond	25-May-18	Amount Paid	
Checked by	N Beak	25-May-18	Date Paid	
Date Payable				
Amendments	Date	Receipt No.		
		Cashier		

Note:

The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the Sustainable Planning Act 2009 (SPA).

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

Planning Act 2016
Chapter 3 Development assessment
[s 74]

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (***change representations***) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
 - (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or

- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
- (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
 - (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the applicant receives notice that the assessment manager does not agree with the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that

must be considered when assessing a development application, to the extent those matters are relevant.

- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
 - (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
 - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
 - (a) state the nature of the change agreed to; and
 - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Extracts from the Planning Act 2016 – Appeal Rights

Planning Act 2016
Chapter 6 Dispute resolution
[s 229]

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct** means an act or omission.
 - representative** means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind**, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise,

whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

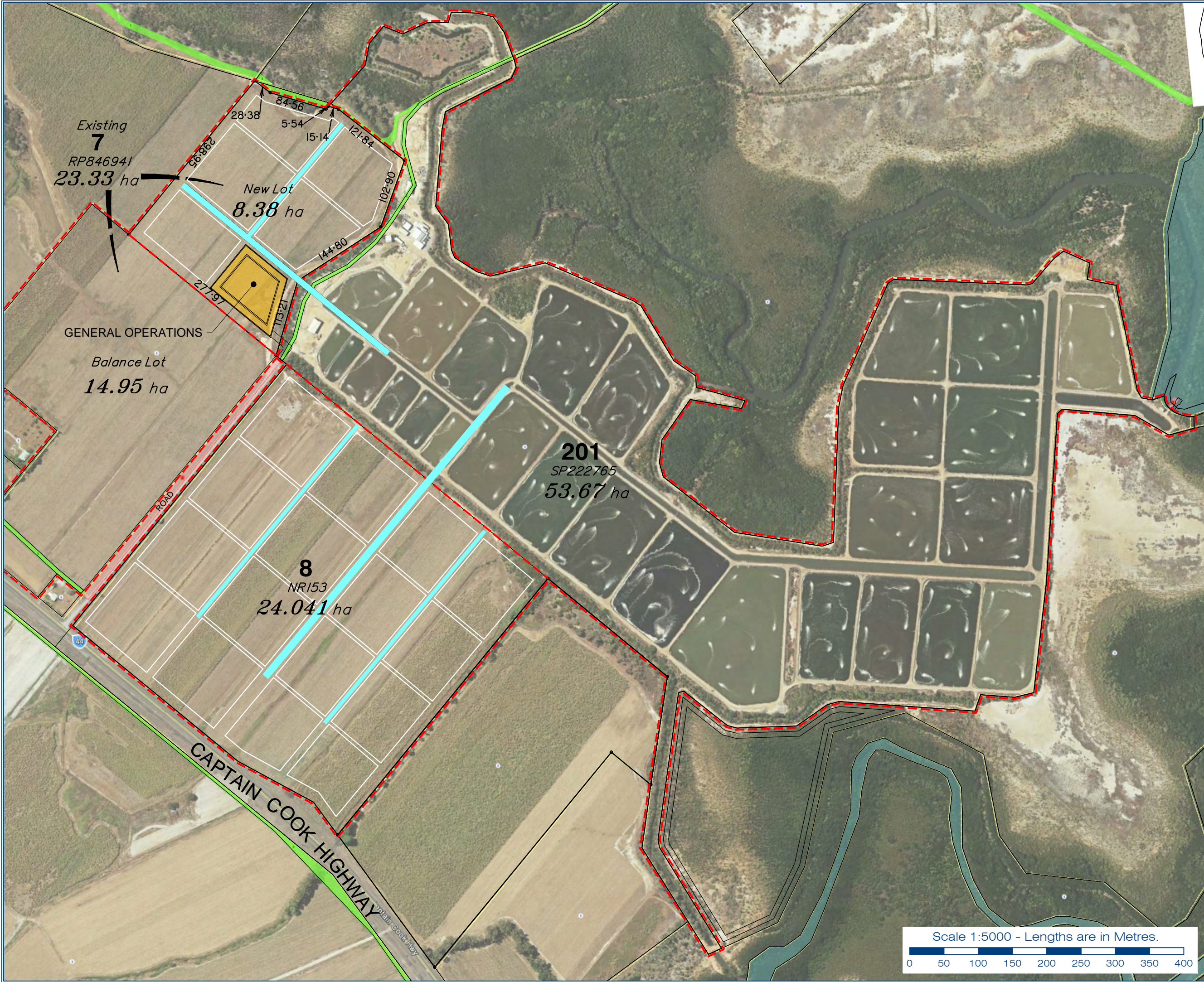
Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

Approved Plans and Concurrence Response- see attached below



Client:

GCMA

Site Address:

Captain Cook
Highway, Killaloe

RPD:
Lot:
Plan:
Parish:
County:
Local Authority: Douglas Shire
Council
Level Datum:
Meridian:
Contour Interval:
PSM:
RL:

Associated Consultants:

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-	19-12-14	ORIGINAL ISSUE	RGM	BC	
Issue	Date	Description	DRN	CHK	

Scale at A3: 1:5000

Date: 19-08-15

Design: -

Drawn: RGM

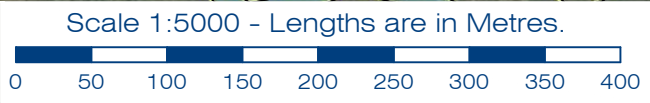
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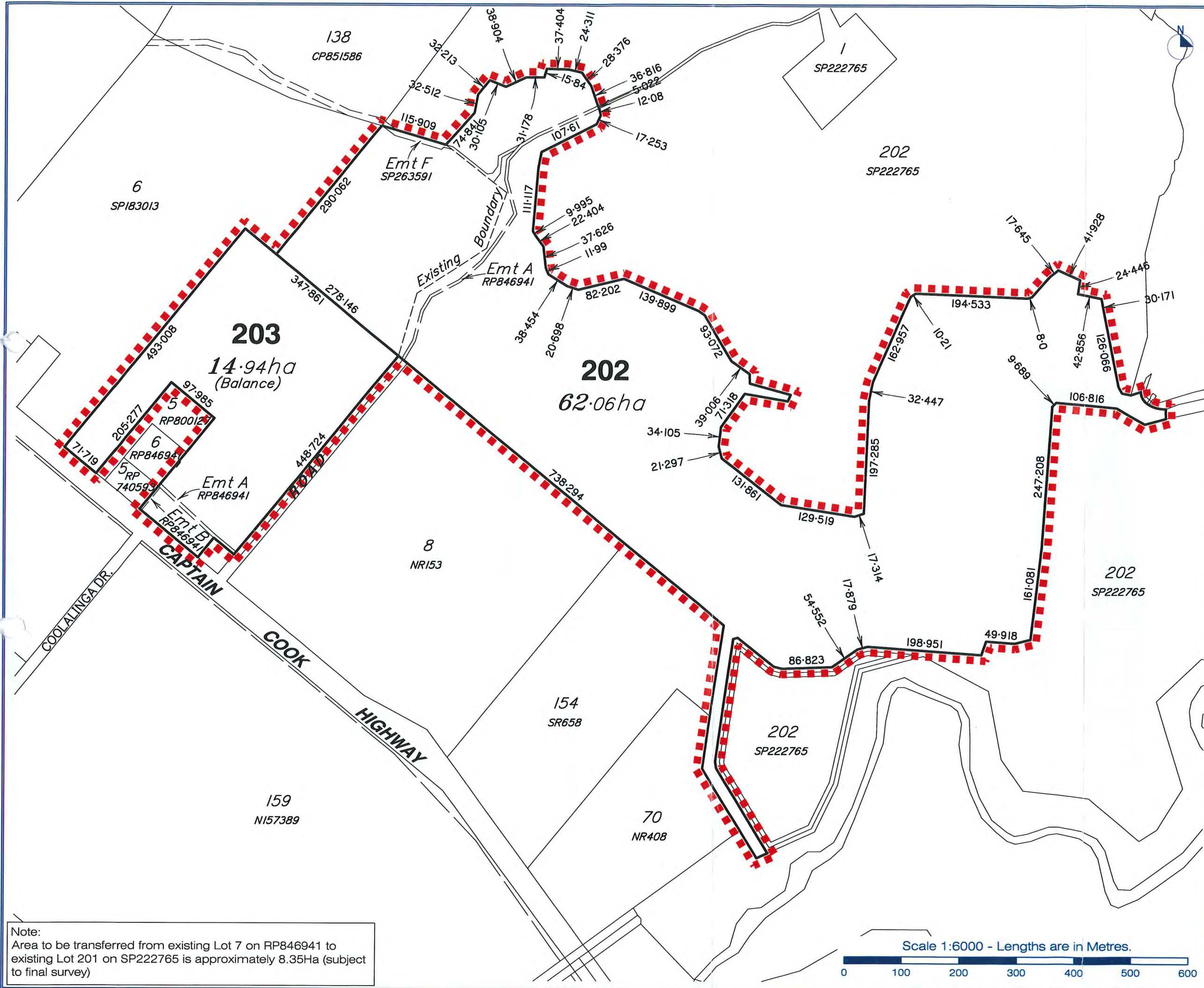
Drawing Title:

Proposal Plan
Lot 7 on RP846941
Lot 8 on NR153
Lot 201 on SP222765

Drawing No: 5555 P PP 100

Rev. No:







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w: www.gassman.com.au



Client:
GCMA

Site Address:
**Captain Cook
Highway, Killaloe**

RPD:
Lot: 201/SP222765 &
7/RP846941
Parish: Victory
County: Solander
Local Authority: Douglas Shire
Council
Level Datum: MGA
Meridian: DCDB
Contour Interval:
PSM:
RL:

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	05-02-15	ORIGINAL ISSUE	SJH	BFG
Issue	Date	Description	DRN	CHK

Scale at A3: 1:6000

Date: 05-02-15

Design: -

Drawn: SJH

Checked: BFG

Drawing Title:
**Proposed Reconfiguration
of Land
(Boundary Relocation)**

Canceling Lot: 201 on SP222765
and Lot 7 on RP846941

Drawing No: 5555 P ROL 02
Rev. No:

Note:
Area to be transferred from existing Lot 7 on RP846941 to existing Lot 201 on SP222765 is approximately 8.35Ha (subject to final survey)

MOSMAN

CHANGE OF LEVEL OF LAND

BULK EARTHWORKS - STAGE 01 & 02

No.307- 01 - PRAWN FARM

SCHEDULE OF DRAWINGS

NUMBER	REV NO	TITLE
GENERAL		
307-01-000	C	COVER SHEET
307-01-001	A	GENERAL NOTES & LEGEND
307-01-003	A	KEY PLAN
307-01-005	A	EXISTING SURFACE PLAN-SHEET 01
307-01-006	A	EXISTING SURFACE PLAN-SHEET 02
307-01-007	A	EXISTING SURFACE PLAN-SHEET 03
SEDIMENT & EROSION		
307-01-010	B	CONTROL PLAN-SHEET 01
307-01-011	B	CONTROL PLAN-SHEET 02
307-01-012	B	CONTROL PLAN-SHEET 03
307-01-013	B	CONTROL PLAN-SHEET 04
307-01-014	B	CONTROL PLAN-SHEET 05
307-01-015	B	CONTROL PLAN-SHEET 06
307-01-016	B	CONTROL PLAN-SHEET 07
307-01-017	B	CONTROL PLAN-SHEET 08
BULK EARTHWORKS		
307-01-020	B	CUT FILL PLAN-SHEET 01
307-01-031	B	CUT FILL PLAN-SHEET 02
307-01-032	B	CUT FILL PLAN-SHEET 03
307-01-033	B	CUT FILL PLAN-SHEET 04
307-01-034	C	CUT FILL PLAN-SHEET 05
307-01-035	B	CUT FILL PLAN-SHEET 06
307-01-036	C	CUT FILL PLAN-SHEET 07
307-01-037	C	CUT FILL PLAN-SHEET 08
307-01-050	B	EARTHWORKS SECTIONS KEY PLAN
307-01-051	B	BULK EARTHWORK SECTIONS SHEET 01
307-01-052	B	BULK EARTHWORK SECTIONS SHEET 02
307-01-053	A	BULK EARTHWORK SECTIONS SHEET 03
TYPICAL SECTIONS AND DETAILS		
307-01-090	A	SHEET 01
307-01-091	A	SHEET 02



CLIENT:

GOLD COAST MARINE
AQUACULTURE

LOCALITY PLAN



GENERAL

1. CONTRACT SPECIFICATIONS
2. SETOUT
3. DATUM
4. EXISTING SERVICES - External Works
5. ALL MATERIALS ARISING FROM ROADS AND SERVICES ARE TO BE COMPACTED TO FUTURE STAGES, TO LEVEL 1 OR IF DIRECTED BY THE SUPERINTENDENT SHALL BE TRUCKED TO A LICENSED TIP.
6. CONTRACTOR IS RESPONSIBLE TO ENSURE ANY ELECTRONIC DATA FILES MATCH THE DRAWINGS.

CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM

1. PRE START
 2. CLEARING AND BULK EARTHWORKS
 3. CONSTRUCTION OF SEWER/ROOFWATER/STORMWATER/SERVICES
 4. CONSTRUCTION - SEDIMENT BASINS
 5. CONSTRUCTION - STOCKPILING
 6. CONSTRUCTION - ROADWORKS
 7. CONSTRUCTION - ALLOTMENTS
 8. POST CONSTRUCTION - ALLOTMENTS
 9. POST CONSTRUCTION - ROAD RESERVES
 10. MAINTENANCE (PRE TO POST CONSTRUCTION)
- THE SILT FENCES ARE TO BE INSPECTED WEEKLY. ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY. SILT AFTER RAIN IS TO BE CLEANED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.
- BASIN CONSTRUCTION**
1. PRIOR TO COMMENCING CONSTRUCTION OF THE DETENTION BASIN THE DIVERSION OF SURFACE WATER FROM THE PROPOSED WORKS AREA, USING MEASURES SUCH AS OPEN DRAINS/SUMPS, ARE REQUIRED TO AID IN SITE DEWATERING.
 2. BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL 85% OF CATCHMENT CONSTRUCTION IS COMPLETE.
 3. THE CLAY FILLING FOR THE BASIN WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 200mm THICKNESS AND COMPACTED TO A DENSITY RATIO WITHIN THE RANGE 98% - 102% STANDARD COMPACTION (AS 1289 5.11). PLACEMENT MOISTURE CONTENTS SHOULD BE WITHIN THE RANGE OMC -1% TO OMC +2% (WHERE OMC = OPTIMUM MOISTURE CONTENT FOR STANDARD COMPACTION).
 4. CONTRACTOR TO PROVIDE SAFETY FENCING TO BASINS DURING CONSTRUCTION & APPROPRIATE SIGNAGE (PERMANENT OR TEMPORARY).

