

No. 4

**TO:** Mayor and Councillors  
Town Planning and Health Committee

**FROM:** Director, Engineering Services

**RE:** Cardwell Properties Pty. Ltd. – Sewerage Management Plan  
Port Hinchinbrook Development, Cardwell  
<Received 23.11.98 – File O.3>

**MEETING DATE:** 26<sup>th</sup> November 1998 – “Tabled”

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**COMMENTS:**

It is a requirement of the Deed for Port Hinchinbrook, that the Company develops a management plan for dealing with the disposal of sewage and must submit the plan to the Chief Executive of the Department of Environment and Heritage and the Council for approval, prior to commencing any part of the work which will lead to the production of sewage.

Following consideration of alternatives, and several meetings between the parties involved, the Developer has submitted to Council a management plan covering the development, which appears to address the concerns of the Council. Council Officers have reviewed the plan and consider it to be acceptable.

The plan provides for sewage from the development to be dealt with in stages:-

- **Interim Stage:** (between December 1998 and March 1999):  
Sewage will be held in pump stations 2 and 5 and collected by a licensed contractor and disposed of into a facility lawfully able to accept such waste.
- **First stage :** (until the contributing population reaches 200 equivalent persons)  
Sewage will be treated in septic tanks located on lot 41 across the Bruce Highway. Effluent will be disposed of either in absorption trenches or by irrigation .
- **Second Stage –** (estimated to be in September 1999)  
A sewage package treatment plant to be installed on Lot 41
- **Third (final) Stage**  
Connect to Council Scheme.

This plan allays all of the Council’s Officers’ concerns, and it is recommended to Council for approval.

**RECOMMENDATION**

It is therefore recommended that Council approve the Port Hinchinbrook Sewerage Management Plan dated November 12, 1998, and received by facsimile on November 23, 1998.

25th November 1998

A. Raiti  
Director, Engineering Services

# Port Hinchinbrook

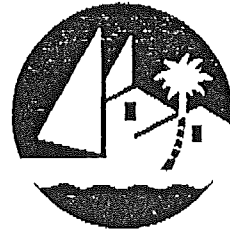
Cardwell, Far North Queensland, Australia

Administration and Sales Office:

Post Office Box 444, Main Beach, Qld 4217

Phone (07) 5591 2020

Fax (07) 5591 2616



KW/ls

Monday, 23 November, 1998.

The Chief Executive Officer,  
Council of the Shire of Cardwell,  
Post Office Box 401,  
**TULLY. QLD. 4854.**

Attention: Mr. Alf Raiti.

## **RE: "PORT HINCHINBROOK" - SEWAGE MANAGEMENT PLAN.**

Dear Mr. Raiti,

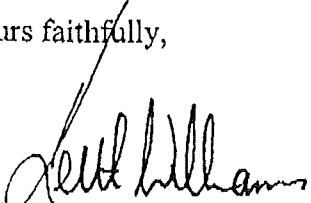
On returning to my office this morning I received to hand a fax from the Department of Environment & Heritage which arrived in this office at 6pm on Friday afternoon the 20<sup>th</sup> November.

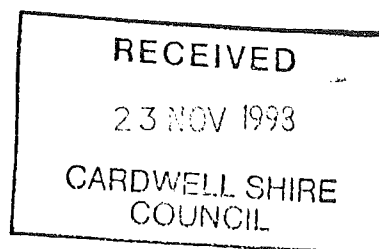
The subject fax from the Department of Environment & Heritage indicated that it was necessary for me to formally submit my Sewage Management Plan to you for approval and it also indicated that you had already approved of the plan in principle. They faxed me a copy of your fax to them dated the 18<sup>th</sup> November, 1998 which indicated your approval in principle.

I now attach hereto a copy of my proposed Sewage Management Plan dated the 12<sup>th</sup> November, 1998 and it would be appreciated if this could be approved by your Council as expeditiously as possible.

The Masterplan, as forwarded on the 27<sup>th</sup> October, 1998 indicating the proposed locations for initial pumping stations and the routes for rising mains, remains applicable and if you have any further queries in regard to same please don't hesitate to contact me by phone. I will be available at 07 55913606 for the remainder of today with the exception of a one hour period between 1pm and 2pm.

