

# 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)	John Donald
Contact name (only applicable for companies)	Jarrold Williams
Postal address (P.O. Box or street address)	51 Sheridan Street
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4281 6897
Email address (non-mandatory)	jarrod@aroindustries.com.au
Mobile number (non-mandatory)	N/A
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	ARO0188 – Lot 3 Port Douglas Road

### 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
		368-380	Port Douglas Road	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	RP729037	Douglas Shire Council
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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

#### 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):

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

**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):*

Low Density Residential Development

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	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

**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?**

--

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

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>



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

\$1,625,940 Estimated

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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



- 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
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	ROL 2022_4962/1	29 <sup>th</sup> September 2023	Douglas Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### **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](http://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	

# DOUGLAS SHIRE COUNCIL

## LOT 3, PORT DOUGLAS

### OPERATIONAL WORKS SUPPORTING INFORMATION REPORT



CIVIL ENGINEERING, MANAGEMENT AND BUSINESS ADVISORY

#### CAIRNS OFFICE

51 Sheridan Street | PO Box 5358  
Cairns City QLD 4870  
(07) 4281 6897

#### ATHERTON OFFICE

57b Mabel Street | PO Box 5358  
Atherton QLD 4883  
0488 388 895



# ARO

### DOCUMENT CONTROL SHEET


<p><b>ARO Industries Pty Ltd</b></p> <p><b>Cairns Office:</b> 51 Sheridan Street Cairns QLD 4870</p> <p><b>Atherton Office:</b> 57B Mabel Street Atherton QLD 4883</p> <p>Telephone: (07) 4281 6897</p> <p>www.aroindustries.com.au</p>	<p><b>Project Number:</b> ARO0188</p> <p><b>Title:</b> Lot 3 Port Douglas Operational Works Supporting Information Report</p> <p><b>Project Manager:</b> Jarrod Williams</p> <p><b>Author:</b> Kevin Green</p> <hr/> <p><b>Client:</b> John Donald</p> <p><b>Client Contact:</b> John Donald</p> <hr/> <p><b>Synopsis:</b> Engineering Report to Support the Operational Works Submission</p>
---	---

© 2026 ARO Industries Pty Ltd

This document is and shall remain the property of ARO Industries Pty Ltd. This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Any recommendations contained in this report are based on our understanding of the information that has been supplied to us and should be balanced against additional information that you may hold or seek. The client is cautioned to exercise due commercial diligence in the interpretation of any material herein and accept our findings as suggestions given in good faith requiring interpretation within the context of the client's own enterprise environment.

This document is prepared under the agreed Terms of Engagement with the Client and may not be used by any third party. Third parties should obtain independent advice and no responsibility or liability is accepted by ARO Industries Pty Ltd for the use of this document by a third party.

REVISION/CHECKING HISTORY							
Rev No.	Date	Issue	Author	Reviewer	Approved for Issue		
					Name	RPEQ Number	Signature
0	20/03/2026	Issued For Approval	K. Green	J. Williams	J. Williams	29491	

DISTRIBUTION	REVISION										
	0	1	2	3	4	5	6	7	8	9	10
ARO Library	X										
Douglas Shire Council	X										

## CONTENTS

INTRODUCTION.....	4
1. ENGINEERING DOCUMENTATION .....	4
2. ASSESSMENT MANAGER CONDITIONS .....	5
3. SUPPORTING INFORMATION .....	21
3.1 EARTHWORKS AND RETAINING .....	21
3.3 STORMWATER DRAINAGE .....	21
3.4 SEWER .....	21
3.5 POTABLE WATER.....	22
3.6 ROADWORKS .....	23
3.6 UTILITY SERVICES.....	23
3.7 STREET TREE PLANTING .....	23
3.8 EASEMENTS .....	23
4. RECOMMENDATIONS .....	23

APPENDIX A – DECISION NOTICE

APPENDIX B – CIVIL ENGINEERING DRAWINGS

APPENDIX C – ELECTRICAL DOCUEMNTATION

APPENDIX D – LANDSCAPING PLANS

APPENDIX E – ACOUSTIC REPORT

APPENDIX F – SEWER CAPACITY ASSESSMENT

APPENDIX G – WATER MAIN DESIGN MEMO

APPENDIX H – LOT RECONFIGURATION PLAN

APPENDIX I – STORMWATER MANAGEMENT PLAN

## INTRODUCTION

ARO Industries (ARO) have been commissioned by John Donald to undertake the detailed design and documentation of civil works for the proposed development of Lot 3 Port Douglas Road Port Douglas (Lot 3 on RP729037). A Development Permit for Reconfiguring a Lot for one lot into nine lots and new road was approved subject to conditions by Douglas Shire Council 29<sup>th</sup> September 2023. For Council's reference, a copy of the Decision Notice for the Development Application ROL 2022\_4962/1 is included in **Appendix A**. The development herein submitted has been prepared in compliance with the conditions of that Decision Notice.

## 1. ENGINEERING DOCUMENTATION

In accordance with Council's requirements, we have provided a copy of the engineering design drawings in **Appendix B**. Table 1 below details the Engineering drawings.

Drawing No	Drawing Title	Revision
<b>Internal Works</b>		
ARO0188-C10	Cover Sheet, Locality Plan and Drawing Schedule	2
ARO0188-C11	General Arrangement Plan	2
ARO0188-C12	General Notes and Details	2
ARO0188-C13	Earthworks Layout Plan	2
ARO0188-C14	Roadworks and Drainage Layout Plan	2
ARO0188-C15	Type Cross Sections and Miscellaneous Details	2
ARO0188-C16	Road Longitudinal Sections	2
ARO0188-C17	Road A Annotated Cross Sections	2
ARO0188-C18	Intersection Details	2
ARO0188-C19	Control Line Setout Plan	2
ARO0188-C20	Drainage Longitudinal Sections and Details	2
ARO0188-C21	Sewer Reticulation Layout Plan	2
ARO0188-C22	Stormwater Long Sections	2
ARO0188-C23	Water Reticulation Layout Plan	2
ARO0188-C24	Erosion and Sediment Control Strategy	2
ARO0188-C25	Retaining Wall Details	3
<b>External Works</b>		
ARO0188-C30	Roadworks Layout Plan	2
ARO0188-C31	Roadworks Details	2
ARO0188-C32	Linemarking and Signage Layout Plan	2
ARO0188-C33	Setout Layout Plan	2

**2. ASSESSMENT MANAGER CONDITIONS**

No.	General Requirements	Response and Supporting Information
1	<p><b>Conditions</b></p> <p>Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:</p> <ul style="list-style-type: none"> <li>a. The specifications, facts and circumstances as set out in the application submitted to Council; and</li> <li>b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual. Except where modified by these conditions of approval</li> </ul>	<p>The designs have been completed in accordance with the Approved Plans and Documents listed with minor changes incorporated.</p>
2	<p><b>Timing of Effect</b></p> <p>The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.</p>	<p>Noted.</p>
3	<p><b>Street Layout and Design</b></p> <p>The street layout and design must be revised to comply with Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:</p> <ul style="list-style-type: none"> <li>a. All roads must have a minimum road reserve width of an Access Street with a minimum of 15.5m width and nominate the footpath;</li> <li>b. Realignment and provision of a two (2) metre wide footpath on Port Douglas Road that integrates the existing position approximately 20m south of the northern boundary of lot 4 on RP729037 to connect with the existing path north of the new road intersection such that sufficient pedestrian crossing is achieved over the new road considering holding vehicle queuing, safe pedestrian crossing and a natural pedestrian travel route;</li> <li>c. Relocate the sewer alignment at the rear of Lots 6 to 9 to be setback from the boundary retaining wall in accordance with the Acceptable Solutions of MP 1.4;</li> <li>d. The crossover and driveway requirements as per Condition 4 below;</li> <li>e. Retaining walls and structures as per Condition 7 below;</li> <li>f. Access for Lot 5 as per Condition 10 below; and</li> <li>g. Intersection alignment amendment as per Condition 11 below.</li> </ul>	<p>The street layout plans have been revised to comply with Queensland Streets and FNQROC Development Manual.</p> <ul style="list-style-type: none"> <li>a. Proposed design complies and is in accordance with an FNQROC Access Street arrangement with a footpath on one side. Refer ARO0188C-15 for typical sections.</li> <li>b. Proposed design complies, provides a realignment and connectivity to the proposed internal footpath. Refer ARO0188-C30 for details</li> <li>c. Sewer is located approximately 35m from the retaining wall. Refer ARO0188-C20 for sewer design details</li> <li>d. Refer to response for Condition 4.</li> <li>e. Refer to response for Condition 7.</li> <li>f. Refer to response for Condition 10.</li> <li>g. Refer to response for Condition 11.</li> </ul>

	<p>An amended plan incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	
4	<p><b>Crossover and Driveway to Lot 4 on RP729037</b></p> <p>The access crossover and driveway to the neighbouring Lot 4 on RP729037 (as proposed on the Approved Plans) must be constructed in accordance with FNQROC Development Manual Standard Drawings S1015/1105 and S1110 to a Residential standard.</p> <p>The driveway must be provided with a reinforced concrete driveway and must have a minimum width of 3.0m, extending the full length of the access leg to the allotment. It is to be splayed on the entry/exit and corner of Lot 4 on RP729037 to provide sufficient space for access for a articulated vehicle.</p> <p>The constructed driveway must commence at the adjacent kerb and channel with a standard kerb crossover or at the existing edge of pavement.</p> <p>Conduits for internal allotment services must be provided adjacent to the concrete driveway with the correct clearances for the full length of the driveway, unless otherwise approved.</p> <p>Additionally, the applicant shall provide a concrete bin set down adjacent the kerb on the western side of the proposed driveway access for Lot 4 on RP729037. The concrete bin set down must accommodate two wheelie bins and remain a minimum of 1m clear from the driveway.</p>	<p>A 3.5m wide commercial crossover is provided for entry to the neighbouring Lot 4 and is splayed at both exit and entry for Heavy Rigid Vehicle access, allowing for service vehicle access such as Councils refuse collection vehicles. The access intersection to the proposed road does not accommodate an Articulated Vehicle and therefore providing this level of service for the crossover would provide no additional access for this lot.</p> <p>The proposed crossover complies and starts at the adjacent kerb and channel with a standard kerb crossover</p> <p>Provision for services conduits has been made in the design and will be provided as part of construction.</p> <p>The proposed design provides a concrete bin hard stand. Refer to ARO0188-C15 for details.</p>
5	<p><b>Clearance to Ergon Power Lines</b></p> <p>The applicant is to confirm with appropriate site survey, the height above ground for the existing power lines. Based on the surveyed height, the applicant is to provide confirmation that the minimum clearances required by ERGON Energy are achieved within the proposed Road A road corridor.</p> <p>Clearance to the power lines and poles for the Garbage truck is to be confirmed by the applicant and shown in the operational works application.</p>	<p>Refer to electrical drawings.</p>

No.	General Requirements	Response and Supporting Information
7	<p><b>Retaining Walls and Structures</b></p> <p>a. The height of the proposed retaining wall at the rear of lots 6 to 9 is to be increased to avoid the earthworks fill batter discharging runoff to the existing lot.</p> <p>b. the applicant needs to demonstrate the proposed batter along the southern boundary of Lots 1 to 4 (bordering Lot 4 RP 729037), and the eastern boundary of lot 4 that borders Lot 5 of the proposed development, is sufficient with appropriate drainage so as not to cause upstream, downstream or surrounding impacts to the neighbouring lots. Consideration can be given to replacing the batters with a retaining wall with runoff directed to the new road.</p> <p>Retaining walls must include adequate drainage behind the top of the wall to ensure surface stormwater flows do not flow over the top of the wall but are contained in a designed system to pass the wall and include appropriate scour protection to the base of the wall.</p> <p>All retaining walls or structures higher than 1 metre must be structurally certified. Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be approved by Council.</p> <p>These details must be provided on the engineering plans prior to Council approval of the operational works.</p>	<p>a. All lots fall to the internal road. Refer to ARO0188-C13 and C14 for details.</p> <p>b. The majority of lots 1-4 fall to the internal road with a small batter existing for a portion of this boundary. The stormwater discharging from this area to Lot 4 does not exceed the pre development amount. Refer to the provided stormwater management plan for details. There is a retaining wall located at the eastern boundary of lot 4.</p> <p>Retaining walls have 2 x 100mm dia agline pipe wrapped on geofabric sock, laid in a min, uniform grade of 1 in 100. Refer to ARO0188-C25 for details.</p> <p>IFC Retaining walls drawings will be structurally certified, maximum proposed wall height is 1m. Refer ARO0188-C13 for earthworks and retaining wall layout plan and ARO0188-C25 for retaining wall details.</p>
8	<p><b>Sewer Easement – Non-standard alignment.</b></p> <p>Where the sewer alignment at the rear of Lots 6 to 9 is a non-standard alignment, a minimum three (3) meter wide easement is to be provided over the sewers at the rear of Lots 6 to 9 due to the zoning of the development as medium density. The easement is to be shown in the engineering drawings submitted with the operational works application and must comply with the requirements of the FNQROC Development Manual.</p>	<p>The proposed design largely includes sewers on standard alignments. Where required 3m easement is provided. Refer to ARO0188-C21 for details.</p>
9	<p><b>Access to Lots</b></p> <p>Vehicle access to Lots 1 and 9 is to be achieved via the access nominated from the proposed internal road, Road A. Direct vehicle access and/or an additional access crossover for Lots 1 and 9 from Port Douglas Road or any other point is not permitted.</p> <p>Access to Lot 5 must be shown to comply with FNQROC Standards. Current plans show surface level at boundary of Lot 5 and road verge as being 4.18m and existing surface level of Lot as 3.40m.</p> <p>Plans to be amended and submitted with the operational works application.</p>	<p>The proposed design restricts all access to the proposed internal access road.</p> <p>Proposed design includes details of a proposed 3m residential crossover in accordance with FNQROC including required earthworks. Refer to ARO0188-C14 for details.</p>

No.	General Requirements	Response and Supporting Information
11	<p><b>Intersection Alignment</b></p> <p>The proposed intersection alignment plan must be amended to reflect the conditions provided by TMR and show the resulting clearances to existing services and trees.</p> <p>The amended engineering drawings must show the Tree Protection Zone and Structural Root Zone and confirm that the works do not exceed the minimum clearances or allowable encroachments into the zones per the Australian Standards.</p> <p>Any trees that will be cleared as a result of the intersection must be identified on the engineering drawings.</p> <p>The intersection alignment plan is to be shown in the engineering drawings submitted with the operational works application.</p>	<p>The proposed design is in accordance with SARA conditions. Refer to ARO0188-C30 for details</p> <p>The proposed trees for removal are detailed on ARO0188-C30</p>
12	<p><b>Offsets of Driveway</b></p> <p>The edge of a new driveway (inclusive of access aprons) must be no closer than 1.0m to any power pole, street light pole or electrical junction box.</p>	<p>Design complies, power poles, street lights and electrical junction boxes are more than 1m from the edge of the new driveway.</p>
13	<p><b>Ramping</b></p> <p>Any ramping to meet with floor/garage levels must occur within the property.</p> <p>No grade change for vehicular access is permitted within the road reserve.</p>	<p>Proposed design complies with FNQROC verge grades.</p>
14	<p><b>Reinstatement of Verge</b></p> <p>All land adjacent to the driveway and/or footpath in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footway, or roadway, must be reinstated to its pre-works condition.</p>	<p>Noted.</p>
15	<p><b>Flooding</b></p> <p>All new allotments must have building pads with finished surface levels 300mm above the 1% AEP defined inundation event.</p> <p>Confirmation of the finished surface levels of building pads must be provided prior to Council approval of the Plan of Subdivision.</p>	<p>Noted, proposed design includes filling of lots.</p> <p>Noted will be provided once construction is completed.</p>

No.	General Requirements	Response and Supporting Information
16	<p><b>Bulk Earthworks</b></p> <p>All batters must be designed to be 1 in 4 - or flatter, for batters fronting the road reserve and located wholly within private land.</p> <p>All earthworks batters steeper than 1 in 2 (50%) or higher than 1.5 metres require geotechnical certification.</p> <p>Earthworks plans to confirm height of batters proposed in the development prior to the issue of a Development Permit for Operational Work.</p>	<p>All batters fronting the road reserve are 1 in 4 or flatter. Refer ARO0188-C13 and C15 for details.</p> <p>No proposed batters are steeper than 1 in2 or higher than 1.5m</p>
17	<p><b>Impact on Existing Infrastructure</b></p> <p>Excavation and filling must be clear of the zone of influence of public utilities, unless otherwise approved. Particular attention must be paid to the existing services in the road reserve at the proposed development frontage. The new access road works must maintain minimum coverage to the existing services and must be shown on plans prior to the issue of permit for Operational Works.</p>	<p>Noted, consideration to all existing services has been given in design development. Service locations will be completed prior to commencement to confirm cover and clearances.</p>
18	<p><b>Roads and Footpaths</b></p> <p>Roads and Footpaths as shown on the Approved Plan(s), must be provided with concrete infill, and be constructed in accordance with relevant design and specifications sections FNQROC Development Manual, the conditions provided by the relevant State Agency and the following:</p> <ul style="list-style-type: none"> <li>a. All road and footpath works must be in accordance with relevant design and specifications sections of the FNQROC Development Manual, unless approved otherwise by Council;</li> <li>b. The Left in – Left out median nominated by TMR must be treated with a Terracotta epoxy surface colour;</li> <li>c. Alternative access to neighbouring lot to be in accordance with approved plans and relevant specifications in the FNQROC Development Manual, unless approved otherwise by council.</li> <li>d. Plans must show swept paths to confirm design is sufficient for waste collection vehicle. Amendments to the plan must be provided if required to accommodate the waste collection vehicle.</li> </ul>	<p>The proposed median island is specified as concrete infill. Refer to ARO0188-C30 for details.</p> <ul style="list-style-type: none"> <li>a. Design complies.</li> <li>b. Design complies.</li> <li>c. Design complies.</li> <li>d. Design complies a swept path for a HRV is provided below confirming compliance.</li> </ul>

No.	General Requirements	Response and Supporting Information
19	<p><b>Retain Footpath</b></p> <p>Retain the existing footpath along the Port Douglas Road frontage except where amended to interface with the new road and neatly tie in access crossovers for the proposed access road (Road A).</p> <p>Where the existing footpath is damaged as a result of the construction activities the footpath must be reinstated ensuring the same surface finish is used and there is no change in level of new and existing sections.</p>	<p>The proposed design retains the existing footpath and realigns where required.</p> <p>Noted.</p>
20	<p><b>New Footpath</b></p> <p>A minimum Two (2) metre wide footpath must be provided in the new Access Street (Road A) in accordance with FNQROC Development Manual Standard Drawing 1035D.</p> <p>The new section of footpath must match neatly to the existing footpath in relation to alignment and grade at the Port Douglas Road end of the development.</p> <p>The footpath must be provided on the engineering plans prior to Council approval of the operational works.</p>	<p>Proposed design complies, provides a 2m footpath on one side and realignment and connectivity to the proposed existing external footpath. Refer ARO0188-C14 and C15 for details</p>
21	<p><b>Kerb Ramps</b></p> <p>Create a safe pedestrian crossing point across the new internal road by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016D.</p>	<p>New pedestrian crossing kerb ramp is provided, refer ARO0188-C14 for details.</p>
22	<p><b>Provision for On-Street Parking</b></p> <p>Within the development a minimum of 0.75 spaces per lot must be available on-street to accommodate parking in accordance with Section 4.4 of IPWEAQ Street Design Manual:</p> <p>Walkable Neighbourhoods. A plan demonstrating that this can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure must be provided prior to the issue of a Development Permit for Operational Work.</p>	<p>Design complies, previously provided ARO0188-SK05 provides details of on street parking.</p>
23	<p><b>Water Supply and Sewerage Works External</b></p> <p>Undertake the following water supply and sewerage work external to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <p>a. Undertake an assessment of the existing sewer capacity between the subject site and the pump station in Barrier Street.</p>	<p>A Watermain Assessment and a Sewer Capacity Assessment is provided under a separate cover which provides detailed responses to each of the sub conditions.</p> <p>Refer drawings ARO0188-C21 – Sewerage Reticulation Layout Plan and ARO0188-C23 – Water Reticulation Layout</p>

<p>The assessment must confirm that the proposed development can be connected to Council's sewer reticulation system without negative impact on the operation of the existing sewer network, pump station and rising main.</p> <p>In particular, for each reach of the sewer (for the extent nominated above), the sewer capacity assessment must identify:</p> <ul style="list-style-type: none"> <li>i. existing sewer loads from the current connected catchment;</li> <li>ii. the cumulative pre-development sewage load at each node;</li> <li>iii. residual capacity in each reach of the sewer; and</li> <li>iv. Confirm the pre and post development load on the sewage pump station and rising main.</li> </ul> <p>The output may be represented on a plan format summarising the findings for each reach and at the pump station.</p> <p>The assessment must be certified by an RPEQ and must identify any upgrades necessary to allow connection of the proposed development.</p> <p>The assessment report / summary plan must be submitted with the application for operational works. Any system upgrades must be designed and submitted for approval as part of the operational works application.</p> <p>The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</p> <p>b. Extend water infrastructure as required to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development. The developer's nominated point in Port Douglas Road at the frontage to the site is generally accepted, provided the connection point is readily accessible for operation and maintenance as per the following conditions:</p> <ul style="list-style-type: none"> <li>i. The connection location is not in close proximity to an existing oil palms or other mature tree;</li> <li>ii. The connection location allows for a thrust block to be installed and does not bear against other services in the road verge; and</li> </ul>	<p>See Sections 3.4 and 3.5 below for detailed responses.</p>
--	---

	<p>iii. The location is clear of the road carriageway and on-road cycle lanes and can be constructed without need for road closures.</p> <p>The design must be prepared and certified by an RPEQ and must identify all details of fittings, thrust block size, soil bearing conditions and identify all services in the vicinity. Clearances to existing services and site features must be nominated on the design plans.</p> <p>The connection design and details must be submitted with the application for operational works.</p> <p>The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</p> <p>All the above work must be designed and constructed in accordance with the FNQROC Development Manual.</p>	
24	<p><b>Water Supply and Sewerage Works Internal</b></p> <p>Undertake the following water supply and sewerage works internal to the subject land:</p> <ol style="list-style-type: none"> <li>Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;</li> <li>Provide a detailed hydraulic water network analysis and supporting calculations which demonstrate any required upgrades to existing water supply infrastructure and the internal design parameters set in order to ensure an adequate standard of service is achieved for each lot within the development.</li> <li>Provide the conduit for water supply for the full length of the access leg for existing Lot 4. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage of existing Lot 4 and at the end of the access leg for easy identification when a future house is constructed on this lot.</li> </ol> <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	<p>A Watermain Assessment and a Sewer Capacity Assessment is provided under a separate cover which provides detailed responses to each of the sub conditions.</p> <p>Refer drawings ARO0188-C21 – Sewerage Reticulation Layout Plan and ARO0188-C23 – Water Reticulation Layout</p> <p>See Sections 3.4 and 3.5 below for detailed responses.</p>

No.	General Requirements	Response and Supporting Information
25	<p><b>Sewer and Water Work</b></p> <p>All water and sewerage works must be in accordance with Sections D6 and D7 of the FNQROC Development Manual, and must comply with the following:</p> <ul style="list-style-type: none"> <li>a. Provide to Council confirmation of the location of all existing sewer, water, and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such infrastructure or services must be obtained prior to the commencement of work and be available for Council inspection if required;</li> <li>b. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Council prior to the commencement of the proposed works;</li> <li>c. Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures;</li> <li>d. Any direct connection to live gravity sewer mains are to be performed under the direct supervision of Council's plumbing inspector. Any connection involving trunk infrastructure or sewer rising mains will require at least six (6) weeks' notice and submission of a work methodology statement to Council with the notice;</li> <li>e. Minimum clearances between sewer mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual;</li> <li>f. Where a manhole is located in a batter, a flat area of 1.5 metre radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three sides;</li> <li>g. Minimum clearances between water mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main.</li> </ul>	<p>The proposed design complies, refer drawings ARO0188-C21 – Sewerage Reticulation Layout Plan and ARO0188-C23 – Water Reticulation Layout</p> <p>See Sections 3.4 and 3.5 below for detailed responses.</p>
26	<p><b>Removal of Existing Septic System</b></p> <p>If an existing septic sewer system is located on site (including all tanks and pipework) it is to be removed from the site in accordance with any requirements under the Plumbing and Drainage Act 2018 (Qld) prior to Council approval of the Plan of Subdivision.</p>	<p>The existing septic system will be removed as part of construction once the sewer connection is made.</p>

No.	General Requirements	Response and Supporting Information
27	<p><b>Site Based Stormwater Management Plan</b></p> <p>Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge.</p> <p>This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase;</li> <li>b. Nominate requirements for ongoing post-construction management (inclusive of responsibility) of the stormwater drainage system within the proposed development.</li> <li>c Provide a Stormwater Supply layout Plan (the Plan) in accordance with the FNQROC Development Manual. The plan must be accompanied by supporting calculations that demonstrates how the development will be serviced. The design must be prepared and</li> <li>d. certified by an RPEQ and must identify all details manholes, stormwater pits and identify all services in the vicinity. Clearances to existing services and site features must be nominated on the design plans.</li> </ul> <p>The connection design and details must be submitted with the application for operational works.</p> <p>The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	<p>A Stormwater Management Plan is provided under a separate cover in <b>Appendix I</b>, which provides detailed responses to each of the sub conditions.</p> <ul style="list-style-type: none"> <li>a. Refer ARO0188-C24 – Erosion and Sediment Control Strategy</li> <li>b. The lot owners will be responsible for discharging stormwater to the provided Council infrastructure and will be responsible for maintaining all private infrastructure. Council will be responsible for maintaining all external infrastructure.</li> <li>c. Refer ARO0188-C14 – Roadworks and Drainage Layout</li> <li>d. Refer ARO0188-C14 – Roadworks and Drainage Layout, IFC and certified drawings will be provided to Council prior to construction.</li> </ul>
28	<p><b>Local Drainage Study</b></p> <p>Subject to any changes as a result of these development conditions, review and update the Local Drainage Study (ARO Engineering 25 May 2023) to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts.</p> <p>In particular, the study must address the following:</p> <ul style="list-style-type: none"> <li>a. All internal and external contributing catchment boundaries;</li> </ul>	<p>A Stormwater Management Plan is provided under a separate cover in <b>Appendix I</b>, which provides detailed responses to each of the sub conditions.</p>

	<p>b. The extent of the 1% AEP Storm tide hazard event in relation to the land both pre and post development;</p> <p>c. The extent of the 1% AEP flood hazard event in relation to the land both pre and post development;</p> <p>d. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;</p> <p>e. Identify any requirements for drainage easements;</p> <p>f. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;</p> <p>g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development; and</p> <p>h. Point of discharge.</p> <p>The study must be certified by an RPEQ and must identify any upgrades necessary to allow connection of the proposed development to any existing stormwater infrastructure.</p> <p>The assessment report / summary plan must be submitted with the application for operational works. Any system upgrades must be designed and submitted for approval as part of the operational works application.</p> <p>The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	
29	<p><b>Drainage Design</b></p> <p>Design a stormwater drainage system (internal and external to the land) in accordance with section D4 of the FNQROC Development Manual to satisfactorily drain the subject land such that the upstream drainage is not adversely affected, and that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development.</p> <p>Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Council for endorsement. In particular, the discharge to the drainage flow path on the proposed development frontage to Port Douglas Road, and the Council Drainage lo (lot 10) at the rear of the property.</p>	<p>The stormwater drainage system has been designed in accordance with section D4 of the FNQROC Development Manual. A Stormwater Management Plan is provided under a separate cover i.</p> <p>Refer drawing ARO0188-C14 - Roadworks and Drainage Layout.</p>

	<p>The proposed concentrated Drainage discharge to surface at the property boundary of Lot 10 is not supported. The applicant is to review the drainage design and provide an alternative that does not result in access restrictions within Lot 10. Suitable cover to the stormwater pipes in Road A must be achieved.</p> <p>The design must be certified by an RPEQ and must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	
30	<p><b>Lawful Point of Discharge</b></p> <p>All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p>	<p>Noted, this is detailed in the Stormwater Management Plan provided in <b>Appendix I</b></p>
31	<p><b>Existing Creek and Drainage Areas</b></p> <p>Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.</p>	<p>Noted, there are no works proposed within the creek..</p>
32	<p><b>Electricity and Telecommunications</b></p> <p>Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.</p> <p>Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.</p>	<p>Refer to electrical documentation provided in <b>Appendix C</b></p>
34	<p><b>Street Lighting</b></p> <p>The following arrangements for the installation of street lighting within the proposed subdivision must be provided prior to the issue of a Compliance Certificate for the Plan of Survey:</p> <p>a. Prior to the issue of a development permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant</p>	<p>Refer to electrical documentation provided in <b>Appendix C.</b></p>

Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable

Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

The lighting scheme must show light pole locations that align with property boundaries that represent the permitted design spacing and demonstrates no conflicts with stormwater, kerb inlet pits and other services.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:

- i. Intersections;
- ii. Pedestrian Refuges;
- iii. Cul-de-sacs; and
- iv. LATM Devices (Including Roundabouts).

LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.

b. Prior to the issue of a Compliance Certificate for the Plan of Survey written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.

c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.

d. Where an existing intersection is required to be upgraded as part of a development approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.

Note: the above works are not considered to be creditable or trunk related works in accordance with Section 145 of the Planning Act 2016.

