

Our Ref: LM: Imc:DA/4942 AD2025/0005536

Your Ref: STP24-0929

15 September 2025

Ausco Modular Pty Ltd
Level 3/382 Sturt Street
Townsville QLD 4810
E-mail: civil@stpconsultants.com.au

Attention: Mr Paul Petersen

Dear Mr Petersen

Decision Notice - Approval
Given under section 63 of the *Planning Act 2016*

With reference to Development Application (DA/4942) please find attached the relevant Decision Notice, which was approved by Cook Shire Council in full subject to conditions.

Details of the decision are as follows:

Decision Details

Date of Decision:	Council approved the Development Application by delegation to the Chief Executive Officer on 11 September 2025 .
Approval Details:	Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Application Details

Application Number:	DA/4942
Approval Sought:	Development Permit for Operational Work
Description of the Development:	Stormwater Drainage
Category of Development:	Assessable Development
Category of Assessment:	Code Assessment
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0

Premises Details

Location - Street Address: 16, 18, 20, 22, 24 and 26 Garden Street, Cooktown 4895

Location - Real Property Description: Lots 19, 18, 17, 16, 15, and 14 on Plan SP336242

All or part of above land: All

Local Government Area: Cook Shire

Assessment Manager Conditions

This approval is subject to the conditions in **Attachment 1**.

Further Development Permits

Not Applicable.

Properly Made Submissions

Not applicable - no part of the application required public notification.

Referral Agencies

Not applicable - no part of the application required referral.

Variation approval details

Not Applicable

Other requirements under section 43 of the *Planning Regulation 2017*

Not Applicable.

Approved Plans and Specifications

Copies of the approved plans, specifications and/or drawings are enclosed in **Attachment 2**.

Currency Period for the Approval

This approval lapses if the development does not start within *two (2) years*.

Lapsing of approval if development started but not completed

In accordance with section 88(1) of the *Planning Act 2016*, a development approval, other than a variation approval, for development lapses to the extent the development is not completed within any period or periods required under a development condition.

Rights of Appeal

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* are provided in Attachment 4 of this Decision Notice.

Other Details

Council relies on the accuracy of information included in the application documentation when assessing and deciding applications.

If you find an inaccuracy in any of the information provided above, have a query, or need to seek clarification about any of these details, please contact Cook Shire Council's Planning and Environment Department on 07 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller
Manager Planning and Environment
Cook Shire Council

enc:	Attachment 1	Conditions Imposed by the Assessment Manager
	Attachment 2	Approved Plans (D25/29141)
	Attachment 3	Notice of Decision – Statement of Reasons (AD2025/0005539)
	Attachment 4	Extract of Appeal Provisions (Chapter 6 part 1 of the <i>Planning Act 2016</i>)

A. Assessment Manager (Council) Conditions

No.	Condition	Timing
GENERAL		
PARAMETERS OF APPROVAL		
1	COMPLIANCE WITH CONDITIONS The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer.	At all times
2	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times
3	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times
4	WORKS – DEVELOPER’S EXPENSE The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times
5	WORKS - DAMAGE TO INFRASTRUCTURE The Developer must repair any damage to existing infrastructure that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately.	At all times
6	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards.	At all times
7	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times
8	APPROVED PLANS AND DOCUMENTS The development is to be completed and carried out generally in	As stated.

No.	Condition	Timing																																																												
	accordance with the following approved plans and reports submitted with the development application, except where modified by the conditions of this Development Permit. <table><tr><th>Title</th><th>Ref.</th><th>DWG. No.</th><th>Rev</th><th>DATE</th></tr><tr><td>Cover Page</td><td>93485</td><td>C00.01</td><td>P1</td><td>02.07.25</td></tr><tr><td>Project Notes - Sheet 1</td><td>93485</td><td>C00.02</td><td>P1</td><td>02.07.25</td></tr><tr><td>Project Notes – Sheet 2</td><td>93485</td><td>C00.03</td><td>P1</td><td>02.07.25</td></tr><tr><td>General Arrangement Layout Plan</td><td>93485</td><td>C00.04</td><td>P1</td><td>02.07.25</td></tr><tr><td>Typical Site Sections – Sheet 1</td><td>93485</td><td>C00.05</td><td>P1</td><td>02.07.25</td></tr><tr><td>Typical Site Sections – Sheet 2</td><td>93485</td><td>C00.06</td><td>P1</td><td>02.07.25</td></tr><tr><td>Stormwater Drainage Layout Plan – Sheet 1</td><td>93485</td><td>C04.01</td><td>P1</td><td>02.07.25</td></tr><tr><td>Stormwater Drainage Layout Plan – Sheet 2</td><td>93485</td><td>C04.02</td><td>P1</td><td>02.07.25</td></tr><tr><td>Stormwater Longitudinal Section</td><td>93485</td><td>C04.03</td><td>P1</td><td>02.07.25</td></tr><tr><td>Stormwater Data Table</td><td>93485</td><td>C04.04</td><td>P1</td><td>02.07.25</td></tr><tr><td>Miscellaneous Details</td><td>93485</td><td>C06.01</td><td>P1</td><td>02.07.25</td></tr></table>	Title	Ref.	DWG. No.	Rev	DATE	Cover Page	93485	C00.01	P1	02.07.25	Project Notes - Sheet 1	93485	C00.02	P1	02.07.25	Project Notes – Sheet 2	93485	C00.03	P1	02.07.25	General Arrangement Layout Plan	93485	C00.04	P1	02.07.25	Typical Site Sections – Sheet 1	93485	C00.05	P1	02.07.25	Typical Site Sections – Sheet 2	93485	C00.06	P1	02.07.25	Stormwater Drainage Layout Plan – Sheet 1	93485	C04.01	P1	02.07.25	Stormwater Drainage Layout Plan – Sheet 2	93485	C04.02	P1	02.07.25	Stormwater Longitudinal Section	93485	C04.03	P1	02.07.25	Stormwater Data Table	93485	C04.04	P1	02.07.25	Miscellaneous Details	93485	C06.01	P1	02.07.25	
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9	Provide amended Stormwater design drawing to document the pipe segment between pits 4/A to 3/A upgraded from 300mm diameter pipe to a 375mm diameter pipe to the Director Infrastructure (or delegate) for approval.	Prior to the Pre-Start Meeting																																																												
10	TRAFFIC MANAGEMENT PLAN Prior to the Pre-Start Meeting, the Contractor must provide a Traffic Management Plan for hauling of materials to/from the development site in accordance with FNQROC Construction Plan CP1.09. Details must include how truck movements will be managed safely and with minimal disruption to road traffic including restriction on work in peak hours where appropriate. The Traffic Management Plan must be approved by Council’s Director Infrastructure prior to works commencing on site.	Prior to the Pre-Start Meeting																																																												
11	COMMENCEMENT OF WORK Approved work must not commence until Council has received and accepted written Notice of Intention to Commence Work and all matters relevant to the Pre-Start meeting completed in accordance with sections CP1.07, CP1.08 and CP1.09 of the FNQROC Development Manual.	As stated																																																												

No.	Condition	Timing
12	PUBLIC NOTICE AND PROJECT SIGNAGE Public notice of the approved work must be given in accordance with the following requirements: (i) Project Signage erected on the site frontages to constructed roads and all signage must be in accordance with Section CP1.11 (2) of the FNQROC Development Manual. (ii) Once installed, project signage must remain erected for the duration of work.	Prior to Commencement of Works
13	EXISTING SERVICES LOCATIONS All existing services within the approved works footprint must be pot-holed and levels confirmed prior to commencement of work. In particular. The existing water main on Boundary Street running parallel to the new drainage pipes.	Prior to Commencement of Works
14	EARTHWORKS Earthwork is permitted to the extent shown on the approved plans of development. No filling is permitted adjacent to the eastern Lot boundary.	At all times
15	CERTIFICATE OF APPROVED WORKS In accordance with Section CP1.03 of the FNQROC Development Manual, the Consulting Engineer who is a Registered Professional Engineer Queensland (RPEQ) is required to certify that all works have been carried out in accordance with this Development Permit and the standards as set out in the FNQROC Development Manual. Structural elements (retaining walls) must have appropriate certification of the compliance of completed works. The works are not to result in the instability of the site or adjacent land.	Prior to Commencement of Use
16	STORMWATER All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.	At all times
17	A CCTV inspection must be undertaken for all as-constructed stormwater work under this Development Permit. A Registered Professional Engineer Queensland (RPEQ) is to assess the CCTV footage and prepare a report on the condition of as-constructed stormwater. The report must be provided to and endorsed by Council and any rectification work must be fully completed prior to acceptance of the works.	As stated.
18	EROSION AND SEDIMENT CONTROL All erosion and sediment controls nominated in the approved plan of development must be implemented prior to the discharge of water from the site such that no external stormwater flow from the site	Prior to Commencement of Works

No.	Condition	Timing
	adversely affects surrounding or downstream properties (in accordance with the requirements of the <i>Environmental Protection Act 1994</i> , and the FNQROC Development Manual). Erosion and sediment control measures must be maintained at all times to the satisfaction of the Council's Director Infrastructure.	
19	STOCKPILING AND TRANSPORTATION OF FILL MATERIAL Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the Commencement of Works. Transportation of fill or spoil to and from the site must not occur within: - Peak traffic times; or - Before 7:00am or after 6:00pm Monday to Friday; or - Before 7:00am or after 1:00pm Saturdays; or - On Sundays or Public Holidays.	As stated.
20	Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.	At all times.
21	STORAGE OF MACHINERY AND PLANT The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Council's Director Infrastructure.	At all times.
22	REINSTATEMENT OF VERGE The Boundary Street verge which is disturbed as a consequence of the works must be reinstated to its pre-works condition.	Prior to completion of the work.
23	Ensure that all dirt, debris and concrete slurry is removed from the verge, roadway, stormwater drains and kerb and channel upon completion of the work.	Prior to completion of the work.

B. Assessment Manager (Council) Advice

- The currency period for this application is two (2) years. Should the approved use not commence within this time, the approval shall lapse.
- The applicant/owner must notify Council of their intention to commence the use compliance with these conditions or negotiated conditions (or court determined conditions) and prior to the commencement of the use. This will allow a check for compliance with conditions to be carried out by Council officers.
- The applicant/owner is to ensure compliance with the requirements of the *Aboriginal Cultural Heritage Act* and in particular 'the duty of care' that it imposes on all landowners.



4. This development approval does not approve or authorize the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:
 - A. *Environment Protection and Biodiversity Conservation Act 1999 (Cth);*
 - B. *Nature Conservation Act 1999 (Qld);*
 - C. *Vegetation Management Act 1999 (Qld).*

Attachment 2 **Approved Plans (D25/29141)**

TRANCHE 1 INTER-ALLOTMENT DRAINAGE
GARDEN STREET, COOKTOWN
LOTS 14-19 ON SP336242

DRAWING SHEET LIST

Sheet Number	Drawing Title
GENERAL ARRANGEMENT	
C00.01	COVER PAGE
C00.02	PROJECT NOTES - SHEET 1
C00.03	PROJECT NOTES - SHEET 2
C00.04	GENERAL ARRANGEMENT LAYOUT PLAN
C00.05	TYPICAL SITE SECTIONS - SHEET 1
C00.06	TYPICAL SITE SECTIONS - SHEET 2
STORMWATER DRAINAGE PLAN	
C04.01	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1
C04.02	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2
C04.03	STORMWATER LONGITUDINAL SECTION
C04.04	STORMWATER DATA TABLE
MISCELLANEOUS DETAILS	
C06.01	MISCELLANEOUS DETAILS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P1	02.07.25	FOR APPROVAL	PAP



Department of
Energy and Public Works

On behalf of:
Department of Housing



103 Riverview Rd, Riverview, QLD 4303



CONSULTANTS
STP Project No.: STP24-0929: 93485

BRISBANE
07 3539 8300
TOWNSVILLE
07 3539 8350
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07 3539 8300

MACKAY
07 3539 8350
ROCKHAMPTON
07 3539 8344
WHITSUNDAYS
07 3539 8350

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HJD	01.07.2025
DRAWN	DATE
HJD	01.07.2025
DISCIPLINE TEAM LEADER	DATE
PAP	RPEQ: 13231
AUTHORISED FOR ISSUE	01.07.2025
	DATE

TRANCHE 1
INTER-ALLOTMENT
DRAINAGE

GARDEN STREET, COOKTOWN

COVER PAGE

SCALE AT A1 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

93485 / SITE / DD / C00.01 P1



SITE LAYOUT PLAN
SCALE 1:500 @ A1



LOCALITY MAP
NTS

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works—Stormwater Drainage

Lot: 19, 18, 17, 16, 15, and 14 on Plan SP336242

Referred to in Cook Shire Council's Decision Notice (AD2025/0005536)

Approval Date: 11 September 2025
Application Number: DA/4942

SURVEY INFORMATION

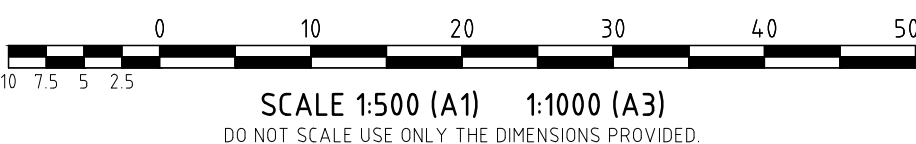
SURVEYOR: TWIN SURVEYS PTY LTD
PARISH OF: REFER SURVEY
COUNTY OF: REFER SURVEY
LOCAL AUTHORITY: COOK SHIRE COUNCIL

OPM 92559
LEVEL DATUM RL11391 AHD DERIVED

REFERENCE PLANS No. 8645-ASCON Rev C



WORKS BOUNDARY



SCALE 1:500 (A1) 1:1000 (A3)

DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED

FOR INFORMATION ONLY

1. CONTRACTORS TENDERING ON THIS PROJECT ARE TO MAKE THEMSELVES FULLY AWARE OF ALL REQUIREMENTS TO COMPLETE THE WORKS. IF IN DOUBT OR FURTHER CLARIFICATION IS REQUIRED, THE CONTRACTOR IS TO OBTAIN CLARIFICATION FROM THE SUPERINTENDENT PRIOR TO SUBMITTING THEIR TENDER PRICE. SHOULD THE CONTRACTOR FAIL TO OBTAIN CLARIFICATION FROM THE SUPERINTENDENT IT IS DEEMED THAT THE CONTRACTOR HAS BEEN PROVIDED SUFFICIENT INFORMATION TO ADEQUATELY PRICE THE ENTIRE WORKS AND THAT THE CONTRACTOR HAS ALLOWED FOR ALL WORKS REQUIRED IN PROVIDING CLARIFICATION. THE SUPERINTENDENT HAS NOT ASSUMED A DUTY OF CARE TO THE CONTRACTOR. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS, SPECIFICATIONS AND WRITTEN INFORMATION. ANY DISCREPANCIES, OMISSIONS AND VARIATIONS SHALL BE REFERRED TO THE SUPERINTENDENT FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR TO OBTAIN ALL APPROVALS AND PERMITS FOR WORKING WITHIN LOCAL GOVERNMENT AUTHORITY ROADS AND STATE GOVERNMENT ROADS.
3. CONTRACTOR SHALL NOT COMMENCE UNTIL A 'FOR CONSTRUCTION' SET OF DRAWINGS HAS BEEN APPROVED BY THE RELEVANT AUTHORITY.
4. CONTRACTOR TO ENSURE THAT ALL THE REQUIRED CONDITIONS OF THE DEVELOPMENT APPROVAL HAVE BEEN SATISFIED PRIOR TO STARTING ON SITE.
5. ALL WORK TO CONFORM TO THE LOCAL GOVERNMENT AUTHORITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE SUPERINTENDENT.
6. ALL SERVICES AND PRODUCTS ARE FIT FOR PURPOSE.
7. ALL SETOUT TO ARCHITECTS DETAILS UNLESS NOTED OTHERWISE (U.N.O.).
8. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. ALL DIMENSIONS ARE IN METRES U.N.O.
9. STP CONSULTANTS PTY LTD MAY PROVIDE, BY AGREEMENT WITH CERTAIN PARTIES, MATERIALS STORED ELECTRONICALLY. THE PARTIES RECOGNIZE THAT DATA, PLANS, SPECIFICATIONS, REPORTS, DOCUMENTS, OR OTHER INFORMATION RECEIVED OR TRANSMITTED AS ELECTRONIC MEDIA INCLUDING BUT NOT NECESSARILY LIMITED TO CAD AND I2D DOCUMENTS) ARE SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL. DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION. ACCORDINGLY, ALL SUCH DOCUMENTS ARE PROVIDED TO THE PARTIES FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT OR AS A RECORD DOCUMENT. ANY RELIANCE THEREON IS DEEMED TO BE UNREASONABLE AND UNWARRANTED. (E.G. THE CONTRACTOR MUST OBTAIN/STAMPED HARD COPIES OF THE ENGINEERING DRAWINGS ARE THE ONLY TRUE CONTRACT DOCUMENTS OF RECORD).
10. IN CASE OF DOUBT, ASK!