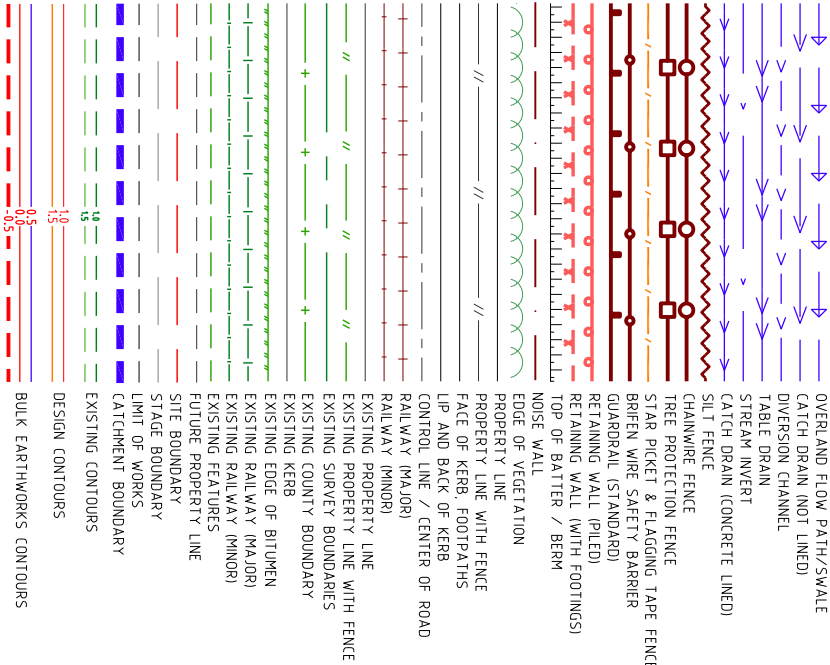
SEDIMENT AND EROSION

1. THE OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL PROGRAM ARE TO:
 - A) ALLOW STORMWATER TO PASS THROUGH THE SITE IN A CONTROLLED MANNER AT NON-EROSIVE FLOW VELOCITIES.
 - B) MINIMISE SOIL EROSION FROM WATER AND WIND.
 - C) MINIMISE ADVERSE EFFECTS OF SEDIMENT RUN-OFF.
 - D) MINIMISE OR PREVENT ENVIRONMENTAL HARM ASSOCIATED WITH DISCHARGE FROM THE CONSTRUCTION SITE.
 - E) ENSURE THAT THE VALUE AND USE OF RESIDENTIAL PROPERTIES ADJACENT TO THE DEVELOPMENT ARE NOT DIMINISHED AS A RESULT OF THE MIGRATION OF SEDIMENT FROM THE DEVELOPMENT.
2. THE EROSION AND SEDIMENT CONTROL PROGRAM SHALL COMPLY WITH THE ENVIRONMENTAL BEST PRACTICE FOR EROSION AND SEDIMENT CONTROL. THE SOIL EROSION AND SEDIMENT CONTROL - ENGINEERING GUIDELINES FOR QUEENSLAND CONSTRUCTION SITES. THE CURRENT INSTITUTION OF ENGINEERS AUSTRALIA AND LOCAL AUTHORITY GUIDELINES.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SEDIMENT CONTROL PLAN CAN BE COMPLETED.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. CLEARING OF SITE AND STOCK PILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES INCLUDING WEEKENDS AND PUBLIC HOLIDAYS.
6. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES (IT IS TO BE NOTED THAT CLEARING SHALL ONLY OCCUR IN AREAS WHERE THERE IS NO OTHER ALTERNATIVE TO GAIN ACCESS TO THE LOCATION OF THE SEDIMENT CONTROL DEVICES). APPROVAL FOR REMOVAL OF PROTECTED SIZE VEGETATION MUST BE OBTAINED PRIOR TO CLEARING.
7. PLACE ROCK BUND AROUND ALL HEADWALLS DURING CONSTRUCTION.
8. PLACE 0.8m WIDE TIRE STRIP BEHIND ALL KERBS AND ON ALL BATTERS WITHIN PRIVATE OPEN SPACE STEEPER THAN 1:4 UNLESS OTHERWISE NOTED.
9. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEED, AS SPECIFIED WITHIN 7 DAYS OF FINAL TRIMMING.
10. GEPHABIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.
12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).
13. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN OUT GPT'S, FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES AT BOTH ON AND OFF MAINTENANCE. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN HIS SUBMITTED TENDER PRICE.

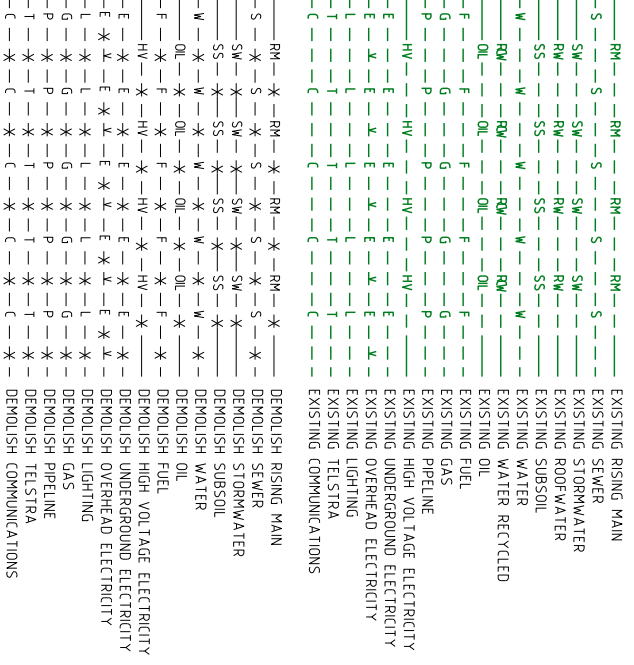
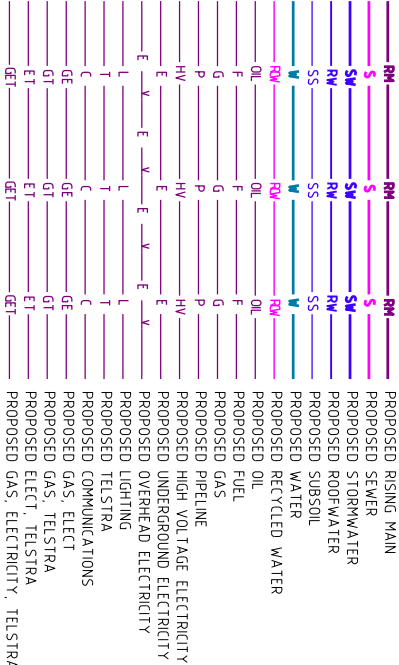
EARTHWORKS/ROADWORKS

1. TOPSOIL STRIPPING
 2. EARTHWORKS LEVELS
 3. COMPACTION STANDARD
 4. PAVEMENT DEPTHS
 5. TESTING
 6. TOPSOIL REPLACEMENT
 7. GRASSING
 8. SUBSOIL DRAINS
 9. ROCK
 10. EARTHWORKS ZONE
 11. STOCKPILES
- THE CONTRACTOR SHALL NOT CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS DIRECTED BY THE SUPERINTENDANT. ALL MATERIALS ARISING FROM THE WORKS SHALL BE COMPACTED TO FUTURE FILL AREAS AS NOMINATED.

FEATURE LEGEND



SERVICES LEGEND



PROJECT NAME

MOSSMAN

CHANGE OF LEVEL OF LAND
BULK EARTHWORKS-STAGE 01 & 02

R. P. DESCRIPTION
LOT 8, NR53
MOSSMAN FARM

CLIENT

**GOLD COAST MARINE
AQUACULTURE**

ISSUES DATE

ISSUES	DATE
TENDER COUNCIL	23-07-15
CONSTRUCTION	

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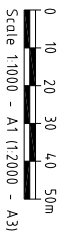
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Gold Coast Office
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DRAWING NUMBER

307-01-001

REV. A

CLIENT



Scale 1:1000 - A1 (1:2000 - A3)

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CONSTRUCTION		

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NATURAL SURFACE LEVEL
PLAN
SHEET 01

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urban solutions

Project Coordination
Civil Engineering
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Tel 07 5571 0089

Postal Address
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Southport QLD 4215

Gold Coast Office
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DRAWING NUMBER	AMEND.
----------------	--------



PROJECT NAME

MOSMAN

CHANGE OF LEVEL OF LAND

BULK EARTHWORKS-STAGE 01 & 0

R. P. DESCRIPTION

LOT 8, IN 133
MOSSMAN FARM

MUSSMAN PARK

CLIENT

GOLD COAST MARINE
AQUACULTURE



Scale 1:1000 - A1 (1:2000 - A3

ISSUES	DATE		
TENDER			
COUNCIL	23-07-15		
CONSTRUCTION			

P R E			
D A T E	23-07-15	COUNCIL ISSUE	A M E N D M E N T

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D R A W I N G T I T L E

NATURAL SURFACE LEVEL
PLAN
SHEET 03



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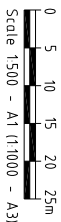
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GENERAL ARRANGEMENT
SEDIMENT & EROSION
CONTROL PLAN
SHEET 02



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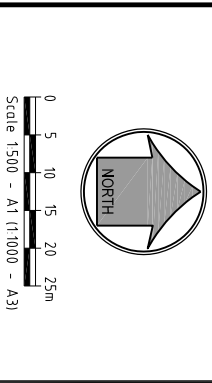
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GENERAL ARRANGEMENT
SEDIMENT & EROSION
CONTROL PLAN
SHEET 05



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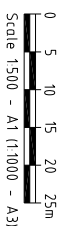
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GENERAL ARRANGEMENT
SEDIMENT & EROSION
CONTROL PLAN
SHEET 06



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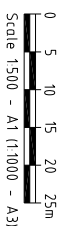
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D R A W I N G T I T L E

GENERAL ARRANGEMENT
SEDIMENT & EROSION
CONTROL PLAN
SHEET 07



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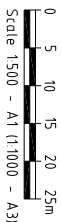
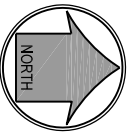
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D R A W I N G T I T L E

GENERAL ARRANGEMENT
SEDIMENT & EROSION
CONTROL PLAN
SHEET 08



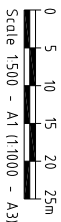
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ISSUES	DATE	
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COUNCIL	23-07-15	
CONSTRUCTION		

PREPARE	DATE	AMENDMENT
A	21-12-15	NOTE ADDED COMICAL ISSUE
B		

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D R A W I N G T I T L E

**BULK EARTHWORKS
CUTFILL PLAN
SHEET 01**



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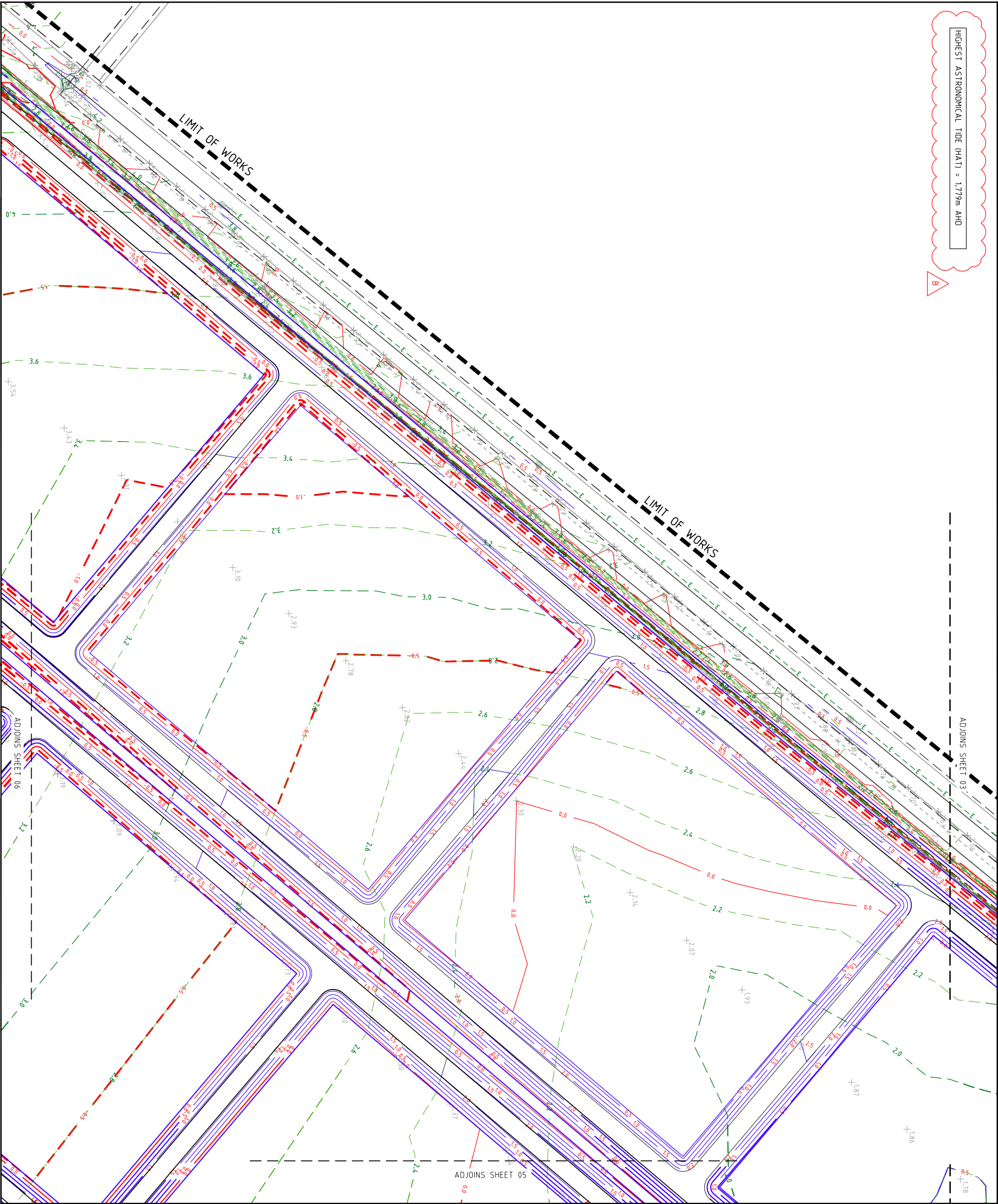
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and toro@urban-solutions.net.au
www.urban-solutions.net.au
Tel 07 5571 1008
07 5571 1088

307-01-031	B
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HIGHEST ASTRONOMICAL TIDE (HAT) = 1.779m AHD

B

ADJOINS SHEET 03

LIMIT OF WORKS

LIMIT OF WORKS

ADJOINS SHEET 05

ADJOINS SHEET 06

PROJECT NAME

MOSSMAN

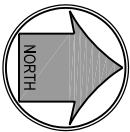
CHANGE OF LEVEL OF LAND
BULK EARTHWORKS-STAGE 01 & 02

R.P. DESCRIPTION

LOT 8, NR53
MOSSMAN FARM

CLIENT

GOLD COAST MARINE
AQUACULTURE



0 5 10 15 20 25m
Scale 1500 - A1 (1:1000 - A3)

ISSUES

TENDER
COUNCIL
CONSTRUCTION

DATE
23-07-15

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BULK EARTHWORKS
CUTFILL PLAN

SHEET 04

DRAWING TITLE

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Fax 07 5571 1098

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DATE 26-06-15

DRAWING NUMBER
307-01-033

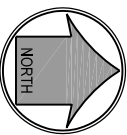
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MOSMAN

R. P. DESCRIPTION

MOSSMAN FARM

GOLD COAST MARINE
AQUACULTURE



Scale 1:500 - A1 (1:1000 - A3)

ISSUES	DATE	
TENDER		
COUNCIL	23-07-15	
CONSTRUCTION		

	P R E D A T E	A M E N D M E N T
C	07-23-16	EARTHWORKS REVISED
B	21-12-15	NOTE ADDED
A	23-07-15	CONCRETE ISSUE

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**BULK EARTHWORKS
CUTFILL PLAN
SHEET 05**



urbansolutions
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Project C

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mortons@urbansolutions.net.au

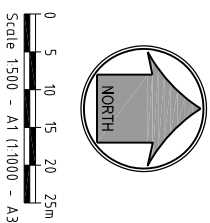
Fax 07 5571 1088

307-01-034

MEMBER	AMEND.

APPROVED <i>A.K. [Signature]</i>	REQ. 4706	DATE 26-06-15
DRAWING NUMBER		
307-01-035		AMEND.
		B

M E N D.



ISSUES		DATE
TENDER		
COOKING		23-07-15
CONSTRUCTION		
C	02-03-16	EARTHWORKS REVISED
B	21-07-15	NOTE ADDED
A	23-07-15	CONC. 65%UF
PRT	DATE	AMENDMENT

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**BULK EARTHWORKS
CUTFILL PLAN
SHEET 08**



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APPROVED	<i>ad. K. m</i>	REQ. 4706	DATE 26-06-15
DRAWING NUMBER		AMEND.	
307-01-037		C	

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BULK EARTHWORKS SECTIONS KEY PLAN



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and info@urban-solutions.net.au
and www.urban-solutions.net.au

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Mortons QLD 4275

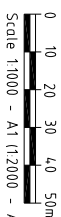
Good Coast Office
Suite 9, 19 Short St
Southport QLD 4275

R. P. DESCRIPTION

MOSSMAN FARM

CLIENT

GOLD COAST MARINE
AQUACULTURE



Scale 1:1000 - A1 (1:2000 - A3

	I S S U E S	D A T E
TENDER		
COUNCIL		23-07-95
CONSTRUCTION		
A	B	
23-07-95	02-01-96	
COUNCIL ISSUE	SECTION 1 & SECTION 2 REVISED	
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BULK EARTHWORKS
SECTIONS SHEET 01



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Southport QLD 4215

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MEMBER	AMEND.
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307-01-051

M E N D.