No.	General Requirements	Response and Supporting Information
35	<p><b>Road Traffic Noise Attenuation</b></p> <p>Where required by the relevant State Agency, provide noise attenuation measures along the common boundary between the development and Port Douglas Road.</p> <p>Such measures must be constructed in conjunction with the development of the relevant stage and must be wholly contained within the development site (including footings).</p> <p>Specific attenuation measures must be documented as part of the Operational Work application.</p> <p>The noise attenuation measures are to be certified acoustically and structurally by suitably qualified persons.</p> <p>The approve works must be constructed prior to the application for Works Acceptance.</p>	<p>An acoustic report is provided that confirms no treatment is required. This is provided in <b>Appendix E</b></p>
36	<p><b>Acid Sulfate Soils Investigation</b></p> <p>Prepare and provide to Council an Acid Sulfate Soils Investigation Report for the area of the proposed development. The report must be prepared in accordance with the requirements of the Planning Scheme Policy – Acid Sulfate Soils and Queensland Acid Sulfate Soils Technical Manual (QASSTM) and provided to Council prior to the issue of a Development Permit for Operational Work to commence.</p>	<p>ASS investigation and Management Plan will be completed and provided to Council prior to commencement.</p>
37	<p><b>Stockpiling and Transportation of Fill Material</b></p> <p>Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.</p> <p>Transportation of fill or spoil to and from the site must not occur within:</p> <ul style="list-style-type: none"> <li>a. peak traffic times; or</li> <li>b. before 7:00 am or after 6:00 pm Monday to Friday; or</li> <li>c. before 7:00 am or after 1:00 pm Saturdays; or</li> <li>d. on Sundays or Public Holidays.</li> </ul> <p>Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.</p>	<p>Noted.</p>

No.	General Requirements	Response and Supporting Information
39	<p><b>Storage of Machinery and Plant</b></p> <p>The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.</p>	Noted.
40	<p><b>Construction Access</b></p> <p>Vehicular access to the site for construction and demolition purposes must be provided from Port Douglas Road only, unless authorised by the Chief Executive Officer.</p>	Noted.
41	<p><b>Landscape Plan</b></p> <p>Undertake landscaping of the site and street frontages of new roads in accordance with FNQROC Development Manual and in accordance with a landscape plan. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:</p> <ul style="list-style-type: none"> <li>a. Planting of the footpath with trees, using appropriate species with regard to any overhead powerline constraints;</li> <li>b. Species to have regard to the Planning Scheme Policy No.7 Landscaping;</li> <li>c. Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the applicant's Landscape Architect / Designer.</li> </ul> <p>Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.</p> <p>Areas to be landscaped must be established prior to approval and dating of the Plan of Survey and must be maintained for the duration of the on-maintenance period to the satisfaction of the Chief Executive Officer.</p>	Landscape plans are provided by Landplan in <b>Appendix D</b>
42	<p><b>Wildlife</b></p> <p>Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.</p>	Noted.

No.	General Requirements	Response and Supporting Information
43	<p><b>Notification of Vegetation Clearing</b></p> <p>Council must be notified two (2) days prior to the proposed date of commencement of any approved vegetation clearing to facilitate community awareness of such works.</p>	Noted.
44	<p><b>Neighbouring waterway Protection</b></p> <p>The common boundaries with Lot 10 RP729037 must be temporarily delineated and fenced off to restrict building access for the duration of construction activity.</p>	Noted.
45	<p><b>Existing Creek and Drainage Systems</b></p> <p>All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.</p> <p>The applicant / owner must obtain any necessary approvals from the Department of Natural Resources and Mines for carrying out works in a watercourse.</p>	Noted.
46	<p><b>Provision of fencing to neighbouring lots</b></p> <p>With the exception of the part of the eastern boundary to Lot 10 on RP729037, being the part of new road to the boundary of Lot 10 on RP729037, Prior to the lodgement of the survey plan for endorsement the applicant must provide a standard common property fence to all surrounding neighbouring lots. The cost of the fencing must be borne by the applicant. It is noted that in some locations, due to the provision of a retaining wall, the boundary fence will be constructed above the retaining wall.</p>	Noted, will be provided prior to plan sealing. Where fences will be on a retaining wall, provision for this has been made within the provided design.

### 3. SUPPORTING INFORMATION

#### 3.1 EARTHWORKS AND RETAINING

Batters have been designed to be a maximum of 1H at 2V, with the batters predominately limited to 1H at 4V across the site. Engineered retaining walls are utilised across the site to achieve this. The maximum wall height across the development is 1m with all walls proposed as concrete masonry blockwork walls. Retaining walls are provided on the northern, eastern and western boundaries as required to tie into existing levels. Bulk earthworks levels are provided for each of the lot.

All earthworks on the site are required to be completed in accordance with FNQROC specifications and AS 3798.

#### 3.3 STORMWATER DRAINAGE

The stormwater drainage infrastructure has been in accordance with FNQROC Design Guidelines, AS 3500.3 and the Queensland Urban Drainage Manual.

The proposed development is deemed Urban Residential Low Density in accordance with Table 4.3 of FNQROC Design Manual D4. The minor drainage system for the development has been designed to the 0.2EY (5 year ARI) critical minor storm event, while the Major system is designed to accommodate the 1% AEP event. The storm events utilised for design have include relevant climate change factors.

The identified lawful point of discharge is the creek that runs north along the eastern boundary and the drain at Lot 3's frontage. Ultimately this drain discharges to the creek.

The design documentation provided in this submission details the proposed stormwater infrastructure to manage the stormwater from the proposed development. The Stormwater Management Plan, provided under a separate cover, further details the proposed stormwater management of the development. The presented design is in line with the intent of the stormwater management plan.

#### 3.4 SEWER

The proposed development will connect to an existing Council sewer main that extends under Triton Crescent to the pumping station to the east. The capacity of the existing wastewater pump station (WWPS) to accept the additional flows from this development has been assessed. The expected demand on wastewater infrastructure of the proposed development was calculated according to FNQROC guidelines and the current concept design.

Table 1: Water Demand of New Development

Description	Value
<b>Single Family Dwellings</b>	7 X Single Family Dwelling 901-1100m <sup>2</sup> (3.1 EP Per House) 1 X Single Family Dwelling 1101-1500m <sup>2</sup> (3.4 EP Per House)
<b>Number of Equivalent Persons (EP)</b>	25.1 EP
<b>Equivalent Domestic Connections (EDC) (2.8 EP/EDC)</b>	9 EDC
<b>Average Dry Weather Flow (ADWF) (270 L/EP/Day)</b>	6.78 kL/day
<b>Peak Wet Weather Flow (PWWF)</b>	60.98 kL/day (C <sub>1</sub> = 8.994)
<b>Peak Dry Weather Flow (PDWF)</b>	22.72 kL (C <sub>2</sub> = 3.351)

The existing sewer loading of the existing catchment was determined by using the equivalent demand procedure from the FNQROC sewerage design guidelines. The overall loading in the catchment of the pumping station is 1073.4EP (383.36EDC) before development and will be 1098.5EP (392.32EDC) after the proposed development. This represents a 2.34% increase in loading onto the WWSP.

The most critical section on the 150mm pipe connecting the new development to the WWSP was predicted. It has the lowest grade (1/200) along the pipe and carries most of the flow through the line before it connects to the 300mm pipe. Using FNQROC, peak flows before and after development were calculated, indicating a maximum flow depth of 60.74mm pre-development and 64.51mm post-development, i.e. 3.77mm deeper due to the proposed development. WSAA indicates that the

maximum for wastewater pipes should be 75% of the area of the pipe so a maximum depth of 64.51mm in a 150mm pipe is not exceeding its capacity.

The most critical section on the 300mm pipe connecting the new development to the WWSP was predicted. This had a low grade (1/380) and connects most of the catchment to the pump. Using FNQROC, peak flows before and after development were calculated, indicating a maximum flow depth of 116.49mm pre-development and 116.51mm post-development, i.e. 0.02mm deeper due to the proposed development. WSAA indicates that the maximum for wastewater pipes should be 75% of the area of the pipe so 116.51mm depth in a 300mm pipe is not exceeding its capacity. The complete Sewer Network Assessment is provided in **Appendix F**



Figure 1: Catchment Boundaries of the WWPS

### 3.5 POTABLE WATER

The proposed development of Lot 3 Port Douglas Road (Lot 3 on RP729037) consists of 9 Lots (between 1003m<sup>2</sup> and 1796m<sup>2</sup>). From council records, three (3) existing water mains are located within the Port Douglas Road reserve. The 150mm main will be the connection point for the internal water reticulation system. The water network technical design memo is provided in **Appendix G**. The internal system is designed in accordance with FNQROC.

The anticipated infrastructure demand calculations for the proposed development based on FNQROC and the current design have been calculated below for water.

Table 2: Lo3 Port Douglas Road Water Demand

Description	Value
<b>Single Family Dwellings</b>	7 X Single Family Dwelling 901-1100m <sup>2</sup> (3.1 EP Per House) 1 X Single Family Dwelling 1101-1500m <sup>2</sup> (3.4 EP Per House)
<b>Number of Equivalent Persons (EP)</b>	25.1 EP
<b>Equivalent Domestic Connections (EDC) (2.8 EP/EDC)</b>	9 EDC
<b>Average Dry Weather Flow (ADWF) (270 L/EP/Day)</b>	6.78 kL/day
<b>Peak Wet Weather Flow (PWWF)</b>	60.98 kL/day (C <sub>1</sub> = 8.994)
<b>Peak Dry Weather Flow (PDWF)</b>	22.72 kL (C <sub>2</sub> = 3.351)

The network analysis showed that the capacity of the existing Council infrastructure is adequate for connection without augmentation

### 3.6 ROADWORKS

Port Douglas Road is a two-lane State Controlled road running in the north south direction. Along the eastern side of the road there is an open drain, which the existing and proposed lot access spans.

We understand no external works are creditable for this development.

To meet the conditions of approval and facilitate the safe and serviceable access to the development provided design for Port Douglas Road includes:

- A left in left out access arrangement in accordance with the RaL approval.
- Widening to accommodate access via AUL(s), including tapers
- Central concrete infill island to restrict the right out movement.
- Associated drainage infrastructure for the proposed modifications
- A realignment of the 2m wide footpath is proposed along the frontage of the development within the eastern verge of Port Douglas Road.

All external roadworks, including the AUL(s) and modified commercial crossover documented in accordance with the previously provided Traffic Impact Assessment and completed by ARO.

The pavement design for the internal road has been assumed based on FNQROC minimum requirements for an Access Street and an assumed CBR of 7%. The external pavement design utilises the same volumes with a 50mm AC treatment for turn movements. The pavement design will need to be confirmed following the contractors subgrade testing prior to construction.

The internal servicing of the development has been designed to accommodate a Heavy Rigid Vehicle (HRV) to simulate Councils refuse collection vehicle.

### 3.6 UTILITY SERVICES

In accordance with Council's requirements SPA Consulting Engineers have been engaged to carry out the electrical and communication design. This documentation is provided in **Appendix C**.

### 3.7 STREET TREE PLANTING

In accordance with Council's requirements, LandPlan was engaged to carry out the landscape design which includes street trees. This is provided in **Appendix D**.

### 3.8 EASEMENTS

As per the Development conditions, a 3.0m easement over the proposed sewer in favour of Council for the purpose of access/maintenance will be provided over the sewer located within the development lot where required.

## 4. RECOMMENDATIONS

Following consideration of this Design Submission Report and the accompanying design documentation it is recommended that:

- Council issues an Operational Works Permit to construct the works.

**APPENDIX A**  
Decision Notice

29 September 2023

**Enquiries:** Jenny Elphinstone  
**Our Ref:** ROL 2022\_4962/1(Doc ID 1186333)  
**Your Ref:** ARO0188

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
F 07 4098 2902

John Stuart William Donald  
C/- Kelly Reaston Development & Property  
44 McLeod Street  
**CAIRNS QLD 4870**

**Email:** [kelly@kellyreaston.com.au](mailto:kelly@kellyreaston.com.au)

Attention Ms Kelly Reaston

Dear Madam

**Development Application for Reconfiguring a Lot (One lot into nine lots and new road)  
At 368-380 Port Douglas Road Port Douglas  
On Land Described as Lot 3 on RP729037**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: ROL 2022\_4962/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc. State Assessment and Referral Agency (SARA) E: [CairnsSARA@dilgp.qld.gov.au](mailto:CairnsSARA@dilgp.qld.gov.au)

encl.

- Decision Notice
  - Approved Drawing(s) and/or Document(s)
  - Concurrence Agency Response
  - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)
- Adopted Infrastructure Charges Notice
- Advice For Making Representations and Appeals (Infrastructure Charges)



## Decision Notice

### Approval (with conditions)

*Given under s 63 of the Planning Act 2016*

#### Applicant Details

Name: John Stuart William Donald  
Postal Address: C/- Kelly Reaston Development & Property  
44 McLeod St  
Cairns Qld 4870  
Email: [kelly@kellyreaston.com.au](mailto:kelly@kellyreaston.com.au)

#### Property Details

Street Address: 368-380 Port Douglas Road Port Douglas  
Real Property Description: Lot 3 on RP729037  
Local Government Area: Douglas Shire Council

#### Details of Proposed Development

Development Permit for Reconfiguring a Lot for one lot into nine lots and new road.

#### Decision

Date of Decision: 29 September 2023  
Decision Details: Approved (subject to conditions)

#### Approved Drawing(s) and/or Document(s) (To be amended as per Conditions)

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

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Layout Plan	Generally in accordance with the ARO Drawing ARO0188-SK05, dated 28 March 2023 and as amended as required by the conditions of the approval.	To be determined.

Drawing or Document	Reference	Date
<b>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</b>		
Access Crossovers	Standard Drawing S1015 Issue E	27 August 2020
Concrete driveway for allotment access	Standard Drawing S1110 Issue F	27 August 2020

**Note** – The plans referenced above will require amending in order to comply with conditions of this Decision Notice.

### **Assessment Manager Conditions & Advices**

#### **Conditions**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

#### **Timing of Effect**

2. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

#### **Street Layout and Design**

3. The street layout and design must be revised to comply with Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:
  - a. All roads must have a minimum road reserve width of an Access Street with a minimum of 15.5m width and nominate the footpath;
  - b. Realignment and provision of a two (2) metre wide footpath on Port Douglas Road that integrates the existing position approximately 20m south of the northern boundary of lot 4 on RP729037 to connect with the existing path north of the new road intersection such that sufficient pedestrian crossing is achieved over the new road considering holding vehicle queuing, safe pedestrian crossing and a natural pedestrian travel route;
  - c. Relocate the sewer alignment at the rear of Lots 6 to 9 to be setback from the boundary retaining wall in accordance with the Acceptable Solutions of MP 1.4;
  - d. The crossover and driveway requirements as per Condition 4 below;
  - e. Retaining walls and structures as per Condition 7 below;
  - f. Access for Lot 5 as per Condition 10 below; and
  - g. Intersection alignment amendment as per Condition 11 below.

An amended plan incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

#### **Crossover and Driveway to Lot 4 on RP729037**

4. The access crossover and driveway to the neighbouring Lot 4 on RP729037 (as proposed on the Approved Plans) must be constructed in accordance with FNQROC Development Manual Standard Drawings S1015/1105 and S1110 to a Residential standard.

The driveway must be provided with a reinforced concrete driveway and must have a minimum width of 3.0m, extending the full length of the access leg to the allotment. It is to be splayed on the entry/exit and corner of Lot 4 on RP729037 to provide sufficient space for access for a articulated vehicle.

The constructed driveway must commence at the adjacent kerb and channel with a standard kerb crossover or at the existing edge of pavement.

Conduits for internal allotment services must be provided adjacent to the concrete driveway with the correct clearances for the full length of the driveway, unless otherwise approved.

Additionally, the applicant shall provide a concrete bin set down adjacent the kerb on the western side of the proposed driveway access for Lot 4 on RP729037. The concrete bin set down must accommodate two wheelie bins and remain a minimum of 1m clear from the driveway.

#### **Clearance to Ergon Power Lines**

5. The applicant is to confirm with appropriate site survey, the height above ground for the existing power lines. Based on the surveyed height, the applicant is to provide confirmation that the minimum clearances required by ERGON Energy are achieved within the proposed Road A road corridor.
6. Clearance to the power lines and poles for the Garbage truck is to be confirmed by the applicant and shown in the operational works application.

#### **Retaining Walls and Structures**

7.
  - a. The height of the proposed retaining wall at the rear of lots 6 to 9 is to be increased to avoid the earthworks fill batter discharging runoff to the existing lot.
  - b. the applicant needs to demonstrate the proposed batter along the southern boundary of Lots 1 to 4 (bordering Lot 4 RP 729037), and the eastern boundary of lot 4 that borders Lot 5 of the proposed development, is sufficient with appropriate drainage so as not to cause upstream, downstream or surrounding impacts to the neighbouring lots. Consideration can be given to replacing the batters with a retaining wall with runoff directed to the new road.

Retaining walls must include adequate drainage behind the top of the wall to ensure surface stormwater flows do not flow over the top of the wall but are contained in a designed system to pass the wall and include appropriate scour protection to the base of the wall.

All retaining walls or structures higher than 1 metre must be structurally certified. Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be approved by Council.

These details must be provided on the engineering plans prior to Council approval of the operational works.

### **Sewer Easement – Non-standard alignment.**

8. Where the sewer alignment at the rear of Lots 6 to 9 is a non-standard alignment, a minimum three (3) meter wide easement is to be provided over the sewers at the rear of Lots 6 to 9 due to the zoning of the development as medium density. The easement is to be shown in the engineering drawings submitted with the operational works application and must comply with the requirements of the FNQROC Development Manual.

### **Access to Lots**

9. Vehicle access to Lots 1 and 9 is to be achieved via the access nominated from the proposed internal road, Road A. Direct vehicle access and/or an additional access crossover for Lots 1 and 9 from Port Douglas Road or any other point is not permitted.
10. Access to Lot 5 must be shown to comply with FNQROC Standards. Current plans show surface level at boundary of Lot 5 and road verge as being 4.18m and existing surface level of Lot as 3.40m.

Plans to be amended and submitted with the operational works application.

### **Intersection Alignment**

11. The proposed intersection alignment plan must be amended to reflect the conditions provided by TMR and show the resulting clearances to existing services and trees.

The amended engineering drawings must show the Tree Protection Zone and Structural Root Zone and confirm that the works do not exceed the minimum clearances or allowable encroachments into the zones per the Australian Standards.

Any trees that will be cleared as a result of the intersection must be identified on the engineering drawings.

The intersection alignment plan is to be shown in the engineering drawings submitted with the operational works application.

### **Offsets of Driveway**

12. The edge of a new driveway (inclusive of access aprons) must be no closer than 1.0m to any power pole, street light pole or electrical junction box.

### **Ramping**

13. Any ramping to meet with floor/garage levels must occur within the property.  
No grade change for vehicular access is permitted within the road reserve.

### **Reinstatement of Verge**

14. All land adjacent to the driveway and/or footpath in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footway, or roadway, must be reinstated to its pre-works condition.

### **Flooding**

15. All new allotments must have building pads with finished surface levels 300mm above the 1% AEP defined inundation event.

Confirmation of the finished surface levels of building pads must be provided prior to Council approval of the Plan of Subdivision.

### **Bulk Earthworks**

16. All batters must be designed to be 1 in 4 - or flatter, for batters fronting the road reserve and located wholly within private land.

All earthworks batters steeper than 1 in 2 (50%) or higher than 1.5 metres require geotechnical certification.

Earthworks plans to confirm height of batters proposed in the development prior to the issue of a Development Permit for Operational Work.

### **Impact on Existing Infrastructure**

17. Excavation and filling must be clear of the zone of influence of public utilities, unless otherwise approved. Particular attention must be paid to the existing services in the road reserve at the proposed development frontage. The new access road works must maintain minimum coverage to the existing services and must be shown on plans prior to the issue of permit for Operational Works.

### **Roads and Footpaths**

18. Roads and Footpaths as shown on the Approved Plan(s), must be provided with concrete infill, and be constructed in accordance with relevant design and specifications sections FNQROC Development Manual, the conditions provided by the relevant State Agency and the following:
  - a. All road and footpath works must be in accordance with relevant design and specifications sections of the FNQROC Development Manual, unless approved otherwise by Council;
  - b. The Left in – Left out median nominated by TMR must be treated with a Terracotta epoxy surface colour;
  - c. Alternative access to neighbouring lot to be in accordance with approved plans and relevant specifications in the FNQROC Development Manual, unless approved otherwise by council.
  - d. Plans must show swept paths to confirm design is sufficient for waste collection vehicle. Amendments to the plan must be provided if required to accommodate the waste collection vehicle.

### **Retain Footpath**

19. Retain the existing footpath along the Port Douglas Road frontage except where amended to interface with the new road and neatly tie in access crossovers for the proposed access road (Road A).

Where the existing footpath is damaged as a result of the construction activities the footpath must be reinstated ensuring the same surface finish is used and there is no change in level of new and existing sections.

### **New Footpath**

20. A minimum Two (2) metre wide footpath must be provided in the new Access Street (Road A) in accordance with FNQROC Development Manual Standard Drawing 1035D. The new section of footpath must match neatly to the existing footpath in relation to alignment and grade at the Port Douglas Road end of the development.

The footpath must be provided on the engineering plans prior to Council approval of the operational works.

### **Kerb Ramps**

21. Create a safe pedestrian crossing point across the new internal road by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016D.

### **Provision for On-Street Parking**

22. Within the development a minimum of 0.75 spaces per lot must be available on-street to accommodate parking in accordance with Section 4.4 of IPWEAQ Street Design Manual: Walkable Neighbourhoods. A plan demonstrating that this can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure must be provided prior to the issue of a Development Permit for Operational Work.

## Water Supply and Sewerage Works External

23. Undertake the following water supply and sewerage work external to the premises to connect the land to existing water supply and sewerage infrastructure:

- a. Undertake an assessment of the existing sewer capacity between the subject site and the pump station in Barrier Street.

The assessment must confirm that the proposed development can be connected to Council's sewer reticulation system without negative impact on the operation of the existing sewer network, pump station and rising main.

In particular, for each reach of the sewer (for the extent nominated above), the sewer capacity assessment must identify:

- i. existing sewer loads from the current connected catchment;
- ii. the cumulative pre-development sewage load at each node;
- iii. residual capacity in each reach of the sewer; and
- iv. Confirm the pre and post development load on the sewage pump station and rising main.

The output may be represented on a plan format summarising the findings for each reach and at the pump station.

The assessment must be certified by an RPEQ and must identify any upgrades necessary to allow connection of the proposed development.

The assessment report / summary plan must be submitted with the application for operational works. Any system upgrades must be designed and submitted for approval as part of the operational works application.

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

- b. Extend water infrastructure as required to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development. The developer's nominated point in Port Douglas Road at the frontage to the site is generally accepted, provided the connection point is readily accessible for operation and maintenance as per the following conditions:

- i. The connection location is not in close proximity to an existing oil palms or other mature tree;
- ii. The connection location allows for a thrust block to be installed and does not bear against other services in the road verge; and
- iii. The location is clear of the road carriageway and on-road cycle lanes and can be constructed without need for road closures.

The design must be prepared and certified by an RPEQ and must identify all details of fittings, thrust block size, soil bearing conditions and identify all services in the vicinity. Clearances to existing services and site features must be nominated on the design plans.

The connection design and details must be submitted with the application for operational works.

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

All the above work must be designed and constructed in accordance with the FNQROC Development Manual.

### **Water Supply and Sewerage Works Internal**

24. Undertake the following water supply and sewerage works internal to the subject land:
- a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;
  - b. Provide a detailed hydraulic water network analysis and supporting calculations which demonstrate any required upgrades to existing water supply infrastructure and the internal design parameters set in order to ensure an adequate standard of service is achieved for each lot within the development.
  - c. Provide the conduit for water supply for the full length of the access leg for existing Lot 4. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage of existing Lot 4 and at the end of the access leg for easy identification when a future house is constructed on this lot.

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Sewer and Water Work**

25. All water and sewerage works must be in accordance with Sections D6 and D7 of the FNQROC Development Manual, and must comply with the following:
- a. Provide to Council confirmation of the location of all existing sewer, water, and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such infrastructure or services must be obtained prior to the commencement of work and be available for Council inspection if required;
  - b. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Council prior to the commencement of the proposed works;
  - c. Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures;
  - d. Any direct connection to live gravity sewer mains are to be performed under the direct supervision of Council's plumbing inspector. Any connection involving trunk infrastructure or sewer rising mains will require at least six (6) weeks' notice and submission of a work methodology statement to Council with the notice;
  - e. Minimum clearances between sewer mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual;
  - f. Where a manhole is located in a batter, a flat area of 1.5 metre radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three sides;

- g. Minimum clearances between water mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main.

### **Removal of Existing Septic System**

- 26. If an existing septic sewer system is located on site (including all tanks and pipework) it is to be removed from the site in accordance with any requirements under the Plumbing and Drainage Act 2018 (Qld) prior to Council approval of the Plan of Subdivision.

### **Site Based Stormwater Management Plan**

- 27. Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge.

This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following:

- a. Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase;
- b. Nominate requirements for ongoing post-construction management (inclusive of responsibility) of the stormwater drainage system within the proposed development.
- c. Provide a Stormwater Supply layout Plan (the Plan) in accordance with the FNQROC Development Manual. The plan must be accompanied by supporting calculations that demonstrates how the development will be serviced. The design must be prepared and
- d. certified by an RPEQ and must identify all details manholes, stormwater pits and identify all services in the vicinity. Clearances to existing services and site features must be nominated on the design plans.

The connection design and details must be submitted with the application for operational works.

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Local Drainage Study**

- 28. Subject to any changes as a result of these development conditions, review and update the Local Drainage Study (ARO Engineering 25 May 2023) to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts.

In particular, the study must address the following:

- a. All internal and external contributing catchment boundaries;
- b. The extent of the 1% AEP Storm tide hazard event in relation to the land both pre and post development;
- c. The extent of the 1% AEP flood hazard event in relation to the land both pre and post development;
- d. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;
- e. Identify any requirements for drainage easements;

- f. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;
- g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development; and
- h. Point of discharge.

The study must be certified by an RPEQ and must identify any upgrades necessary to allow connection of the proposed development to any existing stormwater infrastructure.

The assessment report / summary plan must be submitted with the application for operational works. Any system upgrades must be designed and submitted for approval as part of the operational works application.

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Drainage Design**

29. Design a stormwater drainage system (internal and external to the land) in accordance with section D4 of the FNQROC Development Manual to satisfactorily drain the subject land such that the upstream drainage is not adversely affected, and that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development.

Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Council for endorsement. In particular, the discharge to the drainage flow path on the proposed development frontage to Port Douglas Road, and the Council Drainage lo (lot 10) at the rear of the property.

The proposed concentrated Drainage discharge to surface at the property boundary of Lot 10 is not supported. The applicant is to review the drainage design and provide an alternative that does not result in access restrictions within Lot 10. Suitable cover to the stormwater pipes in Road A must be achieved.

The design must be certified by an RPEQ and must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Lawful Point of Discharge**

30. All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.

### **Existing Creek and Drainage Areas**

31. Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.

### **Electricity and Telecommunications**

32. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

33. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Street Lighting**

34. The following arrangements for the installation of street lighting within the proposed subdivision must be provided prior to the issue of a Compliance Certificate for the Plan of Survey:

- a. Prior to the issue of a development permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

The lighting scheme must show light pole locations that align with property boundaries that represent the permitted design spacing and demonstrates no conflicts with stormwater, kerb inlet pits and other services.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:

- i. Intersections;
- ii. Pedestrian Refuges;
- iii. Cul-de-sacs; and
- iv. LATM Devices (Including Roundabouts).

LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.

- b. Prior to the issue of a Compliance Certificate for the Plan of Survey written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.
- c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.
- d. Where an existing intersection is required to be upgraded as part of a development approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.

Note: the above works are not considered to be creditable or trunk related works in accordance with Section 145 of the Planning Act 2016.

### **Road Traffic Noise Attenuation**

35. Where required by the relevant State Agency, provide noise attenuation measures along the common boundary between the development and Port Douglas Road.

Such measures must be constructed in conjunction with the development of the relevant stage and must be wholly contained within the development site (including footings). Specific attenuation measures must be documented as part of the Operational Work application.

The noise attenuation measures are to be certified acoustically and structurally by suitably qualified persons.

The approve works must be constructed prior to the application for Works Acceptance.

### **Acid Sulfate Soils Investigation**

36. Prepare and provide to Council an Acid Sulfate Soils Investigation Report for the area of the proposed development. The report must be prepared in accordance with the requirements of the Planning Scheme Policy – Acid Sulfate Soils and Queensland Acid Sulfate Soils Technical Manual (QASSTM) and provided to Council prior to the issue of a Development Permit for Operational Work to commence.

### **Stockpiling and Transportation of Fill Material**

37. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
  - b. before 7:00 am or after 6:00 pm Monday to Friday; or
  - c. before 7:00 am or after 1:00 pm Saturdays; or
  - d. on Sundays or Public Holidays.
38. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

### **Storage of Machinery and Plant**

39. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

### **Construction Access**

40. Vehicular access to the site for construction and demolition purposes must be provided from Port Douglas Road only, unless authorised by the Chief Executive Officer.

### **Landscape Plan**

41. Undertake landscaping of the site and street frontages of new roads in accordance with *FNQROC Development Manual* and in accordance with a landscape plan. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:

- a. Planting of the footpath with trees, using appropriate species with regard to any overhead powerline constraints;
- b. Species to have regard to the Planning Scheme Policy No.7 Landscaping;
- c. Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the applicant's Landscape Architect / Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Areas to be landscaped must be established prior to approval and dating of the Plan of Survey and must be maintained for the duration of the on-maintenance period to the satisfaction of the Chief Executive Officer.

## **Wildlife**

42. Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.

## **Notification of Vegetation Clearing**

43. Council must be notified two (2) days prior to the proposed date of commencement of any approved vegetation clearing to facilitate community awareness of such works.

## **Neighbouring waterway Protection**

44. The common boundaries with Lot 10 RP729037 must be temporarily delineated and fenced off to restrict building access for the duration of construction activity.

## **Existing Creek and Drainage Systems**

45. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Natural Resources and Mines for carrying out works in a watercourse.

## **Provision of fencing to neighbouring lots**

46. With the exception of the part of the eastern boundary to Lot 10 on RP729037, being the part of new road to the boundary of Lot 10 on RP729037, Prior to the lodgement of the survey plan for endorsement the applicant must provide a standard common property fence to all surrounding neighbouring lots. The cost of the fencing must be borne by the applicant. It is noted that in some locations, due to the provision of a retaining wall, the boundary fence will be constructed above the retaining wall.

## **Advices**

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.
2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all relevant Local Laws and statutory requirements.
4. For information relating to the *Planning Act 2016*, log on to [www.dsdmip.qld.gov.au](http://www.dsdmip.qld.gov.au). To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).

## **Infrastructure Charges**

5. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Planning at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Infrastructure Charges Notice.

6. Where the site is located within a pest quarantine area declared under section 4(1) of the *Plant Protection (Electric Ant) Quarantine Notice 2006*. The *Plant Protection (Electric Ant) Quarantine Notice 2006* places restrictions on the movement of electric ants and “high risk items” within and out of the pest quarantine area and places certain obligations and restrictions on land owners within the quarantine area. For further information on the *Plant Protection (Electric Ant) Quarantine Notice 2006* consult either the Department of Employment, Economic Development & Innovation (formerly the Department of Primary Industry & Fisheries) (21-23 Redden Street, Cairns), Council’s Land Protection or the following website: [www.deedi.qld.gov.au](http://www.deedi.qld.gov.au).