1. ALL LEVELS ARE TO BE TO A.H.D LEVEL DATUM. REFER TO SURVEY DRAWING No. **8645 Ascons Rev C**
2. ALL SETOUT TO ARCHITECTS DETAILS UNLESS NOTED OTHERWISE (U.N.O.)
3. SETOUT SHALL BE MADE BY DIGITAL ENGINEERING DATA AND CONFIRMED ONSITE PRIOR TO CONSTRUCTION BY A REGISTERED SURVEYOR

1. THE CONTRACTOR IS TO MAKE THEMSELVES FULLY AWARE OF ALL EXISTING SERVICES, FOR EXAMPLE DAILY BEFORE YOU DIG TO BE CONTACTED FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION.
2. THE ALIGNMENT & LEVEL OF EXISTING SERVICES SHOWN ON THIS DRAWINGS HAVE BEEN COMPILED FROM SURVEY DATA & CONSTRUCTION RECORDS. NO INDICATIVE OR PROPOSED COMMENCEMENT OF CONSTRUCTION OR ORDERING ANY MATERIALS THE CONTRACTOR IS TO CONFIRM THE ALIGNMENT & LEVEL OF ALL SERVICES AFFECTED BY THE PROPOSED WORKS.
3. WHILE DUE CARE IS TAKEN BY STP CONSULTANTS IN CONFIRMING THE LOCATION OF EXISTING SERVICES IT IS NOT THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE SERVICE LOCATIONS. IN SOME INSTANCES, SERVICES MAY BE OMITTED FROM THE DRAWINGS.
4. A REPRESENTATIVE OF EACH SERVICE PROVIDER TO BE PRESENT ON SITE WHEN WORKING WITHIN 30m OF EACH SERVICE IF THE SERVICES ARE PUBLIC ASSET SERVICES
5. SHOULD INVERT LEVELS OR LOCATION OF ANY SERVICE CONNECTION POINTS DIFFER TO THAT INDICATED ON THE DRAWINGS THEN THE SUPERINTENDENT SHALL BE NOTIFIED IMMEDIATELY.
6. ANY WORK ON EXISTING SERVICES THAT REQUIRE RELOCATION SHALL BE CARRIED OUT BY THE RELEVANT AUTHORITY AND SHALL BE CO-ORDINATED BY THE CONTRACTOR. CONTRACTOR TO OBTAIN REQUIRED APPROVALS FROM THE RELEVANT AUTHORITY.
7. IF THE CONTRACTOR CAUSES ANY DAMAGE TO EXISTING SERVICES, THEN RECTIFICATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE
8. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT.
9. DISCLAIMER - WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF THE LOCAL COUNCILS "AS CONSTRUCTED" RECORDING SCHEME, PROPERTY OWNERS AND THE CONTRACTORS, SUB-CONTRACTORS, SUPPLIERS, AGENTS AND EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK. USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OR ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, THE LOCAL GOVERNMENT AND ITS SUBSIDIARIES ACCEPT NO LIABILITY FOR ANY IMPAIRMENT OR INACCURACY OF THE INFORMATION WHICH IS SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF ALL OTHER PUBLIC UTILITIES.

1. CONTRACTOR SHALL PROVIDE A FULL DILAPIDATION CONDITION REPORT (AT THEIR COST) FOR THE FOLLOWING EXISTING BUILDINGS AND UTILITY SERVICES PRIOR TO UNDERTAKING ANY DEMOLITION OR CIVIL EARTHWORKS, ROADWORKS, STORMWATER, WATER AND SEWERAGE RETICULATION - ALL EXISTING STRUCTURES AND UTILITY SERVICES WITHIN 5m OF THE WORKS.
2. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL PREPARE A FINAL DILAPIDATION SURVEY AND PROVIDE A COPY TO THE SUPERINTENDENT. IF ANY DAMAGE IS CAUSED TO THE EXISTING BUILDINGS OR SERVICES INFRASTRUCTURE, THE CONTRACTOR SHALL ARRANGE FOR APPROPRIATE REPAIR AT THEIR COST.

1. THESE PROJECT NOTES SHOULD BE READ IN CONJUNCTION WITH THE SAFETY IN DESIGN REPORT DRAWING WHICH NOTES DESIGN HAZARDS AND THE ASSOCIATED MITIGATION, WHILE ALSO NOTING POTENTIAL CONSTRUCTIONS HAZARDS FOR THE CONTRACTOR TO CONSIDER DURING TENDERING AND CONSTRUCTION.

2. THE CONSULTANTS' RESPONSIBILITY IS TO IDENTIFY POTENTIAL OCCUPATIONAL HEALTH AND SAFETY HAZARDS. STP CONSULTANTS HAS NOT BEEN ENGAGED TO DEVELOP, CHECK, SUPERVISE OR CONTROL WORKERS OR METHODS OF WORK. STP CONSULTANTS DOES NOT HAVE THE CAPACITY OR AUTHORITY TO CONTROL WORKERS OR METHODS OF WORK. NOTHING IN THESE DESIGNS SHOULD BE INTERPRETED AS GOING BEYOND THE STRUCTURAL INTEGRITY OF THE SUBJECT MATTER OF THE DESIGN. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS AN INDICATOR OF THE APPROPRIATE METHODS OF WORK ON, IN AND AROUND THE SUBJECT MATTER. CONCERNS ABOUT THE CONDUCT OF WORKERS OR METHODS OF WORK SHOULD BE RAISED WITH THE APPROPRIATE SAFETY OFFICIAL ON SITE.

1. THE CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN (ESCP), PREPARED BY A SUITABLY QUALIFIED PERSON, TO THE SUPERINTENDENT FOR REVIEW PRIOR TO UNDERTAKING ANY WORKS ON SITE. THE CONTRACTOR MAY ALSO SUBMIT THE ESCP TO THE LOCAL AUTHORITY FOR APPROVAL IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS. THE ESCP SHALL BE TAKEN INTO ACCOUNT, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - THE TIME OF YEAR FOR CONSTRUCTION (WET OR DRY SEASON)
 - THE EXTENT (AREA) AND TIME OF THE SITE EXPOSED TO EROSION
 - THE SOIL TYPE (ERODIBILITY/MOISTURE SENSITIVE)
 - THE TIME THE SITE WILL BE EXPOSED TO EROSION AND NOT STABILISED
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN AN UPDATED ESCP, INCLUDING DRAWINGS, IN ACCORDANCE WITH THEIR CONSTRUCTION PROGRAM. THE IEA MANUAL AND THE EROSION HAZARD RISK APPROPRIATE AT THE TIME OF CONSTRUCTION. THE ESCP DOCUMENTS ARE TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW
3. THE EROSION SEDIMENT DEVICES ARE TO BE INSTALLED BY THE CONTRACTOR ARE TO BE APPROPRIATE FOR THE STAGE OF WORKS AND IN COMPLIANCE WITH THE BEST PRACTICE EROSION AND SEDIMENT GUIDELINES - IEA
4. CONSTRUCTION OF SEDIMENT MANAGEMENT DEVICES SHALL BE COMPLETED AND EFFECTIVE PRIOR TO STRIPPING OF TOPSOIL AND BULK EARTHWORKS TO THE SITE.
5. SEDIMENT CONTROL MANAGEMENT DEVICES ARE TO REMAIN IN PLACE UNTIL THE EXPOSED SOIL IS EFFECTIVELY STABILISED IN ACCORDANCE WITH THE BEST PRACTICE EROSION AND SEDIMENT GUIDELINES (ESPD)
6. BOTH TEMPORARY AND PERMANENT SEDIMENT CONTROL MANAGEMENT DEVICES SHALL BE MAINTAINED DURING CONSTRUCTION TO ENSURE SEDIMENT IS CONTAINED ON SITE. SEDIMENT FENCES ARE TO BE CLEANED WHEN CAPACITY IS REDUCED BY 30%.
7. IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE INEFFECTIVE OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY BY THE CONTRACTOR AND WRITTEN ACCOUNT OF THE CORRECTIVE ACTION PROVIDED TO THE SUPERINTENDENT
8. ALL EXPOSED AREAS ARE TO BE GRASS SEEDS AND HYDROMULCHED TO ENSURE THAT ALL EXPOSED AREAS ARE STABILISED WITHIN ONE MONTH OF BEING DISTURBED. ALL BATTERS STEEPER THAN 1V:6H ARE TO BE TOPSOILED AND TURFED U.N.O.
9. THE STAGED ESC WORKS AND ASSOCIATED ESC DEVICES ARE DESIGNED TO RETAIN STORMWATER RUNOFF TO ALLOW SEDIMENT TO BE REMOVED PRIOR TO DISCHARGE FROM SITE. SITE EARTHWORKS WHICH BECOME EXCESSIVELY WET DUE TO STANDING WATER FROM THE ESC DEVICES OR THE CONTRACTORS CONSTRUCTION TECHNIQUES, WILL REQUIRE REWORK TO BE DONE TO RE-REDUCE THE EXCESSIVE WATER. REWORK TO BE IN ACCORDANCE WITH THE EARTHWORKS SPECIFICATION. THE COST OF RECTIFYING AND RE-COMPACT THE SATURATED MATERIAL SHALL BE AT THE CONTRACTORS EXPENSE AS THE WHOLE OF WORKS UNDER CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE DATE OF PRACTICAL COMPLETION

1. SITE HAS POTENTIAL TO CONTAIN ACID SULPHATE SOILS. CONTRACTOR TO ALLOW PC SUM FOR TESTING & TREATMENT OF ACID SULPHATE SOILS SHOULD THEY BE PRESENT ON SITE.
2. CONTRACTOR SHALL PREPARE A SITE-SPECIFIC ACID SULPHATE MANAGEMENT PLAN OUTLINING ALL MEASURES TO BE UNDERTAKEN SO WORKS COMPLY WITH THE REQUIREMENTS SETOUT IN THE STATE PLANNING POLICY 2/02. PRIOR TO ANY DISTURBANCE OF SOILS.

- THE CONTRACTOR SHALL INDEMNIFY AND KEEP INDEMNIFIED, THE PRINCIPAL FROM AND AGAINST ALL ACTIONS CLAIMS, DEMANDS, LOSSES, DAMAGES, COSTS, CHARGES AND EXPENSES, OR OTHER LIABILITIES WHATSOEVER, IN RESPECT OF, OR ARISING FROM, ANY DAMAGES TO THE ROAD FRONTING THE SITE DURING THE CONSTRUCTION OF THE WORKS.
- THE CONTRACTOR SHALL:
 - a. OBTAIN PERMISSION FROM THE LOCAL COUNCIL AND THE QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS FOR ACCESS TRACKS BEFORE OR DOING ANY WORK EXTERNAL TO THE SITE.
 - b. INDEMNIFY LOCAL COUNCIL, THE PRINCIPAL, SUPERINTENDENT, AND THE QUEENSLAND DEPARTMENT OF TRANSPORT AND MAIN ROADS AGAINST CLAIMS RESULTING FROM THE CONTRACTOR'S OPERATIONS OF PLANT INTERNAL AND EXTERNAL TO THE SITE.
 - c. COMPLY WITH THE DIRECTIONS AND REQUIREMENTS OF LOCAL COUNCIL AND THE DEPARTMENT OF TRANSPORT AND MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' WITH RELATION TO WARNING SIGNS AND TRAFFIC CONTROL.
 - d. REPAIR, MAINTAIN AND MAKE GOOD TO THE SUPERINTENDENT'S SATISFACTION, ANY DAMAGE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE LOCAL COUNCIL FOR APPROVAL. PRIOR TO IMPLEMENTATION OF THE TRAFFIC MANAGEMENT PLAN THE CONTRACTOR WITH A FULL COPY TO THE SUPERINTENDENT
- THE TRAFFIC MANAGEMENT PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF MAIN ROADS PUBLICATION 'MANUAL IF UNIFORM TRAFFIC CONTROL DEVICES'.
- THE CONTRACTOR SHALL NOT COMMENCE WORK ON THE SITE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM LOCAL COUNCIL AND THE DEPARTMENT OF TRANSPORT AND MAIN ROADS (DTPMR). COPIES OF THE PERMITS SHALL BE FORWARDED TO THE SUPERINTENDENT AND AN ADDITIONAL COPY SHALL BE MAINTAINED ON-SITE. PERMITS SHALL BE OBTAINED FROM THE COUNCIL AND DTPMR PRIOR TO:
 - a. CROSSING THE KERB WITH HEAVY VEHICLES.
 - b. WORKING IN THE ROAD RESERVE.
 - c. CONNECTION TO A COUNCIL ROAD.
 - d. STORING OF MATERIAL ON THE FOOTPATH OR ROAD.
 - e. THE PROVISION OF HOARDING AND GANTRIES.
- IF DAMAGE IS CAUSED TO EXISTING ROADWAYS OR FOOTPATHS BY THE CONTRACTOR, THE DAMAGED SECTIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S COST TO THE ENTIRE SATISFACTION OF THE SUPERINTENDENT. IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE ANY NECESSARY REPAIRS, OR THE COUNCIL MOVES TO RECOVER THE COST OF ANY REPAIRS FROM THE PRINCIPAL, THE PRINCIPAL SHALL, ON THE CERTIFICATION OF THE SUPERINTENDENT, DEDUCT FROM MONIES WHICH MAY BECOME DUE TO THE CONTRACTOR.
- ALL OTHER PERMITS REQUIRED TO COMPLETE THE WORKS FROM BUT NOT LIMITED TO THE QUEENSLAND POLICE SERVICE, QUEENSLAND FIRE AND RESCUE AUTHORITY AND QUEENSLAND AMBULANCE SERVICE SHOULD BE OBTAINED BY THE CONTRACTOR.
- ANY ASSOCIATED FEES WITH OBTAINING THE REQUIRED PERMITS SHALL BE PAID BY THE CONTRACTOR AND INCLUDED IN THE LUMP SUM GENERALLY.

SOLS. REPORT: ALL EARTHWORKS AND SITE PREPARATION TO BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT **28714.00 R001REV0** PREPARED BY **DOUGLAS PARTNERS**. A COPY OF THIS REPORT IS ATTACHED TO THE SUPERINTENDENT'S REPORT.

2. **SITE PREPARATION:** ALL SITE EXISTING TOPSOIL IS TO BE STRIPPED WITHIN THE DEVELOPMENT FOOTPRINT AND STOCKPILED ON SITE FOR REUSE. THE LOCATION OF THE STOCKPILE IS TO BE NOMINATED BY THE CONTRACTOR AND AGREED WITH THE SUPERINTENDENT. EXCAVATE AND REMOVE ALL VEGETATION, ORGANIC TOPSOIL AND OTHER DELETERIOUS MATERIAL FROM SITE. ALL MATERIAL THAT IS DEMAED NOT SUITABLE FOR REUSE WITHIN THE PROJECT OR IS NOTED AS UNCONTROLLED FILL IN THE GEOTECHNICAL REPORT IS TO BE DISPOSED OFF-SITE. THE CONTRACTOR IS TO INCLUDE A PROVISION FOR DISPOSAL OFF-SITE OF THEIR TENDER SUBMISSION. EXCAVATE AND TRIM THE BUILDING OR PAVEMENT PLATFORMS AS REQUIRED. SITE PREPARATION IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. IF THE GEOTECHNICAL REPORT DOES NOT PROVIDE ADVICE ON SITE PREPARATION, THEN PROOF ROLL THE EXPOSED SUBGRADE USING SIX PASSES OF A 10 TONNE MINIMUM STATIC WEIGHT VIBRATORY PAD TYPE ROLLER TO IDENTIFY ANY SOFT SPOTS. THESE ZONES MUST BE INSPECTED BY AN APPROVED GEOTECHNICAL ENGINEER OR GITA TO ASSESS THE EXTENT TO BE RECTIFIED. SOFT SPOTS SHALL BE EXCAVATED A MINIMUM 300mm AND REPLACED WITH FILL MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 150mm compacted thickness. TO COMPACT IUSTED UNDER "FILL MATERIAL" THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CERTIFICATION OF A SUITABLE WORKING PLATFORM FOR THE SITE, INCLUDING BUT NOT LIMITED TO CRANES AND MACHINERY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFE BATTERS AND EXCAVATIONS. THE BUILDING PAD AND SUBGRADE PREPARATION ARE TO EXTEND 1m PAST STRUCTURAL SLAB EXTENTS.

3. **FILL MATERIAL:** BUILDING PAD FILL SHALL BE COMPACTED IN MAXIMUM 150mm thick LAYERS (COMPACTED THICKNESS) TO 98% STANDARD DENSITY RATIO. FILL UNDER PADS TO BE IN ACCORDANCE WITH ROADWORKS NOTES. ALL BUILDING PADS AND STRUCTURE FILLING SHALL BE UNDER LEVEL 1 GEOTECHNICAL SUPERVISION OF AN RPEQ GEOTECHNICAL ENGINEER OR GITA AND SHALL BE IN THE BULK EARTHWORKS TENDER ALLOWANCE. THE FREQUENCY OF TESTING FILL COMPACTION SHALL BE AS SPECIFIED IN SECTION 8 OR AS 3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS". FILL SHALL BE COMPACTED AND MAINTAINED AT MINIMUM CONTENTS AT PLACEMENT WITHIN THE RANGE PLUS 2% TO MINUS 2% OF STANDARD OPTIMUM MOISTURE CONTENT UNDO. FILL MATERIAL SHALL BE OF THE BEST AVAILABLE AND FREE FROM VEGETABLE MATTER. IMPORTED STRUCTURAL FILL TO BUILDING PADS OF STRUCTURES IS TO CONFORM TO THE FOLLOWING:

• CBR:	15% MIN
• LINEAR SHRINKAGE:	8% MAX
• LIQUID LIMIT:	35% MAX
• PLASTICITY INDEX:	15% MAX
• SHRINK/ SWELL INDEX:	10% MAX
• BEARING CAPACITY:	TO STRUCTURAL ENGINEERING DESIGN REQUIREMENTS NOT LESS THAN 100kPa ALLOWABLE. FILL SHALL ALLOW RECOVERY TO BE RECLASSIFIED AS 'CLASS' 5 TO AS2870-2011.

