

Vanessa Langtry

From: Leonard Strub
Sent: Thursday, 25 August 2022 9:42 PM
To: Category B - (47(3)(b) RTI Act)
Subject: RE: On-Maintenance Meeting EE: CC-6282 BRC: 523.2022.309.1

Hi Category B maybe some commentary to help Cat B to communicate the logic behind the apparently controversial read drainage channel to his prospective purchasers like how the batters could be flattened by bringing the invert further into the lot as part of landscaping but that the invert needs to remain at the constructed depth to ensure a continuous grade for the length of the drain... also, the option for the extra berm earthwork over the electrical corridor if Ergon Cat B decides the pillar boxes in the batter is unacceptable... thanks, Leonard

From: Category B - (47(3)(b) RTI Act)@empireengineering.com.au>
Sent: Thursday, 25 August 2022 12:40 PM
To: Cat B@ddm-group.com.au; Ian Musgrove Category B - (47(3)(b) RTI Act) >; Category B <B@baldwingroup.com.au>; Leonard Strub Category B - (47(3)(b) RTI Act)
Cc: Category B @empireengineering.com.au>
Subject: On-Maintenance Meeting EE: CC-6282 BRC: 523.2022.309.1

Good morning,

Thank you for attending the On-Maintenance meeting held at 1:00pm on Wednesday the 24th August 2022 for Tantitha Rise Estate Stage 2 at James Henderson Way, Gooburrum. Please see below summary of discussed points. Should any information be missing please don't hesitate to contact me and I will make the necessary amendments.

Date:
24th August 2022

Time:
01:00pm

Attendees:

Leonard Strub – Bundaberg Regional Council
Ian Musgrove – Bundaberg Regional Council
Category B – Baldwin Contracting
Category B – S & K Green Investments Pty
Category B – Empire Engineering
Category B - (47(3)(b) RTI Act) – Empire Engineering

Points of Discussion:

- Baldwin to provide AS CON survey and empire engineering to provide AS CON plans subsequently
- Empire Engineering to contact the electrical engineer Cat B from Wbeg Energy Group to sort the issue of the power pole.

Should you require any information please don't hesitate to contact me at the office.

Kind Regards,

Category B - (47(3)(b) RTI Act)



Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



Civil & Structural Consulting Engi
Sunshine Coast • Bundaberg • Gy

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Vanessa Langtry

From: Amanda Matanovic
Sent: Monday, 17 October 2022 3:36 PM
To: Category B
Cc: Leonard Strub; Category B; Development; Ashley Garrett
Subject: RE: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Good afternoon Cat B

Just a heads up that the plan seal will not be able to be progressed due to infrastructure servicing the adjoining property being located within the new lot, unless it is under easement.

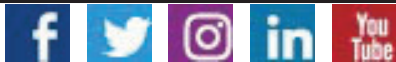
I will get Ash to issue the on-maintenance letter in Leonards absence.

Cheers,

AMANDA MATANOVIC

Principal Development Engineer

Category B - Contrary to Public Interest (47(3)(b) RTI Act)



From: Category B @empireengineering.com.au>
Sent: Wednesday, 12 October 2022 1:07 PM
To: Amanda Matanovic Category B - Contrary to Public Interest (47(3)(b) RTI Act)
Cc: Leonard Strub Category B - Contrary to Public Interest (47(3)(b) RTI Act); Category B @ddm-group.com.au>
Subject: RE: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Hello Amanda,

In reference to Leonards email below, I can now confirm the bond has been paid and the developer and electrical engineer are working with Ergon regarding a solution to the power pole. I am advised the solution will either be to relocate the pole into the neighbouring property which it services or establish an easement / wayleave.

Are you able to now progress the on-maintenance acceptance?

Thanks

Regards,

Category B

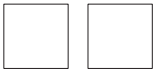


Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



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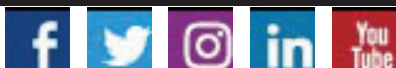
From: Leonard Strub [mailto:Category B - Contrary to Public Interest (47(3)(b) RTI Act)]
Sent: Monday, 3 October 2022 2:23 PM
To: B @empireengineering.com.au
Cc: Amanda Matanovic <Category B - Contrary to Public Interest (47(3)(b) RTI Act)>
Subject: FW: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Hi Cat B

I've drafted the "On Maintenance" letter but can't see any evidence of the \$4,950 Maintenance Bond being paid previously. I've attached a **fee sheet** for your client to pay against or to get alternative receipt details of a payment already made. The "On Maintenance" inspection revealed an Ergon pole encroaching on a new residential lot along the north boundary – we'll need advice about what is to happen with this infrastructure as it is understood not acceptable to remain in the rear of the new residential lot.

LEONARD STRUB
Development Engineer

Category B - Contrary to Public Interest (47(3)(b) RTI Act)



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From: Category B - (47(3)(b) RTI Act) @empireengineering.com.au>
Sent: Friday, 30 September 2022 10:50 AM
To: Leonard Strub <Category B - Contrary to Public Interest (47(3)(b) RTI Act)>; Development <development@bundaberg.qld.gov.au>
Cc: Empire Engineering <admin.cc@empireengineering.com.au>; Category B - (47(3)(b) RTI Act) @ddm-group.com.au>
Subject: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Hello Leonard and development team,
In regards to the above referenced project, please find attached the following documents forming our on-maintenance submission:

- On-maintenance application covering letter;
- Certificate of Engineer;
- Asconstructed PDF plan set; and

- DWG, xml and 12daz files of Ascon survey.

Could you please review the attached information at you earliest convenience.

Thanks

Regards,

Category B



Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



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In reply please refer to:

Category B
At: Bundaberg
Our Ref: CC-6282
Your Ref: 521.2021.249.

30th September 2022

Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670

Attention: Leonard Strub

Dear Sir,

**Re: On-Maintenance Application for
Tantitha Rise Subdivision Stage 2 at
James Henderson Way, Gooburrum**

We refer to Council's Development Permit dated 11 May 2022 for Operational Works at James Henderson Way, Gooburrum. (Council Ref: 521.2021.249.1).

We act on behalf of the developer, S & K Green Investments Pty Ltd, and now seek Council's acceptance of the civil construction works.

Please find attached the following documentation forming this On-Maintenance application:

- Certificate of Engineer; &
- Electronic As-Constructed plans and ADAC data.

It is our understanding that the developer, S & K Investments Pty Ltd, has already made payment of the Maintenance Bond for the Operational Works directly to Council.

We calculate the Maintenance Bond to be \$4,925.00 being 5% of the total construction cost of the Operational Works of \$98,500.00. The developer, S & K Investment Pty Ltd, will make payment of the Maintenance Bond directly to Council.

It is our understanding that officers of Bundaberg Regional Council and Empire Engineering have already undertaken inspections of the completed works and all works found to be in need of completion or rectification have now been completed. This being the case we request you accept the works on-maintenance at your earliest convenience.

Please contact the undersigned on (07) 4154 4894 to arrange a joint On-Maintenance inspection.

Should you have any queries please contact the undersigned at our Bundaberg office.

Yours faithfully

Category B - (47(3)(b) RTI Act)

for and on behalf of
EMPIRE ENGINEERING Pty Ltd

In reply please refer to:

Category B

At: Bundaberg

Our Ref: CC-6282

Your Ref: 521.2021.249.1

CERTIFICATE OF ENGINEER

INSPECTION CERTIFICATE FOR DEVELOPMENT WORKS

**Tantitha Rise Subdivision Stage 2
at James Henderson Way, Gooburrum
for S & K Green Investments Pty Ltd
Ref: 521.2021.249.1**

We, Empire Engineering Pty Ltd, having been commissioned to carry out inspection of the works consisting of:

- *Earthworks;*
- *Stormwater drainage;*
- *Water reticulation; &*
- *Concrete Driveway.*

associated with development of land described as:

Lot 103 on SP324097

do hereby certify that we have exercised reasonable skill, care and diligence to ascertain, to the best of our knowledge, that the works described above have been executed generally in accordance with:

1. Council's Operational Works Permit;
2. The approved drawings and specifications, except where amended during construction with the approval of Council; and
3. Good engineering practice and to a satisfactory standard of workmanship.

Signature:

Name:

Date:

30th September 2022

Position:

Director - Bundaberg

RPEQ No:

8042

for and on behalf of

EMPIRE ENGINEERING Pty Ltd

Legend

- ADAC DRAIN MGA PLANE Stage 2 220908 ELEC POLE
- ▭ brc.GIS.Cadastre



STAGE 2 ASCON OUT (dwg)



Bond Fee Sheet

Date of Issue: 3 October 2022

Council Reference: 523.2022.309.1

Customer Reference: CC-6282

S & K Green Investments Pty Ltd
 via email: admin.cc@empireengineering.com.au

PROPERTY DETAIL

Property Address: James Henderson Way GOOBURRUM

Property Description: Lot 103 Pt A on SP324097

PRESCRIBED FEE

<i>Receipt Code and Description</i>	<i>Amount</i>
(802) Maintenance Bond (Trust Cat 240)	\$ 4,950.00

Total	\$ 4,950.00
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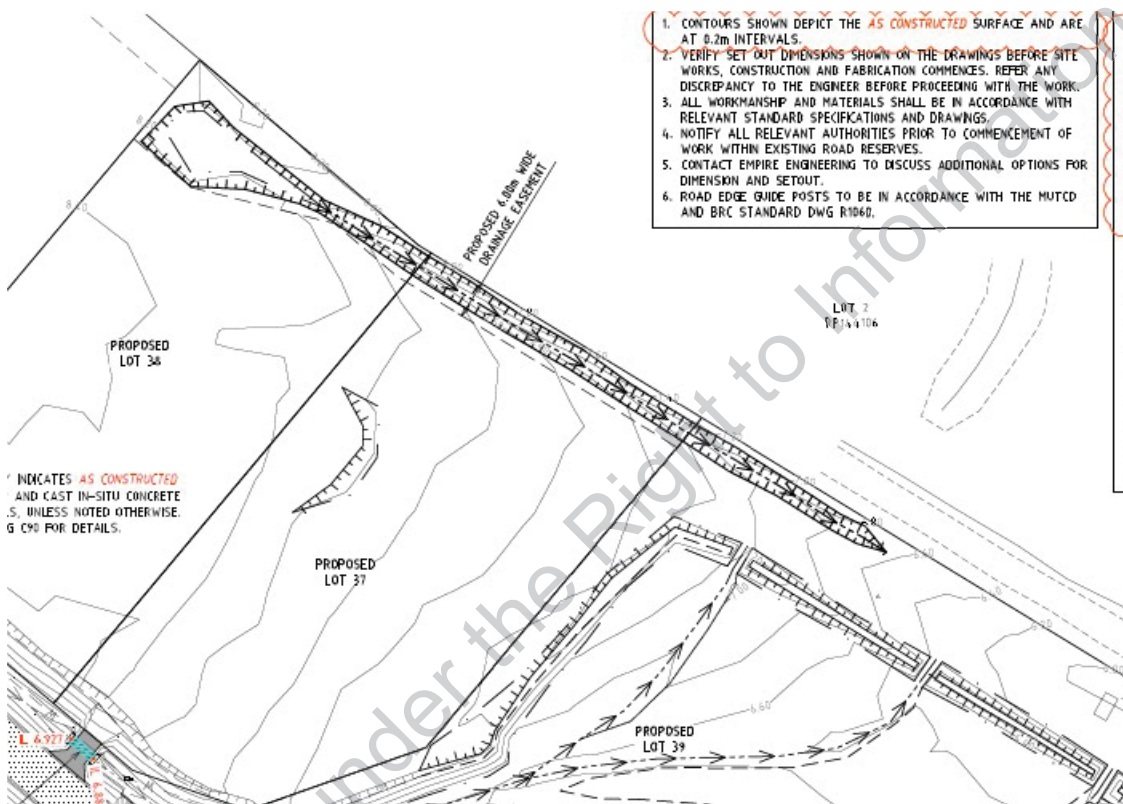
PAYMENT METHOD

- Cheque** Include this document with your cheque
 In Person At any Council Service Centre
- Credit Card** Please provide a contact name and phone number for Council to contact you to arrange payment via credit card.
- Name: _____ Phone: _____

Office Use Only:		
Receipt No:	Amount:	Box:
Date Payment Rec'd:	Initial:	Reg No:

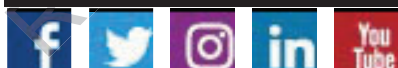
From: Amanda Matanovic
Sent: Friday, 21 October 2022 8:56 AM
To: Leonard Strub
Cc: Ashley Garrett; Peter Esposito; Ian Musgrove
Subject: FW: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance
Attachments: BRC On-Maintenance Application Letter CC-6282.pdf; Certificate of Engineer CC-6282.pdf; STAGE 2 ASCON OUT.dwg; CC6282 Ascon.xml; Plane Ascon Pickup 220926.12daz; CC-6282 CIV REV C (AS CONSTRUCTED).pdf; Maintenance Bond fee sheet - Tantitha Rise stage 2.pdf

Although now too late as it is on maintenance, how did the swale get completed as per the plans when there is an electricity pole right near the boundary of the new lot?



AMANDA MATANOVIC
Principal Development Engineer

Category B - Contrary to Public Interest (47(3)(b) RTI Act)



From: Leonard Strub Category B - Contrary to Public Interest (47(3)(b) RTI Act)
Sent: Monday, 3 October 2022 2:23 PM
To: Cat B @empireengineering.com.au

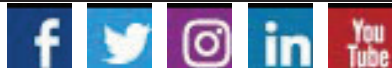
Cc: Amanda Matanovic **Category B - Contrary to Public Interest (47(3)(b) RTI Act)**
Subject: FW: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Hi **Cat B**

I've drafted the "On Maintenance" letter but can't see any evidence of the \$4,950 Maintenance Bond being paid previously. I've attached a **fee sheet** for your client to pay against or to get alternative receipt details of a payment already made. The "On Maintenance" inspection revealed an Ergon pole encroaching on a new residential lot along the north boundary – we'll need advice about what is to happen with this infrastructure as it is understood not acceptable to remain in the rear of the new residential lot.

LEONARD STRUB
Development Engineer

Category B - Contrary to Public Interest (47(3)(b) RTI Act)



From: **Category B** <@empireengineering.com.au>
Sent: Friday, 30 September 2022 10:50 AM
To: Leonard Strub **Category B - Contrary to Public Interest (47(3)(b) RTI Act)**; Development <development@bundaberg.qld.gov.au>
Cc: Empire Engineering <admin.cc@empireengineering.com.au>; **Category B - (47(3)(b) RTI Act)** <@ddm-group.com.au>
Subject: 523.2022.309.1 Tantitha Rise Stage 2 - On-maintenance

Hello Leonard and development team,
In regards to the above referenced project, please find attached the following documents forming our on-maintenance submission:

- On-maintenance application covering letter;
- Certificate of Engineer;
- Asconstructed PDF plan set; and
- DWG, xml and 12daz files of Ascon survey.

Could you please review the attached information at you earliest convenience.

Thanks

Regards,
Category B



Bundaberg Office
P 07 4154 4894
E admin.cc@empireengineering.com.au

empireengineering.com.au



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In reply please refer to:

Category B
At: Bundaberg
Our Ref: CC-6282
Your Ref: 521.2021.249.

30th September 2022

Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670

Attention: Leonard Strub

Dear Sir,

**Re: On-Maintenance Application for
Tantitha Rise Subdivision Stage 2 at
James Henderson Way, Gooburrum**

We refer to Council's Development Permit dated 11 May 2022 for Operational Works at James Henderson Way, Gooburrum. (Council Ref: 521.2021.249.1).

We act on behalf of the developer, S & K Green Investments Pty Ltd, and now seek Council's acceptance of the civil construction works.

Please find attached the following documentation forming this On-Maintenance application:

- Certificate of Engineer; &
- Electronic As-Constructed plans and ADAC data.

It is our understanding that the developer, S & K Investments Pty Ltd, has already made payment of the Maintenance Bond for the Operational Works directly to Council.

We calculate the Maintenance Bond to be \$4,925.00 being 5% of the total construction cost of the Operational Works of \$98,500.00. The developer, S & K Investment Pty Ltd, will make payment of the Maintenance Bond directly to Council.

It is our understanding that officers of Bundaberg Regional Council and Empire Engineering have already undertaken inspections of the completed works and all works found to be in need of completion or rectification have now been completed. This being the case we request you accept the works on-maintenance at your earliest convenience.

Please contact the undersigned on (07) 4154 4894 to arrange a joint On-Maintenance inspection.

Should you have any queries please contact the undersigned at our Bundaberg office.

Yours faithfully

Category B - (47(3)(b) RTI Act)



for and on behalf of
EMPIRE ENGINEERING Pty Ltd

In reply please refer to:

Category B

At: Bundaberg
Our Ref: CC-6282
Your Ref: 521.2021.249.1

CERTIFICATE OF ENGINEER

INSPECTION CERTIFICATE FOR DEVELOPMENT WORKS

**Tantitha Rise Subdivision Stage 2
at James Henderson Way, Gooburrum
for S & K Green Investments Pty Ltd
Ref: 521.2021.249.1**

We, Empire Engineering Pty Ltd, having been commissioned to carry out inspection of the works consisting of:

- *Earthworks;*
- *Stormwater drainage;*
- *Water reticulation; &*
- *Concrete Driveway.*

associated with development of land described as:

Lot 103 on SP324097

do hereby certify that we have exercised reasonable skill, care and diligence to ascertain, to the best of our knowledge, that the works described above have been executed generally in accordance with:

1. Council's Operational Works Permit;
2. The approved drawings and specifications, except where amended during construction with the approval of Council; and
3. Good engineering practice and to a satisfactory standard of workmanship.

Signature:

Name:

Date:

30th September 2022

Position: Director - Bundaberg

RPEQ No: 8042

for and on behalf of

EMPIRE ENGINEERING Pty Ltd

Legend

- ADAC DRAIN MGA PLANE Stage 2 220908 ELEC POLE
- ▭ brc.GIS.Cadastre



STAGE 2 ASCON OUT (dwg)



Bond Fee Sheet

Date of Issue: 3 October 2022
Council Reference: 523.2022.309.1
Customer Reference: CC-6282

S & K Green Investments Pty Ltd
 via email: admin.cc@empireengineering.com.au

PROPERTY DETAIL

Property Address: James Henderson Way GOOBURRUM
Property Description: Lot 103 Pt A on SP324097

PRESCRIBED FEE

<i>Receipt Code and Description</i>	<i>Amount</i>
(802) Maintenance Bond (Trust Cat 240)	\$ 4,950.00

Total	\$ 4,950.00
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PAYMENT METHOD

Cheque Include this document with your cheque
 In Person At any Council Service Centre
 Credit Card Please provide a contact name and phone number for Council to contact you to arrange payment via credit card.
 Name: _____ Phone: _____

Office Use Only:		
Receipt No:	Amount:	Box:
Date Payment Rec'd:	Initial:	Reg No:

Vanessa Langtry

From: Leonard Strub
Sent: Tuesday, 29 November 2022 10:58 AM
To: ccg.contestable@ergon.com.au
Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

BRC: 523.2022.309.1

Hi team, it appears this subdivision stage was developed without addressing the overhead power to the original homestead highlighted. Turns out the overhead power has a pole (2032874) in the balance lot 103 on SP324097 that is being subdivided. Initial contact with Ergon was made by the developer consultant and **Category B** provided advice outlined below. My question.. isn't the overhead electricity redundant? What's stopping lot 2 on RP144106 having a standard service at Fairymead Road and lot 102 on SP324097 having a standard connection to James Henderson Way? Thanks, Leonard

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From: Category B - (47(3)(b) RTI Act) @empireengineering.com.au>
Sent: Thursday, 24 November 2022 8:58 AM
To: Category B - (47(3)(b) RTI Act) @insitesjc.com.au>; **Cat B** @ddm-group.com.au; Leonard Strub
Category B - (47(3)(b) RTI Act); Amanda Matanovic Category B - (47(3)(b) RTI Act)
Cc: insite@emailmyjob.com; Category B - (47(3)(b) RTI Act) @mrh.com.au>
Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Leonard and Amanda,
 Please see below correspondence from Ergon and InsiteSJC, seems like Ergon aren't agreeable to an easement over that power pole in the rear of the site. Are you happy for us to move forward as per Ergons request for a "right of passage".
 Thanks

Regards,
Category B



Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



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From: Category B - (47(3)(b) RTI Act)@insitesjc.com.au]

Sent: Wednesday, 23 November 2022 11:49 AM

To: Cat B @ddm-group.com.au; Cat B @empireengineering.com.au

Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com>; Category B - (47(3)(b) RTI Act)@mrh.com.au>

Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hi Category B - (47(3)(b) RTI Act)

Please find below advice from Ergon. Their feedback is clear that they won't accept an easement over the encroaching infrastructure but, instead, require a Consent to Works from Cat B. I suggest—

1. Category B – you forward to Amanda to confirm Council is agreeable to this way forward; and then
2. Gatewest Energy organises the Consent to Works with Ergon Contestable.