Yours faithfully,

  
**KEITH WILLIAMS.**



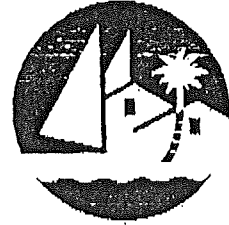
Attached: Two (2) pages - "PORT HINCHINBROOK" Sewage Management Plan dated 12 November, 1998.

Cardwell Properties Pty. Ltd. (AGN 058 737 643) trading as Port Hinchinbrook

# Port Hinchinbrook

Cardwell, Far North Queensland, Australia

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Post Office Box 444, Main Beach, Qld 4217  
Phone (07) 5591 2020  
Fax (07) 5591 2616



12.11.98

## PORT HINCHINBROOK SEWAGE MANAGEMENT PLAN

### Preamble

This Plan has been prepared for the management of sewage generated at the Port Hinchinbrook development in accordance with section 10 of the Deed of Agreement between Cardwell Properties Pty Ltd and the State of Queensland and the Council of the Shire of Cardwell and the Commonwealth of Australia, hereafter referred to as "The Deed".

Sewage will be managed in accordance with this Plan when it has been approved by the Department of Environment and Heritage (the Department) and the Cardwell Shire Council. All necessary statutory approvals will be obtained for the development and operation of sewage treatment works.

### Principles

Sewage management will be staged in accordance with the progressive development of the Port Hinchinbrook Site and will achieve compliance with the requirements of section 10 of the Deed. This approach will require the installation of a 100 equivalent person (100 ep) septic treatment system for the initial stages of the development, transition to connection to a package sewage treatment plant when the site population reaches 200 ep and maintenance of this package plant until such time as a connection to a Cardwell Shire Council sewage treatment plant becomes available.

Details including schematic layouts showing locations of septic tanks, disposal fields and sewage treatment plants will be forwarded to the Department and Council prior to each stage of works commencing. Details will include timing of connection and estimated connected population of the shore-based facilities for marina users, including pump-out facilities connected to the sewage treatment works.

### Plan of Works

Stage 1: Interim arrangements - septic holding tanks  
Estimated Timing: December 1998 - March 1999

As an interim arrangement following approval of the Plan all sewage will be directed to holding tanks identified on the "Port Hinchinbrook Master Plan - Issue 'C' October 1998" as Pumping Stations 2 and 5. This sewage will be collected and transported by a contractor licensed under the *Environmental Protection Act 1994* to carry out regulated waste transport and will be disposed of at a facility lawfully able to accept such waste.

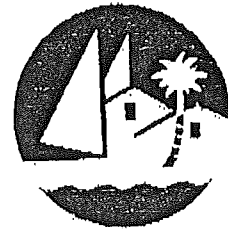
This interim arrangement using pump out of the holding tanks will be for 90 days or until a 100 equivalent persons septic system is established on Lots 41-45 as indicated on the "Port Hinchinbrook Master Plan - Issue 'C' October 1998" which are located west of the Bruce Highway, whichever is the lesser.

○

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12.11.98

Stage 2: Septic Treatment System  
Estimated Timing: March 1999 - September 1999

All sewage will be directed to a 100 ep septic treatment system which will be established on land to the western side of the Bruce Highway described as Lots 41-45 as indicated on the "Port Hinchinbrook Master Plan - Issue 'C' October 1998". This treatment system will be designed and operated in accordance with statutory approvals required under the *Environmental Protection Act 1994*, *Integrated Planning Act 1997* and *Sewerage and Water Supply Act 1949* (Standard Sewerage Law - May 1998).

A further 100 ep septic treatment system will be established on land to the western side of the Bruce Highway described as Lots 41-45 prior to the connected population reaching more than 100 ep.

Stage 3: Package Treatment Plant  
Estimated Timing: September 1999 -

Prior to the connected population reaching more than 200 ep a package sewage treatment plant will be installed on land to the western side of the Bruce Highway described as Lot 41-45 as indicated on the "Port Hinchinbrook Master Plan - Issue 'C' October 1998". This plant will be designed and operated in accordance with statutory approvals required under the *Environmental Protection Act 1994*, *Integrated Planning Act 1997* and *Sewerage and Water Supply Act 1949* (Standard Sewerage Law - May 1998). Sewerage effluent will be treated to at least a secondary standard and disposed of to land in accordance with best practice for treating and disposing of sewerage effluent. Appropriate storage, treatment and disposal details will be determined in consultation with the Department prior to the establishment of the package plant.

