

16 June 2022

Mr Jackson Woollett
Cadet
McNab Developments (Qld) Pty Ltd
PO Box 5054
WEST END QLD 4101

Forwarded by email only to jackson.woollett@mcnab.net.au

Dear Mr Woollett

REQUEST FOR COUNCIL'S CONSENT – CONTRACTOR CAR PARK & SITE OFFICE
LOCATION: SPITFIRE BANKS DRIVE, PELICAN WATERS
LEGALLY DESCRIBED AS LOT 89 SP316217

I refer to a request from McNab Developments (Qld) Pty Ltd dated 10 May 2022, relating to the proposed contractor car parking and site office located at Spitfire Banks Drive, Pelican Waters, and impacting Council owned land under a nomination of trust legally described as Lot 89 SP316217.

Please be advised that Council has no objection, in principle, to the proposed works shown on **Figure 1. Proposed Site Plan** below, subject to compliance with the 'Standard Conditions of Approval' (attached) and subject to the following:

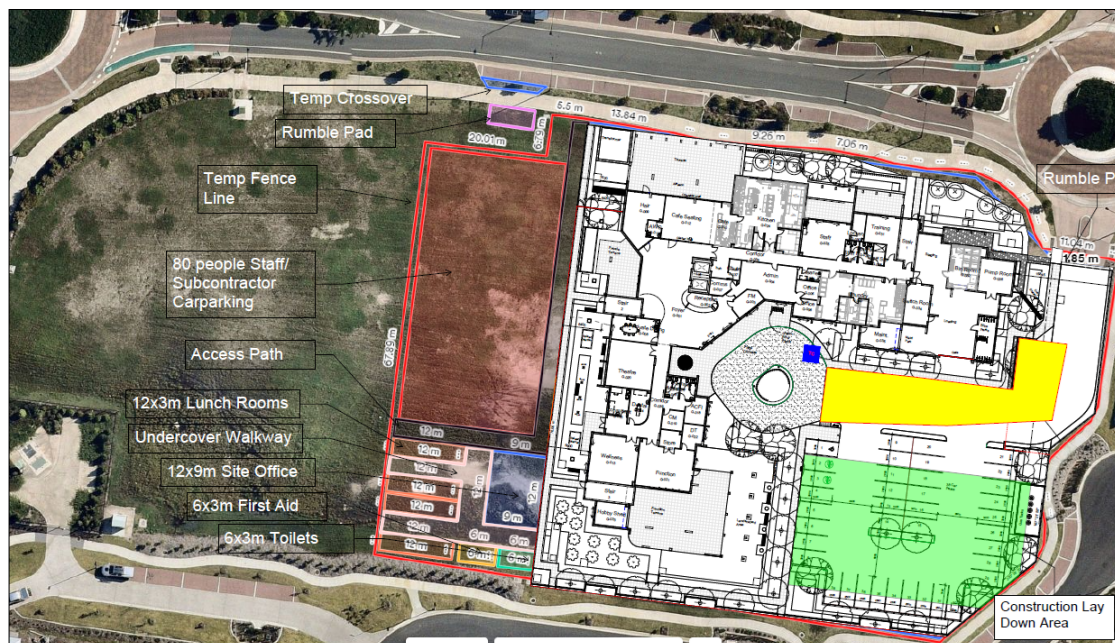


Figure 1. Proposed Site Plan

1. The Applicant must enter into a commercial Licence agreement with Council subject to a commercial market rental and a 'make good' clause conditioning site re-instatement to its original condition.
2. A 1.8m high fence must be constructed by the Applicant around the Licence area located within Lot 89 SP316217 to screen the temporary development from the surrounding area.
3. The temporary use of Lot 89 SP316217 must not include workers residential accommodation.
4. Council's Parks & Gardens team must be notified by the Applicant of the commencement date of the Licence agreement.
5. Photos must be taken by the Applicant of access areas before works commence, to determine correct species and planting orientation, and these photos must be sent to Council's Parks & Gardens team.
6. All damage to turfed areas must be rectified by the Applicant and made good to the satisfaction of Council's Parks & Gardens team, including any aeration, re-turfing, filling of wheel ruts with soil or sand to Council standards, etc.
7. The Site must be handed back to Council in a level condition, with turf coverage as good or better than prior to use of Lot 89 SP316217 by the Applicant.
8. No rocks or foreign material must be left on the surface of Lot 89 SP316217.
9. Where turf replacement is required, an establishment period of 12-weeks, including sufficient watering, must be undertaken by the Applicant.
10. No spoil or waste materials must be left on the surface of Lot 89 SP316217.
11. All works must adhere strictly to Workplace Health & Safety guidelines, including signage, barriers, traffic management, etc.
12. Care must be taken to avoid damage to concrete kerb and channel crossing, and any damage to such infrastructure must be repaired to Council standards at the Applicant's cost.
13. Lot 89 SP316217 must be maintained during the period of the proposed usage, e.g. mowing, rubbish removal, etc.
14. The Applicant must provide evidence of the Plumbing Final Certificate – Form 19 for PLQ22/1622 to Council's Plumbing Services team.

If you have any queries regarding this matter, please contact Council on the above provided number.

Yours faithfully,



Lee Prior
Manager Leasing and Land Management
Property Management Branch

STANDARD CONDITIONS OF APPROVAL

1. Approval to Commence Work

This letter is not an authority to start work, and the applicant must not commence work, until the following has occurred:

- a. Detailed construction plans must be provided to Council's Property Management Branch to show that the proposed works are substantially in accordance with the plans provided to date;
- b. Easement requirements must be finalised if applicable;
- c. A pre-start meeting on-site has been arranged and attended by Council;
- d. All conditions contained in this letter have been complied with;
- e. Submission of a Traffic Management Plan.

2. Standard Conditions of Approval for Minor Works

The nominated works must be constructed in accordance with the standard conditions as per Council's 'Water and Sewer Facilities in Road Reserves' (which may be obtained from Council's website) and in accordance with current Australian Standards. Please note that these conditions and standards apply to all project works, not just those within road reserve.

3. Construction Agency

If the proposed works are to be undertaken by a party other than Unitywater, the following documents must be forwarded to this office, prior to the pre-start meeting:

- a. Deed of Indemnity - completed and signed on behalf of the party undertaking the proposed works.

4. Survey Marks

Permanent survey marks and bench marks must not be damaged or disturbed in any way. Council must be given prior notification if there is any intention to move any marks during construction. In the event of any mark being inadvertently damaged or disturbed, Council must be notified as soon as possible.

5. Copy of Approval to be held on-site

In order to ensure that the nominated works are undertaken in accordance with the specified conditions, a copy of this letter must be held on-site by the contractor responsible for the nominated works and must be made available to any Council representative upon request.

6. Pre-start Requirements

At least 10 business days prior to the planned project start date, the applicant must contact Council to make arrangements for a pre-start meeting.

Prior to the pre-start meeting, the following must be provided to Council for review:

- a. Detailed construction plans for approval;
- b. Traffic Management Plan.

7. Post Construction Requirements

Within 10 business days of the completion of on-site works, the applicant must make arrangements for a post construction on-site meeting with Council to confirm the extent of the completed works and the standard of reinstatement of the work site.

Period of Approval

Nominated works must be completed within a period of twelve (12) months from the date of this letter otherwise a new proposal must be submitted to Council for consideration.