I've attached an extract showing the location of the power pole in relation to the proposed easement and cadastral boundaries.

Please let me know if you have any questions. In the meantime – Category B still haven't heard anything from you or Gatewest re NBN.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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Office Closure | Monday 26th December 2022. Reopening 9th January 2023

From: Category B - (47(3)(b) RTI Act)

Sent: Wednesday, 23 November 2022 11:31 AM

To: Category B - (47(3)(b) RTI Act)@insitesjc.com.au; Category B - (47(3)(b) RTI Act)@energyq.com.au>

Subject: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello **Cat B**

As this is an Ergon overhead asset, an easement between land owners would not satisfy the needs for the Ergon owned asset.

Ergon would only require an easement on an underground Ergon owned asset in private land, Overhead sub transmission or overhead transmission network not overhead distribution network.

Ergon would have a "right of passage" due to the age of the asset and the supply connects the original homestead that was the original portion of land before the sub division of Tantitha Rise.

Ergon would require a Consent To Works (Old Wayleave) for the new Lot configuration from the current owner (Developer) to ensure the perspective owners don't have an argument to force Ergon to remove/relocate the asset on the new lots.

As this is a contestable sub division, the proceedings in relation to this matter would need to be dealt with our Contestable group at cgc.contestable@ergon.com.au making reference to Ergon WR 1693184 Stage 2 Tantitha Rise.

Cheers

Category B - (47(3)(b) RTI Act)

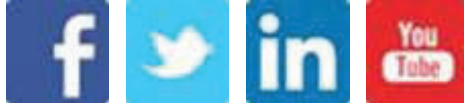
Design Work Group Leader
Ergon Energy

11 Enterprise Street, Bundaberg QLD 4670
Locked Bag 887, Bundaberg QLD 4670

Category B

Category B - (47(3)(b) RTI Act) ergon.com.au

ergon.com.au



From: Category B - (47(3)(b) RTI Act)

Sent: Wednesday, 23 November 2022 10:30 AM

To: Category B - (47(3)(b) RTI Act) @energyq.com.au; Category B - (47(3)(b) RTI Act) @ergon.com.au

Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com>

Subject: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and believe the content is safe.

Hi Category B

We're looking at lodging a survey plan with Council soon for the subdivision of Lot 103 on SP324097. Council has flagged they require an easement over pole 2032874 and O/H LV lines that service Lot 2 on RP144106 and Lot 102 on SP324097 before they will approve the survey plan. I am anticipating three options but wonder which is acceptable and preferable for Ergon—

1. Way leave – if so, could I ask for a written statement so I can provide to Council and see if they will accept it?
2. Easement to Ergon – not sure if you accept easements over LV assets.
3. Easement between the relevant owners.



Your earliest advice would be greatly appreciated.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B @insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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InsitesJC wishes you
Merry Christmas &
A Happy New Year!



Office Closure | Monday 26th December 2022. Reopening 9th January 2023

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OR

1. Create a new email addressed to one of the following addresses:

Junk (SPAM): junk@energyq.com.au

Phishing: phishing@energyq.com.au

Malware: malware@energyq.com.au (there is no button in Outlook for reporting malware)

2. Add this email as an attachment and click send

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Ergon Energy Corporation Limited ABN 50 087 646 062

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Vanessa Langtry

From: Leonard Strub
Sent: Tuesday, 29 November 2022 1:04 PM
To: **Category B**
Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hi **Category B** apologies for the delay, as mentioned by **Category B** below, I've contacted Ergon's contestable group **Category B** and understand he'll be discussing the matter with the electrical consultant, I expect to hear back in due course... thanks, Leonard

From: **Category B - (47(3)(b) RTI Act)**@empireengineering.com.au>
Sent: Thursday, 24 November 2022 8:58 AM
To: **Category B - (47(3)(b) RTI Act)**@insitesjc.com.au>; **Category B**@ddm-group.com.au; Leonard Strub
Category B - (47(3)(b) RTI Act); Amanda Matanovic **Category B - (47(3)(b) RTI Act)**
Cc: insite@emailmyjob.com; **Category B - (47(3)(b) RTI Act)**@mrh.com.au>
Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Leonard and Amanda,
Please see below correspondence from Ergon and InsiteSJC, seems like Ergon aren't agreeable to an easement over that power pole in the rear of the site. Are you happy for us to move forward as per Ergons request for a "right of passage".
Thanks

Regards,
Category B



Bundaberg Office
P 07 4154 4894
E admin.cc@empireengineering.com.au

empireengineering.com.au



Civil & Structural Consulting Engi
Sunshine Coast • Bundaberg • Gy

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From: **Category B - (47(3)(b) RTI Act)**@insitesjc.com.au]
Sent: Wednesday, 23 November 2022 11:49 AM

To: Cat B@ddm-group.com.au; Cat B@empireengineering.com.au
Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com> [Category B - \(47\(3\)\(b\) RTI Act\)@mrh.com.au](mailto:Category B - (47(3)(b) RTI Act)@mrh.com.au)>
Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hi [Category B - \(47\(3\)\(b\) RTI Act\)](mailto:Category B - (47(3)(b) RTI Act)@mrh.com.au)

Please find below advice from Ergon. Their feedback is clear that they won't accept an easement over the encroaching infrastructure but, instead, require a Consent to Works from Shaun. I suggest—

1. [Category B](mailto:Category B - (47(3)(b) RTI Act)@mrh.com.au) – you forward to Amanda to confirm Council is agreeable to this way forward; and then
2. Gatewest Energy organises the Consent to Works with Ergon Contestable.

I've attached an extract showing the location of the power pole in relation to the proposed easement and cadastral boundaries.

Please let me know if you have any questions. In the meantime – [Cat B](mailto:Cat B@ddm-group.com.au) still haven't heard anything from you or Gatewest re NBN.

Kind regards,

[Category B - \(47\(3\)\(b\) RTI Act\)](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



[Category B - \(47\(3\)\(b\) RTI Act\)](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)

Category B@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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Office Closure | Monday 26th December 2022. Reopening 9th January 2023

From: [Category B - \(47\(3\)\(b\) RTI Act\)@ergon.com.au](mailto:Category B - (47(3)(b) RTI Act)@ergon.com.au)>

Sent: Wednesday, 23 November 2022 11:31 AM

To: [Category B - \(47\(3\)\(b\) RTI Act\)@insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)>; [Category B - \(47\(3\)\(b\) RTI Act\)@energyq.com.au](mailto:Category B - (47(3)(b) RTI Act)@energyq.com.au)>

Subject: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello [Cat B](mailto:Cat B@ddm-group.com.au)

As this is an Ergon overhead asset, an easement between land owners would not satisfy the needs for the Ergon owned asset.

Ergon would only require an easement on an underground Ergon owned asset in private land, Overhead sub transmission or overhead transmission network not overhead distribution network.

Ergon would have a “right of passage” due to the age of the asset and the supply connects the original homestead that was the original portion of land before the sub division of Tantitha Rise.

Ergon would require a Consent To Works (Old Wayleave) for the new Lot configuration from the current owner (Developer) to ensure the perspective owners don’t have an argument to force Ergon to remove/relocate the asset on the new lots.

As this is a contestable sub division, the proceedings in relation to this matter would need to be dealt with our Contestable group at ccg.contestable@ergon.com.au making reference to Ergon WR 1693184 Stage 2 Tantitha Rise.

Cheers

Category B - (47(3)(b) RTI Act)

Design Work Group Leader
Ergon Energy

11 Enterprise Street, Bundaberg QLD 4670
Locked Bag 887, Bundaberg QLD 4670

Category B - (47(3)(b) RTI Act)

[@ergon.com.au](mailto:Category B - (47(3)(b) RTI Act)@ergon.com.au)

ergon.com.au



From: [Category B - \(47\(3\)\(b\) RTI Act\)@insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)>

Sent: Wednesday, 23 November 2022 10:30 AM

To: [Category B - \(47\(3\)\(b\) RTI Act\)@energyq.com.au](mailto:Category B - (47(3)(b) RTI Act)@energyq.com.au); [Category B - \(47\(3\)\(b\) RTI Act\)@ergon.com.au](mailto:Category B - (47(3)(b) RTI Act)@ergon.com.au)>

Cc: insite@emailmyjob.com <insite@emailmyjob.com>

Subject: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

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Hi **Category B**.

We’re looking at lodging a survey plan with Council soon for the subdivision of Lot 103 on SP324097. Council has flagged they require an easement over pole 2032874 and O/H LV lines that service Lot 2 on RP144106 and Lot 102 on SP324097 before they will approve the survey plan. I am anticipating three options but wonder which is acceptable and preferable for Ergon—

1. Way leave – if so, could I ask for a written statement so I can provide to Council and see if they will accept it?
2. Easement to Ergon – not sure if you accept easements over LV assets.
3. Easement between the relevant owners.



Your earliest advice would be greatly appreciated.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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InsiteSJC wishes you
Merry Christmas &
A Happy New Year!



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1. In Outlook use the corresponding Report Message button in the Outlook Ribbon

OR

1. Create a new email addressed to one of the following addresses:

Junk (SPAM): junk@energyq.com.au

Phishing: phishing@energyq.com.au

Malware: malware@energyq.com.au (there is no button in Outlook for reporting malware)

2. Add this email as an attachment and click send

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Ergon Energy Corporation Limited ABN 50 087 646 062

Released under the Right to Information Act 2009

20 March 2023

S & K Green Investments Pty Ltd
C/- InsiteSJC
via email: Category B@insitesjc.com.au

Attn: [Category B - \(47\(3\)\(b\) RTI Act\)](#)

Dear Madam

RE: – Request for Approving Plans of Subdivision for Survey Plan + Easement Documents at 27 James Henderson Way GOOBURRUM 4670; land described as Lot: 12 SP: 308080;

I refer to the above-described request lodged at Council on Friday, 24 February 2023.

The Bundaberg Regional Council has determined that the following criteria under Section 2(1) of Schedule 18 of the Planning Regulation 2017 was not included in your request and is needed to assess the request:

1. Evidence of compliance with the development conditions of the development permit for the reconfiguration has not been provided to the Bundaberg Regional Council.
 - a. Condition 10 requires the access track along the north boundary to Fairymead Road to be removed and the surface reinstated. Please provide evidence this condition has been complied with (ie. photographs).
 - b. Condition 19 (c) requires easement documentation to be lodged for lots 12, 30 to 38 and 103 for drainage purposes. The easement documentation provided does not include lot 30. Please provide the relevant easement documentation for Lot 30 for endorsement.
 - c. Condition 22 requires the Developer to provide telecommunications in accordance with the Planning scheme policy for development works. The Certificate of Practical Completion of Developer's Activities, dated 21 February 2023, signed by Andrew Walsh includes a total number of 11 premises. It is noted the survey plan for endorsement includes 13 lots, therefore confirmation from NBN is required that all 12 lots are within the services area and covered by the attached Certificate, noting lot 12 is existing.
2. Infrastructure charges are payable prior to the endorsement of the survey plan. the relevant infrastructure charges are still outstanding as at 20/03/2023. Please provide evidence of payment once these have been paid.

Please provide the abovementioned information to Council within 20 business days of the date of this letter, or such longer period as agreed to in writing by the Assessment Manager.

Should you not provide the abovementioned information to Council within this time, you are advised your request cannot be processed by Council and will be returned.

Please quote Council's application number: 533.2023.668.1 in all subsequent correspondence relating to this request. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Indiana Anderson on telephone 1300 883 699.

Yours faithfully

Michael Ellery
Group Manager Development

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PROPOSED TANTITHA RISE SUBDIVISION - STAGE 2

JAMES HENDERSON WAY, GOOBURRUM

For S & K GREEN INVESTMENTS PTY LTD

CIVIL ENGINEERING PLANS

DRAWING INDEX

C01	TITLE SHEET, LOCALITY PLAN AND STANDARD NOTES
C02	ESTATE LAYOUT PLAN
C03	CONSTRUCTION MANAGEMENT NOTES
C04	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
C05	SEDIMENT AND EROSION CONTROL LAYOUT PLAN
C30-C1	BULK EARTHWORKS PLANS
C32	BULK EARTHWORKS SECTIONS
C40	DETAIL LAYOUT PLAN
C70	WATER RETICULATION PLAN
C90	STANDARD DETAILS PLAN

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING ASSOCIATED CONSULTANTS DRAWINGS/DOCUMENTATION:

- INSITE S/C - SURVEY INFORMATION (REFERENCE GC16082).
- BUNDABERG REGIONAL COUNCIL - S21.2021.249.1.

NOTIFICATION AND INSPECTION PROTOCOLS

EMPIRE ENGINEERING IS RESPONSIBLE FOR LIAISING WITH THE COUNCIL DELEGATE AT THE CRITICAL CONSTRUCTION INSPECTIONS AND THE CONTRACTOR SHALL GIVE SUFFICIENT NOTICE, AS FOLLOWS:

- PRE-START MEETING (MANDATORY) - MINIMUM 7 WORKING DAYS.
- KEY CONSTRUCTION ACTIVITY INSPECTIONS (REFER BELOW) - MINIMUM 48 HOURS.
- ON MAINTENANCE INSPECTION (WHERE SPEC'D BY COUNCIL AT THE PRE-START MEETING) - MINIMUM 5 WORKING DAYS.
- OFF MAINTENANCE INSPECTION (WHERE SPEC'D BY COUNCIL AT THE PRE-START MEETING) - MINIMUM 5 WORKING DAYS.
- EMPIRE ENGINEERING IS LIKELY TO CONDUCT RANDOM SITE VISITS AT THEIR DISCRETION AS NECESSARY. - NO NOTICE.

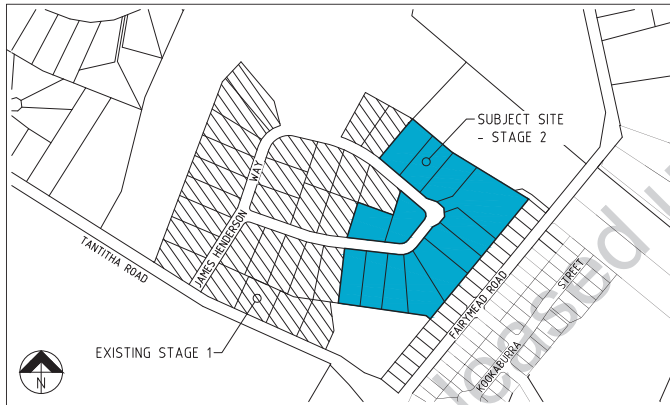
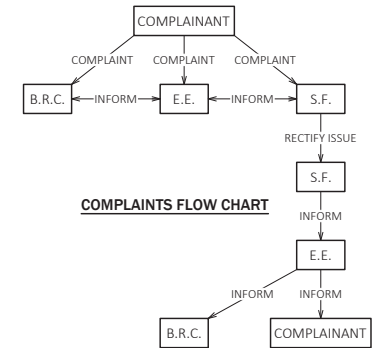
KEY CONSTRUCTION ACTIVITIES TO BE INSPECTED INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING:

- BULK EARTHWORKS INSPECTION: STRIPPED TOPSOIL VISUAL AND PROOFROLL, SEDIMENT AND EROSION CONTROL MEASURES ARE USED AND MAINTAINED. CONTRACTOR TO SUBMIT CBR AND DENSITY TEST RESULTS COMPLIANT WITH AS3798.
- SUB-GRADE BOX INSPECTION: VISUAL AND PROOFROLL. CONTRACTOR TO SUBMIT CBR AND DENSITY TEST RESULTS.
- PRE-SEAL INSPECTION: MEASUREMENT, STRINGLINE, VISUAL AND PROOFROLL. CONTRACTOR TO SUBMIT CBR AND DENSITY TEST RESULTS.
- CONCRETE PAVEMENT INSPECTIONS: STEEL INSPECTION, MEASUREMENT.
- STORMWATER OUTLET: COMPLIANCE WITH THE DRAWINGS, PRIOR TO COMMENCING PIPE LAYING UPSTREAM.
- UNDERGROUND CULVERT/CONDUIT AND PIPES: CHECK BEDDING AND ALIGNMENT PRIOR TO BACKFILL AND COMPACTION OF TRENCHES.

THE CONTRACTOR SHALL GIVE SUFFICIENT NOTICE TO EMPIRE ENGINEERING PRIOR TO COMMENCEMENT AND UPON COMPLETION OF EACH STAGE OF THE RELEVANT WORKS.

ADDRESSING COMPLAINTS

B.R.C. - BUNDABERG REGIONAL COUNCIL
E.E. - EMPIRE ENGINEERING 41544894
S.F. - SITE FOREMAN T.B.A.



LOCALITY PLAN
NOT TO SCALE

CONSTRUCTION NOTES

- CONSTRUCTION START DATE - T.B.A.
- CONSTRUCTION COMPLETION DATE - T.B.A.
- HOURS OF OPERATION - 6:30am to 6:30pm MONDAY TO SATURDAY.
- DUST CONTROL MEASURES:-
 - AREAS OF CLEARING/ EARTHWORKS TO BE LIMITED TO THAT SHOWN ON OPERATIONAL WORKS PLANS.
 - PHYSICAL BARRIERS TO BE RETAINED, ie EXISTING VEGETATION/BUFFER ZONES.
 - SITE TRAFFIC CONTROL. CONSTRUCTION VEHICLE SPEED LIMITS ON UNSEALED TRACKS TO BE REDUCED TO 10km/h OR FURTHER IF REQ.
 - EARTH MOVING EQUIPMENT MANAGEMENT. CONSTRUCTION EQUIPMENT TO BE POSITIONED STRATEGICALLY THROUGHOUT THE SITE TO MINIMIZE DUST POLLUTION IMPACT ON NEIGHBOURING PROPERTIES. WIND DIRECTION AND VELOCITY TO BE MONITORED PERIODICALLY.
- WATER TRUCK TO CYCLE WITHIN DISTURBED AREAS OF THE SITE ON A REGULAR BASIS. WEATHER CONDITIONS TO BE MONITORED AND CYCLES TO BE INCREASED IF REQUIRED.
- VEGETATION TO BE STABILIZED AS SOON AS PRACTICABLE AT THE COMPLETION OF BULK EARTHWORKS. DISTURBED AREAS TO BE SEEDED, EROSION AND SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED.
- SITE FOREMAN DETAILS - T.B.A.