AS SIEVE	% PASSING
75mm	100%
4.75mm	30 - 100%
0.0075mm	3 - 30%

- | | |
|--|-------|
| SUB-BASE REPLACEMENT (SUB-BASE 2): SUB-BASE 2 MATERIAL SHALL BE ROADBASE MATERIAL OF: | |
| • MINIMUM CBR | 15% |
| • SUB-BASE 2 MINIMUM THICKNESS | 150mm |
| • MAXIMUM PARTICLE SIZE | 75mm |
| • MAXIMUM LIQUID LIMIT: | 35% |
| • MAXIMUM PLASTICITY INDEX: | 12% |
| UNLESS OTHERWISE APPROVED BY GEOTECHNICAL ENGINEER. PLACE CBR 15 MATERIAL TO FINAL COMPACTED THICKNESS OF 150mm COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289. | |
| EXTERNAL FOOTPATHS & SLABS: PROVIDE WATERPROOFING IN CONFORMANCE OF 0.2u VAPOUR BARRIER ON 50MM SAND BED OR 150MM SUB-BASE GRAD 15 TYPE 2/3 IF SUBJECT TO LIGHT VEHICLE TRAFFIC. | |
| CUT MATERIAL: ALL CUT AREAS ARE TO BE COMPACTED TO 100% COMPACTION. ALL EXCESS CUT MATERIAL, TOPSOIL, DEBRIS AND WASTE TO BE REMOVED FROM SITE AND SHALL BE INCLUDED IN THE WITHIN THE CONTRACTOR TENDER. | |
| CUT AND FILL: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE A NATA CERTIFIED GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA) TO PROVIDE LEVEL 1 INSPECTIONS AND TESTING OF THE EARTHWORKS IN ACCORDANCE WITH ASS3798. GUIDELINES FOR EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, THE COST OF THE LEVEL 1 INSPECTIONS AND TESTING IS TO BE INCLUDED IN THE CONTRACTORS COSTS. EARTHWORKS UNDER PROPOSED STRUCTURES TO BE TO THE STRUCTURAL ENGINEERS SPECIFICATIONS. REFER TO STRUCTURAL ENGINEERS DETAILS FOR SAFE BEARING CAPACITY REQUIREMENTS. | |
| GEOTECHNICAL INSPECTIONS AND TEST CERTIFICATES: THE CONTRACTOR'S NATA CERTIFIED GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA) IS TO PROVIDE A DETAILED REPORT SETTING OUT THE INSPECTIONS, SAMPLING AND TESTING RESULTS AS WELL AS THE FINDINGS AND RESULTS THEREOF. THE GITA'S REPORT MUST CONTAIN: | |
| A STATEMENT OF COMPLIANCE THAT THE WORKS COMPLY WITH THE SPECIFICATION AND DRAWINGS AS SPECIFIED IN SECTION 8 OF AS 3798, WHERE THE GITA IS APPOINTED BY THE PRINCIPAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORKS WITH THE GITA TEST CERTIFICATES ON THE FILL MATERIAL SHALL BE SUPPLIED TO THE SUPERINTENDENT FOR REVIEW PRIOR TO THE USE OF THE FILL MATERIAL. | |
| EARTHWORKS VOLUMES: ALL VOLUMES PROVIDED EXCLUDE ANY COMPACTION OR BULKING FACTORS. ALL VOLUMES PROVIDED INCLUDE GRADE TOPSOIL, REMOVED ELEMENTS, DETAILS, EXCAVATION, FOOTING AND TRENCHING REQUIREMENTS. ALL VOLUMES PROVIDED ARE INDICATIVE ONLY AND THE CONTRACTOR IS TO MAKE ALL NECESSARY ALLOWANCES TO COMPLETE THE WORKS. | |

- LEVELS AND GRADIENTS. JUNCTIONS WITH EXISTING ROADWORKS MAY BE VARIED AS REQUIRED TO THE SUPERINTENDENT'S SATISFACTION AND THE COSTS DEEMED INCLUDED IN THE RELEVANT SCHEDULE ITEM.
- SUBSOIL DRAINS TO BE PROVIDED UNDER ALL KERB AND CHANNEL KERB.
- ROADS AND STRUCTURAL FORMATIONS INCLUDING EMBANKMENTS, FOOTPATHS, PAVED AREAS, AND SHOULDERS ARE TO BE COMPACTED TO 100% STANDARD DRY DENSITY LESS THAN 0.3m BELOW SUBGRADE AND 90% STANDARD DRY DENSITY MINIMUM BELOW SUBGRADE TO AS1288.1 LOCAL GOVERNMENT AUTHORITY SPECIFICATIONS.
- ELECTRICAL AND COMMUNICATIONS CONDUIT LOCATIONS ARE SHOWN FOR INFORMATION ONLY. FOR EXACT LOCATIONS REFER TO ELECTRICAL CONSULTANT'S LAYOUT PLANS. FOR IRRIGATION WATER CONDUIT LOCATIONS REFER WATER RETICULATION DRAWINGS.
- MINIMUM COVER TO ROOFWATER PIPES TO BE 100mm EXCEPT WHERE LESS COVER IS NECESSARY TO DISCHARGE TO STREET KERB AND CHANNEL.
- CONTRACTOR SHALL APPLY FOR AND RECEIVE APPROVAL FROM THE LOCAL GOVERNMENT AUTHORITY FOR THE PROPOSED FOOTPATH AND CROSSOVER WORKS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ARRANGE INSPECTION OF PROPOSED CROSSOVERS AND FOOTPATHS WITH COUNCIL IN ACCORDANCE WITH DEVELOPMENT APPROVAL AND OPERATIONAL WORKS APPROVAL.
- CONTRACTOR TO CONFIRM CROSSOVER AND ADJACENT PAVEMENT LEVELS AND GRADES PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT OR FURTHER CLARIFICATION IS REQUIRED, THE CONTRACTOR IS TO OBTAIN CLARIFICATION FROM THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR IS TO ENGAGE A NATA CERTIFIED GEOTECHNICAL TESTING AUTHORITY TO PERFORM SOIL SAMPLING UP TO A DEPTH OF 500mm below THE PROPOSED SUBGRADE LEVELS IN ACCORDANCE WITH THE LOCAL GOVERNMENT REQUIREMENTS, AT THE LOCATIONS SHOWN AND PROVIDE A WRITTEN REPORT WHICH INCLUDES:
 - a. A DESCRIPTIVE LOG OF THE SOIL TYPES
 - b. LABORATORY TEST RESULTS FOR EACH SOIL SAMPLE - ATTENBERG LIMITS, LINEAR SHRINKAGE, PARTICLE ANALYSIS AND SOAKED CBR AND CBR SELF
 - c. GITA TO ENSURE THE SOIL SAMPLE IS SUFFICIENT FOR LIME DEMAND TESTING AND SOLUBLE SULPHATE TESTING (PROVISIONAL IF REQUIRED); THE CONTRACTOR WILL BE ADVISED IF THE TESTING FOR LIME STABILISATION OF THE SUBGRADE IS REQUIRED once the INITIAL TESTING ABOVE IS COMPLETED AND SUPPLIED TO THE SUPERINTENDENT.
 - d. THE CONTRACTOR IS TO PROVIDE CBR TEST RESULTS A MINIMUM OF TWO WEEKS PRIOR TO ROAD CONSTRUCTION TO MEET THE SUBGRADE LEVELS AND PREVENT DESIGN TESTS TO BE TAKEN AT A MINIMUM OF 50cm CENTERS TO MINIMUM LOCAL AUTHORITY STANDARDS.
10. PROVIDE KERB RAMP AT ALL PEDESTRIAN CROSSINGS AND WALKWAYS TO LOCAL GOVERNMENT AUTHORITY STANDARDS.
11. ALL ROAD WORKS KERB TRANSITIONING BETWEEN KERB TYPES TO BE CARRIED OUT OVER 15m MINIMUM.

2. ALL STORMWATER DRAINAGE PIPES 225Ø OR SMALLER SHALL BE CLASS HD UP (SN8) UNLESS NOTED OTHERWISE.
3. ALL STORMWATER PIPES 300Ø OR GREATER SHALL BE CLASS 3" RCP OR POLYPROPYLENE (SN8) UNLESS NOTED OTHERWISE.
4. ALL STORMWATER PIPES BELOW RL2.50 (AHD) TO BE SUITABLE FOR SALT WATER. THIS MAY REQUIRE ADDITIONAL CORROSION AND/OR A HIGHER CLASS OF PIPE UNDO.
5. ALL STORMWATER PIPES 675Ø OR GREATER SHALL BE FLUSH JOINTED UNDO.
6. ALL STORMWATER PIPES 600Ø OR SMALLER SHALL BE RUBBER RING JOINTED UNDO.
7. FRC PIPES SHALL NOT BE USED.
8. ALL STORMWATER BEDDING SHALL BE TYPE 'H2' UNDO.
9. THE CONTRACTOR IS TO ENSURE THE METHOD OF COMPACTION OF THE BACKFILL IS SUITABLE FOR THE CLASS OF PIPE INDICATED ON THE DRAWINGS. IF NECESSARY, THE CONTRACTOR IS TO ADJUST THEIR COMPACTION METHODS TO SUIT THE PIPE CLASS.
10. THE CONTRACTOR IS TO PROVIDE SUITABLE TEMPORARY PROTECTION OVER THE STORMWATER PIPEWORK FOR ALL CONSTRUCTION LOADS.
11. FILL BETWEEN TWIN BOX CULVERTS TO BE LEAN MIX.
12. BUTYTHENE TAPE TO BE USED ON BOX CULVERT JOINTS.
13. DE-WATERING WHERE REQUIRED TO BE AT THE CONTRACTORS COST.
14. INVERT LEVELS SHOWN ON PLAN ARE AT PIPE / STRUCTURE JUNCTION.
15. PIPE LENGTHS SHOWN ON PLAN / LONG SECTION ARE TO CENTRE OF STRUCTURE.
16. MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOWS:
 - a. PIPES IN ROADWAYS - 600mm COVER UNDO
 - b. PIPES IN LANDSCAPE AREAS - 450mm COVER UNDO.
 - c. CONTRACTOR TO MAINTAIN MINIMUM COVER ON SITE DURING TO CONSTRUCTION
17. ALL STORMWATER MANHOLES SHALL IN ACCORDANCE WITH LOCAL GOVERNMENT AUTHORITY STANDARD DRAWINGS.
18. ALL STORMWATER STRUCTURES SUBJECT TO VEHICLE LOADS ARE TO HAVE A HEAVY DUTY TRAFFICABLE GLASS DOLLO UNDO.
19. ALL TRENCHES SHALL BE BACK FILLED UNDER THE ROAD AS DETAILED IN THE LOCAL GOVERNMENT AUTHORITY STANDARD DRAWINGS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING GULLY PITS IN RELATION TO THE NOMINAL FACE OF KERB AND KERB AND CHANNEL.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STRUCTURES ENTIRELY WITHIN THE PROPERTY BOUNDARIES.
22. THE CONTRACTOR SHALL VERIFY THE INVERT LEVEL AT THE CONNECTION WITH EXISTING STORMWATER PIPES PRIOR TO LAYING PIPES AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY.
23. ALL TRENCHES SHALL BE BACK FILLED UNDER THE ROAD AS DETAILED IN THE BACKFILLING OF TRENCHES NOTES.
24. TRENCH BACKFILL TESTING SHALL BE CARRIED OUT ON EACH ALTERNATE COMPACTED LAYER AT A MAXIMUM 50m CENTRES AND NO MORE THAN 3m FROM MANHOLE STRUCTURE.
25. WHERE THE TRENCH FOUNDATION IS CONSIDERED UNSUITABLE IN THE OPINION OF THE SUPERINTENDENT, A LAYER OF CRUSHED ROCK, 40mm TO 20mm SIZE OR OTHER MATERIALS APPROVED BY THE SUPERINTENDENT SHALL BE LAID IN A 500mm THICK LAYER BELOW THE CULVERT BASE OR PIPE. THE CRUSHED ROCK SHOULD BE SEPARATED FROM THE BEDDING MATERIAL BY A LAYER OF GEOTEXTILE FABRIC (GEOTEXTILE OR SIMILAR). THESE AREAS ARE TO BE INSPECTED TO ASSESS WHETHER FURTHER EXCAVATION IS REQUIRED OR OTHER MEASURES CAN BE ADOPTED.
26. CONTRACTOR TO PROVIDE CONCRETE BALLAST TO ALL STORMWATER STRUCTURES (TANKS, PUMP WELLS, MANHOLES ETC) TO SUE BUOYANCY OF SITE GROUND CONDITIONS.
27. PRIOR TO WORKS BEING ACCEPTED ON MAINTENANCE THE CONTRACTOR SHALL PROVIDE A CCTV INSPECTION AND DETAILED REPORT TO THE SUPERINTENDENT CONFIRMING THE STORMWATER HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION. ANY DEFECTS IDENTIFIED IN THE CCTV INSPECTION SHALL BE RECTIFIED BY THE CONTRACTOR AT THEIR

[illegible]

11. THE CONTRACTOR IS TO ALLOW A PROVISIONAL SUM FOR PREPARING AND UNDERTAKING A DEWATERING MANAGEMENT STRATEGY FOR WORKS THAT ENCOUNTER GROUNDWATER.

1. THE SITE HAS BEEN DETERMINED TO NOT CONTAIN CONTAMINATED FILL. HOWEVER, THE CONTRACTOR IS TO ALLOW A PROVISIONAL SUM FOR THE PREPARATION AND UNDERTAKING OF A CONTAMINATED FILL MANAGEMENT PLAN.

1. THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT 'WORKS AS CONSTRUCTED' SURVEY AND SUBMIT DETAILS SHOWN ON A DRAWING TO THE SUPERINTENDENT AT COMPLETION OF CONSTRUCTION

2. 'WORKS AS CONSTRUCTED' SURVEY IS TO INCLUDE BUT NOT BE LIMITED TO:

- a. LEVEL AND LOCATION OF RETAINING WALLS, FEATURES, EARTHWORKS AND FINISHED SURFACE LEVELS
- b. LEVEL AND LOCATION OF NEW KERB, KERB AND CHANNEL, CONCRETE INVERT AND KERB RAMP
- c. LEVEL AND LOCATION OF ALL DRAINAGE STRUCTURES, PIPE SIZES AND INVERT LEVELS FOR STORMWATER DRAINAGE
- d. LEVEL AND LOCATION OF ALL SEWER MAINTENANCE HOLES, SEWER PIPE SIZES, INVERT LEVELS AND HOUSE CONNECTION LOCATIONS AND INVERT LEVELS FOR ALL SEWER RETICULATION
- e. LOCATION OF ALL WATER MAINS, PIPE SIZES, HYDRANTS, SLUICE VALVES, TEES, AND METERS FOR WATER RETICULATION
- f. ANY DETAILS RELATED TO FINAL ROAD TRUNCATION, ROAD WORKS, AND SERVICES
- g. ANY DETAILS REQUIRED BY THE DEVELOPMENT APPROVAL

3. AS 'CONSTRUCTED SURVEY' IS TO BE PROVIDED IN DWG, PDF AND ADAT FORMATS BY THE CONTRACTOR TO THE SUPERINTENDENT.

1. CONTRACTOR TO REQUEST AND ATTEND ON-MAINTENANCE INSPECTION WITH SUPERINTENDENT AND LOCAL COUNCIL OFFICERS (IF REQUIRED).

2. SUCH MAINTENANCE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE GENERAL CONDITIONS OF CONTRACT TO RECTIFY TO MAKE GOOD DEFECTS AND OTHER FAULTS DUE TO FAULTY REPAIR AND/OR WORKSMANSHIP AND SHALL INCLUDE CLEANING UP AND REPAIR DUE TO STORM DAMAGE.

3. THE DEFECTS LIABILITY PERIOD SHALL BE 12 MONTHS FROM THE DATE OF PRACTICAL COMPLETION OR DATE WORKS ARE ACCEPTED ON MAINTENANCE IN WRITING BY THE LOCAL COUNCIL, WHICHEVER OCCURS LAST.

4. CONTRACTOR TO REQUEST AND ATTEND ON-MAINTENANCE INSPECTION WITH THE SUPERINTENDENT AND LOCAL COUNCIL OFFICERS WITHIN TWELVE MONTHS OF THE DATE OF PRACTICAL COMPLETION. WORKS WILL BE ACCEPTED OFF MAINTENANCE ONCE THE LOCAL COUNCIL ISSUES THE OFF-MAINTENANCE CERTIFICATE.

