



gilvear planning
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OUR REF: J266-00018
DATE: 9th September 2026

Douglas Shire Council
PO Box 723
Mossman, Qld 4873

Via email

To whom it may concern,

**RE: APPLICATION FOR OPERATIONAL WORKS (DEVELOPMENT PERMIT) ON
LOCAL GOVERNMENT ROAD ADJACENT TO LOT 4 ON CP8810113**

Gilvear Planning Pty Ltd (Gilvear Planning) has been engaged by Silky Oaks Lodge Pty Ltd to provide town planning assistance in relation to planned upgrades to the entry at Silky Oaks Lodge. The works proposed involve improvement of the entry to the lodge via Finlayvale Road and includes works proposed in the Finlayvale road corridor designated as a local government road.

Please find attached information supporting an application seeking a Development Permit for Operational Works on a local government road to facilitate the completion of the upgrade works.

Attached to this letter, please find:

- **Attachment 1** – DA Form 1;
- **Attachment 2** – Code Compliance Responses;
- **Attachment 3** – Engineering Plans and associated methodology

SITE AND DEVELOPMENT CONTEXT

The subject site is located at 423 Finlayvale Road, with the road reserve providing access to Lot 4 on CP881013. Finlayvale Road terminates after providing access to Lot 4 CP881013 and Lot 3 CP881013.

The Silky Oaks lodge was first opened in 1985 and offers a range of accommodation packages based on the enjoyment of its rainforest surroundings. The lodge includes 40 rooms in different styles of accommodation and includes a number of ancillary buildings and structures that support the operation of the lodge. The average annual visitation is approximately 8,000 visitors, with Finlayvale Road being the only means of access to the lodge premises.

Plans have been completed to undertake an upgrade to the entrance to the lodge at the interface of Lot 4 CP881013 and incorporates work to the existing road located within the Finlayvale Road corridor and will in future incorporate an open shelter or Porte Cochere to be incorporated within the boundaries of Lot 4 to accept visitors.

FAR NORTH QUEENSLAND
0448 897 991
PO Box 228 Babinda Q 4861

SOUTH EAST QUEENSLAND
0418 843 949
PO Box 438 Paddington Q 4064

Gilvear Planning Pty Ltd ABN 88 140 988 825
gilvearplanning.com.au

As per the structural and civil works plans attached to this application, the design has been completed to limit the disturbance footprint and the removal of any further vegetation and retain existing stormwater drainage structures to minimise erosion potential.

COUNCIL CONSIDERATION

The subject site is located within the Rural zone, with Finlayvale Road designated as a “Major Rural Road” in the Douglas Shire Council road network. In addition, the site is influenced by multiple mapped overlay matters including:

- Acid Sulphate Soils Overlay
 - Acid Sulphate Soils (5-20m AHD)
- Flood Storm Overlay
 - Floodplain Assessment Overlay (Mossman River)
- Hillslopes Overlay
 - Area Affected by Hillslopes
- Landscape Values Overlay
 - High Landscape Values
- Landslide Overlay
 - Landslide Hazard (High and Medium Hazard Risk)
- Natural Areas Overlay
 - MSES - Regulated Vegetation (Intersecting a Watercourse)
 - MSES - Wildlife Habitat
 - MSES - Regulated Vegetation
- Transport Road Hierarchy Overlay
 - Major Rural Road

Pursuant to Table 5.6j of the Douglas Shire Planning Scheme 2018 v1.0, Operational Works for work on a local government road is defined as Code Assessable development. The level of assessment is not altered by way of applicable Overlays.

The Operational Works Application requires assessment against the following provisions within the Douglas Shire Planning Scheme 2018 v1.0, which form the relevant assessment benchmarks:

- Rural Zone Code
- Infrastructure Works Code
- Environmental Performance Code

CODE COMPLIANCE

The proposed Operational Works are compliant with all relevant Acceptable and Performance Outcomes in the Rural Zone Code, the Infrastructure Works Code and the Environmental Performance Code.

CONCLUSION

Gilvear Planning hereby submits the Operational Works Application for Council's consideration.

Should any additional information be required, please do not hesitate to contact the undersigned.

Kind regards,



Kristy Gilvear
MANAGING DIRECTOR

Attachment 1

DA Form 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Silky Oaks Lodge Pty Ltd c/o Gilvear Planning
Contact name (only applicable for companies)	Evan Kruckow
Postal address (P.O. Box or street address)	PO Box 228
Suburb	Babinda
State	Qld
Postcode	4861
Country	Australia
Contact number	0498524300
Email address (non-mandatory)	evan@gilvearplanning.com.au
Mobile number (non-mandatory)	As above
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	J26-00018

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		423	Finlayvale Road	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	4	CP881013	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Completion of upgrade to the entrance of Silky Oaks lodge located at Lot 4 CP881013 including work on Finlayvale Road

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|--|--|
| ☒ Road work | ☒ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☒ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☒ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$300,000

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☐ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☐ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☐ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☐ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Attachment 2

Code Compliance

6.2.10 Rural zone code

Table number—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development only		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	No dwellings or major structures are to be constructed
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	No dwellings or major structures are to be constructed
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	No dwellings or major structures are to be constructed

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	The works are to support an existing approved use
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small-scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	The works are to support an existing approved use
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed.	The work on the road reserve and adjacent Lot 4 has been designed to minimise the removal of any vegetation and retains a very similar footprint to the existing road. Small shrubs and undergrowth will be removed and replaced after works.
PO7 The minimum lot size is 40 hectares, unless	AO7 No acceptable outcomes are prescribed.	Not applicable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.		

9.4.3 Environmental performance code

Table number—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	No premises are located in proximity to the upgraded road access and set down area that would be impacted by the change to the entrance. The works to be located in the road reserve are within the current actual road footprint and will not have any additional impacts on residential premises.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or	There will be no change in the potential noise generated by the lodge operations and traffic using the road to access the lodge premises. There will be a limited period of increased noise during the construction phase of the proposed development. However, these impacts that will be managed through construction management plans including adherence to local
	AO2.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses. AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	laws, but there is no operational increase as a result of this proposal.
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;	No airborne materials will be generated during the operation of the upgraded entrance. Construction related airborne particles

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	will be managed through onsite construction management measures.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	No odour will be generated by the new entrance
Waste and recyclable material storage		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	
Sensitive land use activities		
PO6	AO6.1	Not applicable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	
Stormwater quality		
P07 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities. AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	The design of the entrance includes the retention of existing stormwater infrastructure, including concrete spoon drain, concrete culvert and include kerb and channel to direct stormwater from the road to discharge points. Scour protection is to be included in stormwater outlets.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Pest plants (for material change of use on vacant land over 1,000m2)		
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	No pest plants have been identified in the project site.

9.4.5 Infrastructure works code

Table 9.4.5.3.a – Infrastructure works code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	No footpaths are located in this section of Finlayvale Road. Where possible, existing infrastructure - mainly drainage - has been retained.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	AO1.5 Decks, verandas, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve.	The works in the road reserve will accommodate vehicles only with the visitor discharge point, including all abilities access, to continue to be contained within the Lodge boundaries.
	AO2.2 Accessibility structures are designed in accordance with AS1428.3.	
	AO2.3	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	
Water supply		
PO3 An adequate, safe and reliable supply of potable, firefighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	Water supply to the lodge including for firefighting supply will not be impacted by the proposal and will continue to be available at the property.
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design	Effluent disposal arrangements will continue as per the current operating circumstances.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).	
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table	The stormwater discharge arrangements are to be retained following the entrance upgrade, with the existing concrete spoon drain retained with ultimate relatively immediate discharge to the Mossman River due to its close proximity. A stormwater drainage plan and associated erosion and sediment control plan are included within the civil works package provided in Attachment 3.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulphate soil and management of nutrients of concern; (d) rainfall erosivity.	
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas. AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or	Not applicable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	pests and vectors are managed through design and maintenance.	
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Disturbance during the construction phase of the development will be managed through implementation of stormwater drainage and erosion and sediment control plans. Once sealed, no change is anticipated to wastewater management within the road reserve or adjoining Lot 4.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulphate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or	No change is proposed to existing electricity connection.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	No change is proposed to existing telecommunications connection.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
relevant telecommunication regulatory authority.		
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Road frontage for Lot 4 is retained and improved as part of the entrance upgrade and accommodates buses and emergency vehicles as required. Kerb and channel is to be installed on the western side of the paved road for stormwater management, as per the civil design drawings included in Attachment 3.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	
	Alterations and repairs to public utility services	
PO13	AO13	The upgraded section of road will be tied neatly into the remaining road network and stormwater infrastructure as per civil plans.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Infrastructure is integrated with, and efficiently extends, existing networks.	Development is designed to allow for efficient connection to existing infrastructure networks.	
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not alteration to existing utilities are proposed
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	The work is to be conducted within the road reserve of Lot 4, with minimal vegetation clearing required due to the retention of the existing footprint. Undergrowth and shrubs will be selectively removed with canopy trees retained.
PO16	AO16	As per structural and civil works package in Attachment 3, works to the road will comply with requirements

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Existing infrastructure is not damaged by construction activities.	Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State- controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high-speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicable
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not applicable
Fire services in developments accesses by common private title		
PO19	AO19.1	Not applicable

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	Residential streets and common access ways within a common private title places hydrant at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for firefighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable

Attachment 3

Structural and Civil Works Package

SILKY OAKS LODGE

PORTE-COCHERE STRUCTURAL AND CIVIL WORKS

12691107

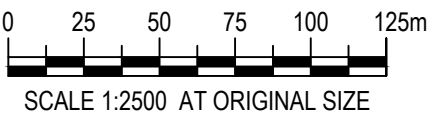


LOCALITY PLAN
SCALE 1:2500

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
12691107-GHD-00-00-DRG-CI-01001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
12691107-GHD-00-00-DRG-CI-01101	GENERAL NOTES
12691107-GHD-00-00-DRG-CI-01111	EXISTING FEATURES AND DEMOLITION PLAN
12691107-GHD-00-00-DRG-CI-02001	GENERAL ARRANGEMENT LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03001	CONTROL LINE LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03101	CONTROL LINE SETOUT TABLES
12691107-GHD-00-00-DRG-CI-04101	TYPICAL SECTIONS AND DETAILS
12691107-GHD-00-00-DRG-CI-05001	ROAD LONGITUDINAL SECTIONS

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL			
Rev	Description	Checked	Approved Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN



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Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL
COVER SHEET, DRAWING LIST AND LOCALITY PLAN	
12691107-GHD-00-00-DRG-CI-01001	

Size
A1

Rev
P01

SURVEY CONTROL:

- ENGINEERING CONTROL SURVEY HAS BEEN PROVIDED BY RPS CONSULTANTS.
- SURVEY HORIZONTAL DATUM: MGA ZONE 55, SURVEY VERTICAL DATUM: AHD. REFER TO RPS SURVEY '442157-1' FOR SURVEY CONTROL STATIONS AND FURTHER INFORMATION.
- IF A PERMANENT SURVEY MARK IS DISTURBED DURING CONSTRUCTION, A REGISTERED SURVEYOR MUST BE NOTIFIED AND REINSTATE THE PERMANENT SURVEY MARK AFTER CONSTRUCTION HAS FINISHED.
- ACCREDITED SERVICE LOCATORS WERE ENGAGED TO FIND THE POSITION OF UNDERGROUND SERVICES.
- INFORMATION CONTAINED HEREIN IS TRUE AS PER DATE OF SURVEY.
- CADASTRAL BOUNDARIES SHOWN ON THIS PLAN HAVE NOT BEEN RE-ESTABLISHED AS PART OF THIS SURVEY.