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM

Empire Engineering
 BUNDABERG: 86A Bardin Street, Bundaberg, QLD 4670
 GYMPIE: 3179 Treen Street, Gympie, QLD 4570
 SUNSHINE COAST: The Corporate Centre, 13 Harold St, QLD 4507
 T: 07 4254 4894 F: 07 530 4890 E: admin@empireengineering.com.au

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CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM
 DESIGNED: LIM
 DRAWN: LIM
 CHECKED: RAW
 APPROVED: **Category B**
 REFC: 8042

TITLE: TITLE SHEET, LOCALITY PLAN AND STANDARD NOTES

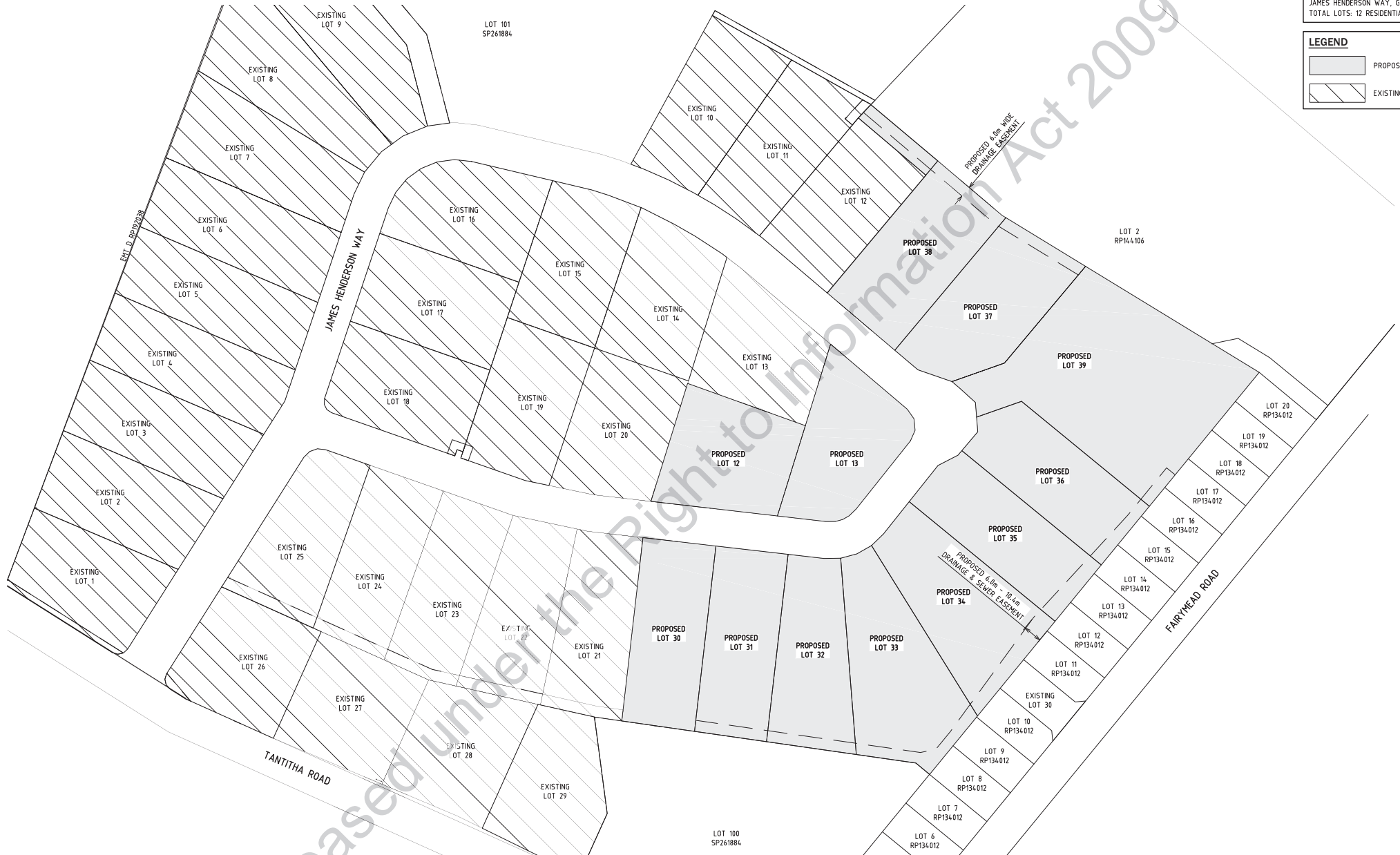
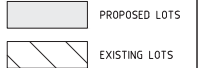
STATUS: FOR CONSTRUCTION

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C01
REV: B	

PROPERTY DESCRIPTION

TANTITHA RISE SUBDIVISION STAGE 2
 JAMES HENDERSON WAY, GOOBURRUM
 TOTAL LOTS: 12 RESIDENTIAL LOTS

LEGEND



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PROJECT NORTH



SCALES



STATUS

FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.09.21	LJM
A	FOR APPROVAL	15.02.21	LJM



BUNDABERG 86A Baxton Street, Bundaberg, QLD 4670
 P: 07 4254 4094 E: admin@empireengineering.com.au

GYMPIE 31/29 Tupper Street, Gympie, QLD 4570
 P: 07 4254 4094 E: admin@empireengineering.com.au

SUNSHINE COAST The Corporate Centre, 13 Harold St. Cnr 800 Bax St, Mooloolah, QLD 4557
 P: 07 5477 6837 E: admin@empireengineering.com.au

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CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LJM
 DRAWN: LJM
 CHECKED: RAW
 APPROVED: **Category B**

TITLE: ESTATE LAYOUT PLAN
 REF: 8042

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C02
REV: B	

	AIR QUALITY MANAGEMENT	NOISE MANAGEMENT	VIBRATION CONTROL	ON-SITE MACHINERY SERVICING AND MAINTENANCE	STORAGE AND HANDLING OF DANGEROUS GOODS ON-SITE	WASTE MANAGEMENT	VISUAL IMPACT MANAGEMENT	SITE SECURITY AND PROTECTION OF EMPLOYEES AND THE PUBLIC
ISSUE	- INCREASED WINDBORNE SEDIMENT LOADS DURING THE CONSTRUCTION PHASE.	- PUBLIC NOISE NUISANCE FROM CONSTRUCTION VEHICLES AND EQUIPMENT. - WORKER HEALTH AND SAFETY.	- VIBRATION DAMAGE TO NEIGHBOURING STRUCTURES. - NUISANCE.	- POTENTIAL FOR SPILLAGE OR LEAKAGE OF CHEMICAL AND PETROLEUM PRODUCTS AND REGULATED WASTES TO WATERS.	- POTENTIAL FOR SPILLAGE OR LEAKAGE OF CHEMICAL AND PETROLEUM PRODUCTS AND REGULATED WASTES TO WATERS.	- APPROPRIATE DISPOSAL OF ALL CONSTRUCTION SITE WASTE.	- LOSS OF VISUAL AMENITY DUE TO CONSTRUCTION, MACHINERY AND EQUIPMENT.	- UNAUTHORISED ACCESS TO THE SITE LEADING TO VANDALISM, THEFT OR PERSONAL INJURY.
OBJECTIVE	- TO REDUCE CONSTRUCTION IMPACTS ON AIR QUALITY AND HELP MINIMISE INCONVENIENCE TO NEIGHBOURING PROPERTIES.	- TO UNDERTAKE ALL REASONABLE AND PRACTICABLE MEASURES TO PREVENT OR MINIMISE NOISE NUISANCE TO NEIGHBOURING PROPERTIES.	- TO ENSURE GROUND VIBRATIONS DO NOT CAUSE DAMAGE TO ADJACENT BUILDINGS OR CAUSE ANNOYANCE TO NEARBY RESIDENTS.	- TO MINIMISE THE EFFECT OF ON-SITE MACHINERY MAINTENANCE. - TO UNDERTAKE ALL REASONABLE AND PRACTICAL MEASURES TO MINIMISE CONTAMINATION OF LAND AND WATERS.	- TO MINIMISE THE RISK OF HEALTH HAZARDS CAUSED BY THE STORAGE AND TRANSPORT OF DANGEROUS GOODS. - TO UNDERTAKE ALL REASONABLE AND PRACTICAL MEASURES TO MINIMISE CONTAMINATION OF LAND AND WATERS.	- TO TAKE ALL REASONABLE AND PRACTICABLE STEPS TO REDUCE AND RECYCLE WASTE DURING THE CONSTRUCTION PHASE AND TO DISPOSE OF IT IN AN APPROPRIATE MANNER.	- TO UNDERTAKE CONSTRUCTION USING ALL REASONABLE AND PRACTICABLE MEASURES TO MINIMISE IMPACT ON VISUAL AMENITY.	- TO LIMIT ACCESS TO THE CONSTRUCTION SITE FOR AUTHORISED PERSONAL DURING WORKS HOURS ONLY.
PERFORMANCE	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS UNLESS OTHERWISE AUTHORISED BY COUNCIL. - NO WORKS TO BE CARRIED OUT ON A SUNDAY OR PUBLIC HOLIDAYS. - DUST PLUMES CREATED FROM THE CONSTRUCTION SITE AND/OR HAULAGE OF MATERIALS ARE TO BE ELIMINATED - NO COMPLAINTS FROM NEIGHBOURS	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS. - NO UNREASONABLE NOISE RELEASES - IN ABSENCE OF QUANTITATIVE MONITORING DURING THE CONSTRUCTION PHASE, NOISE LEVELS ARE TO BE CONTROLLED TO ACCORD WITH ACCEPTED INDUSTRY AND REGULATORY REQUIREMENTS.	- STANDARD CONSTRUCTION HOURS SHALL BE LIMITED TO 7.00AM TO 6.00PM MONDAYS TO SATURDAYS. - VIBRATION IS TO COMPLY WITH BS 6472/ PR SECTION 5.7 OF MRS 1151 OR EQUIVALENT. - NO EXCESSIVE COMPLAINTS FROM NEIGHBOURING RESIDENCES - NO UNREASONABLE VIBRATIONS	- NO RELEASE OF CONTAMINANTS TO LAND OR WATER. - AVOID ANY ADVERSE EFFECTS ON THE CONSTRUCTION SITE DUE TO THE MAINTENANCE AND SERVICING OF MACHINERY.	- ALL DANGEROUS GOODS TO BE STORED, HANDLED AND BUNDED, ACCORDING TO AUSTRALIAN STANDARDS, INCLUDING AS2508, AS1678, AS1940, AND AS2931. - NO RELEASE OF CONTAMINANTS TO LAND AND WATER	- ABSENCE OF WASTE AND LITTER ON THE CONSTRUCTION SITE, ACCESS ROAD AND BUFFERS. - NO COMPLAINTS.	- MINIMAL ADVERSE VISUAL IMPACT - NO EXCESSIVE COMPLAINTS.	- NO UNAUTHORISED ACCESS TO THE CONSTRUCTION SITE.
CONTROL MEASURES	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE AIR QUALITY DETERIORATION - VEGETATIVE GROUND COVERS ARE TO BE MAINTAINED WHERE POSSIBLE - ACTIVITIES ARE TO ONLY BE CONDUCTED DURING SUITABLE WEATHER CONDITIONS. - A WATER TRUCK OR SPRAY APPARATUS IS TO BE PROVIDED ON SITE WHEN REQUIRED - EXPOSED AREAS SUCH AS CLEARED AREAS AND STOCKPILES, ARE TO BE WATERED AND KEPT DAMP IN ORDER TO MINIMISE EROSION OR THE POTENTIAL FOR DUST CREATION - VEHICLE SPEED IS TO BE LIMITED ON SITE TO MINIMISE DUST GENERATION - TRUCKS ENTERING OR EXITING THE SITE SHALL HAVE THEIR LOADS COVERED - ALL CONSTRUCTION VEHICLES EXITING SITE SHALL PASS THROUGH A WHEEL WASH DOWN AND/OR DRIVE OVER A SHAKE DOWN GRID WHICH WILL BE LOCATED AT THE SITE ENTRY/EXIT - HAULAGE ROUTES SHALL AVOID RESIDENTIAL AREAS AND USE SEALED ROADS WHERE POSSIBLE - MACHINERY SHALL BE FITTED DUST FILTERS - ALL EQUIPMENT AND VEHICLES ARE TO MEET RELEVANT EMISSION STANDARDS. - MAINTENANCE OF WIND BREAKS AND BARRIERS WHERE POSSIBLE - STOCKPILES HEIGHTS ARE TO BE KEPT TO MANAGEABLE HEIGHTS FOR DUST AND EROSION CONTROL PURPOSES - PROTECTION OF LONG TERM SOIL STOCK PILES WITH REVEGETATION, WATERING/MOISTURE OR HYDRO MULCHING WHERE PRACTICABLE - REVEGETATE AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE NOISE. - ADJACENT RESIDENCES ARE TO BE ADVISED OF ANY WORKS TO BE CONDUCTED OUT OF THE STANDARD CONSTRUCTION HOURS - ALL CONSTRUCTION STAFF ARE TO HAVE ADEQUATE NOISE PROTECTION AS PER WORK PLACE HEALTH AND SAFETY. - ALL PLANT AND MACHINERY USED DURING CONSTRUCTION MUST BE FITTED WITH EXHAUST SILENCERS OR NOISE SUPPRESSION EQUIPMENT, MUST BE IN GOOD OPERATING CONDITION AND MEET EMISSION STANDARDS. - HAULAGE ROUTES SHALL AVOID RESIDENTIAL AREAS AND USE DEDICATED ROUTES ROADS WHERE POSSIBLE	- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NEIGHBOURING RESIDENTS AND EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING (BY LETTER DROP) OF THE CONSTRUCTION PERIOD, DESIGNATED WORKING HOURS AND CONTACTS REGARDING COMPLAINTS OF EXCESSIVE VIBRATION. - USE CONSTRUCTION TECHNIQUES THAT MINIMISE THE NEED FOR BLASTING, ROCK BREAKING AND PILE DRIVING. - UNDERTAKE GEOTECHNICAL INVESTIGATION AS NECESSARY TO PREDICT VIBRATION EFFECTS OF CONSTRUCTION TECHNIQUES. - UNDERTAKE ACTIVITIES LIKELY TO CAUSE VIBRATION DURING NORMAL CONSTRUCTION HOURS.	- A BUNDED SERVICE AREA IS REQUIRED FOR MAINTENANCE AND SERVICING -SIGNIFICANT VEHICLE MAINTENANCE SHALL BE CONDUCTED OFF-SITE AT APPROPRIATE FACILITIES. - LIGHT MAINTENANCE MAY BE UNDERTAKEN ON SITE, IN THE BUNDED SERVICE AREA. - THE CONTRACTOR IS TO PROVIDE SUITABLE ACCESS SURFACING FOR ALL WEATHER PURPOSES. - SAFE HANDLING TECHNIQUES AND REQUIRED REFUELLING. - WASTE OILS ARE TO BE COLLECTED AND TRANSPORTED TO RECYCLERS OR DESIGNATED DISPOSAL SITES. - SERVICING OF PLANT AND EQUIPMENT SHOULD BE UNDERTAKEN OUTSIDE OF NORMAL CONSTRUCTION HOURS.	- DANGEROUS GOODS SHALL BE STORED SEPARATELY IN BUNDED AREAS NOT ASSESSABLE TO UNQUALIFIED PERSONS WITHOUT APPROPRIATE TRAINING IN ITS HANDLING AND FIRST AID PROCEDURES. - CHEMICAL DATA, HANDLING AND SAFETY SHEETS FOR ALL DANGEROUS GOODS WILL BE KEPT IN THE SITE OFFICE. - ONLY NECESSARY QUANTITIES OF CHEMICALS, FUELS AND OILS SHOULD BE KEPT ON THE CONSTRUCTION SITE AT ANY TIME. - EQUIPMENT IS TO BE AVAILABLE IN FUEL STORAGE AREAS AND IN VEHICLES TO CONTAIN AND CLEAN UP ANY SPILLS THAT MAY OCCUR. - RELEASE ANY CLEAN STORMWATER ACCUMULATED IN TEMPORARY BUNDED AREAS.	- DESIGNATE A WASTE COLLECTION AREA ON-SITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO WATER BODY. - ENSURE REGULAR COLLECTION OF ON-SITE WASTE. - DISPOSAL OF WASTE COLLECTION BINS ARE TO BE CLEARLY MARKED "CONVENTIONAL WASTE", "RECYCLABLE" AND "REGULATED WASTE", ENSURE THAT ALL CONTAINERS ARE FITTED WITH LIDS - REGULATED WASTES SHALL BE SEALED IN A APPROPRIATE LICENSED TO RECEIVE SUCH WASTE. - SCHEDULE WASTE COLLECTION IS REQUIRED TO PREVENT THE CONTAINERS FROM OVERTIPPING.	- RUBBISH AND WASTE TO BE COLLECTED FROM SITE - SURPLUS CONSTRUCTION MATERIAL TO BE PROMPTLY REMOVED FROM CONSTRUCTION SITE. - VEGETATION DISTURBANCE TO BE MINIMISED - THE SITE SHALL BE APPROPRIATELY MAINTAINED TO PROVIDE A SAFE WORK ENVIRONMENT FOR ALL PERSONAL, VISITORS AND THE GENERAL PUBLIC. - APPROPRIATE WARNING SIGNS SHALL BE ERECTED FOR THE WORK FORCE AND THE GENERAL PUBLIC TO HIGHLIGHT HAZARDOUS ACTIVITIES WITHIN AND AROUND THE SITE INCLUDING: EXCAVATION; DEMOLITION; THE USE OF EXPLOSIVES POWER TOOLS; EXPOSURE TO HIGH NOISE EMISSIONS. - STRICT HOUSEKEEPING SHALL APPLY TO ALL ENTRIES USED FOR SITE ACCESS OR EGRESS, INCLUDING ENTRY TO SITE SHEDS AND EMPLOYEES FACILITIES.	- ALL ACCESS TO THE SITE IS TO BE VIA THE NOMINATED POINT ON PLAN - BARRICADES AND SAFETY FENCING SHALL BE ERECTED AROUND THE SITE AND ADJACENT TO PUBLIC ACCESS WAYS. THE SITE ACCESS IS TO BE GATED.-GENERALLY CONSTRUCTION ACTIVITIES ARE TO BE FENCED/HOARDED FROM ADJACENT PROPERTIES. - THE CONSTRUCTION SITE COMPOUND (IF REQUIRED) IS TO BE LOCKED AT ALL TIMES OUTSIDE OF WORK HOURS. - THE SITE SHALL BE APPROPRIATELY MAINTAINED TO PROVIDE A SAFE WORK ENVIRONMENT FOR ALL PERSONAL, VISITORS AND THE GENERAL PUBLIC. - APPROPRIATE WARNING SIGNS SHALL BE ERECTED FOR THE WORK FORCE AND THE GENERAL PUBLIC TO HIGHLIGHT HAZARDOUS ACTIVITIES WITHIN AND AROUND THE SITE INCLUDING: EXCAVATION; DEMOLITION; THE USE OF EXPLOSIVES POWER TOOLS; EXPOSURE TO HIGH NOISE EMISSIONS. - STRICT HOUSEKEEPING SHALL APPLY TO ALL ENTRIES USED FOR SITE ACCESS OR EGRESS, INCLUDING ENTRY TO SITE SHEDS AND EMPLOYEES FACILITIES.
RESPONSIBILITY	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE - THE PRINCIPAL IS RESPONSIBLE FOR PUBLIC NOTIFICATION VIA A LETTER DROP	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE - THE PRINCIPAL IS RESPONSIBLE FOR PUBLIC NOTIFICATION VIA THE LETTER DROP	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR HOLDS RESPONSIBILITY FOR THE SITE.	- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGNATED SITE COMPOUND SECURITY FENCING, IF REQUIRED - THE PRINCIPAL IS RESPONSIBLE FOR FENCING/ HOARDING TO THE ADJACENT PROPERTIES, IF REQUIRED
MONITORING	- THE CONTRACTOR SHALL CONDUCT DAILY VISUAL INSPECTIONS OF THE SITE FOR DUST PLUMES. - A COMPLAINT REGISTER IS TO BE MAINTAINED	- A COMPLAINTS REGISTER TO BE MAINTAINED. - ALL GENUINE NOISE COMPLAINTS SHALL BE INVESTIGATED AND ASSESSED TO DETERMINE IF THE NOISE IS UNREASONABLE, SUCH INVESTIGATIONS MAY REQUIRE NOISE MONITORING TO DETERMINE IF A PROBLEM OF BREACH EXISTS.	- THE CONTRACTOR IS RESPONSIBLE FOR FREQUENT INSPECTIONS OF THE SITE DURING IMPACT WORKS	- THE CONTRACTOR IS RESPONSIBLE FOR DAILY VISUAL INSPECTIONS OF THE SITE.	- THE CONTRACTOR IS RESPONSIBLE FOR DAILY VISUAL INSPECTIONS OF THE SITE. - REGULAR INSPECTIONS WILL BE UNDERTAKEN OF ALL TEMPORARY CHEMICAL AND PETROLEUM PRODUCT STORAGE AREAS FOR LEAKAGES	- DAILY VISUAL INSPECTIONS OF THE SITE ARE TO BE CONDUCTED.	- REGULAR INSPECTIONS FOR UNREASONABLE VISUAL IMPACTS. - A COMPLAINT REGISTER IS TO BE MAINTAINED	- DAILY VISUAL INSPECTIONS OF THE SITE WILL BE UNDERTAKEN FOR ADEQUACY OF SITE SECURITY
CORRECTIVE ACTIONS	- CORRECTIVE ACTIONS WILL INCLUDE A REVIEW OF EXISTING CONTROL MEASURES FOR INADEQUACIES. - SHOULD COMPLAINTS ARISE, THE CONTRACTOR SHALL ENSURE MEASURES ARE TAKEN TO MODIFY THE OFFENDING EQUIPMENT OR MODIFY CONSTRUCTION PRACTICES TO REDUCE DUST LEVELS WITHIN RELEVANT GUIDELINES	- UNREASONABLE NOISE CAUSED BY MACHINERY IS TO BE REMEDIED BY APPROPRIATE REPAIRS AND A MAINTENANCE SCHEDULE REVIEW. - THE RELEVANT ACTIVITY MAY REQUIRE MODIFICATION OR RELOCATION. - SPECIFIC MACHINERY MAY REQUIRE AN ALTERATION TO ITS HOURS OF OPERATION. - CORRECTIVE ACTIONS WILL INCLUDE A REVIEW OF EXISTING CONTROL MEASURES FOR INADEQUACIES. - IN THE EVENT THAT A NON-COMFORMANCE HAS OCCURRED AS A RESULT OF POOR WORK PRACTICES, PERSONNEL ON SITE WILL BE MADE AWARE OF THE PROBLEM AND INFORMED OF ACCEPTABLE WORK PRACTICES.	- SHOULD COMPLAINTS ARISE, MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO MODIFY THE OFFENDING EQUIPMENT OR MODIFY CONSTRUCTION PRACTICES TO ENSURE VIBRATIONS ARE WITHIN RELEVANT GUIDELINES.	- THE CONTRACTOR SHALL ENSURE ON-SITE MACHINERY IS STORED WITHIN THE SECURE DESIGNATED COMPOUND AFTER WORKING HOURS. - THE CONTRACTOR SHALL ENSURE ANY UNAUTHORISED MAINTENANCE IS CEASED IMMEDIATELY AND MOVED OFF- SITE. - THE CONTRACTOR SHALL ENSURE ANY AREA DAMAGED BY HYDROCARBONS OR HAZARDOUS CHEMICALS IS FENCED, EXCAVATED AND REMOVED FROM SITE TO A DESIGNATED DUMPING AREA AND THE AREA RE-ESTABLISHED	- IF DAMAGED GOODS ARE SPLIT, THE CONTRACTOR SHALL ENSURE THAT THE AREA IS ISOLATED AND MINIMISED. - PETROLEUM OR CHEMICAL SPILLAGES ARE TO BE IMMEDIATELY CLEANED UP WITH ADSORBENT MATERIAL. - ADSORBENT MATERIALS USED FOR CLEAN UP OR WASTE DANGEROUS GOODS ARE TO BE PLACED AND SEALED IN AN APPROPRIATE CONTAINER MARKED "REGULATED WASTE" AND CONSIGNED TO A WASTE. CONTRACTOR LICENSED TO RECEIVE SUCH WASTE FOR DISPOSAL AT AN APPROVED FACILITY. - THE DAMAGED AREA IS TO BE RE-ESTABLISHED	- PROMPT DELEGATION OF CLEAN UP WORKS. - INCREASED VIGILANCE	- VISUALLY OFFENSIVE COMPONENTS OF CONSTRUCTION SHOULD BE IDENTIFIED AND IF POSSIBLE MODIFIED IN CONSULTATION WITH COMPLAINT.	- INSTALLATION OF INCREASED SECURITY MEASURES REQUIRED.
REPORTING	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN	- WEEKLY REPORTING BY THE PRINCIPLE CONTRACTOR TO THE CONSULTANT COVERING THE EFFECTIVENESS OF THE MANAGEMENT SYSTEM AND NOTING ANY CORRECTIVE ACTIONS TAKEN