CONTRACTOR IS REQUIRED TO COMPLETE ALL HOLD POINT INSPECTIONS. FAILURE TO DO SO WILL RESULT IN NON-ISSUANCE OF FORM 12. REQUIRED HOLD POINT INSPECTIONS LISTED BELOW:

- PRE-START MEETING
- CONCRETE REINFORCEMENT INSPECTION
- STORMWATER PIPES PRIOR TO BACKFILL INSPECTION
- PRE-BACKFILL OF TRENCHES INSPECTION
- PRACTICAL COMPLETION/ON MAINTENANCE
- OFF MAINTENANCE

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[illegible]

CONCRETE NOTES:

1. BUILDER TO ENSURE CONCRETE MATERIAL AND QUALITY BY THE CONCRETE SUPPLIER TO BE IN ACCORDANCE WITH RELEVANT CODES AND REGULATIONS.
2. ALL CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE FOLLOWING CODES, UNLESS SPECIFICALLY VARIED BY:
- AS2870 - RESIDENTIAL SLABS AND FOOTINGS (IF APPLICABLE).
 - AS3600 - CONCRETE STRUCTURES.
 - AS3610 - FORMWORK FOR CONCRETE
 - AS/NZS 4671 - STEEL REINFORCING MATERIALS.
3. PROVIDE THE ENGINEER WITH AT LEAST 48 HOURS NOTICE OF REINFORCEMENT BEING READY FOR INSPECTION. NO CONCRETE IS TO BE POURED WITHOUT INSPECTION.
4. THE CHARACTERISTIC COMPRESSIVE STRENGTH OF CONCRETE TEST CYLINDERS (f'c) SHALL BE AS FOLLOWS:

f ' c AT 28 DAYS (MPa)	SLUMP (mm)	MAXIMUM AGGREGATE SIZE (mm)
N25	80	20
N32	80	20

5. NO ADDITIVES SHALL BE ADDED OR APPLIED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER.
6. THE MAXIMUM PERMISSIBLE TRANSPORT TIME FOR CONCRETE BETWEEN BATCHING AND PLACEMENT ON SITE SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:

AMBIENT AIR TEMPERATURE	MAXIMUM BATCHING TO PLACEMENT TIME
10 - 24 DEGREES	120 MINUTES
25 - 27 DEGREES	90 MINUTES
28 - 30 DEGREES	60 MINUTES
31 - 33 DEGREES	45 MINUTES
34 - 36 DEGREES	30 MINUTES
37+ DEGREES	NO PLACEMENT OF CONCRETE UNLESS CHILLED WATER OR IN ICE MIX

7. THE EXPOSURE CLASSIFICATION FOR INDIVIDUAL CONCRETE ELEMENTS IS AS FOLLOWS:

LOCATION	EXPOSURE CLASSIFICATION
FOOTINGS	A2
INTERNAL CONCRETE SURFACES	A1
EXTERNAL CONCRETE SURFACES	B1

8. CURING REQUIREMENTS:

EXPOSURE CLASSIFICATION	MINIMUM f'c (MPa)	MINIMUM INITIAL CONTINUAL CURING DURATION (SEE AS3600 CL 17.15.1)
A1	20	3 DAYS
A2	25	3 DAYS
B1	32	7 DAYS
B2	40	7 DAYS
C1 & C2	50	7 DAYS

9. CURING SHALL BE EFFECTED BY USE OF AN APPROVED CURING COMPOUND WHICH SHALL BE APPLIED TO ALL CONCRETE SURFACES WHERE VISIBLE IMMEDIATELY ONCE CONCRETE IS HARD AND TO ALL FORMED SURFACES IMMEDIATELY AFTER FORMS ARE REMOVED, EXCEPT WHERE AN APPLIED FINISH IS TO BE USED. THE CURING COMPOUND SHALL THEN BE TAKEN OUT BY MAINTAINING THE SURFACE IN A MOIST CONDITION. OTHER CURING METHODS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING AND RECORDING THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE AND WIND VELOCITY (MEASURED 1m ABOVE THE AS PLACED CONCRETE) AT THE TIME OF CONCRETE PLACEMENT AND CONTINUE UNTIL CURING HAS COMMENCED. THIS INFORMATION SHALL BE USED IN CONJUNCTION WITH FIGURE 1 TO DETERMINE THE RATE OF EVAPORATION OF WATER FROM THE FRESHLY PLACED CONCRETE AND UNPROTECTED SURFACE OF THE CONCRETE. THE RATE OF EVAPORATION SHALL BE MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS CURING COMMENCES. WHEN THE VALUE OF THE RATE OF EVAPORATION AS DETERMINED FROM FIGURE 1 EXCEED 0.5kg/m2 PER HOUR, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMISE EVAPORATION MOISTURE LOSSES SUCH AS THE APPLICATION OF ALIPHATIC ALCOHOL BASED EVAPORATIVE RETARDING COMPOUND, PLASTIC SHRINKAGE OR DRYING CRACKING IS LIKELY TO OCCUR WHEN SITE CONDITIONS GIVE AN EVAPORATION RATE OF 1kg/m2 PER HOUR. THEREFORE, PRECAUTIONS ARE RECOMMENDED WHEN THE EVAPORATION RATE IS LIKELY TO EXCEED 0.5kg/m2 PER HOUR. THE APPLICATION OF ALIPHATIC ALCOHOL, WHEN REQUIRED, IS TO BE APPLIED IMMEDIATELY AFTER THE INITIAL SCREENING AND WHILE THERE IS BLEED WATER STILL PRESENT ON THE SURFACE. REPEATED APPLICATIONS MAY BE NECESSARY. THE APPLICATION OF THE ALIPHATIC ALCOHOL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DETAILS OF THE PRODUCT AND ITS APPLICATION PROCEDURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW NOT LESS THAN 4 WEEKS PRIOR TO THE COMMENCEMENT OF PLACEMENT. THE CONCRETE SHALL NOT BE PLACED IN WEATHER WITH TEMPERATURES EXCEEDING 32°C.

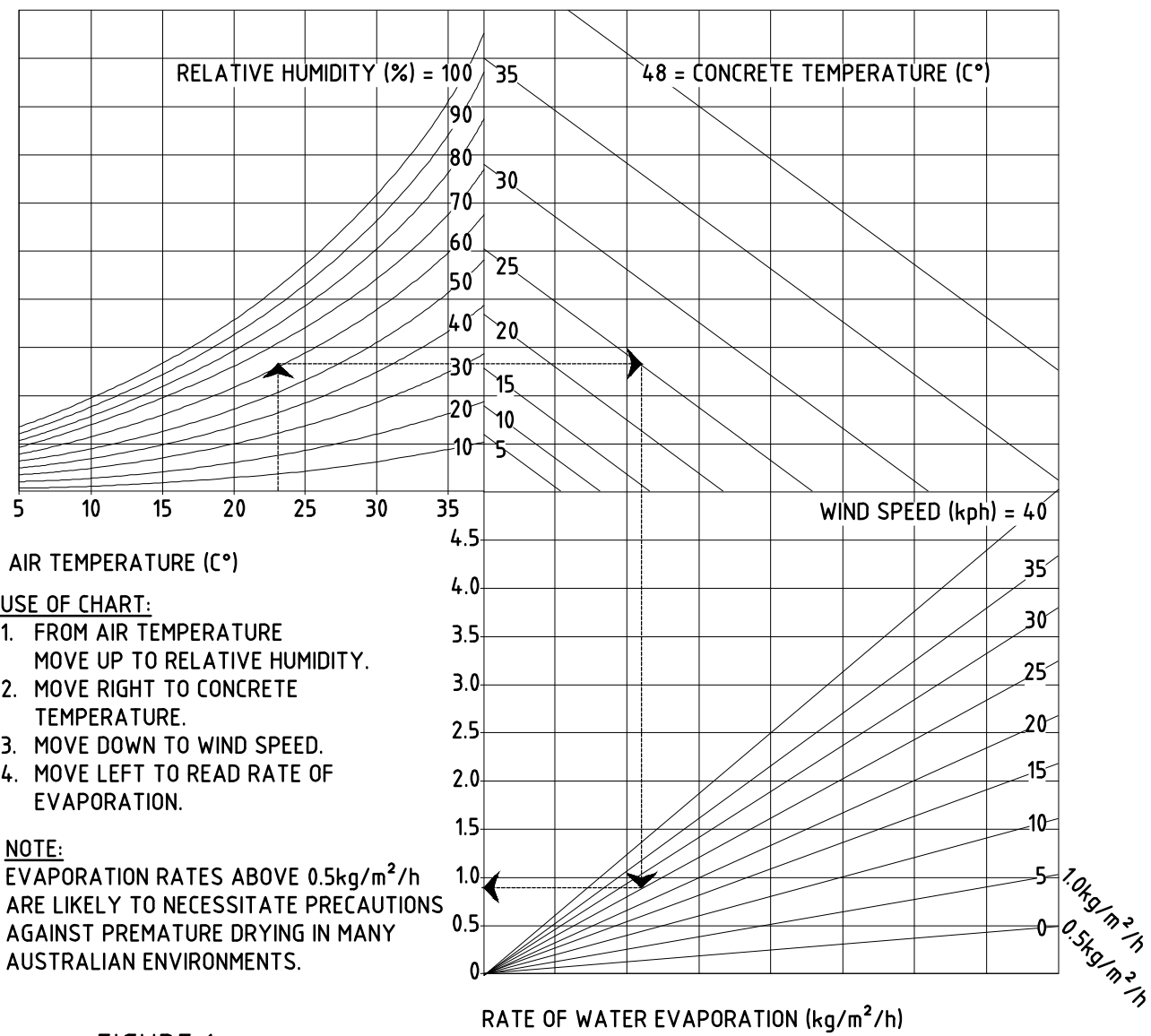


FIGURE 1:
EFFECT OF AMBIENT CONDITIONS ON RATE OF EVAPORATION ACI 305²

12. ALL CONCRETE SHALL BE VIBRATED IN ACCORDANCE WITH AS3600.
13. SIZES SHOWN ARE STRUCTURAL SIZES AND DO NOT INCLUDE APPLIED FINISHES.
14. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.
15. NO CHASES OR HOLES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS WILL BE PERMITTED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
16. FORMWORK FINISHES AND FINISH CLASS AS PER THE ARCHITECT'S SPECIFICATION.
17. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED WITHOUT APPROVAL FROM SUPERINTENDENT.
18. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
19. STRIPPING OF FORMWORK SHALL BE AS PER THE FOLLOWING:

FORMED SURFACE	CLASSIFICATION	HOT CONDITIONS >20°C	AVERAGE CONDITIONS <=20°C > 12°C	COLD CONDITIONS <=12°C >=5°C
VERTICAL FACES	CLASSES 1, 2, 3 CLASSES 4, 5	1 DAY 9 HOURS	2 DAYS 12 HOURS	3 DAYS 18 HOURS
	A MINIMUM OF ONE DAY APPLIES TO THE STRIPPING OF VERTICAL FACES WHERE FROST DAMAGE IS LIKELY			
BEAM AND SLAB SOFFITS	FORMS SUPPORTING MEMBERS (SHORES OR BACKPROPS)	4 DAYS 12 DAYS	6 DAYS 18 DAYS	8 DAYS 24 DAYS

20. STRIPPING OF FORMWORK AND REPROPPING OF SUSPENDED SLABS AND BEAMS SHALL BE CARRIED OUT PROGRESSIVELY SO THAT AT NO STAGE IS THE SLAB OR BEAM UNSUPPORTED UNTIL IT IS PERMITTED TO FULLY REMOVE ALL PROPPING.
21. IN MULTISTORY CONSTRUCTION, PROPS SHALL BE LOCATED IN THE SAME POSITION ON EACH FLOOR SO THAT THEY WILL BE CONTINUOUS IN THEIR SUPPORT FROM FLOOR TO FLOOR. WHERE THE NUMBER OF PROPS ON A FLOOR IS REDUCED, THE REMAINING PROPS SHALL BE LOCATED DIRECTLY UNDER PROPS ON THE FLOOR ABOVE.
22. SPLICES IN REINFORCEMENT TO BE MADE IN PLACES SHOWN OR APPROVED IN ALL CASES. GENERALLY, AT THE MIDSPAN FOR TOP STEEL AND NEAR SUPPORTS FOR BOTTOM STEEL. IN ALL CASES THE LAP LENGTH SHALL BE AS PER NOTE 25.
23. SL72, RL918 etc INDICATES REINFORCING FABRIC CONFORMING TO AS/NZS 4671. LAP LENGTHS SHALL BE:

FABRIC	END LAP (mm)	SIDE LAP (mm)
RL718, RL918	425	125
SL62, SL72, SL81, SL82, SL92, SL102	425	225
L8, L11, & L12 TRENCH MESH	350	-

24. TOP STEEL HAS MAIN BARS OR WIRES ON TOP. BOTTOM STEEL HAS MAIN BARS OR WIRES ON BOTTOM.

25. UNLESS NOTED OTHERWISE BAR LAPS SHALL BE:

BAR DIAMETER (mm)	TENSION LAP (mm)	TENSION ANCHORAGE (mm)
12	600	500
16	900	800
20	1200	1000
24	1600	1300
28	2000	1600
32	2400	1900
36	2800	2300
40	NA	NA

LAPPED SPlicing NOT PERMITTED FOR N40 BARS. SPLICES SHALL BE ACHIEVED BY USE OF MECHANICAL COUPLERS.

26. ALL STARTER BARS TO REINFORCED CONCRETE WALLS, COLUMNS AND ALL MASONRY WALLS AND PIERS ARE TO BE TIED INTO THE FOOTING REINFORCEMENT.
27. NO CONSTRUCTION OR EXPANSION JOINTS ARE PERMITTED UNLESS SHOWN ON DRAWINGS.
28. CONCRETE TESTING RESULTS TO BE PROVIDED AT 1 TEST PER 50m3 WITH A MINIMUM OF 1 TEST PER DAY.
29. ALL TRAFFICABLE CONCRETE SLABS SHALL BE BROOM FINISHED PERPENDICULAR TO TRAFFIC FLOW. FOR SLABS WITH FALLS OF GREATER THAN 1 IN 10 (10%) USE HEAVY DUTY BROOM FINISH.
30. WHERE SERVICE PIPES PENETRATE CONCRETE ELEMENTS, PROVISION SHOULD BE MADE TO ALLOW FOR MOVEMENT OF THE ELEMENT.

MASONRY NOTES:

1. ALL MASONRY AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF AS3700 - MASONRY AND THE REFERENCED STANDARDS THEREIN.
2. MINIMUM DURABILITY REQUIREMENTS:

LOCATION	SALT ATTACHED RESISTANCE GRADE OF MASONRY UNITS	MORTAR CLASS	DURABILITY CLASS OF WALL TIES AND BUILT IN COMPONENTS
INTERIOR MASONRY	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY - GREATER THAN 1km FROM SALT WATER	GENERAL PURPOSE	M3	R3
EXTERIOR MASONRY - UP TO 1km FROM SALT WATER	GENERAL PURPOSE	M4	R4

3. ALL MASONRY INDICATED ON THE DRAWINGS SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH (f'c) AS PER BELOW UNO.
- HOLLOW CONCRETE MASONRY: 15 MPa
4. MORTAR SHALL BE CLASS M3 OR M4 IN ACCORDANCE WITH NOTE 2 ABOVE. REFER TO AS3700 FOR COMPLYING MIX PROPORTIONS. SAND SHALL BE CLEAN WELL GRADED AND FREE OF SILT AND CLAY. NO 'BRICKIES LOAM' ALLOWED.
5. GROUT USED IN REINFORCED MASONRY SHALL BE S20, 230mm SLUMP AND 10mm MAXIMUM AGGREGATE SIZE UNLESS NOTED OTHERWISE. CEMENT CONTENT SHALL NOT BE LESS THAN 300kg/m.
6. ADDITIVES SHALL NOT BE ADDED TO THE GROUT OR MORTAR WITHOUT THE SPECIFIC PERMISSION OF THE SUPERINTENDENT.
7. FACE BED HOLLOW UNITS AND FULLY FILL VERTICAL JOINTS. NO RAKING OF MORTAR JOINTS IS PERMITTED.
8. GROUTING SHALL NOT COMMENCE UNTIL THE MORTAR JOINTS HAVE GAINED SUFFICIENT STRENGTH TO RESIST BLOWOUT AND CORES HAVE BEEN CLEANED OUT.
9. ALL CORES SHALL BE FILLED WITH GROUT, UNLESS NOTED OTHERWISE.
10. ALL MASONRY BLOCKS SHALL BE BLOCKS UNLESS NOTED OTHERWISE.
11. FOR REINFORCED BLOCK MASONRY, CONTROL JOINTS TO OCCUR WHERE SHOWN ON DRAWINGS (BCJ) OTHERWISE AT MAXIMUM 10m CENTERS. JOINTS TO BE PLACED AT THE FOLLOWING LOCATIONS - 4m FROM CORNERS - ALL MAJOR CHANGES IN WALL HEIGHT (GREATER THAN 1m) - CHANGES IN WALL THICKNESS OTHER THAN ENGAGED PIERS - T-JUNCTIONS
12. MAXIMUM POUR HEIGHT FOR 200 SERIES MASONRY BLOCKS SHALL BE 2400mm.
13. GROUT FILLED HOLLOW MASONRY SHALL HAVE CLEAN-OUT UNITS LAID ON THE FOOTING AND THE BASE OF EACH POUR. ALL MORTAR WHICH HAS FALLEN DOWN CORES SHALL BE SATISFACTORILY CLEANED OUT AND INSPECTED BY THE ENGINEER PRIOR TO GROUTING.
14. COMPACTION OF GROUT SHALL BE BY VIBRATION OR RODDING WITH A ROD NOT LESS THAN 25mm DIAMETER.
15. REINFORCEMENT IN MASONRY SHALL BE UNCOATED CARBON STEEL AND COMPLY WITH THE REQUIREMENTS OF AS4671.
16. ALL MASONRY CAPPING BLOCKS ARE TO BE FIXED USING AN APPROVED CONSTRUCTION ADHESIVE. MORTAR JOINING SHALL NOT BE PERMITTED.
17. NO HOLES OR CHASES SHALL BE CUT INTO BLOCKWORK/BRICKWORK WITHOUT PRIOR APPROVAL OF THE ENGINEER.
18. ALL STARTER BARS ARE TO BE TIED TO FOUNDATION REINFORCING PRIOR TO POUR. WET SET IS NOT PERMITTED.
19. ALL REINFORCEMENT SHALL HAVE MASONRY BAR CHAIRS OR BE TIED INTO POSITION TOP AND BOTTOM FOR BLOCKWORK.

