

Cloncurry Shire Council

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Our ref: 230045 - TP08/18

22 November 2018

Queensland Department of Main Roads
Attention: Neil McMahon
GPO Box 1412
BRISBANE QLD 4000
Email: Neil.J.McMahon@tmr.qld.gov.au

Dear Neil

**DECISION NOTICE – DEVELOPMENT APPLICATION – OPERATIONAL WORKS -
(INSTALLATION OF RETICULATED SEWERAGE AND WATER TO RESIDENTIAL
DWELLINGS) DORIS AND HENRY STREET, CLONCURRY, APPROVAL (WITH
CONDITIONS)**

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council on 30 October 2018.

Applicant details

Applicant name:	Queensland Department of Main Roads
Applicant contact details:	Attention: Neil McMahon GPO Box 1412 BRISBANE QLD 4000

Application details

Application number:	TP 08-18
Approval sought:	Development Permit
Nature of development proposed:	Operational Works
Details of proposed development:	Installation of reticulated sewerage and water to residential dwellings
Category of assessment:	Code Assessment

Location details

Street address:	Henry and Doris Street, Cloncurry
Real property description:	Lot 21 on SP206715, Lot 1 on SP198804, Lot 2 on SP198804, Lot 3 on SP198804, Lot 4 on SP198804, Lot 5 on SP198804, Lot 6 on SP198804, Lot 7 on SP198804, Lot 8 on SP198804,

Lot 9 on SP198804, Lot 10 on SP198804, Lot 11 on SP198804
and Lot 3 on MPH21947.
Cloncurry Shire Council

Local government area:

Decision

Date of decision: 20 November 2018
Decision details: Approved in full with conditions. These conditions are set out in Attachment 1.

Details of the approval

Development permit: Operational Works - Installation of reticulated sewerage and water to residential dwellings

Conditions

This approval is subject to the conditions in Attachment 1.

Properly made submissions

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

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions is attached.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016* which is 2 years after this approval starts to take effect.

Approved plans and specifications

Copies of the following plans are enclosed.

Report/Plan/Drawing Number	Plan/Document Name	Date
B00264-CG001	Locality Plan and Drawing Index	01/03/18
B00264-CG001	Sewerage reticulation – Layout Plan and Long Section	01/03/18
B00264-CG002	Sewerage reticulation – House Connection Details	01/03/18
B00264-CW001	Water reticulation – Layout Plan and Details	01/03/18
B00264-SK001	Proposed Sewerage Reticulation services - AB	20/03/18
B00264-SK002	Proposed Sewerage Reticulation services - CSC	20/03/18
B00264-SK003	Proposed Sewerage Reticulation services - GK	20/03/18
B00264-SK004	Proposed Sewerage Reticulation services TMR	20/03/18
B00264-SK005	Proposed Sewerage Reticulation services - MS	20/03/18
B00264-SK006	Proposed Sewerage Reticulation services - HPW	20/03/18
B00264-SK007	Proposed Sewerage Reticulation services - HPW	20/03/18

For further information please contact Andrew Humpherys, Council's Senior Town Planner, on 4742 4100 or via email council@cloncurry.qld.gov.au who will be pleased to assist.

Yours faithfully



David Bezuidenhout
Chief Executive Officer

enc Attachment 1—Assessment manager conditions
 Attachment 2 – Statement of Reasons
 Attachment 3 - Appeal provisions
 Attachment 4 - Approved plans and specifications
 Attachment 5 – Adopted Infrastructure Charges

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION				
<p>A The Cloncurry Shire Council issues a development permit for Development application - Reference TP08-18 Operational Works – Installation of reticulated water and sewerage to residential dwellings) under the <i>Planning Act 2016</i>.</p>				
GENERAL				
<p>1. Site Layout</p> <p>The development must generally comply with the approved Proposal Plans and Design Drawings as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.</p>				
Title	Plan No	Rev	Date	Prepared By
Locality Plan and Drawing Index	B00264-CG001	B	01.08.2018	Empower Engineering & Project Management
Sewerage Reticulation Layout Plan and Longitudinal Section	B00264-CS001	C	01.08.2018	Empower Engineering & Project Management
Sewerage Reticulation House Connection Details	B00264-CS002	A	03.04.2018	Empower Engineering & Project Management
Water Reticulation Layout Plan and Connection Details	B00264-CS001	A	04.04.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 21 on SP206715	B00264-SK001	B	28.03.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 1, 3 and 5 on SP198804	B00264-SK002	B	28.03.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 7 on SP198804	B00264-SK003	B	28.03.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 2, 4, 8 and 9 on SP198804	B00264-SK004	C	28.03.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 11 on SP198804	B00264-SK005	B	28.03.2018	Empower Engineering & Project Management
Proposed Sewerage Reticulation Services Lot 3 on MPH21947 and Lots 6 and 10 on SP198804	B00264-SK006	C	28.03.2018	Empower Engineering & Project Management
<p>2. Compliance with conditions</p> <p>(a) All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.</p> <p>(b) The conditions of this development approval are to be read in conjunction with the approved plans /drawings/ documents at all times. Where a conflict occurs between the conditions of this approval and the approved plans / documents, the conditions of this development approval shall prevail.</p>				
<p>3. Easements</p> <p>It is a condition of this approval that the proponent provide confirmation that easements for all the sewerage connections in the land the subject of the Development Approval (TP14/06), pursuant to section 65 (2) (b) and (d) of the <i>Planning Act 2016</i> (Qld), are registered in the Department of Natural Resources Mines and Energy before the proponent commences any construction work for the installation and connection of the sewerage in the easement areas on the relevant land to Councils' reticulated sewerage networks.</p>				

OPERATIONAL WORKS

4. Erosion and Sediment Control

An erosion and sediment control plan is to be prepared and submitted to Council for approval by Council's delegated officer, prior to the commencement of construction. Erosion and sediment control devices are to be established and maintained at all times during construction. Erosion and sediment control devices are to remain in place until disturbed areas are rehabilitated, and natural drainage paths reinstated. Spoil material from excavation activities is to be removed from the site or used to rehabilitate and stabilise the final landform. The design and implementation of erosion and sediment control plan must ensure that no movement of sediment-laden stormwater from the construction site.

5. Fill and Excavation

Prior to operational works commencing, (for any proposed filling or excavation) submit a detailed earthworks plan checked and certified by a RPEQ and obtain Council's approval.

- a) All fill material to be placed on the site is to comprise only natural earth and rock and is to be free of contaminants and noxious, hazardous, deleterious and organic materials.
- b) Provide RPEQ certification of compliance that the earthworks have been completed in accordance with the approved earthworks plan.

6. Fencing

Security fencing, suitable to prevent unauthorised persons entering the site, is to be installed and maintained around the perimeter of the existing sewage treatment plant and the proposed effluent storage lagoon.

7. Storage Equipment

Equipment and machinery are stored in appropriate areas so as not to cause a nuisance to existing residence and neighboring surrounds.

8. Waste Management

Waste storage areas for general waste and regulated waste are to be provided within the site at accessible locations to allow for collection and removal to approved facilities.

9. Stormwater Drainage

- (a) Stormwater discharging from the site is to be directed to the lawful point of discharge.
- (b) Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage to nearby properties.
- (c) Stormwater from disturbed areas is to be retained and treated within the construction site in accordance with the erosion and sediment control plan before discharge to the lawful point of discharge.
- (d) Any damage to Council's infrastructure as a result of the proposed works must be repaired immediately

10. Noise Management

Noise mitigation measures shall be put in place to contain and manage noise levels so as not to give rise to unacceptable effects on nearby sensitive receiving land uses.

11. Dust Management

During construction and operation of the approved use, the operator is to put in place appropriate mitigation measures for the suppression of dust, so as not to cause a nuisance.

12. Works during construction

- a) Unless otherwise approved in writing by the assessment manager, hours of construction must not exceed 8.00 am to 6.00pm (Monday to Saturday).
- b) Unless otherwise approved in writing by the assessment manager, work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

ADVICE – Please note that these are not conditions

- A.** The Applicant is responsible for securing all necessary approvals, permits and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this development approval alleviates the need for the Applicant to comply with all relevant Local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Applicant is involved. Without limiting this obligation, the Applicant is responsible for:
- (a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the “*Planning Act 2016*” and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
 - (b) Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the “*Environmental Protection Act 1994*” of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a ‘notifiable activity’); and
 - (c) Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Applicant to ensure compliance with this decision notice and applicable codes.