STATUS
FOR CONSTRUCTION

		BUNDBERG 86A Bardin Street, Bundaberg QLD 4670 P: 07 4524 4894 E: admin@empireengineering.com.au	GYMPIE 3109 Tross Street, Gympie QLD 4570 P: 07 4524 4894 E: admin@empireengineering.com.au	SUNSHINE COAST The Corporate Centre, 13 Norval Ct. 4570 P: 07 4524 4894 E: admin@empireengineering.com.au	NOTES 1. THIS IS THE PROPERTY OF THE ENGINEER, AND MAY NOT BE USED, COPIED, OR REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER. 2. RETENTION OF THIS DRAWING DOES NOT IMPLY THE DESIGN ACTION. 3. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALES. 4. REPORT ALL DIMENSIONS ON SITE.	CLIENT: S & K GREEN INVESTMENTS PTY LTD PROJECT: TANTITHA RISE STAGE 2 JAMES HENDERSON WAY GOOBURRUM	DESIGNED: LIM DRAWN: LIM CHECKED: RAW APPROVED: Category B	TITLE: CONSTRUCTION MANAGEMENT NOTES REFQ: 8042	DATE: FEBRUARY 2022 PROJECT NO: CC-6282 SCALE: AS SHOWN DRAWING NO: C03	REV: B
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EROSION AND SEDIMENT CONTROL PROGRAM

- THIS PROGRAM AND ASSOCIATED PLANS SHALL BE READ IN CONJUNCTION WITH THE SITE MANAGEMENT SPECIFICATION INCORPORATED IN THE CONTRACT DOCUMENTS. THE PROVISIONS OF THE SPECIFICATION ARE TO BE STRICTLY ADHERED TO.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE A DETAILED PROGRAM TO THE SUPERINTENDENT SHOWING THE TIMING FOR ALL WORKS ASSOCIATED WITH THE PROJECT, NOMINATING, IN PARTICULAR, THE PROGRAM FOR INSTALLATION OF SOIL AND EROSION CONTROL SYSTEMS.
- EARTHWORKS SHALL BE CARRIED OUT IN SUCH A MANNER THAT THE SITE IS MAINTAINED IN A WELL DRAINED CONDITION, AREAS OF LOOSE SOIL ARE MINIMISED AND CONCENTRATIONS OF STORM WATER ARE MINIMISED.
- THE BASIC OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL ARE:
 - IDENTIFY CRITICAL AREAS AND PROVIDE SPECIAL ATTENTION TO THOSE AREAS.
 - PLAN SITE LAYOUT SO THAT ACCESS TO ALL REQUIRED DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES IS MAINTAINED.
 - LIMIT EXPOSURE TIME BY PROGRAMMING TO MINIMISE THE AREA OF LAND EXPOSED TO POTENTIALLY ADVERSE WEATHER CONDITIONS AT ANY ONE TIME.
 - PROVIDE CONTROL MEASURES INCLUDING TEMPORARY AND PERMANENT DRAINAGE, EROSION AND SEDIMENT CONTROLS.
- THE EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIA) 2008'S "BEST PRACTICE EROSION AND SEDIMENT CONTROL FOR BUILDING AND CONSTRUCTION SITES" AND ALL OTHER LOCAL AUTHORITY EROSION AND SEDIMENT CONTROL GUIDELINES.

- ALL ESC MEASURES SHALL BE INSPECTED:
 - AT LEAST DAILY (WHEN WORK IS OCCURRING ON SITE);
 - WITHIN 24 HOURS OF EXPECTED RAIN; AND
 - WITHIN 18 HOURS OF RAINFALL EVENT (ie. AN EVENT OF SUFFICIENT INTENSITY AND DURATION TO MOBILISE SEDIMENT ON SITE). MAINTENANCE OF ESC MEASURES SHALL OCCUR IN ACCORDANCE WITH THE FOLLOWING TABLE:

ESC MEASURES	MAINTENANCE TRIGGER	TIME FRAME FOR COMPLETION OF MAINTENANCE
SEDIMENT BASINS	WHEN SETTLED SEDIMENT EXCEEDS THE VOLUME OF THE SEDIMENT STORAGE ZONE (SEE COUNCIL'S SEDIMENT BASIN DESIGN GUIDELINES)	WITHIN 7 DAYS OF THE INSPECTION
OTHER ESC MEASURES	THE CAPACITY OF ESC MEASURES FALLS BELOW 75%	BY THE END OF THE DAY

- WATER QUALITY SAMPLES MUST BE TAKEN AND ANALYSED PRIOR TO THE RELEASE OF ANY WATER FROM THE SITE. WATER QUALITY MUST SATISFY THE FOLLOWING CRITERIA: TSS<50 mg/L pH BETWEEN 6.5 AND 8.5. IF WATER QUALITY FAILS THE CRITERIA THEN USE OF A GYPSUM FLOCCULENT IS TO BE APPLIED AS DIRECTED BY THE SUPERINTENDENT.
- ALL WATER QUALITY DATA INCLUDING DATES OF RAINFALL, TESTING AND WATER RELEASE MUST BE MAINTAINED IN AN ONSITE REGISTER. THIS REGISTER IS TO BE MAINTAINED FOR THE DURATION OF THE APPROVED WORKS AND BE AVAILABLE ON SITE FOR INSPECTIONS BY COUNCIL OFFICERS ON REQUEST.
- CONSTRUCTION ACCESS SHALL BE AT ONLY ONE NOMINATED POINT AS DETAILED ON THE PLANS. A TRUCK WASH HARD STAND AS DETAILED ON THE PLAN COMPRISING FREE DRAINING GRAVEL SHALL BE LOCATED ADJACENT TO THE POINT OF ACCESS WHERE VEHICLES CAN BE WASHED DOWN PRIOR TO EXIT TO THE STREET SYSTEM IF REQUIRED. THE WASH DOWN AREA SHALL BE KEPT FREE OF MUD.
- FOR DETAILS OF SHAKE DOWN AREA REFER TO IPWEA STANDARD DRAWING D-0040.
- SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE SUPERINTENDENT AND/OR COUNCIL.
- SEDIMENT CONTROL DEVICES SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL AT LEAST 70% SOIL COVERAGE UPSTREAM AND DOWNSTREAM OF THE DEVICE IS ACHIEVED AND/OR AS DIRECTED BY COUNCIL.
- EXCAVATED MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS IN ACCORDANCE WITH THE APPROVED SPECIFICATION.
- ANY IMPORTED FILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATION.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO BE MAINTAINED AND FULLY OPERATIONAL DURING THE MAINTENANCE PERIOD AND ARE TO BE REMOVED AFTER THE SATISFACTORY COMPLETION OF AN OFF-MAINTENANCE INSPECTION BY COUNCIL AND PRIOR TO FORMAL ACCEPTANCE "OFF MAINTENANCE" BY COUNCIL.

ORDER OF CONSTRUCTION

- PRIOR TO ANY CONSTRUCTION COMMENCING, CONSTRUCTION ENTRY/ EXIT TO BE INSTALLED.
- SITE BARRIER/NO-GO FENCING TO BE ESTABLISHED.
- SEDIMENT FENCES AND TRAPS (INLET PROTECTION) TO BE INSTALLED.
- SITE TO BE SHAPED TO DESIGN LEVELS AND SURFACE STABILIZED ASAP BY MEANS OF TOP SOILING AND GRASS SEEDING WHERE APPLICABLE.

WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

EROSION AND SEDIMENT CONTROL NOTES

TOPSOIL:

- SEDIMENT FENCES TO BE PLACED AS SHOWN. FOR DETAILS OF SEDIMENT FENCE REFER IPWEA STANDARD DRAWING D-0040.
- STRIP AND STOCKPILE AVAILABLE TOPSOIL (ASSUMED AVERAGE DEPTH 100mm) FROM ALL DISTURBED AREAS PRIOR TO BULK EARTHWORKS.
- GRADE EVENLY BETWEEN ALLOTMENT FINISHED SURFACE LEVELS AND ENSURE LOTS ARE FREE DRAINING.
- MINIMUM SLOPE ACROSS ALLOTMENTS TO BE 1%.
- ALL FOOTPATHS, BATTERS AND EARTHWORKS AFFECTED ALLOTMENTS ARE TO BE TOPSOILED TO A MINIMUM DEPTH OF 100mm (LIGHTLY COMPACTED) AND TURFED WHERE SPECIFIED.

SEDIMENT FENCES:

- SEDIMENT FENCES TO BE REPAIRED AS REQUIRED AND EXCESSIVE SEDIMENT DEPOSITS SHOULD BE REMOVED.
- IN THE EVENT OF WET WEATHER, INSTALL KERB INLET FILTERS WITH GRAVEL RANGING FROM 50mm TO 75mm IN SIZE. REFER IPWEA STANDARD DRAWING D-0041. WHEREVER PRACTICABLE SEDIMENT RUNOFF SHOULD BE COLLECTED AND RETAINED WHOLLY WITHIN THE WORKSITE OR PRIOR TO ENTRY ON A ROAD SURFACE (WHETHER INSIDE OR OUTSIDE THE SITE). IF THE GRAVEL FILTER BECOMES CLOGGED WITH SEDIMENT DURING ITS USE, THE GRAVEL MUST BE PULLED AWAY FROM THE MESH AND CLEANED OR REPLACED.
- DAILY CHECKS OF SILT FENCES IS TO BE MADE ALONG WITH A CHECK AFTER ANY SIGNIFICANT STORM EVENT TO ENSURE INTEGRITY AND PERFORMANCE.

TURFING:

- PROVIDE TURFING TO ENTIRE WIDTH OF ALL SWALES, FOOTPATHS AND CUT AND FILL BATTERS.
- FOOTPATH BATTERS ARE TO BE STABILISED WITH TOPSOIL (AND TURFED) AS SOON AS PRACTICAL AFTER BATTERS HAVE BEEN COMPLETED. REMAINING EXPOSED AREAS ON LOTS ARE TO BE SEEDED AND MULCHED (eg. HYDROMULCHED).
- ALL AREAS OF CUT AND FILL INCLUDING ROAD VERGES TO BE SEED TO ACHIEVE 80% STRIKE WITHIN TWO WEEKS AND 80% COVERAGE WITH SIX MONTHS.

'A' DURING CONSTRUCTION:

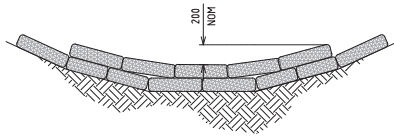
- TOPSOIL STOCKPILE TO HAVE A SEDIMENT FENCE DOWN SLOPE AND A DIVERSION DRAIN UP SLOPE.
- SEDIMENT FENCES TO BE PLACED AS SHOWN.
- INSPECT BANKS DAILY AND REPAIR ANY SLUMPS, WHEEL TRACK DAMAGE OR LOSS OF FREEBOARD.
- REMOVE SEDIMENT TO AVOID PONDING FROM CATCH DRAINS.
- REMOVE EXCESSIVE SEDIMENT FROM UPSTREAM OF CHECK DAM.
- ROAD RESERVE TO BE USED AS HAUL ROAD.
- A CATCH DRAIN/CATCH BANK IS TO BE PROVIDED ON THE TOP SIDE OF ALL CUTS AND DISCHARGE EITHER TO UNDISTURBED GRASS LANDS OR TO THE CROSS ROAD DRAINAGE.
- SUPPLEMENTARY EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
- GRASS SEEDING IS TO ACHIEVE 70% COVER WITHIN 30 DAYS OF COMPLETION OF EARTHWORKS.

'B' FOLLOWING CONSTRUCTION:

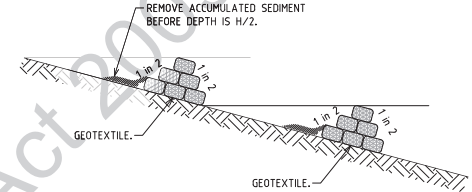
- SEDIMENTATION AND EROSION CONTROLS TO BE MAINTAINED UNTIL SITE IS 80% STABILISED WITH ESTABLISHED GRASS/TURF THEN CONTROLS CAN BE REMOVED.

HOLD POINT

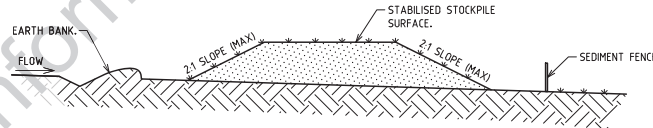
- WORK TO ROADS, DRAINAGE, SEWER, WATER OR EARTHWORKS MUST NOT PROCEED UNTIL ADEQUATE SEDIMENT CONTROL IS IN PLACE TO THE SATISFACTION OF THE SUPERINTENDENT.



SANDBAG CHECK DAM SEDIMENT TRAP
NOT TO SCALE



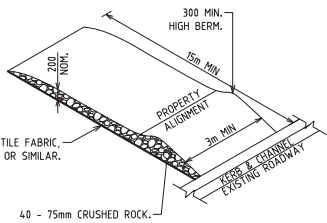
SANDBAG FLOW CONTROL
NOT TO SCALE



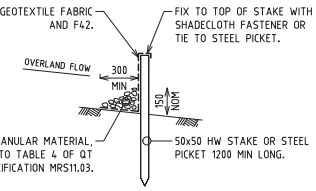
TYPICAL STOCK PILE DETAILS
NOT TO SCALE

STOCK PILE NOTES

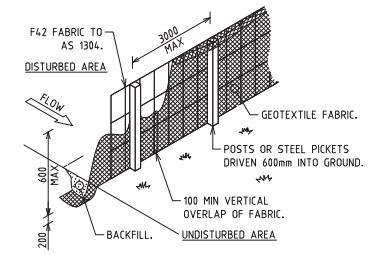
- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
- WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
- WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
- CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.



TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP



SEDIMENT FENCE DETAIL
NOT TO SCALE



SEDIMENT FENCE ELEVATION
NOT TO SCALE

STATUS

FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM



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

















CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

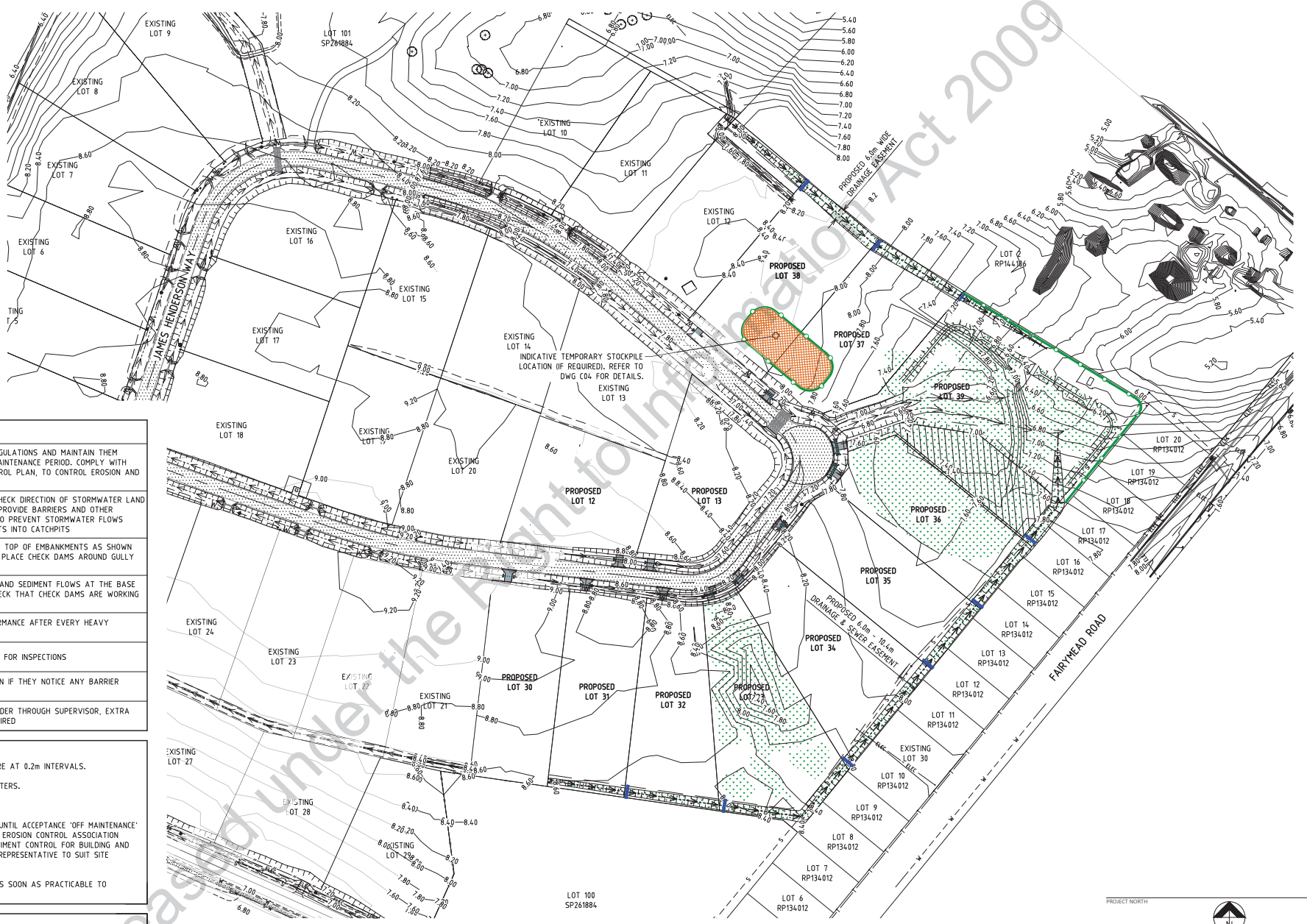
DESIGNED: LIM DRAWN: LIM CHECKED: RAW
 APPROVED: **Category B**
 RPEC: 8042

TITLE: SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

DATE:	FEBRUARY 2022	SCALE:	AS SHOWN
PROJECT NO:	CC-6282	DRAWING NO:	C04
REV:			B

LEGEND

-  GRASS SEED PROPOSED DRAINS AND ALL DISTURBED AREAS
-  PROPOSED SANDBAG CHECK DAM. REFER TO DWG C04 FOR DETAILS
-  PROPOSED SEDIMENT FENCE. REFER TO DWG C04 FOR DETAILS
-  PROPOSED DRIVEWAY WITH CULVERT. REFER DWG C90 FOR DETAILS
-  PROPOSED STORMWATER PIPE
-  PROPOSED CUTOFF DRAIN
-  PROPOSED TOP OF BATTER
-  PROPOSED BOTTOM OF BATTER
-  PROPOSED DRAIN INVERT
-  EXISTING SEALED PAVEMENT
-  EXISTING TOP OF BATTER
-  EXISTING CHANGE OF GRADE
-  EXISTING DRAIN INVERT
-  EXISTING STORMWATER PIPE
-  EXISTING SEWER MAIN
-  EXISTING WATER MAIN
-  EXISTING TELECOMMUNICATIONS SERVICE
-  EXISTING OVERHEAD POWERLINE



SEDIMENT & EROSION PLAN

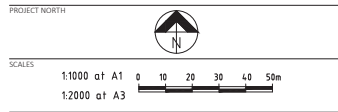
OBJECTIVE/TARGET	COMPLY WITH ALL STATUTORY REGULATIONS AND MAINTAIN THEM DURING CONSTRUCTION AND THE MAINTENANCE PERIOD. COMPLY WITH THIS EROSION AND SEDIMENT CONTROL PLAN, TO CONTROL EROSION AND SEDIMENT FLOWS
MANAGEMENT STRATEGY	SITE FOREMAN TO IDENTIFY AND CHECK DIRECTION OF STORMWATER LAND FLOWS AS SHOWN ON THE PLAN. PROVIDE BARRIERS AND OTHER MEASURES SHOWN ON THE PLAN TO PREVENT STORMWATER FLOWS OVER EMBANKMENTS AND SEDIMENTS INTO CATCHPITS
TASKS/ACTIONS	ERECT SEDIMENT BARRIERS AT THE TOP OF EMBANKMENTS AS SHOWN ON THE DRAWING. STRATEGICALLY PLACE CHECK DAMS AROUND GULLY PITS
PERFORMANCE INDICATORS	SITE FOREMAN TO CHECK EROSION AND SEDIMENT FLOWS AT THE BASE OF EMBANKMENTS AFTER RAIN. CHECK THAT CHECK DAMS ARE WORKING DURING RAIN PERIODS
FREQUENCY/DEADLINE	SITE FOREMAN TO MONITOR PERFORMANCE AFTER EVERY HEAVY DOWNFALL
ORGANISATION	SITE FOREMAN TO BE RESPONSIBLE FOR INSPECTIONS
REPORTING/REVIEW	SITE WORKERS TO ADVISE FOREMAN IF THEY NOTICE ANY BARRIER NEEDING REPAIR
CORRECTIVE ACTIONS	SITE FOREMAN TO REPORT AND ORDER THROUGH SUPERVISOR, EXTRA BARRIER OR CHECK DAMS AS REQUIRED

SEDIMENT MANAGEMENT NOTES

1. CONTOURS SHOWN DEPICT THE EXISTING SURFACE AND ARE AT 0.2m INTERVALS.
2. PROVIDE SEDIMENT FENCES AT THE TOE OF ALL FILL BATTERS.
3. PROVIDE TEMPORARY SEDIMENT TRAPS AS DIRECTED.
4. SEDIMENT MANAGEMENT MEASURES ARE TO BE MAINTAINED UNTIL ACCEPTANCE 'OFF MAINTENANCE' & ARE DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIA) 2008's 'BEST PRACTICE EROSION AND SEDIMENT CONTROL FOR BUILDING AND CONSTRUCTION SITES' AND MAY VARY BY THE COUNCIL'S REPRESENTATIVE TO SUIT SITE CONDITIONS.
5. GRASS SEEDING OR MULCHING ARE TO BE CARRIED OUT AS SOON AS PRACTICABLE TO DISTURBED AREAS.