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works—Stormwater Drainage

Lot: 19, 18, 17, 16, 15, and 14 on Plan SP336242

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AMENDMENTS

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P1	02.07.25	FOR APPROVAL	PAP



Queensland
Government

Department of
Energy and Public Works

On behalf of:
Department of Housing

AUSCO
MODULAR
103 Riverview Rd, Riverview, QLD 4303



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07 3539 8300
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07 3539 8350
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MACKAY
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ROCKHAMPTON
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WHITSUNDAYS
07 3539 8350
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STP Project No.: STP24-0929: 93485

HJD	01.07.2025
DRAWN	DATE
HJD	01.07.2025
DISCIPLINE TEAM LEADER	DATE
PAP	RPEQ: 13231
	01.07.2025
AUTHORISED FOR ISSUE	DATE

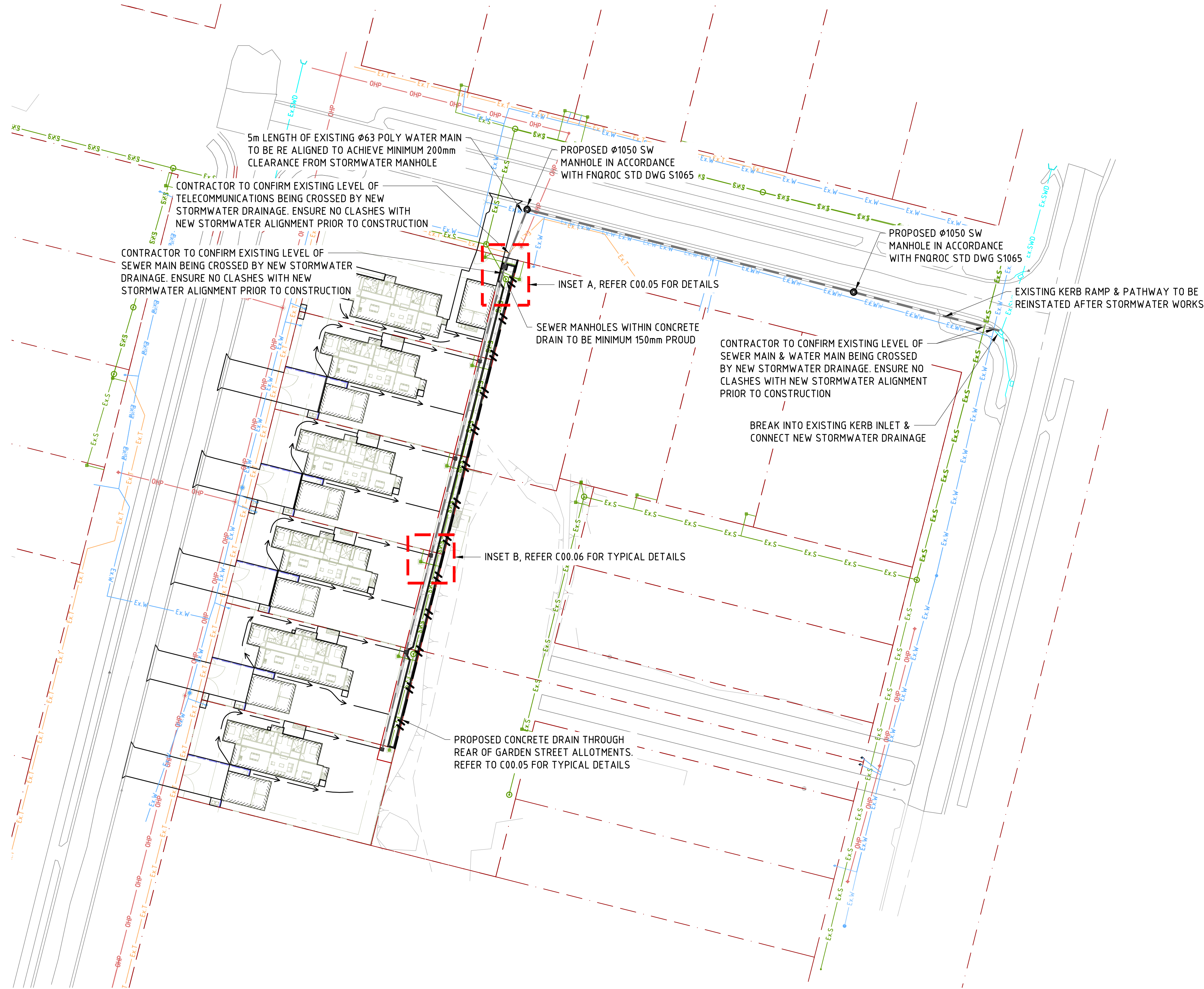
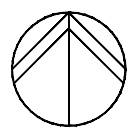
TRANCHE 1
INTER-ALLOTMENT
DRAINAGE

GARDEN STREET, COOKTOWN

PROJECT NOTES
- SHEET 2

SCALE		AT	A1 SIZE
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER	ISSUE	SHEET NO	
93485 /SITE/DD/C00.03	P1		

FOR INFORMATION ONLY



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- Ex.OHP Ex.OHP EXISTING OVERHEAD ELECTRICITY
- Ex.T Ex.T EXISTING UNDERGROUND TELECOMMUNICATIONS
- Ex.W Ex.W EXISTING WATER MAIN
- Ex.SWD Ex.SWD EXISTING STORMWATER DRAINAGE
- Ex.S Ex.S EXISTING SEWER MAIN
- EXISTING LOT BOUNDARY
- EXISTING LOT EASEMENT
- EXISTING ROAD CENTRELINE
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- PROPOSED OVERLAND FLOW
- PROPOSED BUILDING
- PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS

COOK SHIRE COUNCIL
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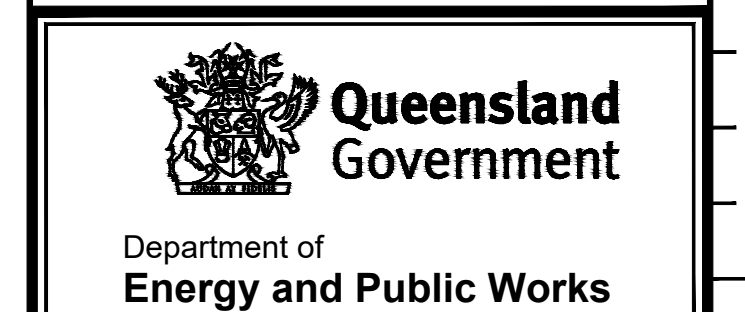
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LEVEL DATUM
OPM 92559
LEVEL DATUM RL.11391 AHD DERIVED

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On behalf of:
Department of Housing



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	DATE

TRANCHE 1 INTER-ALLOTMENT DRAINAGE

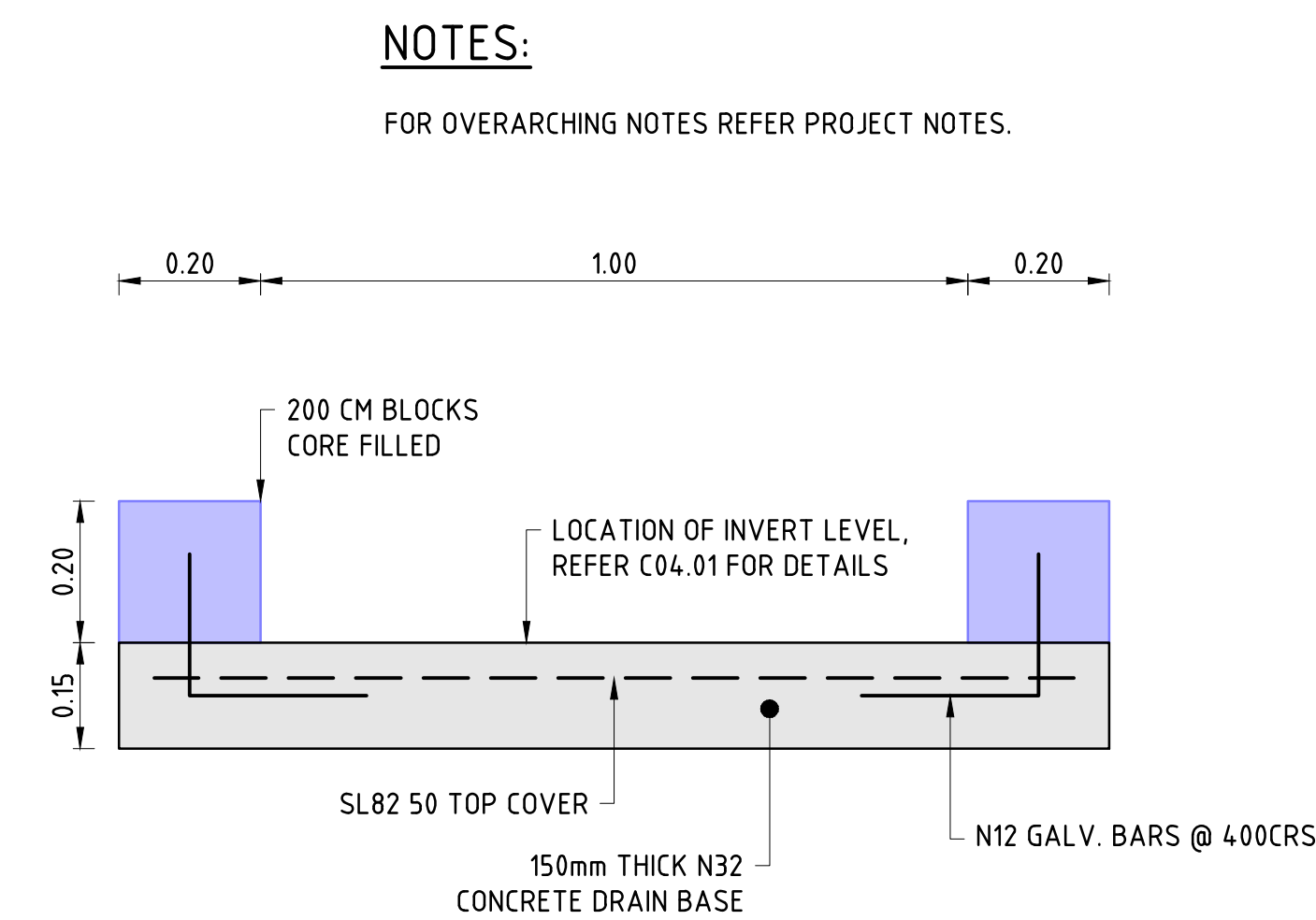
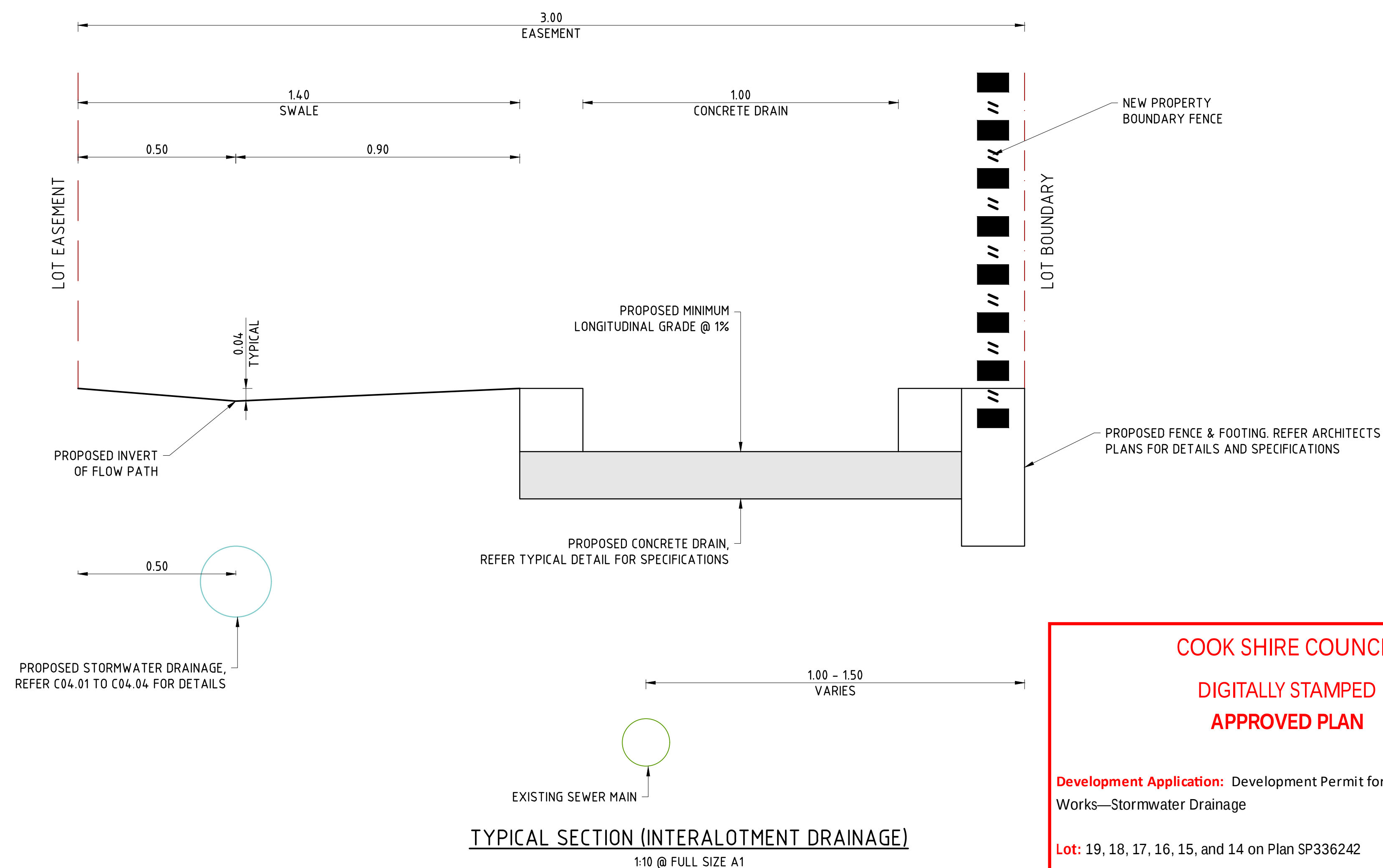
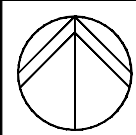
GARDEN STREET, COOKTOWN

GENERAL ARRANGEMENT
LAYOUT PLAN

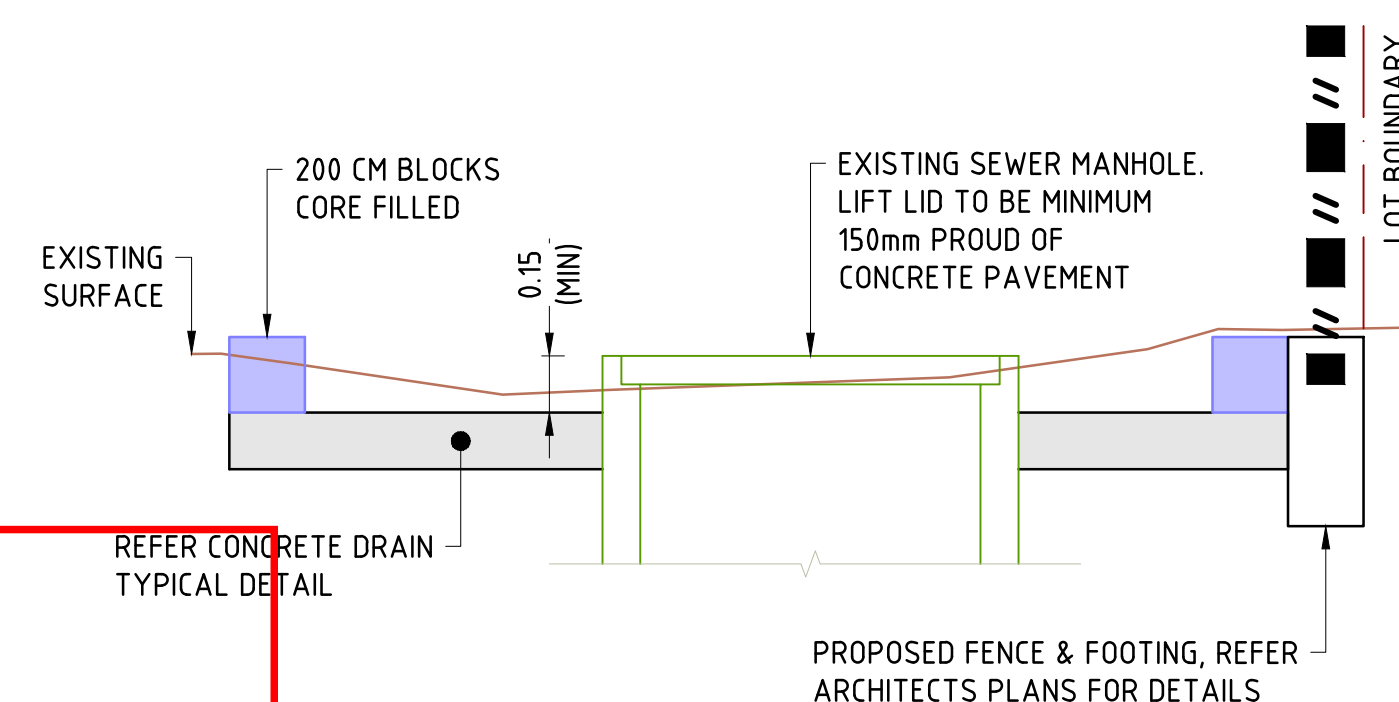
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MASTER SITE NUMBER CLIENT REFERENCE NUMBER

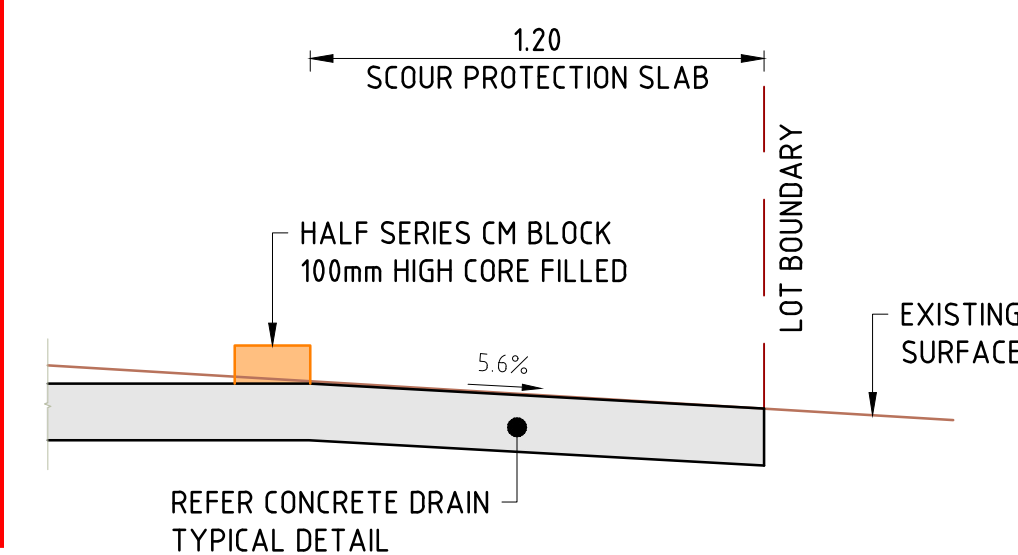
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93485 /SITE/DD/C00.04	P1	