B. Indigenous Cultural Heritage Legislation and Duty of Care Requirement

The “*Aboriginal Cultural Heritage Act 200*” (ACHA) establishes a duty of care to take **all** reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (d) Is not negated by the issuing of this development approval;
- (e) Applies on all land and water, including freehold land;
- (f) Lies with the person or entity conducting an activity; and
- (g) If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The Applicant should contact NRW’s Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the ACHA.

C. Limitation of Approval

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the Applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.

ATTACHMENT 2 – STATEMENT OF REASONS – TP 08-18

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with section 63(5) of *the Planning Act 2016*

Details of the Development

The proposed development is for Operational Works – Installation of reticulated water and sewerage to residential dwellings between Doris Street and Henry Street, Cloncurry described Lot 21 on SP206715, Lot 1 on SP198804, Lot 2 on SP198804, Lot 3 on SP198804, Lot 4 on SP198804, Lot 5 on SP198804, Lot 6 on SP198804, Lot 7 on SP198804, Lot 8 on SP198804, Lot 9 on SP198804, Lot 10 on SP198804, Lot 11 on SP198804 and Lot 3 on MPH21947.

On 20 November 2018, the above development application was approved in full with conditions.

Reasons for the decision

The development application seeking a development permit for Operational Works for an installation of reticulated water and sewerage to residential dwellings is code assessable under the planning scheme.

The development lies within the General Residential zone as defined by the *Cloncurry Shire Planning Scheme 2016*. The proposed development is consistent with the planning intent of the General Residential zone and complies with the applicable benchmarks of the relevant planning scheme codes. Relevant conditions have been included to ensure that commitments given by the applicant to meet code requirements are implemented.

A detailed assessment of the application by Council assessing officers has been undertaken and it is concluded as documented in the Development Assessment Report that the applicant has satisfactorily demonstrated compliance with the applicable benchmarks of the relevant planning scheme codes to enable Council to support the proposed development in granting its approval, subject to reasonable and relevant conditions being imposed.

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 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, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); 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 by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (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 Other appeals

- (1) Subject to this chapter, 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—
 - (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.

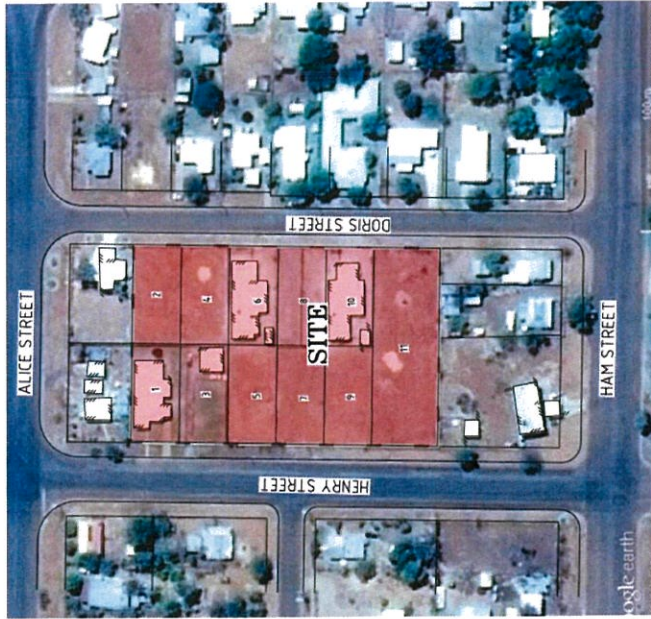
non-appealable, for a decision or matter, means the decision or matter—

- (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.

DEPARTMENT OF TRANSPORT AND MAIN ROADS CLONCURRENCY SUBDIVISION SERVICES HENRY STREET, CLONCURRENCY



LOCALITY PLAN
NOT TO SCALE

DIAL BEFORE YOU DIG
www.100.com.au

NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

GENERAL SEWER NOTES

1. ALL WORKS AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WATER SERVICES ASSOCIATION OF AUSTRALIA SEWERAGE CODE (MSA-93) SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THESE DRAWINGS SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE CLONCURRENCY SHIRE COUNCIL SEWERAGE SYSTEM.
4. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE CONTRACTOR UNDER SUPERVISION BY CLONCURRENCY SHIRE COUNCIL.
5. EACH ALLOTMENT SHALL BE SERVED BY A 110mm UPVC PROPERTY CONNECTION.
6. PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN ON THE DRAWINGS.
7. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 50mm.
8. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS 1012. THE COMPACTION SHALL BE CARRIED OUT BY THE CONTRACTOR. ALL MATERIALS TO BE USED IN ALL SUCH AREAS SHALL BE APPROVED BY THE CONTRACTOR. ALL MATERIALS TO BE USED IN SUCH AREAS SHALL BE APPROVED BY THE CONTRACTOR. ALL MATERIALS TO BE USED IN SUCH AREAS SHALL BE APPROVED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
10. SEWERS SHALL BE COMPRESSION IN ACCORDANCE WITH PROCEDURES SET OUT ON THE DRAWINGS.
11. BENCH MARK AND LEVELS TO AND
12. DETECTABLE MARKER TAPE TO BE INSTALLED WITH ALL SEWERAGE MAINS.
13. CCTV FOOTAGE TO CLONCURRENCY SHIRE COUNCIL REQUIREMENTS TO BE PROVIDED.
14. CONCRETE FOR PH CONSTRUCTION SHALL BE SPECIAL CLASS SCC40MPH (S40) TO MSA PS-358 & MSA 114:2002

VEGETATION PROTECTION

- A. WHEN WORKING WITHIN OR NEAR TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 100mm BATTENS (CLOSELY SPALED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
- B. TREE ROOTS SHALL BE FENCELINED UNDER, RATHER THAN SEVERED, IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORISTS FOR FURTHER ADVICE.
- C. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

- A. TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- B. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.

REHABILITATION

- A. PRE DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- B. PRE DISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

SAFETY

- A. THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.

WATER RETICULATION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WATER SERVICES ASSOCIATION OF AUSTRALIA WATER SUPPLY CODE (MSA-93) SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. ADAPT LIP OF KERB OR SHOULDER OF ROAD AS THE PERMANENT LEVEL.
4. COVER WATER MAINS FROM PERMANENT LEVEL AS SHOWN ON THE DRAWINGS.
5. THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THESE DRAWINGS MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.
6. WATER MAIN ALIGNMENT IS 15m FROM PROPERTY BOUNDARY.

Cloncurrency Shire Council
Town Planning
Approved with Conditions
Approved Date: 20 NOV 2018
JP 08 / 18