### Property Notations

The following notation will be placed on Council's future rates record in respect of the new lots:

### Access Limitation

1. Access to Lots 1 and 9 is only permitted via the internal road within the development. Dual access is not permitted.

### Further Development Permits

---

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Operational Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

### Concurrence Agency Response

---

Concurrence Agency	Concurrence Agency Reference	Date	Doc ID
State Assessment Referral Agency	2210-31740 SRA	13 July 2023	1170381

**Note** – Concurrence Agency Response is attached. This Concurrence Agency Response maybe amended by agreement with the respective agency.

### Currency Period for the Approval

---

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

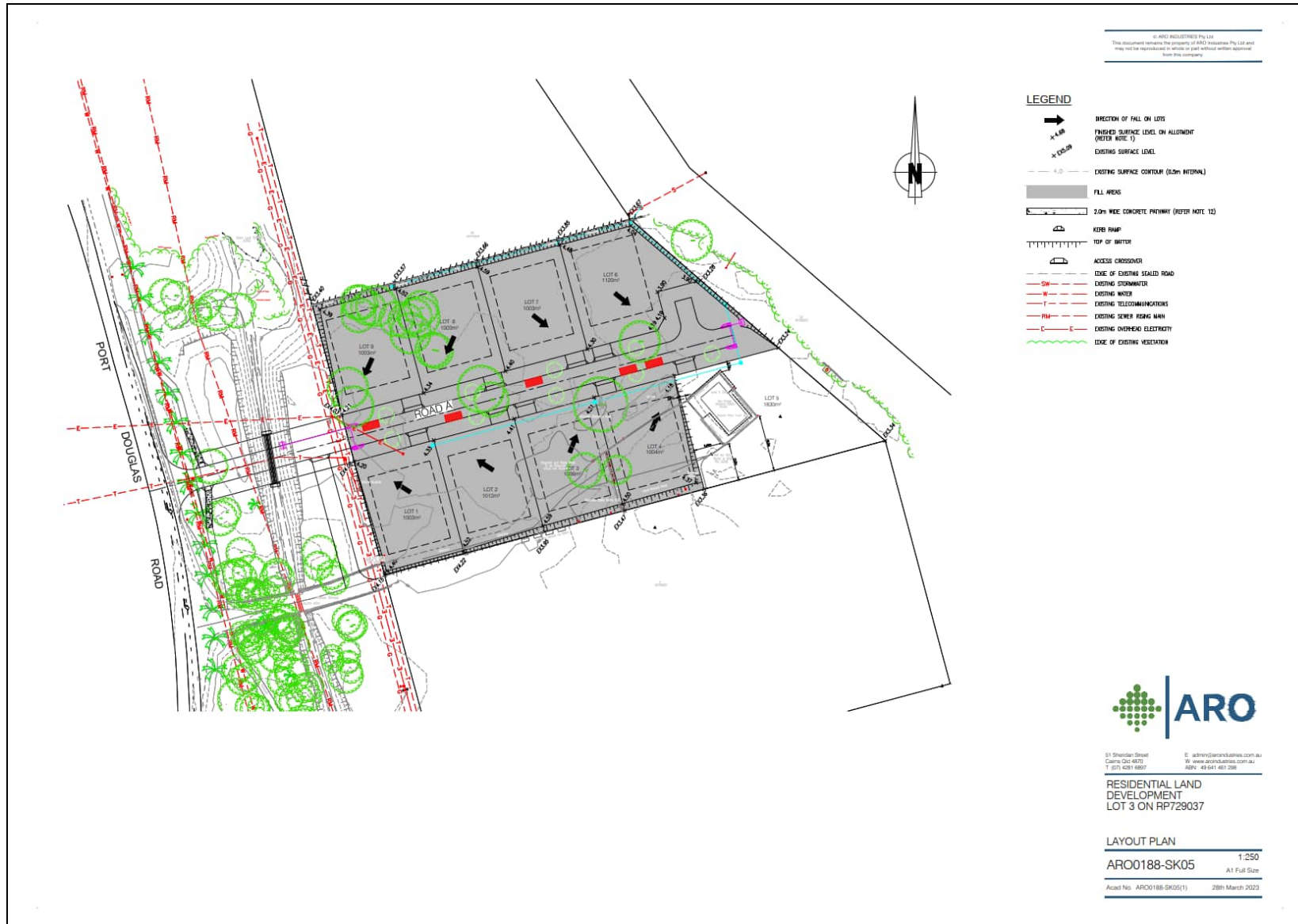
## **Rights to make Representations & Rights of Appeal**

---

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s) (To be amended as per Conditions)



© ARO INDUSTRIES Pty Ltd  
 This document remains the property of ARO Industries Pty Ltd and  
 may not be reproduced in whole or part without written approval  
 from the company.

LEGEND

- DIRECTION OF FALL ON LOTS
- FINISHED SURFACE LEVEL ON ALLOTMENT (REFER NOTE 1)
- EXISTING SURFACE LEVEL
- EXISTING SURFACE CONTOUR (0.5m INTERVAL)
- FILL AREAS
- 2.0m WIDE CONCRETE PATHWAY (REFER NOTE 12)
- KERB RAMP
- TOP OF WATER
- ACCESS CROSSOVER
- EDGE OF EXISTING SEALLED ROAD
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING TELECOMMUNICATIONS
- EXISTING SEWER RISING MAIN
- EXISTING OVERHEAD ELECTRICITY
- EDGE OF EXISTING VEGETATION



51 Sheildon Street  
 Cairns Qld 4870  
 T: 071 421 6007  
 E: admin@aroindustries.com.au  
 W: www.aroindustries.com.au  
 ABN: 49 641 481 298

RESIDENTIAL LAND  
 DEVELOPMENT  
 LOT 3 ON RP729037

LAYOUT PLAN  
 ARO0188-SK05 1:250  
 A1 Full Size  
 Acad No: ARO0188-SK05(1) 28th March 2023

# Concurrence Agency Conditions

RA6-N



SARA reference: 2210-31740 SRA  
Council reference: ROL 2022\_4962/1  
Applicant reference: ARO0188

13 July 2023

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873  
enquiries@douglas.qld.gov.au

Attention: Ms Jenny Elphinstone

Dear Sir/Madam

## SARA referral agency response—368-380 Port Douglas Road and Barrier Street, Port Douglas

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 31 October 2022.

### Response

---

Outcome:	Referral agency response – with conditions
Date of response:	13 July 2023
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

---

Description:	Development permit	Reconfiguring a Lot (one lot into nine lots)
SARA role:	Referral agency	

Page 1 of 9

Far North Queensland regional office  
Ground Floor, Cnr Grafton and Hartley  
Street, Cairns  
PO Box 2358, Cairns QLD 4870

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) – Reconfiguring a lot near a state transport corridor.  Schedule 10, Part 9, division 4, Subdivision 2, Table 3 (Planning Regulation 2017) – Reconfiguring a lot near a state-controlled road intersection.  Schedule 10, Part 20, Division 4, Table 2 (Planning Regulation 2017) – Reconfiguring a lot in a wetland protection area.
SARA reference:	2210-31740 SRA
Assessment manager:	Douglas Shire Council
Street address:	368-380 Port Douglas Road and Barrier Street, Port Douglas
Real property description:	Lot 10 on RP729037 and Lot 3 on RP729037
Applicant name:	John Stuart William Donald C/- Kelly Reaston Development and Property Services
Applicant contact details:	51 Sheridan Street Cairns QLD 4870 kelly@kellyreaston.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> <li>• Approved</li> <li>• Reference: TMR22-038192</li> <li>• Date: 28 June 2023</li> </ul> <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at <a href="mailto:far.north.queensland.idas@tmr.qld.gov.au">far.north.queensland.idas@tmr.qld.gov.au</a>.</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Right Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Belinda Jones, Principal Planning Officer, on 40373208 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

cc John Stuart William Donald, kelly@kellyreaston.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations about a referral agency response provisions  
Attachment 5 - Documents referenced in conditions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Reconfiguring a Lot</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) – Reconfiguring a lot near a state transport corridor and Schedule 10, Part 9, division 4, Subdivision 2, Table 3 (Planning Regulation 2017) – Reconfiguring a lot near a state-controlled road intersection — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Stormwater infrastructure (shown in pink) and the direction of fall of the proposed lots must be carried out generally in accordance with Layout Plan prepared by ARO, dated 15 June 2023, Drawing ARO0188-SK05, Issue 2.	At all times.
2.	<p>(a) The shared road access location is to be located generally in accordance with TMR Layout Plan (6504 – 1.02km), prepared by Queensland Government Transport and Main Roads, dated 14/06/2023, Reference TMR22-38192 (500-1734), Issue A.</p> <p>(b) Road access works must reinstate a sealed property driveway access to Lot 4 on RP729037.</p> <p>(c) The road access works must be designed and constructed in accordance with the Department of Transport and Main Roads', Road Planning and Design Manual, 2nd Edition, November 2021, Volume 3 – Guide to Road Design.</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to submitting the Plan of Survey to the local government for approval.</p>
3.	<p>(a) Road works comprising of a sealed left-in / left-out property access must be provided, (at the access location) generally in accordance with TMR Layout Plan (Access Footprint), prepared by Queensland Government Transport and Main Roads, dated 22/06/2023, Reference TMR22-38192 (500-1734), Issue A.</p> <p>(b) The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>• Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2021, Figure A 17: Auxiliary left-turn treatment (AUL(S)) on the major leg of an intersection;</li> <li>• Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections: Part 6 Traffic Islands and Medians; and</li> <li>• Department of Transport and Main Roads', Road Planning and Design Manual, 2<sup>nd</sup> Edition, November 2021, Volume 3 – Guide to Road Design.</li> </ul>	<p>(a) At all times.</p> <p>(b) Prior to submitting the Plan of Survey to the local government for approval.</p>
4.	(a) The existing shared vehicular property access located between Lot 3 and Lot 4 on RP729037 must be permanently closed and	(a) and (b): Prior to submitting the Plan of Survey to the

	<p>removed.</p> <p>(b) The table drain between the pavement edge and the property boundary must be reinstated in accordance with Department of Transport and Main Roads', Road Planning and Design Manual, 2<sup>nd</sup> Edition, November 2021, Volume 3 – Guide to Road Design, at no cost to the Department of Transport and Main Roads'.</p>	local government for approval.
5.	<p>(a) Provide noise attenuation measures to achieve the following noise criteria for proposed Lot 1 and proposed Lot 9:</p> <ul style="list-style-type: none"> <li>• ≤57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤45 dB(A)).</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight &gt;45 dB(A)).</li> </ul> <p>(b) RPEQ certification must be provided to the Cairns Corridor Management Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	(a) and (b): Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.
<p>Schedule 10, Part 20, Division 4, Table 2 (Planning Regulation 2017) – Reconfiguring a lot in a wetland protection area — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
6.	<p>The reconfiguration of a lot must be undertaken generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>• Residential Land Development Lot 3 on RP729037 – Layout Plan prepared by ARO Industries dated 28/03/2023, reference ARO0188-SK05, version 1.</li> <li>• Residential Land Development Lot 3 on RP729037 – Alternate Intersection Location prepared by ARO Industries dated 28/03/2023, reference ARO0188-SK06, version 1.</li> </ul>	Prior to submitting the Plan of Survey to the local government for approval.
7.	Untreated stormwater from the works must be diverted or bypassed around the wetland in the Wetland Protection Area (WPA).	For the duration of the work.
8.	Stormwater runoff leaving the site or discharging into the Wetland Protection Area must not exceed a maximum concentration of 50 mg/L of total suspended solids.	For the duration of the work.
9.	Earthworks and construction must only occur during May to November of the dry season.	For the duration of the work.
10.	Erosion and sediment control measures which are in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> , are to be	For the duration of the work.

	installed and maintained to prevent the release of sediment to the wetland buffer.	
11.	Prior to arrival on site, all vehicles and machinery is to be cleaned down in accordance with the Department of Agriculture and Fisheries <i>Queensland <a href="#">Vehicle and machinery checklists Clean-down procedures 2014</a></i> .	For the duration of the work.

## Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located on proposed Lot 1 and Lot 9 are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the <i>Building Act 1975</i> as a transport noise corridor. Information about transport noise corridors is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the State Planning Policy Interactive Mapping System website: <a href="https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking">https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking</a> and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>
3.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works. Please contact the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

## Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

### The reasons for the SARA's decision are:

- The site has frontage to Port Douglas Road, a state-controlled road.
- Stormwater resulting from the proposed development is unlikely to adversely impact on the state-controlled road.
- The development is unlikely to compromise the safety, efficiency and operating conditions of the state-controlled road.
- The new access is of a left-in and left-out configuration adequately setback from Old Port Road intersection at the commencement of the auxiliary left-turn treatment. The new access will be a shared vehicular access to the site and adjoining Lot 4 on RP729037.
- The development is unlikely to impact the structural integrity or physical condition of the state-controlled road.
- The proposed development is unlikely to impact on the ability or cost to plan, construct, maintain or operate state transport corridors.
- The reconfiguring a lot will minimise free field noise intrusion from Port Douglas Road.
- The site is located over 70 metres from a mapped wetland.
- The proposed development is unlikely to result in an unacceptable impact on wetland environmental values and matters of state environmental significance.
- SARA has carried out an assessment of the development application against State code 1: Development in a state-controlled road environment and State code 9: Great Barrier Reef wetland Protection areas and has found that with conditions the proposed development complies with relevant performance outcomes.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

## Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank – attached separately)

## **Attachment 5—Documents referenced in conditions**

---

(page left intentionally blank – attached separately)



**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

SARA ref: 2210-31740 SRA  
Date: 13 July 2023

Branch/Unit : **Corridor Management / Far North District**  
Projection/Datum : Geocentric Datum of Australia (GDA) 2020  
File ref: TMR22-38192 (500-1734)

- Land parcels
- Subject land
- Proposed road access driveway
- Proposed boundaries
- State-controlled road corridor

**TMR Layout Plan  
(6504 - 1.02km)**

Plan: 1 / 1  
Issue: A  
Drawn by: RPK

Queensland Government  
Transport and Main Roads

Date: **14/06/2023**


Disclaimer: While every care is taken to ensure the accuracy of this data, Pfluey Bowers Software Pty Ltd and/or the State of Queensland and/or QR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



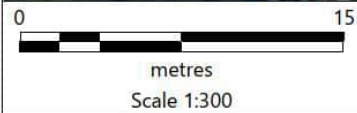
**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
**AGENCY RESPONSE**

**SARA ref:** 2210-31740 SRA

**Date:** 13 July 2023



Concrete median to prevent right-in & right-out vehicle movements



Information taken from:  
Austroads Guide to Road Design Part 4: Intersections and Crossings - General  
Figure A 17: Auxiliary left-turn treatment AUL(S)  
TMR Road Planning & Design Manual Part 4A: Unsignalised & Signalised Intersections &  
Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections  
Part 6 Traffic Islands and Medians

Branch/Unit : **Corridor Management / Far North District**

Projection/Datum : Geocentric Datum of Australia (GDA) 2020

All information is indicative only.

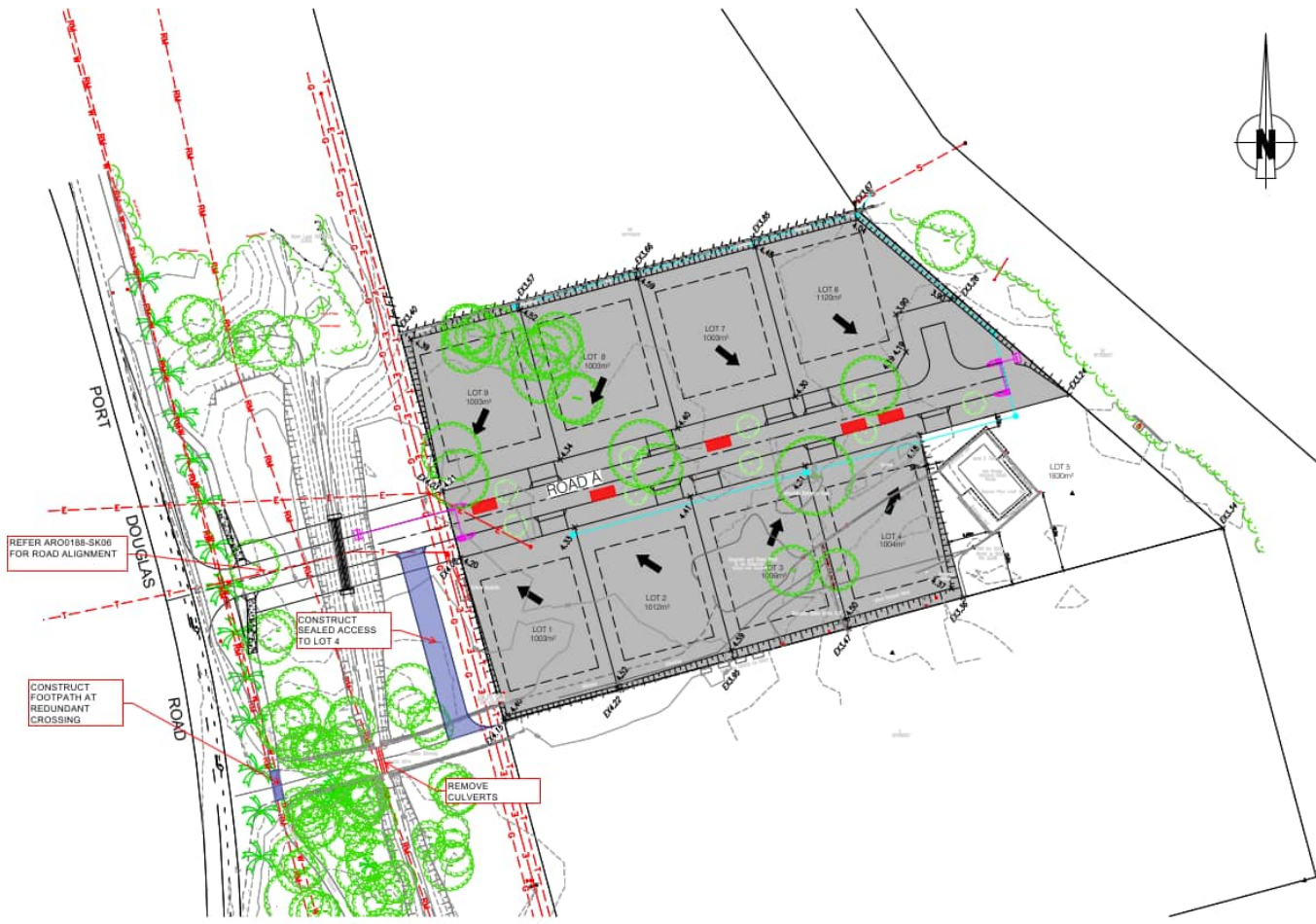
**TMR Layout Plan  
(Access Footprint)**



Queensland Government  
Transport and Main Roads

Plan: <b>1 / 1</b>	Issue: <b>A</b>	Date: <b>22/06/2023</b>
Drawn by: <b>RPK</b>	File ref: <b>TMR22-38192 (500-1734)</b>	

© The State of Queensland 2010. © Pinney Bowes Software Pty Ltd. 2010. © QR Limited. 2010. Based on [Dataset] - State Digital Road Network (SDRN) provided with the permission of Pinney Bowes Software Pty Ltd (Current as at 04/10/2023). [Dataset] - Rail, Centre, Line, May 2010 provided with the permission of QR Limited and other state government datasets. Disclaimer: While every care is taken to ensure the accuracy of this data, Pinney Bowes Software Pty Ltd and/or the State of Queensland and/or QR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.




**LEGEND**

- DIRECTION OF FALL ON LOTS
- FINISHED SURFACE LEVEL ON ALLOTMENT (REFER NOTE 1)
- EXISTING SURFACE LEVEL
- EXISTING SURFACE CONTOUR (1.0m INTERVAL)
- FILL AREAS
- 2.0m WIDE CONCRETE PATHWAY (REFER NOTE 12)
- KERB RAMP
- TOP OF BATTERY
- ACCESS CROSSOVER
- EDGE OF EXISTING SCALED ROAD
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING TELECOMMUNICATIONS
- EXISTING SEWER / RISING MAIN
- EXISTING OVERHEAD ELECTRICITY
- EDGE OF EXISTING VEGETATION

**PLANS AND DOCUMENTS**  
 referred to in the REFERRAL  
 AGENCY RESPONSE

SARA ref: 2210-31740 SRA .....

Date: 13 July 2023 .....




31 Sheridan Street  
 Cairns QLD 4870  
 T (07) 4281 6807

E admin@arindustries.com.au  
 W www.arindustries.com.au  
 ABN: 49 641 461 298

RESIDENTIAL LAND  
 DEVELOPMENT  
 LOT 3 ON RP729037

LAYOUT PLAN

1:250  
 A1 Full Size

Acad No. ARO0188-SK05(2) 15th June 2023

Our ref TMR22-038192 (500-1734)  
Your ref ARO0188  
Enquiries Ronald Kaden



28 June 2023

Department of  
Transport and Main Roads

## Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road<sup>1</sup>

Development application reference number ROL 2022\_4962/1, lodged with Douglas Shire Council involves constructing or changing a vehicular access between Lot 3RP729037 the land the subject of the application, Lot 4RP729037 the adjacent property, and Port Douglas Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### Applicant Details

Name and address John Stuart William Donald  
C/- Kelly Reaston Development & Property Services  
44 McLeod Street  
Cairns QLD 4870

### Application Details

Address of Property 368-380 Port Douglas Road, Port Douglas QLD 4877  
Real Property Description 3RP729037  
Aspect/s of Development Development Permit for Reconfiguration of a Lot for 1 Lot into 9 Lots and road

### Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	<b>Proposed Lots 1 - 9 and new road</b> The permitted road access location is approximately 90 metres from the northern boundary of Lot 3 on RP729037, in accordance with: 1. TMR Layout Plan (6504 - 1.02km) Issue A 14/06/2023	At all times.
2	Direct access is prohibited between Port Douglas Road and Lot 3 on RP729037 at any other location other than the permitted road access location described in Condition 1.	At all times.

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations  
Far North Region  
Cairns Corporate Tower, 15 Lake Street Cairns QLD 4870  
PO Box 6185 Cairns QLD 4870

Telephone +61 7 (07) 4045 7151  
Website www.tmr.qld.gov.au  
Email Far.North.Queensland.IDAS@tmr.qld.gov.au  
ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
3	<p>The use of the permitted road access location is to be restricted to:</p> <ul style="list-style-type: none"> <li>a) Left-In, Left-Out vehicle movements only</li> <li>b) Design vehicles up to a maximum size Four Axle Truck - Class 5 Medium Length Heavy Vehicle**</li> </ul> <p>Note: ** as described in Austroads Vehicle Classification System</p>	At all times.
4	<p>Road access works comprising:</p> <ol style="list-style-type: none"> <li>1. Auxiliary left-turn treatment at the road access junction,</li> <li>2. Raised concrete traffic island,</li> <li>3. Reinstating a sealed access (like for like) to Lot 4 on RP729037,</li> <li>4. Sealing of the road access driveway to the property boundary</li> </ol> <p>must be provided generally in accordance with:</p> <ul style="list-style-type: none"> <li>a) Austroads Guide to Road Design Part 4: Intersections and Crossings - General Figure A 17: Auxiliary left-turn treatment AUL(S).</li> <li>b) Department of Transport and Main Roads Road Planning &amp; Design Manual Part 4A: Unsignalised &amp; Signalised Intersections,</li> <li>c) Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections Part 6 Traffic Islands and Medians</li> <li>d) Property Access drawing prepared by Queensland Government dated 11/2021 reference 1807 Issue B</li> </ul>	Prior to submitting the Plan of Survey to the local government for approval
5	<p>The existing road access works situated:</p> <ul style="list-style-type: none"> <li>a) between Port Douglas Road and Lots 3 &amp; 4 on RP729037, and</li> <li>b) at the common boundary of Lots 3 &amp; 4 on RP729037,</li> </ul> <p>must be permanently closed, removed and the table drain, concrete footpath and revegetated between the pavement edge and the property boundary in accordance with Department of Transport and Main Roads', Road Planning and Design Manual, 2<sup>nd</sup> Edition, November 2021, Volume 3 – Guide to Road Design, at no cost to the Department of Transport and Main Roads'.</p>	Prior to submitting the Plan of Survey to the local government for approval

**Reasons for the decision**

The reasons for this decision are as follows:

- a) Currently the subject site (Lot 3 on RP729037) has road frontage and vehicle access via a shared driveway with Lot 4 on RP729037 to Port Douglas Road, a state-controlled road.
- b) The proposed development intends removing the existing access, relocating it northward, still to service both lots.

- c) The proposed development is for only left-in, left-out vehicle movements to occur.
- d) Additional road works will be required to ensure that vehicles turning left into the proposed reconfiguration (1 lot into 9 lots) development including Lot 4 on RP229037 do not conflict with vehicles turning left into Old Port Road.
- e) A concrete median will be required at the access junction to ensure left-in, left-out restriction as there is no reasonable alternative option to ensure these vehicle movements are maintained.
- f) As the proposed development is seeking a new access and increasing generation, a new section 62 approval is required to be issued by TMR.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

**Information about the Decision required to be given under section 67(2) of TIA**

- 1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- 2. This decision has been based on the current land use and the historic nature of the access subject to this decision. Be advised that if the land is further developed and/or intensified, the department will reassess the access requirements in accordance with the department's policies at that time to ensure that the road safety and transport efficiency outcomes for the state-controlled road network are maximised. This may or may not require all future access to be provided via the local road network.
- 3. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

**Further information about the decision**

- 1. In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
- 2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

**Further approvals**

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Ronald Kaden, Technical Officer (Development Control) should be contacted by email at [ron.p.kaden@tmr.qld.gov.au](mailto:ron.p.kaden@tmr.qld.gov.au) or on (07) 4045 7151.

Yours sincerely



Peter McNamara  
Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Permitted Road Access Location Plan

**Attachment A**  
**Decision Evidence and Findings**

Evidence or other material on which findings were based:

<b>Title of Evidence / Material</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version / Issue</b>
TMR Layout Plan (6504 - 1.02km)	Queensland Government Transport and Main Roads	14 June 2023	TMR22-38192 (500-1734)	A
Layout Plan	ARO	15 June 2023	ARO0188-SK05	2
Vehicle Access to state- controlled roads policy	Queensland Government Transport and Main Roads	2019	-	-

**Attachment B**  
**Section 70 of TIA**

*Transport Infrastructure Act 1994*  
Chapter 6 Road transport infrastructure  
Part 5 Management of State-controlled roads

---

**70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
  - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
  - (a) the appeals to be heard together or 1 immediately after the other; or
  - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

**original decision** means a decision described in schedule 3.

**reviewed decision** means the chief executive's decision on a review under section 485.

### **31 Applying for review**

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

### **32 Stay of operation of original decision**

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

**relevant entity** means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### **35 Time for making appeals**

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

# Attachment D

**Permitted Road Access Location - Lot 3RP729037**  
 Approx 45m from the northern boundary of Lot 3RP729037

GPS location x 145.468431, y -16.521976

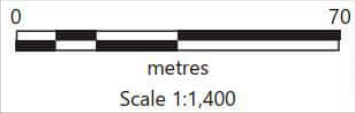
**Access Restrictions**

- a) Left-In, Left-Out vehicle movements only
- a) Design vehicles up to a maximum size four axle truck - Class 5 Medium Length Heavy Vehicle\*\*

Note: \*\* as described in Austroads Vehicle Classification System

**Road Access Junction**  
 Approx 100m north of Old Port Road  
 (1.02km RHS)

**Access to be permanently removed**  
 Approx 50m north of Old Port Road  
 (0.97km RHS)



Branch/Unit : <b>Corridor Management / Far North District</b>	Land parcels	Subject land
Projection/Datum : Geocentric Datum of Australia (GDA) 2020	Proposed road access driveway	Proposed boundaries
File ref: TMR22-38192 (500-1734)	State-controlled road corridor	

**TMR Layout Plan  
 (6504 - 1.02km)**

Disclaimer: While every care is taken to ensure the accuracy of this data, Pitney Bowes Software Pty Ltd and/or the State of Queensland and/or QRL Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Based on [Datum - State Digital Road Network (SDRN)] provided with permission of QRL Limited and other state government datasets.

## Reasons for Decision

1. The reasons for this decision are:
  - a. Sections 60, 62 and 63 of the *Planning Act 2016*;
  - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
  - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
  - a. the development application was properly lodged to the Douglas Shire Council 29/07/2022 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
  - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
  - a. the development triggered assessable development under the Assessment Table associated with the Medium Density Residential Zone Code;
  - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
  - c. the applicant's reasons have been considered and the following findings are made:
    - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

## Non-Compliance with Assessment Benchmarks

Through the conditions of the approval the development complies with the planning scheme and no concerns are raised.

## Division 2 Changing development approvals

### Subdivision 1 Changes during appeal period

#### 74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
  - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
  - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
  - (c) as if a reference in section 76 to a development application were a reference to a change application; and
  - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
  - (e) with any other necessary changes.

#### 75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
  - (a) a matter in the development approval, other than—
    - (i) a matter stated because of a referral agency's response; or

- 
- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
  - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
- (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
  - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
    - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
    - (ii) the applicant receives notice that the assessment manager does not agree with the change representations; or
    - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

## **76 Deciding change representations**

- (1) The assessment manager must assess the change representations against and having regard to the matters that

- must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
    - (a) the applicant; and
    - (b) if the assessment manager agrees with any of the change representations—
      - (i) each principal submitter; and
      - (ii) each referral agency; and
      - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
      - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
      - (v) another person prescribed by regulation.
  - (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
    - (a) state the nature of the change agreed to; and
    - (b) comply with section 63(2) and (3).
  - (4) A negotiated decision notice replaces the decision notice for the development application.
  - (5) Only 1 negotiated decision notice may be given.
  - (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the *appellant*); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
  - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
  - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
  - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
  - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
  - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note*—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

### **230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

## **231 Non-appealable decisions and matters**

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—  
**decision** includes—
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

29 September 2023

**Enquiries:** Jenny Elphinstone  
**Our Ref:** ROL 2022\_4962/1(Doc ID 1186333)  
**Your Ref:** ARO0188

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
F 07 4098 2902

John Stuart William Donald  
C/- Kelly Reaston Development & Property  
44 McLeod Street  
**CAIRNS QLD 4870**

**Email:** [kelly@kellyreaston.com.au](mailto:kelly@kellyreaston.com.au)

Attention Ms Kelly Reaston

Dear Madam

**Adopted Infrastructure Charge Notice  
For Development Application Reconfiguring a Lot (One lot into nine lots and road)  
At 368-380 Port Douglas Road Port Douglas  
On Land Described as Lot 3 on RP729037**

Please find attached the Adopted Infrastructure Charges Notice issued in accordance with section 119 of the *Planning Act 2016*.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Please quote Council's application number: ROL 2022\_4962 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



**For**

**Paul Hoyer**  
**Manager Environment & Planning**

encl.