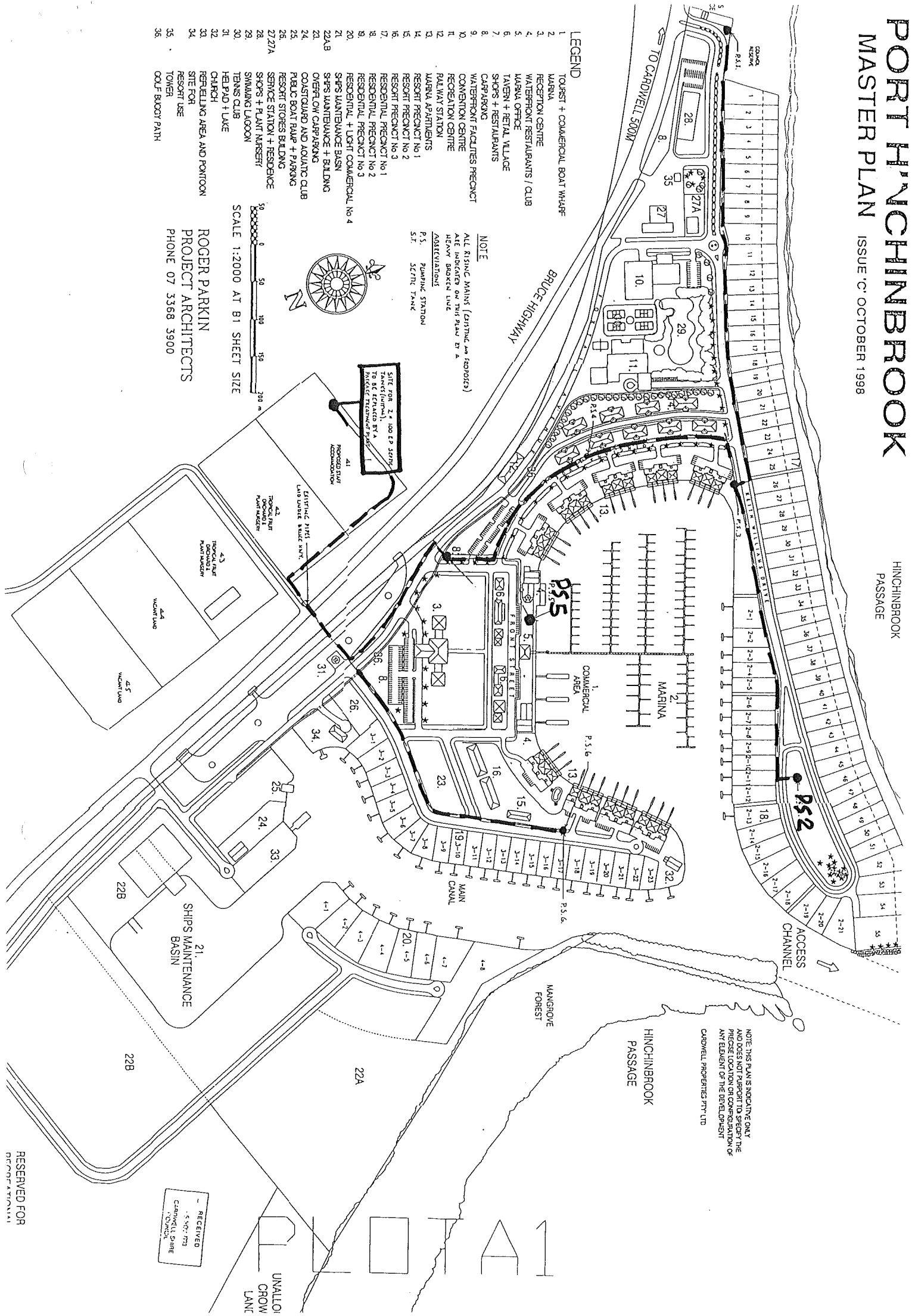
Stage 4: Connection to Shire Council Sewage Treatment Plant  
Estimated Timing: Dependent on Cardwell Shire Council - possibly 2003

The connection of sewerage and delivery of sewage to Council's sewage treatment plant is dependent on the timing of the Cardwell Shire Council. Connection will be made in accordance with the Deed and approvals required by Council.