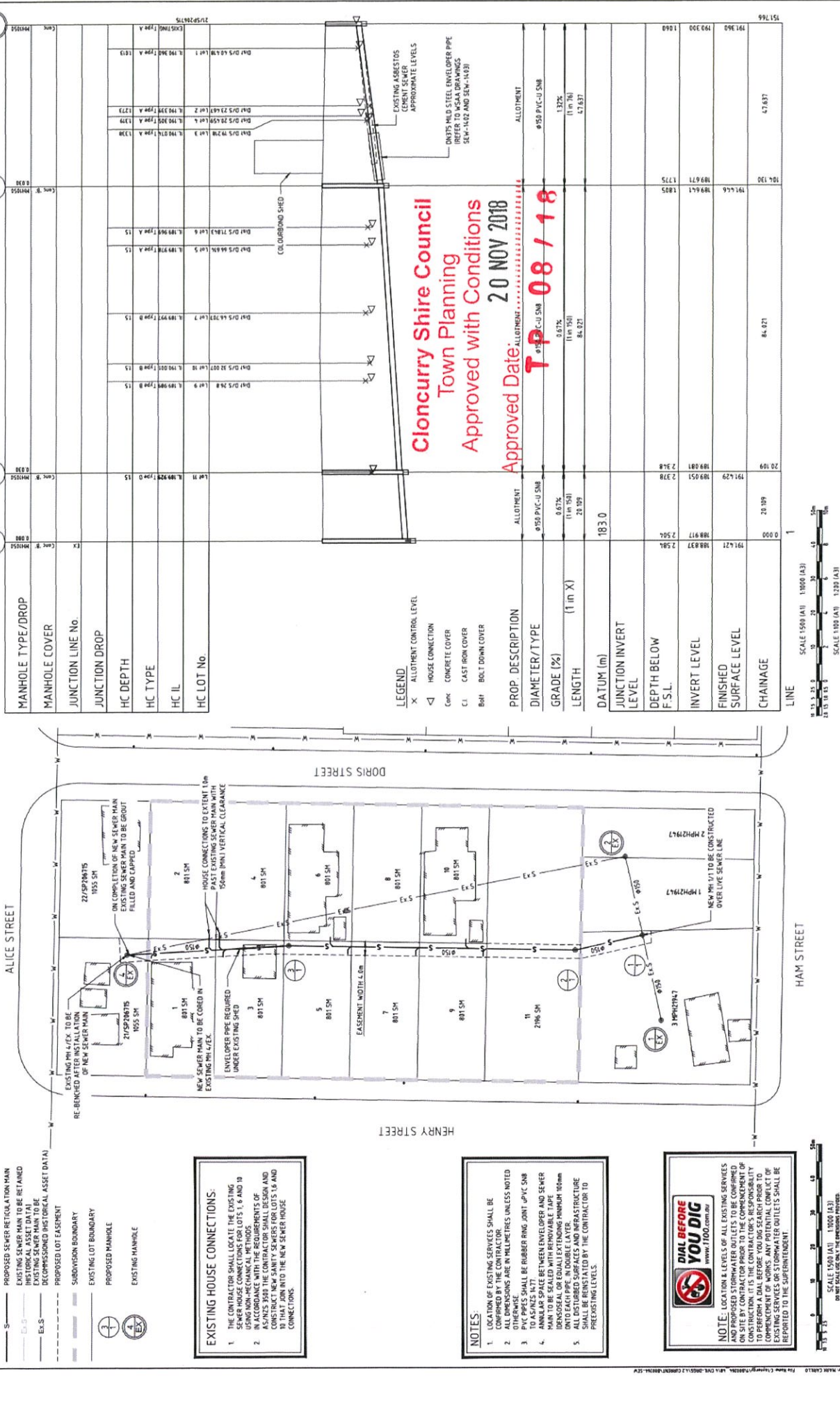
SHEET NUMBER	REVISION	SHEET TITLE
B00264-C001	B	LOCALITY PLAN AND DRAWING INDEX
B00264-C001	C	SEWERAGE RETICULATION - LAYOUT PLAN AND LONGITUDINAL SECTION
B00264-C002	A	SEWERAGE RETICULATION - HOUSE CONNECTION DETAILS
B00264-C001	A	WATER RETICULATION - LAYOUT PLAN AND CONNECTION DETAILS

STANDARD DRAWING - SEWER	
SD-435	PROPERTY CONNECTION DETAILS BURIED INTERFACE METHOD
SEW-1096	MAINTENANCE HOLES ALTERNATIVE DROP CONNECTIONS

STANDARD DRAWING - WATER	
SD-310	DOMESTIC WATER SERVICE CONNECTIONS FOR 75mm DIAMETER WATER METERS PARK & RURAL RESIDENTIAL AREA ONLY

Empower
EXPERIENCE THE DIFFERENCE
PROJECT MANAGERS

Not an APO PBM LOCAL COORDINATOR
NOT FOR CONSTRUCTION
Project No: **800264-C0001**
Drawing No: **B**



MANHOLE TYPE/DROP	JUNCTION LINE No.	JUNCTION DROP	HC DEPTH	HC TYPE	HC IL	HC LOT No.
1	1	0.00	1.10	801 SH	1.10	11
2	2	0.00	1.10	801 SH	1.10	10
3	3	0.00	1.10	801 SH	1.10	9
4	4	0.00	1.10	801 SH	1.10	8
5	5	0.00	1.10	801 SH	1.10	7
6	6	0.00	1.10	801 SH	1.10	6
7	7	0.00	1.10	801 SH	1.10	5
8	8	0.00	1.10	801 SH	1.10	4
9	9	0.00	1.10	801 SH	1.10	3
10	10	0.00	1.10	801 SH	1.10	2
11	11	0.00	1.10	801 SH	1.10	1

LEGEND

- PROPOSED SEWER RETICULATION MAIN
- EXISTING SEWER MAIN TO BE RETAINED (HISTORICAL ASSET DATA)
- EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
- PROPOSED LOT EASEMENT
- SUBDIVISION BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED MANHOLE
- EXISTING MANHOLE

EXISTING HOUSE CONNECTIONS:

- THE CONTRACTOR SHALL LOCATE THE EXISTING SEWER HOUSE CONNECTIONS FOR LOTS 1, 6 AND 10 USING NON-MECHANICAL METHODS.
- IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ENGINEERING AND CONSTRUCTION ACT 2011, THE CONTRACTOR SHALL CONSTRUCT NEW SANITARY SEWERS FOR LOTS 1, 6 AND 10 THAT JOIN INTO THE NEW SEWER HOUSE CONNECTIONS.

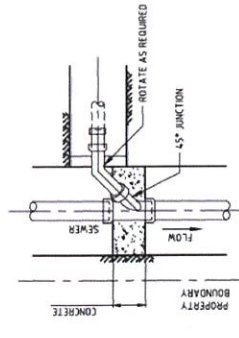
NOTES:

- LOCATION OF EXISTING SERVICES SHALL BE IDENTIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- PVC PIPES SHALL BE RUBBER RING JOINT uPVC SDR 26 TO 33.
- ALL JOINTS SHALL BE BETWEEN ENVELOPER AND SEWER MAIN TO BE SEALED WITH RENOVABLE TAPE (KORSEAL OR EQUAL) EXTENDING MINIMUM 90mm INTO EACH PIPE IN DOUBLE LAYER.
- ALL DISBURSALS AND INFRASTRUCTURE SHALL BE INSTALLED BY THE CONTRACTOR TO PREEXISTING LEVELS.

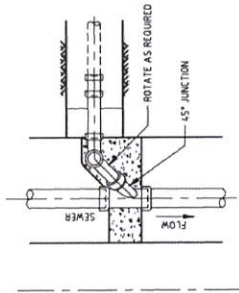
DIAL BEFORE YOU DIG
 1800 100 000

NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES OR STORMWATER OUTLETS SHALL BE REPORTED TO THE SUPERINTENDENT.

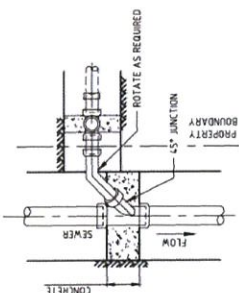
No.	Description	Date	Author
1	ORIGINAL ISSUE	18/02/2018	Register
2	SEWER LINE TYPES UPDATED	12/03/2018	Register
3	MINOR CHANGES ON EXHIBIT	18/02/2018	Register
4	ORIGINAL ISSUE	18/02/2018	Register