- Adopted Infrastructure Charges Notice
- Rights to Make Representations and Appeals Regarding Infrastructure Charges

# Adopted Infrastructure Charges Notice



2018 Douglas Shire Planning Scheme version 1.0 Applications

## ADOPTED INFRASTRUCTURE CHARGES NOTICE

John Stuart William Donald		N/A	0
DEVELOPERS NAME		ESTATE NAME	STAGE
368-380 Port Douglas Road	Port Douglas	LOT 3 on RP729037	722
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL (1 into 9 lots and new road)		ROL 2022_4962	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1186335	1	Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL	
DSC Reference Doc. No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
<b>Proposed Demand</b>							
Residential	Dwelling_house	\$_per_3_or_more_bedroom_dwelling	25,314.98	9	\$227,834.82		
		Total Demand			<b>\$227,834.82</b>		
<b>Credit</b>							
<u>Existing land use</u>							
3 or more bedroom dwelling	1 lot	\$_per_3_or_more_bedroom_dwelling	25,314.98	1	\$25,314.98		
		Total Credit			<b>\$25,314.98</b>		
							Prior arrangement for online payment via invoicing - see below.
							Code 895 GL GL7500.135.825

Required Payment or Credit **TOTAL** \$202,519.84

Prepared by	J Elphinstone	29-Sep-23	Amount Paid	
Checked by	0	0-Jan-00	Date Paid	
Date Payable	ROL - Before the Local Government approves the plan of subdivision		Receipt No.	
Amendments		Date	Cashier	

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.  
Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

If you seek to pay online, please request an invoice to be issued via [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

---

## **Subdivision 5      Changing charges during relevant appeal period**

### **124      Application of this subdivision**

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

### **125      Representations about Infrastructure charges notice**

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
  - (a) agrees with a representation; and
  - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a *negotiated notice*) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
  - (a) must be in the same form as the infrastructure charges notice; and
  - (b) must state the nature of the changes; and
  - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

### **126 Suspending relevant appeal period**

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

## **Division 3 Development approval conditions about trunk infrastructure**

### **Subdivision 1 Conditions for necessary trunk infrastructure**

#### **127 Application and operation of subdivision**

- (1) This subdivision applies if—
  - (a) trunk infrastructure—
    - (i) has not been provided; or
    - (ii) has been provided but is not adequate; and
  - (b) the trunk infrastructure is or will be located on—
    - (i) premises (the *subject premises*) that are the subject of a development application, whether or not the infrastructure is necessary to service the subject premises; or
    - (ii) other premises, but is necessary to service the subject premises.

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the *appellant*); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
  - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
  - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
  - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
  - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
  - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note*—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

### **230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

## **231 Non-appealable decisions and matters**

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—  
**decision** includes—
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

**APPENDIX B**  
Civil Engineering Drawings

# PROPOSED DEVELOPMENT LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS FOR JOHN DONALD



LOCALITY PLAN  
NOT TO SCALE

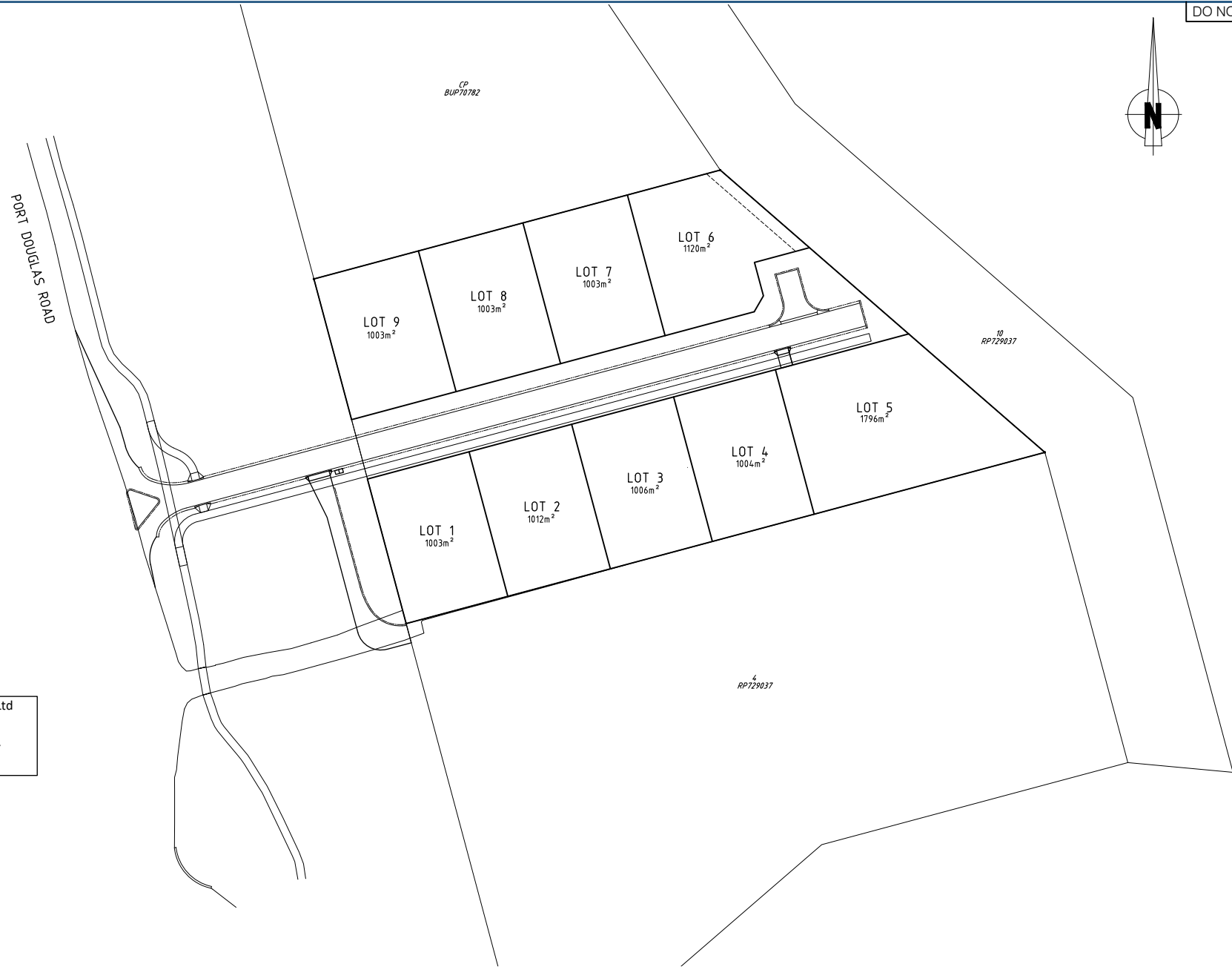
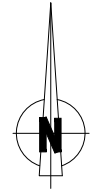
## SCHEDULE OF PROJECT DRAWINGS

### INTERNAL WORKS

ARO0188-C10	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
ARO0188-C11	GENERAL ARRANGEMENT PLAN
ARO0188-C12	GENERAL NOTES AND DETAILS
ARO0188-C13	EARTHWORKS LAYOUT PLAN
ARO0188-C14	ROADWORKS AND DRAINAGE LAYOUT PLAN
ARO0188-C15	TYPE CROSS SECTIONS AND MISCELLANEOUS DETAILS
ARO0188-C16	ROAD LONGITUDINAL SECTIONS
ARO0188-C17	ROAD A ANNOTATED CROSS SECTIONS
ARO0188-C18	INTERSECTION DETAILS
ARO0188-C19	CONTROL LINE SETOUT PLAN
ARO0188-C20	DRAINAGE LONGITUDINAL SECTIONS AND DETAILS
ARO0188-C21	SEWER RETICULATION LAYOUT PLAN
ARO0188-C22	SEWER LONGITUDINAL SECTIONS
ARO0188-C23	WATER RETICULATION LAYOUT PLAN
ARO0188-C24	EROSION AND SEDIMENT CONTROL STRATEGY
ARO0188-C25	RETAINING WALL DETAILS

### EXTERNAL WORKS

ARO0188-C30	ROADWORKS LAYOUT PLAN
ARO0188-C31	ROADWORKS DETAILS
ARO0188-C32	LINEMARKING AND SIGNAGE LAYOUT PLAN
ARO0188-C33	SETOUT LAYOUT PLAN



**SURVEYOR DETAILS**

**RPS Australia East Consulting Pty Ltd**  
**ACN 140 292 762**

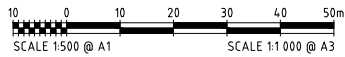
Head Office: 5954 CAPTAIN COOK HIGHWAY  
 Correspondence: PO BOX 91, PORT DOUGLAS QLD 4877  
 Phone: (+61) 7 4098 1148  
 Fax: (+61) 7 4031 2942

**SURVEY CONTROL NOTES:**

Level Datum: AHD  
 Origin of Coordinates: GDA2020  
 STN 9002 SCREW IN KERB  
 E 5075.865  
 N 9778.160

Origin Levels: PM156708  
 RL 7.358

Meridian: RP729037



**GENERAL ARRANGEMENT PLAN**  
 SCALE 1 : 500 (A1)

**APPROVAL ISSUE**

No.	Description	Reviewed	Approved	Date
		-	-	-
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	GENERAL ARRANGEMENT PLAN		

Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved	
Drawing Check	J.W.	Design Check		RPEQ	Date

Scale (A1 size)	1:500
Scale (A1 size)	1:500
Drawing is not to be used for construction unless approved.	

**ARO**

51 Sheridan Street  
 Cairns QLD 4870  
 T (07) 4281 6897  
 E admin@aroindustries.com.au  
 W www.aroindustries.com.au  
 ABN: 49 641 461 298

**GENERAL NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES AND SERVICE LOCATIONS.
- NEW ROADWORKS TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY. REFER DETAIL ON DRG ARO0188-C12.
- REFER ALSO TO ROAD SETOUT DETAILS FOR COORDINATES OF ROAD CHAINAGES AND TANGENT POINTS. ALL SETOUT MUST BE CONFIRMED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- TRANSITION BETWEEN KERB TYPES OVER 1.5m MINIMUM.
- LINEMARKING (WHITE PAINT) AND SIGNAGE TO BE IN ACCORDANCE WITH AS1742.2 - 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
- ROAD EDGE GUIDE POSTS AND RRPMS (RAISED RETROREFLECTIVE PAVEMENT MARKERS) TO BE INSTALLED IN ACCORDANCE WITH AS 1742.2 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 2: TRAFFIC CONTROL DEVICES FOR GENERAL USE' (SECTION 4.2 - GUIDE POSTS).
- TOPSOIL STOCKPILE TO BE LOCATED AT LOCATION CONFIRMED BY SUPERINTENDENT.
- ALL TREES ON THE SITE ARE TO REMAIN UNLESS NOTED ON DRAWINGS. PROTECTION OF EXISTING TREES SHALL BE IN ACCORDANCE WITH AS4970 - 2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.
- CONTRACTOR TO CONFIRM LEVELS PRIOR TO COMMENCEMENT OF WORKS.
- ANY DAMAGE TO EXISTING INFRASTRUCTURE DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO FNQROC STANDARDS AND SPECIFICATIONS.

**SURVEY AND EXISTING SERVICES:**

- HORIZONTAL DATUM IS GDA2020.
- LEVEL DATUM IS AHD.(DERIVED).
- REFER RPS SURVEYORS FOR FURTHER SURVEY DETAILS.
- THE EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE DERIVED FROM SURFACE SURVEY AND COUNCIL RECORDS AND MAY NOT REPRESENT THE EXISTING SERVICES PRESENT BELOW THE SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING SERVICES PRIOR TO ANY EXCAVATION.

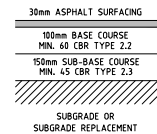
**STORMWATER NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC GUIDELINES AND SPECIFICATIONS.
- ALL DESIGN SURFACE LEVELS ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
- NEW ROADWORKS AND KERBING TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
- ENSURE SUBSOIL DRAINS ARE GRADED AT 0.5% MIN. REFER TO DRG ARO0188-C15 AND FNQROC STD. DRG. No. S1095C FOR SUBSOIL DETAILS.
- ANY DAMAGE TO EXISTING INFRASTRUCTURE DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO FNQROC STANDARDS AND SPECIFICATIONS.
- CULVERTS REQUIRING CUTTING ARE TO BE IN ACCORDANCE WITH QLD TMR TECHNICAL SPECIFICATION MRTS03 "DRAINAGE, RETAINING STRUCTURES AND PROTECTIVE TREATMENTS" (SECTION 12.3.9 CUTTING OF CULVERT COMPONENTS).
- FLUSHING POINTS FOR SUBSOIL DRAINAGE TO BE AT THE END OF EACH LINE AND AT MAX 50m SPACING. FLUSHING POINTS SHALL BE LOCATED WITHIN PITS. A SCREW CAP MUST BE PROVIDED TO EACH FLUSHING POINT.
- REFER HYDRAULIC DRAWINGS FOR CONTINUATION ABOVE GROUND LEVEL. ALL ROOF WATER FROM BUILDING TO BE COLLECTED, CONVEYED AND DIRECTLY CONNECTED TO LOT FIELD INLET PITS.
- ALL WORKS TO BE IN ACCORDANCE WITH FNQROC SPECIFICATIONS AND NOMINATED TMR STANDARD DRAWINGS:  
S1050 - GRATED KERB INLET PIT - PIPE DIAMETER < 600mm  
S1075 - RC PIPE HEADWALL - DIA. 375 TO 675mm  
S1095 - SUBSURFACE FLUSHING POINTS  
1243 - PRECAST CULVERT HEADWALLS  
1260 - RCBC 375 TO 600 HIGH  
1359 - CULVERTS, BEDDING AND FILLING
- REFER TO EROSION & SEDIMENT CONTROL STRATEGY DRG ARO0188-C24 FOR EROSION AND SEDIMENT CONTROL MEASURES.
- CONTRACTOR TO CONFIRM ALL OUTLET LEVELS PRIOR TO COMMENCEMENT OF WORKS.
- CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- ENSURE ADEQUATE COMPACTION IMMEDIATELY ADJACENT CULVERTS TO MINIMISE DIFFERENTIAL SETTLEMENT ALONG EDGE OF CULVERTS.
- WHERE CONNECTING IN TO EXISTING STORMWATER DRAINAGE, CONTRACTOR IS TO CONFIRM LOCATION AND LEVEL OF EXISTING AND ADVISE SUPERINTENDENT PRIOR TO LAYING OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IF ANY UNSUITABLE FOUNDING MATERIAL IS ENCOUNTERED WITHIN THE DRAINAGE TRENCH AND AWAIT DIRECTION PRIOR TO LAYING OF PIPES.

**ROADWORKS NOTES:**

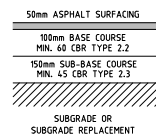
- DESIGN SURFACE LEVELS SHOWN ARE AFTER ALL EARTHWORKS ARE COMPLETED, INCLUDING 75mm TOPSOILING.
- BATTERS SHALL BE (UNLESS NOTED OTHERWISE):  
- ROAD FRONTAGE OF LOTS: 1 IN 6 (MAX.) AS PER SECTION
- ALL DESIGN SURFACE LEVELS ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
- REFER TO FNQROC/DTMR STANDARD DRAWINGS:  
S1000 : CONCRETE KERB & CHANNEL  
S1010 : PUBLIC UTILITIES ON ROADS AND VERGES  
S1015 : ACCESS CROSSOVERS  
S1035 : PATHWAYS/BIKEWAYS  
S1040 : STREET NAME SIGNS  
DTMR 1446 : KERB RAMP
- NEW ROADWORKS AND KERBING TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
- ALL SECTIONS OF ROADWAY WITH A LONGITUDINAL GRADE GREATER THAN 10% ARE TO HAVE A 10mm PRIMER SEAL APPLIED TO THE BASE COURSE PRIOR TO THE PLACEMENT OF THE ASPHALTIC CONCRETE.
- TRIM AND DRILL SEED ALL FOOTPATHS/ROAD VERGES. BATTERS >0.5m TO BE HYDROMULCHED AFTER FINAL EARTHWORKS AND TOPSOILING IS COMPLETED.
- 2.0m WIDE CONCRETE PATHWAY TO BE LOCATED AS PER FNQROC STD DRG S1010. KERB RAMPS AND ACCESS CROSSOVERS TO BE INSTALLED IN ACCORDANCE WITH FNQROC STD DRGS S1016 AND S1015.

SCOUR PROTECTION AT PIPE OUTFALLS		
SIZE (mm)	D <sub>50</sub> (mm)	THICKNESS (mm)
375DIA.	200	350
450DIA.	300	500
525DIA.	300	500
900x450	300	500



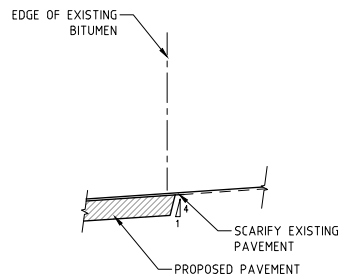
**PAVEMENT A DETAIL**  
NOT TO SCALE

\* ASSUMED CBR OF 7% CONTRACTOR TO CONFIRM AND ADVISE SUPERINTENDENT

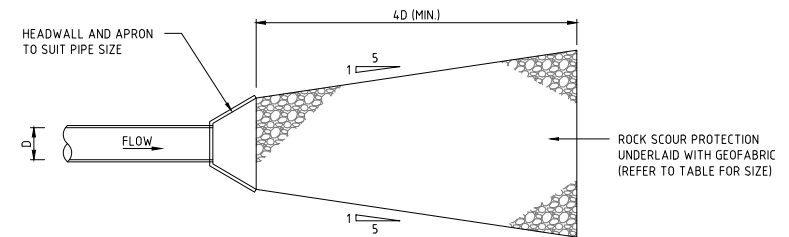


**PAVEMENT B DETAIL**  
NOT TO SCALE

ASSUMED CBR OF 7% CONTRACTOR TO CONFIRM AND ADVISE SUPERINTENDENT



**CUTBACK DETAIL**  
NOT TO SCALE



**SCOUR PROTECTION AT STORMWATER PIPE OUTFALLS**  
NOT TO SCALE

Revisions	No.	Description	Reviewed	Approved	Date	Client Logo
			-	-	-	
			-	-	-	
	12	ISSUED FOR APPROVAL	-	-	16/09/2025	
	11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025	

Client	JOHN DONALD	
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS	
Title	GENERAL NOTES AND DETAILS	

Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved	
Drawing Check	J.W.	Design Check		RPEQ	Date

Scale (A1 size)	AS SHOWN
Drawing is not to be used for construction unless approved.	

**APPROVAL ISSUE**

51 Sheridan Street  
Clarks QLD 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298

CUT		FILL	
	1.0 TO 1.5m		1.0 TO 1.5m
	0.5 TO 1.0m		0.5 TO 1.0m
	0.25 TO 0.5m		0.25 TO 0.5m
	0 TO 0.25m		0 TO 0.25m

- EARTHWORKS NOTES:**
- CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
  - ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FINROC GUIDELINES AND SPECIFICATIONS. ALL EARTHWORKS TO BE COMPLETED IN ACCORDANCE WITH AS 3798 AND RECOMMENDATIONS OF THE SITE SPECIFIC GEOTECHNICAL REPORT.
  - LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.
  - TOPSOIL IS TO BE STRIPPED TO A MINIMUM DEPTH OF 100mm OVER THE ENTIRETY OF THE EARTHWORKS AREA AND STOCKPILED FOR DISPOSAL. ANY REMAINING ORGANIC MATERIAL IS TO BE STRIPPED AND DISPOSED AS REQUIRED. ALL TOPSOIL IS TO BE REMOVED FROM SITE.
  - BATTERS SHALL BE 1 ON 2 (UNLESS NOTED OTHERWISE). ALL BATTERS TO BE KEYS/STEPS INTO THE EXISTING MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
  - SUBGRADE IS TO BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY. A PROOF ROLL SHALL BE WITNESSED BY THE SUPERINTENDENT PRIOR TO PLACEMENT OF ANY STRUCTURAL FILL MATERIAL. ANY SOFT SPOTS IDENTIFIED DURING THE PROOF ROLL SHALL BE REMOVED AND REPLACED WITH FILL MATERIAL.
  - IMPORTED FILL MATERIAL SHALL BE CLEAN GRADED MATERIAL FREE OF ORGANIC MATTER, WITH NO PARTICLES GREATER THAN 150mm. IT SHALL COMPLY WITH AS 3798 AND BE SUITABLE CONFORMANCE TO THE SPECIFIED STANDARD. FILL MATERIAL SHALL HAVE A MINIMUM CBR OF 10% AND A LINEAR SHRINKAGE LESS THAN 8%.
  - ALL DESIGN SURFACE LEVELS ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
  - ALL EARTHWORKS ARE TO BE CONDUCTED AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
  - ALL EARTHWORKS OPERATIONS SHALL BE SUBJECT TO LEVEL 2 ENGINEERING SUPERVISION IN ACCORDANCE WITH AS 3798. THE NOMINATED GEOTECHNICAL INSPECTION AND TESTING AUTHORITY SHALL PROVIDE CERTIFICATION ON COMPLETION OF THE WORKS.

- NOTES:**
- UNDERGROUND SERVICES EXIST IN THIS AREA AND ARE REMOVED FOR CLARITY.
  - CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.
  - EARTHWORKS CUT AND FILL VOLUME DEPTHS ARE TAKEN TO THE FINISHED SURFACE AND NO ALLOWANCE FOR BUILDING SLABS/ROAD PAVEMENTS, RETAINING WALLS, STRIPPING OF EXISTING SURFACE.
  - ALL SETOUT MUST BE CONFIRMED ON SITE PRIOR TO COMMENCING WORKS.
  - CONTOURS AND DESIGN LEVELS SHOWN REPRESENT THE FINISHED SURFACE LEVELS.

- LEGEND:**
- PROPOSED RETAINING WALL
  - EXISTING SURFACE CONTOURS (0.1m INTERVAL)
  - DESIGN SURFACE CONTOUR (0.25m INTERVAL)
  - TREES TO BE REMOVED
  - TREES TO BE RETAINED AND PROTECTED

**APPROVAL ISSUE**



**LAYOUT PLAN**  
SCALE 1 : 500 (A1)

**RETAINING WALL SETOUT TABLE**

PT	EASTING	NORTHING	F.S.L.	E.S.L.
01	5062.089	9831.682	4.200	3.800
02	5054.131	9861.382	4.400	3.400
03	5080.520	9868.452	4.500	3.500
04	5106.889	9875.518	4.600	3.600
05	5133.259	9882.584	4.500	3.700
06	5156.693	9888.863	4.500	3.600
07	5179.223	9869.278	4.200	3.200
08	5194.062	9856.379	3.750	3.200
09	5200.382	9850.885	3.400	3.200
10	5171.884	9832.632	4.100	3.400
11	5179.590	9803.869	4.350	3.300
12	5180.102	9801.961	3.500	3.300



No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

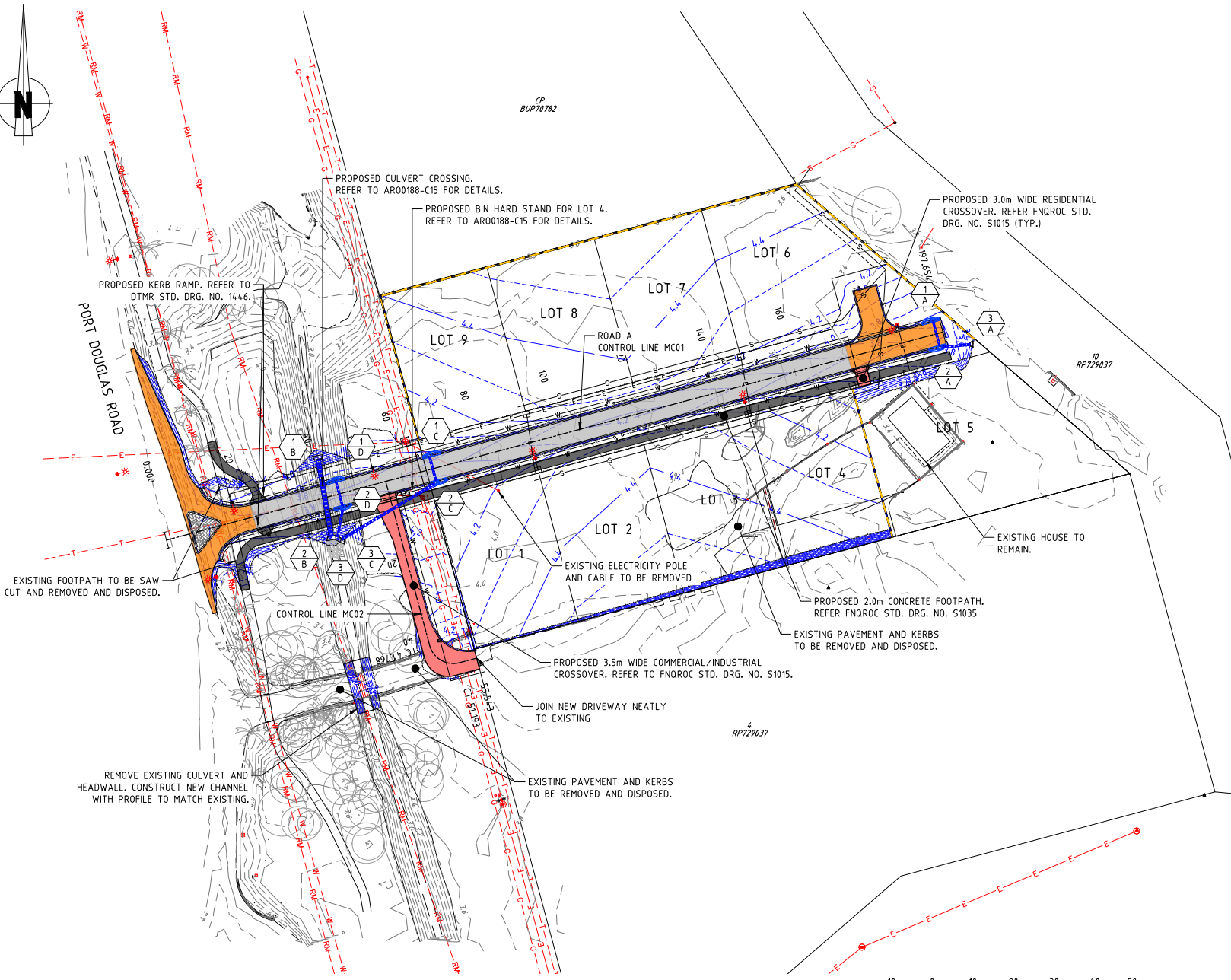
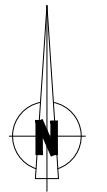
Client Logo	Client	Drawn	Designed	Approved	Scale (A1 size)
	JOHN DONALD	S.B.Y.	M.S./S.B.Y.		1:500
	Project	Drawing Check	Design Check	RPEQ	Date
	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS	J.W.			
	Title	EARTHWORKS AND RETAINING WALL LAYOUT PLAN			

51 Sheridan Street  
Clarks QLD 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298

**ARO**

Drawing is not to be used for construction unless approved.