DUST CONTROL NOTES

1. CONTROL IS TO BE ESTABLISHED BY THE USE OF WATER TRUCKS ON SITE FOR THE DURATION OF THE CONTRACT PERIOD.
2. ALL DUST GENERATING AREAS TO BE TREATED BY SURFACE SPRAYING A MINIMUM OF THREE (3) TIMES PER DAY AT MAXIMUM THREE (3) HOUR INTERVALS, UNTIL SATISFACTORY GROUND COVER IS ACHIEVED, OR AS DIRECTED BY THE SUPERINTENDENT.



FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHECKED
1	16.09.21	FOR CONSTRUCTION	LM	
2	15.09.21	FOR APPROVAL	LM	
ISSUE	AMENDMENT	DATE	BY	DFT

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CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LIM
 DRAWN: LIM
 CHECKED: RAW
 APPROVED: **Category B**
 REFQ: 8042

TITLE: SEDIMENT AND EROSION CONTROL LAYOUT PLAN

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C05
	REV: B

WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

EARTHWORKS NOTES

1. ALL AREAS OF CUT & FILL INCLUDING ROAD VERGES TO BE SEED TO ACHIEVE 80% STRIKE WITHIN TWO WEEKS AND 80% COVERAGE WITHIN SIX MONTHS.
2. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798.
3. ALL TESTING TO BE CARRIED OUT BY CONTRACTOR IN ACCORDANCE WITH AS3798, LEVEL 2 GEOTECHNICAL TESTING.
4. CONTOURS SHOWN DEPICT THE EXISTING SURFACE AND ARE AT 0.20m INTERVALS.
5. NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES WITHIN THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

LEGEND

- PROPOSED DRIVEWAY WITH CULVERT. REFER DWG C90 FOR DETAILS
- PROPOSED CUTOFF DRAIN
- PROPOSED TOP OF BATTER
- PROPOSED BOTTOM OF BATTER
- PROPOSED DRAIN INVERT
- PROPOSED FINISHED SURFACE LEVEL
- PROPOSED INVERT LEVEL
- PROPOSED BOTTOM OF BATTER LEVEL
- EXISTING SURFACE LEVEL
- EXISTING SEALED PAVEMENT
- EXISTING TOP OF BATTER
- EXISTING CHANGE OF GRADE
- EXISTING DRAIN INVERT

CUT DEPTH RANGE

INDICATES APPROXIMATE AREA TO BE STRIPPED OF TOP SOIL AND CUT TO LEVELS SHOWN ON THIS DWG.

DEPTH RANGE	COLOUR
-0.05 to -0.15 m	Lightest Yellow
-0.15 to -0.30 m	Yellow
-0.30 to -0.45 m	Light Orange
-0.45 to -0.60 m	Orange
-0.60 to -0.75 m	Dark Orange
-0.75 to -0.90 m	Red-Orange
-0.90 to -1.05 m	Red
-1.05 to -1.20 m	Dark Red
-1.20 to -1.35 m	Dark Red
-1.35 to -1.50 m	Dark Red

FILL DEPTH RANGE

INDICATES APPROXIMATE AREA TO BE STRIPPED OF TOPSOIL AND FILLED WITH CLEAN MATERIAL TO LEVELS SHOWN ON THIS DWG. FILL TO BE COMPACTED IN 150mm LAYERS. TESTING TO BE SUPPLIED TO SUPERINTENDENT SATISFACTION.

DEPTH RANGE	COLOUR
0.05 to 0.15 m	Lightest Green
0.15 to 0.30 m	Light Green
0.30 to 0.45 m	Medium Green
0.45 to 0.60 m	Dark Green
0.60 to 0.75 m	Darkest Green



REFER DWG C31 FOR CONTINUATION

PROJECT NORTH SCALES 1:500 at A1 0 5 10 15 20 25m 1:1000 at A3 STATUS

FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM

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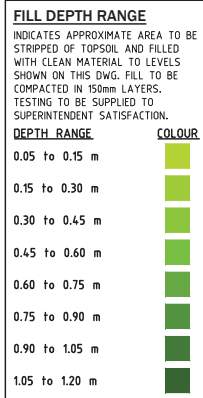
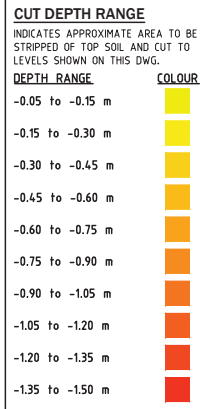
CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LIM DRAWN: LIM CHECKED: RAW
 APPROVED: **Category B**
 RPEC: 8042

TITLE: BULK EARTHWORKS PLAN
 SHEET 1 OF 2

DATE:	FEBRUARY 2022	SCALE:	AS SHOWN
PROJECT NO:	CC-6282	DRAWING NO:	C30
REV:			B

REFER DWG C30 FOR CONTINUATION



- EARTHWORKS NOTES**
- ALL AREAS OF CUT & FILL INCLUDING ROAD VERGES TO BE SEEDED TO ACHIEVE 80% STRIKE WITHIN TWO WEEKS AND 80% COVERAGE WITHIN SIX MONTHS.
 - ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798.
 - ALL TESTING TO BE CARRIED OUT BY CONTRACTOR IN ACCORDANCE WITH AS3798, LEVEL 2 GEOTECHNICAL TESTING.
 - CONTOURS SHOWN DEPICT THE EXISTING SURFACE AND ARE AT 0.20m INTERVALS.
 - NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES WITHIN THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

LEGEND

- Proposed Driveway with Culvert. Refer DWG C90 FOR DETAILS
- Proposed Cutoff Drain
- Proposed Top of Batter
- Proposed Bottom of Batter
- Proposed Drain Invert
- Proposed Finished Surface Level
- Proposed Invert Level
- Proposed Bottom of Batter Level
- Existing Surface Level
- Existing Sealed Pavement
- Existing Top of Batter
- Existing Change of Grade
- Existing Drain Invert

WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.09.21	LPM
A	FOR APPROVAL	15.02.21	LPM

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 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LIM
 DRAWN: LIM
 CHECKED: RAW
 APPROVED: **Category B**

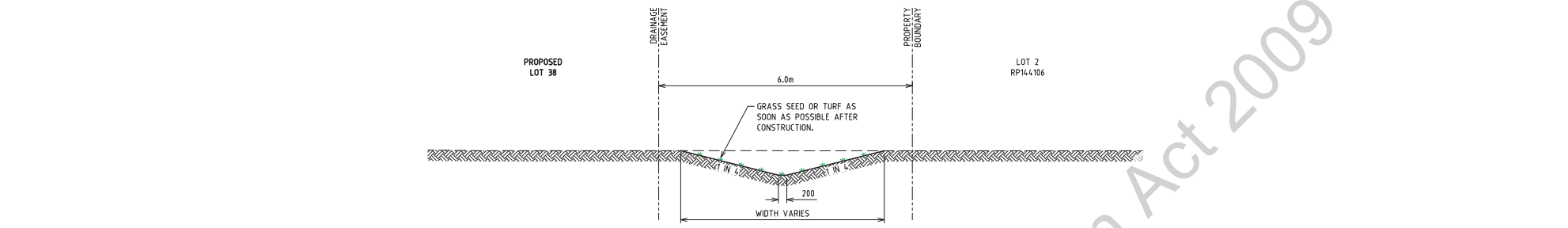
RFEC: 8042

TITLE: BULK EARTHWORKS PLAN
 SHEET 2 OF 2

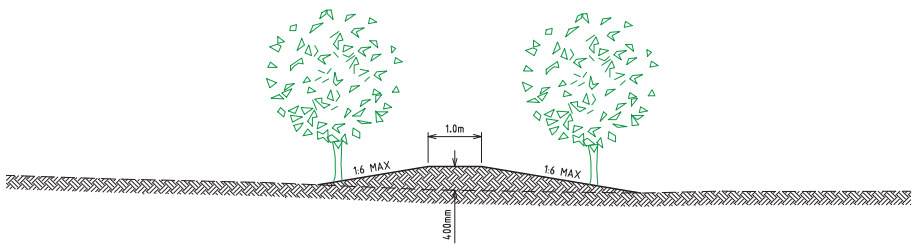
DATE: FEBRUARY 2022
 PROJECT NO: CC-6282
 SCALE: AS SHOWN
 DRAWING NO: C31
 REV: B



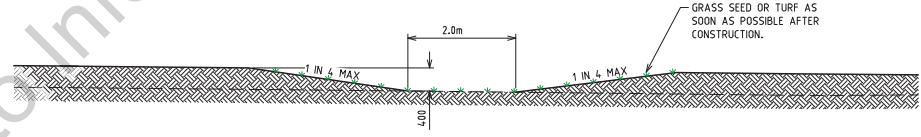
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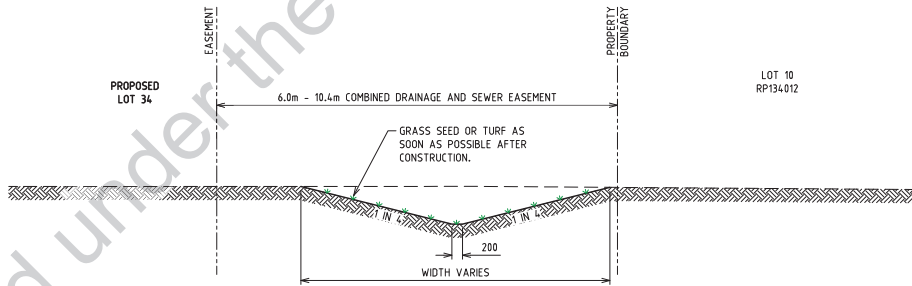
A SECTION
C30
NOT TO SCALE



B SECTION
C30
NOT TO SCALE



C SECTION
C30
NOT TO SCALE



D SECTION
C31
NOT TO SCALE

EXISTING 150Ø SEWER MAIN.

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STATUS
FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM

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NOTES

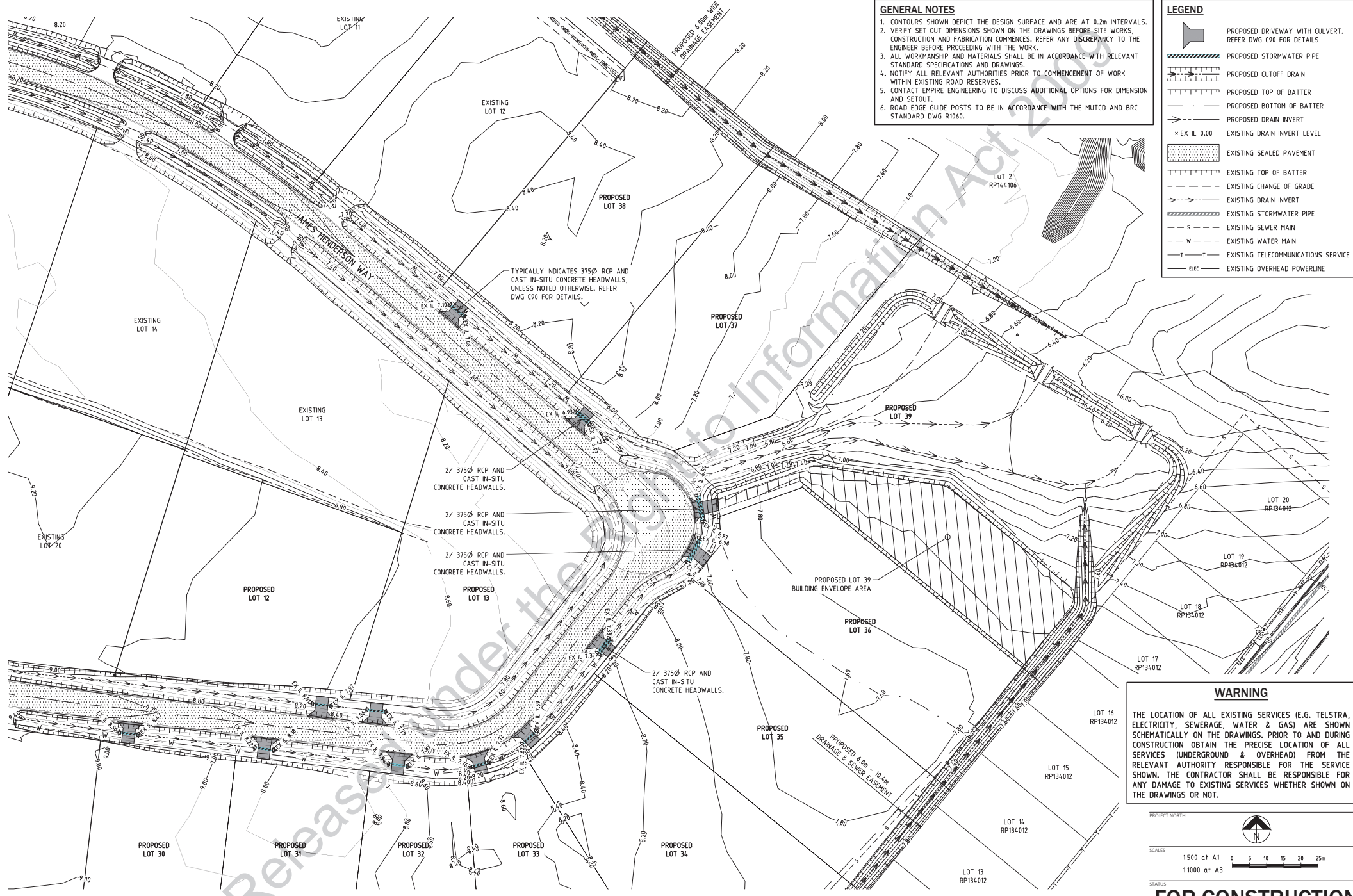
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- VERIFY ALL DIMENSIONS ON SITE.

CLIENT: S & K GREEN INVESTMENTS PTY LTD
PROJECT: TANTITHA RISE STAGE 2
JAMES HENDERSON WAY
GOOBURRUM

DESIGNED: LIM DRAWN: LIM CHECKED: RAW
APPROVED: **Category B**
RFEQ: 8042

TITLE: BULK EARTHWORKS SECTIONS

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C32
REV: B	



- GENERAL NOTES**
1. CONTOURS SHOWN DEPICT THE DESIGN SURFACE AND ARE AT 0.2m INTERVALS.
 2. VERIFY SET OUT DIMENSIONS SHOWN ON THE DRAWINGS BEFORE SITE WORKS. CONSTRUCTION AND FABRICATION COMMENCES. REFER ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT STANDARD SPECIFICATIONS AND DRAWINGS.
 4. NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.
 5. CONTACT EMPIRE ENGINEERING TO DISCUSS ADDITIONAL OPTIONS FOR DIMENSION AND SETOUT.
 6. ROAD EDGE GUIDE POSTS TO BE IN ACCORDANCE WITH THE MUTCD AND BRC STANDARD DWG R1060.

- LEGEND**
- PROPOSED DRIVEWAY WITH CULVERT. REFER DWG C90 FOR DETAILS
 - PROPOSED STORMWATER PIPE
 - PROPOSED CUTOFF DRAIN
 - PROPOSED TOP OF BATTER
 - PROPOSED BOTTOM OF BATTER
 - PROPOSED DRAIN INVERT
 - EXISTING DRAIN INVERT LEVEL
 - EXISTING SEALED PAVEMENT
 - EXISTING TOP OF BATTER
 - EXISTING CHANGE OF GRADE
 - EXISTING DRAIN INVERT
 - EXISTING STORMWATER PIPE
 - EXISTING SEWER MAIN
 - EXISTING WATER MAIN
 - EXISTING TELECOMMUNICATIONS SERVICE
 - EXISTING OVERHEAD POWERLINE

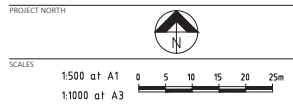
TYPICALLY INDICATES 375Ø RCP AND CAST IN-SITU CONCRETE HEADWALLS, UNLESS NOTED OTHERWISE. REFER DWG C90 FOR DETAILS.

- 2/ 375Ø RCP AND CAST IN-SITU CONCRETE HEADWALLS.
- 2/ 375Ø RCP AND CAST IN-SITU CONCRETE HEADWALLS.
- 2/ 375Ø RCP AND CAST IN-SITU CONCRETE HEADWALLS.

2/ 375Ø RCP AND CAST IN-SITU CONCRETE HEADWALLS.

WARNING

THE LOCATION OF ALL EXISTING SERVICES (E.G. TELSTRA, ELECTRICITY, SEWERAGE, WATER & GAS) ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE DRAWINGS OR NOT.