SURVEY CONTROL:

- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE NOTED. ALL COORDINATES AND LEVELS ARE IN METRES, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THESE DRAWINGS. USE FIGURED DIMENSIONS.
- THE CONTRACTOR SHALL CHECK, VERIFY ON SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS SHOWN ON THE DRAWINGS AND DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT BEFORE ANY WORK PROCEEDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY FOR DECISION BEFORE PROCEEDING WITH THE PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY SPECIFICATIONS, STANDARDS AUSTRALIA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.
- NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES REQUIRED PROPERTIES OF ITEM. SIMILAR ALTERNATIVES HAVING REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- DURING CONSTRUCTION ANY STRUCTURE AND NEIGHBOURING STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION, ENSURING NO PARTS ARE OVERTRESSED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- TAKE CARE OF HAZARD ASSOCIATED WITH BURIED, CONCEALED OR OVERHEAD SERVICES. TAKE PRECAUTIONS AND UNDERTAKE EXPLORATION TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. MARK LOCATIONS OF SERVICES CLEARLY ON SITE, AND ON AS-BUILT DRAWINGS.
- CAPTURE AND DISPOSE OF SAFELY ANY DUST, DEBRIS OR SPILLAGES. REMOVE FROM SITE ALL DEMOLISHED MATERIALS NOT REQUIRED IN FINAL WORKS.
- THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED IN DETERMINING PRECISE DETAILS WITH RESPECT TO BOUNDARIES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO 'ON-MAINTENANCE' INSPECTION.
- ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN ROAD CARRIAGEWAY TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- NEATLY HORIZONTALLY AND VERTICALLY MATCH NEW DESIGN TO EXISTING AT EXTENT OF WORKS, ENSURING THAT THERE IS NO PONDING OF WATER BETWEEN NEW AND EXISTING.
- LINE MARKING AND TRAFFIC SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS1742: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SERVICES:

- EXACT LOCATIONS OF SERVICES SHALL BE CONFIRMED PRIOR TO WORKS BEING UNDERTAKEN.
- EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH AND ALIGNMENT OF EXISTING SERVICES BY POTHOLING BEFORE COMMENCING WORKS.
- THE CONTRACTOR SHALL COORDINATE THESE WORKS WITH ALL THE BUILDING SERVICES AND CHECK FOR ANY SERVICE ALIGNMENT CLASHES WHICH MIGHT AFFECT THE PROPOSED WORKS. THE RELEVANT CONSULTANTS SHALL BE NOTIFIED OF ANY PROBLEMS OR CLASHES TO DETERMINE APPROPRIATE ACTIONS OR DESIGN CHANGES.
- CONTRACTOR TO ENSURE PLANT AND MACHINERY HAS APPROPRIATE CLEARANCES FROM THE OVERHEAD SERVICES.
- ALL EXISTING SERVICE PI LIDS AND SURFACE LEVEL APPURTENANCES SHALL BE ADJUSTED TO MATCH THE FINISHED DESIGN LEVELS. GRADED AND LEVELLED TO FINISH FLUSH WITH SURROUNDING SURFACE.

EARTHWORKS:

- ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTH FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- COMPACT FILL IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 200mm.
- IMPORTED (SELECT) FILL SHALL BE OF GOOD QUALITY AND CONFORM THE FOLLOWING GENERAL SPECIFICATIONS:
 - MINIMUM SOAKED CBR = 15%
 - MAXIMUM PARTICLE SIZE = 75mm
 - SHRINK/SWELL INDEX MAXIMUM OF 1%
 - PROPORTION PASSING 0.075mm SIEVE < 25%
 - PLASTICITY INDEX > 2% <15%
- PLACE AND COMPACT FILL IN ACCORDANCE TO THE FOLLOWING TABLE (WHERE NOT SPECIFIED ON DRAWINGS):

LOCATION	MIN. DRY DENSITY RATIO (COHESIVE SOILS)	MIN. DENSITY INDEX (COHESIONLESS SOILS)
GENERAL EMBANKMENT	98%	70%
FILL UNDER STRUCTURES	100%	80%
SUBGRADE (TO A DEPTH OF 0.3m)	100%	80%
ROAD PAVEMENT	100%	-
- VERTICAL TOLERANCE FOR EARTHWORKS LEVELS SHALL BE ± 50mm EXCEPT WHERE SUCH FILL DEFINES THE SUBGRADE LEVEL FOR A STRUCTURE OR IS ADJACENT TO A CONSTRUCTED ELEMENT OR FEATURE (E.G. PATH OR PIT), THEN THE VERTICAL TOLERANCES ARE TO BE ± 15mm

STORMWATER DRAINAGE:

- UNLESS NOTED OTHERWISE, ALL PIPES CLASS 3 REINFORCED CONCRETE RUBBER RING JOINTED. ALTERNATIVE MATERIAL USED SUCH AS PP OR FRC MAYBE USED SUBJECT TO SUPERINTENDENT'S APPROVAL.
- EXCAVATION, BEDDING AND BACKFILL FOR RCPS TO BE IN ACCORDANCE WITH AS/NZS 3725 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES' AND CMDG C220 - STORMWATER DRAINAGE.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS AND LOCATIONS OF SERVICES.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO FINAL HANDOVER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY DRAINAGE ON SITE TO ENSURE ENTIRE SITE DOES NOT FLOOD AND WATER DOES NOT POND ON OR ADJACENT TO NEW WORKS. THE CONTRACTOR IS TO ENSURE TEMPORARY DRAINAGE WORKS CAN CONVEY STORM EVENT RUNOFF AWAY FROM EXISTING BUILDINGS.
- TRENCH EXCAVATION FOR DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- TOLERANCES FOR THE CONSTRUCTION OF STORMWATER DRAINAGE WORKS SHALL BE:
 - ± 10mm FOR INVERT LEVELS
 - 10mm FOR FINISHED PIT LEVELS
 - STRUCTURE LOCATION WITHIN 100mm OF DESIGN IN OPEN AREA WHERE TOLERANCE ON FIT IS NOT APPLICABLE.

EROSION AND SEDIMENT CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING AN EROSION AND SEDIMENT CONTROL PLAN TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND SHALL AVOID ENVIRONMENTAL POLLUTION.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION.
- THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
 - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED.
 - MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
 - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
 - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES.
 - SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS SHALL BE IMPLEMENTED FOR BOTH THE CONSTRUCTION AND STOCKPILE AREAS.
- ALL ACCESS TO AND FROM THE SITE SHALL BE VIA A TEMPORARY CONSTRUCTION ENTRY/EXIT. THE CONTRACTOR SHALL NOMINATE A PROPOSED ACCESS LOCATION WHICH SHALL BE APPROVED BY THE CONTRACT ADMINISTRATOR.
- STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE CONTRACT ADMINISTRATOR. ALL STOCKPILES MUST HAVE APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT.
- ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS TO HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
- ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
- ALL COMPLETED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
- IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

SURVEY CONTROL POINT	
COORDINATE SYSTEMS	MAP GRID OF AUSTRALIA (MGA55)
GEODETTIC DATUM	GEOCENTRIC DATUM OF AUSTRALIA (GDA2020)
SURVEY CONTROL (MARK IDENTIFIER)	PM47211
EASTING (X) [M]	323030.152
NORTHING (Y) [M]	8177618.174
ELEVATION (Z) [M]	42.820
ROTATION / TRUE NORTH	0.00°
SOURCE OF INFORMATION	\\ghdnet\ghd\AU\Cairns\Projects\44\12692934\Doc_Transfer\Incomin gl\2026-04-22 - Survey\442157-1.pdf

CONCRETE:

- ALL CONCRETE WORK INCLUDING COMPACTION OPERATIONS, CURING AND FINISHES SHALL BE IN ACCORDANCE WITH AS3600 & MRTS70
- ALL EXPOSED EDGES TO HAVE 19x19 CHAMFERS UNLESS SHOWN OTHERWISE.
- CONCRETE CLASS (FOR DURABILITY) AND MINIMUM COVER TO ALL REINFORCEMENT FOR VARIOUS ELEMENTS SHALL BE AS FOLLOWS:

ELEMENT	EXPOSURE CLASS	CLASS	MIN. COVER (mm)	REMARKS
PAVEMENT - EXPOSURE FACE	B1	N32/20	40	STANDARD FRAMEWORK & STANDARD COMPACTION
PAVEMENT - FACE ON GROUND	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION
ANCHOR & TERMINAL JOINT	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION

- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
- DETAILS OF CONCRETE MIX, AGGREGATE SIZE AND COLOUR, METHOD OF CURING AND FINISH ARE TO BE SUBMITTED FOR APPROVAL BY THE DESIGNER AT LEAST SIX (6) WEEKS PRIOR TO COMMENCING CONCRETE WORKS.

REINFORCEMENT (IN ACCORDANCE WITH MRTS71 AND AS3600:

- REINFORCENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- ALL HOOKS, BENDS AND COGS ARE STANDARD AND SHALL BE IN ACCORDANCE WITH MRTS71 AND AS3600.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOW OR AS OTHERWISE APPROVED BY DESIGNER. ALL LAP'S SHALL BE FULL STRENGTH SPLICES COMPLYING WITH AS3600 UNO.
- WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL BY THE DESIGNER. TACK WELDING FOR LOCATION PURPOSES IS TO CONFORM TO AS/NZS 1554.3 CLAUSE 3.3.2. WELDING CONSUMABLES TO BE E49XX OR W50X.
- ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS COMPLYING WITH MRTS70, SPACERS OR SUPPORT BARS.
- REINFORCEMENT SUFFIXES:
 - N GRADE D500N DEFORMED BARS TO AS/NZS 4671
 - RL AND SL GRADE D500L WELDED WIRE REINFORCING FABRIC TO AS/NZS 4671
- SPACING OF REINFORCEMENT SHALL BE TAKEN AS EQUAL UNO.
- THE DEVELOPMENT LENGTH AND THE LAPPED SPlice LENGTH SHALL BE AS FOLLOWS UNO:

HORIZ BARS>300mm CAST BELOW	
BAR	MINIMUM LAP LENGTH
N12	480
N16	650
N20	850
N24	1200
N28	1500
N32	1850
N36	2250
FABRIC	2 TRANSVERSE BARS + 25mm

ALL OTHERS BARS	
BAR	MINIMUM LAP LENGTH
N12	480
N16	650
N20	800
N24	1000
N28	1150
N32	1450
N36	1750
FABRIC	2 TRANSVERSE BARS + 25mm

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P01 FOR OPERATIONAL WORKS APPROVAL	JD	LK	28.08.26
Rev	Description	Checked	Approved Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN

Plot Date: 27 August 2026 - 1:14 PM Plotted by: James Edwards

File Name: C:\2d\ISWdata\IP-00-12D-00\144-12692934 - Silky Oaks Lodge_4366\CADD\Drawings\12691107-GHD-00-00-DRG-CI-01101.dwg



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12691107

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Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

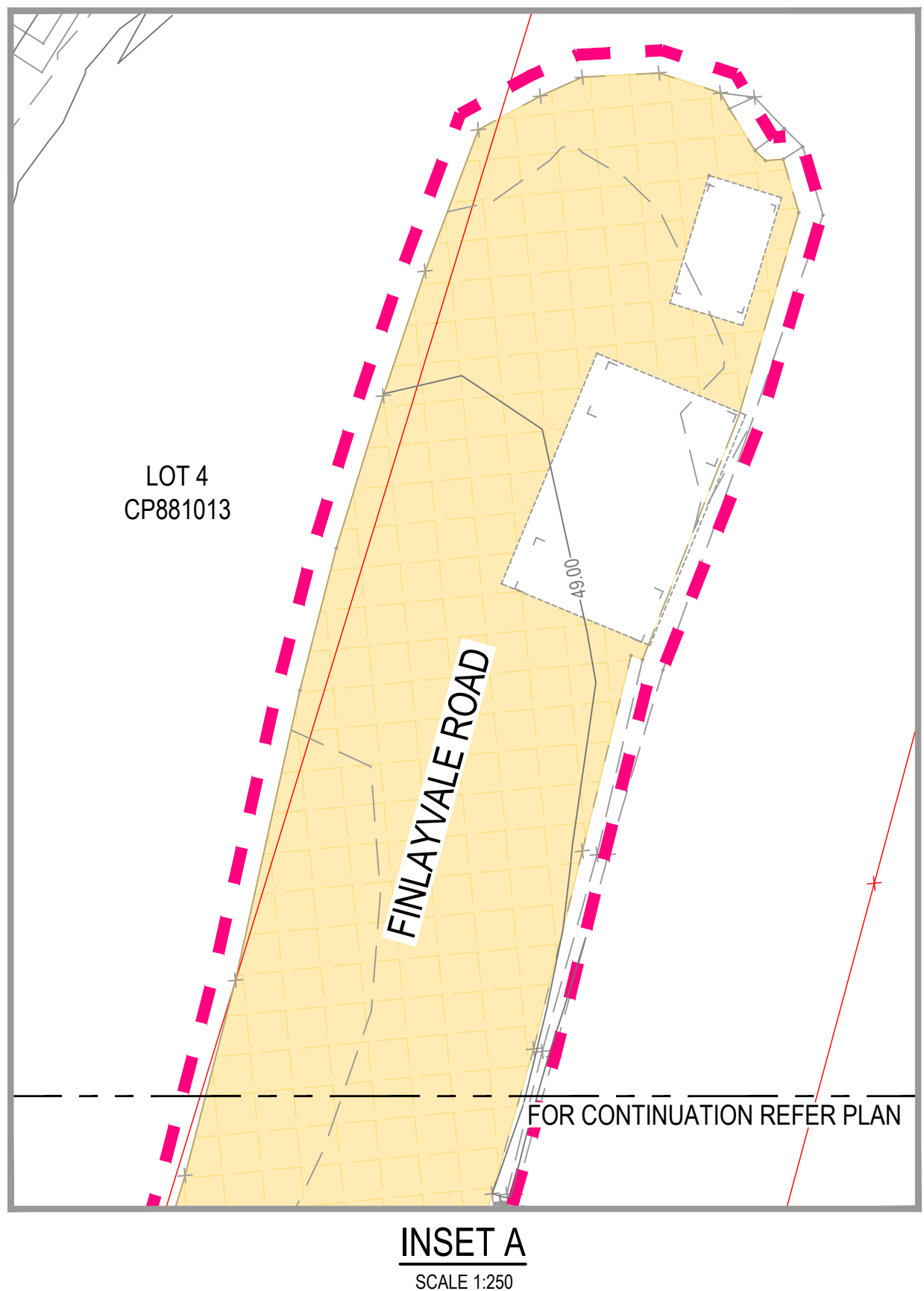
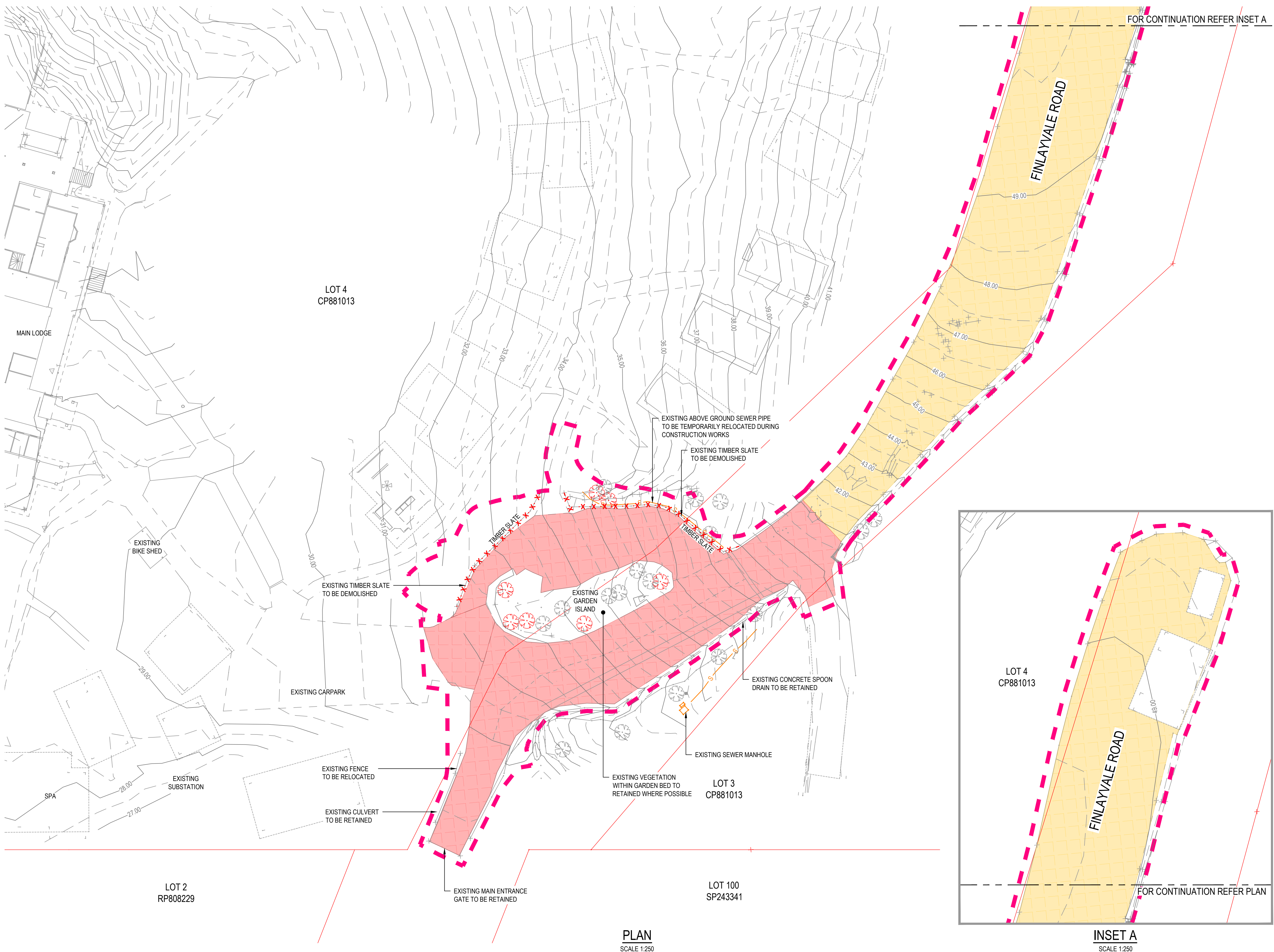
GENERAL NOTES

12691107-GHD-00-00-DRG-CI-01101

Drawing No.
Rev

Size
A1

P01



NOTES

- 1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
- 2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
- 3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

LEGEND

- EXTENT OF WORKS
- EXISTING RP BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m)
- EXISTING CONTOUR MINOR (0.5m)
- EXISTING SEWER
- EXISTING EDGE OF BITUMEN
- EXISTING TOP OF BATTER
- EXISTING FENCELINE
- TO BE DEMOLISHED
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT TO BE RESURFACED