Revision: 2



- LEGEND:**
- EXISTING SURFACE CONTOURS (0.1m INTERVAL)
  - EXISTING TREE
  - EXISTING FENCE
  - EXISTING SEWER RISING MAIN
  - EXISTING WATER MAIN
  - EXISTING STORMWATER DRAINAGE
  - EXISTING ELECTRICITY
  - EXISTING TELSTRA
  - EXISTING GAS MAIN
  - DESIGN SURFACE CONTOURS (0.25m INTERVAL)
  - PROPOSED KERB AND CHANNEL
  - PROPOSED LAYBACK KERB
  - PROPOSED RETAINING WALL
  - DRAINAGE STRUCTURE LABEL
  - PROPOSED STORMWATER DRAINAGE
  - PROPOSED WATER MAIN
  - PROPOSED SEWER MAIN
  - PROPOSED ELECTRICITY
  - PROPOSED SUBSOIL DRAINAGE
  - CONTROL LINE
  - PROPOSED ROAD PAVEMENT (TYPE A)
  - PROPOSED ROAD PAVEMENT (TYPE B)
  - PROPOSED 2.0m CONCRETE FOOTPATH
  - PROPOSED CONCRETE DRIVEWAY
  - PROPOSED MEDIAN ISLAND
  - PROPOSED ROCK PROTECTION
  - PROPERTY BOUNDARY

REFER DRG. NO. ARO0188-C12 FOR STORMWATER OUTLET CHANNEL DETAIL

FOR ROADWORKS AND DRAINAGE NOTES, REFER DRG. NO. ARO0188-C12

THE CONTRACTOR IS TO NOTIFY THE SUPERVISING ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND THE CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

**EXISTING SERVICES LOCATIONS**

THE DESIGN DETAILED ON THIS PLAN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LAYOUT PLAN  
SCALE 1 : 500 (A1)

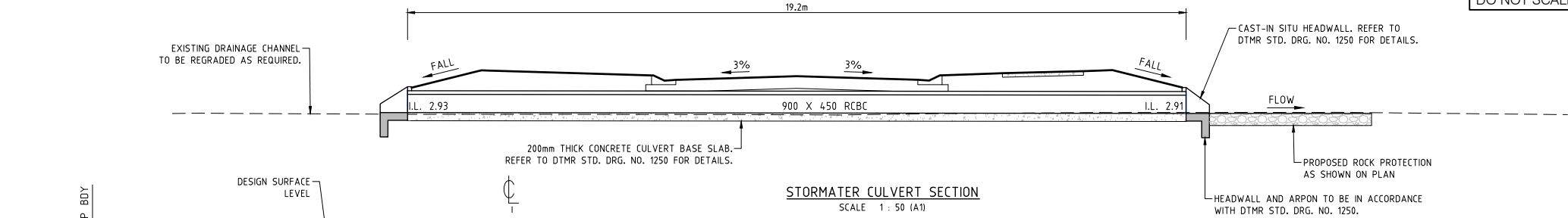
SCALE 1:500 @ A1      SCALE 1:1 000 @ A3

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

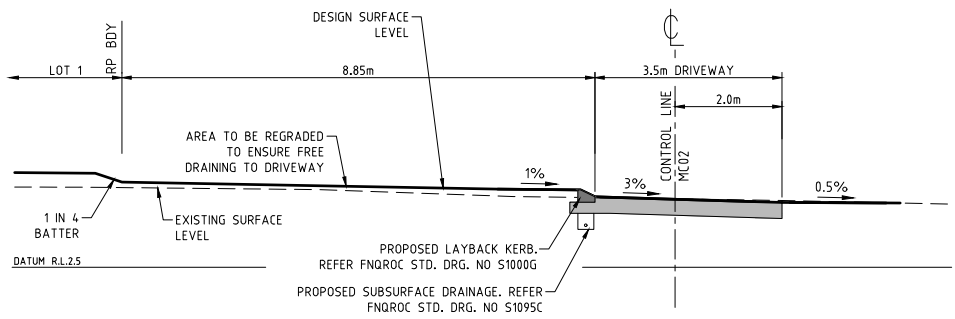
Client Logo	Client	JOHN DONALD		Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved		Scale (A1 size)	1:500
	Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		Drawing Check	J.W.	Design Check	RPEQ	Date		Drawing is not to be used for construction unless approved.	
	Title	ROADWORKS AND DRAINAGE LAYOUT									

**APPROVAL ISSUE**

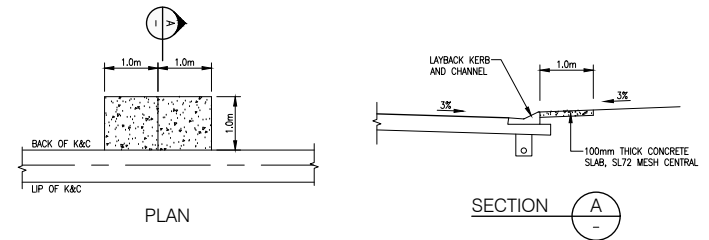
51 Sheridan Street  
Cairns Qld 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298



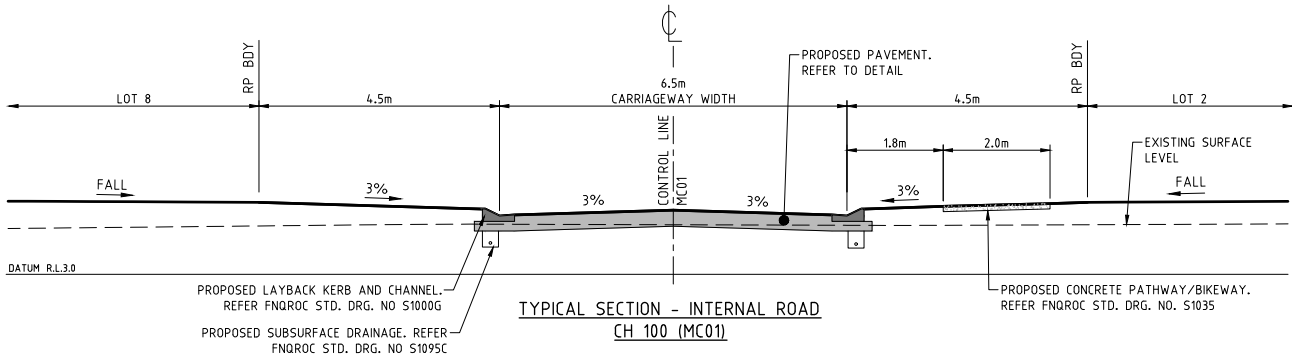
**STORMWATER CULVERT SECTION**  
SCALE 1 : 50 (A1)



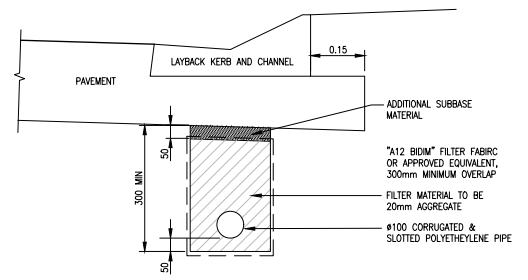
**TYPICAL SECTION - DRIVEWAY TO LOT 4  
CH 30 (MC02)**



**TYPICAL BIN HARDSTAND**  
SCALE 1:50

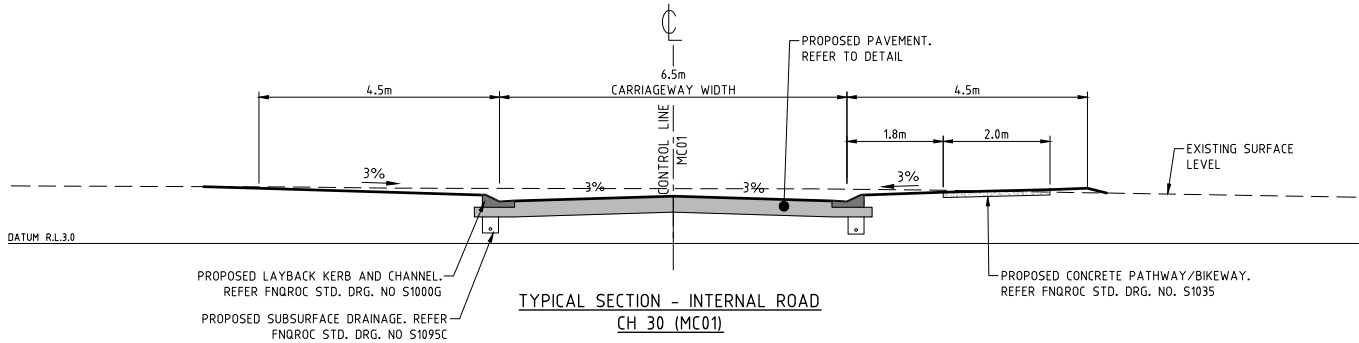


**TYPICAL SECTION - INTERNAL ROAD  
CH 100 (MC01)**



SUBSURFACE DRAINAGE FLUSHING POINTS SHALL BE PROVIDED AT HEAD OF LINES, HIGH POINTS AND NOT MORE THAN 50m SPACING IN ACCORDANCE WITH FNQROC STD DRG S1095

**SUBSURFACE DRAINAGE**  
N.T.S.



**TYPICAL SECTION - INTERNAL ROAD  
CH 30 (MC01)**



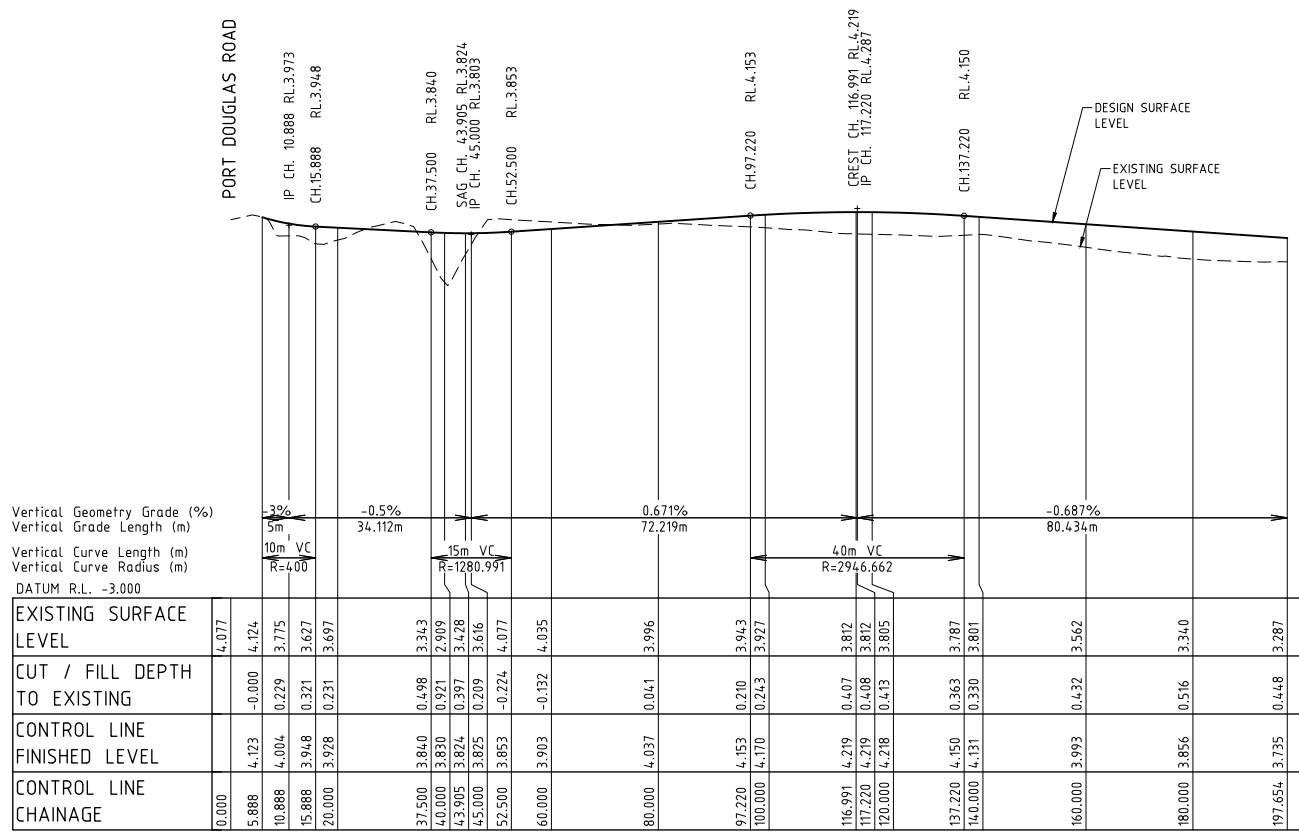
**TYPE ROAD CROSS SECTIONS**  
SCALE 1 : 50 (A1)

**APPROVAL ISSUE**

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	Client	Drawn	Designed	Approved	Scale (A1 size)
	JOHN DONALD	S.B.Y.	M.S./S.B.Y.		AS SHOWN
	Project	Drawing Check	Design Check	RPEQ	Date
	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS	J.W.			
	Title	Drawing is not to be used for construction unless approved.			
	TYPE CROSS SECTIONS AND MISCELLANEOUS DETAILS				

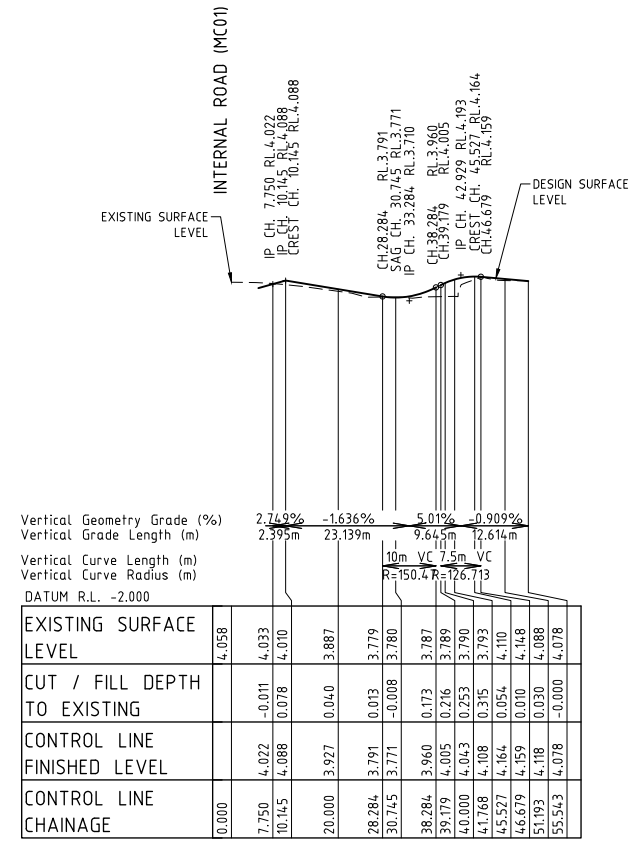
Scale (A1 size)	AS SHOWN
Drawing is not to be used for construction unless approved.	



Horizontal Geometry Data

INTERNAL ROAD LONGITUDINAL SECTION (MC01)

SCALE HOR 1 : 500 (A1)  
 VER 1 : 50



Horizontal Geometry Data

LOT 4 LONGITUDINAL SECTION (MC02)

SCALE HOR 1 : 500 (A1)  
 VER 1 : 50



No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	
[Client Logo]	

Client JOHN DONALD		Drawn S.B.Y.	Designed M.S./S.B.Y.	Approved	Scale (A1 size) AS SHOWN
Project LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		Drawing Check J.W.	Design Check	RPEQ	Date
Title ROAD LONGITUDINAL SECTIONS					

Drawing is not to be used for construction unless approved.	
---	--

**APPROVAL ISSUE**

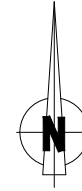


51 Sheridan Street  
 Cairns QLD 4870  
 T (07) 4281 6897  
 E admin@aroindustries.com.au  
 W www.aroindustries.com.au  
 ABRN: 49 641 461 298



NOTE: ALL RADII ARE MEASURED TO THE LIP OF THE KERB AND GUTTER.  
 ① 1.5m LENGTH TRANSITION BETWEEN KERB TYPES UNLESS SHOWN OTHERWISE.

THE CONTRACTOR IS TO NOTIFY THE SUPERVISING ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND THE CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

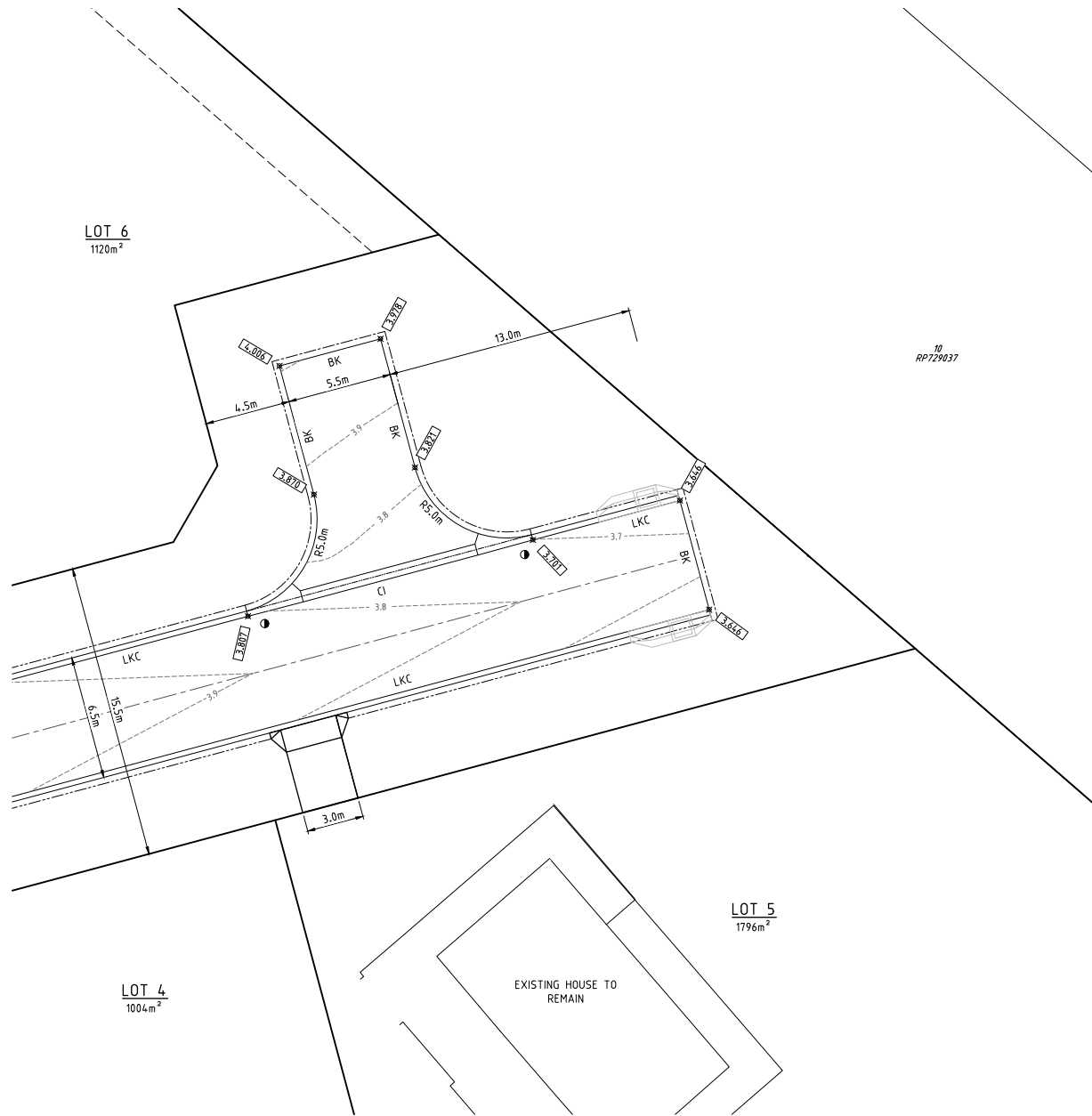


**NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- KERB LEVELS SHOWN ARE TO LIP OF KERB AND CHANNEL OR PAVEMENT AT FACE OF KERB.
- DIMENSIONS AND KERB RADII SHOWN ARE TO LIP OF KERB AND CHANNEL OR TO FACE OF KERB ONLY.
- KERB LEVELS ARE SHOWN EQUALLY DIVIDED BETWEEN KERB TANGENT POINTS.
- REFER ALSO TO CONTROL LINE SETOUT DETAILS FOR COORDINATES OF ROAD CHAINAGES AND TANGENT POINTS.
- REFER TO THE FOLLOWING FNROC STANDARD DRAWINGS:  
 S1000 - CONCRETE KERB AND CHANNEL  
 S1015 - ACCESS CROSSOVERS
- 3D ELECTRONIC DATA IS AVAILABLE TO ASSIST WITH SETOUT.

**KERB PROFILE CODES:**

- LKC - LAYBACK KERB AND CHANNEL
- BK - BARRIER KERB
- CI - CONCRETE INVERT TYPE 1



**SETOUT PLAN**  
SCALE 1 : 125 (A1)

**EXISTING SERVICES LOCATIONS**  
 THE DESIGN DETAILED ON THIS PLAN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**APPROVAL ISSUE**

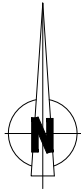
No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	
[Client Logo Placeholder]	

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	INTERSECTION DETAILS		
Drawn	S.B.Y.	Designed	M.S./S.B.Y.
Approved		Checked	RPEQ
Date		Date	
Drawn	J.W.	Checked	

Scale (A1 size)	1:125
Drawing is not to be used for construction unless approved.	

51 Sheridan Street  
 Cairns QLD 4870  
 T (07) 4281 6897  
 E admin@aroindustries.com.au  
 W www.aroindustries.com.au  
 ABN: 49 641 461 298

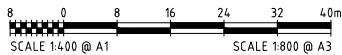


DESIGN CONTROL -> ROAD A (MC01) HORIZONTAL POINTS

PT	CHAINAGE	EASTING	NORTHING	BEARING
IP 1	0.000	5001.737	9801.276	75°00'00.00"
	20.000	5021.056	9806.452	75°00'00.00"
	40.000	5040.374	9811.629	75°00'00.00"
	60.000	5059.693	9816.805	75°00'00.00"
	80.000	5079.011	9821.982	75°00'00.00"
	100.000	5098.330	9827.158	75°00'00.00"
	120.000	5117.648	9832.334	75°00'00.00"
	140.000	5136.967	9837.511	75°00'00.00"
	160.000	5156.285	9842.687	75°00'00.00"
	180.000	5175.604	9847.863	75°00'00.00"
IP 2	197.654	5192.656	9852.433	75°00'00.00"

DESIGN CONTROL -> MC02 HORIZONTAL POINTS

PT	CHAINAGE	EASTING	NORTHING	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	5055.650	9815.722	165°00'00.21"			
	20.000	5060.827	9796.404	165°00'00.21"			
	40.000	5066.003	9777.085	165°00'00.21"			
TC	41.768	5066.461	9775.377	165°00'00.21"			
IP 2	46.480	5068.014	9769.582		R = -6.000	9.425	90°00'00.00"
CT	51.193	5073.809	9771.135	75°00'00.21"			
IP 3	55.543	5078.011	9772.260	75°00'00.21"			



THE CONTRACTOR IS TO NOTIFY THE SUPERVISING ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND THE CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

SETOUT PLAN  
SCALE 1 : 400 (A1)

APPROVAL ISSUE

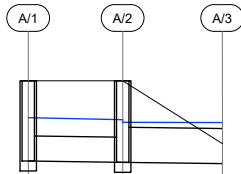
No.	Description	Reviewed	Approved	Date
		-	-	-
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo
JOHN DONALD

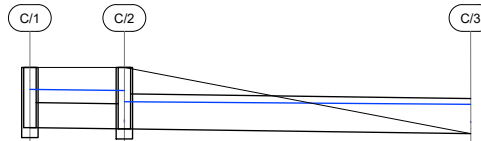
Client	Drawn	Designed	Approved	Scale (A1 size)
JOHN DONALD	S.B.Y.	M.S./S.B.Y.		1:400
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS			
Title	CONTROL LINE SETOUT PLAN			
Drawing Check	J.W.	Design Check	RPEQ	Date

Scale (A1 size)	Drawing is not to be used for construction unless approved.
1:400	

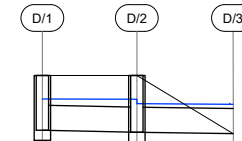
51 Sheridan Street  
Claims Qld 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298



DATUM RL	0.00m		
DESIGN SURFACE LEVEL	3.70	3.70	2.76
DEPTH TO INVERT	1.20	1.22	
HYDRAULIC GRADE LINE	3.147	3.118	3.075
INVERT LEVEL	2.50	2.48	2.46
PIPE CHAINAGE	0.00	7.07	14.52
PIPE LENGTH	7.07m	7.45m	
PIPE SIZE (mm)	375 RCP	525 RCP	
PIPE GRADE (%)	0.28	0.27	
PIPE GRADE (1 in)	357	370	
PIPE COVER MINIMUM			
PIPE CLASS	CLASS 2	CLASS 2	
PIPE ROUGHNESS	0.012	0.012	
PIPE VELOCITY (m/s)	1.22	1.24	
Q - PIPE FLOW (L/s)	Q=134	Q=269	
Ku - PIT LOSS FACTORS	2.53	3.87	
PIT TYPE	KIP 2400mm	KIP 2400mm	HW
PIT SETOUT			



DATUM RL	0.00m		
DESIGN SURFACE LEVEL	3.90	3.90	2.91
DEPTH TO INVERT	0.90	0.92	
HYDRAULIC GRADE LINE	3.572	3.554	3.349
INVERT LEVEL	3.00	2.98	2.91
PIPE CHAINAGE	0.00	7.08	32.98
PIPE LENGTH	7.08m	25.90m	
PIPE SIZE (mm)	375 RCP	525 RCP	
PIPE GRADE (%)	0.28	0.27	
PIPE GRADE (1 in)	357	370	
PIPE COVER MINIMUM			
PIPE CLASS	CLASS 4	CLASS 4	
PIPE ROUGHNESS	0.012	0.012	
PIPE VELOCITY (m/s)	0.93	1.16	
Q - PIPE FLOW (L/s)	Q=102	Q=209	
Ku - PIT LOSS FACTORS	3.40	5.52	
PIT TYPE	KIP 2400mm	KIP 2400mm	HW
PIT SETOUT			



DATUM RL	0.00m		
DESIGN SURFACE LEVEL	3.78	3.78	2.91
DEPTH TO INVERT	0.82	0.86	
HYDRAULIC GRADE LINE	3.428	3.424	3.349
INVERT LEVEL	2.96	2.93	2.91
PIPE CHAINAGE	0.00	7.07	14.27
PIPE LENGTH	7.07m	7.20	
PIPE SIZE (mm)	375 RCP	375 RCP	
PIPE GRADE (%)	0.42	0.28	
PIPE GRADE (1 in)	238	357	
PIPE COVER MINIMUM			
PIPE CLASS	CLASS 4	CLASS 4	
PIPE ROUGHNESS	0.012	0.012	
PIPE VELOCITY (m/s)	0.41	0.77	
Q - PIPE FLOW (L/s)	Q=45	Q=85	
Ku - PIT LOSS FACTORS	3.84	3.84	
PIT TYPE	KIP 2400mm	KIP 2400mm	HW
PIT SETOUT			

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	
-------------	--

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	DRAINAGE LONGITUDINAL SECTIONS		

Drawn	J.W.	Designed	J.W.	Approved	
Drawing Check	J.W.	Design Check		RPEQ	Date

Scale (A1 size)	AS SHOWN
Drawing is not to be used for construction unless approved.	



APPROVAL ISSUE

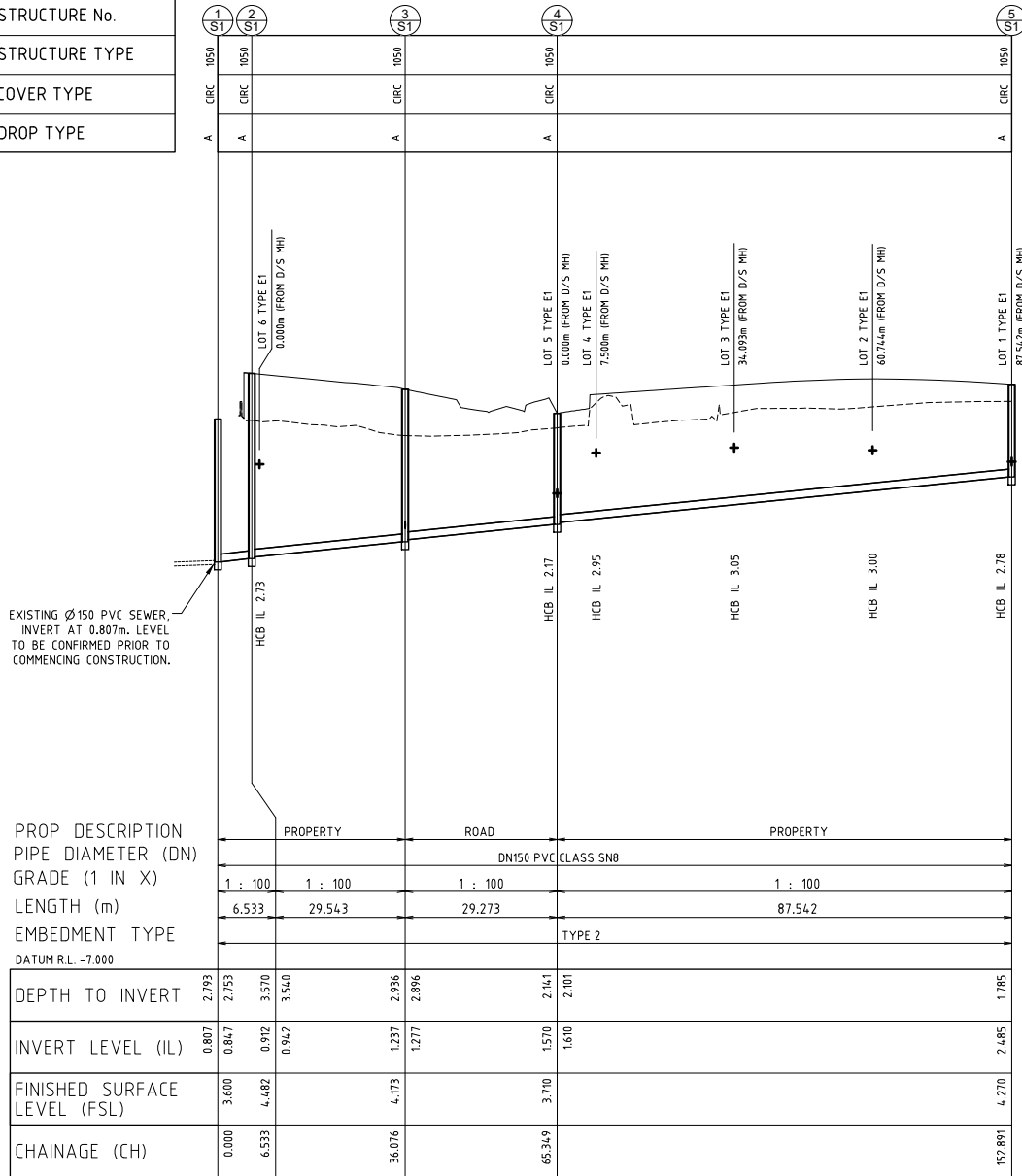
**ARO**

51 Sheridan Street  
 Cairns QLD 4870  
 T (07) 4281 6897  
 E admin@aroindustries.com.au  
 W www.aroindustries.com.au  
 ABN: 49 641 461 298

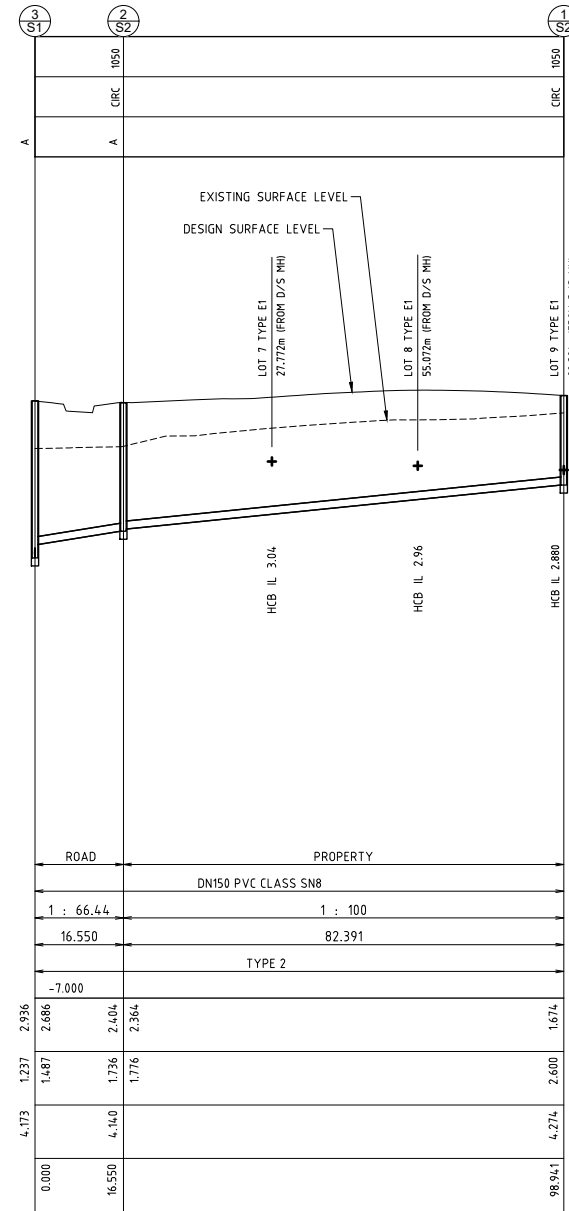


CAUTION:  
ALL SERVICE CLASHES MUST BE  
CONFIRMED ON SITE PRIOR TO  
COMMENCING CONSTRUCTION

STRUCTURE No.
STRUCTURE TYPE
COVER TYPE
DROP TYPE



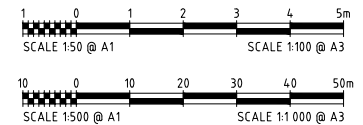
LINE S1



LINE S2

NOTES:

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- REFER TO DRG. NO. ARO0188-C21 FOR HOUSE CONNECTION LOCATIONS AND MINIMUM LOT DEVELOPMENT LEVELS.
- EXISTING SEWER LEVELS BASED ON AVAILABLE DESIGN LEVELS NOT SURVEY. CONTRACTOR TO CONFIRM INVERT LEVELS AT CONNECTION POINTS AND ADVISE SUPERINTENDENT PRIOR TO COMMENCING PIPELAYING.