FOR CONSTRUCTION

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.09.21	LPM
A	FOR APPROVAL	15.02.21	LPM

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CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LIM DRAWN: LIM CHECKED: RAW
 APPROVED: **Category B**

TITLE: DETAIL LAYOUT PLAN
 REFQ: 8042

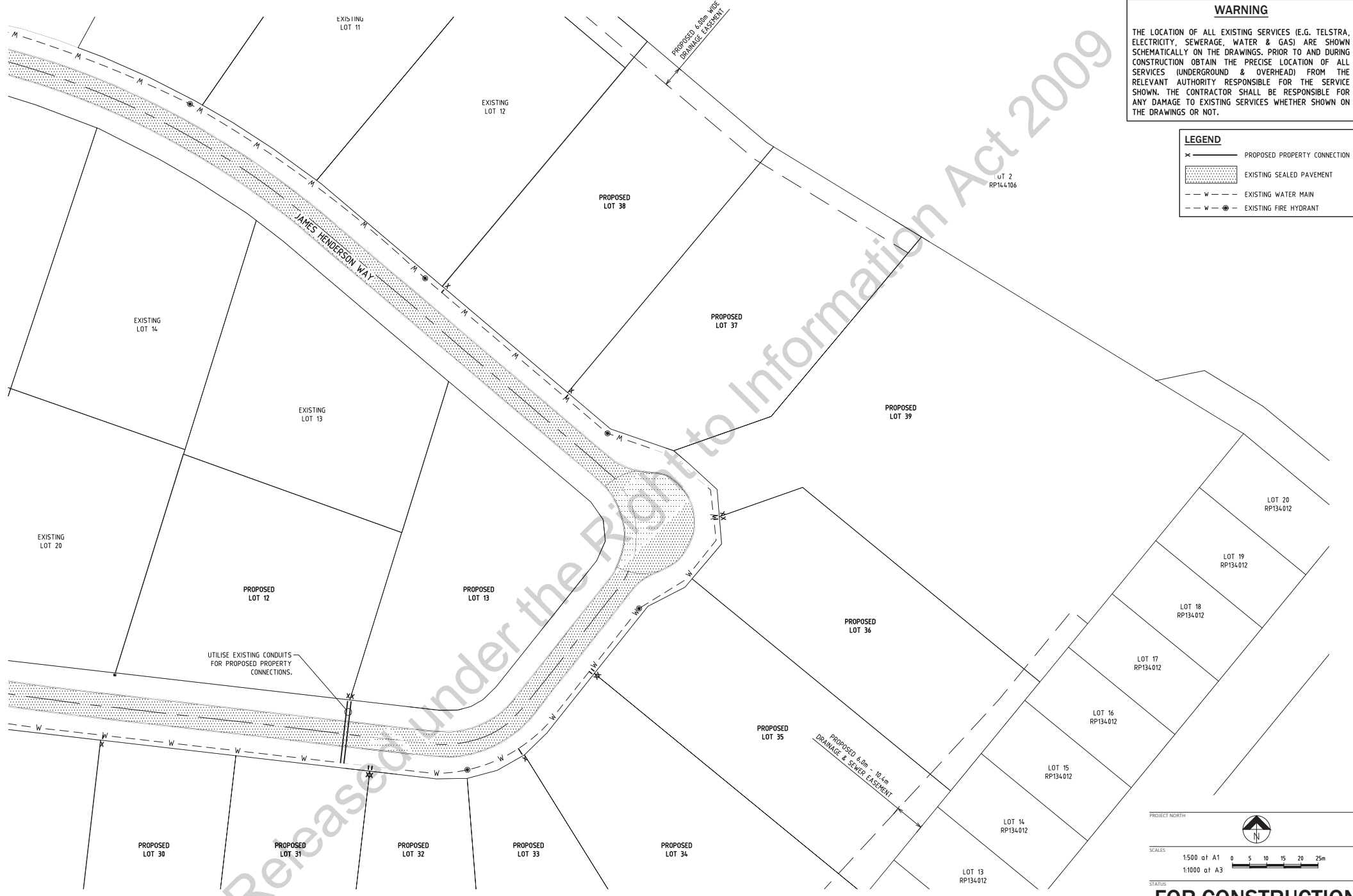
DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C40
	REV: B

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LEGEND

- X — PROPOSED PROPERTY CONNECTION
- [Hatched Box] EXISTING SEALED PAVEMENT
- - - W - - - EXISTING WATER MAIN
- - - W - - - EXISTING FIRE HYDRANT



PROJECT NORTH

SCALES
1:500 at A1
1:1000 at A3

STATUS: **FOR CONSTRUCTION**

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM

Empire Engineering

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- VERIFY ALL DIMENSIONS ON SITE.

CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

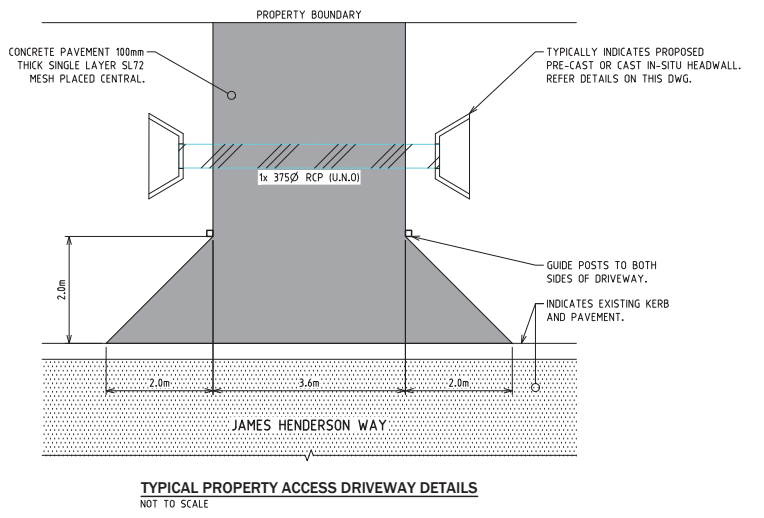
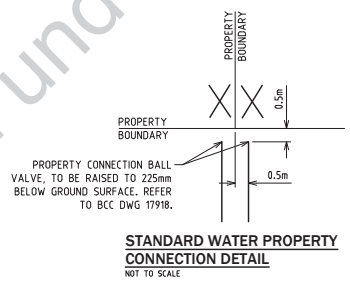
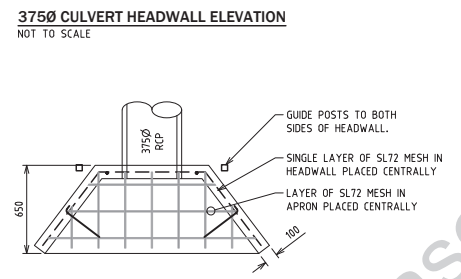
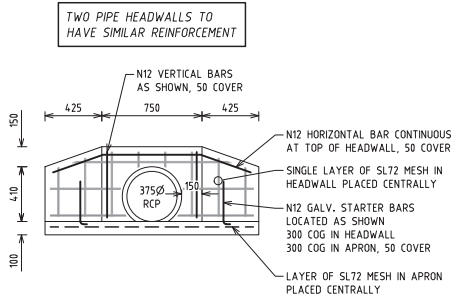
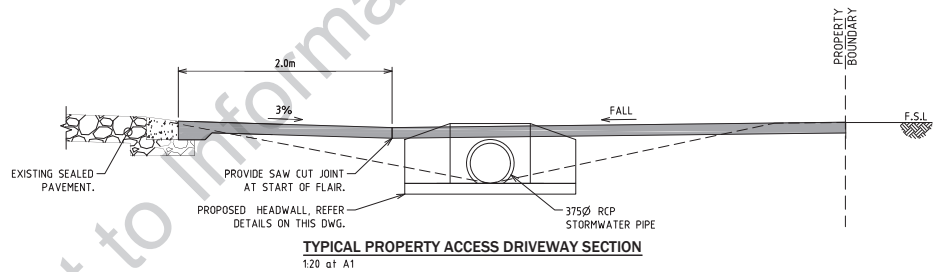
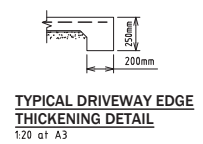
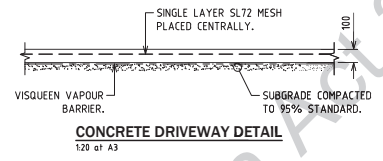
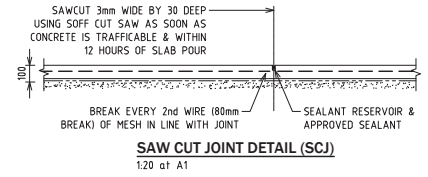
DESIGNED: LIM
 DRAWN: LIM
 CHECKED: RAW
 APPROVED: **Category B**

TITLE: WATER RETICULATION PLAN
 REF: 8042

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C70
REV: B	

STANDARD DETAILS REFERENCE TABLE		
ALL REFERENCED STANDARD PLANS ARE AVAILABLE ON REQUEST		
ITEM	PLAN TYPE	PLAN No.
ROAD WORKS		
DRIVEWAYS - RURAL ACCESS WITH CULVERT	BRC	R-1012
ROAD EDGE GUIDE POSTS	BRC	R-1060
DRAINAGE WORKS		
RCP INSTALLATION DETAILS	IPWEA	D-0030
WATER RETICULATION WORKS		
PROPERTY SERVICES	WBBROC	WBB-WAT-1108-1 WBB-WAT-1108-2 WBB-WAT-1108-3
MISCELLANEOUS		
SEDIMENT CONTROL DEVICES	IPWEA	DS-040, DS-041

- CONCRETE NOTES**
1. CONCRETE N12 FOR DRIVEWAYS, N25 FOR PATHWAYS, IN REFERENCE TO AS1379/AS3600
 2. ALL CONCRETE TO BE BROOM FINISHED. FINISHES OTHER THAN BROOM CONCRETE ARE TO BE SPECIFICALLY APPROVED BY SUPERINTENDENT, WITH REGARDS FOR LONG TERM SKID RESISTANCE AND DURABILITY
 3. PATTERN LINES TO BE SQUARE TO SIDES & FINISHED WITH APPROVED GROOVING TOOL
 4. 3-N12 TRIMMER BARS 2.0m LONG TO BE PLACED AT ALL RE-ENTRANT CORNERS



STATUS: **FOR CONSTRUCTION**

ISSUE	AMENDMENT	DATE	DFT
B	FOR CONSTRUCTION	16.02.21	LPM
A	FOR APPROVAL	15.02.21	LPM

Empire Engineering

BUNDABERG: 86A Bardin Street, Bundaberg, QLD 4670
 GYMPIE: 31/9 Treen Street, Gympie, QLD 4570
 SUNSHINE COAST: The Corporate Centre, 13 Harold St, QLD 4570
 T: 07 4254 4094 F: 07 4254 4094
 E: admin@empireengineering.com.au

NOTES

1. THIS IS THE PROPERTY OF THE ENGINEER, AND MAY NOT BE USED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER.
2. FIGURES ON THIS DRAWING TAKE PRECEDENCE OVER SCALES.
3. VERIFY ALL DIMENSIONS ON SITE.

CLIENT: S & K GREEN INVESTMENTS PTY LTD
 PROJECT: TANTITHA RISE STAGE 2
 JAMES HENDERSON WAY
 GOOBURRUM

DESIGNED: LIM
 DRAWN: LIM
 CHECKED: RAW
 APPROVED: **Category B**
 RPEC: 8042

TITLE: STANDARD DETAILS PLAN

DATE: FEBRUARY 2022	SCALE: AS SHOWN
PROJECT NO: CC-6282	DRAWING NO: C90
REV: B	





Vanessa Langtry

From: Leonard Strub
Sent: Tuesday, 21 March 2023 3:30 PM
To: **Category B** @widebayenergygroup.com
Cc: **Category B**
Subject: RE: Tantitha Rise Stage 2

Thanks, I found them, they were lodged before the civils so I'd saved them into the parent planning file... sorted now, thanks again, Leonard

From: **Category B** @widebayenergygroup.com <**Category B** @widebayenergygroup.com>
Sent: Tuesday, 21 March 2023 3:27 PM
To: Leonard Strub **Category B - (47(3)(b) RTI Act)**
Cc: **Category B - (47(3)(b) RTI Act)** @widebayenergygroup.com>
Subject: Tantitha Rise Stage 2

Hello Leonard,

I have attached the council acceptance of the street lighting and reticulation layout relating to Tantitha Rise Stage 2 as requested.

Thank you.

Regards

Category B - (47(3)(b) RTI Act)

Senior Electrical Engineer RPEQ



2/65 Main Street Pialba QLD 4655
PO Box 242 Hervey Bay QLD 4655

Category B - (47(3)(b) RTI Act)

Category B @widebayenergygroup.com

This communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it - please contact me immediately, destroy it and do not copy or use any part of this communication or disclose anything about it.

26.07.2021

Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670

Dear Sir/Madam

ACCEPTANCE OF LIGHTING DESIGN AND ELECTRICAL LAYOUT

Please find attached herewith documents relevant to the electrical and lighting design of the following development.

Name of Development	Tantitha Rise Stage 2
Location	James Henderson Way, Gooburrum, Qld, 4670
Luminaire Type	LED 17W
Drawing Number	Tan21196-E100A
Ergon WR Number	1693184
Lighting Category	PR6

Please sign this authorisation and return to:

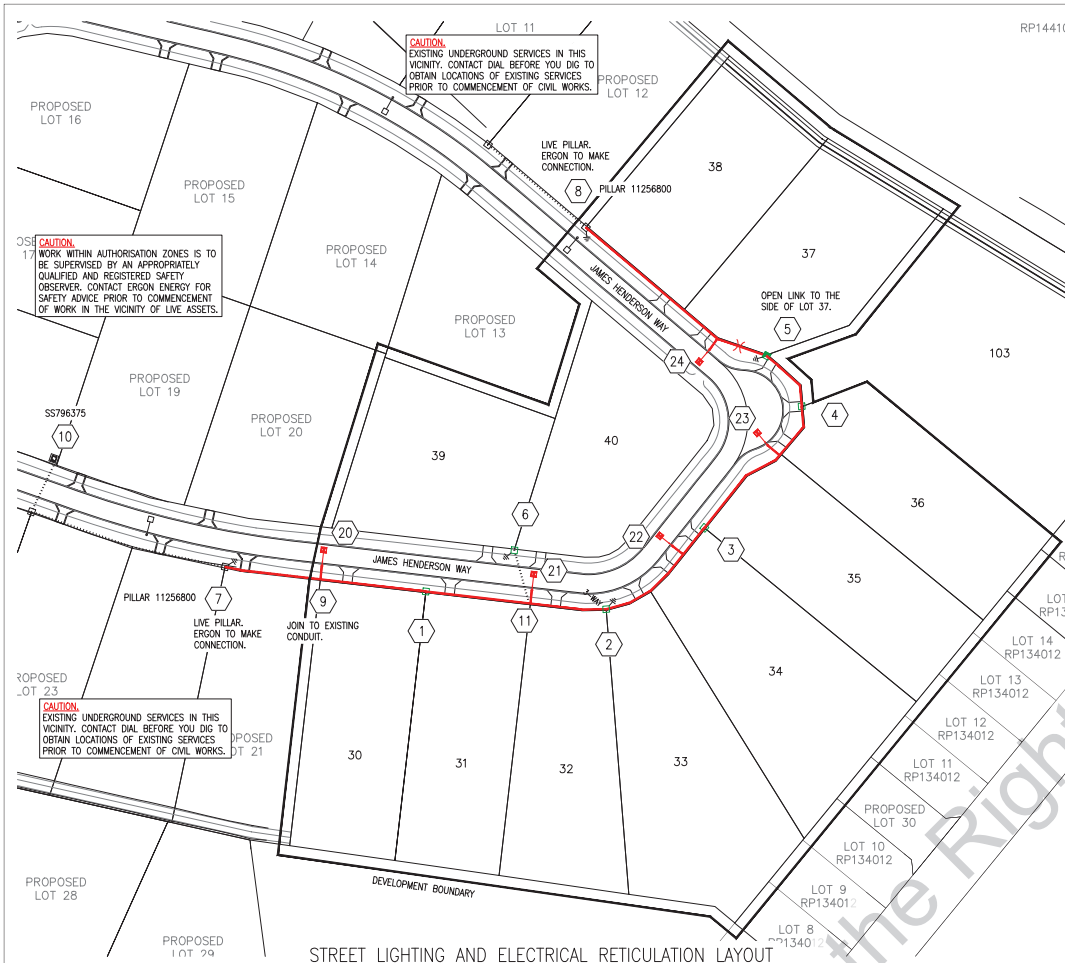
Wide Bay Energy Group Pty Ltd, PO Box 242, Hervey Bay QLD 4655.

Yours faithfully,

Category B - (47(3)(b) RTI Act)

I/We.....Leonard Strub.....of.....Bundaberg Regional Council.....hereby acknowledge receipt of the drawings/documentation referenced above and advise that the council approves and agrees to pay ongoing electricity supply charges for the public area lighting included on the above mentioned plan.

Council Ref: 321.2014.40478.1 (pre-op work stage 2)



RP144106

CAUTION:
EXISTING UNDERGROUND SERVICES IN THIS VICINITY. CONTACT DIAL BEFORE YOU DIG TO OBTAIN LOCATIONS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF CIVIL WORKS.

CAUTION:
WORK WITHIN AUTHORISATION ZONES IS TO BE SUPERVISED BY AN APPROPRIATELY QUALIFIED AND REGISTERED SAFETY OBSERVER. CONTACT ERGON ENERGY FOR SAFETY ADVICE PRIOR TO COMMENCEMENT OF WORK IN THE VICINITY OF LIVE ASSETS.

CAUTION:
EXISTING UNDERGROUND SERVICES IN THIS VICINITY. CONTACT DIAL BEFORE YOU DIG TO OBTAIN LOCATIONS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF CIVIL WORKS.

LEGEND

- PILLAR NORMAL
- 3 WAY PILLAR
- CROSS ROAD PILLAR
- PILLAR EMEN
- LINK PILLAR
- EXISTING PILLAR
- PHASE ROTATION
- STREETLIGHT L17
- EXISTING STREETLIGHT
- OPEN POINT
- EXISTING TRANSFORMER

ASSEMBLIES SCHEDULE

CODE	NUMBER
LIV-4CUDNS1671 Total	162
LV-240C4W73 Total	442
AS82-4 Total	5
AS82 Total	6
EMEN/PL Total	3
LV PL28S240 Total	1
LV PN18S240 Total	1
LV PN26S240 Total	3
LV PN36S240 Total	1
SLBPM79115 Total	5
SLED QL 9167 N Total	5

ERGON WORKS SCHEDULE			
Station	Code	Action	Number
7.8	LV PNU1-21240	Install	5
		Install	2

CERTIFICATE OF COMPLIANCE

DESIGN DOCUMENTATION IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 1158.3.1 2020	LOCATION	PARAMETER	VALUE
ROAD RESERVE LIGHTING DESIGN WIDTH	JAMES HENDERSON WAY	PR6	20m
LUMINAIRE MOUNTING HEIGHT		7.5m	
LUMINAIRE UPCAST ANGLE		0°	
MAXIMUM COMPLIANT SPACING CALCULATED		83.3m	
CURVE SPACING		N/A	
ARRANGEMENT		SINGLE SIDED	
POLE SETBACK		AS SHOWN	
LUMINAIRE MANUFACTURER		GERARD LIGHTING	
LUMINAIRE TYPE		GERARD LIGHTING STREETLED MKIII	
LAMP TYPE		LED	
LUMINOUS FLUX		2078 LUMENS	
I TABLE		180804PH	
PHOTOMETRIC DATA		GERARD LIGHTING	
LIGHT TECHNICAL PARAMETERS ACHIEVED		(SEE SUPPORTING DOCUMENTATION)	
COMPUTER PROGRAM		PERFECT LIGHT	
PROGRAM SOURCE		TREVOR CASWELL SOFTWARE PO BOX 236 SALISBURY QLD. 4107	
MAINTENANCE FACTOR		0.75 MAX	

MAINTENANCE SCHEDULE

THE ROAD LIGHTING DESIGN IS BASED ON THE FOLLOWING MAINTENANCE SCHEDULE:
 1. BULK LAMP REPLACEMENT CARRIED OUT AT 36 MONTH INTERVALS.
 AT THIS TIME THE FOLLOWING SHALL OCCUR:
 • ALL OPTICAL SURFACES, BOTH INTERNAL AND EXTERNAL, OF THE LUMINAIRE SHALL BE CLEANED.
 • ALL GASKETS SHALL BE CHECKED FOR DETERIORATION AND REPLACED WHERE NECESSARY.
 • DAMAGED OR WEATHERED VISORS SHALL BE REPLACED.
 • ALL ACCESSIBLE SCREWS, NUTS, ETC. SHALL BE CHECKED FOR TIGHTNESS.
 • A VISUAL CHECK SHALL BE MADE OF THE ELECTRICAL COMPONENTS AND WIRING FOR SIGNS OF OVERHEATING.
 • IF REQUIRED, THE LUMINAIRE SHALL BE REALIGN OR ADJUSTED TO THE DESIGN SPECIFICATION.
 2. IT IS RECOMMENDED THAT INSPECTION PATROLS PROVIDE SPOT LAMP REPLACEMENTS SUCH THAT THE MAXIMUM LEVEL OF LUMINAIRE OUTAGES AT ANY TIME IS NOT GREATER THAN 5% OF THE LUMINAIRE POPULATION.
 3. WHERE LUMINAIRES ARE REPLACED, THE NEW LUMINAIRE SHALL BE OF EQUIVALENT TYPE SUCH THAT THE ROAD LIGHTING DESIGN IS MAINTAINED.
 NOTES:
 1. LUMINAIRES ARE TO BE ONLY AS SPECIFIED ON THIS DRAWING.
 2. UNLESS OTHERWISE SHOWN, ALL OUTREACH ARMS ARE TO BE PERPENDICULAR TO THE KERB.
 3. WHERE APPLICABLE, POLES, OUTREACHES, FOUNDATIONS AND LUMINAIRES SHALL CONFORM WITH ERGON ENERGY'S REQUIREMENTS.
 4. POLE SPACING DIMENSIONS, UNLESS SHOWN OTHERWISE, ARE TAKEN AS STRAIGHT LINE MEASUREMENTS.
 5. MOUNTING HEIGHTS REFER TO THE VERTICAL DISTANCE BETWEEN THE LUMINAIRE AND THE ROAD SURFACE.
 6. ALL INSTALLATIONS ARE TO CONFORM TO ERGON ENERGY REQUIREMENTS.
 7. ANY DEVIATIONS FROM THE POLE LOCATIONS CONSIDERED NECESSARY ARE TO BE REFERRED TO THE LIGHTING DESIGNER PRIOR TO INSTALLATION.