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02.557.51012.5m

SCALE 1:250 AT ORIGINAL SIZE

N

R

G

B

THIS DRAWING INCLUDES COLOURED INFORMATION COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

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Drawing Title

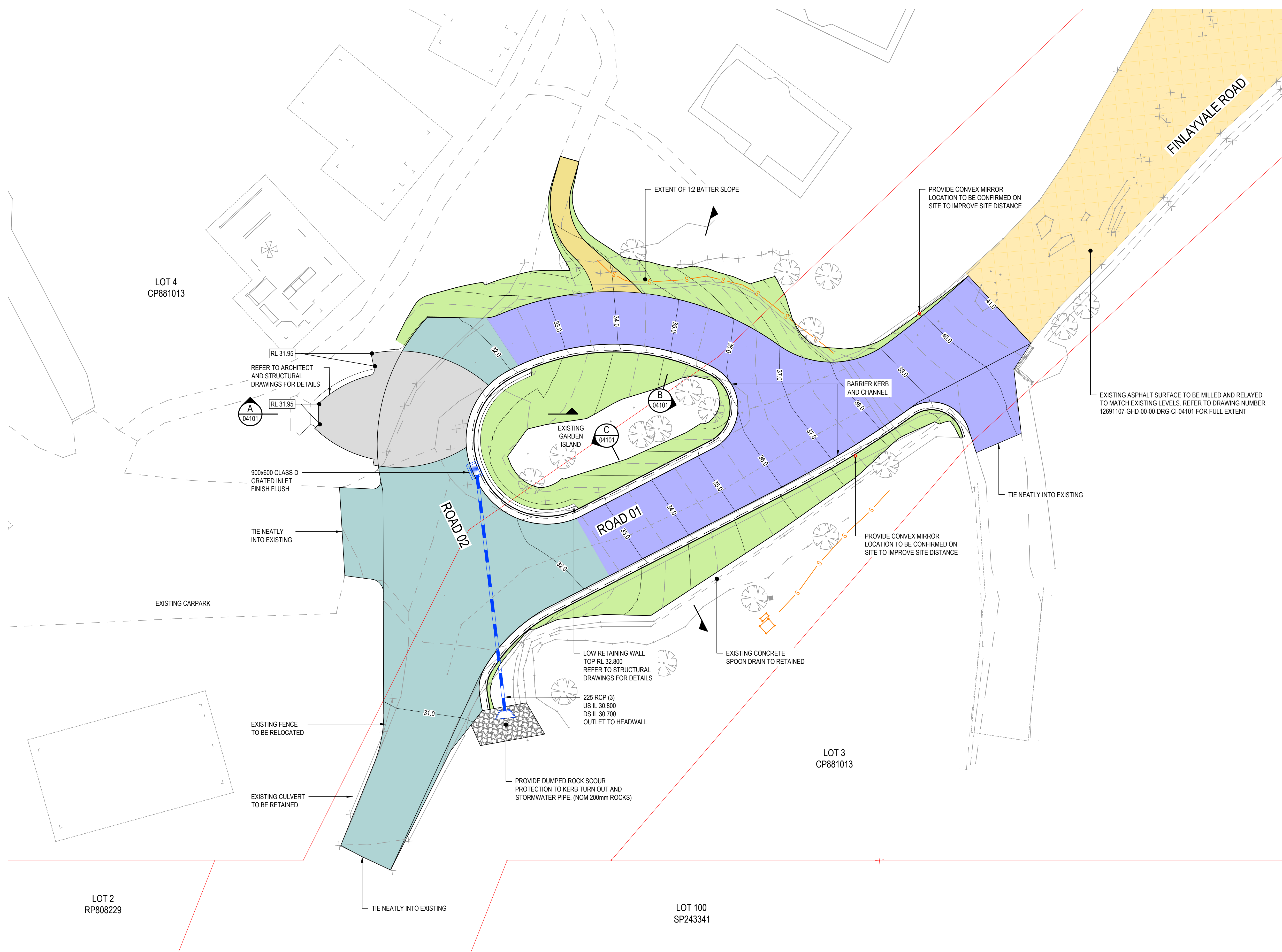
SILKY OAKS LODGE - CIVIL

EXISTING FEATURES AND DEMOLITION PLAN

12691107-GHD-00-00-DRG-CI-01111

Size A1

Rev P01



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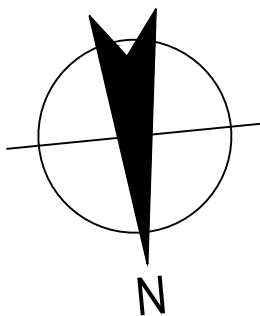
LEGEND

DESIGN CONTOUR MAJOR (0.5m)	13.5
DESIGN CONTOUR MINOR (0.1m)	13.5
EXISTING CONTOUR MAJOR (0.5m)	13.5
EXISTING CONTOUR MINOR (0.1m)	13.5
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	S
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
PROPOSED STORMWATER PIPE	
PROPOSED STORMWATER PIT	
PROPOSED STORMWATER HEADWALL	
PORTE COCHERE REFER TO STUCTURAL DRAWINGS FOR DETAILS	
CONCRETE PAVEMENT TYPE A 180mm THICK N32 CONCRETE WITH SL92 REINFORCEMENT WITH MIN TOP COVER 50mm. CONCRETE JOINTS PER FNQROC STD DRG NO. S1110	
CONCRETE PAVEMENT TYPE B - GROOVED CONCRETE RAMP 210mm THICK N32 CONCRETE WITH SL82 MESH TOP AND BOTTOM WITH MIN. TOP COVER 50mm. FOR DETAILS REFER DRG NO. 12691107-GHD-00-00-DRG-CI-04101	
ASPHALT MILL AND REPLACE 50mm OF EXISTING ASPHALT	
GREEN SPACE	
CONCRETE FOOTPATH GENERALLY IN ACCORDANCE WITH FNQROC STD DRG S1035	
ROCK PROTECTION	
CONVEX MIRROR	

PLAN
SCALE 1:150

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Project SILKY OAKS LODGE - PORTE-COCHERE
STRUCTURAL AND CIVIL WORKS

Status FOR OPERATIONAL WORKS APPROVAL

Drawing Title SILKY OAKS LODGE - CIVIL

GENERAL ARRANGEMENT
LAYOUT PLAN

12691107-GHD-00-00-DRG-CI-02001

Size
A1

Rev
P01

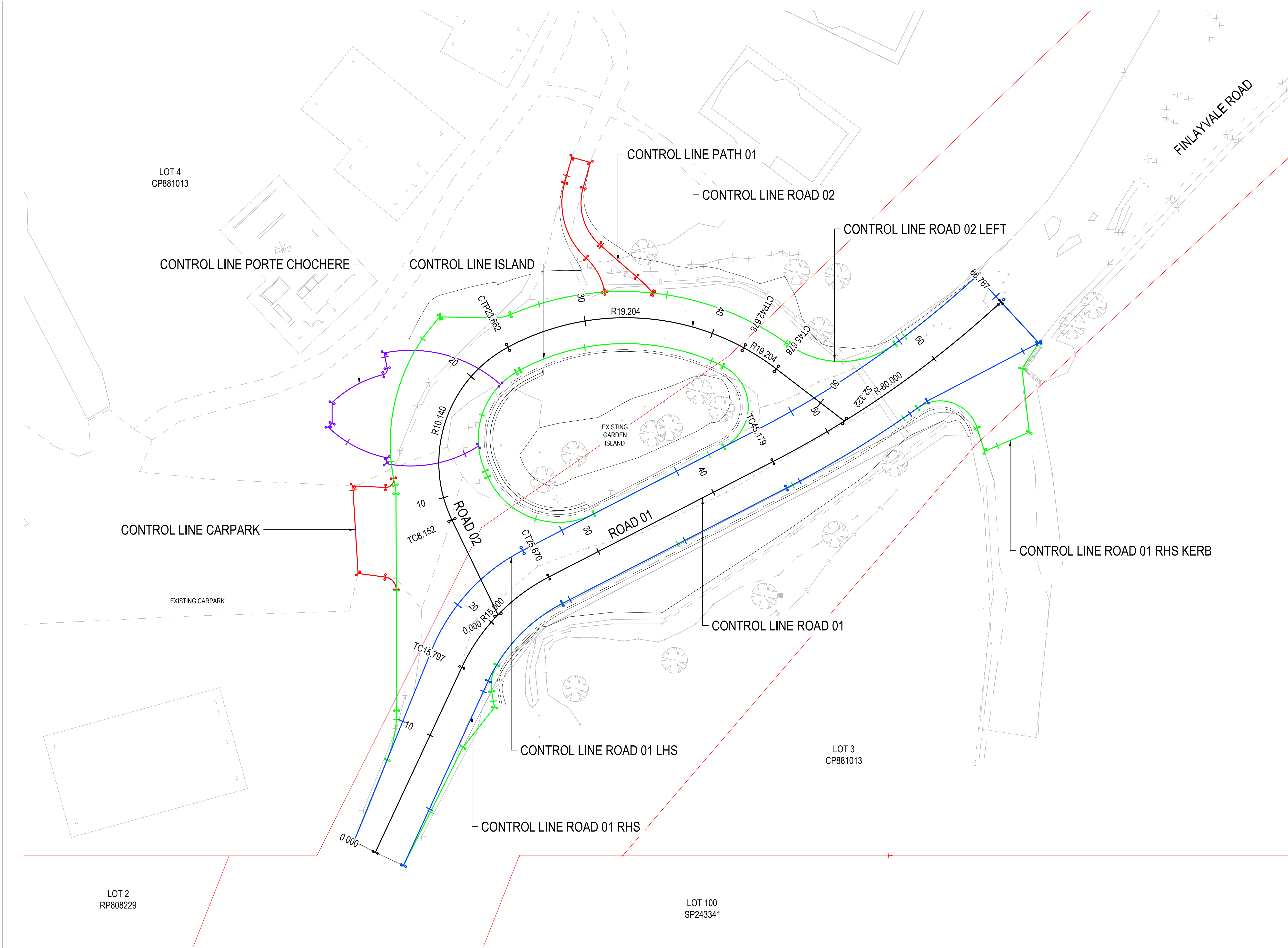
NOTES

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LEGEND

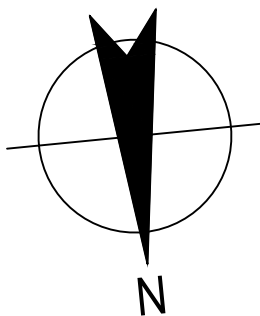
EXISTING RP BOUNDARY	
DESIGN STRING	
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
CONTROL LINES	

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PLAN
SCALE 1:150

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CONTROL LINE LAYOUT PLAN

12691107-GHD-00-00-DRG-CI-03001

Size
A1

Rev
P01

CONTROL LINE ROAD 01 LEFT SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.69"			
	10.000	323535.139	8178520.708	30.862	207°42'28.69"			
	TC	15.960	323532.368	8178515.431	31.443	207°42'28.69"		
IP 2	20.000	323530.034	8178512.149	31.663	223°08'18.67"			
	21.282	323529.784	8178510.512	31.718		R = 15.000	10.643	40°39'12.69"
	CT	26.603	323524.619	8178508.463	31.938	248°21'41.38"		
	30.000	323521.462	8178507.210	32.093	248°21'41.38"			
	40.000	323512.167	8178503.523	34.306	248°21'41.38"			
	TC	46.963	323505.695	8178500.955	36.047	248°21'41.38"		
IP 3	50.000	323502.894	8178499.780	36.788	246°06'31.02"			
	57.395	323495.938	8178497.084	38.588		R = -77.250	20.865	15°28'32.83"
	60.000	323494.038	8178495.150	39.222	238°41'30.08"			
IP 4	67.828	323487.568	8178490.751	41.062				
IP 5	67.828	323487.568	8178490.751	41.062		R = 0.000	0.000	89°59'55.56"
IP 6	67.828	323487.568	8178490.751	41.062				
IP 7	70.000	323486.257	8178492.483	41.048	322°53'04.80"			
	70.578	323485.908	8178492.944	41.044	322°53'04.80"			