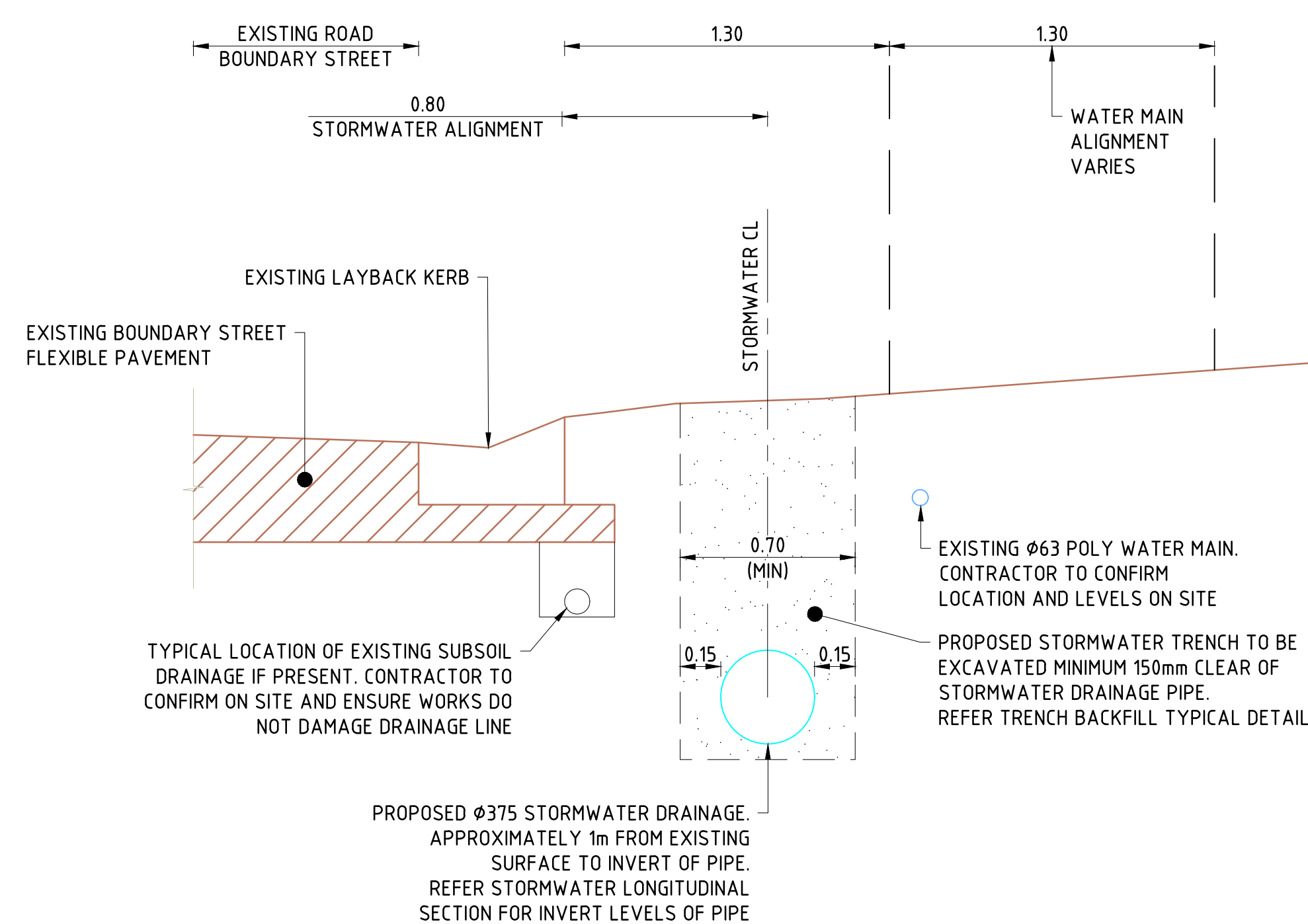
TYPICAL CONCRETE DRAIN



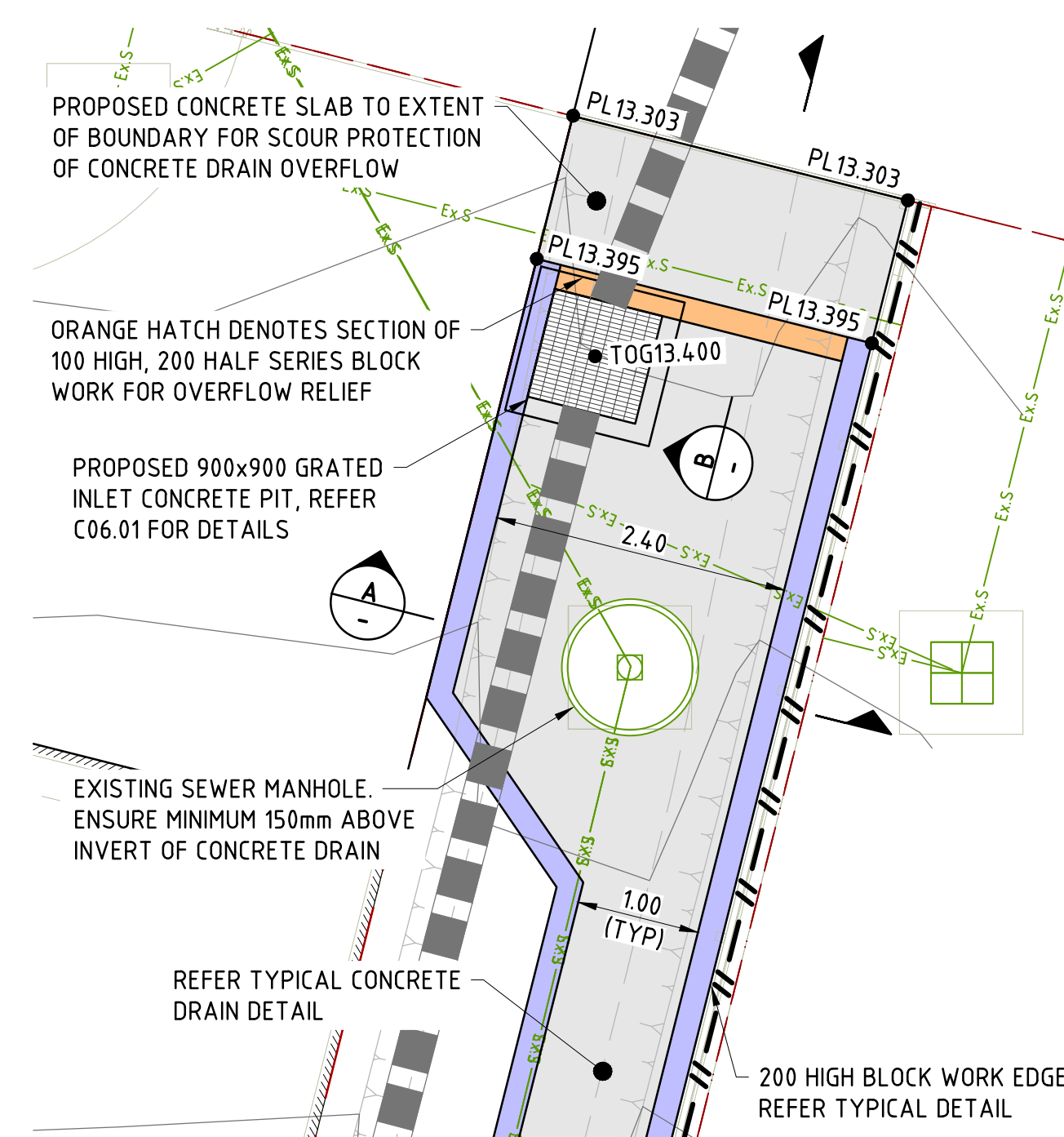
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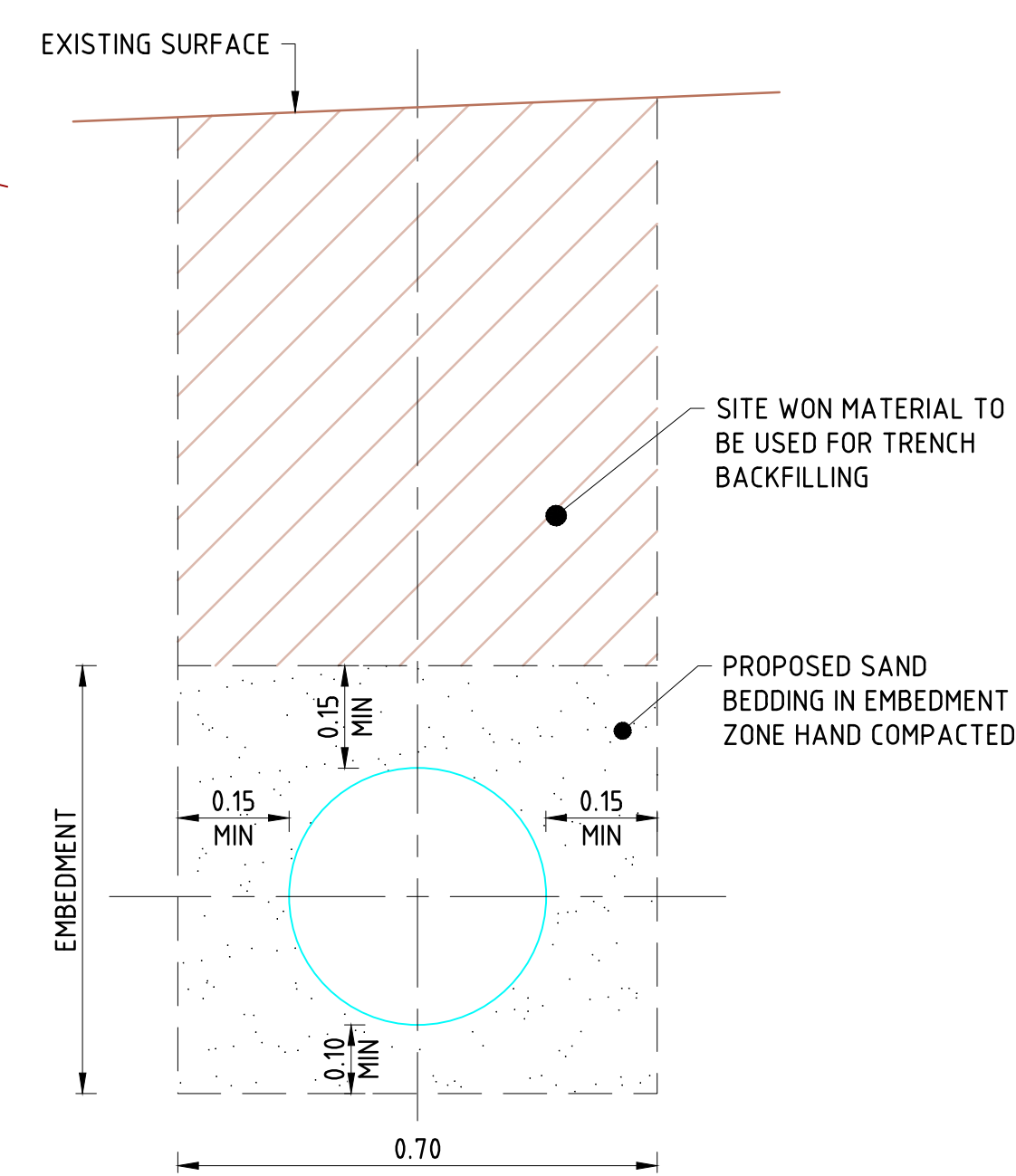
SECTION B
1:20 @ FULL SIZE A



TYPICAL SECTION (BOUNDARY STREET)
SCALE 1:20 @ A1



INSET A
SCALE 1:50 @ A1



TYPICAL BEDDING DETAIL
SCALE 1:10 @ A1

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

FOR INFORMATION ONLY

[illegible]

Department of
Energy and Public Works

On behalf of:
Department of Housing



103 Riverview Rd, Riverview, QLD 4303

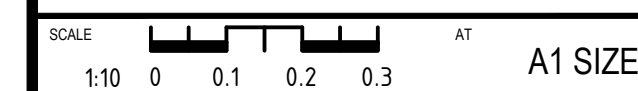


CONSULTANTS
STP Project No.: STP24-0929: 9348

HJD	01.07.2025
DRAWN	DATE
HJD	01.07.2025
DISCIPLINE TEAM LEADER	DATE
PAP	RPEQ: 132
	01.07.2025
AUTHORISED FOR ISSUE	DATE

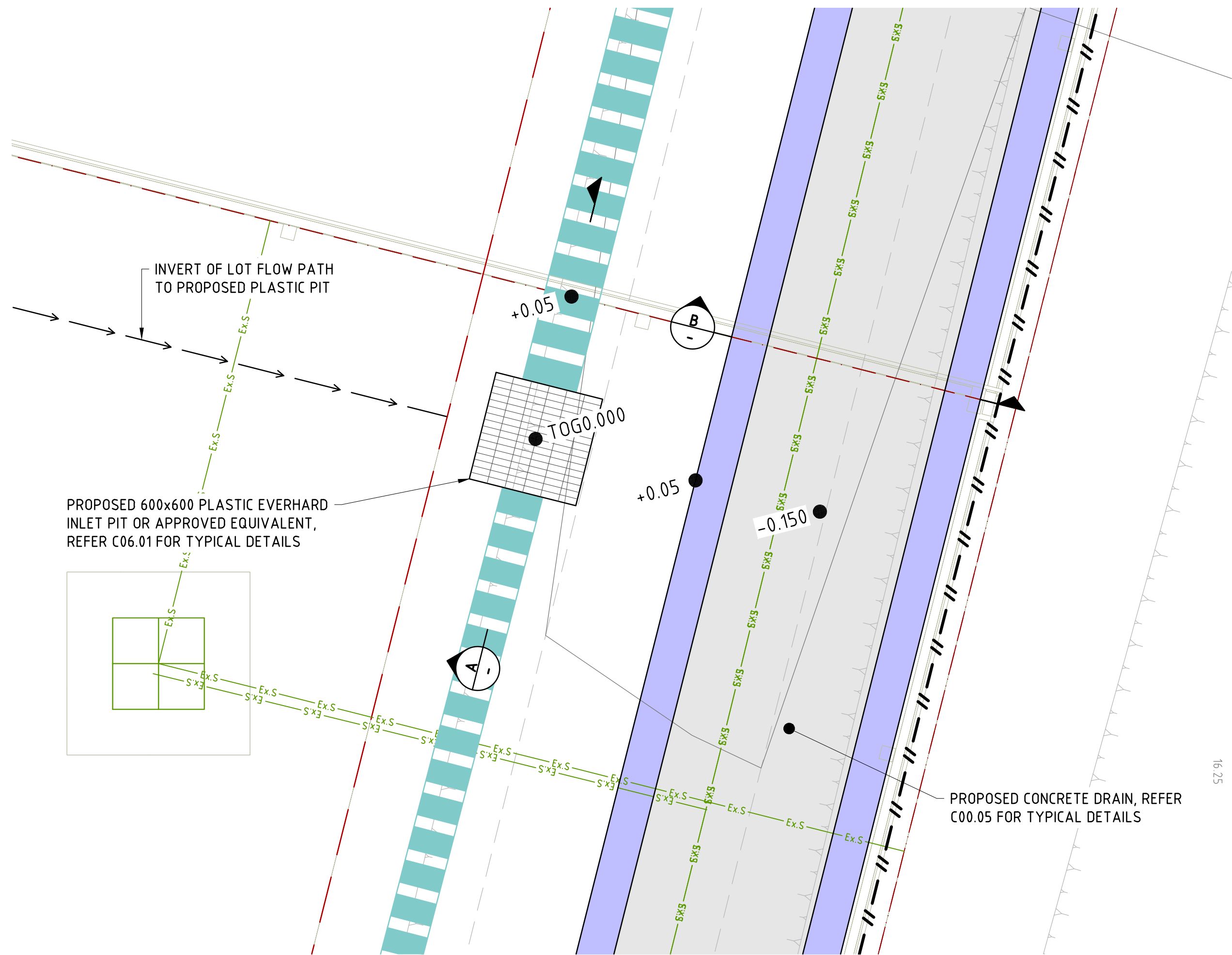
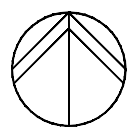
**TRANCHE 1
INTER-ALLOTMENT
DRAINAGE**