CHAINAGE	EXISTING SURFACE	FINISHED SURFACE	
0	3.645		HCP
10	3.671		RP
20	3.904	3.922	
30	3.208	2.726	RP
40	3.845	4.335	
50	3.77	2.3	
60	3.695	2.3	
70	3.621	2.3	
80	3.547	2.3	
90	3.473	2.3	
100	3.478	2.3	
110	3.497	2.3	
120	3.516	2.3	
130	3.536	2.3	
140	3.555	4.4	
150	3.574	2	
160	3.596	4.4	
170	3.615	2.3	
180	3.626	2.3	
190	3.636	2.3	
200	3.646	2.3	
210	3.656	2.3	
220	3.666	2.3	
230	3.676	2.3	
240	3.686	2.3	
250	3.696	2.3	
260	3.704	3.086	
270	3.713	4.4	
280	3.723	4.4	
290	3.735	2.3	
300	3.746	2.3	
310	3.758	2.3	
320	3.769	2.3	
330	3.777	2.3	
340	3.784	2.3	
350	3.791	2.3	
360	3.798	2.3	
370	3.805	2.3	
380	3.812	2.358	
390	3.819	3.942	
400	3.826	3.558	
410	3.833	2.742	
420	3.84	2.3	
430	3.103	2.3	
440	3.684	2.3	
450	3.731	2.3	
460	3.777	2.3	
470	3.824	2.3	
480	3.87	2.3	
490	3.916	2.3	
500	3.963	3.295	
510	4.009	4.696	
520	4.072	4.847	
530	3.803		RP
540	4.701		
547.123	4.864		HCP

SECTION 1

DATUM = 10.0		
FINISHED SURFACE	EXISTING SURFACE	CHAMGAE
0	2.113	
10	2.167	2.54
20	2.382	2.429
30	2.237	3.346
40	2.161	2.989
50	2.084	2.3
60	2.007	2.3
70	1.93	2.3
80	1.854	2.3
90	1.782	2.3
100	1.788	2.3
110	1.795	2.3
120	1.801	2.3
130	1.807	2.3
140	1.814	4.4
150	1.82	2
160	1.824	4.4
170	1.833	2.3
180	1.853	2.3
190	1.874	2.3
200	1.894	2.3
210	1.915	2.3
220	1.935	2.3
230	1.956	2.3
240	1.977	2.3
250	1.997	2.3
260	2.018	3.086
270	2.025	5.1
280	1.999	4.4
290	2.001	2.3
300	1.997	2.3
310	1.994	2.3
320	1.99	2.3
330	1.986	2.3
340	1.982	2.3
350	1.978	2.3
360	1.974	2.3
370	1.97	2.3
380	1.966	2.358
390	1.962	3.942
400	1.959	3.558
410	1.955	2.742
420	2.006	2.3
430	1.809	2.3
440	1.795	2.3
450	1.784	2.3
460	1.774	2.3
470	1.763	2.3
480	1.753	2.3
490	1.743	2.346
500	1.732	4.298
510	1.416	0.825
520	0.995	
530	1.94	
540	2	
547.123	2	

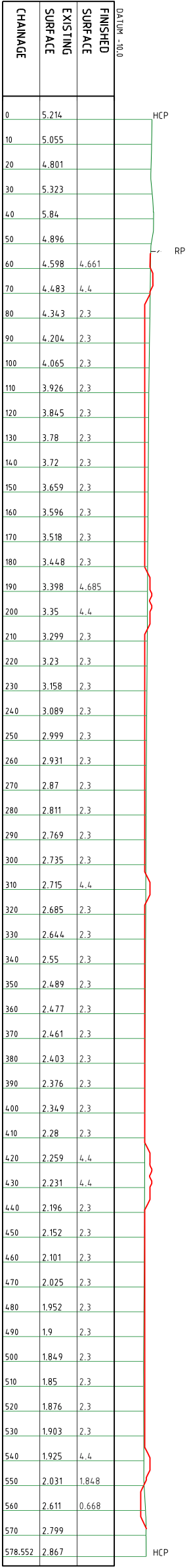
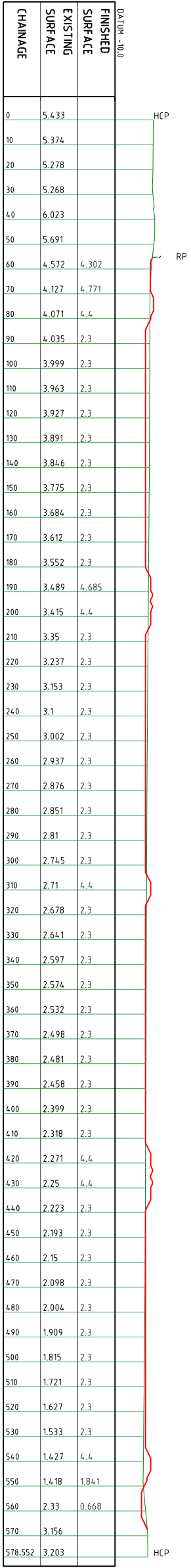
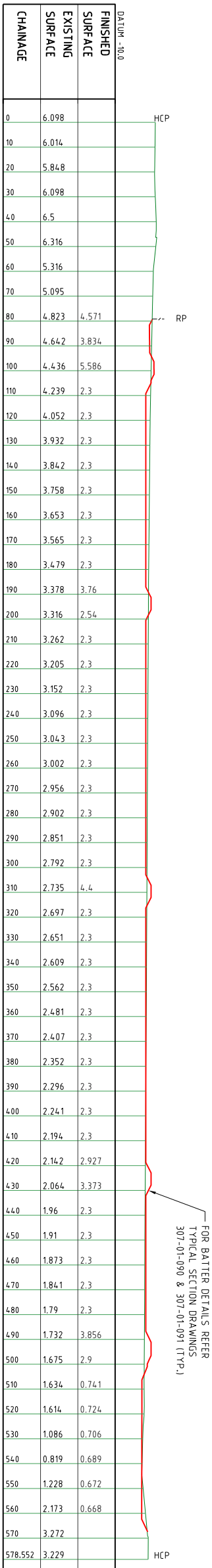
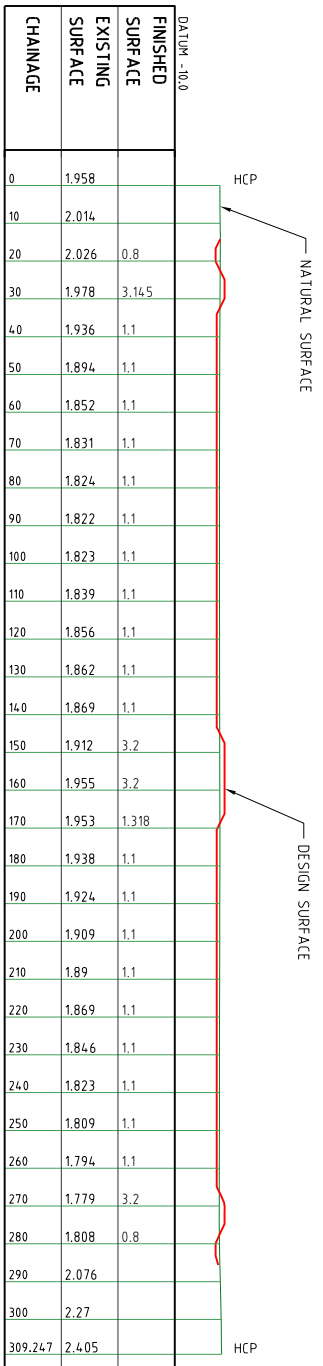
SECTION 2

DATUM = 10.0		
FINISHED SURFACE	EXISTING SURFACE	CHAMGAE
	2.342	0
	2.368	10
	2.346	20
	2.337	30
	2.332	40
	2.327	50
	2.322	60
	2.324	70
	2.344	80
	2.349	90
	2.353	100
	2.352	110
	2.327	120
	2.288	130
	2.243	140
	2.199	150
	2.161	160
	2.113	170
	2.048	180
	1.982	190
	1.916	200
	1.85	210
	1.795	220
	1.77	230
	1.794	240
	2.029	250
	2.058	260
	2.104	270
	2.154	280
	2.189	290
	2.181	300
	2.278	309.247

SECTION 3

DATUM = 10.0			
FINISHED SURFACE	EXISTING SURFACE	CHAMGAE	
0	2.25		
10	2.25		
20	2.297	0.8	
30	2.282	3.2	
40	2.267	1.1	
50	2.252	1.1	
60	2.227	1.1	
70	2.202	1.1	
80	2.182	1.1	
90	2.183	1.1	
100	2.184	1.1	
110	2.184	1.1	
120	2.185	1.1	
130	2.167	1.1	
140	2.147	1.1	
150	2.123	3.2	
160	2.098	3.552	
170	2.069	2.249	
180	2.042	1.1	
190	2.016	1.1	
200	1.989	1.1	
210	1.962	1.1	
220	1.934	1.1	
230	1.902	1.1	
240	1.871	1.1	
250	1.832	1.1	
260	1.755	1.1	
270	1.699	1.1	
280	1.835	3.2	
290	2.099	0.8	
300	2.52		
309.247	3.03		

SECTION 4



SECTION C

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DRAFTER
DATE 26-06-15

DRAWING NUMBER
307-01-052

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MOSMAN

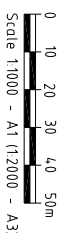
CHANGE OF LEVEL OF LAND
BULK EARTHWORKS-STAGE 01 & 02

R. P. DESCRIPTION

LOT 8, NR153
MOSSMAN FARM

MOSSMAN FARM

CLIENT

GOLD COAST MARINE
AQUACULTURE

TENDER		D A T E
COUNCIL		23-07-15
CONSTRUCTION		
A	COUNCIL ISSUE	
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**BULK EARTHWORKS
SECTIONS SHEET 03**



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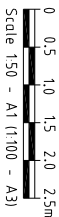
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R.P. DESCRIPTION

MOSSMAN FARM

GOLD COAST MARINE
AQUACULTURE



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TYPICAL SECTIONS

SHEET 01



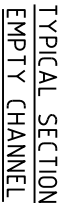
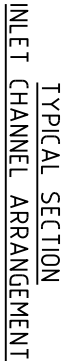
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www.urban-solutions.net.au
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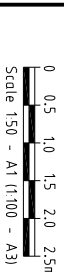
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Southport QLD 4215



R.P. DESCRIPTION

MOSSMAN FARM

CLIENT

GOLD COAST MARINE
AQUACULTURE

ISSUES	DATE
TENDER	
COUNCIL	23-07-15
CONSTRUCTION	

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Gold Coast Office:
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APPROVED <i>Dr. K. marks</i>	RECD 4706 DATE 24-06-15

307-01-091

DRAWING NUMBER	AMEND.
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DOUGLAS SHIRE COUNCIL	
Received	
File Name	CA1044/2015
Document No.	
31 MAR 2016	
Attention	NRB orig ✓
Information	



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-1015-024906
Your reference: CA 1044/2015

24 March 2016

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

Att: Neil Beck

Dear Sir / Madam

Concurrence agency response—with conditions

Development application for a material change of use (expansion of existing aquaculture facility & caretaker's residence), Reconfiguration of a lot (boundary realignment) and Operational work on land located at Captain Cook Highway, Killaloe and more particularly described as Lot 8 on NR153, Lot 201 on SP222765 and Lot 7 on RP846941

(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 20 October 2015.

Applicant details

Applicant name:	Gold Coast Marine Aquaculture c/- Gassman Development Perspectives
Applicant contact details:	PO Box 392 Beenleigh QLD 4207 bcraddock@gassman.com.au

Site details

Street address:	Captain Cook Highway, Killaloe
Lot on plan:	Lot 8 on NR153, Lot 201 on SP222765 and Lot 7 on RP846941
Local government area:	Douglas Shire Council

Application details

Proposed development:	Development permit (combined application) for a material change of use (expansion of existing aquaculture facility & caretaker's residence), Reconfiguration of a lot (boundary realignment) and Operational work for change to ground level
-----------------------	--

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Expansion of existing aquaculture facility & caretaker's residence	Impact Assessment
Reconfiguring a Lot	Development permit	Boundary realignment	Impact Assessment
Operational Work	Development permit	Change to ground levels	Impact 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 – Tidal works, or development in a coastal management district
	Schedule 7, Table 2, Item 28 – Certain aquaculture
	Schedule 7, Table 3, Item 1 – State-controlled road
	Schedule 7, Table 3, Item 5 – Coastal management districts

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	Version/Issue
----------------------	-------------	------	-----------	---------------

			no.	
Aspect of development: Material change of use and operational work				
Proposal Plan - Lot 7 on RP846941, Lot 8 on NR153, Lot 201 on SP222765	Gassman Development Perspectives	09-02-16	555 P PP 100	A
Concept Plan Operational Area	Gassman Development Perspectives	04-09-15	555-P CP 01.C	-
Statement of Landscaping Intent	Gassman Development Perspectives	30/06/2015	5555 L LI 01 (Sheet 1 of 3)	-
General Arrangement Sediment & Erosion Control Sheet 06	Mortons Urban Solutions	21-12-15	307-01-015	B
General Arrangement Sediment & Erosion Control Sheet 08	Mortons Urban Solutions	21-12-15	307-01-017	B
Bulk Earthworks CutFill Plan Sheet 06	Mortons Urban Solutions	21-12-15	307-01-035	B
Bulk Earthworks CutFill Plan Sheet 08	Mortons Urban Solutions	02-03-16	307-01-037	C
TMR Layout Plan (20A – 64.48km)	Queensland Government Transport and Main Roads	17/11/2015	275/20A (500-924)	A
Rural Property Access – Single or Dual Carriageway (Conditional)	Austroroads: Part 4 - Intersections and Crossings - General	2009	Figure 7.2	-
Aspect of development: Reconfiguration of a lot				
Existing & Proposed Reconfiguration of Land (Boundary Relocation)	Gassman Development Perspectives	05-02-16	5555 P ROL 02 – 2OF 2 (Sheet 2 of 2)	A

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

For further information, please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 4037 3228 or email joanne.manson@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

cc: Gold Coast Marine Aquaculture, c/- Gassman Development Perspectives
email: bcraddock@gassman.com.au

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-1015-024906

Your reference: 5555.BC

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use (expansion of existing aquaculture facility & caretaker's residence), and Operational work		
Schedule 7, Table 2, Item 13 – Tidal work, or development in a coastal management district (operational work) and Schedule 7, Table 3, Item 5 - Coastal management districts (material change of use) —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the 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 plan:</p> <ul style="list-style-type: none"> Existing & Proposed Reconfiguration of Land (Boundary Relocation), prepared by Gassman Development Perspectives, dated 05-02-16, drawing no. 555P ROI02-OF2, Sheet 2 of 2, Issue A Proposal Plan - Lot 7 on RP846941, Lot 8 on NR153 and Lot 201 on SP222765, prepared by Gassman Development Perspectives, dated 09-02-16, drawing no. 555 P PP100, Issue A Concept Plan Operational Area, prepared by Gassman Development Perspectives, dated 04-09-15, drawing no. 555-P CP 01.C 	Prior to the commencement of use and to be maintained at all times
2.	Erosion and sediment control measures are to be installed and maintained to prevent the release of sediment to tidal waters.	Prior to commencement of the works and maintained until their completion
3.	Any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines v4.0</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.	For the duration of the works the subject of this approval
Material change of use (expansion of existing aquaculture facility)		
Schedule 7, Table 2, Item 28 — Certain aquaculture - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the 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):		
4.	<p>The development must be carried out generally in accordance with following plans:</p> <ul style="list-style-type: none"> Proposal Plan Lot 7 on RP846941, Lot 8 on NR153, Lot 201 on SP222765 prepared by Gassman Development Perspectives dated 09-12-16, reference 5555 P PP 100, Issue A 	Prior to the commencement of use and to be maintained at all times