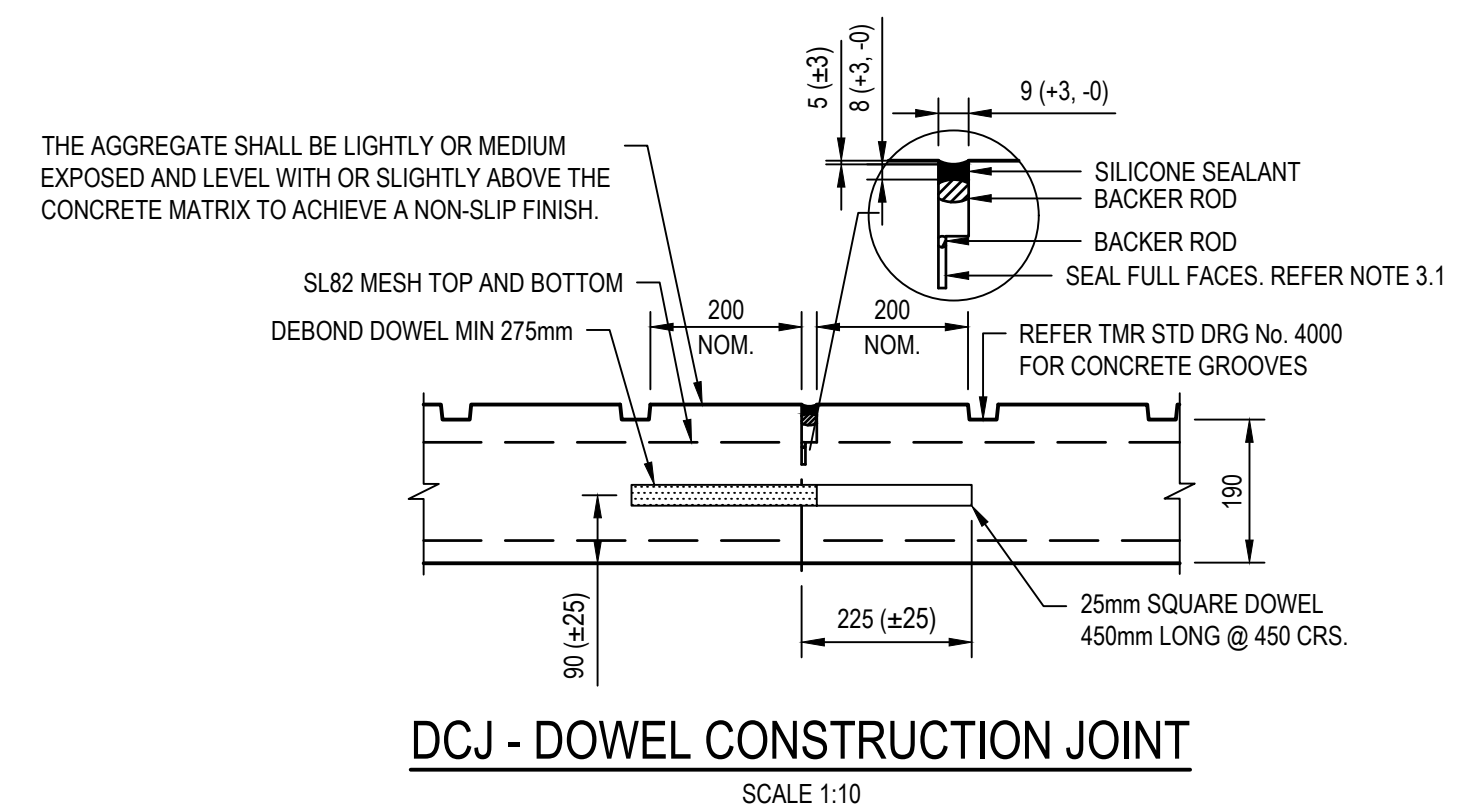
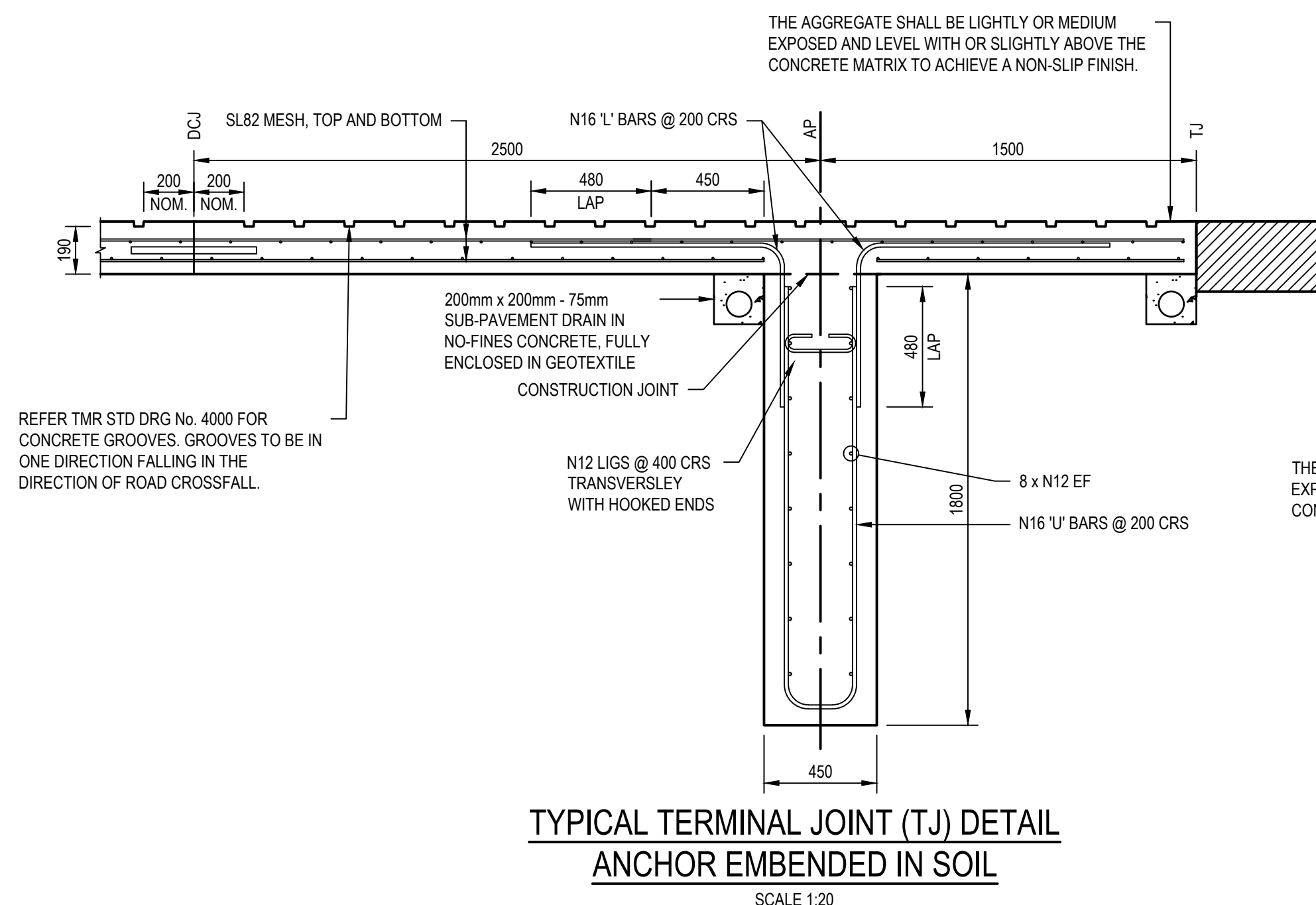
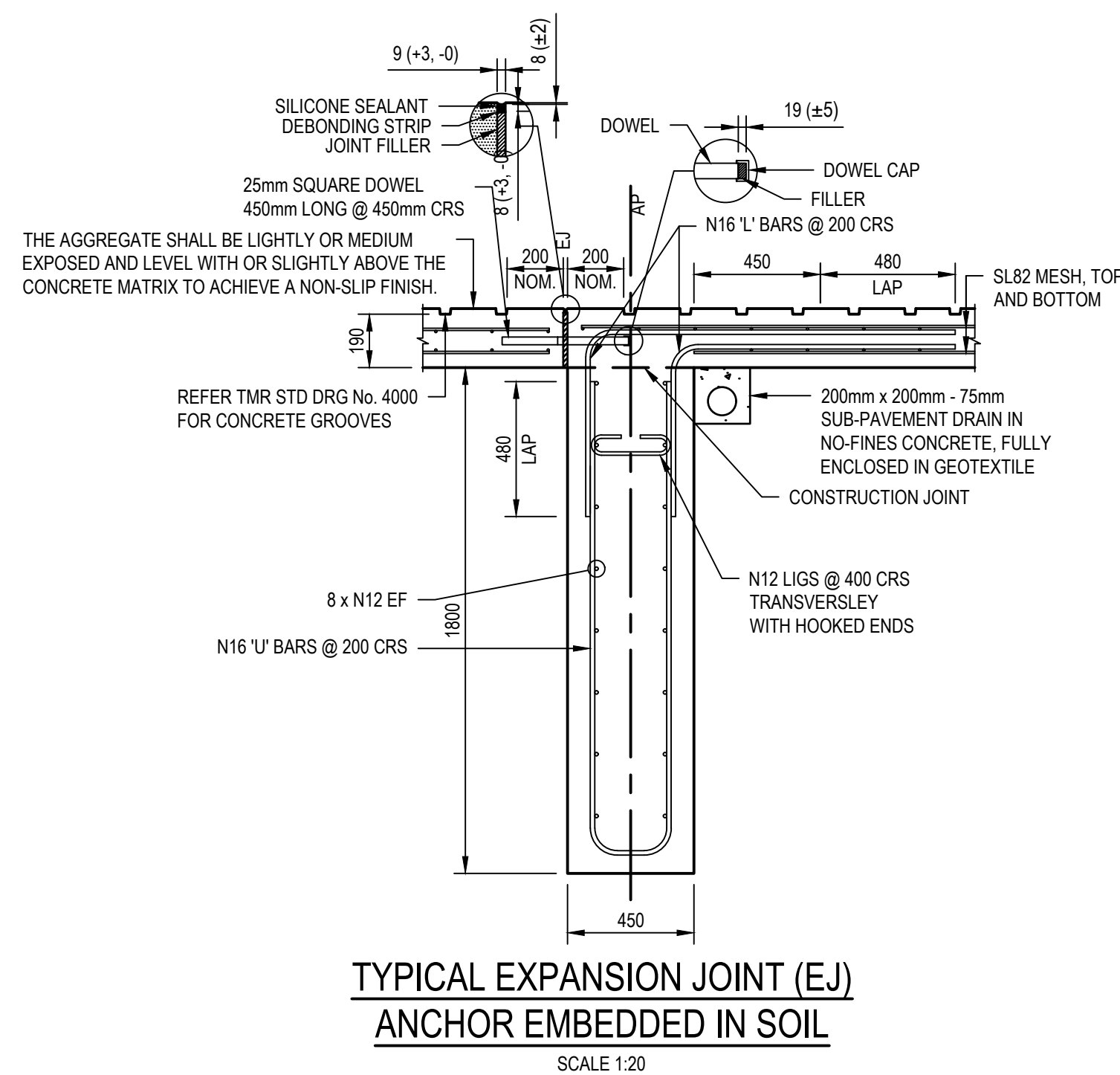
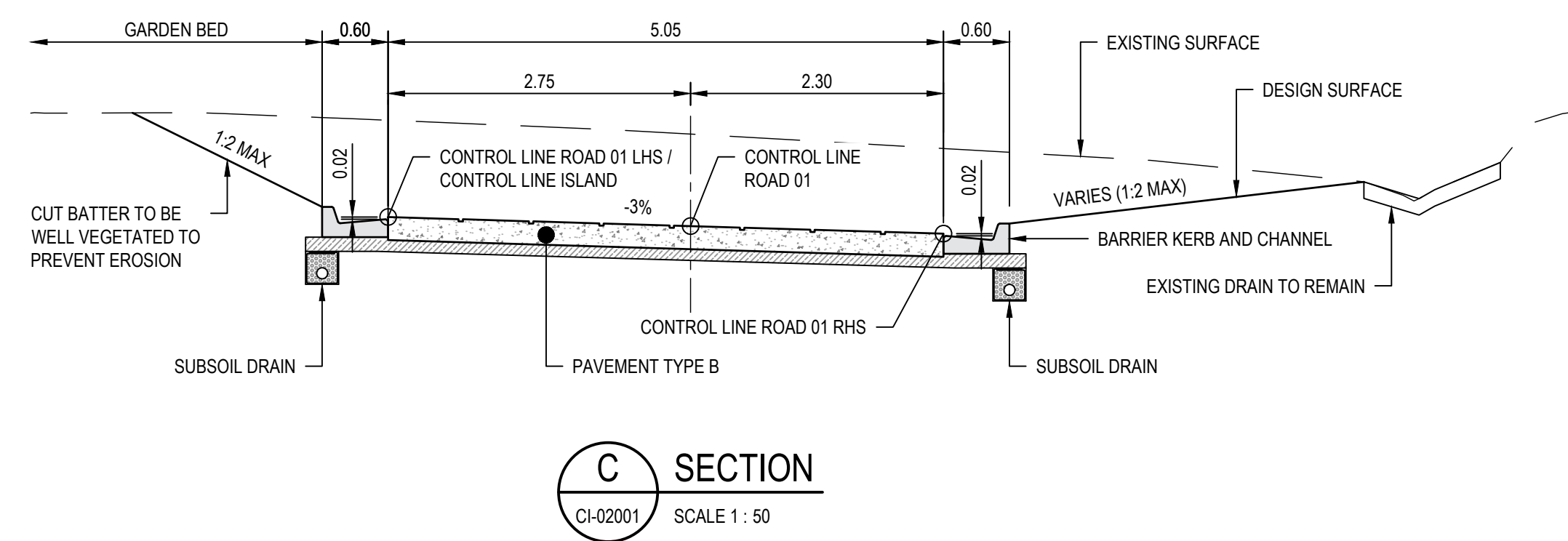
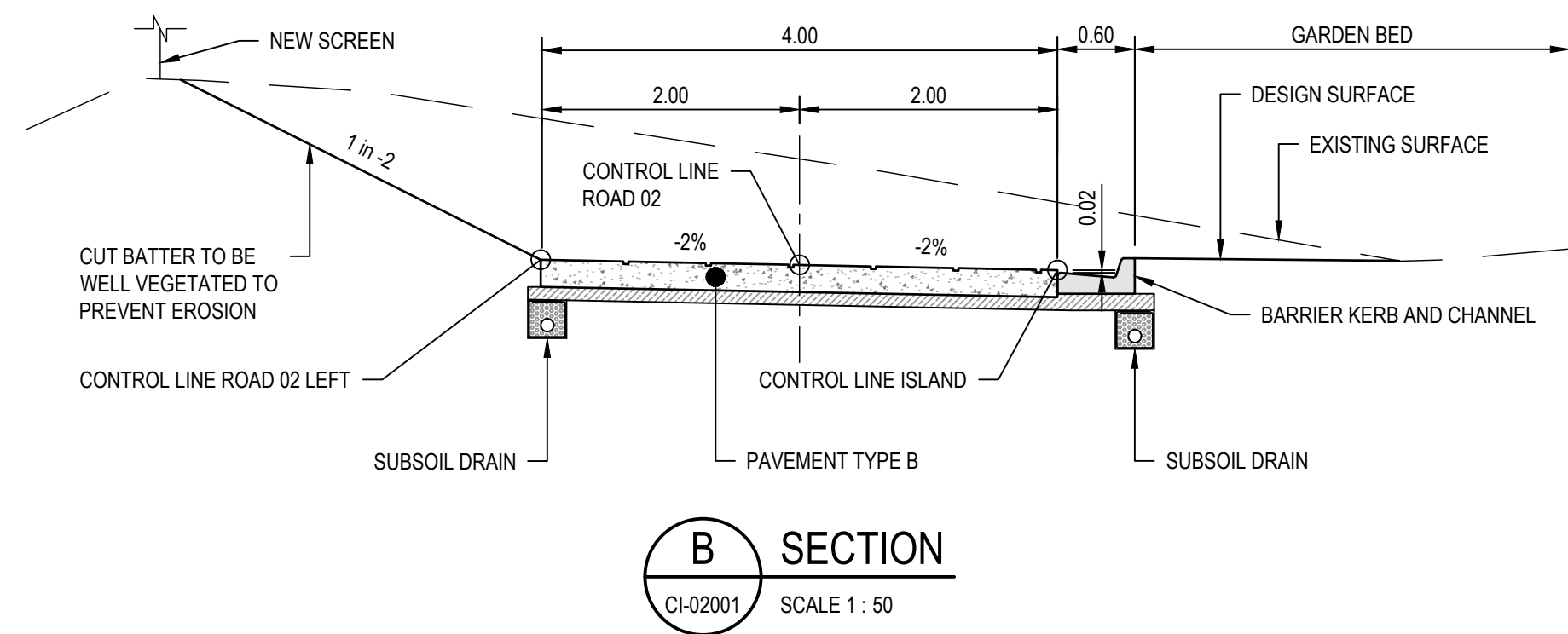
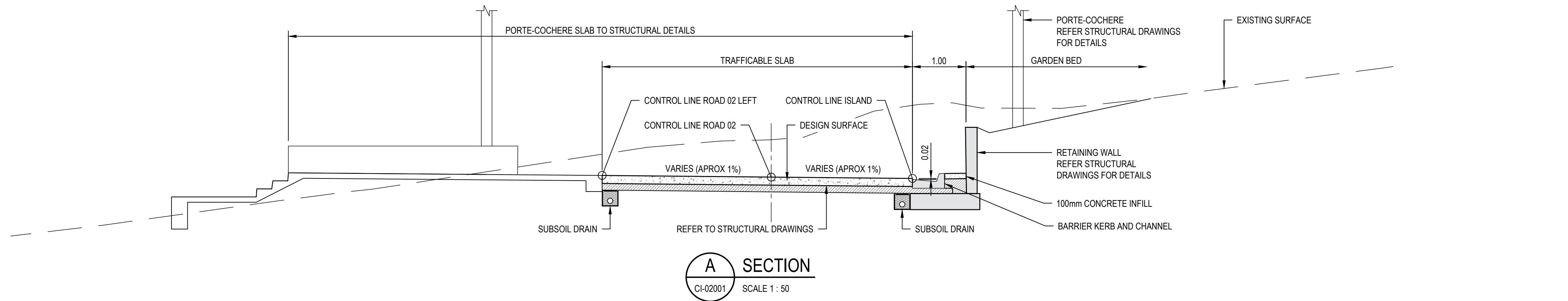
CONTROL LINE ROAD 02 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D.ANGLE
IP 1	0.000	323527.003	8178513.223	31.646	159°43'23.23"			
	TC	8.152	323529.828	8178505.576	31.764	159°43'23.23"		
	10.000	323530.307	8178503.794	31.800	170°1'001.88"			
IP 2	15.907	323533.200	8178496.448	31.868		R = 10.140	15.511	87°38'38.01"
	20.000	323527.274	8178494.686	31.885	226°40'22.47"			
	CC	23.662	323524.219	8178492.703	32.015	247°22'01.25"		
IP 3	30.000	323518.076	8178491.265	33.280	266°16'34.03"			
	33.170	323514.648	8178488.713	33.976		R = 19.204	19.016	56°44'11.30"
	40.000	323508.376	8178493.184	35.475	296°06'43.37"			
CC	42.678	323506.061	8178494.527	36.063	304°06'12.54"			
IP 4	44.178	323504.817	8178495.370	36.392		R = 19.204	3.000	8°57'02.83"
CT	45.678	323503.718	8178496.396	36.721	313°03'15.38"			
	50.000	323500.561	8178499.346	37.327	313°03'15.38"			
	IP 5	52.322	323498.864	8178500.931	37.462	313°03'15.38"		