# PORT HINCHINBROOK MASTER PLAN

ISSUE 'C' OCTOBER 1998

HINCHINBROOK  
PASSAGE

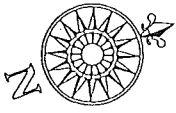


## LEGEND

- 1 TOURIST + COMMERCIAL BOAT WHARF
- 2 MARINA
- 3 RECEPTION CENTRE
- 4 WATERFRONT RESTAURANTS / CLUB
- 5 MARINA OFFICE
- 6 TAVERN + RETAIL VILLAGE
- 7 SHOPS + RESTAURANTS
- 8 CARPARKING
- 9 WATERFRONT FACILITIES PRECINCT
- 10 CONVENTION CENTRE
- 11 RECREATION CENTRE
- 12 RAILWAY STATION
- 13 MARINA APARTMENTS
- 14 RESORT PRECINCT No 1
- 15 RESORT PRECINCT No 2
- 16 RESORT PRECINCT No 3
- 17 RESORT PRECINCT No 1
- 18 RESORT PRECINCT No 2
- 19 RESORT PRECINCT No 3
- 20 RESORT PRECINCT No 4
- 21 SHIPS MAINTENANCE BASIN
- 22 SHIPS MAINTENANCE + BUILDING
- 22A/B OVERLOOK CARPARKING
- 23 COASTGUARD AND AQUATIC CLUB
- 24 PUBLIC BOAT RAMP + PARKING
- 25 RESORT STORES BUILDING
- 26 SERVICE STATION + RESIDENCE
- 27 SHOPS + FLAUNT NURSERY
- 27/27A SWIMMING LAGOON
- 28 TENNIS CLUB
- 29 HELP/AD + LAKE
- 30 CHURCH
- 31 RECREATING AREA AND PORTHOOK
- 32 SITE FOR RESORT USE
- 33 TOWER
- 35 GOLF BLOOT PATH

## NOTE

ALL RISING MAINS (EXISTING AND PROPOSED)  
ARE INDICATED ON THIS PLAN BY A  
HEAVY DASHED LINE  
ABBREVIATIONS  
P.S. PUMPING STATION  
S.T. SCULPTURE TRUNK



SCALE 1:2000 AT B1 SHEET SIZE

ROGER PARKIN  
PROJECT ARCHITECTS  
PHONE 07 3368 3900

NOTE: THIS PLAN IS INDICATIVE ONLY  
AND DOES NOT PURPORT TO SPECIFY THE  
PRECISE LOCATION OR COMPARISON OF  
ANY ELEMENT OF THE DEVELOPMENT.  
CARDWELL PROPERTIES PTY LTD