No.	Conditions	Condition timing																																																				
5.	Development authorised under this approval is limited as follows: <ul style="list-style-type: none">Conduct aquaculture in the approved Aquaculture Area being limited to 62.42 hectares and show in Proposal Plan Lot 7 on RP846941, Lot 8 on NR153 Lot 201, on SP222765 prepared by Gassman Development Perspectives dated 09-02-16, reference 5555 P PP 100, Issue A	At all times																																																				
6.	<p>The operator is authorised to conduct aquaculture on and harvest the following approved species.</p> <table><thead><tr><th><u>Common Name</u></th><th><u>Scientific Name</u></th></tr></thead><tbody><tr><td>Australian bass</td><td><i>Macquaria novemaculeata</i></td></tr><tr><td>Banana prawn</td><td><i>Penaeus merguensis</i></td></tr><tr><td>Barcoo grunter</td><td><i>Scortum barcoo</i></td></tr><tr><td>Barramundi</td><td><i>Lates calcarifer</i></td></tr><tr><td>Barramundi cod</td><td><i>Cromileptes altivelis</i></td></tr><tr><td>Barred-cheek coral trout</td><td><i>Plectropomus maculatus</i></td></tr><tr><td>Batik Lobster</td><td><i>Panulirus longipes</i></td></tr><tr><td>Black Lobster</td><td><i>Panulirus penicillatus</i></td></tr><tr><td>Black Slipper Lobster</td><td><i>Parribacus antarcticus</i></td></tr><tr><td>Black tiger prawn</td><td><i>Penaeus monodon</i></td></tr><tr><td>Blue endeavour prawn</td><td><i>Metapenaeus endeavouri</i></td></tr><tr><td>Blue-spot coral trout</td><td><i>Plectropomus laevis</i></td></tr><tr><td>Blunt Slipper Lobster</td><td><i>Scyllarides squammosus</i></td></tr><tr><td>Brown tiger prawn</td><td><i>Penaeus esculentus</i></td></tr><tr><td>Cobia</td><td><i>Rachycentron canadum</i></td></tr><tr><td>Common coral trout</td><td><i>Plectropomus leopardus</i></td></tr><tr><td>Eel tail catfish</td><td><i>Tandanus tandanus</i></td></tr><tr><td>Estuary cod</td><td><i>Epinephelus coioides</i></td></tr><tr><td>Flowery cod</td><td><i>Epinephelus fuscoguttatus</i></td></tr><tr><td>Golden perch (Cooper Creek strain)</td><td><i>Macquaria ambigua n.sp</i></td></tr><tr><td>Golden perch (Dawson River strain)</td><td><i>Macquaria ambigua oriens</i></td></tr><tr><td>Golden perch (Murray-Darling strain)</td><td><i>Macquaria ambigua ambigua</i></td></tr><tr><td>Golden Snapper</td><td><i>Lutjanus johnii</i></td></tr><tr><td>Green Tropical Lobster</td><td><i>Panulirus versicolor</i></td></tr><tr><td>Gulf Saratoga</td><td><i>Scleropages jardinii</i></td></tr></tbody></table>	<u>Common Name</u>	<u>Scientific Name</u>	Australian bass	<i>Macquaria novemaculeata</i>	Banana prawn	<i>Penaeus merguensis</i>	Barcoo grunter	<i>Scortum barcoo</i>	Barramundi	<i>Lates calcarifer</i>	Barramundi cod	<i>Cromileptes altivelis</i>	Barred-cheek coral trout	<i>Plectropomus maculatus</i>	Batik Lobster	<i>Panulirus longipes</i>	Black Lobster	<i>Panulirus penicillatus</i>	Black Slipper Lobster	<i>Parribacus antarcticus</i>	Black tiger prawn	<i>Penaeus monodon</i>	Blue endeavour prawn	<i>Metapenaeus endeavouri</i>	Blue-spot coral trout	<i>Plectropomus laevis</i>	Blunt Slipper Lobster	<i>Scyllarides squammosus</i>	Brown tiger prawn	<i>Penaeus esculentus</i>	Cobia	<i>Rachycentron canadum</i>	Common coral trout	<i>Plectropomus leopardus</i>	Eel tail catfish	<i>Tandanus tandanus</i>	Estuary cod	<i>Epinephelus coioides</i>	Flowery cod	<i>Epinephelus fuscoguttatus</i>	Golden perch (Cooper Creek strain)	<i>Macquaria ambigua n.sp</i>	Golden perch (Dawson River strain)	<i>Macquaria ambigua oriens</i>	Golden perch (Murray-Darling strain)	<i>Macquaria ambigua ambigua</i>	Golden Snapper	<i>Lutjanus johnii</i>	Green Tropical Lobster	<i>Panulirus versicolor</i>	Gulf Saratoga	<i>Scleropages jardinii</i>	At all times
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No.	Conditions	Condition timing
	<p>Kuruma prawn <i>Penaeus japonicus</i></p> <p>Mahi Mahi <i>Coryphaena hippurus</i></p> <p>Mangrove jack <i>Lutjanus argentimaculatus</i></p> <p>Moreton Bay bug <i>Thenus orientalis</i></p> <p>Moreton Bay bug <i>Thenus indicus</i></p> <p>Mud Lobster <i>Panulirus polyphagus</i></p> <p>Mulloway <i>Argyrosomus japonicus</i></p> <p>Murray cod <i>Maccullochella peeli peeli</i></p> <p>Passionfruit trout <i>Plectropomus areolatus</i></p> <p>Queensland groper <i>Epinephelus lanceolatus</i></p> <p>Sand Lobster <i>Panulirus homarus</i></p> <p>Sand whiting <i>Sillago ciliata</i></p> <p>Silver perch <i>Bidyanus bidyanus</i></p> <p>Sleepy cod <i>Oxyeleotris lineolatus</i></p> <p>Snapper <i>Pagrus auratus</i></p> <p>Southern saratoga <i>Scleropages leichardti</i></p> <p>Tropical rock lobster <i>Panulirus ornatus</i></p>	
7.	The administering authority must be informed via notifications@daf.qld.gov.au of any changes to the personal contact details for this development approval.	Within 28 days
8.	An aquaculture production return must be submitted in the approved form to the Department of Agriculture and Fisheries (Fisheries Qld). This includes lodging a nil return when no activity has occurred.	By 31 July each year
9.	The possession and use of "regulated fishing apparatus" under the <i>Fisheries Regulation 2008</i> , Chapter 4, Part 1, Division 4, Subdivision 1 (freshwater) and Subdivision 2, sections 188 and 189 (marine), are authorised at the approved aquaculture area.	At all times
10.	<p>Aquaculture fisheries resources must not be released into Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i>) other than those waters approved under this development approval.</p> <p>Unless otherwise authorised, aquaculture fisheries resources must not be sold, traded or given away for the purposes of using for bait. This includes the use of whole fish and any part of the fish.</p>	At all times
11.	The movement of animals of any species cultivated under this approval must comply with the relevant species specific health protocol. If the species being cultivated under this approval does not have a species specific health protocol the following conditions 12 and 13 apply.	At all times
12.	Animals of a species approved for aquaculture under this development approval must not be brought into Queensland for rearing without a health certificate or pathology report issued by	At all times

No.	Conditions	Condition timing
	<p>the exporting state or territory's fisheries, or a veterinary authority certifying the animals health, which must include a statement that the specimens originate from:</p> <ul style="list-style-type: none"> (a) a hatchery, farm, aquaculture premises or region which is recognised as free from infection by the diseases on the Queensland Declared Disease List based on the requirements listed in the <i>OIE Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (Fourth Edition 2003 or later) for recognition as free from infection; or (b) a hatchery, farm, aquaculture premises or region in which an appropriate targeted surveillance scheme over 2 years has been undertaken under the supervision of State or Territory Fisheries agencies or fisheries approved Veterinary authorities and where the requirements for recognition as free from infection by diseases of concern for that species on the <i>OIE Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (Fourth Edition 2003 or later) have been met; or (c) a single batch of gametes, larvae, fry, post-larvae, spat or early juvenile or adult of a species of finfish, crustaceans or molluscs, isolated from open waters, which has been tested using suitable techniques (refer to DAF Health Translocation Protocols appropriate for the approved species) to provide evidence that the batch is free from infection by diseases of concern on the Queensland Declared Disease List for that species. (d) an animal of an aquatic species that is not finfish, crustacean or mollusc must not be brought into Queensland for rearing without a specific risk assessment and under a specific translocation protocol for that species. 	
13.	<ul style="list-style-type: none"> (a) Animals of a species approved for aquaculture under this development approval must not be brought into Queensland for rearing unless an "Application to allow the Translocation of Live Aquatic Animals into and within Queensland form"(FDU1398) and Pathology Report has been completed and the administering authority has provided written acknowledgement and approval of the "Details of translocation form" and the Pathology Report. (b) The "Application to allow the Translocation of Live Aquatic Animals into and within Queensland form" and a signed copy of the Pathology Report (as detailed above) must be provided to the administering authority via translocation@daf.qld.gov.au, a minimum of three (3) working days prior to all shipments into Queensland. It is a requirement that the pathology report/health certificate is dated no more than 14 days before shipment date. (c) After arrival, any unusual clinical signs or mortalities in the stock must be reported immediately to the Queensland Boating and Fisheries Patrol. If directed by an officer of the administering authority, specimens must be forwarded to a veterinary laboratory as directed by the officer. 	<p>(a) At all times</p> <p>(b) A minimum three working days prior to shipments into Queensland</p> <p>(c) At all times</p>
14.	The control over the release of water from all ponds, tanks and	At all times

No.	Conditions	Condition timing
	drainage systems within the approved aquaculture area must be maintained at all times.	
15.	The aquaculture area is secured to prevent the overland escape of aquaculture product by maintaining a perimeter barrier that is impervious to all size classes of the aquaculture fisheries resources that are capable of overland escape.	At all times
16.	All reasonable and practicable measures to ensure that all waters (ponds, tanks, aquaria drainage systems etc.) on the approved aquaculture area are screened in such a way to prevent the escape of any specimens (eggs, juveniles or adults) into Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i>).	At all times
17.	Where waters are introduced for the aquaculture of the approved species, all reasonable measures must be taken to ensure all waters are sufficiently screened to prevent the movement of any juvenile or adult wild fauna (excepting zooplankton) into the approved aquaculture area.	At all times
18.	This development approval authorises the purchase of broodstock and/or culture stock from the holder of a commercial fishing boat licence, a commercial fisher, or holder of any other authority that allows the sale of the approved species	At all times
19.	Any Development Approval and/or Resource Allocation Authority area, and any associated areas which are used for activities related to the approved aquaculture operation (including processing), and all records relating to the aquaculture activity, must be made available for inspection by an inspector under the <i>Fisheries Act 1994</i> during reasonable hours.	At all times
Material change of use (expansion of existing aquaculture facility & caretakers residence)		
Schedule 7, Table 3, Item 1— State-controlled road (material change of use) - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads 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):		
In accordance with approved plans		
20.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> Existing & Proposed Reconfiguration of Land (Boundary Relocation), prepared by Gassman Development Perspectives, dated 05-02-16, drawing no. 555P ROI02-OF2, Sheet 2 of 2, Issue A Proposal Plan Lot 7 on RP846941, Lot 8 on NR153, Lot 201 on SP222765, prepared by Gassman Development Perspectives, dated 09-02-16, Drawing No 555 P PP 100, Issue A Statement of Landscaping Intent, prepared by Gassman Development Perspectives, dated 30/06/2015, Dwg No 5555 L LI 01, Sheet 1 of 3 General Arrangement Sediment & Erosion Control Sheet 06 prepared by Mortons Urban Solutions, dated 21-12-15, Drawing No 307-01-015, Amend B General Arrangement Sediment & Erosion Control Sheet 	Prior to the commencement of use and to be maintained at all times

No.	Conditions	Condition timing
	<p>08, prepared by Mortons Urban Solutions, dated 21-12-15, Drawing No 307-01-017, Amend B</p> <ul style="list-style-type: none"> • Bulk Earthworks CutFill Plan Sheet 06 prepared by Mortons Urban Solutions, dated 21-12-15, Drawing No 307-01-035, Amend B • Bulk Earthworks CutFill Plan Sheet 08 prepared by Mortons Urban Solutions, dated 02-03-16, Drawing No 307-01-037, Amend C • TMR Layout Plan (20A – 64.48km) prepared by Queensland Government Transport and Main Roads, dated 17/11/2015, File Ref: 275/20A (500-924), Issue A. 	
In accordance with approved report		
21.	<p>The development must be in accordance with the Development Application, prepared by Gassman Development Perspectives, dated September 2015, and given reference/revision number Section 6.0: The Proposal and in particular:</p> <ul style="list-style-type: none"> • Creation of an additional 21 aquaculture ponds and associated buildings. • No excavated fill will be transported from the land (balance cut/fill). • No retail sales to the general public all deliveries are freighted to the Cairns Airport 	Prior to the commencement of use and to be maintained at all times
Location of the direct vehicular access to the state-controlled road		
22.	<p>The permitted road access location, for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained, is to be located generally in accordance with TMR Layout Plan (20A – 64.48km) prepared by Queensland Government Transport and Main Roads, dated 17/11/2015, File Ref: 275/20A (500-924), Issue A.</p>	At all times
Design vehicle and traffic volume		
23.	<p>Road access works comprising of a sealed property access to the development, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, at the permitted road access location, must be provided generally in accordance with TMR Layout Plan (20A – 64.48km) prepared by Queensland Government Transport and Main Roads, dated 17/11/2015, File Ref: 275/20A (500-924), Issue A.</p> <p>The road access works must be designed and constructed in accordance with Guide to Road Design - Part 4 of Austroads: Intersections and Crossings - General, Figure 7.2 (rural property access – single or dual carriageway (conditional)).</p>	Prior to the commencement of use and to be maintained at all times
Stormwater and Drainage impacts on the state-controlled road		
24.	<p>(a) The development must be in accordance with the Stormwater Management Plan entitled Proposed Prawn Farm Expansion - Flood Assessment, prepared by BMT WBM Pty Ltd, dated 24/08/15, and given reference/revision number R.B21286.00:</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> create any new discharge points for stormwater runoff onto the state-controlled road; interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; 	(a) and (b) At all times

No.	Conditions	Condition timing
	<p>iii. surcharge any existing culvert or drain on the state-controlled road;</p> <p>iv. reduce the quality of stormwater discharge onto the state-controlled road.</p> <p>AND</p> <p>(c) RPEQ certification must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, Far North Queensland Region: (Far.North.Queensland.IDAS@tmr.qld.gov.au), within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to the commencement of use</p>

Our reference: SDA-1015-024906

Your reference: 5555:BC

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 carried out generally in accordance the aspects of the planning report submitted with the application.
- To ensure the development is carried out in the location and to the extent specified on the approved plans of development.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To ensure that the authorised species are managed for the net benefit of the species in question and to avoid or acceptably minimise biosecurity risks to any rare, threatened or endangered fish.
- To facilitate the monitoring of the development works for compliance purposes.
- To ensure that the aquaculture facility is designed to maintain integrity of the aquaculture product.
- To ensure that the aquaculture facility is designed and constructed to mitigate risks of impact on the natural environment and to allow for the management of disease.
- To ensure that the aquaculture facility is designed and constructed to mitigate risks of impact on the natural environment and to allow for the management of disease and to ensure that land based aquaculture facilities that hold fish capable of overland escape are designed to prevent such escape.
- To ensure the aquaculture facility is designed, constructed and maintained to avoid leakage, to ensure immunity from flooding and minimise biosecurity and disease risks.
- To ensure that the authorised species are managed for the net benefit of the species in question and to avoid or acceptably minimise biosecurity risks to any rare, threatened or endangered fish.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating adverse impacts on the state transport corridor.
- To ensure the development achieves the outcomes in 3.1 Aquaculture state code, 10.1 Tidal works, or development in a coastal management district and 19.1 Access to state-controlled roads state code in the State Development Assessment Provisions version 1.6.

Our reference: SDA-1015-024906

Your reference: CA 1044/2015

Attachment 3—Further advice

General advice	
Ref	State Planning Policy July 2014 interim development assessment provisions
1.	Douglas Shire Council, in its role as assessment manager, must assess the development application against the State Planning Policy July 2014, and in particular the interim development assessment provisions (Part E), such Coastal environment, Water quality and Natural hazards, risk and resilience and to the extent it is relevant to the proposed development.
Further development permits, compliance permits or compliance certificates	
Ref	Road access works approval
2.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
Applicable self-assessable codes	
Ref	Self-assessable code MPO3 On-farm drain maintenance works involving the removal, destruction or damage of marine plant (Department of Agriculture and Fisheries)
3.	Section 6.10 Marine plants are only removed from the bed and one bank from drains that are 2 to 8 metres wide.
4.	Section 6.5 The removal of marine plants is only undertaken where necessary to maintain the function of existing on-farm drains.
5.	Section 6.6 a. Mangroves are pruned or trimmed no more frequently than every 12 months; b. Mangroves are pruned or trimmed by no more than a third of their height.

Our reference: SDA-1015-024906
Your reference: 5555:BC

Attachment 4—Approved plans and specifications





SECTION OF ENTRY ROAD TO PROPOSED BUILDINGS

THE LANDSCAPE DESIGN INTENT WILL CREATE SITE SCALE AND SETTING AND RESPOND TO THE ENVIRONMENTAL CONDITIONS OF THE SITE.

DESIGN DETAILS, FINISHES AND MATERIALS WILL BE COMPLEMENTARY TO PROVIDE VISUAL CONSISTENCY THROUGHOUT THE DEVELOPMENT. THE SOFTSCAPE PALETTE HAS BEEN SELECTED IN RESPONSE TO THE LOCATION OF THE SITE.

THE PLANTING HIERARCHY THROUGHOUT THE DEVELOPMENT WILL REFLECT CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES. BY UTILISING PLANTS WITH LOW HEIGHTS AND TREES WITH THIN TRUNKS, THIS WILL ALLOW FOR PASSIVE SURVEILLANCE AS WELL AS RECOGNITION OF TRAFFIC AND PEDESTRIAN MOVEMENTS. THE PLANTING WITHIN THE CAR PARK AREA WILL CREATE LEGIBILITY AND ENSURE SIGHT LINES ARE UNOBSTRUCTED FOR SAFETY AND SECURITY.