CONTROL LINE ROAD 02 RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.92"			
TC	6.798	323536.628	8178523.542	30.594	207°42'28.92"			
IP 2	8.743	323535.712	8178521.799	30.736		R = -10.000	3.889	22°17'00.10"
	10.000	323535.615	8178520.520	30.852	189°21'53.15"			
CT	10.688	323535.526	8178519.838	30.915	185°25'28.81"			
	20.000	323534.646	8178510.567	31.522	185°25'28.81"			
TC	27.467	323533.940	8178503.134	31.805	185°25'28.81"			
IP 3	27.802	323533.908	8178502.799	31.818		R = -3.000	0.671	12°48'38.91"
CC	28.138	323533.951	8178502.465	31.830	172°36'49.90"			
	30.000	323534.070	8178500.607	31.893	180°02'32.62"			
IP 4	35.150	323534.932	8178494.900	31.919		R = 14.364	14.025	55°56'36.18"
	40.000	323530.721	8178491.398	31.949	219°55'51.81"			
IP 5	42.163	323529.214	8178489.851	31.972				
IP 6	42.163	323529.214	8178489.851	31.972		R = 0.000	0.000	47°58'53.73"
IP 7	42.163	323529.214	8178489.851	31.972				
TC	46.388	323525.016	8178490.332	32.083	276°32'20.17"			
IP 8	47.021	323524.378	8178490.405	32.145		R = -3.000	1.266	24°10'53.26"
CC	47.654	323523.765	8178490.210	32.230	252°21'26.91"			
	50.000	323521.496	8178489.619	32.666	258°27'39.73"			
IP 9	58.960	323511.933	8178486.447	34.440		R = 22.026	22.612	58°49'12.65"
	60.000	323511.585	8178489.873	34.647	284°28'27.10"			
	70.000	323502.789	8178494.448	36.906	310°29'14.48"			
CC	70.265	323502.588	8178494.622	36.970	311°10'39.56"			
IP 10	74.676	323498.746	8178497.982	38.044		R = -7.000	8.820	72°11'48.23"
CC	79.086	323494.372	8178495.352	39.124	238°58'51.33"			
	80.000	323493.592	8178494.876	39.348	238°18'10.49"			
IP 11	83.195	323490.847	8178493.232	40.098		R = -77.250	8.218	6°05'42.78"
IP 12	87.304	323487.568	8178490.751					
IP 13	87.304	323487.568	8178490.751			R = 0.000	0.000	55°01'28.41"
IP 14	87.304	323487.568	8178490.751		287°54'37.44"			

CONTROL LINE ROAD 01 RHS RETURN SETOUT TABLE									
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE	
IP 1	0.000	323483.311	8178496.376	40.787	142°53'08.49"				
	IP 2	4.304	323485.908	8178492.944	41.044				
	IP 3	8.608	323483.311	8178496.376	40.787				
IP 4	10.000	323484.602	8178496.897	40.503	68°01'42.18"				
	18.338	323492.335	8178500.016	38.825					
	20.000	323493.774	8178500.847	38.445	60°35'43.79"				
IP 5	24.747	323497.864	8178503.281	37.361		R = 82.300	12.817	8°55'22.20"	
	30.000	323502.762	8178505.216	36.161	67°33'26.34"				
	CT	31.155	323503.833	8178505.649	35.895	68°21'41.38"			
	40.000	323512.054	8178508.911	33.684	68°21'41.38"				
	50.000	323521.350	8178512.598	31.861	68°21'41.38"				
	TC	50.664	323521.967	8178512.843	31.822	68°21'41.38"			
IP 6	54.885	323526.042	8178514.460	31.573		R = -12.700	8.442	38°05'09.79"	
	CT	59.106	323528.252	8178518.245	31.270	30°16'31.59"			
	60.000	323528.702	8178519.017	31.192	30°16'31.59"				
	70.000	323533.744	8178527.653	30.511	30°16'31.59"				
	IP 7	74.822	323536.175	8178531.818	30.487	30°16'31.59"			