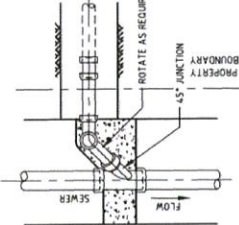
INLET TYPE A - TYPICAL PLAN VIEW



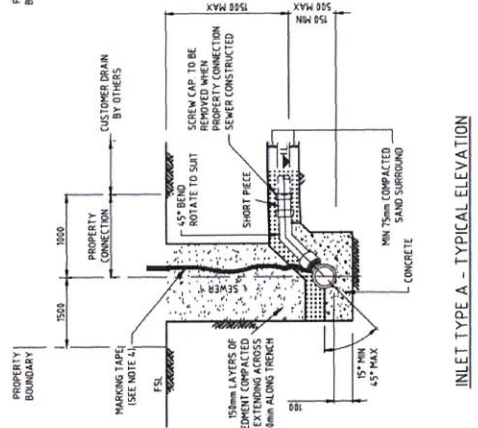
INLET TYPE B - TYPICAL PLAN VIEW



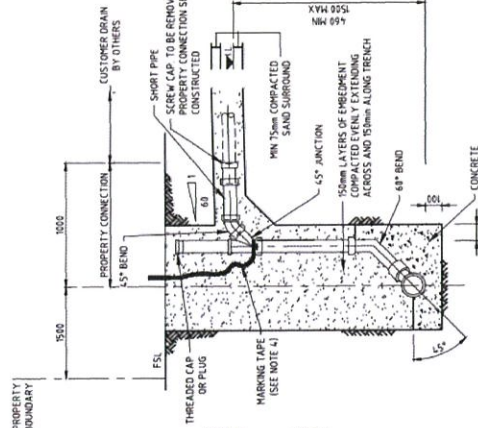
INLET TYPE A - TYPICAL PLAN VIEW



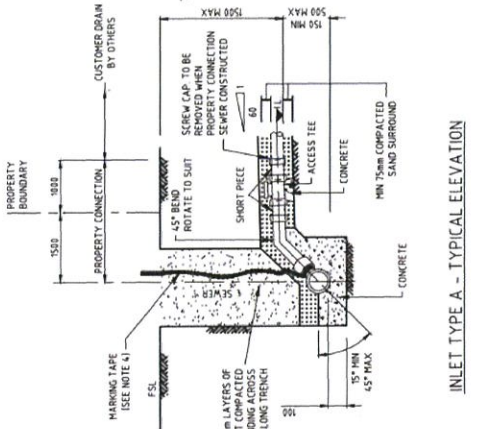
INLET TYPE B - TYPICAL PLAN VIEW



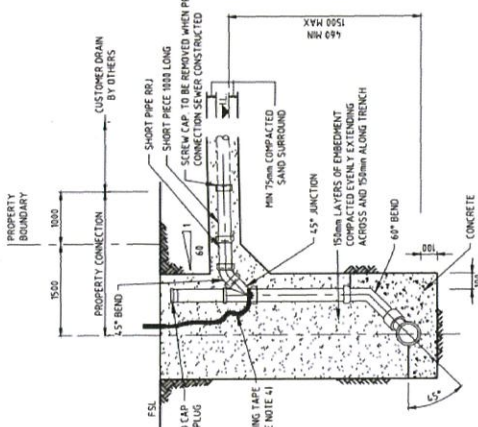
INLET TYPE A - TYPICAL ELEVATION



INLET TYPE B - TYPICAL ELEVATION



INLET TYPE A - TYPICAL ELEVATION



INLET TYPE B - TYPICAL ELEVATION

SEWER PROPERTY CONNECTION WITHIN PROPERTY

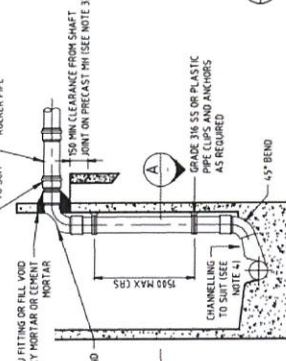
INLET TYPE B - TYPICAL ELEVATION

INLET TYPE B - TYPICAL ELEVATION

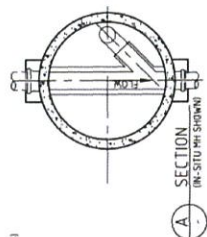
SEWER PROPERTY CONNECTION OUTSIDE PROPERTY

INLET TYPE B - TYPICAL ELEVATION

INLET TYPE B - TYPICAL ELEVATION



INLET TYPE D - TYPICAL ELEVATION



INLET TYPE D - TYPICAL SECTION



- NOTES**
1. ALL DIMENSIONS IN MILLIMETRES
 2. ALL CONNECTION TYPES SHOWN IN THIS DRAWING ARE APPLICABLE TO ALL SIZES OF SEWER
 3. LAY PROPERTY DRAIN CONNECTION AT DEPTH AS SHOWN IN DESIGN DRAWINGS
 4. FOR DETAILS OF LOCATION MARKING SYSTEMS SEE SD-455
 5. MINIMUM DEPTH OF PROPERTY CONNECTION SEWER TO BE NOT LESS THAN:
 - DN150 1200mm
 - DN100 1000mm
 - DN75 800mm
 6. FOR DIRECT MAINTENANCE HOLE CONNECTIONS REFER SD-474 FOR CONNECTION AND INTERNAL DROP DETAILS
 7. REFER TO AUGER-IN-HOLE CONCRETE WORKS FOR CONCRETE DETAILS

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 20 NOV 2018
TP 08/18



Client		DEPARTMENT OF TRANSPORT AND MAIN ROADS
Project		CLONCURRY SUBDIVISION SERVICES
Title		SEWERAGE RETICULATION HOUSE CONNECTION DETAILS
Project No.	Drawing No.	800264-CS002
Rev		A

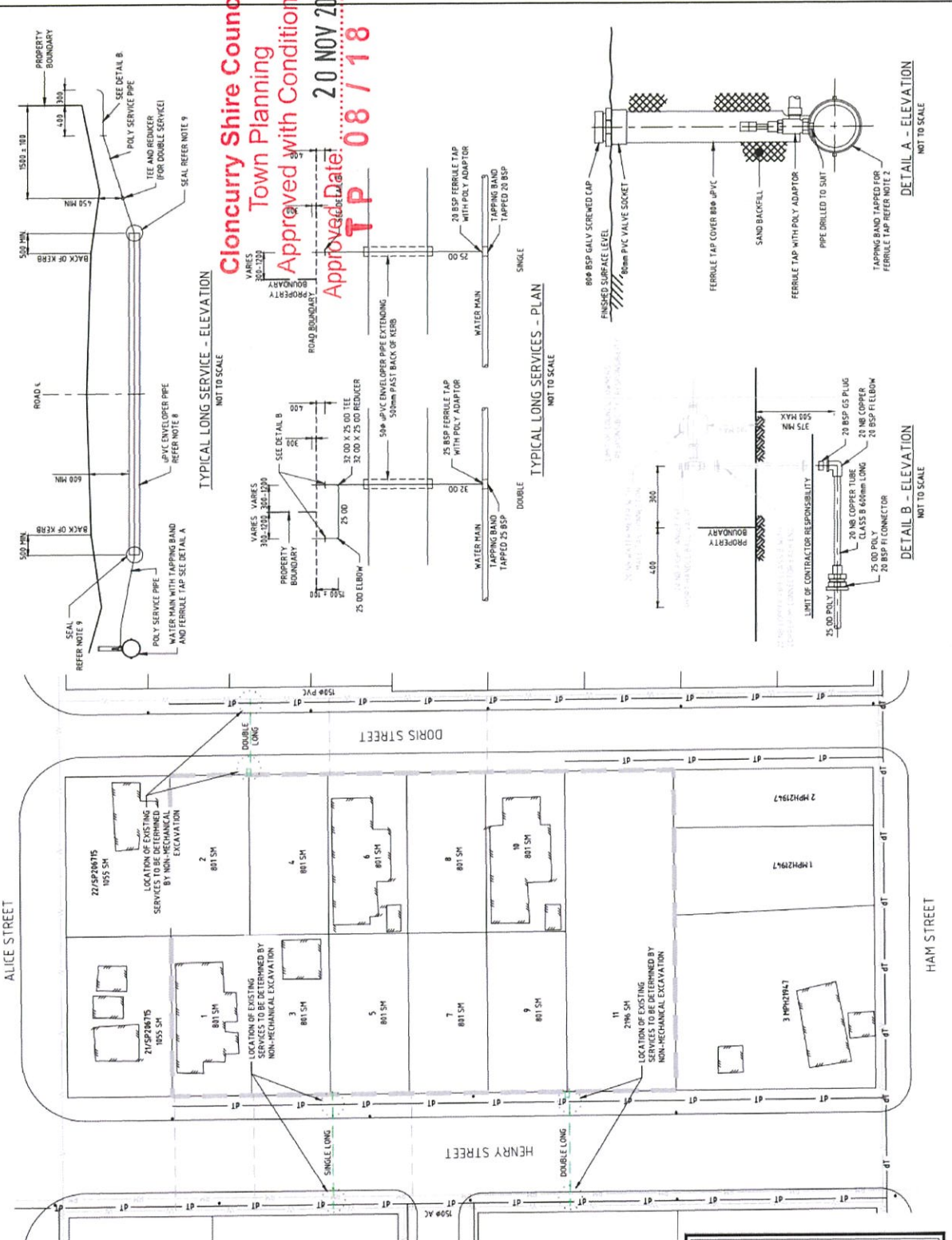
Approved Engineer	12/12/2018
Author	12/12/2018
Check	12/12/2018
Issue	12/12/2018