RECEIVED  
5 NOV 1998  
CARDWELL ENGINEERING  
"C" PLAN

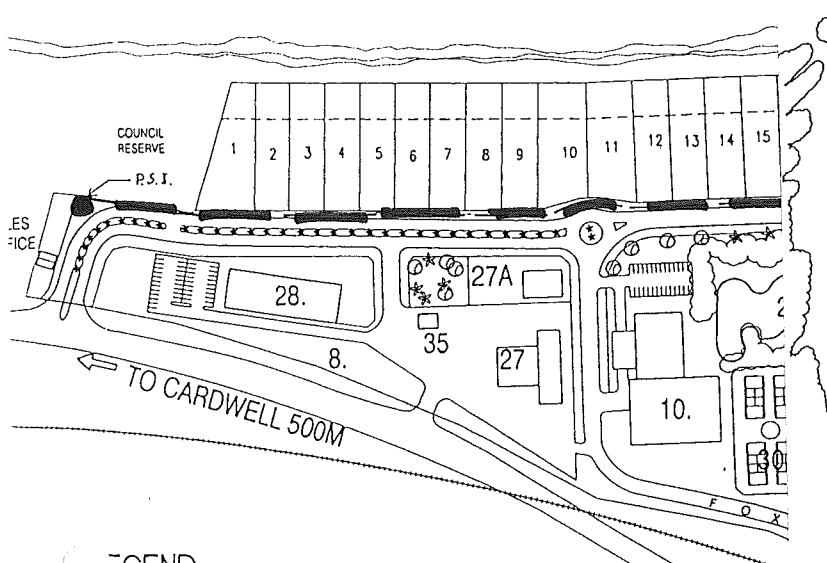
RESERVED FOR  
RECREATIONAL

UNALLOTTED  
CROWD  
LAND

# PORT HINCHINE

## MASTER PLAN

ISSUE 'C' OCT



NOTE: THIS PLAN IS INDICATIVE ONLY AND DOES NOT PURPORT TO SPECIFY THE PRECISE LOCATION OR CONFIGURATION OF ANY ELEMENT OF THE DEVELOPMENT

CARDWELL PROPERTIES PTY LTD

HINCHINBROOK PASSAGE

BRUCE HIGHWAY  
GROVE REST

### LEGEND

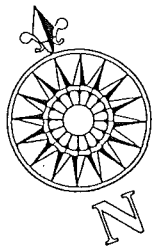
- 1. TOURIST + COMMERCIAL BOAT WHARF
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- 12. RAILWAY STATION
- 13. MARINA APARTMENTS
- 14. RESORT PRECINCT No 1
- 15. RESORT PRECINCT No 2
- 16. RESORT PRECINCT No 3
- 17. RESIDENTIAL PRECINCT No 1
- 18. RESIDENTIAL PRECINCT No 2
- 19. RESIDENTIAL PRECINCT No 3
- 20. RESIDENTIAL + LIGHT COMMERCIAL No 4
- 21. SHIPS MAINTENANCE BASIN
- 22A,B SHIPS MAINTENANCE + BUILDING
- 23. OVERFLOW CARPARKING
- 24. COASTGUARD AND AQUATIC CLUB
- 25. PUBLIC BOAT RAMP + PARKING
- 26. RESORT STORES BUILDING
- 27,27A SERVICE STATION + RESIDENCE
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- 32. CHURCH
- 33. REFUELLING AREA AND PONTOON
- 34. SITE FOR RESORT USE
- 35. TOWER
- 36. GOLF BUGGY PATH

### NOTE

ALL RISING MAINS (EXISTING) ARE INDICATED ON THIS PLAN BY A HEAVY BROKEN LINE.

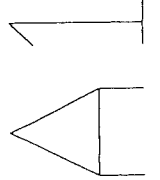
### ABBREVIATIONS

P.S. PUMPING STATION  
S.T. SEPTIC TANK



SCALE 1:2000 AT B1

ROGER PARKIN  
PROJECT ARCHE  
PHONE 07 3368 3



UNALLOCA  
CROWN  
LAND

RECEIVED  
- 5 NOV 1998  
CARDWELL SHIRE  
COUNCIL

22B

RESERVED FOR  
RECREATIONAL  
PURPOSES

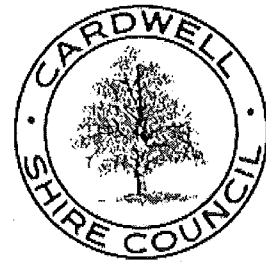
# Cardwell Shire Council

Engineering Services

Town Planning

38-40 Bryant Street Tully 4854

Phone (070) 439 130 Fax (070) 682 616



TO:	ERIC GUSTAVSON	Fax	0747225351		
Company	Department of Environment and Heritage	Phone	0747225353		
From	John Pettigrew	Date	30/10/98		
Priority	Normal	No. of pages including this	One	Ref. No:	Port Hinchinbrook

## Message

Eric ,

I refer to your fax of 29<sup>th</sup> October ,1998 regarding the sewerage Management Plan for the above . Council has a copy of the latest plan dated 27<sup>th</sup> October . Under Councils Planning Scheme sewerage treatment is defined under Public Utility which is an " as of right " use and therefore does not trigger an Impact assessable application under the Integrated Planning Act

However normal licensing conditions including separation from buildings , buffers would be required

Please feel free to discuss with either myself or Frank McIntyre (planning Officer)

Regards