PLANTING HAS BEEN SELECTED FOR EASE OF MAINTENANCE AS WELL AS THE SUITABILITY AND TOLERANCE TO THE VARYING CONDITIONS OF THE SITE. WATER SENSITIVE URBAN DESIGN PRINCIPLES WILL BE APPLIED WHERE SPACE ALLOWS.

A HIGH QUALITY LANDSCAPE THAT WILL IMPROVE VISUAL AMENITY OF THE DEVELOPMENT AND ENHANCE LOCAL CHARACTER.

A LANDSCAPE BUFFER TO CAPTAIN COOK HIGHWAY WILL SOFTEN THE DEVELOPMENT, REDUCE ITS VISUAL IMPACT AND CONTRIBUTE TO THE STREETSCAPE AMENITY.



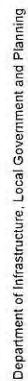
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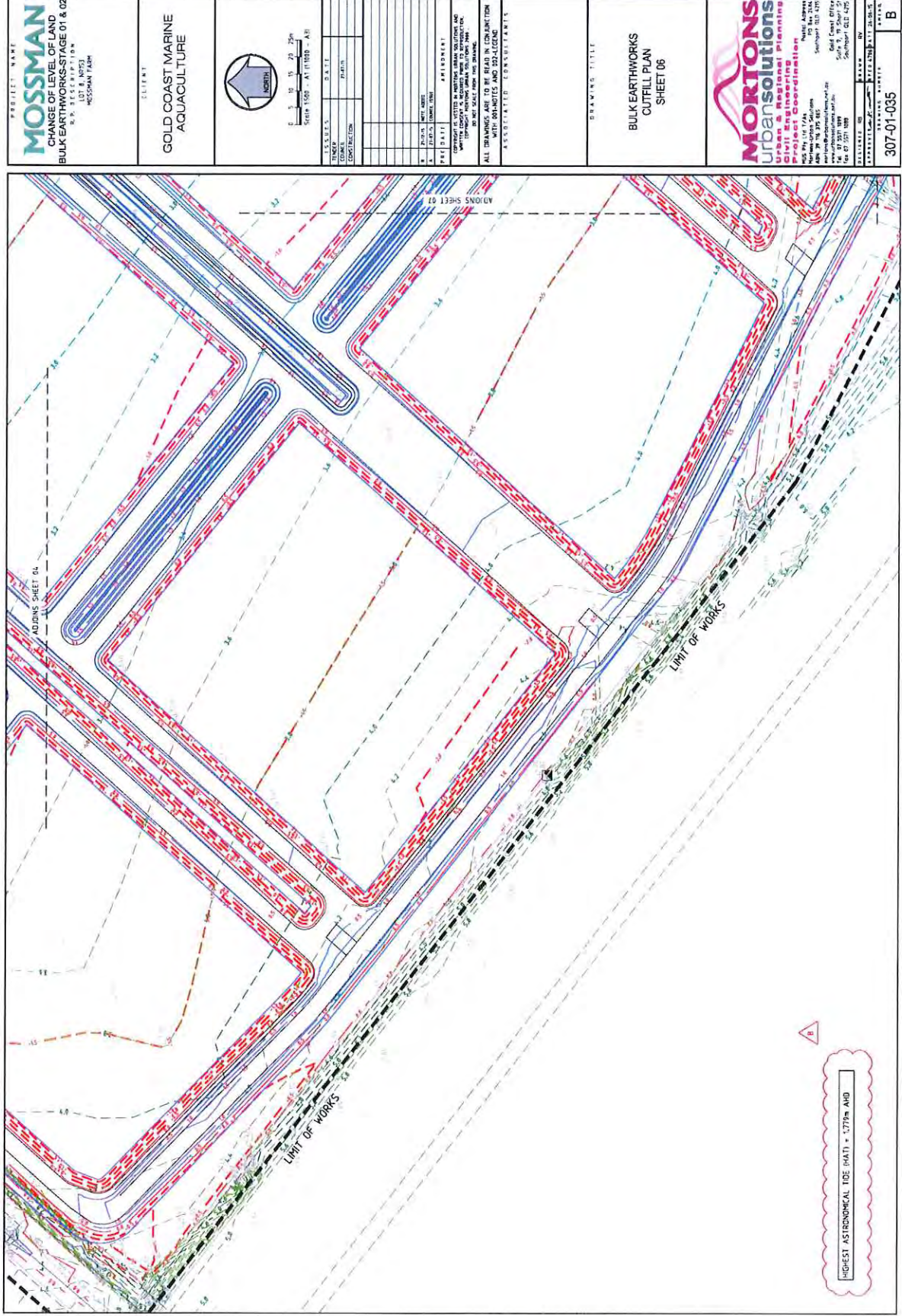
Statement of Landscape Intent

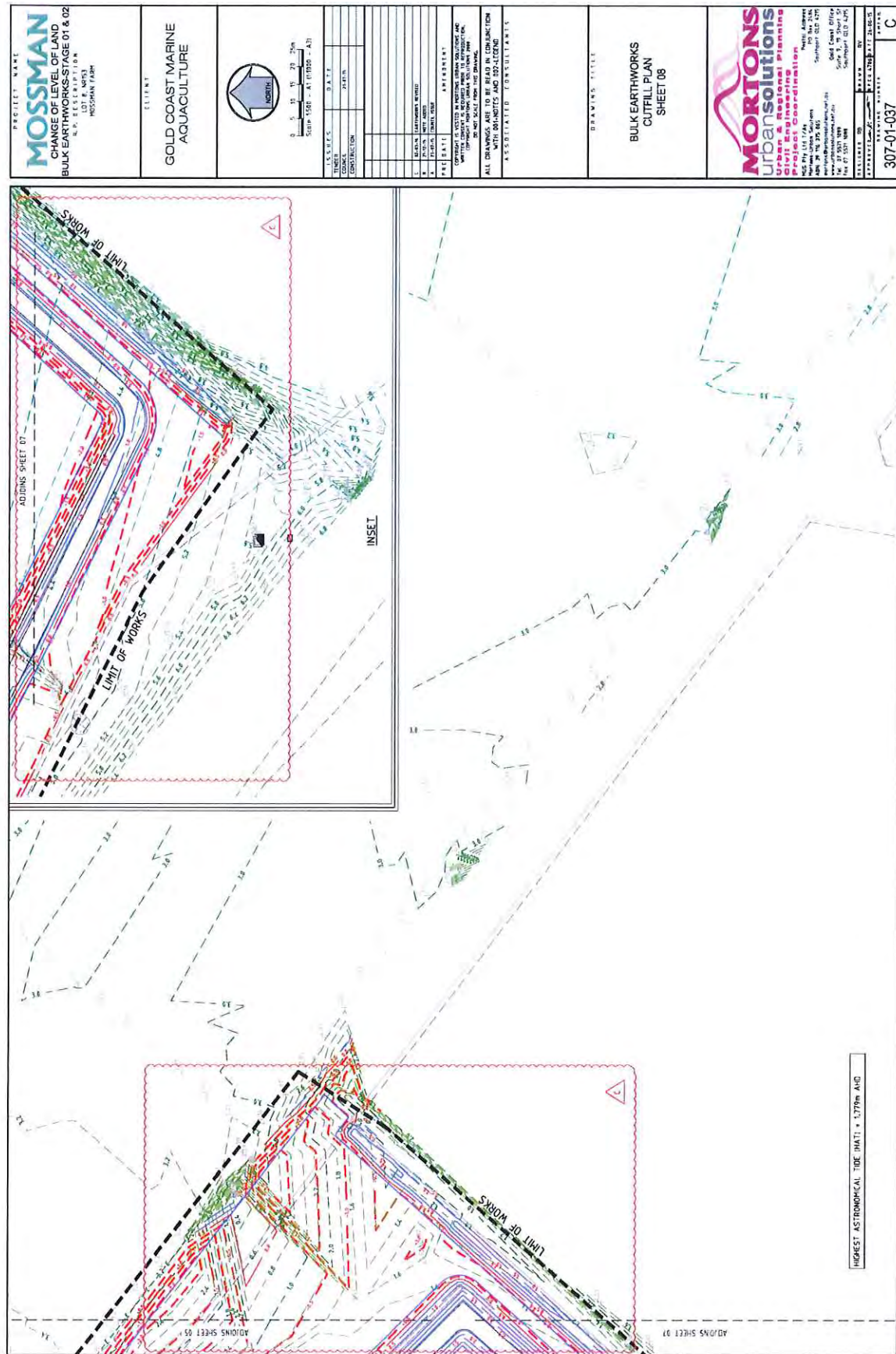
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Address - Captain Cook Highway, Killaloe

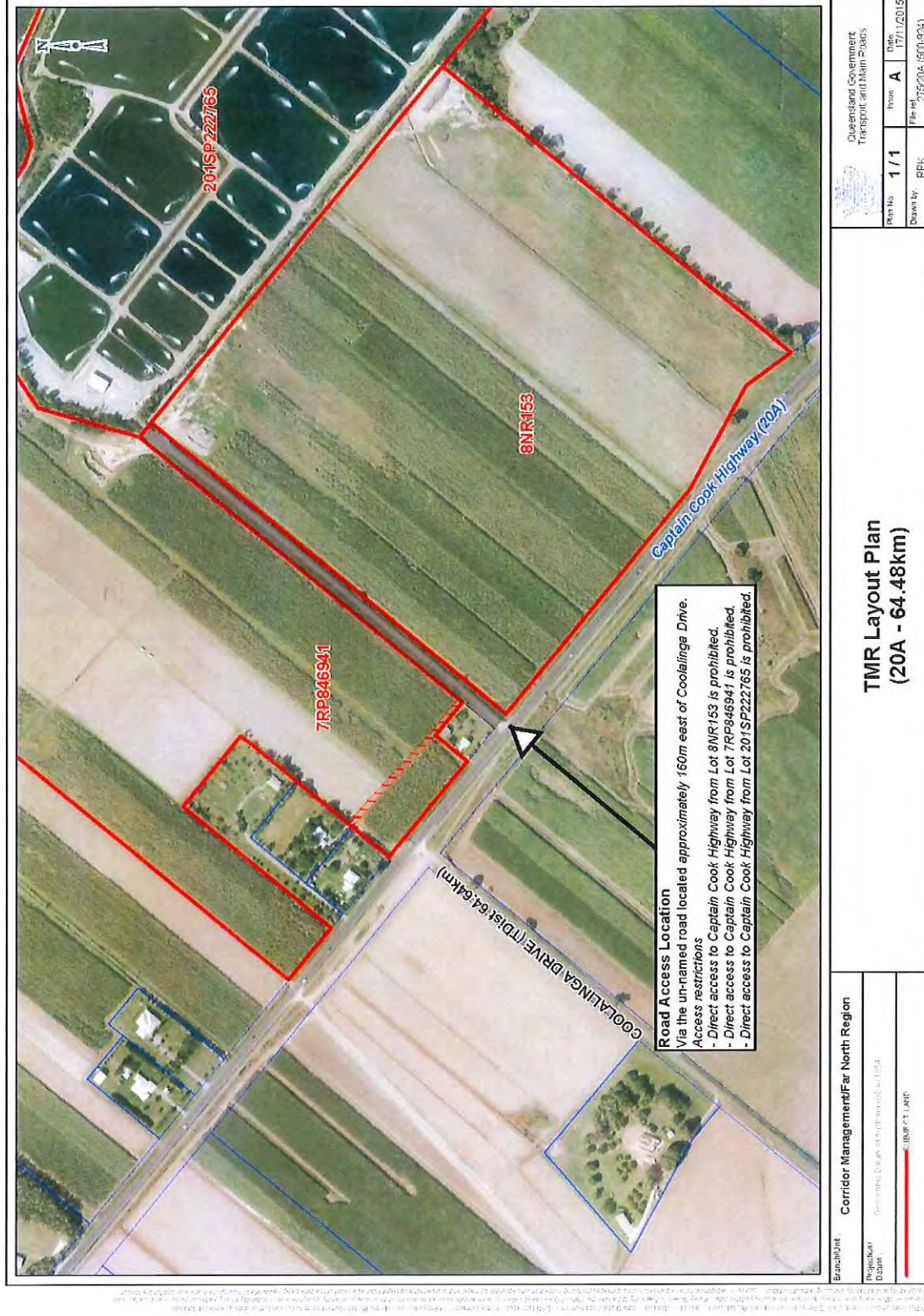
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Sheet: 1 of 3







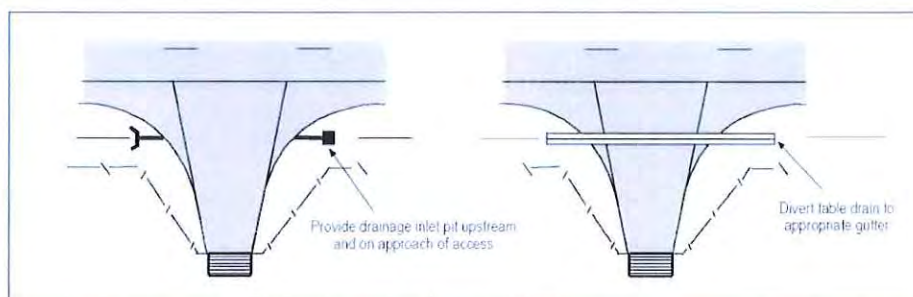




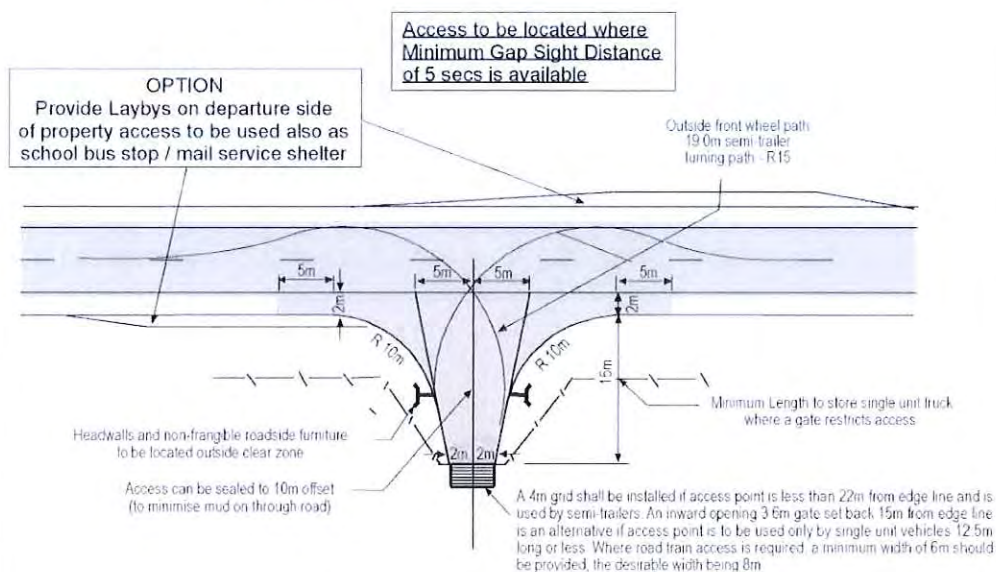
Queensland Government Transport and Main Roads			
Plan No.	1 / 1	Issue	A
Date	17/1/2015	File ref.	27520A (500-924)
Drawn by:	DPK		