No.	Revisions	Date	By
A	ORIGINAL ISSUE	21/11/18	CH

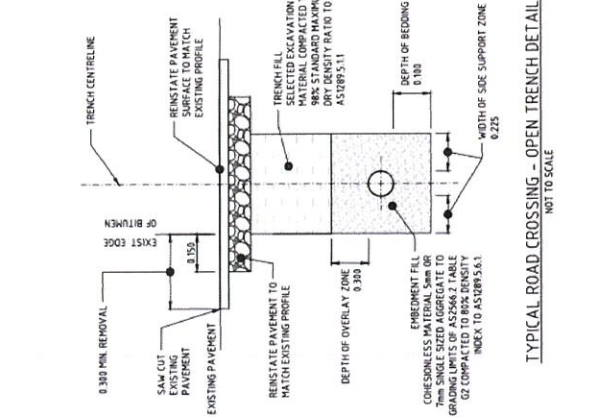
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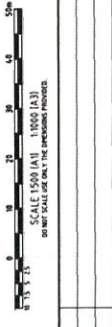
No.	Assembly	PK	LW	CH	DATE	BY
A.	ORIGINAL ISSUE					



- LEGEND**
- PROPOSED ALLOTMENT WATER SERVICE
 - EXISTING WATER MAIN (HISTORICAL ASSET DATA)
 - EXISTING ALLOTMENT WATER SERVICE
 - SUBDIVISION BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXISTING COMMUNICATIONS CONDUIT (DBYD)
 - EXISTING POWER POLE (DBYD)
 - EXISTING KERB AND CHANNEL
 - EXISTING SEWER RISING MAIN (HISTORICAL ASSET DATA)



- NOTES:**
- EXISTING WATER MAIN SIZES SHALL BE CONFIRMED BY THE CONTRACTOR
 - LOCATION OF EXISTING SERVICES SHALL BE CONFIRMED BY THE CONTRACTOR
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
 - SHALL SPECIFICALLY NOT INCLUDE SINGLE COLLAR TYPE WITH U-BOLTS
 - SINGLE SERVICE - SERVING TWO ADJACENT ALLOTMENTS
 - SINGLE SERVICE - SERVING ONE ALLOTMENT ONLY
 - COVER FOR SERVICES PIPES
 - UNDER ROADWAY: 600mm MIN - 1200mm MAX
 - MAXIMUM TRENCH WIDTH 300mm
 - POLYTHENE PIPES SHALL BE PERM PHIB TO AS 1518
 - ALL SERVICE PIPES SHALL BE JOINED WITH MATCHING FITTINGS, COMPLYING WITH AS 1648.1
 - PROVIDE 50mm DIAMETER UPVC ENVELOPER PIPE TO ALL SERVICES UNDER ROADWAY'S ENVELOPER PIPE TO EXTEND 500mm BEYOND EACH END OF SERVICE
 - REMOVABLE TARE (DENS 600 OR EQUAL) EXTENDING MINIMUM 100mm ON TO EACH PIPE, IN DOUBLE LAYER
 - ALL DISTURBED SURFACES AND INFRASTRUCTURE SHALL BE REINSTATED BY THE CONTRACTOR TO PREEXISTING LEVELS



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LEGEND

- S — PROPOSED SEWER RETICULATION MAIN
- EX — EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
- - - - - PROPOSED LOT EASEMENT
- SUBDIVISION BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED EASEMENT
- PROPERTY ALLOTMENT
- PROPOSED MANHOLE
- EX — EXISTING MANHOLE

NOTE:
EASEMENT AREA IS 24.86sqm



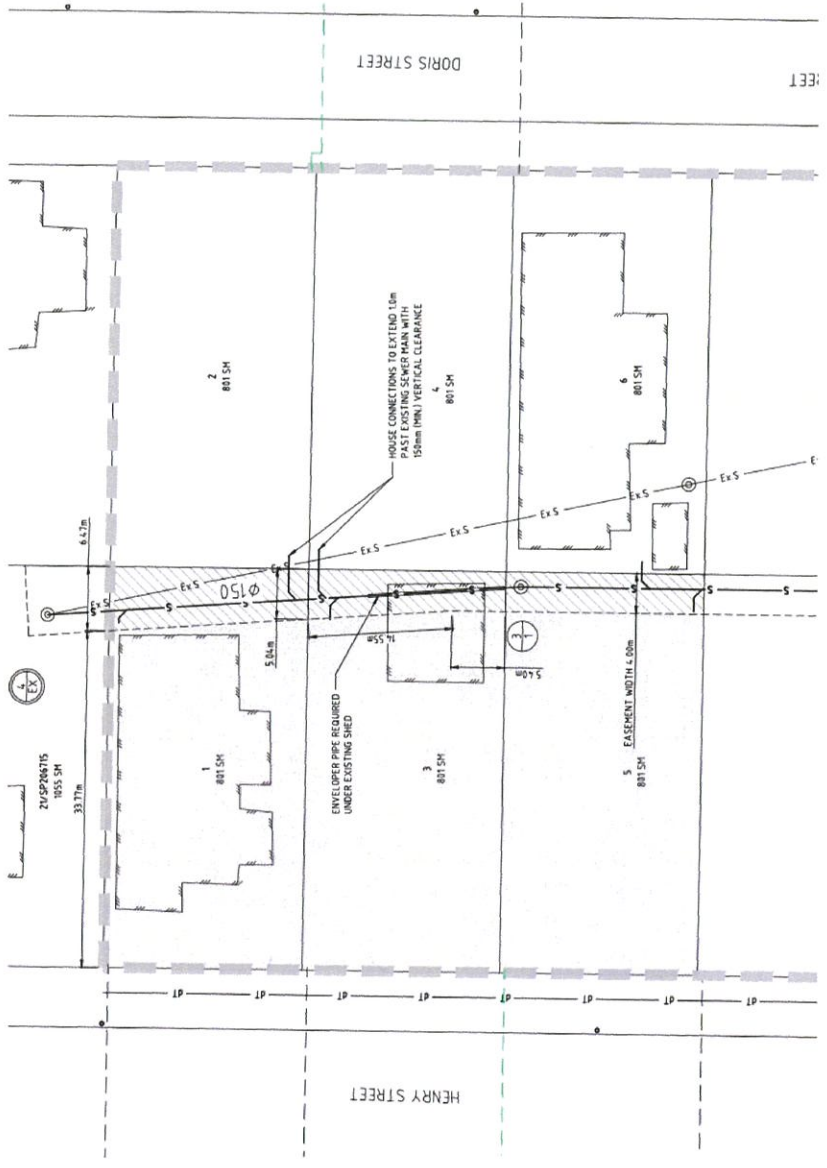
Cloncurry Shire Council
Town Planning
Approved with Conditions
20 NOV 2018
Approved Date:
TP 08 / 18

		DRAWN AND PLOTTED BY: ALLAN BOON PROJECT NO: CLONCURRY SUBDIVISION SERVICES PROJECT TITLE: PROPOSED SEWERAGE RETICULATION SERVICES LOT 21 ON SP206715 DRAWING NO: NOT FOR CONSTRUCTION SHEET NO: B00264-SK001 of B
		CLIENT: ALLAN BOON PROJECT: CLONCURRY SUBDIVISION SERVICES TITLE: PROPOSED SEWERAGE RETICULATION SERVICES LOT 21 ON SP206715 DATE: 20 NOV 2018
No. _____ Description: _____ Date: _____	No. _____ Description: _____ Date: _____	No. _____ Description: _____ Date: _____
SCALE 1:500 (A3) DO NOT SCALE USE ONLY THE DIMENSIONED DIMENSIONS		
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LEGEND

- S — PROPOSED SEWER RETICULATION MAIN
- - - EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
- - - Ex.S - PROPOSED LOT EASEMENT
- - - SUBDIVISION BOUNDARY
- - - EXISTING LOT BOUNDARY
- [Hatched Box] PROPOSED EASEMENT
- [Hatched Box] PROPERTY ALLOTMENT
- [Circle with 3] PROPOSED MANHOLE
- [Circle with 6] EXISTING MANHOLE