GARDEN STREET, COOKTOWN

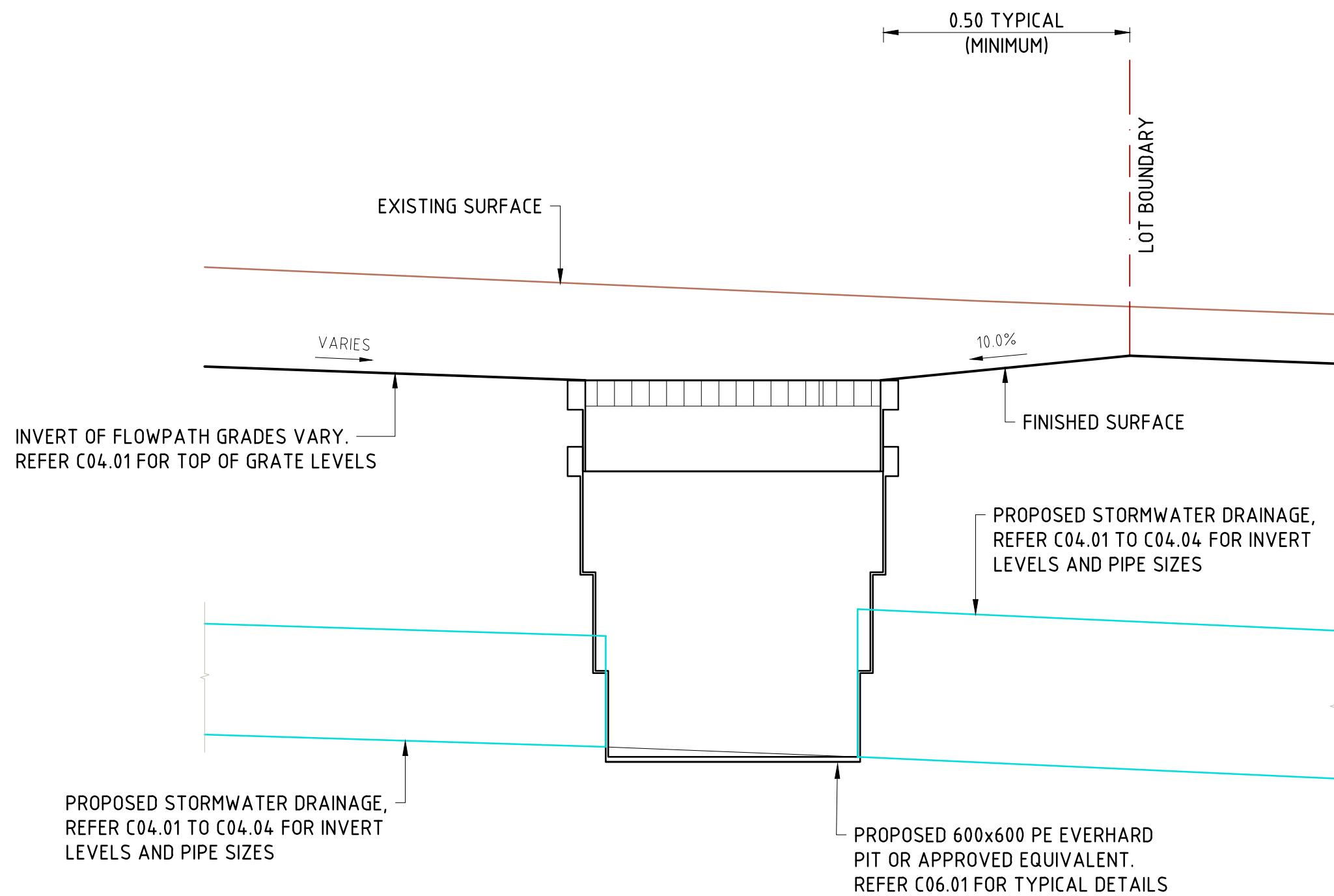
TYPICAL SITE SECTIONS
- SHEET 1

MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
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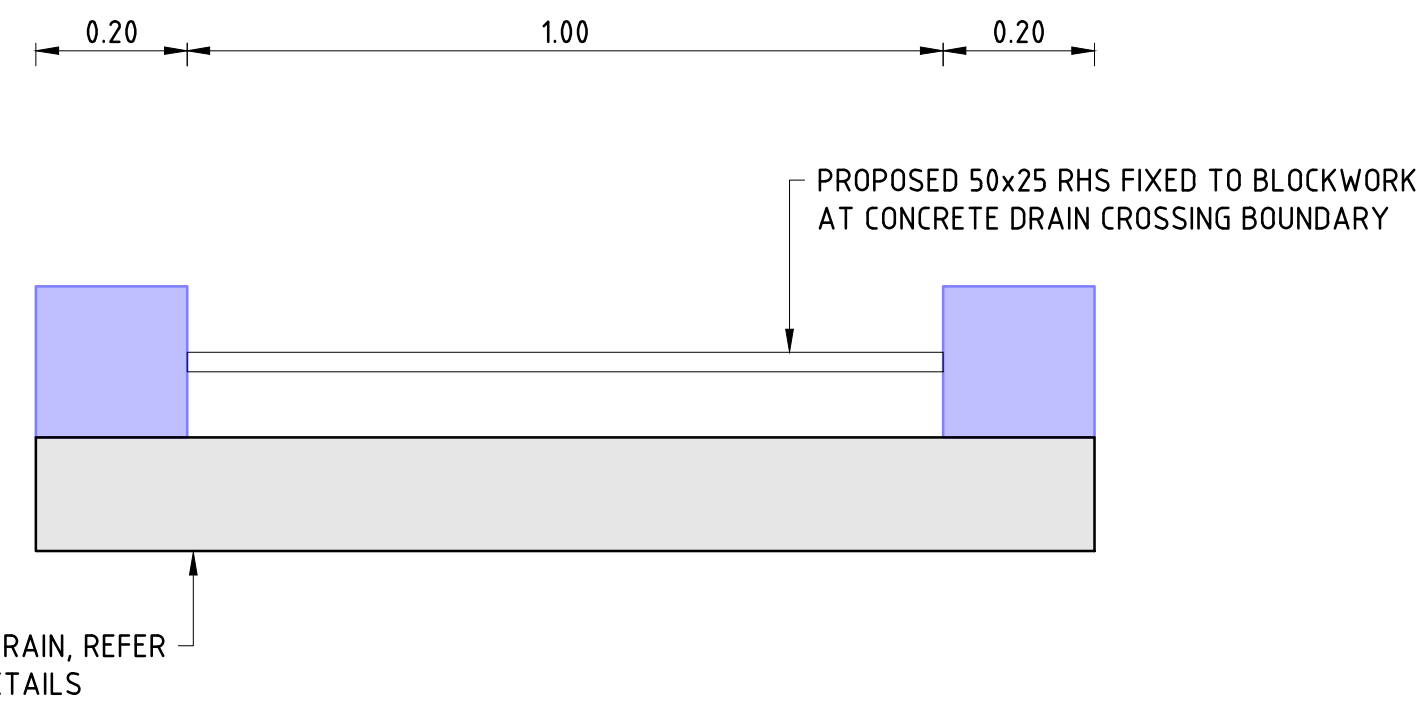
DRAWING NUMBER	ISSUE	SH
93485 / SITE / DD / C00.05	P1	



INSET B
(TYPICAL LEVELS)
SCALE 1:20 @ A1



SECTION A
SCALE 1 IN 10 FULL SIZE @ A1



SECTION B
(CONCRETE DRAIN AT LOT BOUNDARY)
SCALE 1 IN 10 FULL SIZE @ A1

COOK SHIRE COUNCIL
DIGITALLY STAMPED
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Department of
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On behalf of:
Department of Housing



103 Riverview Rd, Riverview, QLD 4303



STP Project No.: STP24-0929: 93485

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TRANCHE 1
INTER-ALLOTMENT
DRAINAGE

GARDEN STREET, COOKTOWN

TYPICAL SITE SECTIONS
- SHEET 2

SCALE AT A1 SIZE

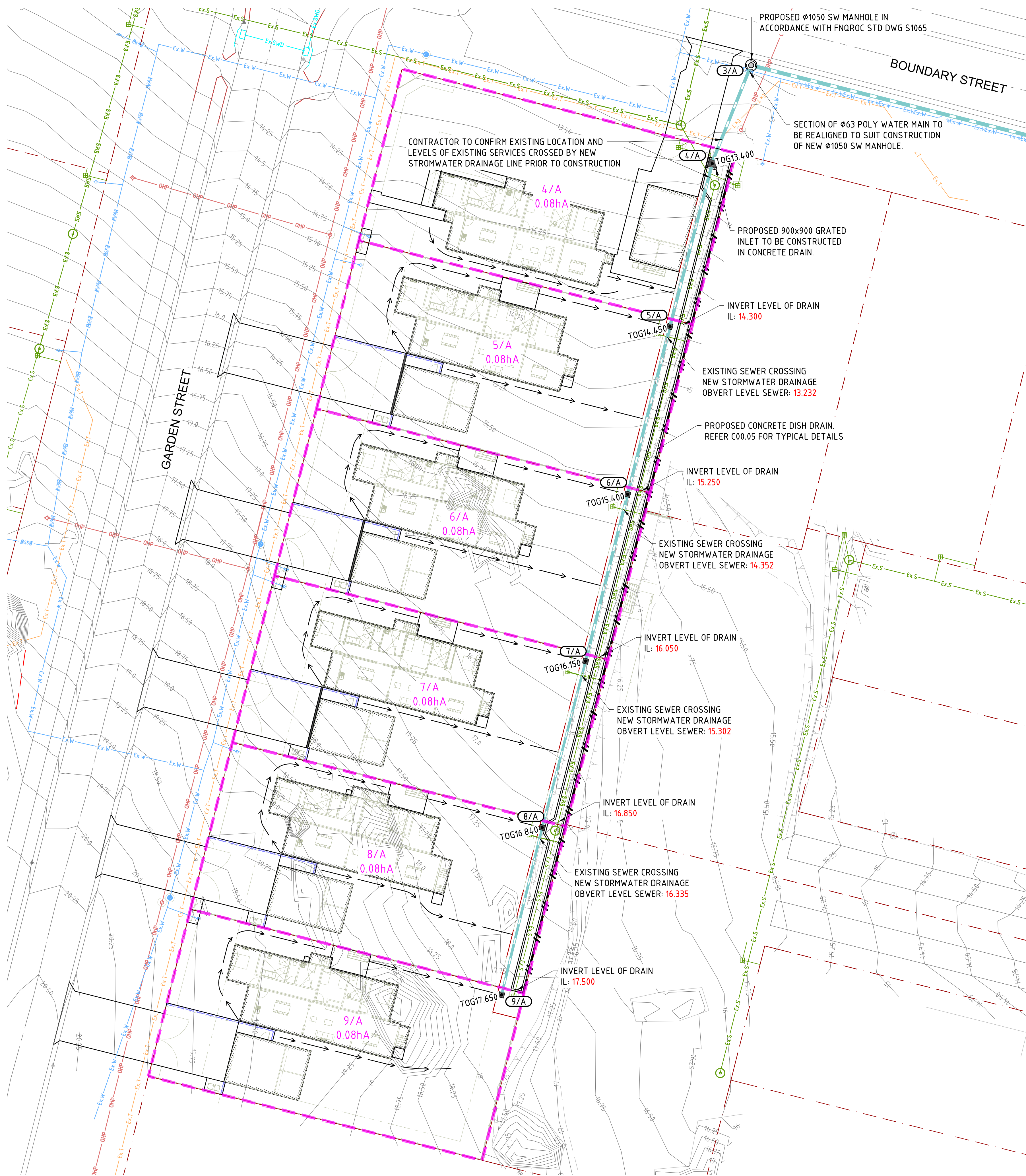
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DRAWING NUMBER ISSUE SHEET NO

93485 /SITE/DD/C00.06 P1

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	EXISTING OVERHEAD ELECTRICITY
	EXISTING UNDERGROUND TELECOMMUNICATIONS
	EXISTING WATER MAIN
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER MAIN
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	EXISTING ROAD CENTRELINE
	EXISTING TOE OF BATTER
	EXISTING TOP OF BATTER
	PROPOSED OVERLAND FLOW
	PROPOSED BUILDING
	PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS
	DENOTES CATCHMENT BOUNDARY
	DENOTES CATCHMENT LABEL
	DENOTES PIT NUMBER

FOR CONTINUATION REFER TO C04.02

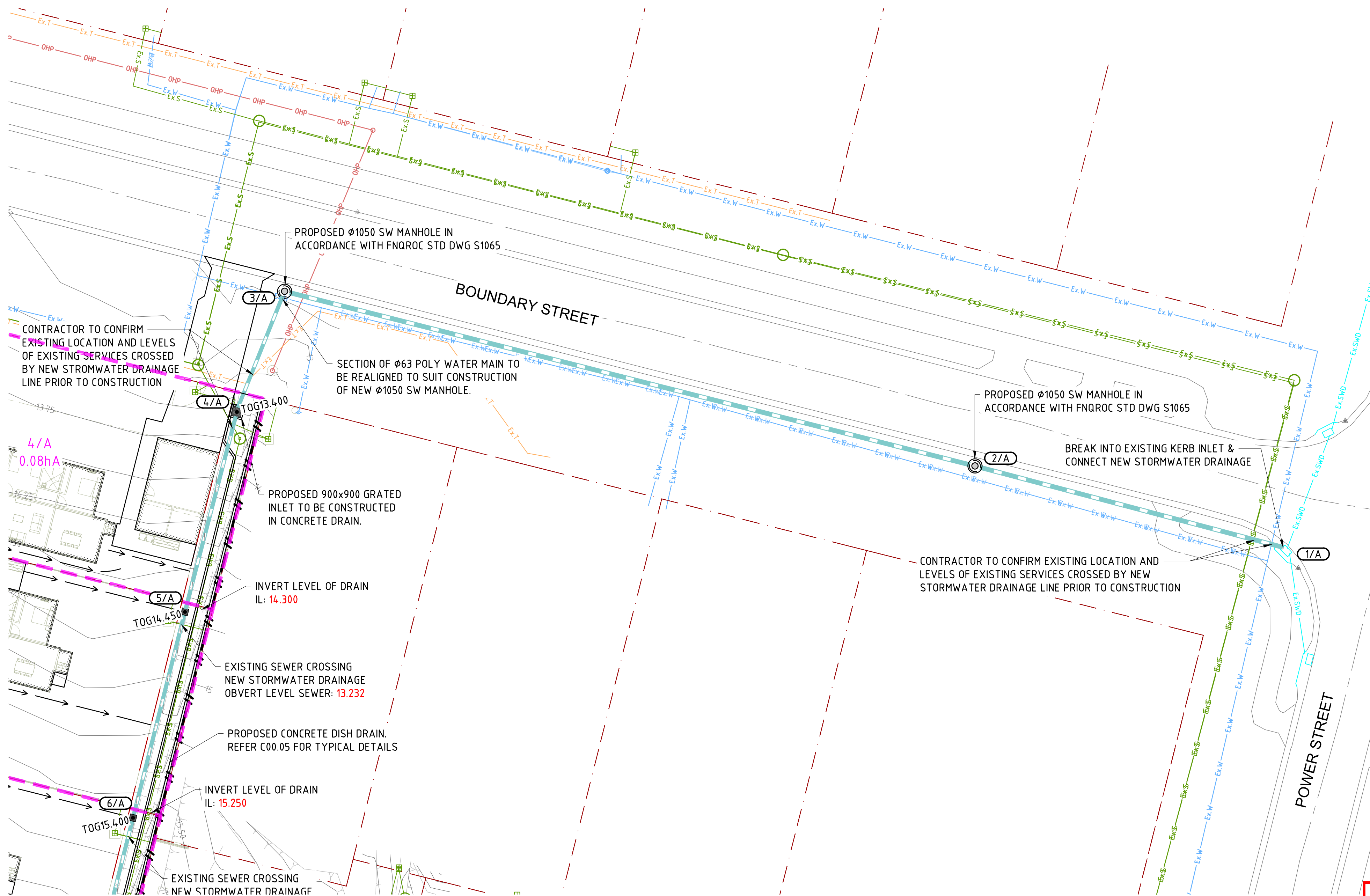
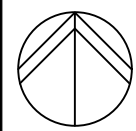
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OPM 92559
LEVEL DATUM RL.11391 AHD DERIVED

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[illegible]

03485 / SITE / DD / C04.01 | P1



FOR CONTINUATION REFER TO C04.01

NOTES:

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LEGEND:

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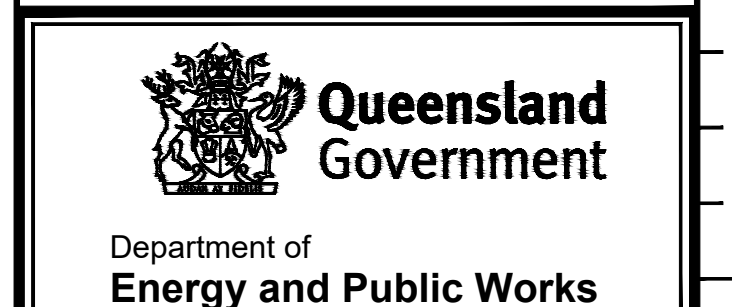
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On behalf of:
Department of Housing



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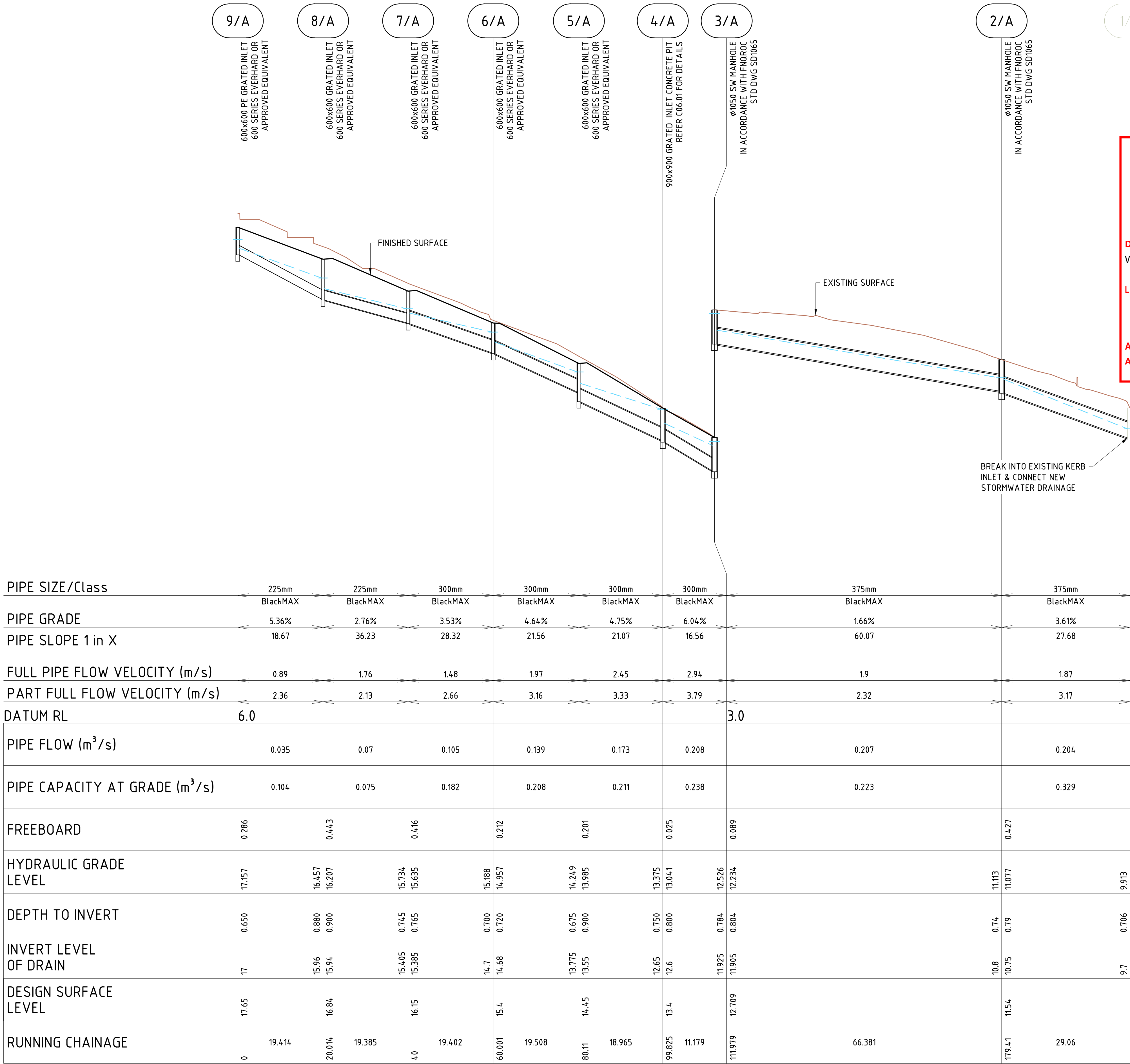
TRANCHE 1 INTER-ALLOTMENT DRAINAGE