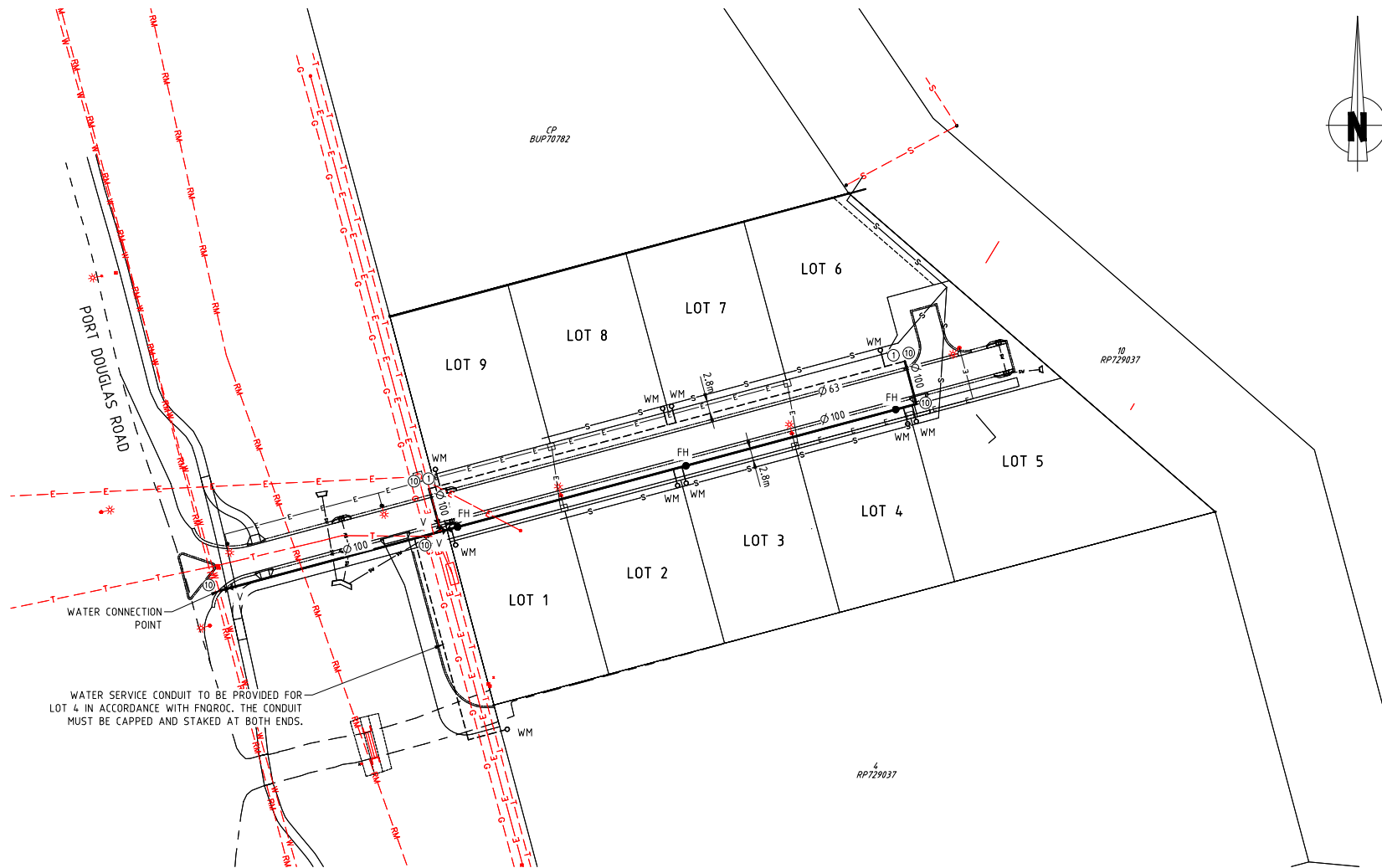
APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

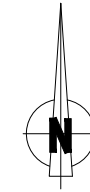
Client Logo	JOHN DONALD
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS
Title	SEWERAGE LONGITUDINAL SECTION

Client	JOHN DONALD	Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved	AS SHOWN	Scale (A1 size)	AS SHOWN
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS	Drawing Check	J.W.	Design Check	RPEQ	Date			

Drawing is not to be used for construction unless approved.



LAYOUT PLAN  
SCALE 1 : 500 (A1)



**NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- ALIGNMENT OF WATER MAINS SHALL BE AS PER FNQROC TYPE CROSS SECTIONS UNLESS NOTED OTHERWISE.
- REFER TO FNQROC STANDARD DRAWINGS:  
S2000 : VALVE BOX INSTALLATION  
S2005 : HYDRANT BOX INSTALLATION  
S2010 : KERB AND ROAD MARKERS  
S2015 : THRUST BLOCKS  
S2016 : WATER RETICULATION BEDDING DETAILS  
S2020 : MAIN CONNECTION DETAILS  
S2038 : STD. ARRANGMENT WATER SERVICE
- HYDRANTS AND SLUICE VALVES TO BE NOMINALLY LOCATED OPPOSITE PROPERTY BOUNDARY TRUNCATIONS AND CORNERS UNLESS SHOWN OTHERWISE ON PLAN.
- LOCATION OF WATER SERVICE TO BE AS PER FNQROC DESIGN GUIDELINES. LOCATIONS SHOWN ON PLAN ARE INDICATIVE AND TO BE USED AS A GENERAL GUIDE ONLY.
- WHERE HYDRANTS AND STREET LIGHTING LOCATION COINCIDE, HYDRANT TO BE PLACED 1.0m (MIN.) AWAY FROM LIGHT.
- LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR AND SUPERINTENDENT PRIOR TO CONSTRUCTION. THIS IS INCLUSIVE OF EXISTING SERVICES SHOWN ON PLAN.
- CONDUITS FOR WATER SERVICE CONNECTION TO BE PROVIDED UNDER FOOTPATHS IN ROAD WHERE SHOWN. CONDUITS TO BE IN ACCORDANCE WITH FNQROC S2038.
- WATERMAIN TO BE INSTALLED ON TYPE 2 BEDDING IN ACCORDANCE WITH FNQROC S2016.

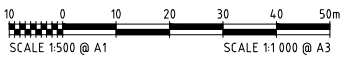
**LEGEND:**

- EXISTING SEWER
- EXISTING WATER MAIN
- EXISTING STORMWATER DRAINAGE
- EXISTING ELECTRICITY
- EXISTING TELSTRA
- PROPOSED LAYBACK K & C
- PROPOSED BARRIER KERB
- PROPOSED STORMWATER DRAINAGE
- PROPOSED ROOFWATER
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN Ø100
- PROPOSED WATER MAIN Ø63
- PROPOSED HYDRANT, VALVE
- PROPOSED WATER METER

**WATER SCHEDULE:**

- ① DIA 63 OD x 100 CONNECTOR
- ② DIA 100 x 90° BEND
- ③ DIA 100 x 45° BEND
- ④ DIA 100 x 22.5° BEND
- ⑤ DIA 100 x 11.25° BEND
- ⑥ DIA 100 x 100 TEE
- ⑦ DIA 100 x 100 WYE

**EXISTING SERVICES LOCATIONS**  
THE DESIGN DETAILED ON THIS PLAN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION.



No.	Description	Reviewed	Approved	Date	Client Logo
12	ISSUED FOR APPROVAL	-	-	16/09/2025	
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025	

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	WATER RETICULATION LAYOUT		

Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved	
Drawing Check	J.W.	Design Check		RPEQ	Date

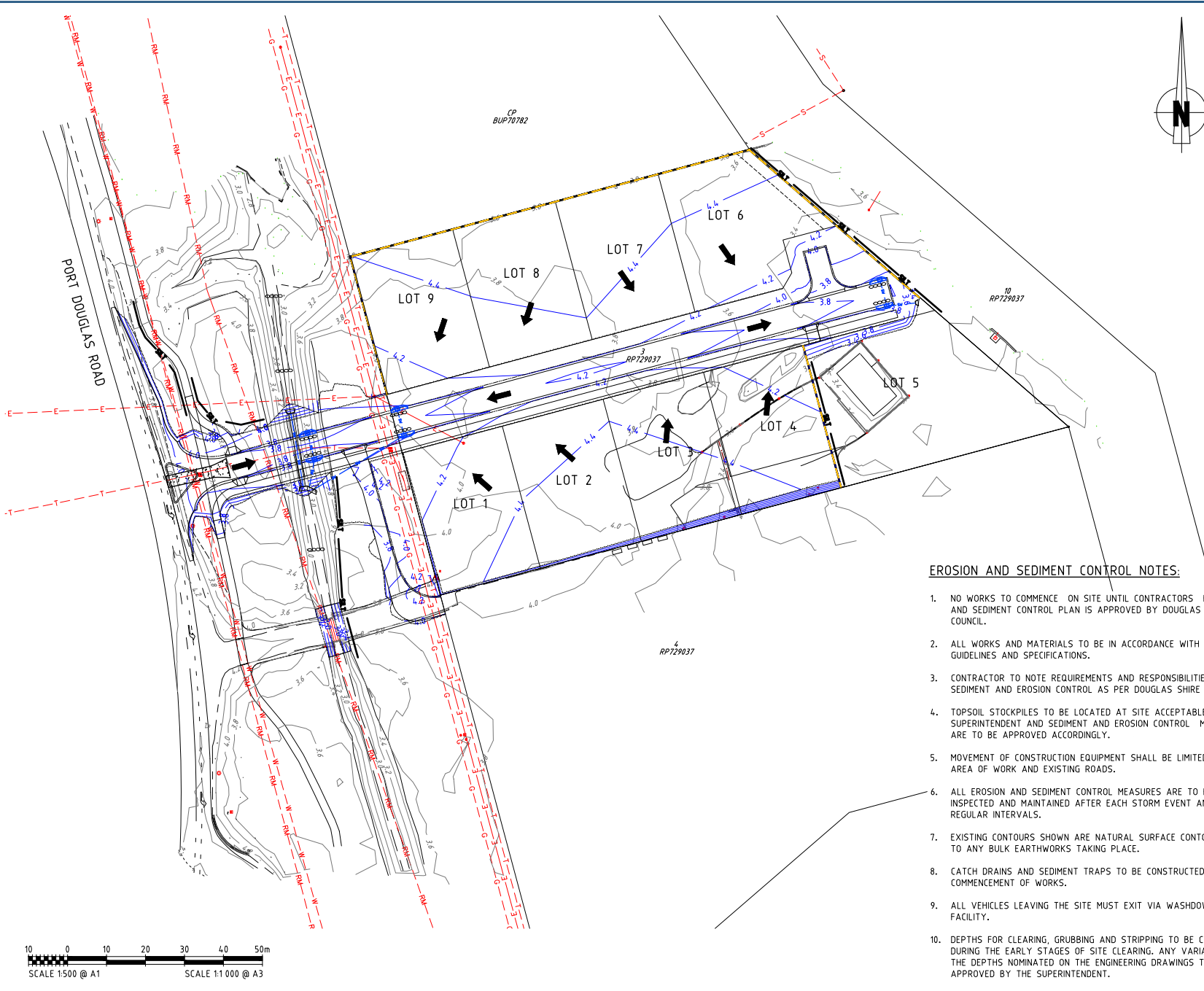
Scale (A1 size)  
AS SHOWN  
Drawing is not to be used for construction unless approved.



**APPROVAL ISSUE**

**ARO**

51 Sheridan Street  
Clairns QLD 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298



**LEGEND:**

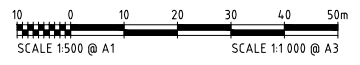
- CHECK DAMS, 0.3m HIGH PLACED ROCK
- DIRECTION OF FALL ON LOTS
- EXISTING SURFACE CONTOUR (0.2m INTERVAL)
- DESIGN SURFACE CONTOUR (0.20m INTERVAL)
- CATCH DRAIN
- SEDIMENT FENCE
- SANDBAG KERB INLET PIT
- FIELD INLET TRAP
- STABILISED ENTRY

**SILT MANAGEMENT PROGRAM**

- DRAINAGE CONTROL**
- MULCH BANKS TO BE PROVIDED UP SLOPE FROM BATTERS TO PREVENT RUNOFF DOWN BATTER FACE.
- EROSION CONTROL**
- BATTERS >0.5m HIGH ARE TO BE REVEGETATED UPON COMPLETION OF EARTHWORKS (BONDED FIBRE MATRIX HYDROMULCH TO BE USED).
  - MULCH BANKS TO BE PROVIDED UP SLOPE FROM BATTERS TO PREVENT RUNOFF DOWN BATTER FACE.
  - SANDBAGS TO BE PLACED ALONG COMPLETED ROAD VERGES WHILE AWAITING RE-VEGETATION OF SITE.
  - SANDBAGS TO BE PLACED ALONG COMPLETED CATCH DRAINS WHILE AWAITING RE-VEGETATION OF SITE.
  - CONSTRUCT CHECK DAMS AT 40m CENTRES ALONG FUTURE ROAD CORRIDORS AS SHOWN.

**EROSION AND SEDIMENT CONTROL NOTES:**

- NO WORKS TO COMMENCE ON SITE UNTIL CONTRACTORS' EROSION AND SEDIMENT CONTROL PLAN IS APPROVED BY DOUGLAS SHIRE COUNCIL.
- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC GUIDELINES AND SPECIFICATIONS.
- CONTRACTOR TO NOTE REQUIREMENTS AND RESPONSIBILITIES FOR SEDIMENT AND EROSION CONTROL AS PER DOUGLAS SHIRE COUNCIL.
- TOPSOIL STOCKPILES TO BE LOCATED AT SITE ACCEPTABLE TO SUPERINTENDENT AND SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE APPROVED ACCORDINGLY.
- MOVEMENT OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE AREA OF WORK AND EXISTING ROADS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AND MAINTAINED AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
- EXISTING CONTOURS SHOWN ARE NATURAL SURFACE CONTOURS PRIOR TO ANY BULK EARTHWORKS TAKING PLACE.
- CATCH DRAINS AND SEDIMENT TRAPS TO BE CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.
- ALL VEHICLES LEAVING THE SITE MUST EXIT VIA WASHDOWN FACILITY.
- DEPTHS FOR CLEARING, GRUBBING AND STRIPPING TO BE CONFIRMED DURING THE EARLY STAGES OF SITE CLEARING. ANY VARIATIONS TO THE DEPTHS NOMINATED ON THE ENGINEERING DRAWINGS TO BE APPROVED BY THE SUPERINTENDENT.

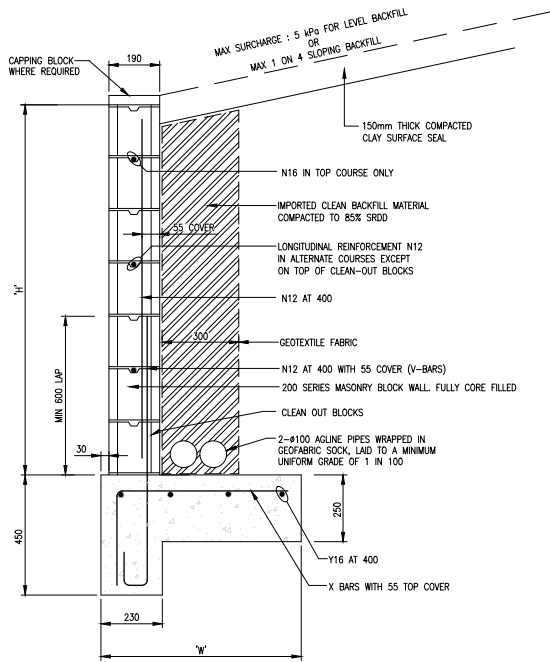


APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	Client		Drawn	Designed	Approved	Scale (A1 size)
	JOHN DONALD		S.B.Y.	M.S./S.B.Y.		1:500
	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		Drawing Check	Design Check	RPEQ	Date
Drawing No.		Title		Revision		
ARO0188-C24		EROSION AND SEDIMENT CONTROL STRATEGY				

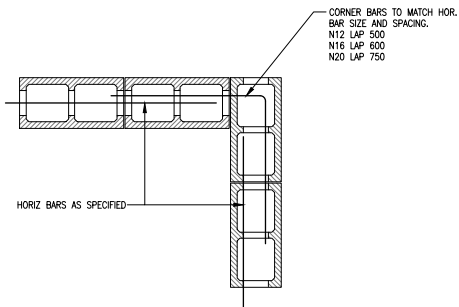
51 Sheridan Street Clairns QLD 4870	T (07) 4281 6897	E admin@arindustries.com.au	W www.arindustries.com.au
ABN: 49 641 461 298			



TO 1000mm HIGH  
TYPE 2 WALL DETAIL  
NOT TO SCALE

TYPE 2  
BLOCKWORK RETAINING WALL  
TO 1000mm HIGH

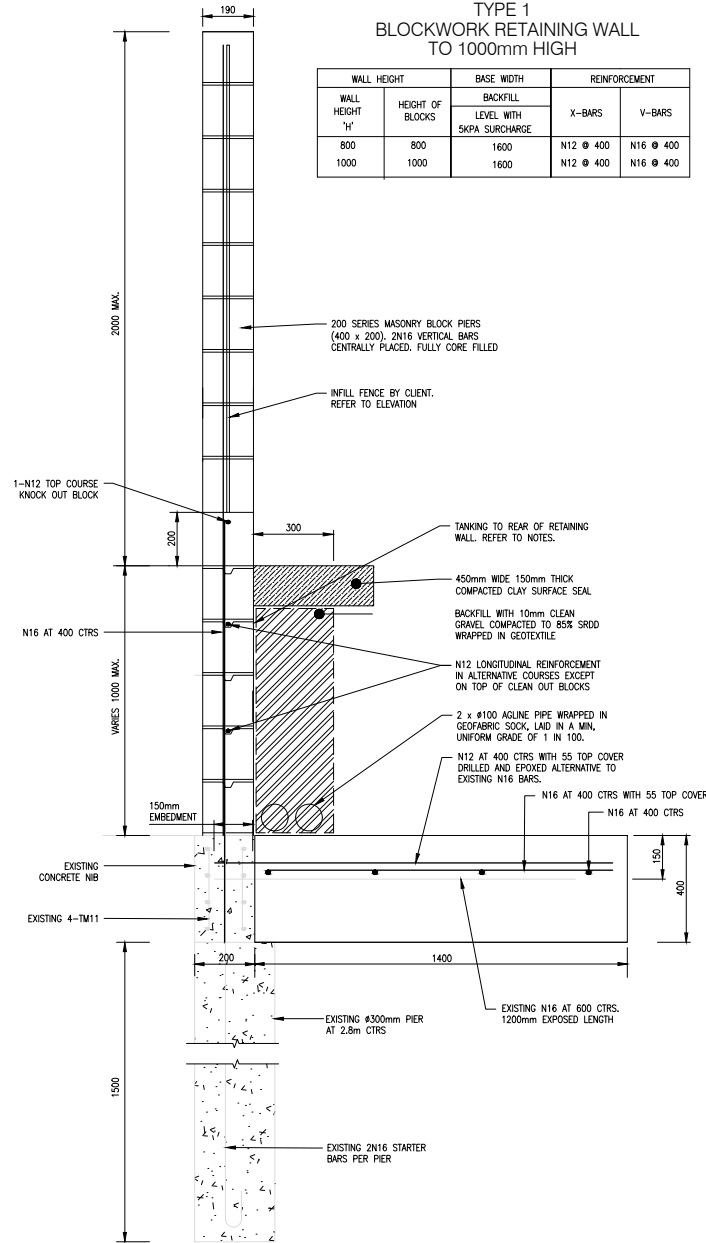
WALL HEIGHT 'h'	HEIGHT OF BLOCKS	BASE WIDTH 'b'		REINFORCEMENT X-BARS AND V-BARS
		LEVEL WITH SKPA SURCHARGE	SLOPE UP TO 1 IN 4 WITH NO SURCHARGE	
800	800	800	1000	N12 @ 400
1000	1000	1000	1200	N12 @ 400



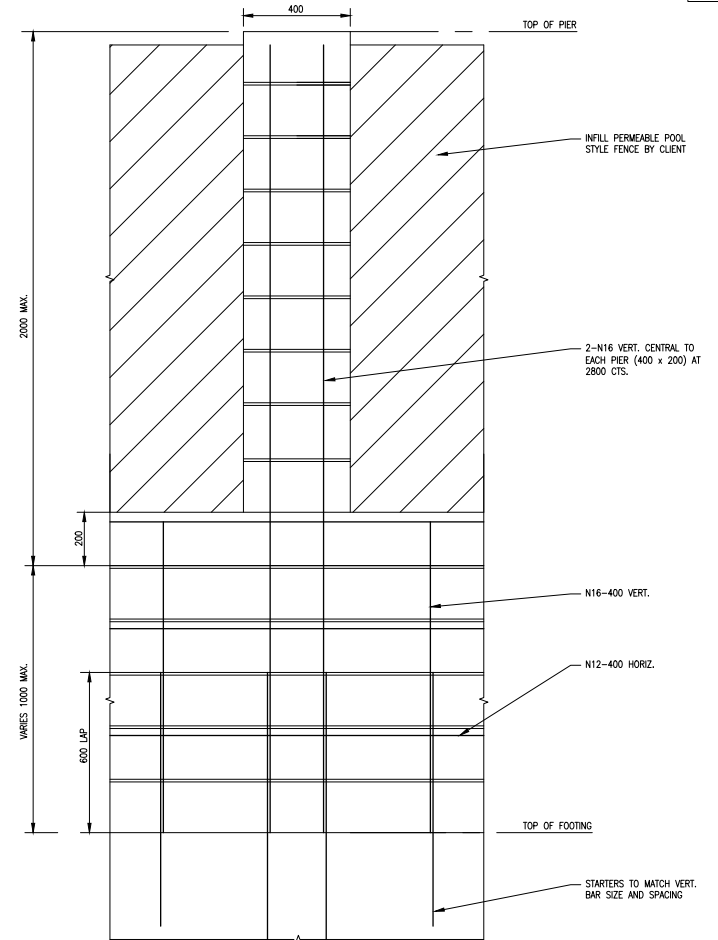
HORIZONTAL 1-BAR CORNER DETAIL  
NOT TO SCALE

TYPE 1  
BLOCKWORK RETAINING WALL  
TO 1000mm HIGH

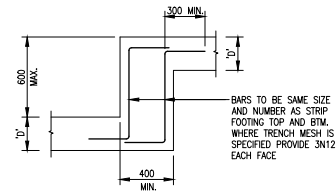
WALL HEIGHT 'h'	HEIGHT OF BLOCKS	REINFORCEMENT	
		X-BARS	V-BARS
800	800	N12 @ 400	N16 @ 400
1000	1000	N12 @ 400	N16 @ 400



TYPE 1 WALL DETAIL  
NOT TO SCALE



TYPICAL PIER ELEVATION DETAIL  
NOT TO SCALE



STEPPED FOOTING  
(STEP UP TO 600 MAX.)  
NOT TO SCALE

NOTES

- ALL RETAINING WALLS TO BE CONSTRUCTED ON SOIL WITH 100kPa ALLOWABLE BEARING PRESSURE. RETAINING WALLS SHOULD BE BEDDED INTO UNDERLYING ROCK OR HAVE AN EMBEDMENT INTO MEDIUM DENSE TO DENSE OR DENSE TO VERY DENSE SILTY SANDS.
- PROVIDE TANKING BEHIND ALL RETAINING WALLS. WATER PROOFING MEMBRANE TO FULL EXTENT OF RETAINING WALL. PROVIDE 3 COATS OF ORMINOID AS PER MANUFACTURER'S REQUIREMENTS. PLACE 4.5mm FC SHEET BEHIND WALL ONCE DRY AND PRIOR TO BACKFILLING.
- REFER ARO0188-C13 FOR ALL RETAINING WALL LOCATIONS.
- DISCHARGE AGG PIPES TO OUTLET (1:100 FALL) AS DIRECTED ON SITE.
- RETAINING WALL FOOTINGS TO BE LOCALLY DEEPEMED WHERE REQUIRED TO ENSURE EXISTING AND PROPOSED SERVICES ARE OUTSIDE OF THE ZONE OF INFLUENCE.

APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
3	REISSUED FOR APPROVAL	-	-	16/03/2026
2	ISSUED FOR APPROVAL	-	-	16/09/2025
1	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	Client	John DONALD
	Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS
	Title	RETAINING WALL DETAILS

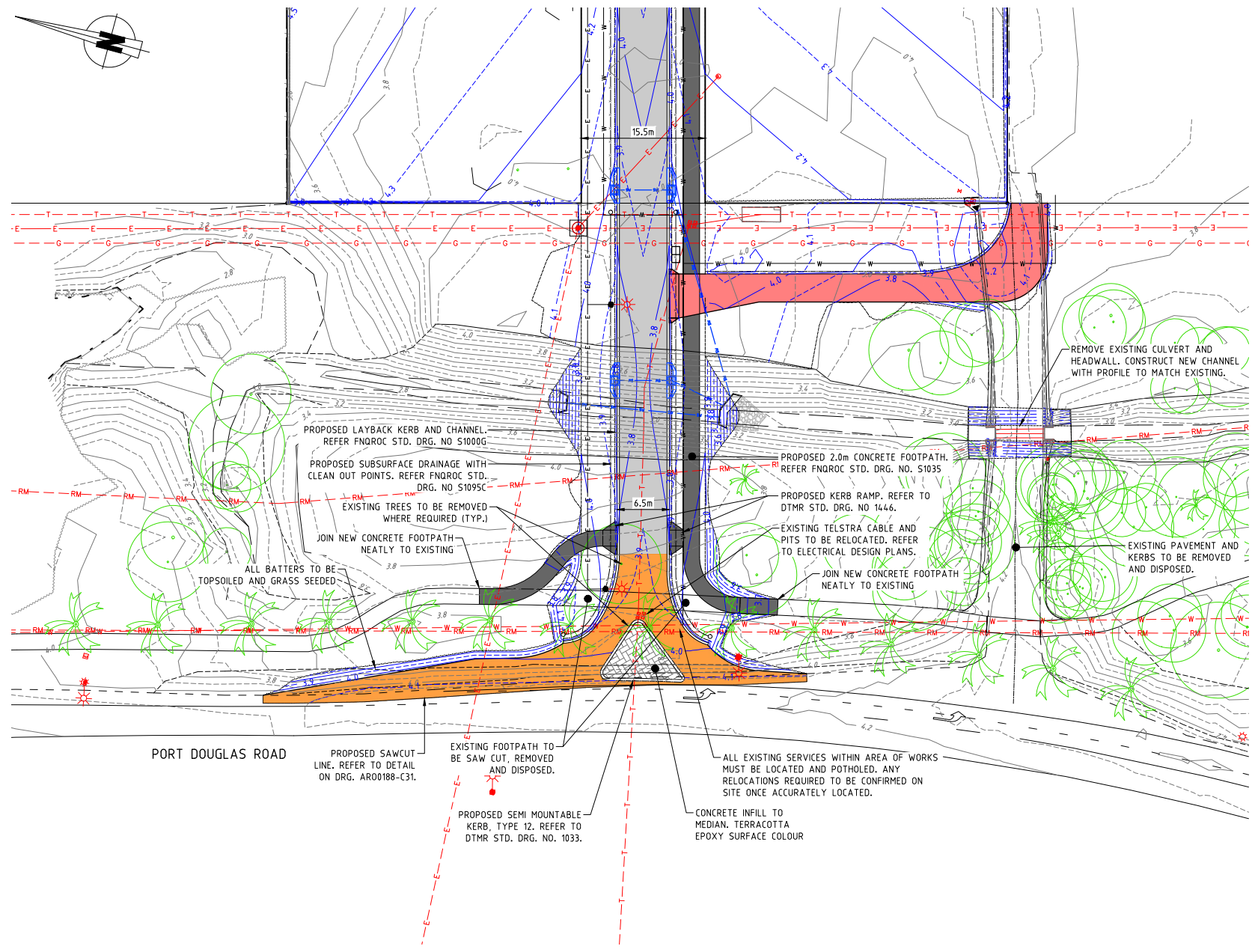
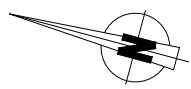
Drawn	Designed	Approved	Scale (A1 size)
MS	MS	RPEQ	AS SHOWN
Drawing Check	Design Check	Date	Drawing is not to be used for construction unless approved.
J.W.			