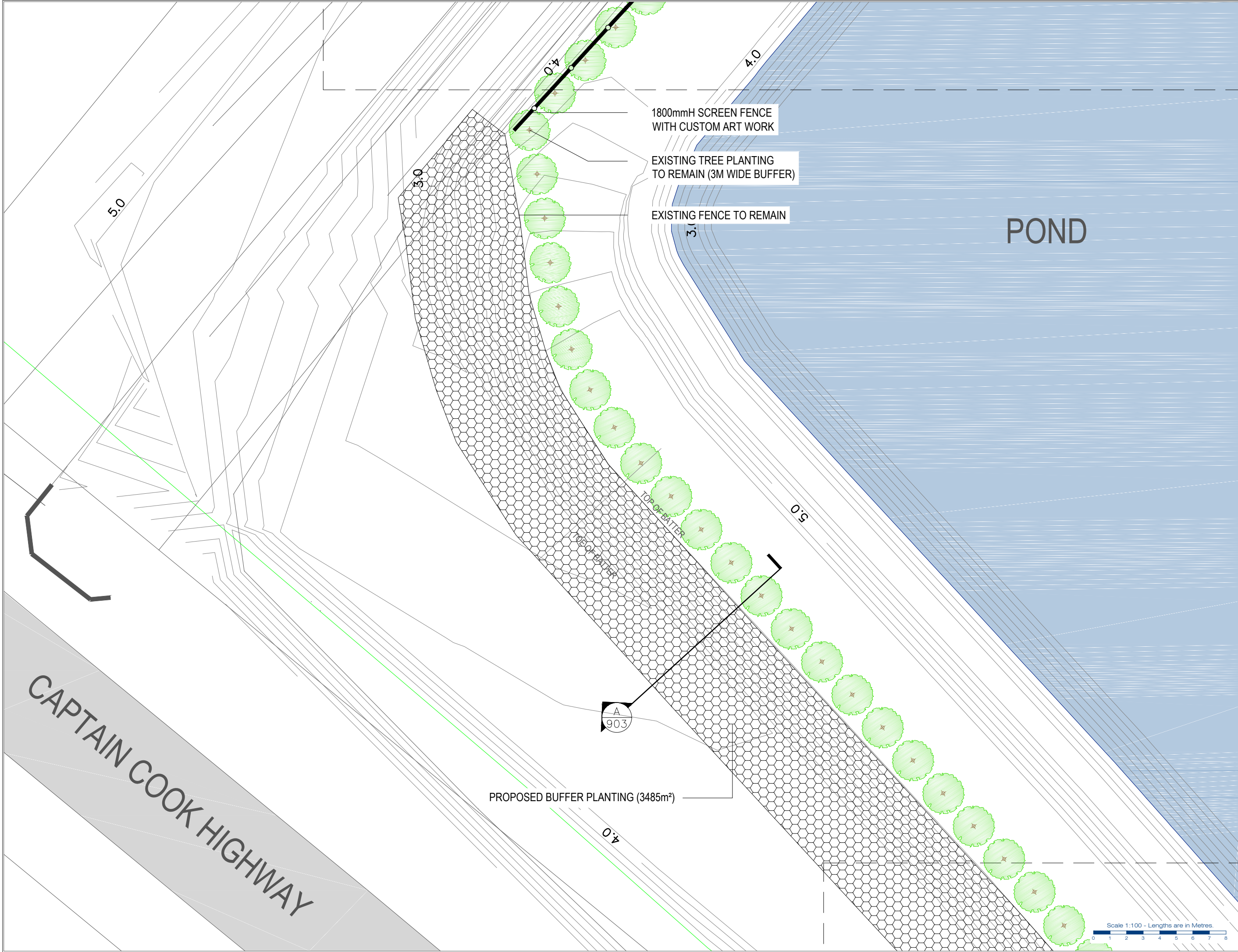
TMR Layout Plan (20A - 64.48km)

Corridor Management/Far North Region	
Project Name	Queensland Government Transport and Main Roads
Drawn by	DPK



ALTERNATE TREATMENTS FOR TABLE DRAIN CROSSING





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Client:

GOLD COAST MARINE
AQUACULTURE PTY LTD

Site Address:

CAPTAIN COOK
HIGHWAY, KILLALOE
LOT 204 ON SP264765

Notes:

Key Plan:

Associated Consultants:

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Drawing Title:

LANDSCAPE PLAN

No.	Date	Description	By	Check
1	28-01-21	Final landscape plan	JS	BG
2	28-01-21	Final landscape plan	JS	BG

Scale at A1: 1:100 @ A1

Designed: JS

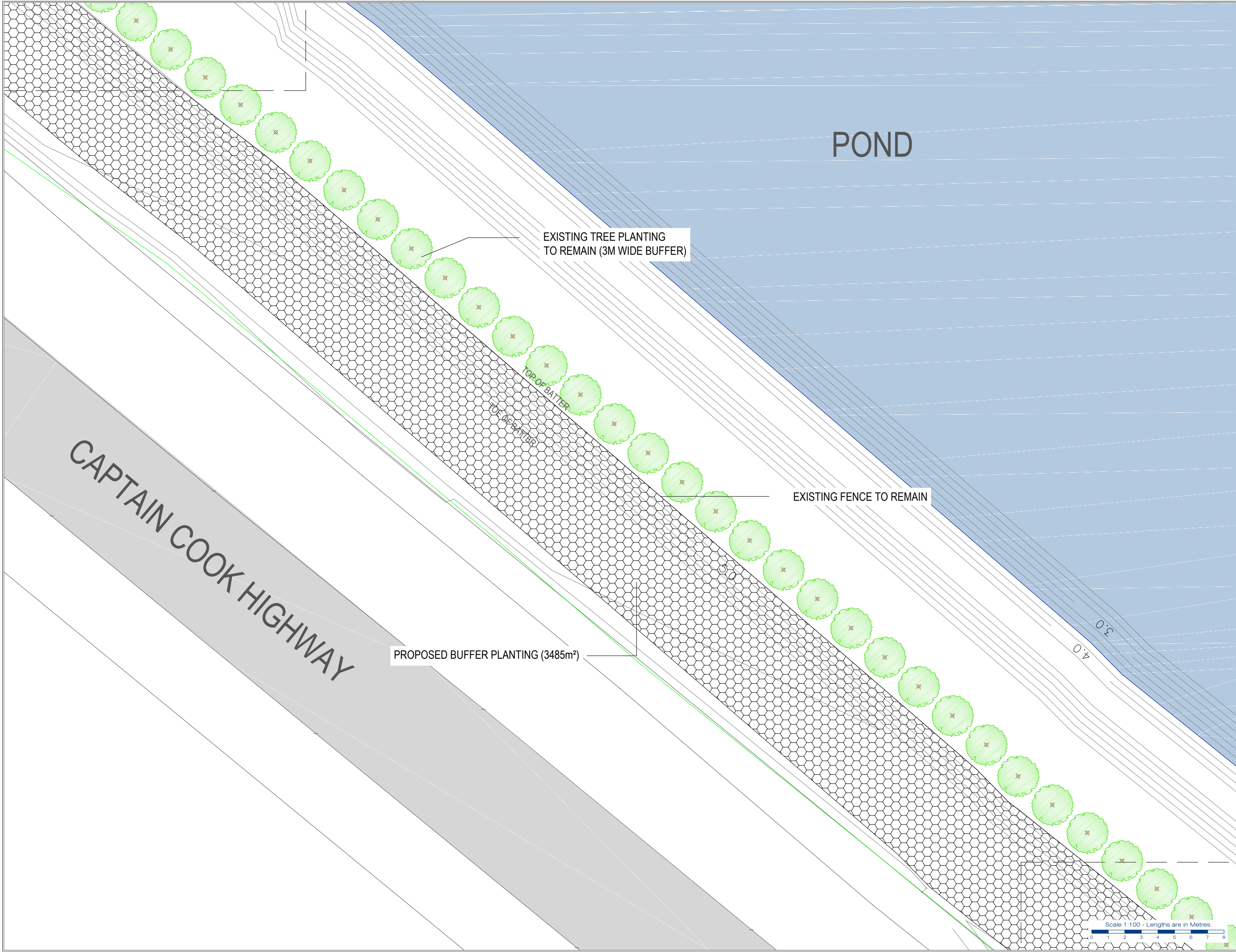
Drawn: JS


Checked: BG

Date: 28-01-21

Drawing No: 5555_LP_201

Rev. No: B





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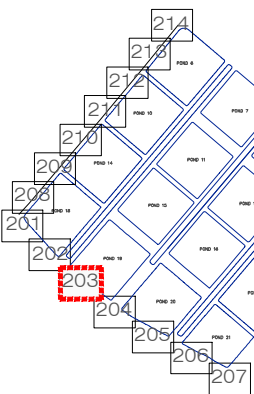
GOLD COAST MARINE AQUACULTURE PTY LTD

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Drawing Title:

LANDSCAPE PLAN

Rev.	Date	Description	By	Check
1	28-01-21	Final landscape plan	JS	BG
2	28-01-21	Final landscape plan	JS	BG

Scale at A1: 1:100 @ A1

Designed: JS

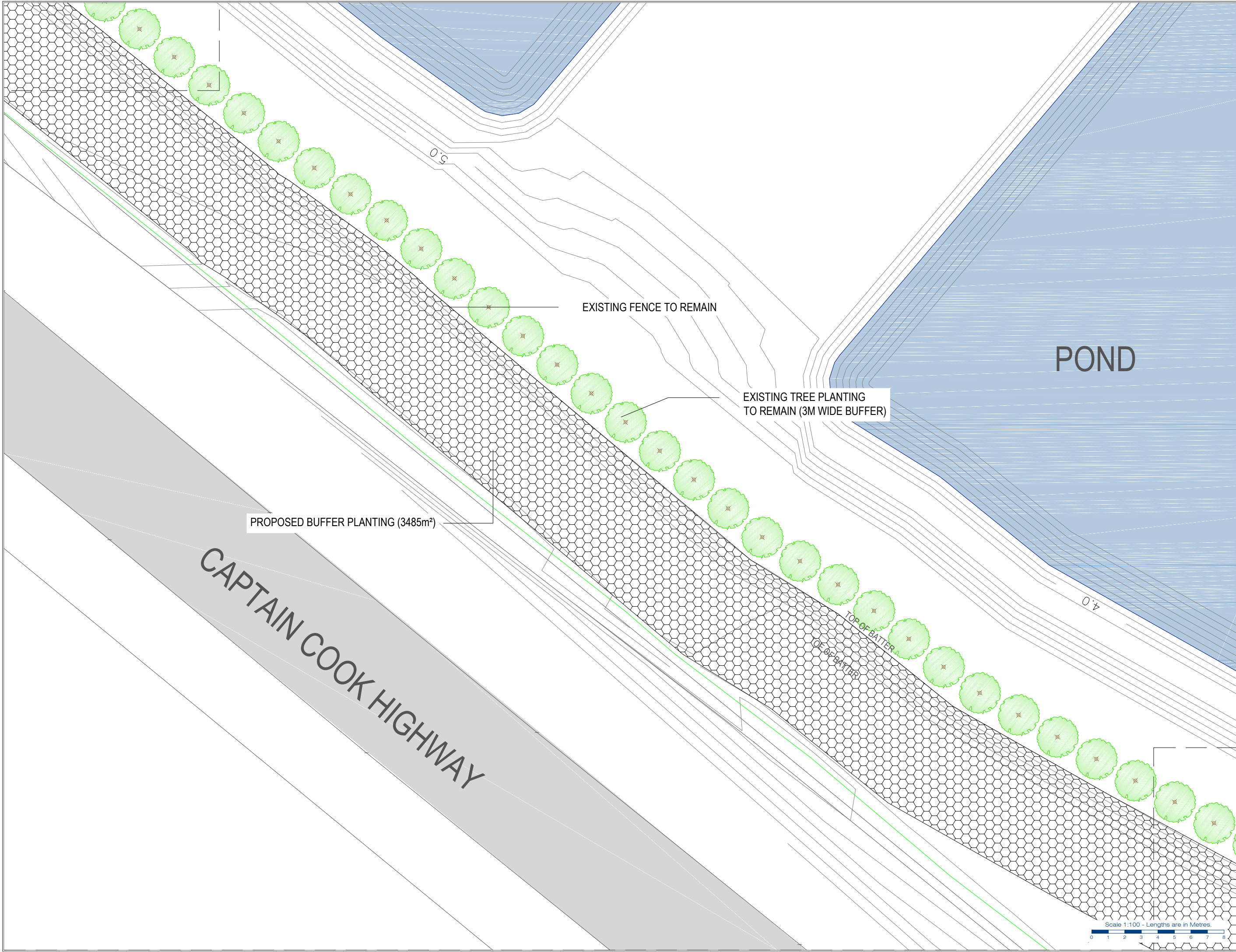
Drawn: JS

Checked: BG

Date: 28-01-21

Drawing No: 5555_LP_203

Rev. No: B



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Drawing Title:

LANDSCAPE PLAN

No.	Date	Description	By	Check
1	28-01-21	Final landscape plan	JS	BG
2	15-02-21	Final landscape plan	JS	BG

Scale at A1: 1:100 @ A1

Designed: JS

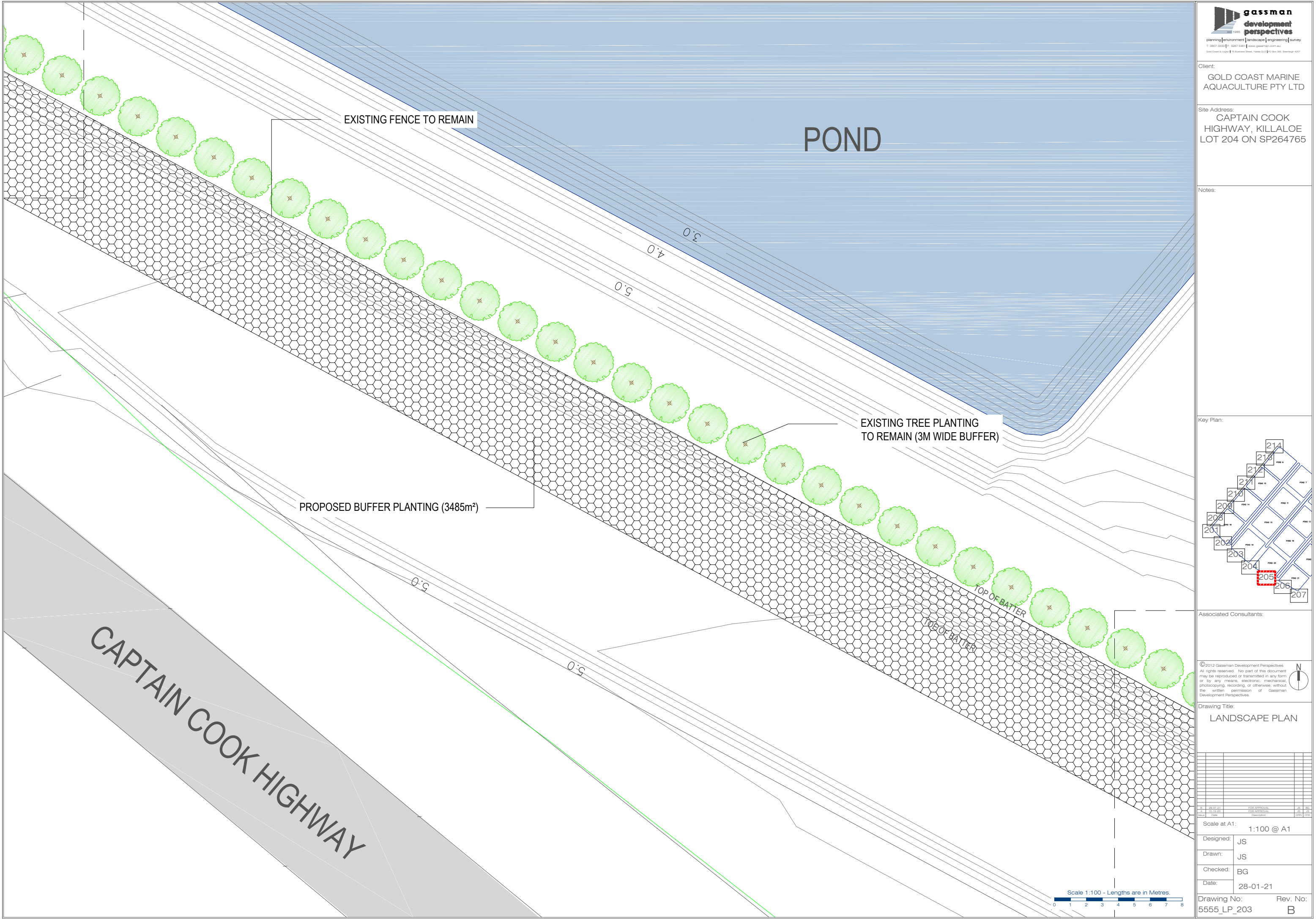
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Date: 28-01-21

Drawing No: 5555_LP_204

Rev. No: B

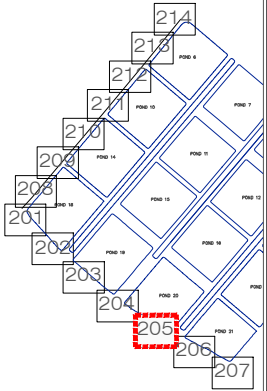


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Site Address:
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LOT 204 ON SP264765

Notes:

Key Plan:



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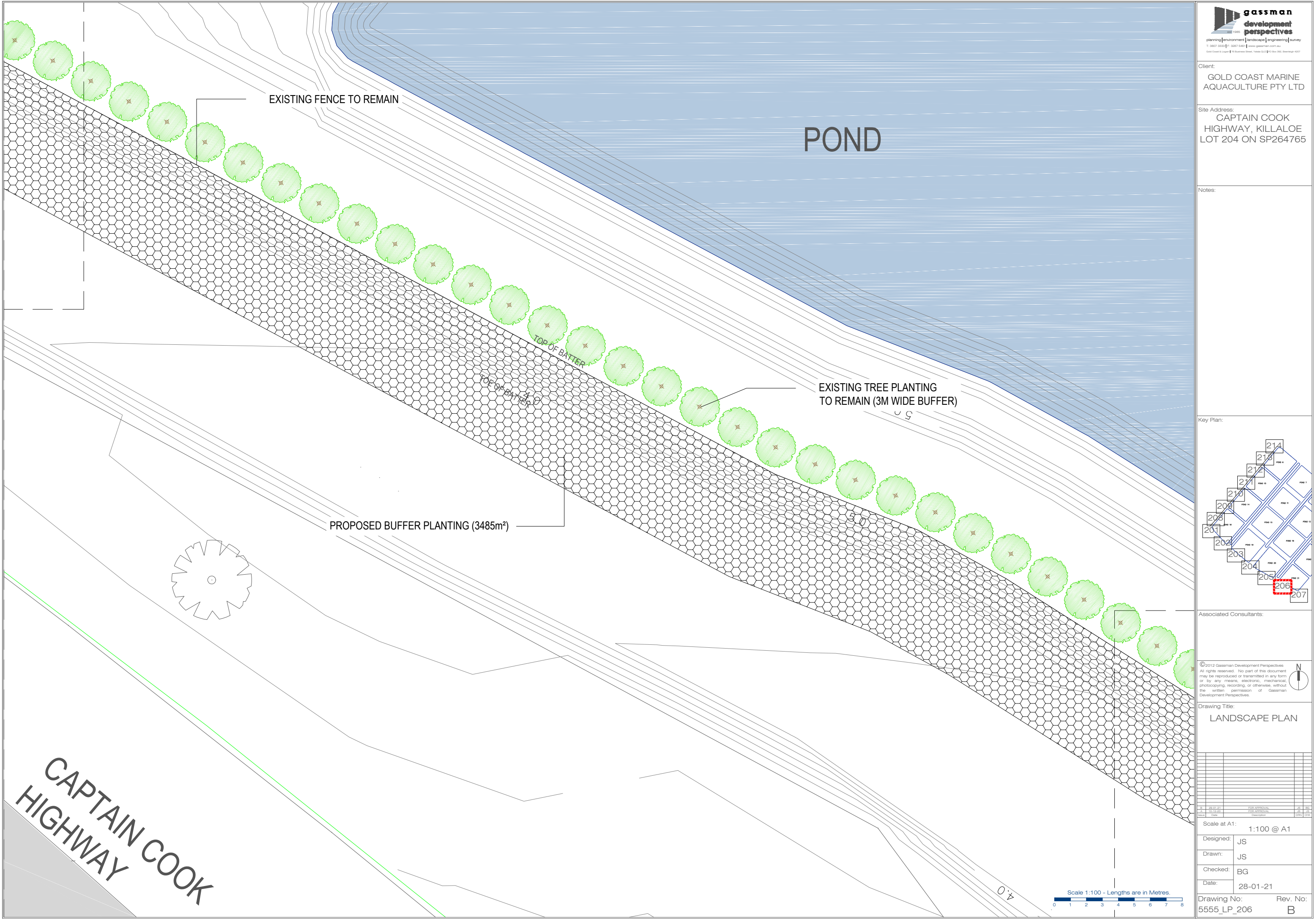
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Drawing Title:
LANDSCAPE PLAN

No.	Date	Description	By	Check
1	28-01-21	Final landscape plan	JS	BG
2	15-02-21	Final landscape plan	JS	BG

Scale at A1: 1:100 @ A1
Designed: JS
Drawn: JS
Checked: BG
Date: 28-01-21

Drawing No: 5555_LP_203
Rev. No: B

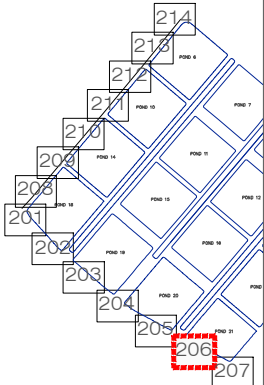


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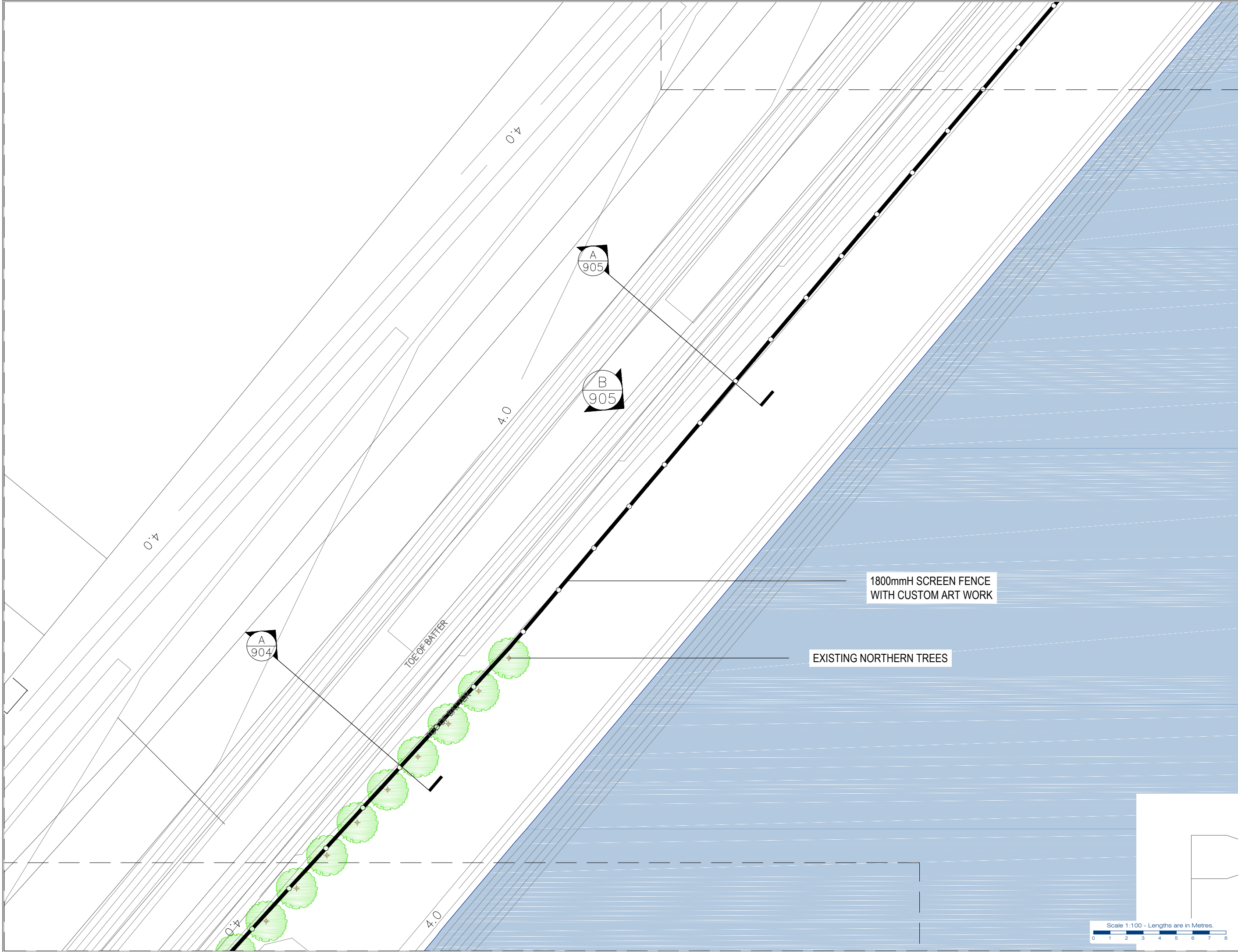
Drawing Title:
LANDSCAPE PLAN


Rev	Date	Description	By	App
1	28-01-21	Final landscape plan	JS	BG
2	28-01-21	Final landscape plan	JS	BG

Scale at A1: 1:100 @ A1
Designed: JS
Drawn: JS
Checked: BG
Date: 28-01-21

Drawing No: 5555_LP_206
Rev. No: B





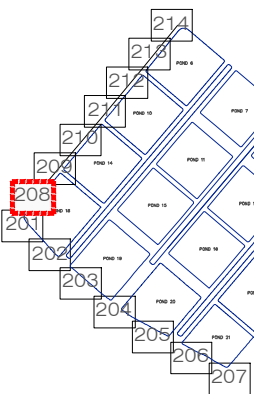


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Drawing Title:
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Rev.	Date	Description	By	Chk
1	28-01-21	FOR APPROVAL	JS	BG

Scale at A1:
1:100 @ A1

Designed: JS

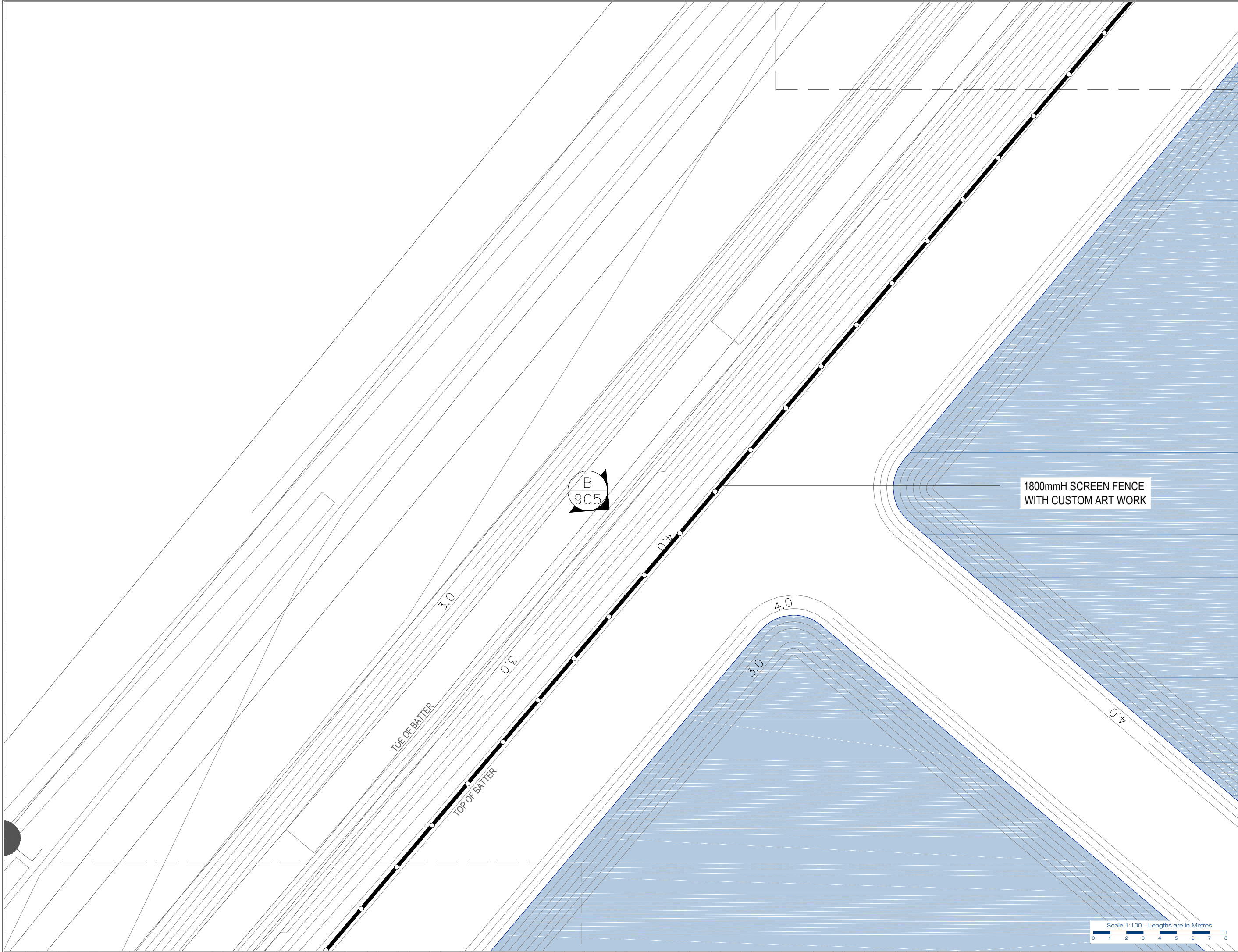
Drawn: JS


Checked: BG

Date: 28-01-21

Drawing No:
5555_LP_208

Rev. No:
A





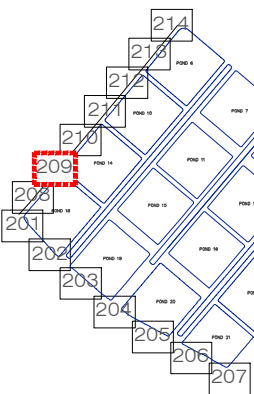
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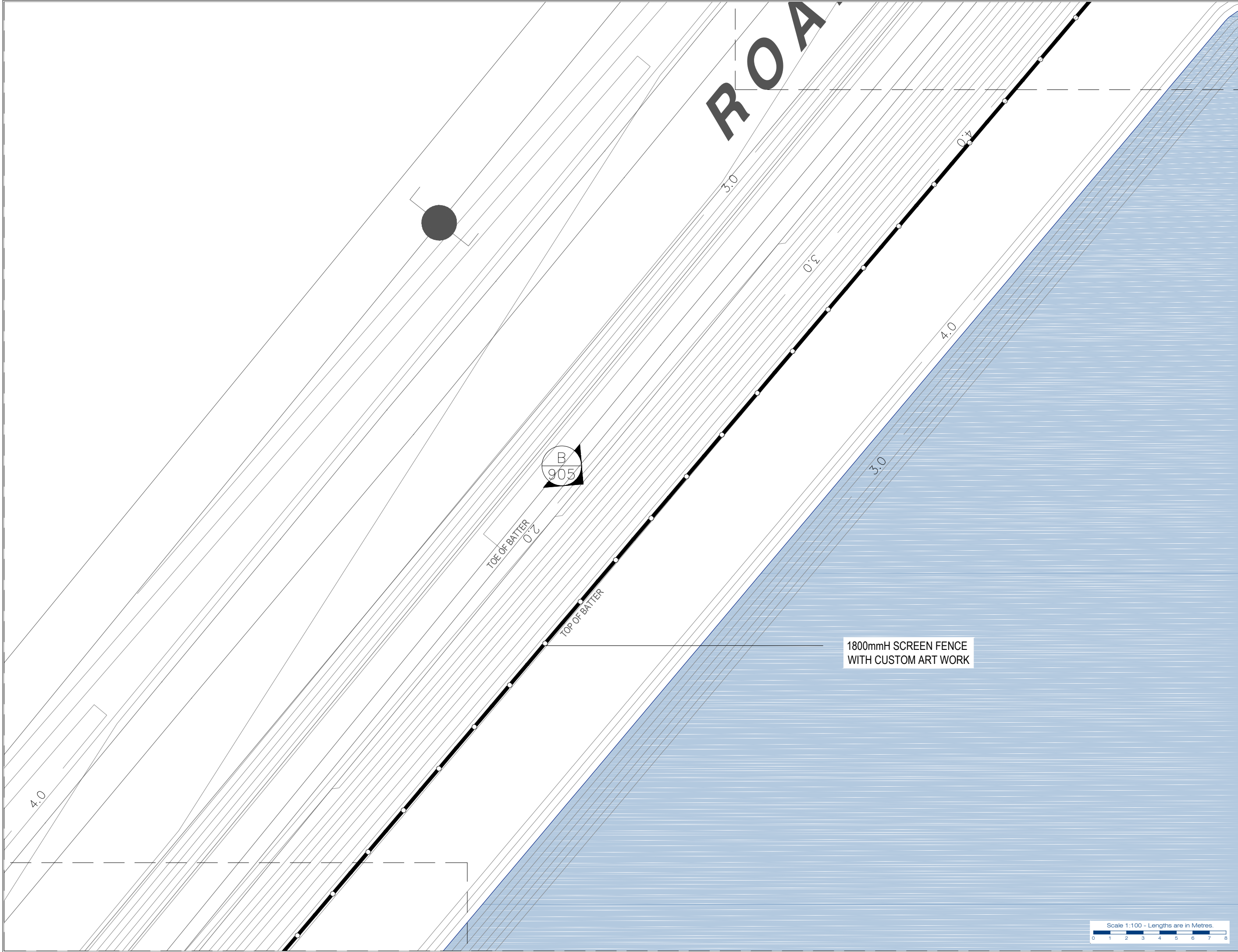
Rev.	Date	Description	By	App.
1	28-01-21	FOR APPROVAL	JS	BG