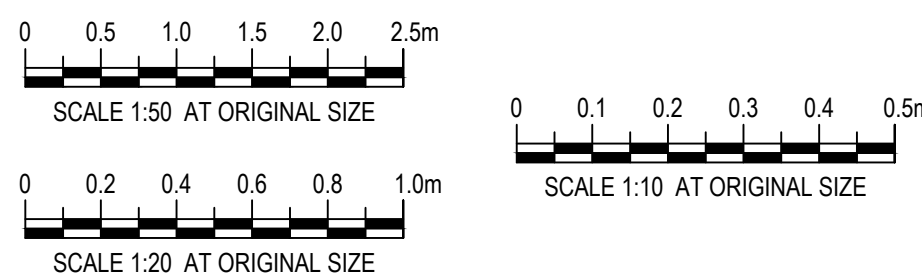
CONTROL LINE ROAD 01 RHS KERB RETURN SETOUT TABLE									
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE	
IP 1	0.000	323483.311	8178496.376	40.787	38°39'05.46"				
	IP 2	2.374	323484.794	8178498.230	40.233				
	IP 3	7.329	323484.715	8178503.184	40.036				
IP 4	10.000	323487.262	8178503.991	39.744	72°24'26.25"				
	11.094	323488.304	8178504.322	39.706					
	TC	13.005	323488.705	8178502.453	39.621	167°53'12.50"			
IP 5	15.827	323489.568	8178498.431	39.224		R = -3.000	5.645	107°48'12.61"	
	CC	18.649	323493.135	8178500.483	38.613	60°04'59.89"			
	20.000	323494.311	8178501.147	38.305	61°01'24.96"				
IP 6	24.595	323498.297	8178503.453	37.255		R = 82.300	11.891	8°16'41.49"	
	30.000	323503.331	8178505.448	36.021	67°59'07.52"				
	CT	30.540	323503.833	8178505.649	35.895	68°21'41.38"			
	40.000	323512.626	8178509.138	33.530	68°21'41.38"				
	50.000	323521.921	8178512.825	31.825	68°21'41.38"				
	TC	50.049	323521.967	8178512.843	31.822	68°21'41.38"			
IP 7	53.571	323525.327	8178514.176	31.614		R = -12.700	7.044	31°46'44.32"	
	CC	57.093	323527.482	8178517.079	31.392	36°34'57.06"			
	IP 8	58.159	323528.145	8178517.973	31.300		R = -3.000	2.132	40°42'38.01"
CT	59.225	323528.065	8178519.083	31.209	355°52'19.05"				
	60.000	323528.009	8178519.856	31.145	355°52'19.05"				
	IP 9	60.479	323527.975	8178520.334	31.103				
IP 10	64.403	323530.696	8178523.161	30.735					
	70.000	323533.689	8178527.890	30.509	32°19'48.88"				
	IP 11	74.648	323536.175	8178531.818	30.487	32°19'48.88"			

CONTROL LINE ISLAND RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323518.848	8178506.173	32.518				
	10.000	323509.553	8178502.486	35.009	248°21'41.38"			
	TC	11.288	323508.356	8178502.011	35.331	248°21'41.38"		
IP 2	13.224	323506.347	8178501.214	35.780		R = -3.500	3.871	63°22'35.62"
CC	15.159	323506.160	8178499.061	36.020	184°59'05.76"			
IP 3	17.095	323505.972	8178496.909	36.027		R = -3.500	3.871	63°22'35.62"
CC	19.031	323507.812	8178495.776	35.801	121°36'30.14"			
	20.000	323508.651	8178495.292	35.601	118°22'51.02"			
	IP 4	27.174	323515.316	8178491.158	33.844		R = -17.204	16.287
IP 5	30.000	323518.305	8178493.288	33.151	85°04'34.86"			
CC	35.317	323523.449	8178494.549	31.977	67°22'01.25"			
IP 5	35.486	323523.605	8178494.614	31.958		R = -8.140	0.337	2°22'23.90"
CC	35.655	323523.757	8178494.685	31.941	64°59'37.35"			
	40.000	323526.723	8178497.731	31.843	23°29'52.45"			
IP 6	40.038	323528.630	8178496.958	31.843		R = -6.000	8.767	83°43'22.45"
CT	44.422	323526.933	8178502.050	31.807	341°16'14.90"			
TC	44.921	323526.743	8178502.522	31.810	341°16'14.90"			
IP 7	49.786	323524.716	8178508.501	32.018		R = -6.000	9.729	92°54'33.52"
	50.000	323523.383	8178506.128	32.028	292°46'25.59"			
CT	54.651	323518.848	8178506.173	32.518	248°21'41.38"			



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P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	28.08.26
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



File Name: C:\12d\SWdata\IP-00-12D-00\144-12692934 - Silky Oaks Lodge_4366\CADD\Drawings\12691107-GHD-00-00-DRG-CI-04101.dwg



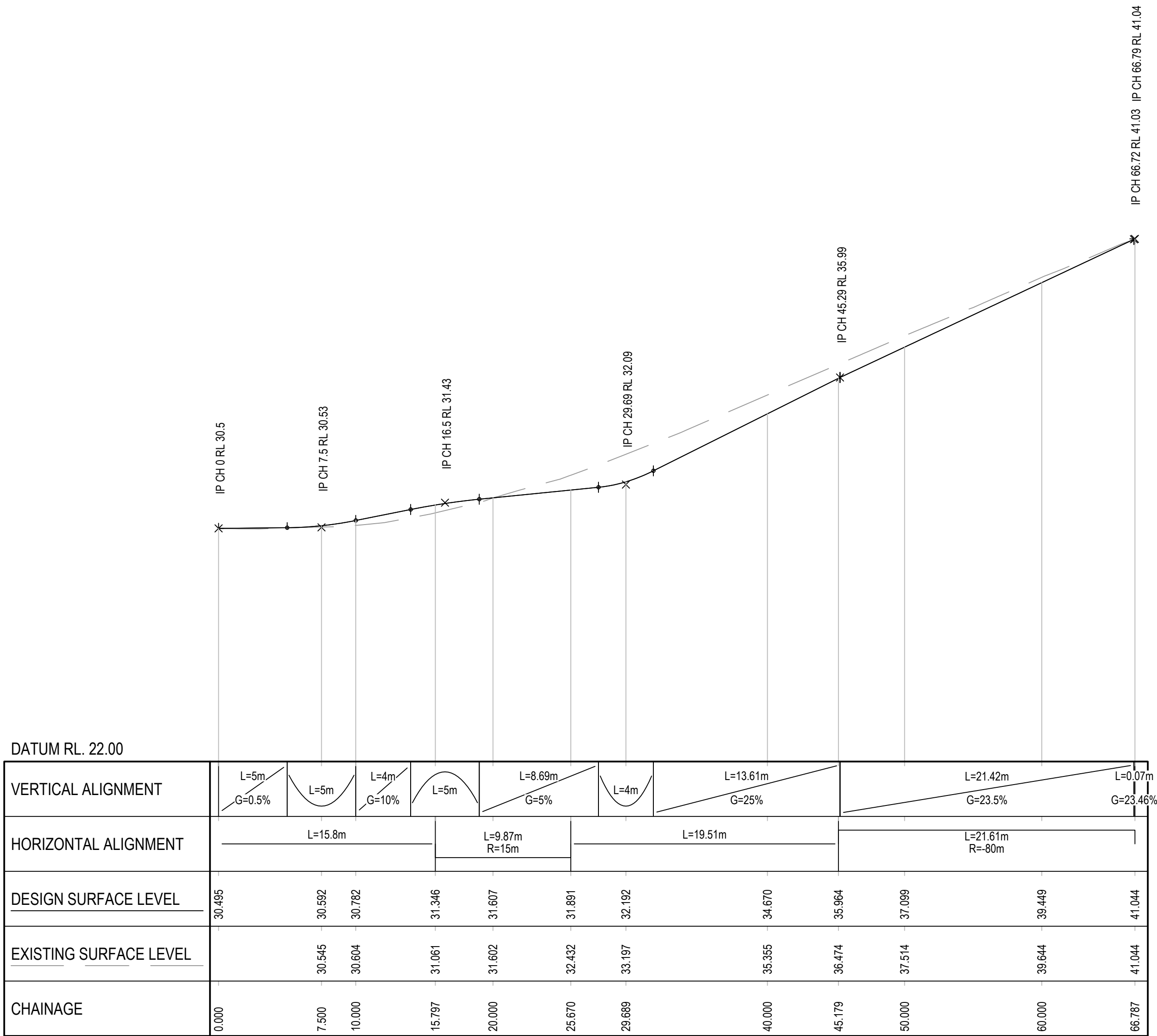
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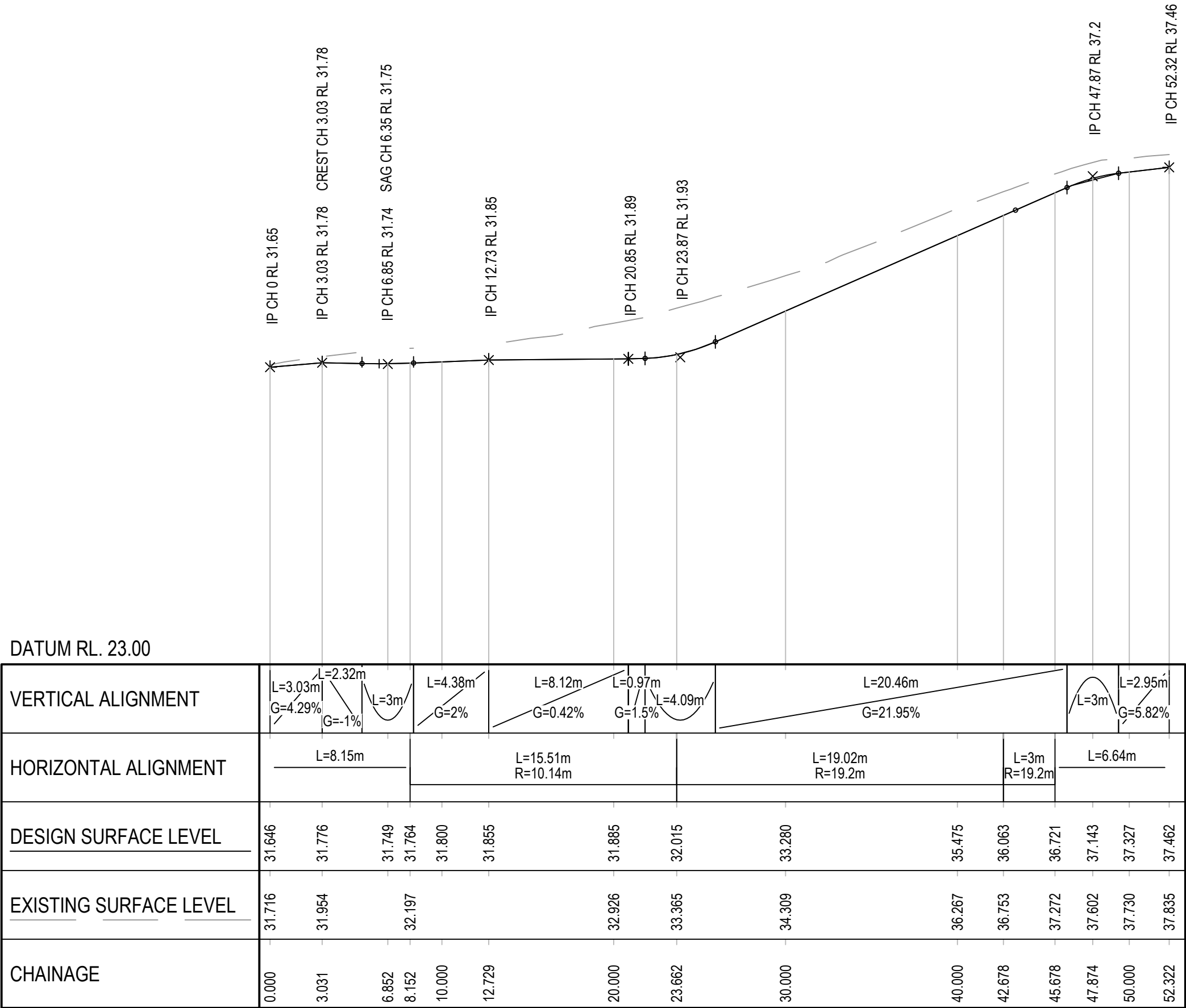
Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL	Size	A1
	TYPICAL SECTIONS AND DETAILS		
Drawing No.	12691107-GHD-00-00-DRG-CI-04101	Rev	P01