NOTE:
EASEMENT AREA IS 289.23m²



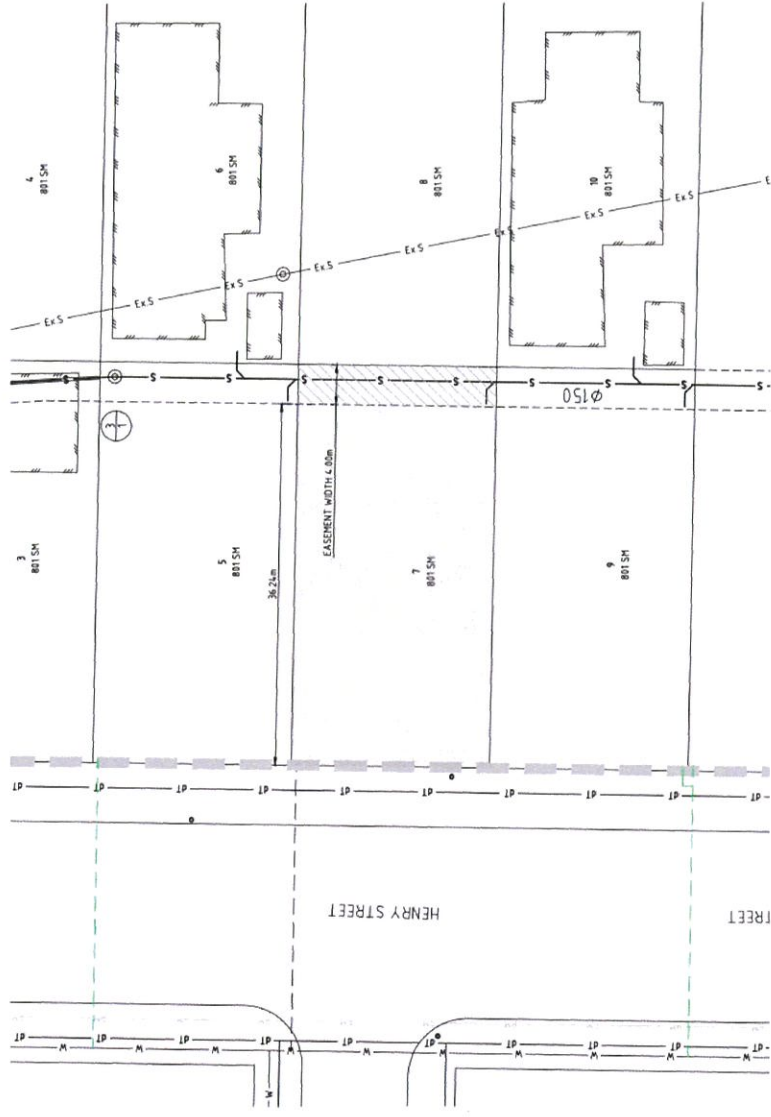
Cloncurry Shire Council
 Town Planning
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 Approved Date: 20 NOV 2018
TP 08 / 19

		CLONCURRY SHIRE COUNCIL Project: CLONCURRY SUBDIVISION SERVICES Title: PROPOSED SEWERAGE RETICULATION SERVICES LOTS 1, 3 AND 5 ON SP188804		
Registered Engineer Name: _____ Date: _____	Registered Engineer Name: _____ Date: _____	Engineering Certification Approval: _____ Date: _____	Project No: B00264-SK002 Drawing No: B	Project No: B00264-SK002 Drawing No: B

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- LEGEND**
- S — PROPOSED SEWER RETICULATION MAIN
 - - - EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
 - - - Ex.S - PROPOSED LOT EASEMENT
 - SUBDIVISION BOUNDARY
 - EXISTING LOT BOUNDARY
 - ▭ PROPOSED EASEMENT
 - ▭ PROPERTY ALLOTMENT
 - ⊕ PROPOSED MANHOLE
 - ⊕ EXISTING MANHOLE

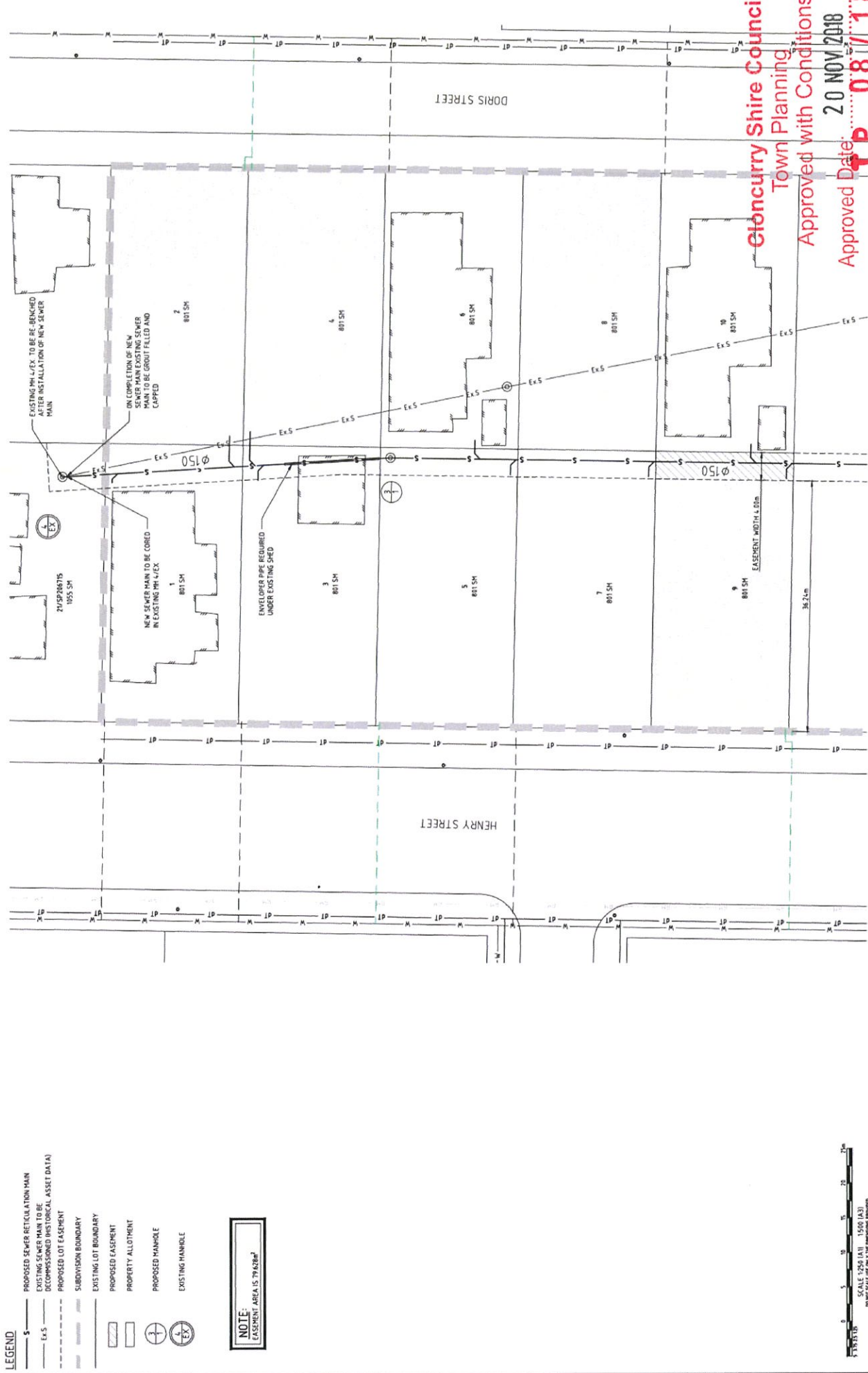
NOTE:
EASEMENT AREA IS 79.62m²



Cloncurry Shire Council
Town Planning
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Approved Date: 20 NOV 2018
TP 08 / 18

		GOJKO KNEZECIC Project: CLONCURRY SUBDIVISION SERVICES Title: PROPOSED SEWERAGE RETICULATION SERVICES LOT 7 ON SP198804		Drawing No: B00264-SK003 Rev: B
Registered Engineer Date: 01/18 W Register: Register	Registered Engineer Date: 28/13 W Register: Register	ENGINEERING CERTIFICATION (Professional Engineers Act 2003)		
A. ORIGINAL ISSUE Date: 28/13 W Author: [Signature] Approver: [Signature]	B. EXISTING SEWER LINE TYPE UPDATED Date: 01/18 W Author: [Signature] Approver: [Signature]	This drawing cannot be copied or reproduced in any form or used for any purpose other than that originally intended without the written permission of Empower Engineering and Project Managers. © Empower 2018		