NOTES

CONDUIT DEPTHS, ALIGNMENTS, POLYMERIC PROTECTION, BENDS AND OTHER TRENCHING DETAILS ARE TO BE REFERRED TO THE UNDERGROUND CONSTRUCTION MANUAL AND CIVIL WORKS SPECIFICATIONS AND DRAWINGS.
 DEVELOPERS TO SUPPLY AND INSTALL CONDUITS, LIGHTING FOUNDATIONS, MARKERS AND SITE FINISH.
 PROJECT MANAGER TO CONTACT ERGON ENERGY FOR SITE AUDITS IN ACCORDANCE WITH RS007.
 POLE BASES TO BE MINOR ROAD EXCEPT WHERE NOTED. POLE FOUNDATIONS TO BE PRE-CAST OR CAST IN SITU ACCORDING TO CIVIL CONSULTANT'S ADVICE. SLIP BASE POLE FOUNDATIONS TO BE CAST IN SITU. STREETLIGHT OUTREACHES TO BE PERPENDICULAR KERB UNLESS SHOWN OTHERWISE AND THOSE FITTINGS ON ROUNDABOUT ISLANDS TO BE ROTATED GENERALLY AS SHOWN.
 ALL STREETLIGHT CONDUITS ARE 40#, AA PROFILE UNLESS SHOWN OTHERWISE.
 LOCAL COUNCIL TO ACCEPT STREET LIGHT LOCATIONS AND ASSOCIATED RATE 2 MAINTENANCE FEES. THERE IS ENOUGH TOLERANCE WITHIN THE LIGHTING LAYOUT TO ACCOMMODATE MINOR CONSTRUCTION CHANGES, I.E. THE DESIGN WILL STILL COMPLY IF COLLARS ARE INSTALLED WITHIN 200mm LATERALLY AND 200mm CLOSER TO PROPERTY LINE BUT SHALL NOT BE ANY CLOSER THAN 700mm TO THE INVERT OF KERB.
 THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ERGON ENERGY MANUALS AND SPECIFICATIONS:
 • QUEENSLAND PUBLIC LIGHTING CONSTRUCTION MANUAL
 • RS007 IDC CIVIL WORKS SPECIFICATION
 • RS008 IDC ELECTRICAL WORKS SPECIFICATION
 • UNDERGROUND CONSTRUCTION MANUAL
 • APPROPRIATE CIVIL DRAWINGS

CONSUMERS' INSTALLATIONS TO COMPLY WITH AS/NZS3000.
 DEVELOPER TO ENSURE RELEVANT TELECOMMUNICATION PROVIDER APPROVALS ARE IN PLACE.
 RATE 2 PUBLIC LIGHTING IS OWNED AND MAINTAINED BY THE ELECTRICAL ENTITY.
 WHERE PUBLIC LIGHTING IS A COUNCIL REQUIREMENT, THE ONGOING MAINTENANCE FEES ARE PAYABLE BY THE LOCAL AUTHORITY.

STREET LIGHTING AND ELECTRICAL RETICULATION LAYOUT

PUBLIC LIGHTING SCHEDULE

STATION	CODE	CUSTOMER	RATE	TYPE	LUMINAIRE	DESCRIPTION	OFFSET	ALIGNMENT
20	SLED QL 0167 N	BRC	NPL2	MINOR	Street light LED, Gerard Lighting, 16.7W, normal luminaire	Column - Street Light, Minor Road base plate mount, 7.5m, single 1.5m outreach.	0.7m FROM BACK OF KERB	ON A LINE FROM RP PEG PERPENDICULAR TO KERB.
21	SLED QL 0167 N	BRC	NPL2	MINOR	Street light LED, Gerard Lighting, 16.7W, normal luminaire	Column - Street Light, Minor Road base plate mount, 7.5m, single 1.5m outreach.	0.7m FROM BACK OF KERB	ON A LINE FROM RP PEG PERPENDICULAR TO KERB.
22	SLED QL 0167 N	BRC	NPL2	MINOR	Street light LED, Gerard Lighting, 16.7W, normal luminaire	Column - Street Light, Minor Road base plate mount, 7.5m, single 1.5m outreach.	0.7m FROM BACK OF KERB	AS DIMENSIONED.
23	SLED QL 0167 N	BRC	NPL2	MINOR	Street light LED, Gerard Lighting, 16.7W, normal luminaire	Column - Street Light, Minor Road base plate mount, 7.5m, single 1.5m outreach.	0.7m FROM BACK OF KERB	AS DIMENSIONED.
24	SLED QL 0167 N	BRC	NPL2	MINOR	Street light LED, Gerard Lighting, 16.7W, normal luminaire	Column - Street Light, Minor Road base plate mount, 7.5m, single 1.5m outreach.	0.7m FROM BACK OF KERB	ON A LINE FROM TP PEG PERPENDICULAR TO KERB.

CABLE AND CONDUIT LOCATION CERTIFICATE

THIS IS TO VERIFY THAT ALL NEW CABLES, AS DEPICTED ON THIS DRAWING, HAVE BEEN CHECKED, WITH THE EXCEPTION OF THOSE SHOWN 'MARKED UP', AT THE TIME OF CHECKING, THEY WERE AT THE SPECIFIED DEPTHS AND ALIGNMENTS IN RELATION TO EXISTING SURVEY PEGS.

CABLE LOCATOR	
DATE CHECKED	
CHECKED BY	
SIGNATURE	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ON JOB COMPLETION SITE MANAGER TO MARK UP THIS PRINT CLEARLY WITH ALL FIELD CHANGES AND RETURN TO PROJECT MANAGER FOR SUBMISSION TO ERGON

CHANGES: YES / NO

COMPLETION DATE:

NAME:

POSITION:

SIGNATURE:

DATE:

A	PRELIMINARY - FOR APPROVAL	23.07.2021	JR	PUBLIC AREA LIGHTING TO AS/NZS1158 PR6 CLASSIFICATION AS APPROPRIATE. ELECTRICAL DESIGN TO ERGON ENERGY DESIGN REQUIREMENTS.	ELECTRICAL SERVICES	STREET LIGHTING & ELECTRICAL RETICULATION LAYOUT, PUBLIC LIGHTING SCHEDULE, ERGON WORK SCHEDULE, MAINTENANCE SCHEDULE AND NOTES.		DATE: SCALE: 1:1000 at A1 ISSUE: -E100
	ISSUE	DESCRIPTION OF AMENDMENT	DATE	INITIAL	RPEP CERTIFICATION OF ELECTRICAL AND LIGHTING DESIGNS. RPEP No. 21216 SIGNED: [Signature]	THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEERS. DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK OR PREPARATION OF ANY SHOP DRAWINGS, EQUIPMENT OR ASSOCIATED ACCESSORIES' LOCATIONS ARE NOTIONAL ONLY AND THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ANY EQUIPMENT OR SERVICE SHOWN WITH OTHER TRADES AND SHALL CONSULT THE ARCHITECT'S FINAL PLANS OR OTHER ACCURATELY DIMENSIONED DRAWINGS WHERE APPLICABLE.		

Vanessa Langtry

From: Category B - (47(3)(b) RTI Act) @empireengineering.com.au >
Sent: Wednesday, 8 November 2023 4:49 PM
To: B @baldwingroup.au; Peter Esposito; Leonard Strub
Subject: Tantitha rise stage 2 - off maintenance meeting
Attachments: CC-6282 Off-Maintenance Application Letter.pdf

Tantitha rise stage 2 - off maintenance meeting

Hi All,

Thanks for attending the On-maintenance meeting held on 8th November 2023 for Tantitha Rise stage 2. Please see below meeting minutes.

Date:

8th November 2023

Time:

2:00pm

Attendees:

Category B – Baldwins

Leonard Strub – BRC

Peter Esposito – BRC

Category B – Empire Engineering

Points of Discussion:

- Scouring in the sand between some driveways/headwalls (in open drains) was noted by Leonard to be backfilled with sand.
- Ergon yet to alter power pole location at back of development.

Should any other points of discussion be missed please don't hesitate to contact me and I will make the necessary amendments.

I have also attached an off-maintenance application letter.

Kind Regards,

Category B - (47(3)(b) RTI Act)

Technical Officer



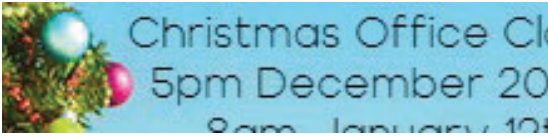
Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au





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In reply please refer to:
Our: **Category B**
At: Bundaberg
Our Ref: CC-6282
Your Ref: 521.2021.249.1

08/11/23

Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670

Attention: Leonard Strub

Dear Sir,

**Re: Off-Maintenance Application for
Tantitha Rise Stage 2 at
James Henderson Way, Gooburrum**

We refer to the above development and our off-maintenance inspection held on 08/11/23. We request you accept the works off-maintenance at your earliest convenience.

Should you have any queries please contact the undersigned at our Bundaberg office.

Yours faithfully

Category B - (47(3)(b) RTI Act)



for and on behalf of
EMPIRE ENGINEERING Pty Ltd

Vanessa Langtry

From: [redacted]@insitesjc.com.au
Sent: Monday, 17 October 2022 12:04 PM
To: Development; Alyssa Melrose
Cc: insite@emailmyjob.com; [redacted]@ddm-group.com.au
Subject: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate
Attachments: GC21-242-BE.pdf; SP335889.pdf

Categories: Ashlee

Hi Alyssa

Re 521.2021.249.1, please find attached *Plan of Potential Building Envelope GC21-242-BE* as required by Condition 13 for Council's approval. I've also attached copy of Survey Plan SP335889 FYI. We are working towards plan seal lodgement – I understand Empire requested on-maintenance on 30/9. Look forward to hearing from you soon. Please let me know if you wish to discuss.

Kind regards,

[redacted]

Senior Projects Coordinator (*JP Qual, B.For.Sc [Hons]*)



[redacted]
[redacted]@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670
PO Box 1688, Bundaberg QLD 4670



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**BUNDABERG REGIONAL COUNCIL
DECISION UNDER DELEGATED AUTHORITY**

APPLICATION NO.	523.2022.309.1
PROPOSAL	Operational Work for Tantitha Rise Estate Stage 2
APPLICANT	S & K Green Investments Pty Ltd
OWNER	S & K Green Investments Pty Ltd
PROPERTY DESCRIPTION	Lot 103 in Pt A on SP324097 & Lot 12 on SP308080
ADDRESS	James Henderson Way GOOBURRUM
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Low Density Residential/Rural Residential
OVERLAYS	Flood Hazard
LEVEL OF ASSESSMENT	Code
SITE AREA	4.961ha & 4,001m ²
CURRENT USE	Balance area
PROPERLY MADE DATE	14 March 2022
STATUS	The 35-business day decision period ends on 9 May 2022
REFERRAL AGENCIES	Not applicable
PREVIOUS APPROVALS	521.2021.249.1 (Tantitha Rise stage 2)
SITE INSPECTION CONDUCTED	Various
LEVEL OF DELEGATION	OW

1. INTRODUCTION

1.1. Proposal

Balance area with special stormwater arrangement.

1.2 Site Description

Balance area for Tantitha Rise. The road, drainage and water main loops were completed as part of the previous (first) stage. Drainage management is discussed in section 3.

2. ASSESSMENT PROVISIONS

2.1. Assessment Benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Zone Code: Rural Residential Zone	Bundaberg Regional Council Planning Scheme 2015
Overlay Code <ul style="list-style-type: none"> • Acid sulfate soils overlay code • Biodiversity areas overlay code • Flood hazard overlay code • Steep land (slopes > 15%) overlay code 	Bundaberg Regional Council Planning Scheme 2015
Use Code <ul style="list-style-type: none"> • Nil 	Bundaberg Regional Council Planning Scheme 2015

Benchmarks applying for the development	Benchmark reference
Other Development Code <ul style="list-style-type: none"> Landscaping code Transport and parking code Works, services and infrastructure code 	Bundaberg Regional Council Planning Scheme 2015
Planning Scheme Policies <ul style="list-style-type: none"> Planning scheme policy for development works 	Bundaberg Regional Council Planning Scheme 2015
<ul style="list-style-type: none"> Nil 	State Planning Policy

3. ISSUES RELEVANT TO THE APPLICATION

The following significant issues have been identified in the assessment of the application:

Water Supply

Partial services will be live connections.

Stormwater

The temporary detention basin was intended to be removed entirely as part of stage 2 negotiations with the downstream property owner to obtain an easement across the downstream land to connect the internal road to Fairymead Road and existing drainage network currently under Council's control. The developer and the downstream landowner were not able to make an agreement and as such, proposed lot 39 contains modified drainage infrastructure under an easement. If the downstream owner ever decides to develop, the upstream easement and drainage infrastructure could potentially be modified to achieve an additional lot. The area is sandy so has high permeability and the downstream area relied on for a drainage outlet is completely submerged in a defined flood event when the river backs up over the land so the large residential parcel (lot 39) and drainage management structure demonstrates no worsening for downstream land.

Roadwork

The new accesses will be consistent with previous (first) stage.

4. REFERRALS

4.1 Internal Referrals

No advice was received from internal departments – noticed too late the internal referral request email isn't on file.

4.2 Referral Agencies

Not Applicable

5. DRAFT CONDITIONS

Draft conditions were issued to the Applicant on 10 May 2022.

The Applicant submitted documentation to Council on 11 May 2022 advising that they were satisfied with the draft conditions.

6. RECOMMENDATION

That the Development Application 523.2022.309.1 detailed below be decided as follows:

1. Location details

Street address: James Henderson Way GOOBURRUM
Real property description: Lot 103 of Pt A on SP324097 & Lot 12 on SP308080
Local government area: Bundaberg Regional Council

2. Details of the proposed development

Development Permit for Operational Work for Tantitha Rise Estate stage 2

3. Decision

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational work for reconfiguring a lot, if the reconfiguration is also assessable development	Schedule 10, part 12, division 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference	Rev
Aspect of development: All				
Title Sheet, Locality Plan and Standard Notes	Empire Engineering	11 FEB 2021(2)	CC-6282 C01	A
Estate Layout Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C02	A
Construction Management Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C03	A
Sediment and Erosion Control notes and Details	Empire Engineering	11 FEB 2021(2)	CC-6282 C04	A
Sediment and Erosion Control Layout Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C05	A

Bulk Earthwork Plan Sheet 1 of 2	Empire Engineering	11 FEB 2021(2)	CC-6282 C30	A
Bulk Earthwork Plan Sheet 2 of 2	Empire Engineering	11 FEB 2021(2)	CC-6282 C31	A
Bulk Earthwork Cross Sections	Empire Engineering	11 FEB 2021(2)	CC-6282 C32	A
Detail Layout Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C40	A
Water Reticulation Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C70	A
Standard Details Plan	Empire Engineering	11 FEB 2021(2)	CC-6282 C90	A

5. Conditions

This approval is subject to the conditions in Schedule 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

6. Further development permits

Not applicable

7. Properly made submissions

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

8. Referral agencies for the application

Not applicable

9. 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*.

10. Agreements under Section 49(4)(b) or 66(2)(b) or (c) of the Planning Act 2016

There are no agreements about these matters.

11. Conditions about infrastructure

No conditions about infrastructure have been imposed under Chapter 4 of the *Planning Act 2016*.

12. 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*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see Schedule 1 of the *Planning Act 2016*.

The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 of the *Planning Act 2016*.

Schedule 2 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NO.	CONDITION	TIMING
DETAIL SPECIFICS		
1.	<p>Submit to and have approved by the Assessment Manager amended plans and/or documents which incorporate the following:</p> <p style="padding-left: 40px;">a. Provide street trees consistent with previous stage</p> <p>Once approved, the amended plans will form part of the Approved plans.</p>	Prior to the commencement of works
EARTHWORKS		
2.	<p>Ensure all material removed from the site must comply with the <i>Environmental Protection (Waste Management) Regulation 2000</i> and Council's waste disposal procedures.</p>	At all times
3.	<p>Ensure all earthworks are undertaken in accordance AS3798 – Guidelines on earthworks for commercial and residential development (the standard). Geotechnical testing must be undertaken in accordance with section 8 of the standard to a minimum standard of level 2 as define in table 8.1. Test results as required by the standard and a certificate of quality and uniformity of fill must be provided by a Registered Professional Engineer of Queensland (RPEQ) and submitted to the Assessment Manager.</p>	Prior to being placed on-maintenance

NO.	CONDITION	TIMING
ENVIRONMENTAL – DUST AND NOISE		
4.	<p>Hours of operation/construction must be limited to the following:</p> <ul style="list-style-type: none"> a. Monday to Friday 7am to 6:30pm b. Saturday 8am to 2:30pm c. no work on Sunday or Public holidays <p>Unless approved in writing by the Assessment Manager.</p>	At all times
5.	<p>No visible dust emissions are to occur at the boundary of the work site. Dust control must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.9.1.</p> <p>Note: <i>If a dust complaint is made to Council and the complaint is substantiated, Council at its direction may, in addition to issuing a Show cause notice, issue a Direction notice in accordance with section 363A of the Environmental Protection Act 1994. Non-compliance with this notice may result in an on-the-spot fine of \$2,200.00.</i></p>	At all times
EROSION AND SEDIMENT CONTROL		
6.	<p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site. Erosion and sediment control must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.9.3.</p>	At all times
7.	<p>Implement and modify as necessary the Erosion control management plan for the duration of the operational works to maintain compliance with the IECA guidelines, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared plan must be available on-site for inspection by Council Officers during these works.</p>	At all times
WATER		
8.	<p>Works performed on live water infrastructure must be undertaken by Council.</p>	At all times
LANDSCAPING		
9.	<p>Submit a landscaping plan consistent with previous stage for assessment. Once accepted, the landscaping plan will be considered an approved plan.</p>	Prior to pre-start meeting

NO.	CONDITION	TIMING
10.	Landscaping must be completed in accordance with the Approved plans.	Prior to being placed on-maintenance
PRE-START MEETING		
11.	Arrange a pre-start meeting in accordance with the Planning scheme policy for development works, section SC6.3.13.8.	Prior to work commencing on site
12.	Prepare and submit a construction management plan (CMP) in accordance with the Planning scheme policy for development works, section SC6.3.13.3. Work must be carried out in accordance with the approved CMP. The CMP must be available on site at all times.	As indicated
INSPECTIONS		
13.	Council inspections must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.13.4 – Council inspections and testing standard.	As indicated
ON-MAINTENANCE REQUIREMENTS		
14.	On-maintenance procedures must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.13.	As indicated
15.	Submit a maintenance bond in accordance with the Planning scheme policy for development works, section SC6.3.13.11.3.	Prior to being placed on-maintenance
MAINTENANCE PERIOD		
16.	The maintenance period must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.13.9.3.	As indicated
17.	Off-maintenance procedures must be undertaken in accordance with the Planning scheme policy for development works, section SC6.3.13.10.	As indicated

PART 1B – ADVICE NOTES

NO.	ADVICE	TIMING
GENERAL		
1.	An audit check of the Operational Works drawings has been undertaken in relation to the proposed works. A detailed check of the calculations and drawings has not	At all times

NO.	ADVICE	TIMING
	<p>been undertaken, as they have been certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The RPEQ bears full responsibility for all aspects of the engineering design, including the identification and resolution of any design faults that may arise throughout the course of the Operational works. The Assessment Manager reserves the right to require further amendments and/or additions at a later date should design errors become apparent.</p>	
2.	<p>Inspections by Council are independent of, and do not negate, the Registered Professional Engineer of Queensland (RPEQ) inspections that ensure compliance with the decision notice for Operational work.</p>	At all times
3.	<p>To comply with the Local Government Act, the applicant and/or applicants contractors must advise Council's Water Services team at WSschedulers@bundaberg.qld.gov.au if access to the network is required to undertake any works or investigations such as, but not limited to, CCTV inspections, cleaning, survey etc.</p>	At all times
ENVIRONMENTAL HARM		
4.	<p>The <i>Environmental Protection Act 1994</i> states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil, or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.</p>	At all times