GARDEN STREET, COOKTOWN

STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2

SCALE	1:250	0	2.5	5	7.5	AT	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER						
DRAWING NUMBER	ISSUE						SHEET NO
93485 / SITE / DD / C04.02	P1						

7/2/2025 1:51:19 PM



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Queensland Government

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AUSCO MODULAR

103 Riverview Rd, Riverview, QLD 4303

STP CONSULTANTS

STP Project No.: STP24-0929: 93485

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TRANCHE 1

INTER-ALLOTMENT DRAINAGE

GARDEN STREET, COOKTOWN

STORMWATER LONGITUDINAL SECTION

SCALE		AT	A1 SIZE
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
DRAWING NUMBER		ISSUE	SHEET NO
93485 / SITE/DD/C04.03		P1	

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TRANCHE 1 INTER-ALLOTMENT DRAINAGE

GARDEN STREET, COOKTOWN

STORMWATER DATA TABLE

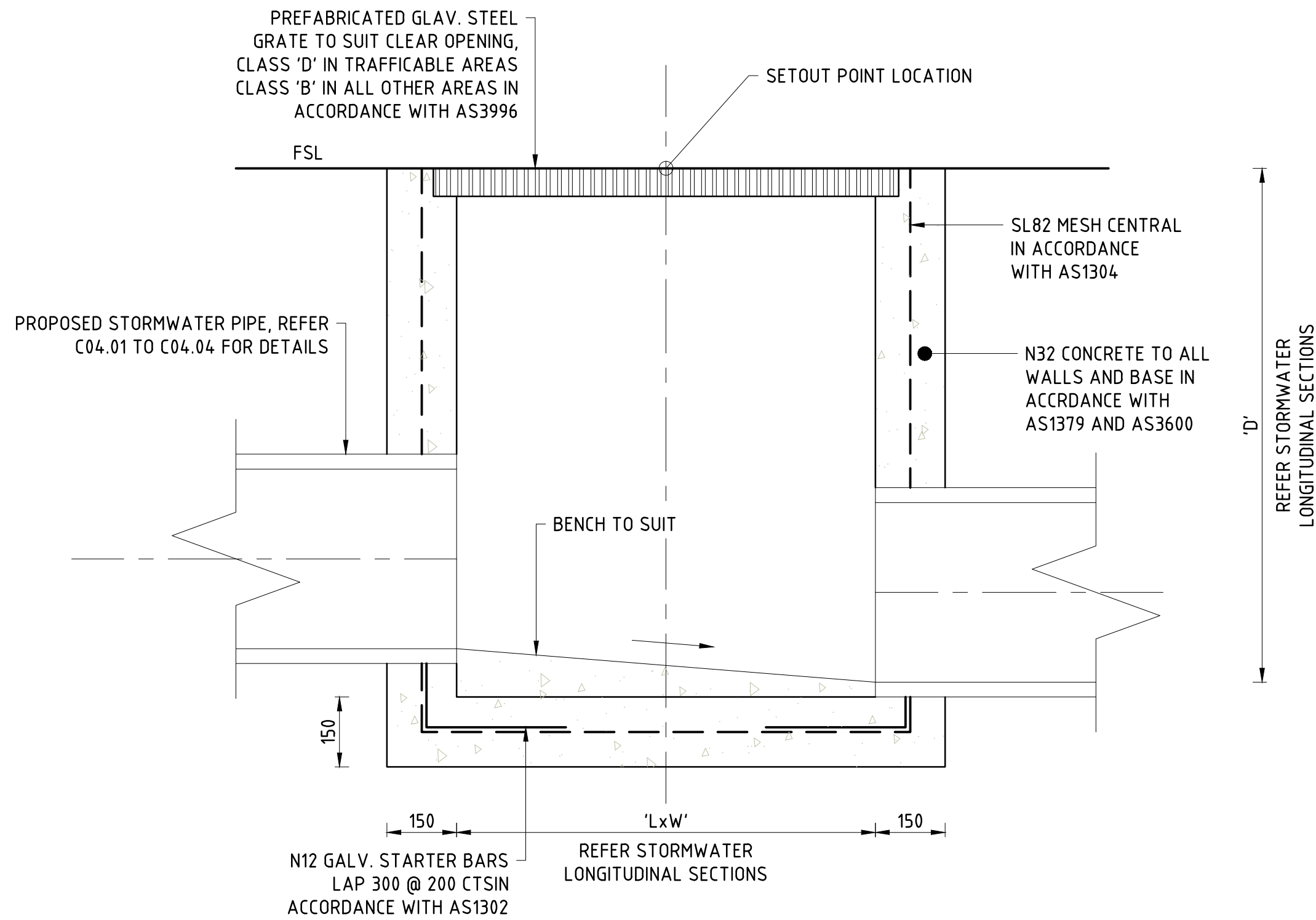
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MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
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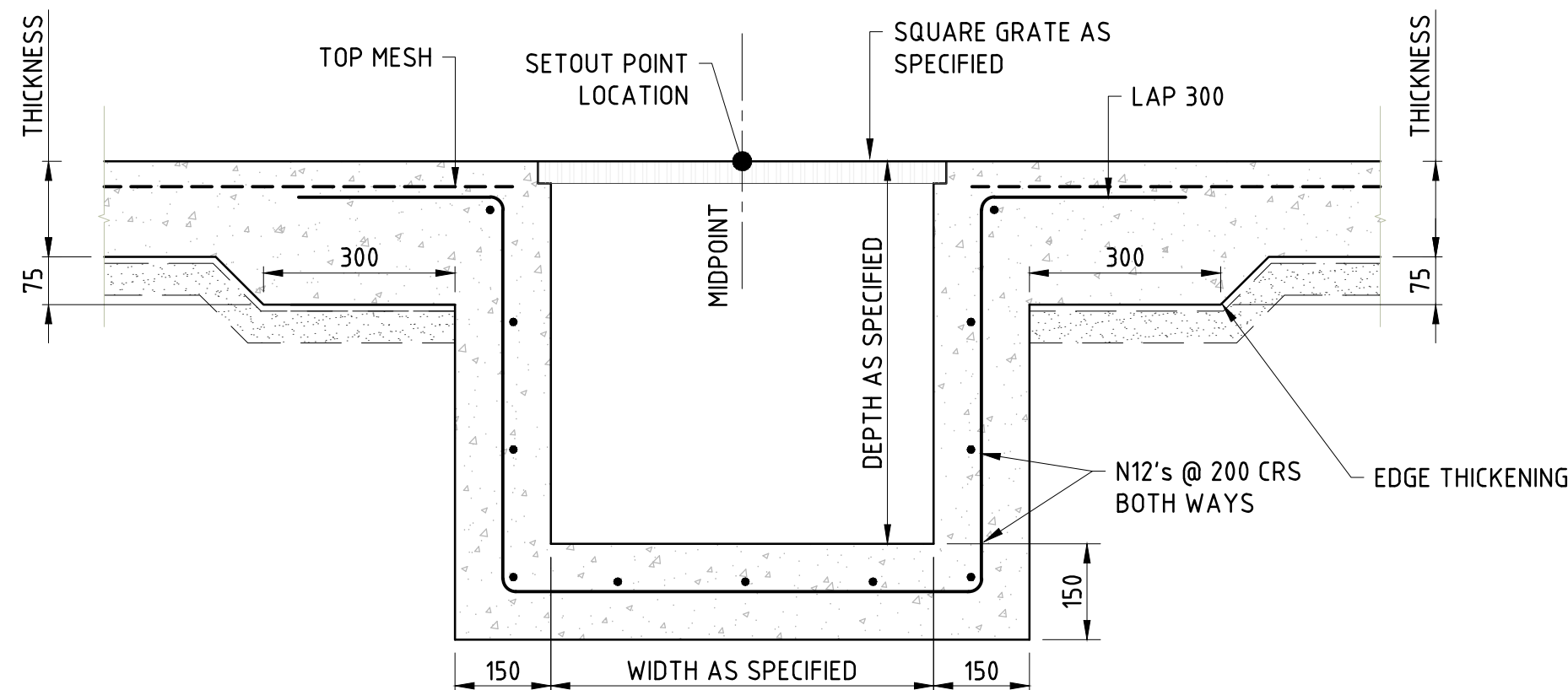
DRAWING NUMBER	ISSUE	SHEET
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93485 / SITE / DD / C04.04 | P1

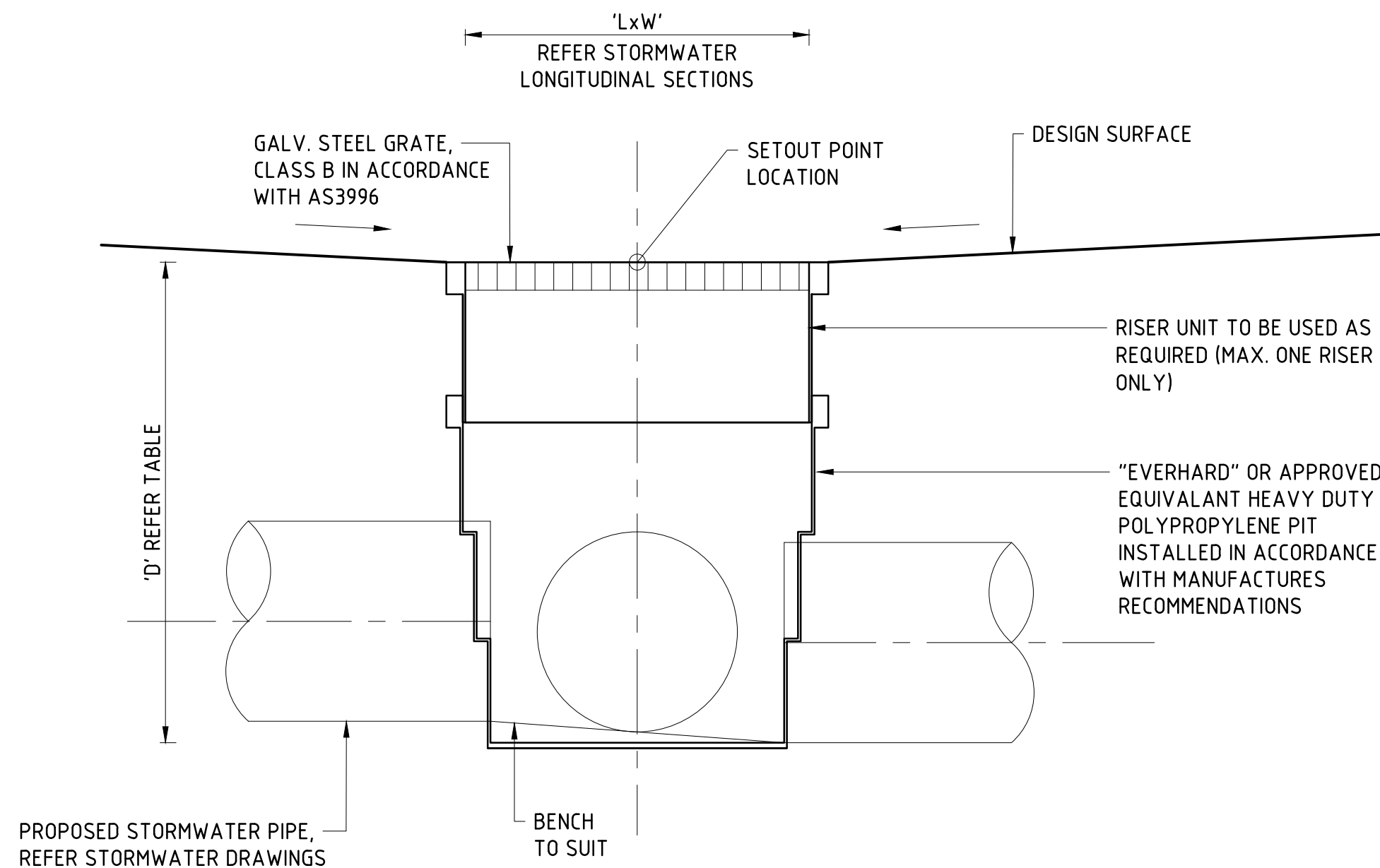
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TYPICAL SECTION
GRADED INLET PIT
SCALE 1:10 @ A1



PIT IN PAVEMENT DETAIL
SCALE 1:10 @ A1



TYPICAL DETAIL
ROOFWATER PIT
SCALE 1:10 @ A1

MAXIMUM DEPTHS FOR
ROOFWATER PITS

'D' MAX (mm)	'LxW' (mm)
<600	450x450
>600 ≤900	600x600
>900 ≤1200	900x900

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works—Stormwater Drainage

Lot: 19, 18, 17, 16, 15, and 14 on Plan SP336242

Referred to in Cook Shire Council's Decision Notice (AD2025/0005536)

Approval Date: 11 September 2025
Application Number: DA/4942

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P1	02.07.25	FOR APPROVAL	PAP



Department of
Energy and Public Works

On behalf of:
Department of Housing



HJD	01.07.2025
DRAWN	DATE
HJD	01.07.2025
DISCIPLINE TEAM LEADER	DATE
PAP	RPEQ: 13231
AUTHORISED FOR ISSUE	01.07.2025
	DATE

TRANCHE 1
INTER-ALLOTMENT
DRAINAGE

GARDEN STREET, COOKTOWN

MISCELLANEOUS DETAILS

SCALE	AT	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
DRAWING NUMBER	ISSUE	SHEET NO
93485 / SITE / DD / C06.01	P1	

FOR INFORMATION ONLY

Attachment 3 **Notice of Decision – Statement of Reasons (AD2025/0005539)**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	DA/4942
Applicant:	Ausco Modular Pty Ltd
Proposal:	Development Permit for Operational Works
Description of the Development:	Stormwater Drainage
Street Address:	16-26 Garden Street, Cooktown QLD 4895
Real Property Description:	Lots 19, 18, 17, 16, 15, and 14 on Plan SP336242
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0
Land Zoning:	Low Density Residential Zone
Assessment Type:	Code Assessment

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Operational Works – Stormwater Drainage
Date of Decision:	11 September 2025

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Assessment Benchmarks	Comment
<i>Planning Regulation 2017</i> (Schedule 9)	Schedule 9 is not applicable as the application is not for building work under the Building Act.
<i>Planning Regulation 2017</i> (Schedule 10)	Schedule 10 of the Planning Regulation 2017 is not applicable as the development application for Operational Works does not include referrable works.
Regional Plan	Section 2.2 of the Planning Scheme identifies that the Cape York Regional Plan has been adequately reflected in the Planning Scheme. A separate assessment against the Regional Plan is not required.
State Planning Policy (SPP), Part E	Section 2.1 of the Planning Scheme identifies that the superseded version of the State Planning Policy is integrated in the Planning Scheme. Further, assessment against the SPP was undertaken at the time of assessment of the Reconfiguring of a Lot approval DA/4314.
Temporary State Planning Policy	There are no Temporary State Planning Policies.

Local Categorising Instrument (Cook Shire Council Planning Scheme 2017):

Assessment against the relevant provisions of the planning scheme was undertaken at the Reconfiguring of a Lot stage (Development Permit DA/4314) and Operational Works stage (Development Permit DA/4328). The development demonstrated compliance with the relevant benchmarks. The works forming part of this application for Operational Works have either been designed to meet the requirements of the Works, Services and Infrastructure Code and FNQROC Development Manual, or conditioned to comply.

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

Not Applicable

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- a. An assessment was made against the related Development Permit for Operational Works and the applicable assessment benchmarks and the proposed development demonstrated compliance.
- b. The proposed works seek to upgrade existing drainage infrastructure and will have no adverse impacts on the subject sites or adjacent properties.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not Applicable

OTHER DETAILS

If you wish to obtain more information about Council's decision, including a copy of Council's Decision Notice and any conditions or plans relating to the development, please refer to Council's webpage.

Attachment 4 Extract of Appeal Provisions (Chapter 6 part 1 of the *Planning Act 2016*)

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

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Chapter 6 Dispute resolution
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- (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.

Note—

For limitations on appeal rights in relation to a development approval
for development requiring social impact assessment, see section 106ZJ.

(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 a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
- (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (f) 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
- (g) 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*

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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) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (h) 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.

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- (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

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- (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.