51 Sheridan Street  
Cairns Qld 4870

T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au

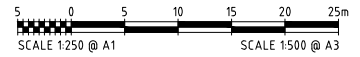
ARON

ARN: 49 641 461 298



- LEGEND:**
- 3.8 ——— EXISTING SURFACE CONTOURS (0.1m INTERVAL)
  - EXISTING TREE
  - / - / - EXISTING FENCE
  - RM- - - EXISTING SEWER RISING MAIN
  - W- - - EXISTING WATER MAIN
  - RM- - - EXISTING STORMWATER DRAINAGE
  - E- - - EXISTING ELECTRICITY
  - T- - - EXISTING TELSTRA
  - G- - - EXISTING GAS MAIN
  - 3.8 ——— DESIGN SURFACE CONTOURS (0.25m INTERVAL)
  - ===== PROPOSED KERB AND CHANNEL
  - ===== PROPOSED SEMI-MOUNTABLE KERB
  - W-W- PROPOSED STORMWATER DRAINAGE
  - W- PROPOSED WATER MAIN
  - S- PROPOSED SEWER MAIN
  - E-E- PROPOSED ELECTRICITY
  - x-x-x- PROPOSED SUBSOIL DRAINAGE
  - PROPOSED ROAD PAVEMENT (TYPE A)
  - PROPOSED ROAD PAVEMENT (TYPE B)
  - PROPOSED 2.0m WIDE CONCRETE FOOTPATH
  - PROPOSED CONCRETE DRIVEWAY
  - PROPOSED MEDIAN ISLAND
  - PROPERTY BOUNDARY

PORT DOUGLAS ROAD



LAYOUT PLAN  
SCALE 1 : 250 (A1)

FOR ROADWORKS AND DRAINAGE NOTES, REFER DRG. NO. ARO0188-C31

THE CONTRACTOR IS TO NOTIFY THE SUPERVISING ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND THE CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

**EXISTING SERVICES LOCATIONS**  
THE DESIGN DETAILED ON THIS PLAN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICES LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING (HYDROVAC EXCAVATION) PRIOR TO COMMENCEMENT OF CONSTRUCTION.

APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo

Client: JOHN DONALD  
Project: LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS  
Title: EXTERNAL ROADWORKS LAYOUT PLAN

Drawn: S.B.Y.  
Designed: M.S./S.B.Y.  
Approved: RPEQ  
Drawing Check: J.W.  
Design Check: [Blank]  
Date: [Blank]

Scale (A1 size): 1:250  
Drawing is not to be used for construction unless approved.

**ARO**  
51 Sheridan Street  
Clarks Qld 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298

**GENERAL NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH DTMR STANDARDS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES AND SERVICE LOCATIONS.
- NEW ROADWORKS TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY. REFER DETAIL ON DRG ARO0188-C31.
- REFER ALSO TO ROAD SETOUT DETAILS FOR COORDINATES OF ROAD CHAINAGES AND TANGENT POINTS. ALL SETOUT MUST BE CONFIRMED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- TRANSITION BETWEEN KERB TYPES OVER 1.5m MINIMUM.
- LINEMARKING (WHITE PAINT) AND SIGNAGE TO BE IN ACCORDANCE WITH AS1742.2 - 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
- ROAD EDGE GUIDE POSTS AND RRPMS (RAISED RETROREFLECTIVE PAVEMENT MARKERS) TO BE INSTALLED IN ACCORDANCE WITH AS 1742.2 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 2: TRAFFIC CONTROL DEVICES FOR GENERAL USE' (SECTION 4.2 - GUIDE POSTS).
- TOPSOIL STOCKPILE TO BE LOCATED AT LOCATION CONFIRMED BY SUPERINTENDENT.
- EXISTING TREES AND VEGETATION NOT LOCATED BY SURVEYOR. ALL TREES ON THE SITE ARE TO REMAIN WHERE POSSIBLE PROTECTION OF EXISTING TREES SHALL BE IN ACCORDANCE WITH AS4970 - 2009 - PROTECTION OF TREES ON DEVELOPMENT SITES.
- CONTRACTOR TO CONFIRM LEVELS PRIOR TO COMMENCEMENT OF WORKS.
- ANY DAMAGE TO EXISTING INFRASTRUCTURE DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO DTMR STANDARDS AND SPECIFICATIONS.

**SURVEY AND EXISTING SERVICES:**

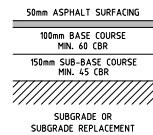
- HORIZONTAL DATUM IS GDA2020.
- LEVEL DATUM IS AHD.(DERIVED).
- REFER RPS SURVEYORS FOR FURTHER SURVEY DETAILS.
- THE EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE DERIVED FROM SURFACE SURVEY AND COUNCIL RECORDS AND MAY NOT REPRESENT THE EXISTING SERVICES PRESENT BELOW THE SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING SERVICES PRIOR TO ANY EXCAVATION.

**STORMWATER NOTES:**

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH DTMR STANDARDS AND SPECIFICATIONS UNLESS NOTED OTHERWISE WITH FNQROC GUIDELINES.
- ALL DESIGN SURFACE LEVELS ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
- NEW ROADWORKS AND KERBING TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
- ENSURE SUBSOIL DRAINS ARE GRADED AT 0.5% MIN. REFER TO DRG ARO0188-C15 AND FNQROC STD. DRG. No. S1095C FOR SUBSOIL DETAILS.
- FLUSHING POINTS FOR SUBSOIL DRAINAGE TO BE AT THE END OF EACH LINE AND AT MAX 50m SPACING. FLUSHING POINTS SHALL BE LOCATED WITHIN PITS. A SCREW CAP MUST BE PROVIDED TO EACH FLUSHING POINT.
- ALL WORKS TO BE IN ACCORDANCE WITH FNQROC SPECIFICATIONS AND NOMINATED TMR STANDARD DRAWINGS:  
 S1050 - GRATED KERB INLET PIT - PIPE DIAMETER < 600mm  
 S1075 - RC PIPE HEADWALL - DIA. 375 TO 675mm  
 S1095 - SUBSURFACE FLUSHING POINTS  
 1243 - PRECAST CULVERT HEAD WALLS  
 1260 - RC BOX CULVERTS AND SLAB LINK BOX CULVERTS  
 1359 - INSTALLATION, BEDDING AND FILLING/BACKFILLING AGAINST/OVER CULVERTS
- REFER TO EROSION & SEDIMENT CONTROL STRATEGY DRG ARO0447-C24 FOR EROSION AND EXISTING SEALED ROADS MEASURES.
- CONTRACTOR TO CONFIRM ALL OUTLET LEVELS PRIOR TO COMMENCEMENT OF WORKS.
- CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- ENSURE ADEQUATE COMPACTION IMMEDIATELY ADJACENT CULVERTS TO MINIMISE DIFFERENTIAL SETTLEMENT ALONG EDGE OF CULVERTS.
- WHERE CONNECTING IN TO EXISTING STORMWATER DRAINAGE, CONTRACTOR IS TO CONFIRM LOCATION AND LEVEL OF EXISTING AND ADVISE SUPERINTENDENT PRIOR TO LAYING OF PIPES.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IF ANY UNSUITABLE FOUNDING MATERIAL IS ENCOUNTERED WITHIN THE DRAINAGE TRENCH AND AWAIT DIRECTION PRIOR TO LAYING OF PIPES.
- CULVERTS REQUIRING CUTTING ARE TO BE IN ACCORDANCE WITH QLD TMR TECHNICAL SPECIFICATION MRTS03 "DRAINAGE, RETAINING STRUCTURES AND PROTECTIVE TREATMENTS" (SECTION 12.3.9 CUTTING OF CULVERT COMPONENTS).

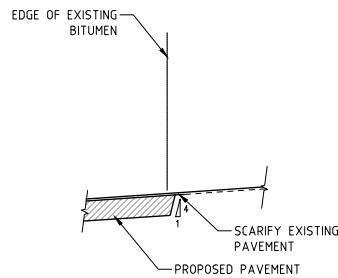
**ROADWORKS NOTES:**

- DESIGN SURFACE LEVELS SHOWN ARE AFTER ALL EARTHWORKS ARE COMPLETED, INCLUDING 75mm TOPSOILING.
- BATTERS SHALL BE (UNLESS NOTED OTHERWISE):  
 - ROAD FRONTAGE OF LOTS: 1 IN 6 (MAX.) AS PER SECTION
- ALL DESIGN SURFACE LEVELS ARE TO BE GRADED EVENLY BETWEEN SHOWN LEVELS UNLESS OTHERWISE SHOWN.
- REFER TO FNQROC AND NOMINATED TMR STANDARD DRAWINGS:  
 S1010 : PUBLIC UTILITIES ON ROADS AND VERGES  
 S1015 : ACCESS CROSSOVERS  
 S1035 : PATHWAYS/BIKEWAYS  
 S1040 : STREET NAME SIGNS  
 1033 : KERB AND CHANNEL PROFILES  
 1446 : KERB RAMP
- NEW ROADWORKS AND KERBING TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
- ALL SECTIONS OF ROADWAY WITH A LONGITUDINAL GRADE GREATER THAN 10% ARE TO HAVE A 10mm PRIMER SEAL APPLIED TO THE BASE COURSE PRIOR TO THE PLACEMENT OF THE ASPHALTIC CONCRETE.
- TRIM AND DRILL SEED ALL FOOTPATHS/ROAD VERGES. BATTERS >0.5m TO BE HYDROMULCHED AFTER FINAL EARTHWORKS AND TOPSOILING IS COMPLETED.
- 2.0m WIDE CONCRETE PATHWAY TO BE LOCATED AS PER FNQROC STD DRG S1010. KERB RAMPS AND ACCESS CROSSOVERS TO BE INSTALLED IN ACCORDANCE WITH DTMR 1446 AND FNQROC S1015.

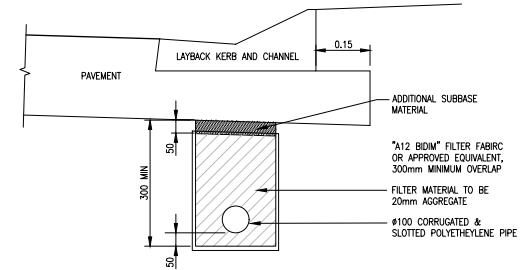


**INTERSECTION PAVEMENT DETAIL**  
NOT TO SCALE

ASSUMED CBR OF 7% CONTRACTOR TO CONFIRM AND ADVISE SUPERINTENDENT



**CUTBACK DETAIL**  
NOT TO SCALE



SUBSURFACE DRAINAGE FLUSHING POINTS SHALL BE PROVIDED AT HEAD OF LINES, HIGH POINTS AND NOT MORE THAN 50m SPACING IN ACCORDANCE WITH FNQROC STD DRG S1095

**SUBSURFACE DRAINAGE**  
N.T.S.

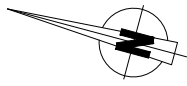
**APPROVAL ISSUE**

No.	Description	Reviewed	Approved	Date
		-	-	-
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	
[Client Logo]	

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	EXTERNAL ROADWORKS DETAILS		
Drawn	S.B.Y.	Designed	M.S./S.B.Y.
Approved	RPEQ	Date	
J.W.			

Scale (A1 size)	
Drawing is not to be used for construction unless approved.	



**LINEMARKING DIMENSIONS TABLE**

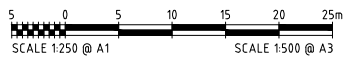
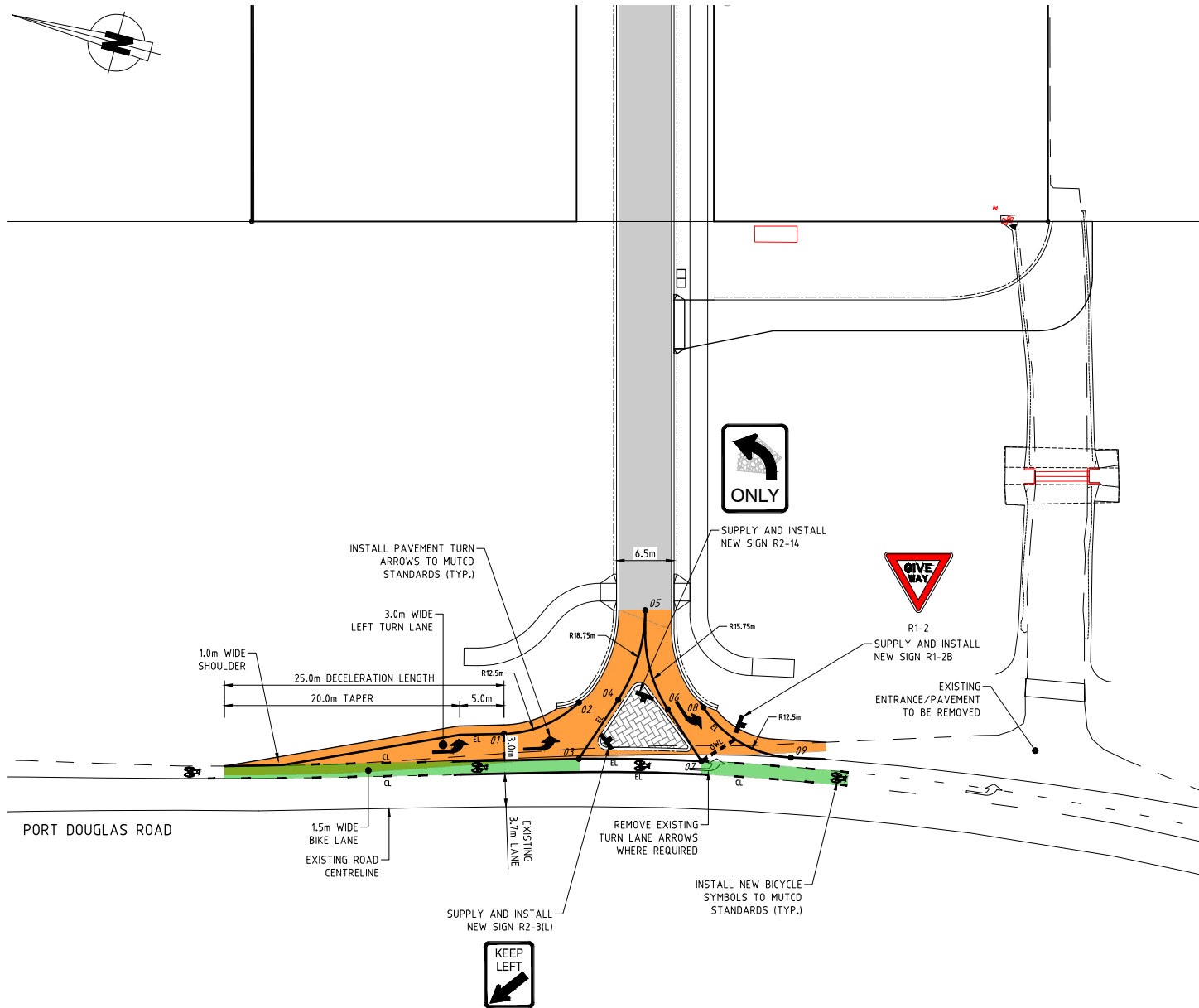
TYPE	DESCRIPTION	LENGTH (mm)	GAP (mm)	WIDTH (mm)
---	CL CONTINUITY LINE	1000	3000	200
---	EL EDGE LINE	-	-	100
----	GWL GIVE WAY LINE	600	600	300

**NOTES:**

1. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH DTMR AND SPECIFICATIONS.
2. ALL PAVEMENT MARKING AND SIGNAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT QUEENSLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CONTRACTOR THROUGH LIAISON WITH RELEVANT AUTHORITIES.
4. ALL EXISTING SIGNS NOT CONFLICTING WITH PROPOSED WORKS ARE TO REMAIN. EXISTING SIGNAGE AND GUIDE POSTS MAY NOT OF BEEN SURVEYED. ALL AFFECTED SIGNAGE TO BE RELOCATED TO SUIT NEW ROADWORKS.
5. ALL EXISTING REDUNDANT SIGNS TO BE REMOVED/RELOCATED.
6. NEW LINEMARKING TO JOIN SMOOTHLY TO EXISTING WORKS.
7. DIMENSIONS, KERB RADI AND LEVELS SHOWN ARE TO THE EDGE OF BITUMEN.
8. LEVELS ARE SHOWN EQUALLY DIVIDED BETWEEN TANGENT POINTS.
9. REFER ALSO TO SETOUT LAYOUT PLAN FOR ADDITIONAL ROAD SETOUT INFORMATION.
10. LINEMARKING (WHITE PAINT) AND SIGNAGE TO BE IN ACCORDANCE WITH AS1742.2 - 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
11. ALL SETOUT MUST BE CONFIRMED ON SITE PRIOR TO COMMENCING ANY CONSTRUCTION.

**LINEMARKING SETOUT TABLE**

PT	EASTING	NORTHING
01	5005.629	9818.836
02	5011.248	9811.579
03	5005.084	9809.933
04	5012.685	9807.371
05	5023.237	9807.037
06	5013.100	9801.692
07	5008.419	9796.497
08	5014.357	9797.859
09	5011.430	9786.836



**LAYOUT PLAN**  
SCALE 1 : 250 (A1)

**APPROVAL ISSUE**

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

No.	Description	Reviewed	Approved	Date
-	-	-	-	-

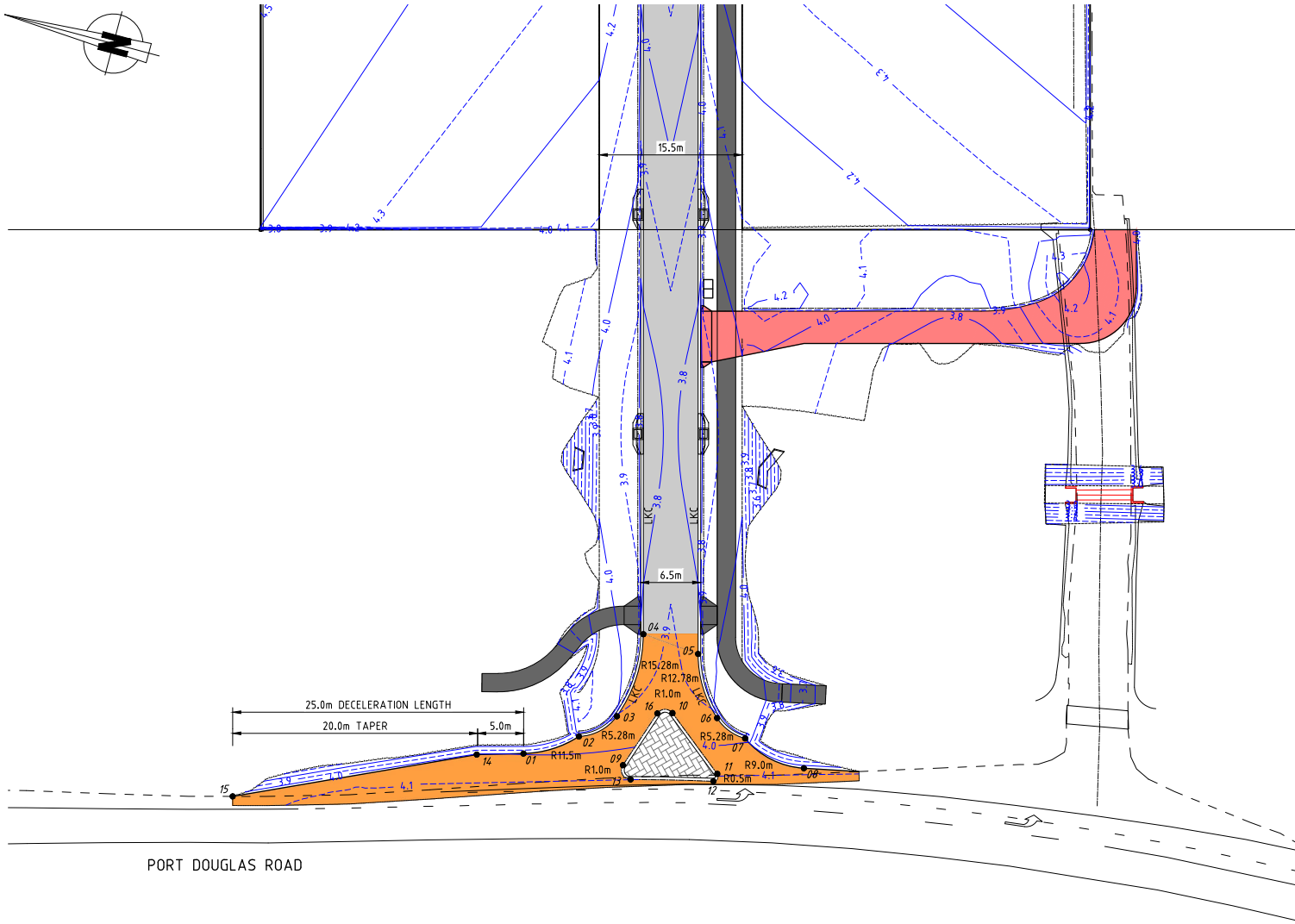
Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	LINEMARKING AND SIGNAGE LAYOUT PLAN		

Drawn	S.B.Y.	Designed	M.S./S.B.Y.	Approved	
Drawing Check	J.W.	Design Check	RPEQ	Date	

Scale (A1 size)	1:250
Drawing is not to be used for construction unless approved.	

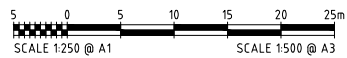
**ARO**

51 Sheridan Street  
Clairns QLD 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298



PORT DOUGLAS ROAD

LAYOUT PLAN  
SCALE 1 : 250 (A1)



NOTES:

1. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH DTMR AND SPECIFICATIONS.
2. KERB LEVELS SHOWN ARE TO LIP OF KERB AND CHANNEL OR PAVEMENT AT FACE OF KERB.
3. DIMENSIONS AND KERB RADI SHOWN ARE TO LIP OF KERB AND CHANNEL OR TO FACE OF KERB ONLY.
4. KERB LEVELS ARE SHOWN EQUALLY DIVIDED BETWEEN KERB TANGENT POINTS.
5. REFER ALSO TO CONTROL LINE SETOUT DETAILS FOR COORDINATES OF ROAD CHAINAGES AND TANGENT POINTS.
6. REFER TO THE FOLLOWING FNQROC AND TMR STANDARD DRAWINGS:  
 51015 - ACCESS CROSSOVERS  
 1033 - KERB AND CHANNEL  
 1446 - KERB RAMP
7. 3D ELECTRONIC DATA IS AVAILABLE TO ASSIST WITH SETOUT.
8. SURVEY PROVIDED BY RPS AUST. EAST CONSULTING PTY LTD. REFER TO SURVEYOR FOR SURVEY CONTROL STATION DETAILS.

SURVEY CONTROL NOTES:

Level Datum: AHD  
 Origin of Coordinates: GDA2020  
 STN 9002 SCREW IN KERB  
 E 5075.865  
 N 9778.160  
 Origin Levels: PM156708  
 RL 7.358  
 Meridian: RP729037

SETOUT TABLE

PT	EASTING	NORTHING	R.L.
01	5006.589	9819.115	3.992
02	5009.930	9813.786	3.960
03	5013.123	9810.367	3.905
04	5022.469	9809.906	3.827
05	5021.937	9803.614	3.838
06	5015.750	9799.823	7.910
07	5014.393	9796.311	3.990
08	5012.925	9789.318	4.077
09	5008.164	9808.367	4.051
10	5015.020	9804.640	3.963
11	5009.896	9798.228	4.092
12	5009.017	9798.431	4.114
13	5006.878	9807.162	4.098
14	5005.172	9823.988	4.018
15	4993.935	9848.388	4.064
16	5014.558	9806.212	3.945

NOTE: ALL RADII ARE MEASURED TO THE LIP OF THE KERB AND CHANNEL.  
 ● 1.5m LENGTH TRANSITION BETWEEN KERB TYPES UNLESS SHOWN OTHERWISE.

THE CONTRACTOR IS TO NOTIFY THE SUPERVISING ENGINEER OF ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND THE CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
12	ISSUED FOR APPROVAL	-	-	16/09/2025
11	PRELIMINARY ISSUE FOR REVIEW	-	-	12/05/2025

Client Logo	
[Client Logo]	

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	SETOUT LAYOUT PLAN		
Drawn	S.B.Y.	Designed	M.S./S.B.Y.
Drawing Check	J.W.	Design Check	RPEQ
Approved		Date	

Scale (A1 size)	1:250
Drawing is not to be used for construction unless approved.	

# FNQROC DEVELOPMENT MANUAL

Council .....  
(INSERT COUNCIL NAME)

## STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

**Name of Development** .....

**Location of Development** .....

**Applicant** .....

**Designer** .....

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.

Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	
Geotechnical requirements	
Geometric Road Design	
Pavements	
Structures / Bridges	
Subsurface Drainage	
Stormwater Drainage	
Site Re-grading	
Erosion Control and Stormwater Management	
Pest Plant Management	
Cycleway / Pathways	

Landscaping	
Water Source and Disinfection/Treatment Infrastructure (if applicable)	
Water Reticulation, Pump Stations and water storages	
Sewer Reticulation and Pump Stations	
Electrical Reticulation and Street Lighting	
Public Transport	
Associated Documentation/ Specification	
Priced Schedule of Quantities	
Referral Agency Conditions	
Supporting Information (AP1.08)	
Other	

Conscientiously believing the above statements to be true and correct, signed on behalf of:

**Designer** ..... **RPEQ No** .....

**Name in Full** .....

**Signature** ..... **Date** .....

**APPENDIX C**  
Electrical Documentation

Chief Executive Officer

24/09/2025

Douglas Shire Council planning and development  
PO Box 723  
MOSSMAN QLD 4873

\  
Dear Douglas Shire Council,

**DESIGN ACCEPTANCE FOR UNDERGROUND WORKS, ELECTRICITY SUPPLY AND STREET LIGHTING - 9 Lot Subdivision Port Douglas  
OUR PROJECT No: 00004015**

We have been engaged by the Developer of the above project and write to you now requesting Council design acceptance of the electrical reticulation and roadway lighting for the above project and confirmation from Council that they accept the changes to the unmetered lighting schedules with Ergon Energy.

We have designed, documented and certified the electrical reticulation and roadway lighting for the above project which will become the property of Ergon Energy after they audit and accept the works.

The works proposed are detailed on the enclosed drawings

Drawing Number	Drawing Title
4015-E01 REV A	UDC UG Electrical Reticulation Site Plan, Ergon Works Schedule and Detail
4015-E02 REV A	UDC UG Electrical Reticulation Conduit Schematic, Schedules and Notes
4015-E03 REV A	UDC UG Electrical Reticulation LV Schematic & Labels, Construction, Lighting & Cable Schedules

**1 WORKS PROPOSED WITHIN COUNCIL CONTROLLED ROAD RESERVES**

The project includes works which are proposed to be carried out in existing road reserve and includes works in land which will become Council controlled road reserve.

Can you please confirm that Council have no objections to the electrical and roadway lighting infrastructure shown on the drawings listed above from being constructed in Council Controlled road reserve.

**2 UNMETERED ROADWAY LIGHTING**

As part of the project and to meet the Council requirements we have designed and documented unmetered roadway lighting as detailed below.

<b>UNMETERED LIGHTING TO BE ADDED TO NPL2 (RATE 2 LIGHTING) TARIFF SCHEDULE</b>
5 x 14W LED Roadway lights

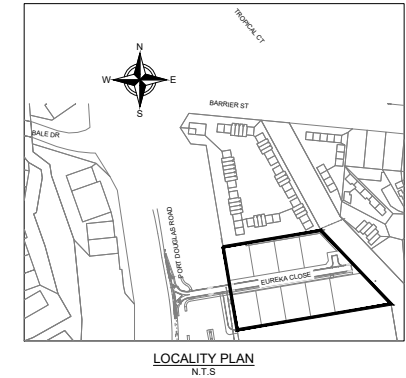
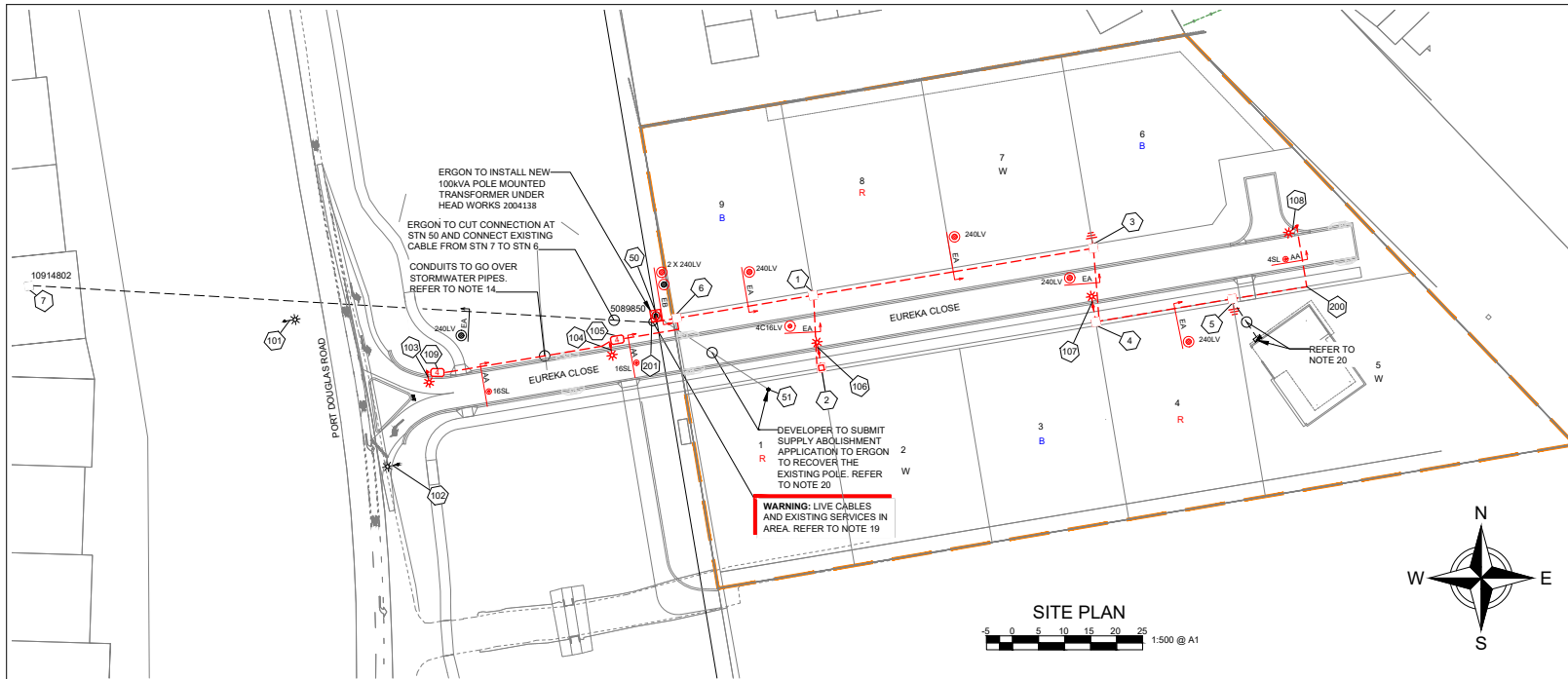
Can you please confirm that Council accepts the changes to the unmetered lighting as per the above.