NO.	ADVICE	TIMING
ABORIGINAL CULTURAL HERITAGE		
5.	All development should proceed in accordance with the Duty of care guidelines under the <i>Aboriginal Cultural Heritage Act 2003</i> . Penalties may apply where duty of care under that act has been breached.	At all times
WATER AND SEWERAGE		
6.	<p>In order for agreed Council work to be performed on existing live water and sewer infrastructure:</p> <ul style="list-style-type: none"> a. ensure a detailed design proposal is submitted to the Assessment Manager, marked 'For construction' b. complete a Notice to Service Provider application at https://www.bundaberg.qld.gov.au/water-sewer-connections c. pay the applicable lodgment fee d. if necessary, a quote will be prepared by Council's Water Service section once the detailed design proposal is approved e. follow instructions provided with the quotation and pay the quoted fee <p>Note: <i>The Notice to Service Provider application can cater for both water and sewer connection requirements in the one application. The applicable lodgment fee will be adjusted at the time of lodgment according to the features requested.</i></p>	At all times
7.	<p>Connection to water or sewer infrastructure is subject to further approvals. For further information about these requirements, please contact Council's Water Services section on 1300 883 699.</p> <p>No plumbing and drainage works are to commence prior to the issuing of the Plumbing and Drainage Approval by the Council.</p>	Prior to commencement of the use
TRAFFIC MANAGEMENT		
8.	<p>Section SC6.3.13.3 of Council's Planning Scheme Policy for Development Works requires the submission of a Traffic Management Plan (TMP) as part of the Construction Management Plan. The TMP shall be consistent with the latest edition of the MUTCD and requirements outlined in the Technical Specification for Provision for Traffic and its Annexure.</p> <p>The applicant must implement, monitor and update the TMP during the construction works and shall, within 7 days of its amendment, submit a copy of the revised TMP to</p>	At all times

NO.	ADVICE	TIMING
	<p>Council's Development team at development@bundaberg.qld.gov.au referencing 523.2022.309.1.</p> <p>A copy of all TGS drawings, together with records showing when installed, modified, inspected and removed will be required to form part of the On Maintenance Report prior to the works receiving the On Maintenance status.</p> <p>All road closures must also be reported to engineering@bundaberg.qld.gov.au</p>	

PART 1C – PROPERTY NOTES

NO.	PROPERTY NOTES	TIMING
	Fill	
1.	<p>Development approval 523.2022.309.1 – Fill</p> <p>The following notation applies to the approved lots 33, 36, 39:</p> <p>All future purchasers of the subject land should note that the lot has been filled as shown on drawing CC-6282 C30 Revision A in development file 523.2022.309.1. The fill has been structurally certified.</p>	

PART 2—CONCURRENCE AGENCY CONDITIONS

Not Applicable

7. ENDORSEMENT

Report prepared by:

Name: Leonard Strub (Development Engineer)

Date: 11 May 2022

Recommendation endorsed pursuant to the terms and conditions of the instrument of delegation issued to me by the Chief Executive Officer

Name: Amanda Matanovic (Senior Development Engineer)

Signature: **Amanda Matanovic** Digitally signed by
Amanda Matanovic
Date: 2022.05.11
11:53:43 +10'00'

CONCRETE PRE-POUR INSPECTION REPORT

Date: 01/08/2022 15:23

Development Application Number: 523.2022.309

Officer: Ian Musgrove

Asset type: Driveway

Asset Name / Id: Lot 35

Drawing Number: C90

Was the Reo coverage adequate? yes

Did the reo have appropriate chairs? no

Was the cover adequate? yes

Issues to note: Needs chairs before pouring

ESC sufficient: yes

Site Safety:

Photos taken: 7

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CONCRETE PRE-POUR INSPECTION REPORT

Date: 01/08/2022 15:25

Development Application Number: 523.2022.309

Officer: Ian Musgrove

Asset type: Driveway

Asset Name / Id: Lot 36

Drawing Number: C90

Was the Reo coverage adequate? yes

Did the reo have appropriate chairs? no

Was the cover adequate? yes

Issues to note: Needs chairs before pouring, no over land flow path on driveway.

ESC sufficient: yes

Site Safety:

Photos taken: 7

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CONCRETE PRE-POUR INSPECTION REPORT

Date: 01/08/2022 15:28

Development Application Number: 523.2022.309

Officer: Ian Musgrove

Asset type: Driveway

Asset Name / Id: Lot 37

Drawing Number: C90

Was the Reo coverage adequate? yes

Did the reo have appropriate chairs? no

Was the cover adequate? yes

Issues to note: Needs chairs before pouring

ESC sufficient: yes

Site Safety:

Photos taken: 7

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CONCRETE PRE-POUR INSPECTION REPORT

Date: 01/08/2022 15:27

Development Application Number: 523.2022.309

Officer: Ian Musgrove

Asset type: Driveway

Asset Name / Id: Lot 39

Drawing Number: C90

Was the Reo coverage adequate? yes

Did the reo have appropriate chairs? no

Was the cover adequate? yes

Issues to note: Needs chairs before pouring

ESC sufficient: yes

Site Safety:

Photos taken: 7

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Vanessa Langtry

From: Leonard Strub
Sent: Thursday, 25 August 2022 9:42 PM
To: Category B - (47(3)(b) RTI Act)
Subject: RE: On-Maintenance Meeting EE: CC-6282 BRC: 523.2022.309.1

Hi Category B maybe some commentary to help Cat B to communicate the logic behind the apparently controversial read drainage channel to his prospective purchasers like how the batters could be flattened by bringing the invert further into the lot as part of landscaping but that the invert needs to remain at the constructed depth to ensure a continuous grade for the length of the drain... also, the option for the extra berm earthwork over the electrical corridor if Ergon Category B decides the pillar boxes in the batter is unacceptable... thanks, Leonard

From: Category B - (47(3)(b) RTI Act)@empireengineering.com.au>
Sent: Thursday, 25 August 2022 12:40 PM
To: Cat B@ddm-group.com.au; Ian Musgrove Category B - (47(3)(b) RTI Act)
<B@baldwingroup.com.au>; Leonard Strub Category B - (47(3)(b) RTI Act)
Cc: Category B - (47(3)(b) RTI Act)@empireengineering.com.au>
Subject: On-Maintenance Meeting EE: CC-6282 BRC: 523.2022.309.1

Good morning,

Thank you for attending the On-Maintenance meeting held at 1:00pm on Wednesday the 24th August 2022 for Tantitha Rise Estate Stage 2 at James Henderson Way, Gooburrum. Please see below summary of discussed points. Should any information be missing please don't hesitate to contact me and I will make the necessary amendments.

Date:
24th August 2022

Time:
01:00pm

Attendees:

Leonard Strub – Bundaberg Regional Council
Ian Musgrove – Bundaberg Regional Council
Category B – Baldwin Contracting
Category B – S & K Green Investments Pty
Category B – Empire Engineering
Category B – Empire Engineering

Points of Discussion:

- Baldwin to provide AS CON survey and empire engineering to provide AS CON plans subsequently
- Empire Engineering to contact the electrical engineer Cat B from Wbeg Energy Group to sort the issue of the power pole.

Should you require any information please don't hesitate to contact me at the office.

Kind Regards,

Category B - (47(3)(b) RTI Act)



Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



Civil & Structural Consulting Engineers
Sunshine Coast • Bundaberg • Gympie

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Ronald Budrodeen

From: Leonard Strub
Sent: Tuesday, 29 November 2022 10:58 AM
To: ccg.contestable@ergon.com.au
Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

BRC: 523.2022.309.1

Hi team, it appears this subdivision stage was developed without addressing the overhead power to the original homestead highlighted. Turns out the overhead power has a pole (2032874) in the balance lot 103 on SP324097 that is being subdivided. Initial contact with Ergon was made by the developer consultant and **Category B** provided advice outlined below. My question.. isn't the overhead electricity redundant? What's stopping lot 2 on RP144106 having a standard service at Fairymead Road and lot 102 on SP324097 having a standard connection to James Henderson Way? Thanks, Leonard

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From: **Category B - (47(3)(b) RTI Act)** @empireengineering.com.au>

Sent: Thursday, 24 November 2022 8:58 AM

To: **Category B - (47(3)(b) RTI Act)** @insitesjc.com.au>; **Cat B** @ddm-group.com.au; Leonard Strub

Category B - (47(3)(b) RTI Act) Amanda Matanovic **Category B - (47(3)(b) RTI Act)**

Cc: insite@emailmyjob.com; **Category B - (47(3)(b) RTI Act)** @mrh.com.au>

Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Leonard and Amanda,

Please see below correspondence from Ergon and InsiteSJC, seems like Ergon aren't agreeable to an easement over that power pole in the rear of the site. Are you happy for us to move forward as per Ergons request for a "right of passage".

Thanks

Regards,

Category B - (47(3)(b) RTI Act)

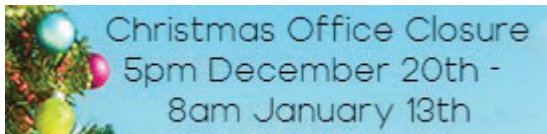


Bundaberg Office

P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



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From: [Category B - \(47\(3\)\(b\) RTI Act\)@insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)

Sent: Wednesday, 23 November 2022 11:49 AM

To: Cat B @ddm-group.com.au; Cat B @empireengineering.com.au

Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com>; [Category B - \(47\(3\)\(b\) RTI Act\)@mrh.com.au](mailto:Category B - (47(3)(b) RTI Act)@mrh.com.au)>

Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hi [Category B - \(47\(3\)\(b\) RTI Act\)](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)

Please find below advice from Ergon. Their feedback is clear that they won't accept an easement over the encroaching infrastructure but, instead, require a Consent to Works from Shaun. I suggest—

1. [Category B](mailto:Category B @ddm-group.com.au) – you forward to Amanda to confirm Council is agreeable to this way forward; and then
2. Gatewest Energy organises the Consent to Works with Ergon Contestable.

I've attached an extract showing the location of the power pole in relation to the proposed easement and cadastral boundaries.

Please let me know if you have any questions. In the meantime – [Cat B](mailto:Cat B @ddm-group.com.au) still haven't heard anything from you or Gatewest re NBN.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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Office Closure | Monday 26th December 2022. Reopening 9th January 2023

From: Category B - (47(3)(b) RTI Act)@ergon.com.au>

Sent: Wednesday, 23 November 2022 11:31 AM

To: Category B - (47(3)(b) RTI Act)@insitesjc.com.au>; Category B - (47(3)(b) RTI Act)@energyq.com.au>

Subject: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Category B

As this is an Ergon overhead asset, an easement between land owners would not satisfy the needs for the Ergon owned asset.

Ergon would only require an easement on an underground Ergon owned asset in private land, Overhead sub transmission or overhead transmission network not overhead distribution network.

Ergon would have a "right of passage" due to the age of the asset and the supply connects the original homestead that was the original portion of land before the sub division of Tantitha Rise.

Ergon would require a Consent To Works (Old Wayleave) for the new Lot configuration from the current owner (Developer) to ensure the perspective owners don't have an argument to force Ergon to remove/relocate the asset on the new lots.

As this is a contestable sub division, the proceedings in relation to this matter would need to be dealt with our Contestable group at ccg.contestable@ergon.com.au making reference to Ergon WR 1693184 Stage 2 Tantitha Rise.

Cheers

Category B - (47(3)(b) RTI Act)

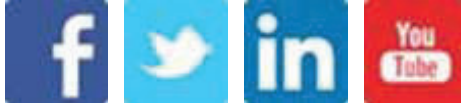
Design Work Group Leader
Ergon Energy

11 Enterprise Street, Bundaberg QLD 4670
Locked Bag 887, Bundaberg QLD 4670

Category B - (47(3)(b) RTI Act)

@ergon.com.au

ergon.com.au



From: Category B - (47(3)(b) RTI Act) @insitesjc.com.au>

Sent: Wednesday, 23 November 2022 10:30 AM

To: Category B - (47(3)(b) RTI Act) @energyq.com.au>; Category B - (47(3)(b) RTI Act) @ergon.com.au>

Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com>

Subject: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and believe the content is safe.

Hi Category B - (47(3)(b) RTI Act)

We're looking at lodging a survey plan with Council soon for the subdivision of Lot 103 on SP324097. Council has flagged they require an easement over pole 2032874 and O/H LV lines that service Lot 2 on RP144106 and Lot 102 on SP324097 before they will approve the survey plan. I am anticipating three options but wonder which is acceptable and preferable for Ergon—

1. Way leave – if so, could I ask for a written statement so I can provide to Council and see if they will accept it?
2. Easement to Ergon – not sure if you accept easements over LV assets.
3. Easement between the relevant owners.



Your earliest advice would be greatly appreciated.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B@insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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InsitesJC wishes you
Merry Christmas &
A Happy New Year!



Office Closure | Monday 26th December 2022. Reopening 9th January 2023

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OR

1. Create a new email addressed to one of the following addresses:

Junk (SPAM): junk@energyq.com.au

Phishing: phishing@energyq.com.au

Malware: malware@energyq.com.au (there is no button in Outlook for reporting malware)

2. Add this email as an attachment and click send

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Ergon Energy Corporation Limited ABN 50 087 646 062

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Ronald Budrodeen

From: Leonard Strub
Sent: Tuesday, 29 November 2022 1:04 PM
To: [Category B - (47(3)(b) RTI Act)]
Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hi [Cat B] apologies for the delay, as mentioned by [Cat B] below, I've contacted Ergon's contestable group ([Cat B]) and understand he'll be discussing the matter with the electrical consultant, I expect to hear back in due course... thanks, Leonard

From: [Category B - (47(3)(b) RTI Act)]@empireengineering.com.au>
Sent: Thursday, 24 November 2022 8:58 AM
To: [Category B - (47(3)(b) RTI Act)]@insitesjc.com.au>; [Cat B]@ddm-group.com.au; Leonard Strub
[Category B - (47(3)(b) RTI Act)] Amanda Matanovic [Category B - (47(3)(b) RTI Act)]
Cc: insite@emailmyjob.com; [Category B - (47(3)(b) RTI Act)]@mrh.com.au>
Subject: RE: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Leonard and Amanda,
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Thanks

Regards,

[Category B - (47(3)(b) RTI Act)]

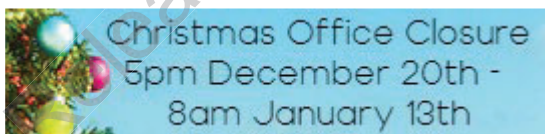


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P 07 4154 4894

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From: [Category B - (47(3)(b) RTI Act)]@insitesjc.com.au]
Sent: Wednesday, 23 November 2022 11:49 AM

To: Cat B @ddm-group.com.au; Cat B @empireengineering.com.au
Cc: 'insite@emailmyjob.com' <insite@emailmyjob.com>; [Category B - \(47\(3\)\(b\) RTI Act\) @mrh.com.au](mailto:Category B - (47(3)(b) RTI Act) @mrh.com.au)>
Subject: FW: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

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I've attached an extract showing the location of the power pole in relation to the proposed easement and cadastral boundaries.

Please let me know if you have any questions. In the meantime – Shaun: still haven't heard anything from you or Gatewest re NBN.

Kind regards,

[Category B - \(47\(3\)\(b\) RTI Act\) @insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act) @insitesjc.com.au)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



[Category B - \(47\(3\)\(b\) RTI Act\) @insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act) @insitesjc.com.au)

Category B @insitesjc.com.au

67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

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Office Closure | Monday 26th December 2022. Reopening 9th January 2023

From: [Category B - \(47\(3\)\(b\) RTI Act\) @ergon.com.au](mailto:Category B - (47(3)(b) RTI Act) @ergon.com.au)>

Sent: Wednesday, 23 November 2022 11:31 AM

To: [Category B - \(47\(3\)\(b\) RTI Act\) @insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act) @insitesjc.com.au)>; [Category B - \(47\(3\)\(b\) RTI Act\) @energyq.com.au](mailto:Category B - (47(3)(b) RTI Act) @energyq.com.au)>

Subject: WR1693184 Stage 2 Tantitha Rise Contestable Sub Division - RE: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

Hello Evonne,

As this is an Ergon overhead asset, an easement between land owners would not satisfy the needs for the Ergon owned asset.

Ergon would only require an easement on an underground Ergon owned asset in private land, Overhead sub transmission or overhead transmission network not overhead distribution network.

Ergon would have a “right of passage” due to the age of the asset and the supply connects the original homestead that was the original portion of land before the sub division of Tantitha Rise.

Ergon would require a Consent To Works (Old Wayleave) for the new Lot configuration from the current owner (Developer) to ensure the perspective owners don’t have an argument to force Ergon to remove/relocate the asset on the new lots.

As this is a contestable sub division, the proceedings in relation to this matter would need to be dealt with our Contestable group at ccg.contestable@ergon.com.au making reference to Ergon WR 1693184 Stage 2 Tantitha Rise.

Cheers

Category B - (47(3)(b) RTI Act)

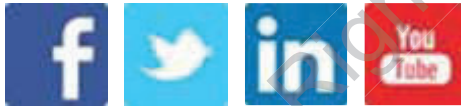
Design Work Group Leader
Ergon Energy

11 Enterprise Street, Bundaberg QLD 4670
Locked Bag 887, Bundaberg QLD 4670

Category B - (47(3)(b) RTI Act)

[@ergon.com.au](mailto:Category B - (47(3)(b) RTI Act)@ergon.com.au)

ergon.com.au



From: [Category B - \(47\(3\)\(b\) RTI Act\)@insitesjc.com.au](mailto:Category B - (47(3)(b) RTI Act)@insitesjc.com.au)>

Sent: Wednesday, 23 November 2022 10:30 AM

To: [Category B - \(47\(3\)\(b\) RTI Act\)@energyq.com.au](mailto:Category B - (47(3)(b) RTI Act)@energyq.com.au); [Category B - \(47\(3\)\(b\) RTI Act\)@ergon.com.au](mailto:Category B - (47(3)(b) RTI Act)@ergon.com.au)>

Cc: insite@emailmyjob.com <insite@emailmyjob.com>

Subject: GC21-242-T01 - DA for RAL Stage 2 Tantitha Rise Estate

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Hi **Category B**

We’re looking at lodging a survey plan with Council soon for the subdivision of Lot 103 on SP324097. Council has flagged they require an easement over pole 2032874 and O/H LV lines that service Lot 2 on RP144106 and Lot 102 on SP324097 before they will approve the survey plan. I am anticipating three options but wonder which is acceptable and preferable for Ergon—

1. Way leave – if so, could I ask for a written statement so I can provide to Council and see if they will accept it?
2. Easement to Ergon – not sure if you accept easements over LV assets.
3. Easement between the relevant owners.



Your earliest advice would be greatly appreciated.

Kind regards,

Category B - (47(3)(b) RTI Act)

Senior Projects Coordinator (JP Qual, B.For.Sc [Hons])



Category B - (47(3)(b) RTI Act)

Category B@insitesjc.com.au

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InsiteSJC wishes you
Merry Christmas &
A Happy New Year!



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OR

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Junk (SPAM): junk@energyq.com.au

Phishing: phishing@energyq.com.au

Malware: malware@energyq.com.au (there is no button in Outlook for reporting malware)

2. Add this email as an attachment and click send

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Ergon Energy Corporation Limited ABN 50 087 646 062

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Vanessa Langtry

From: Leonard Strub
Sent: Wednesday, 18 May 2022 9:42 AM
To: Category B - (47(3)(b) RTI Act)
Subject: FW: Pre-Start Meeting Minutes - Proposed Tentitha Rise Subdivision Stage 2 at James Henderson Way, Gooburrum
Attachments: CC-6282 Pre-Start Meeting Agenda and Minutes.pdf

A few adjustments:

- sections 5 & 6
- sections 4 or 7 should say something about the street trees/landscaping plan and relocation of access to lot 31 (TBC) to be central between the opposite 2 driveways – see it at 20 general business... same same I suppose
- Shaun mentioned the lot numbers had changed between civils and planning... would be worth getting to the bottom of that because I wasn't aware of any changes

Regards,

LEONARD STRUB
Development Engineer

Category B - (47(3)(b) RTI Act)



From: Category B - (47(3)(b) RTI Act)@empireengineering.com.au>
Sent: Tuesday, 17 May 2022 4:20 PM
To: Category B - (47(3)(b) RTI Act)@empireengineering.com.au>; Cat B @ddm-group.com.au; Leonard Strub
Category B - (47(3)(b) RTI Act)@baldwingroup.com.au>; Ian Musgrove
Category B - (47(3)(b) RTI Act)

Cc: Site 1 <Site1@baldwingroup.com.au>

Subject: Pre-Start Meeting Minutes - Proposed Tentitha Rise Subdivision Stage 2 at James Henderson Way, Gooburrum

Dear All,

Thanks for attending the Pre-start meeting agenda and minutes for your records.

Should any info be missing please let me know and I will make the necessary amendments.

Kind Regards,

Kind Regards,

Category B - (47(3)(b) RTI Act)



Bundaberg Office
P 07 4154 4894

E admin.cc@empireengineering.com.au

empireengineering.com.au



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