LONGITUDINAL SECTION - RD01
HORZ 1:250 VERT 1:125



LONGITUDINAL SECTION - RD02
HORZ 1:250 VERT 1:125

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Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	28.08.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	

VERTICAL 1:125
AT ORIGINAL SIZE
HORIZONTAL 1:250
AT ORIGINAL SIZE

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Project No.
12691107

Client SILKY OAKS LODGE PTY LTD
Project SILKY OAKS LODGE - PORTE-COCHERE
STRUCTURAL AND CIVIL WORKS
Status FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

ROAD LONGITUDINAL SECTIONS

12691107-GHD-00-00-DRG-CI-05001

Size
A1

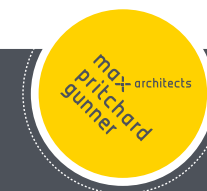
Rev
P01



LOCATION PLAN
1:5000

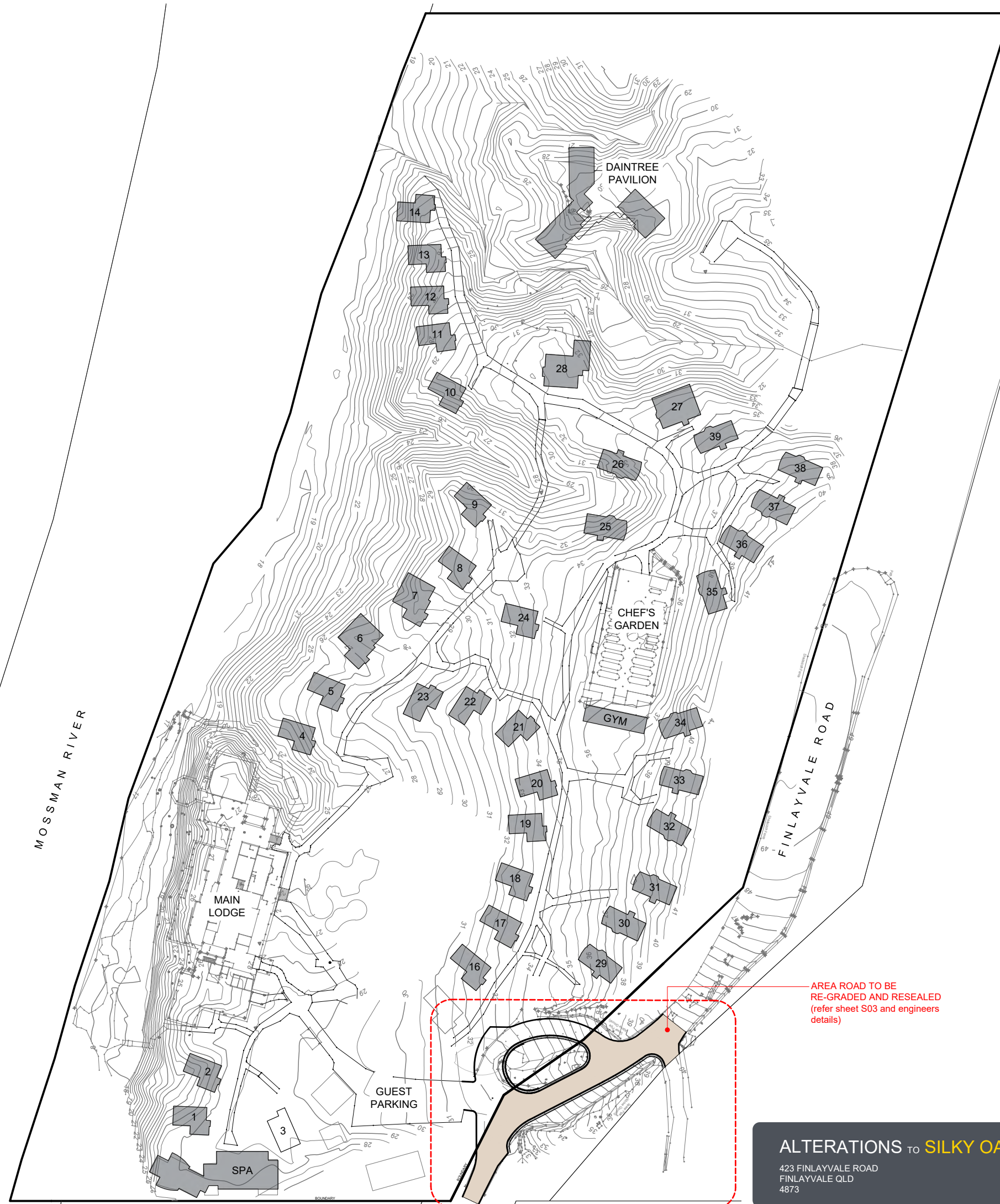
ALTERATIONS TO SILKY OAKS LODGE

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702-S01



LEGEND

GYM		
SPA TREATMENT		
RAINFOREST RETREATS	SUITES 16 - 24	(9)
RAINFOREST RETREATS	SUITES 25 - 26, 39	(3)
MAIN LODGE		
DAINTREE PAVILION		
ACCESS SUITE	SUITE 3	(1)
RIVERHOUSES	SUITES 1, 2, 4, 5, 8 - 14	(11)
BILLABONG SUITES	SUITES 6 - 7	(2)
TREEHOUSE PREMIUM	SUITE 27 - 28	(2)
TREEHOUSE RETREATS	SUITES 29 - 38	(10)



SITE PLAN
1:1000

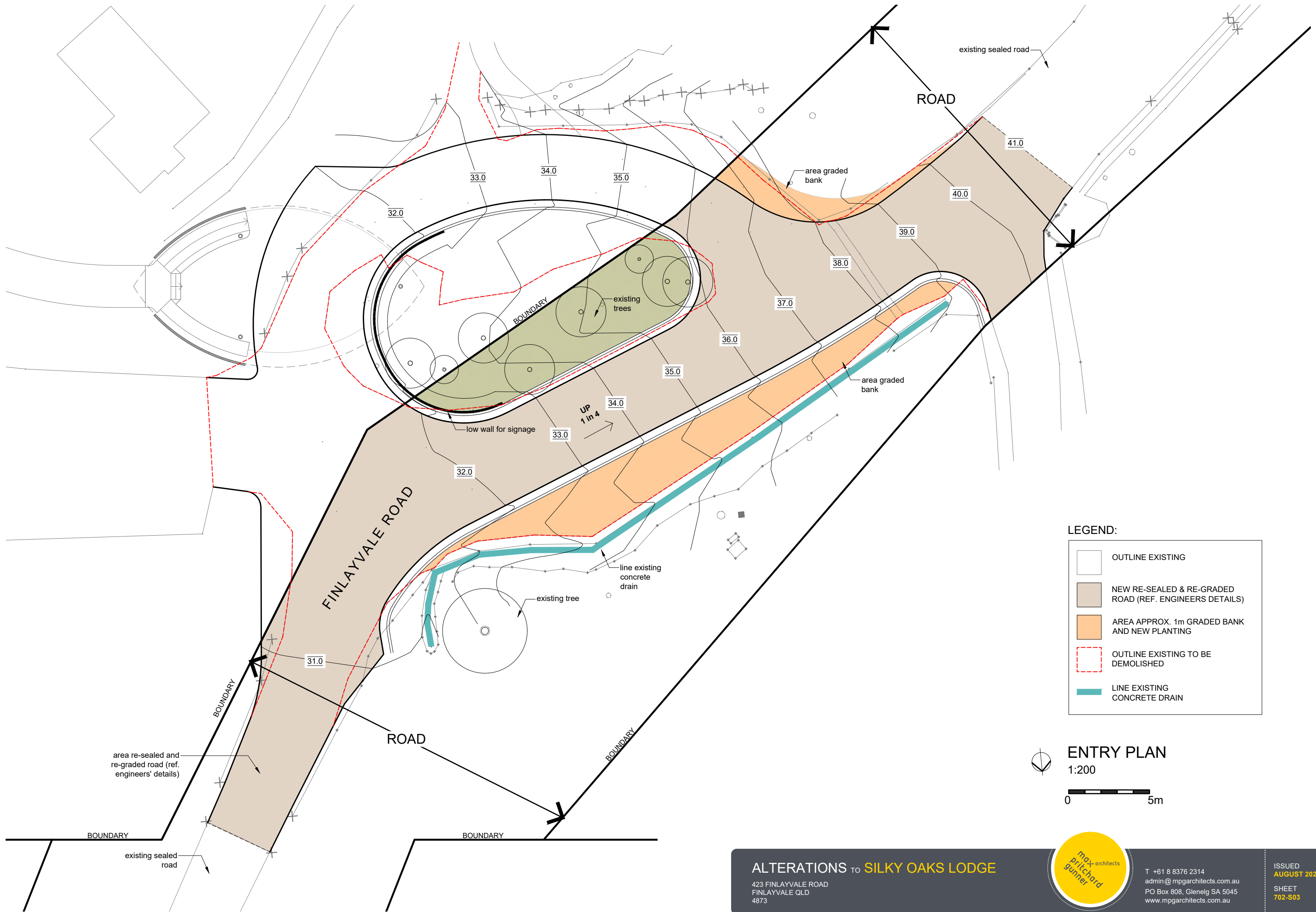
ALTERATIONS TO SILKY OAKS LODGE

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AUGUST 2026
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702-S02



LEGEND:

	OUTLINE EXISTING
	NEW RE-SEALED & RE-GRADED ROAD (REF. ENGINEERS DETAILS)
	AREA APPROX. 1m GRADED BANK AND NEW PLANTING
	OUTLINE EXISTING TO BE DEMOLISHED
	LINE EXISTING CONCRETE DRAIN



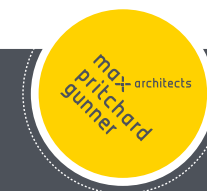
ENTRY PLAN

1:200

0 5m

ALTERATIONS TO SILKY OAKS LODGE

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