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P 08/118

- LEGEND**
- S — PROPOSED SEWER RETICULATION MAIN
 - EX-S — EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
 - - - PROPOSED LOT EASEMENT
 - SUBDIVISION BOUNDARY
 - EXISTING LOT BOUNDARY
 - PROPOSED EASEMENT
 - PROPERTY ALLOTMENT
 - PROPOSED MANHOLE
 - EXISTING MANHOLE

NOTE:
EASEMENT AREA IS 79.62sqm

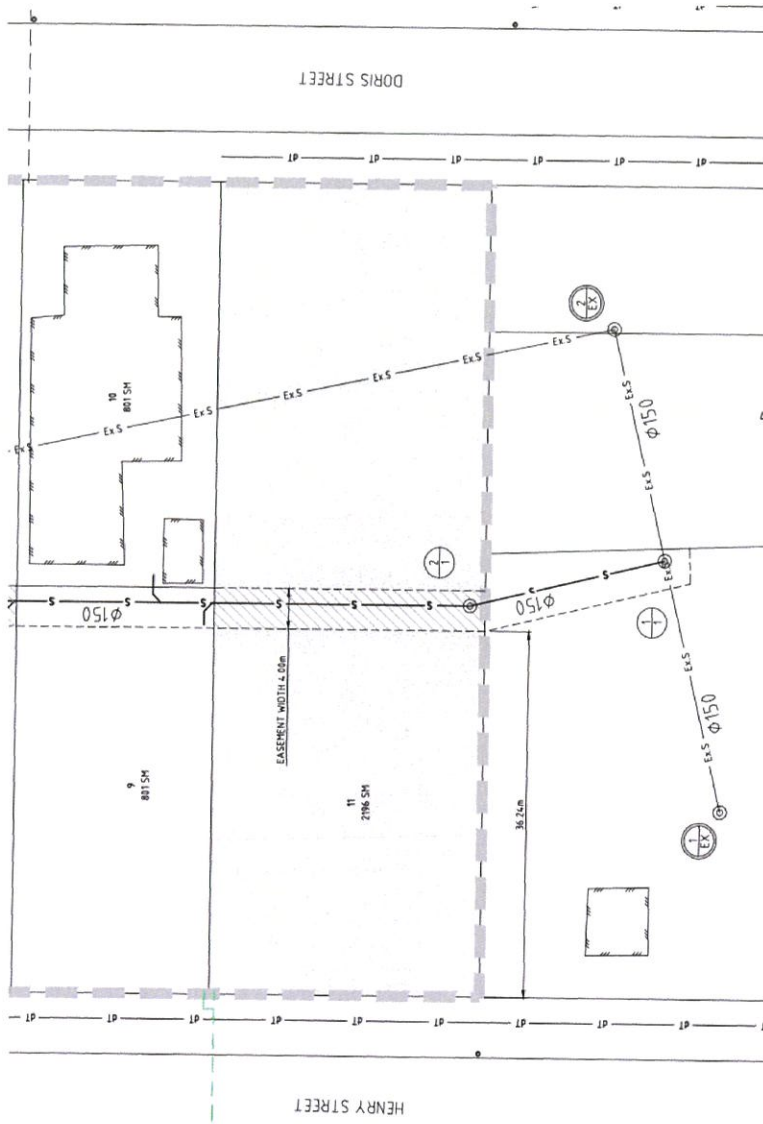


Empower ENGINEERS & PROJECT MANAGERS		 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018
DEPARTMENT OF TRANSPORT AND MAIN ROADS CLONCURRY SUBDIVISION SERVICES PROPOSED SEWERAGE RETICULATION SERVICES LOTS 2, 4, 8 AND 9 ON SP198804		
Client	DEPARTMENT OF TRANSPORT AND MAIN ROADS	
Project	CLONCURRY SUBDIVISION SERVICES	
Title	PROPOSED SEWERAGE RETICULATION SERVICES	
Project No.	B00264-SK004	
Drawing No.	C	
Scale	AS SHOWN	
Author	[Signature]	
Check	[Signature]	
Approved	[Signature]	
Date	20/11/2018	
Registration No.	[Number]	
Professional Seal	[Seal]	


LEGEND

- S — PROPOSED SEWER RETICULATION MAIN
- Ex.S — EXISTING SEWER MAIN TO REMAIN
- Ex.S — EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
- - - - - PROPOSED LOT EASEMENT
- SUBDIVISION BOUNDARY
- EXISTING LOT BOUNDARY
- ▨ PROPOSED EASEMENT
- ▭ PROPERTY ALLOTMENT
- ⊕ PROPOSED MANHOLE
- ⊙ EXISTING MANHOLE

NOTE:
EASEMENT AREA IS 199.2m²



No.	Revisions	Author	Checked	Date
B	EXISTING SEWER LINE TYPE UPDATED			01.08.18
A	ORIGINAL ISSUE			19.03.18



Empower
ENGINEERS &
PROJECT MANAGERS

Client: BRAD AND MELANIE SMITH
Project: CLONCURRY SUBDIVISION SERVICES
Title: PROPOSED SEWERAGE RETICULATION SERVICES
Lot: LOT 11 ON SP198804