Scale at A1:
1:100 @ A1

Designed: JS
Drawn: JS
Checked: BG
Date: 28-01-21

Drawing No:
5555_LP_209

Rev. No:
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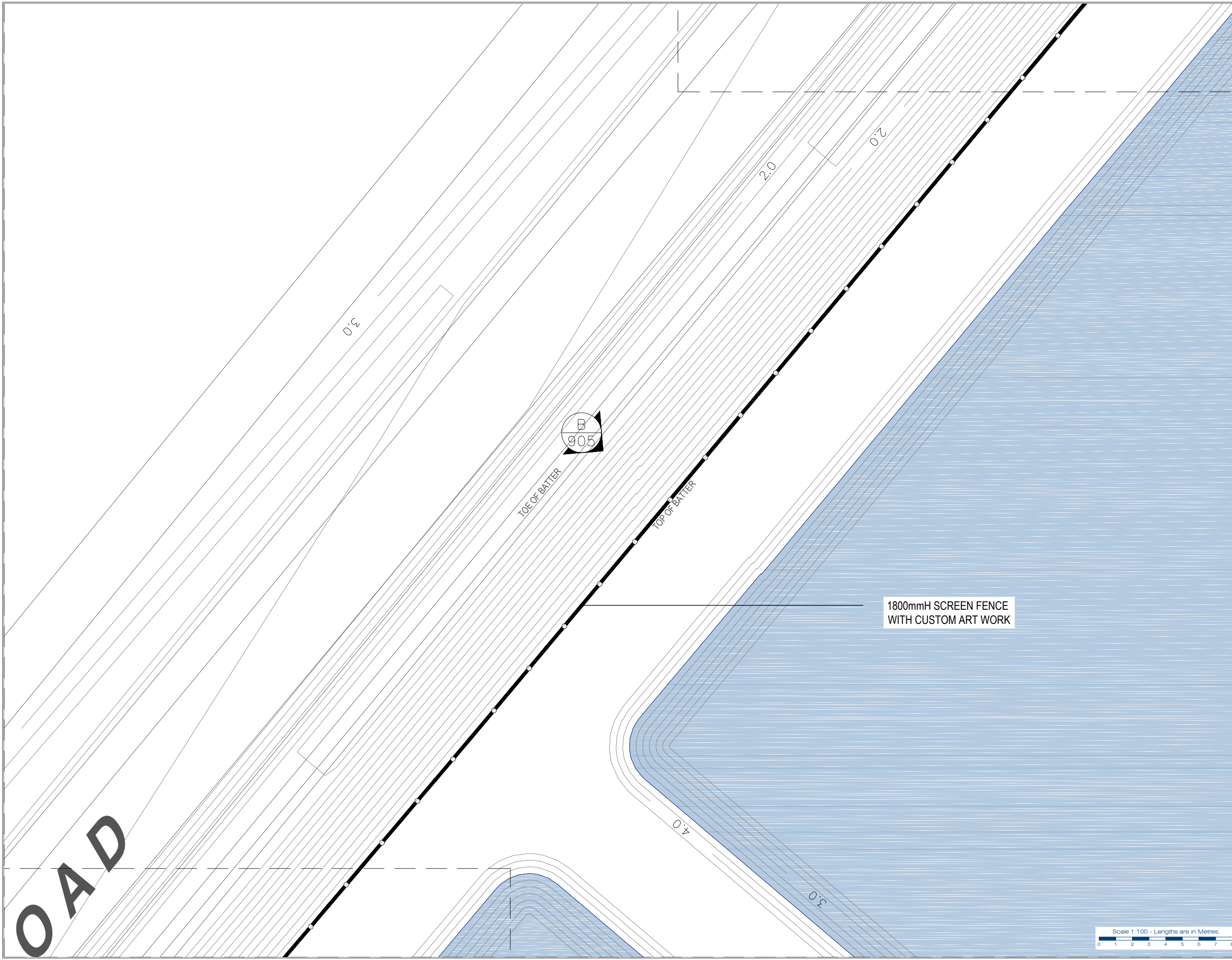
GOLD COAST MARINE
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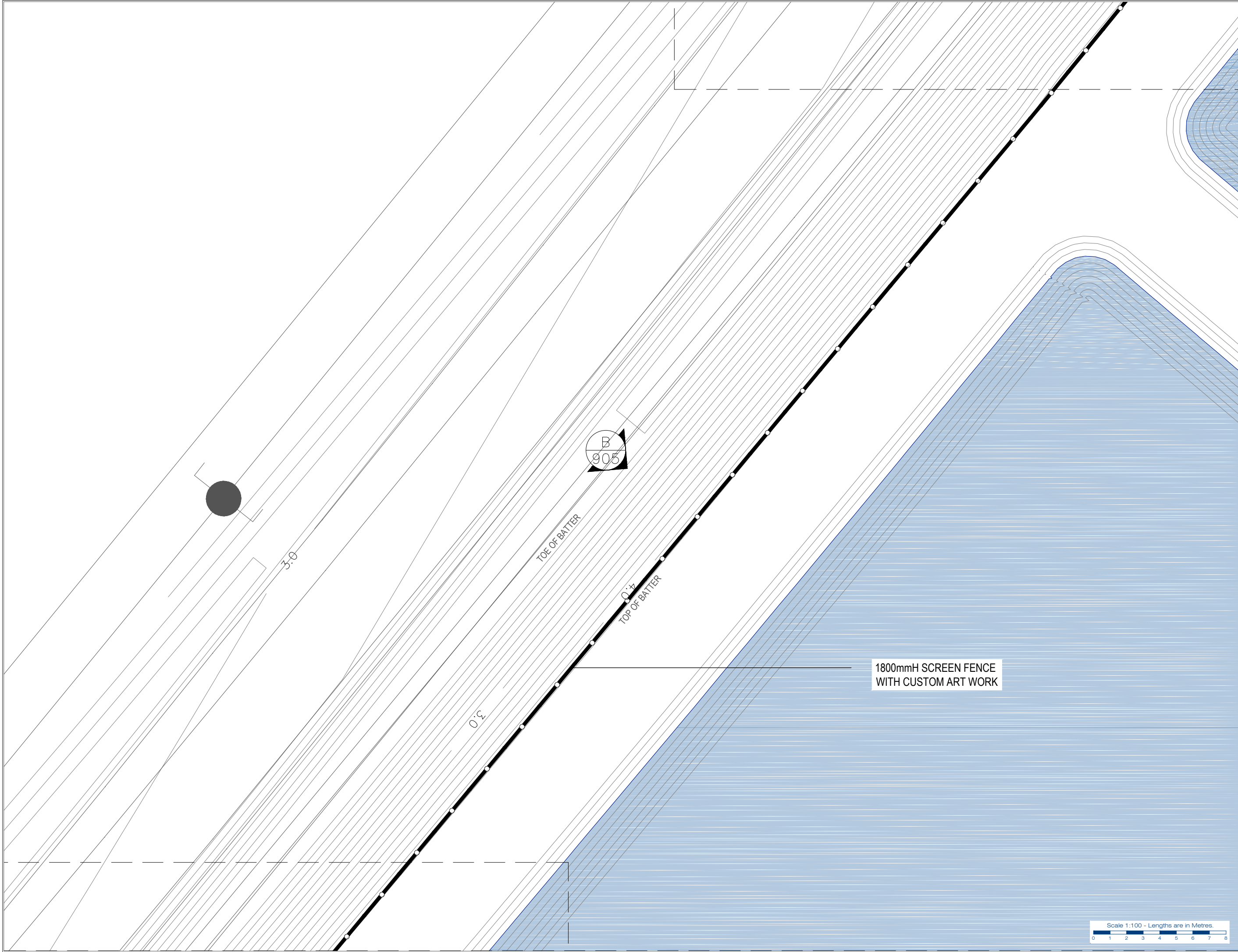
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Notes:

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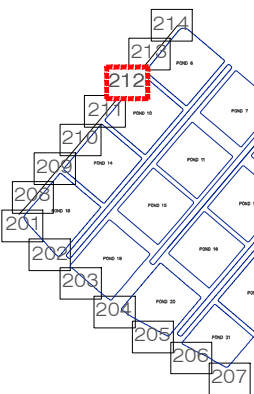
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Notes:

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LANDSCAPE PLAN

Rev.	Date	Description	By	App.
1	28-01-21	FOR APPROVAL	JS	BG

Scale at A1: 1:100 @ A1

Designed: JS

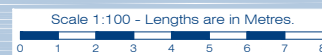
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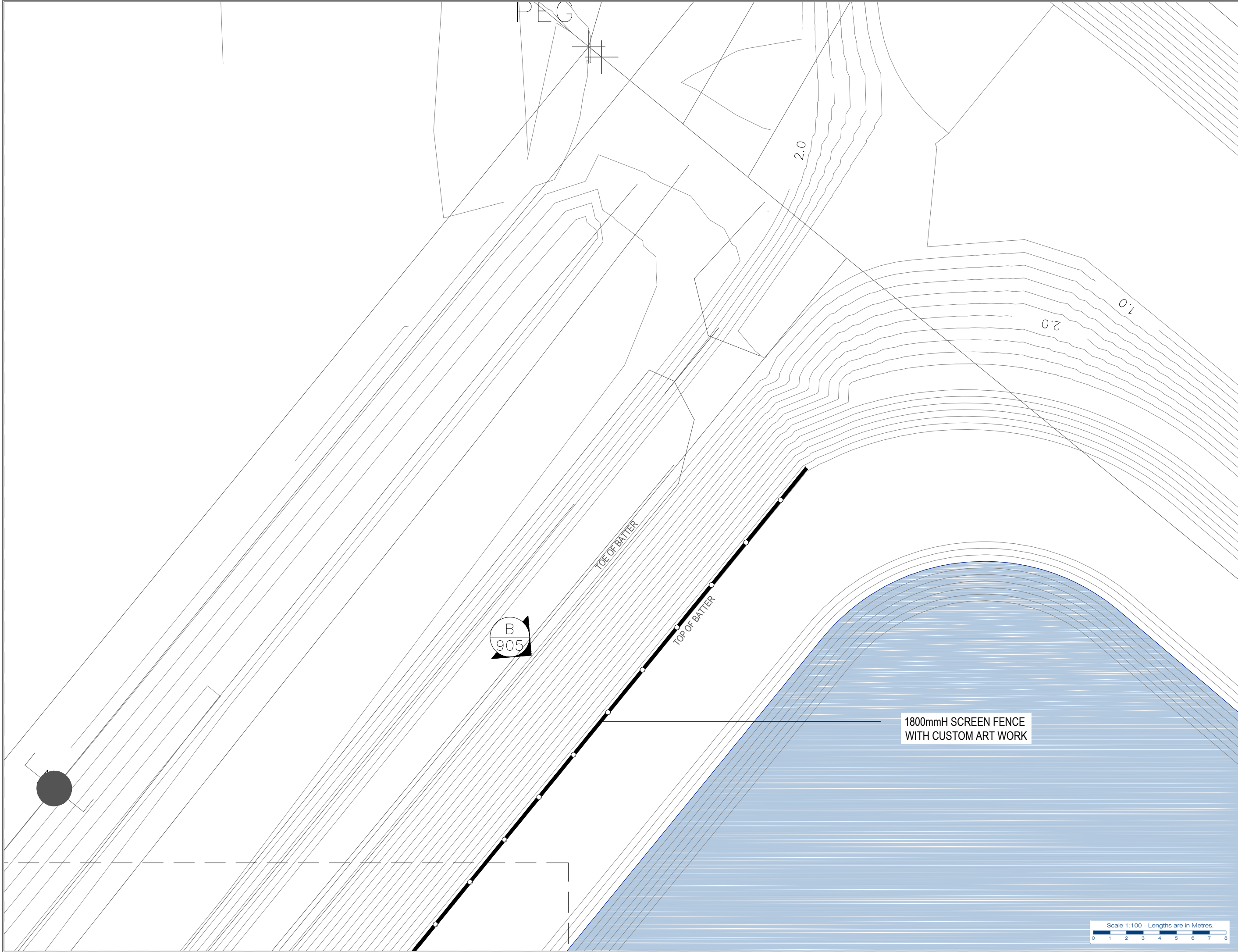
Checked: BG

Date: 28-01-21

Drawing No: 5555_LP_212

Rev. No: A





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LOT 204 ON SP264765

Notes:

Key Plan:

The key plan shows a grid of lots numbered 201 to 214. Lot 204 is highlighted with a red border, indicating the site location.

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LANDSCAPE PLAN

Rev.	Date	Description	By	Chk.
1	28-01-21	FOR APPROVAL	JS	BG

Scale at A1:

1:100 @ A1

Designed: JS

Drawn: JS

Checked: BG

Date: 28-01-21

Drawing No:

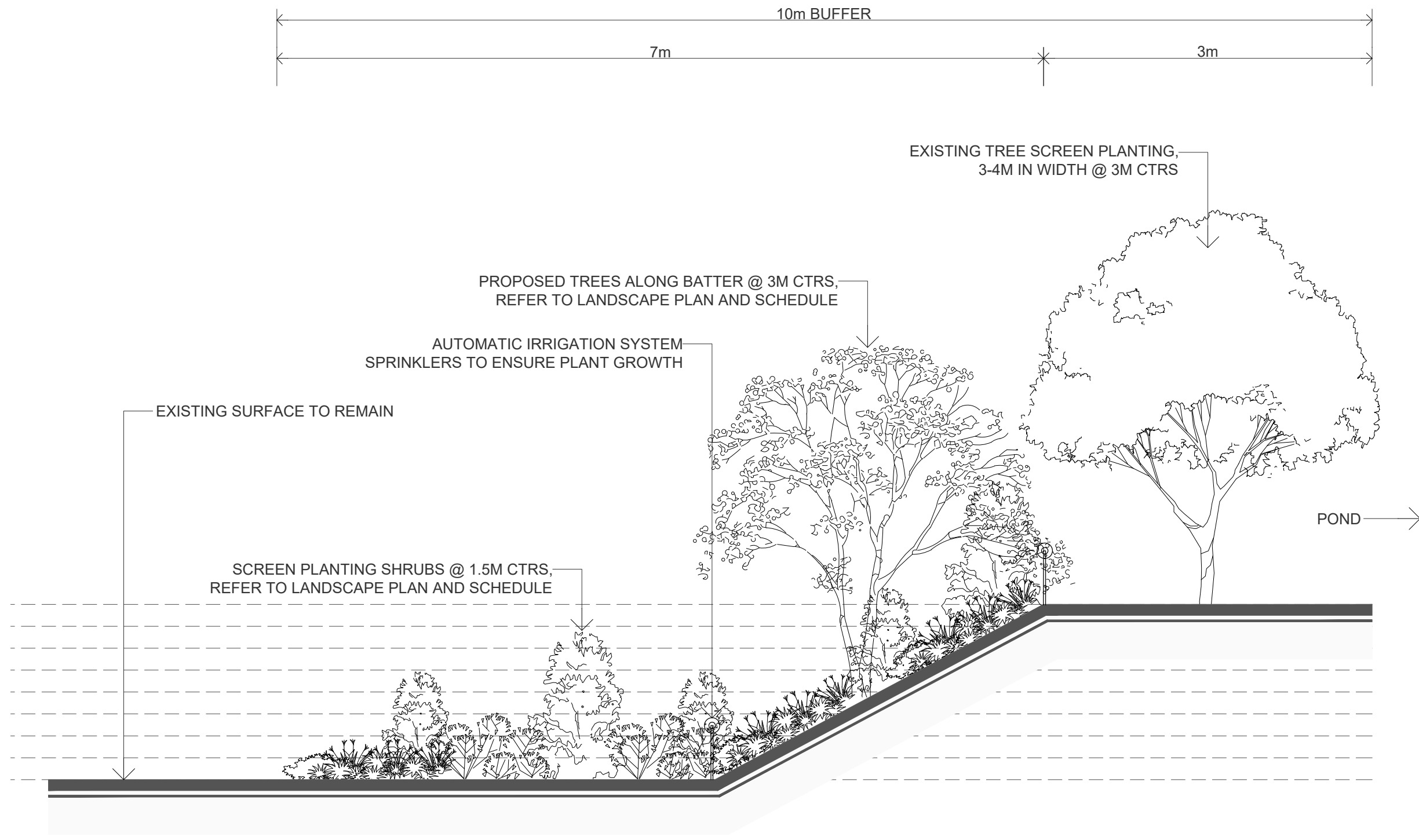
5555_LP_214

Rev. No:

A

B BATTER PLANTING DETAILED GROUND PREPARATION
901 SCALE: 1:5 @ A3

A	GRID PLANTING PATTERN - WESTERN BUFFER (PLAN VIEW)
902	1:20 @ A3

[illegible]

A	WESTERN BUFFER A-A (SECTION VIEW)
903	1:20 @ A3

555_DT_904 A