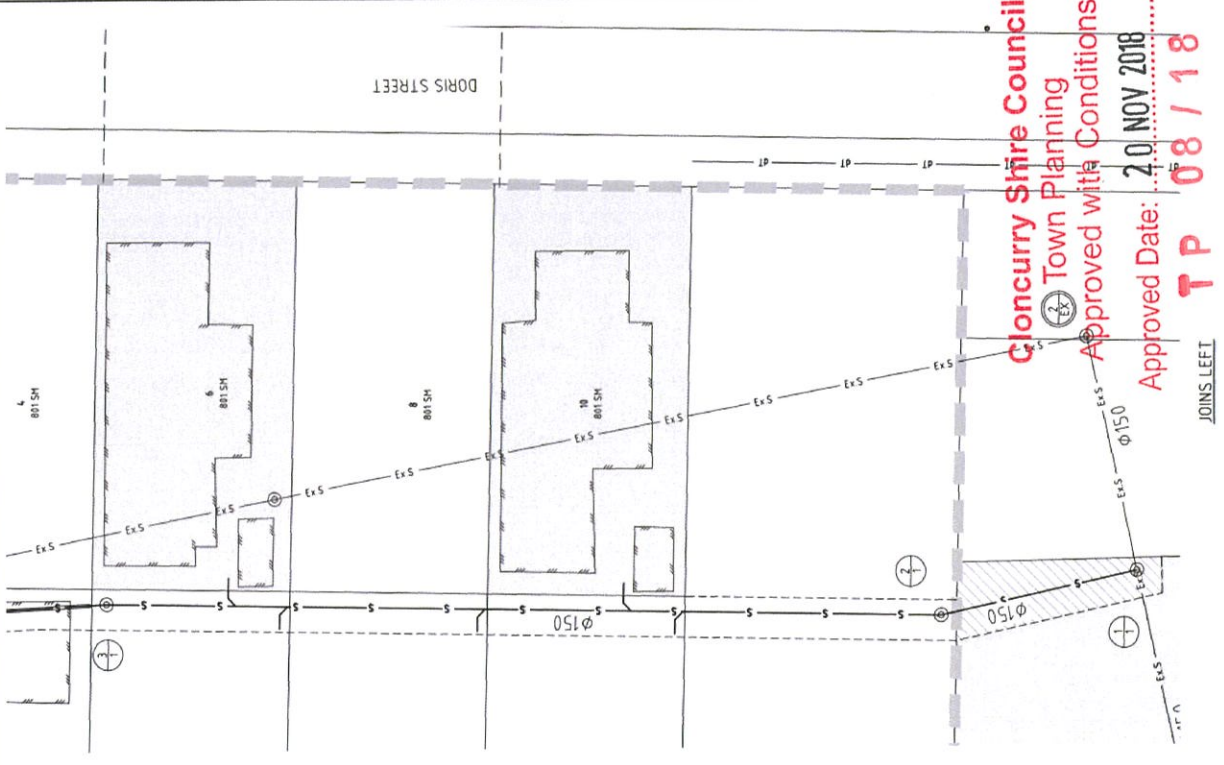
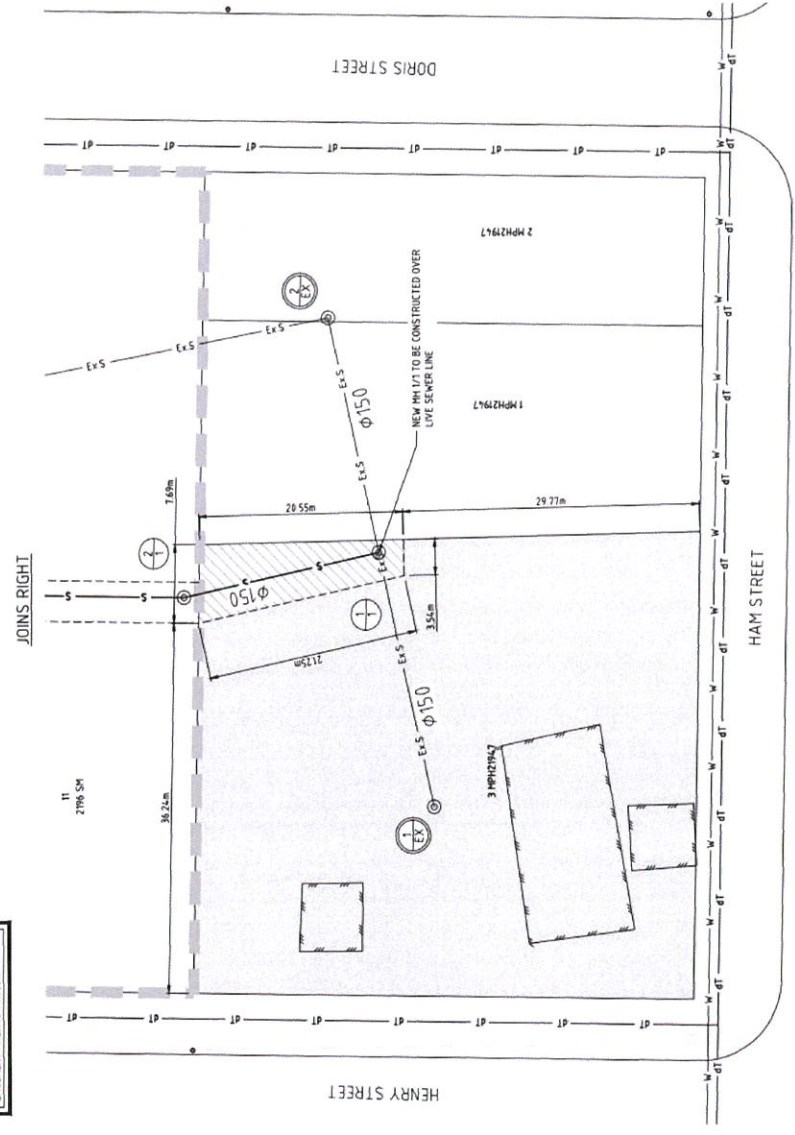
Drawn by: [Blank]
Checked by: [Blank]
Project No.: B00264-SK005
Rev: B

Scale: 1:250 (A1) - 1:500 (A3)
 or better shall use on all the previous projects.

Cloncurry Shire Council
Town Planning
Approved with Conditions
20 NOV 2018
Approved Date:
TP 08 / 18

- LEGEND**
- S — PROPOSED SEWER RETICULATION MAIN
 - - - Ex.S - EXISTING SEWER MAIN TO REMAIN
 - - - Ex.S - EXISTING SEWER MAIN TO BE DECOMMISSIONED (HISTORICAL ASSET DATA)
 - - - PROPOSED LOT EASEMENT
 - - - SUBDIVISION BOUNDARY
 - - - EXISTING LOT BOUNDARY
 - - - PROPOSED EASEMENT
 - - - PROPERTY ALLOTMENT
 - - - PROPOSED MANHOLE
 - - - EXISTING MANHOLE

NOTE:
EASEMENT AREA IS 14.866sq'



Cloncurry Shire Council
Town Planning
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Approved Date: 20 NOV 2018
TP 08/18

Drawn AND PSM	Project No.	Project Name
MOJAL COORD	NOT FOR CONSTRUCTION	B00264-SK006

Client	Department of Housing and Public Works
Project	Cloncurry Subdivision Services
Title	Proposed Sewerage Reticulation Services Lot 3 on MPH21947 and Lots 6 and 10 on SP198804

Empower
ENGINEERING & PROJECT MANAGEMENT

Authorised Engineer	DATE	DATE	DATE
Register	2018	2018	2018

Issue	Author	Date	Approved
1	Author	2018	Approved

Scale	1:500 (A3)
Scale	1:200 (A1)
Scale	1:100 (A2)

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Cloncurry Shire Council

38-46 Daintree Street
PO Box 3
Cloncurry QLD 4824
ABN: 76 581 540 914



Telephone: (07) 4742 4100
Facsimile: (07) 4742 1712
Email: council@cloncurry.qld.gov.au
Website: www.cloncurry.qld.gov.au

DEVELOPMENT APPLICATION OPERATION WORKS (INSTALLATION OF RETICULATED SEWERAGE AND WATER TO RESIDENTIAL DWELLINGS)

ADOPTED INFRASTRUCTURE CHARGES NOTICE

1. APPLICATION DETAILS

Application No:	TP08/18
Real Property Description:	Lot 21 on SP206715, Lot 1 on SP198804, Lot 2 on SP198804, Lot 3 on SP198804, Lot 4 on SP198804, Lot 5 on SP198804, Lot 6 on SP198804, Lot 7 on SP198804, Lot 8 on SP198804, Lot 9 on SP198804, Lot 10 on SP198804, Lot 11 on SP198804 and Lot 3 on MPH21947.
Property Location:	Henry & Doris Street, Cloncurry
Development Approval Details	Development Permit Operational Works - Installation of sewerage and water to residential dwellings

2. CALCULATION OF ADOPTED INFRASTRUCTRE CHARGES

The Adopted Infrastructure Charge is calculated as follows:

$$AIC = AC - D$$

Where:

AIC is the **Adopted Infrastructure Charge** that may be levied for development

AC is the **Adopted Charge** for the truck infrastructure networks to service the development state in Section 5 of Councils Adopted Infrastructure Charges Resolution

D is the Discount for the existing truck infrastructure networks servicing the premises state in Section 6 of Council's Adopted Infrastructure Charges Resolution.

3. DETAILS OF ADOPTED INFRASTRUCTRE CHARGES

		Adopted Charge Unit	Infrastructure Charge
Adopted Charge (AC):	Operational Works: Installation of sewerage and water to residential dwellings	\$5,000.00 Per lot	\$65,000.00
Discount (D)	Operational Works: Installation of sewerage and water to residential dwellings	Nil	Nil
ADOPTED INFRASTRUCTURE CHARGE (AIC)			\$65,000.00

Payment Details:	Payment of the infrastructure charges must be made to Cloncurry Shire Council. A copy of the Adopted Infrastructure Charges Notice is to accompany the above payment
Due date for payment	Payment of the adopted infrastructure charges is required before commencement of use in accordance with Section 122 of the <i>Planning Act 2016</i> .
GST:	The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the <i>Planning Act 2016</i> is GST exempt.
Authority for the charge	The infrastructure charges in this notice are payable in accordance with Chapter 4 Subdivision 4 (Levying charges) of the <i>Planning Act 2016</i> . Pursuant to Section 122 of the <i>Planning Act 2016</i> , this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following: (i) A charge equivalent to the pre-SPRP amount for development for which the charge is levied; (ii) The maximum adopted charge for the infrastructure.
Related payments and by provision of infrastructure	The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).
Appeals:	Pursuant to section 124 of the <i>Planning Act 2016</i> a person may appeal an adopted infrastructure charge notice.
Circumstance where the infrastructure charges are not recoverable:	The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 130 of the <i>Planning Act 2016</i> .
When this notice lapses:	This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 135 of the <i>Planning Act 2016</i> .