It would be greatly appreciated if Council could provide a letter or email within 14 days including the above wording so that we can provide it to Ergon Energy. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Eric Berdos  
SPA Consulting Engineers (QLD)  
Attachment: 4015-E01-E03 REV A



**SPA LIGHTING DESIGN COMPLIANCE CERTIFICATE** **spa**  
consulting engineers (QLD)

THIS LIGHTING DESIGN COMPLIES GENERALLY WITH THE NOMINATED CATEGORIES OF AS1158 FOR RATE 1 AND RATE 2 LUMINAIRES.

NAME: Michael Dayot TITLE: ENGINEER RPEQ: 29435

LIGHTING CATEGORIES: LOCAL COUNCIL: DOUGLAS SHIRE COUNCIL LUMINAIRE UPCAST: 0 DEGREES UPCAST ANGLE MAINTENANCE FACTOR: 0.75

THE DESIGN ASSUMES MAINTENANCE FACTORS OF 0.75 FOR MINOR ROAD LIGHTING AND 0.75 FOR MAJOR ROAD LIGHTING. THESE MAINTENANCE FACTORS ARE BASED ON THE FOLLOWING MAINTENANCE SCHEDULE, WHICH MIGHT NOT NECESSARILY BE ADOPTED BY ERGON.

- LAMPS SHALL BE REPLACED AT 36- MONTH INTERVALS.
- ALL THAT TIME, LUMINAIRES SHALL BE CLEANED, INSPECTED AND MAINTAINED.
- VEGETATION SHALL BE KEPT CLEAR OF STREET LIGHTS.
- INSPECTION PATROLS AND SPOT LAMP REPLACEMENT SHALL MAINTAIN SERVICE AVAILABILITY AT NO LESS THAN 95%.
- LUMINAIRES AND LAMPS SHALL BE REPLACED WITH EXACT EQUIVALENTS.

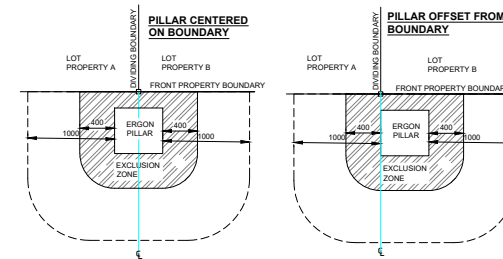
ALL LIGHTING CALCULATIONS ARE AVAILABLE UPON REQUEST.

FOR LIGHTING ARRANGEMENT, SPACINGS, MOUNTING HEIGHTS, OUTREACH DETAILS AND SIGNIFICANT ROAD FEATURES, REFER TO DRAWING.

ERGON WORKS SCHEDULE									
STN NO	SITE LABEL	POLE ALIGNMENT	POLE SETTING DEPTH	ACTION	CONSTRUCTION CLASS	CONSTRUCTION CODE	DRAWING NUMBER	POSITION ON POLE	REMARKS
50	5089850			INSTALL - ERGON	LV CABLE TERMINATION	LV CT P/240/P/AL	5056		COILED CABLE AT STN 50 FOR FINAL TERMINATION BY ERGON ENERGY.
50	5089850			INSTALL - ERGON	POLE MOUNTED TRANSFORMER				ERGON TO INSTALL NEW 100KVA POLE MOUNTED TRANSFORMER. INSTALLATION WILL BE UNDER HEADWORKS 2004138. COILED CABLE FOR FINAL TERMINATION BY ERGON ENERGY.

ERGON WORKS CABLE SCHEDULE								
STN FROM	STN TO	ACTION	VOLTAGE	CONSTRUCTION CODE	ROUTE LENGTH	CABLE LENGTH	REMARKS	
7	6	INSTALL - ERGON	415V	LV-240C/673	22	26	ERGON TO CUT CONNECTION AT STN 50 AND CONNECT EXISTING CABLE FROM STN 7 TO STN 6	

**SITE PLAN**



**DETAIL A: PILLAR LOCATION CLEARANCE FROM LOT ACCESS**

- WHERE REQUIRED PILLAR TO BE INSTALLED OFFSET FROM PROPERTY BOUNDARY TOWARD ADJACENT LOT, UNLESS DRIVEWAY ACCESS FOR BOTH LOTS ARE LOCATED ON THE COMMON BOUNDARY.
- EDGE OF PILLAR CANNOT BE LOCATED MORE THAN 100mm FROM PROPERTY BOUNDARY PEG.
- DRIVEWAY ACCESS TO LOTS CANNOT BE LOCATED WITHIN 1m OF THE EDGE OF PILLAR, AS SHOWN.

**FOR CONSTRUCTION**

ON COMPLETION, MARK UP THIS, PRINT CLEARLY WITH ALL FINAL CHANGES AND RETURN TO PROJECT MANAGER.

CHANGES: YES/NO

**ELECTRICAL CONTRACTOR**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CIVIL CONTRACTOR**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

Code	Date	Description	Revised	11/03/25	FOR CONSTRUCTION	EB
------	------	-------------	---------	----------	------------------	----



Tel: (07) 4032 3311 or (07) 4728 3026  
PO Box 664 North Cairns QLD 4870  
Email Address: admin@spaconslting.com.au  
A business unit of SPA Consulting Engineers (QLD) Pty Ltd ABN: 91 000 884 418

**TRENCH SECTIONS-LEGEND**

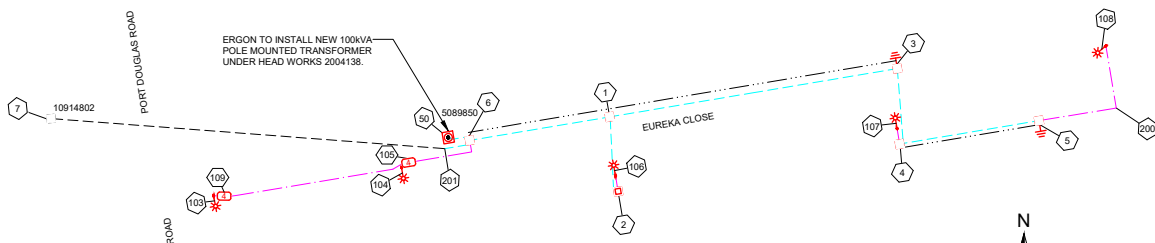
- ⊗ SPARE HV CONDUIT - EXISTING
- ⊗ SPARE HV CONDUIT - PLANNED
- ⊗ CABLE - PLANNED
- ⊗ CABLE - EXISTING
- ⊗ CONDUITS - EXISTING
- ⊗ CONDUITS - PLANNED

**LEGEND**

- ZERO LOT BOUNDARY
- 150mm HV DUCT
- 125mm HV DUCT
- 100mm LV DUCT
- LIGHTING DUCT
- 35mm sq ANNEALED BARE COPPER EARTH
- CABLE EXISTING
- CABLE PLANNED
- CABLE RECOVER
- EQUIPMENT EXISTING
- EQUIPMENT RECOVER
- EQUIPMENT PLANNED

- ☑ SUBSTATION
- ☑ RING MAIN UNIT
- ☑ CROSS ROAD PILLAR
- ☑ LINKING PILLAR
- ☑ LIGHTING PIT
- ☑ CABLE JOINT
- ☑ N1, N2, N3 PILLARS
- ☑ DISTRIBUTION CABINET
- ☑ STREETLIGHT
- ☑ EARTH
- ☑ HV/LV POLE
- ☑ POLE MOUNTED TRANSFORMER
- ☑ CIA1 & CIA2 PILLARS
- ☑ HV POLE
- ☑ LV POLE

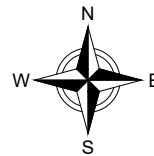
Drawing Title		Date	MARCH 2025
9 LOTS SUBDIVISION PORT DOUGLAS UDC UG ELECTRICAL RETICULATION SITE PLAN, ERGON WORK SCHEDULE AND DETAIL		Scale	1:500@A1
Project Description		Drawn	EB
9 LOTS SUBDIVISION PORT DOUGLAS, PORT DOUGLAS QLD 4877		RPEQ Design Certification	Michael Dayot 29435
ERGON Project Number		Sheet	1 OF 3
1995461		SPA Drawing Number	4015-E01
Revision		Revision	A



**CONDUIT SCHEMATIC**

NOTE:  
CONDUITS SHOWN ARE INDICATIVE ONLY. DO NOT USE AS REFERENCE FOR CONDUIT LAYING. REFER TO CONDUIT SCHEDULE FOR STATION TO STATION DETAILS AND CONDUIT BEND INFORMATION. REFER TO SITE PLAN AND WORKPLAN NOTES FOR TRENCH SECTION DETAILS.

CIVIL INSTALLERS NOTE:  
EACH PILLAR REQUIRES 2 x 50mm LEAD IN CONDUITS. BENDS TO BE INSTALLED AS PER ERGON STANDARD DRAWINGS.



**WORKPLAN NOTES**

- FOR STANDARD UNDERGROUND DUCT SECTIONS REFER TO UNDERGROUND CONSTRUCTION MANUAL DRAWING 5168.
- POLYMERIC COVER TO BE INSTALLED OVER CONDUITS OUTSIDE NORMAL ERGON ALIGNMENT AS PER ERGON DRAWING. 5022-1 AND 5124-1 & 2.
- STANDARD TRENCH ALIGNMENT IS 0.3 TO 1.2 METRES OFF PROPERTY ALIGNMENT SUBJECT TO LOCATION OF OTHER SERVICES. REFER TO UNDERGROUND CONSTRUCTION MANUAL DRAWING 5228.
- STREETLIGHT POLE FOOTINGS SHALL BE LOCATED PERPENDICULAR TO THE KERB AND SQUARE FROM THE FRONT BOUNDARY PEG ENSURING NO CONFLICT WITH FUTURE DRIVEWAYS, UNLESS DETAILED OTHERWISE. WHERE DIMENSIONS ARE SHOWN, THEY TAKE PRECEDENCE OVER GRID COORDINATES.
- ALL CONDUITS SHALL BE CONTINUOUS UNLESS DETAILED OTHERWISE.
- REFER TO UNDERGROUND CONSTRUCTION MANUAL DRAWING 5162 FOR CONDUIT BEND DETAILS AT PILLARS.
- FOR STANDARD UDC CONSTRUCTION PRACTICES REFER TO DRAWINGS 5022, 5085 AND 5124.
- MINOR STREETLIGHTS - THE DEVELOPER SHALL SUPPLY AND INSTALL STREETLIGHT BASES. FOUNDATION DEPTH IS 1200mm FOR MINOR STREETLIGHTS. REFER TO LIGHTING CONSTRUCTION MANUAL DRAWING 1-6-4-1 & 2.
- THE LIGHTING DESIGN INCLUDES AN ALLOWANCE FOR CONSTRUCTION TOLERANCE OF LIGHT POLES SUCH THAT ANY STREETLIGHT CAN BE POSITIONED UP TO A MAXIMUM OF ±350mm LONGITUDINALLY FROM THE POSITION SHOWN AND UP TO 100mm MAXIMUM FURTHER AWAY FROM KERB EDGE, INCLUDING POLES WITH GRID COORDINATES, AND STILL MAINTAIN COMPLIANCE.
- CONFIRM ALL CONDUIT AND CABLE LENGTHS PRIOR TO INSTALLATION.
- WHERE SHOWN, 35mm sq ANNEALED BARE Cu EARTH SHALL BE INSTALLED AT BOTTOM OF TRENCH, IN NATURAL SOIL, BELOW BEDDING SAND, LOCATED A MINIMUM OF 50mm HORIZONTALLY TOWARDS PROPERTY BOUNDARY FROM CONDUITS (HV OR LV) INSTALLED ON PROPERTY BOUNDARY SIDE OF TRENCH. COIL 2m OF CABLE AT SPECIFIED STATIONS IN THE CONDUIT DUCTING SCHEDULE AND ALL REQUIRED JOINTS FOR CONNECTION BY ELECTRICAL CONTRACTOR. THE USE OF THE EARTH ROD CONNECTOR (U-BOLT, IIN: 07/19437) IS NOT ACCEPTABLE FOR CONDUCTOR / CABLE TO CONDUCTOR / CABLE CONNECTIONS. IN ADDITION PARALLEL GROOVE CLAMPS ARE NOT ACCEPTABLE FOR JOINTING OR CONNECTING EARTHS BELOW GROUND LEVEL. ACCEPTABLE METHODS SHALL BE EITHER A CRIMP LINK OR A 'C' TYPE COMPRESSION CONNECTOR. CRIMP LINKS AND 'C' TYPE COMPRESSION CONNECTORS ARE AVAILABLE FROM ERGON ENERGY STORES IN: 0157746 AND IIN: 2406222 RESPECTIVELY.
- IN ACCORDANCE WITH ELECTRICAL SAFETY ACT, A SAFETY OBSERVER MUST BE PRESENT AT ALL TIMES WHEN WORKING IN THE VICINITY OF ENERGISED CABLES. CONTACT ERGON ENERGY ON 131046.
- ELECTRONIC CABLE MARKERS (ECMS) ARE TO BE SUPPLIED AND INSTALLED AT ENDS OF ALL SPARE CONDUITS INCLUDING (SPARE ROAD CROSSINGS, CONDUIT STUBS, FOR FUTURE STAGES, SPARE CONDUITS FOR FUTURE HV, ETC) AND AT ALL CABLE JOINTS. REFER TO ERGON STANDARD SPECIFICATIONS RSC07, RSC08, & RSM02.
- WHERE NOTED ON THE DESIGN, CONCRETE COVER SHALL BE INSTALLED ABOVE CONDUIT WHERE CONDUIT BURIAL DEPTH IS LESS THAN THAT SPECIFIED IN UNDERGROUND CONSTRUCTION MANUAL DRAWING 5163. FOR FOOTPATHS REFER TO UNDERGROUND CONSTRUCTION MANUAL DRAWING 5017.
- WHERE NOTED ON THE DESIGN, ELECTRICAL CONDUITS SHALL BE INSTALLED UNDERNEATH STORMWATER PIPES WHERE CLASHES OCCUR. SEPARATION FROM BOTTOM OF STORMWATER PIPE TO TOP OF ERGON CONDUIT SHALL BE NO LESS THAN 300mm.
- ALL CONTRACTORS MUST CARRY OUT A DIAL BEFORE YOU DIG ENQUIRY BEFORE COMMENCING ANY EXCAVATION.
- INSTALL PILLAR OFFSET IN ACCORDANCE WITH ERGON DRAWING 5196-2 & DETAIL A.
- CONTRACTOR TO SUPPLY AND INSTALL ENGRAVED LABEL LOCATED ON LIGHTING TERMINAL STATING "LIGHT FED FROM PILLAR ASSET NUMBER \_\_\_\_\_".
- WARNING:** LIVE CABLES AND EXISTING SERVICES IN AREA. CONTRACTOR TO USE POT HOLING, HYDRO-VAC EXCAVATION AND CABLE LOCATION WHEN INSTALLING NEW INFRASTRUCTURE.
- DEVELOPER CONTRACTOR TO CARRY OUT ALL WORK NECESSARY TO CONNECT EXISTING MSB TO NEW UNDERGROUND NETWORK PILLAR TO STN 5. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3000.
- CONTRACTOR SHALL NOT INSTALL PITS AT THE BOTTOM OF DRAINS, VEHICLE PATHS, ROADWAYS, DRIVEWAYS, DRAIN INVERTS, BIKEWAYS, RAMPS, PEDESTRIAN ALIGNMENTS, WHEELCHAIR ACCESS OR PATHWAYS.

STN NO	SITE LABEL	POLE ALIGNMENT	POLE SETTING DEPTH	ACTION	CONSTRUCTION CLASS	CONSTRUCTION CODE	DRAWING NUMBER	POSITION ON POLE	REMARKS
1	12715728			INSTALL	PILLAR	LV PN2/6/240	5026		
2	12715729			INSTALL	PILLAR	LV PX6S/16CU	5041		
3	12715730			INSTALL	EARTH	E MEN/PIL	5085		
3	12715730			INSTALL	PILLAR	LV PN2/6/240	5026		
4	12715731			INSTALL	PILLAR	LV PN2/6S/240	5026		
5	12715732			INSTALL	EARTH	E MEN/PIL	5085		
5	12715732			INSTALL	PILLAR	LV PN1/6S/240	5025		
6	12715863			INSTALL	PILLAR	LV PN3/6S/240	5027		
7	10914802			EXISTING	PILLAR				
50	5089850			INSTALL - ERGON	LV CABLE TERMINATION	LV CT P/240/P/AL	5056		COILED CABLE AT STN 50 FOR FINAL TERMINATION BY ERGON ENERGY.
50	5089850			EXISTING	POLE				
50	5089850			INSTALL - ERGON	POLE MOUNTED TRANSFORMER				ERGO TO INSTALL NEW 100KVA POLE MOUNTED TRANSFORMER. INSTALLATION WILL BE UNDER HEAD/WORKS 2004138. COILED CABLE FOR FINAL TERMINATION BY ERGON ENERGY.
51	5089850A			EXISTING	POLE				DEVELOPER TO SUBMIT APPLICATION FOR ABOLISHMENT OF EXISTING SERVICE POLE
101				EXISTING	POLE				TMR OWNED
102				EXISTING	POLE				TMR OWNED
103	12715733	0.82M FROM IOK		INSTALL	POLE	SL BPM/75/1 15 CI	1-6-4-1 & 2		REFER TO NOTE 18
104	12715734	0.82M FROM IOK		INSTALL	POLE	SL BPM/75/1 15 CI	1-6-4-1 & 2		REFER TO NOTE 18
105	12715735			INSTALL	TYPE 4 LOOP PIT	SUG SLL PIT4	1-4-9-1		REFER TO NOTE 21
106	12715736	0.82M FROM IOK		INSTALL	POLE	SL BPM/75/1 15 CI	1-6-4-1 & 2		
107	12715737	0.82M FROM IOK		INSTALL	POLE	SL BPM/75/1 15 CI	1-6-4-1 & 2		
108	12715738	0.82M FROM IOK		INSTALL	POLE	SL BPM/75/1 15 CI	1-6-4-1 & 2		REFER TO NOTE 18
109	12716038			INSTALL	TYPE 4 LOOP PIT	SUG SLL PIT4	1-4-9-1		REFER TO NOTE 21

STN FROM	STN TO	ACTION	CONSTRUCTION CODE	LENGTH (m)	No. of LENGTHS / DRUM	BENDS (Degrees/Radius(mm) x No.)	Remarks
1	2	INSTALL - CIVIL	C10GL	13	2.2	90/450x2 15/1830x2	
3	4	INSTALL - CIVIL	C10GL	14	2.3	45/1830x2 15/1830x4	
108	200	INSTALL - CIVIL	C50H	12	3.0	90/300x1 90/600x2	CONNECT TO VERGE CONDUIT AT STN 200

STN FROM	STN TO	ACTION	CONSTRUCTION CODE	LENGTH (m)	No. of LENGTHS / DRUM	BENDS (Degrees/Radius(mm) x No.)	Remarks
1	3	INSTALL - CIVIL	C10GL	55	9.2	45/1830x2	
2	106	INSTALL - CIVIL	C50H	3	0.8	90/300x2	
4	5	INSTALL - CIVIL	C10GL	27	4.5	45/1830x2	
4	5	INSTALL - CIVIL	35mm2 ANNEALED BARE Cu EARTH	26	0.1		COIL 2M OF CABLE AT STN 5 FOR CONNECTION BY ELECTRICAL CONTRACTOR. LEAVE AT BOTTOM OF TRENCH AT STN 4.
4	107	INSTALL - CIVIL	C50H	3	0.8	90/300x2	
5	200	INSTALL - CIVIL	C50H	15	3.8	90/300x1	CONNECT TO CROSSING CONDUIT AT STN 200
6	1	INSTALL - CIVIL	C10GL	31	5.2	45/1830x2	
6	3	INSTALL - CIVIL	35mm2 ANNEALED BARE Cu EARTH	81	0.3		COIL 2M OF CABLE AT STN 3 FOR CONNECTION BY ELECTRICAL CONTRACTOR. LEAVE AT BOTTOM OF TRENCH AT STN 6.
6	105	INSTALL - CIVIL	C50H	14	3.5	90/300x2 90/600x1	CONDUIT ALIGNMENT 1.5M FROM I.O.K
6	201	INSTALL - CIVIL	C10GL	6	1.0	45/1830x2	CAP CONDUIT BESIDE EXISTING CONDUIT FOR CONNECTION BY ERGON ENERGY.
50	6	INSTALL - CIVIL	C10GL	17	2.8	45/1830x2	
105	104	INSTALL - CIVIL	C50H	3	0.8	90/300x2	
105	109	INSTALL - CIVIL	C50H	36	9.0	90/300x2 90/600x1	CONDUIT ALIGNMENT 1.5M FROM I.O.K
109	103	INSTALL - CIVIL	C50H	3	0.8	90/300x2 90/600x1	

**FOR CONSTRUCTION**

ON COMPLETION, MARK UP THIS PRINT CLEARLY WITH ALL FINAL CHANGES AND RETURN TO PROJECT MANAGER.

CHANGES: YES/NO

**ELECTRICAL CONTRACTOR**

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**CIVIL CONTRACTOR**

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Code	Date	Description	Revised	Code	Date	Description
A	11/03/25	FOR CONSTRUCTION	EB			

**spa consulting engineers**  
 Tel: (07) 4032 3311 or (07) 4728 3026  
 PO Box 664 North Cairns QLD 4870  
 Email Address: admin@spaconslting.com.au  
 A wholly owned unit of SPA Consulting Engineers (Qld) Pty Ltd. ABN: 91 009 884 418

**TRENCH SECTIONS-LEGEND**

- ⊗ SPARE HV CONDUIT - EXISTING
- ⊙ SPARE HV CONDUIT - PLANNED
- ⊕ CABLE - PLANNED
- ⊖ CABLE - EXISTING
- ⊗⊙⊕⊖ CONDUITS - EXISTING
- ⊗⊙⊕⊖ CONDUITS - PLANNED

**LEGEND**

- ZERO LOT BOUNDARY
- 150mm HV DUCT
- 125mm HV DUCT
- 100mm LV DUCT
- LIGHTING DUCT
- 35mm sq ANNEALED BARE COPPER EARTH
- CABLE EXISTING
- CABLE PLANNED
- CABLE RECOVER
- EQUIPMENT EXISTING
- EQUIPMENT RECOVER
- EQUIPMENT PLANNED

- ☑ SUBSTATION
- ☑ RING MAIN UNIT
- ☑ CROSS ROAD PILLAR
- ☑ LINKING PILLAR
- ☑ LIGHTING PIT
- ☑ CABLE JOINT
- ☑ N1, N2, N3 PILLARS
- ☑ DISTRIBUTION CABINET
- ☑ STREETLIGHT
- ☑ EARTH
- ☑ HV/LV POLE
- ☑ LV POLE
- ☑ POLE MOUNTED TRANSFORMER
- ☑ CJA1 & CJA2 PILLARS
- ☑ HV POLE

Drawing Title: **9 LOTS SUBDIVISION PORT DOUGLAS UDC UG ELECTRICAL RETICULATION CONDUIT SCHEMATIC, CONDUIT SCHEDULES AND NOTES**

Project Description: **9 LOTS SUBDIVISION PORT DOUGLAS, PORT DOUGLAS QLD 4877**

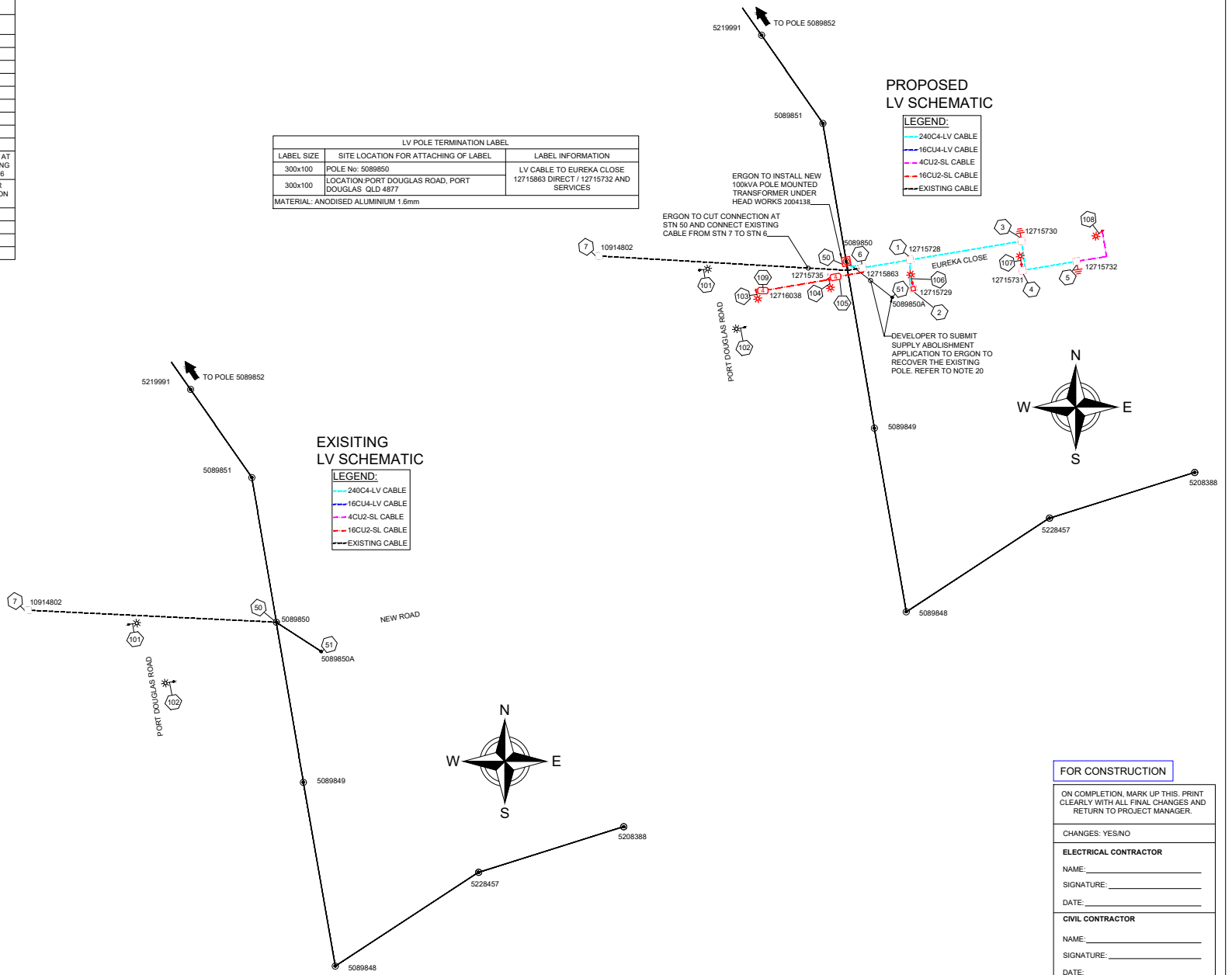
Date	MARCH 2025
Scale	NTS
Drawn	EB
RFEQ Design Certification	Michael Dayot 29435
Sheet	2 OF 3
ERGON Project Number	1995461
SPA Drawing Number	4015-E02
Revision	A

UNDERGROUND CABLE SCHEDULE							
STN FROM	STN TO	ACTION	VOLTAGE	CONSTRUCTION CODE	ROUTE LENGTH	CABLE LENGTH	REMARKS
1	2	INSTALL	415V	LV-16CU4/614	13	17	
1	3	INSTALL	415V	LV-240C4/673	55	59	
2	106	INSTALL	240V	LVI-4CU2NS/1671	3	8	
3	4	INSTALL	415V	LV-240C4/673	14	18	
4	5	INSTALL	415V	LV-240C4/673	27	31	
4	107	INSTALL	240V	LVI-4CU2NS/1671	3	8	
5	108	INSTALL	240V	LVI-4CU2NS/1671	26	31	
6	1	INSTALL	415V	LV-240C4/673	31	35	
6	105	INSTALL	240V	LVI-16CU2NS/1872	14	18	
7	6	INSTALL - ERGON	415V	LV-240C4/673	22	26	ERGON TO CUT CONNECTION AT STN 50 AND CONNECT EXISTING CABLE FROM STN 7 TO STN 6
50	6	INSTALL	415V	LV-240C4/673	17	34	COIL CABLE AT STN 50. FOR FINAL TERMINATION BY ERGON ENERGY
105	104	INSTALL	240V	LVI-4CU2NS/1671	3	8	
105	109	INSTALL	240V	LVI-16CU2NS/1672	36	40	
109	103	INSTALL	240V	LVI-4CU2NS/1671	3	8	

PUBLIC LIGHTING SCHEDULE							
STN NO	SITE LABEL	ACTION	CONSTRUCTION CODE	RATE	TARIFF OWNER	MOUNTING HEIGHT (m)	REMARKS
101		EXISTING					TMR OWNED
102		EXISTING					TMR OWNED
103	12715733	INSTALL	SLED SY 0137 A	RATE 2	DSC	7.5	
104	12715734	INSTALL	SLED SY 0137 A	RATE 2	DSC	7.5	
106	12715736	INSTALL	SLED SY 0137 A	RATE 2	DSC	7.5	
107	12715737	INSTALL	SLED SY 0137 A	RATE 2	DSC	7.5	
108	12715738	INSTALL	SLED SY 0137 A	RATE 2	DSC	7.5	

LV POLE TERMINATION LABEL		
LABEL SIZE	SITE LOCATION FOR ATTACHING OF LABEL	LABEL INFORMATION
300x100	POLE No: 5089850	LV CABLE TO EUREKA CLOSE
300x100	LOCATION: PORT DOUGLAS ROAD, PORT DOUGLAS QLD 4877	12715863 DIRECT / 12715732 AND SERVICES

MATERIAL: ANODISED ALUMINIUM 1.6mm



**FOR CONSTRUCTION**

ON COMPLETION, MARK UP THIS. PRINT CLEARLY WITH ALL FINAL CHANGES AND RETURN TO PROJECT MANAGER.

CHANGES: YES/NO

**ELECTRICAL CONTRACTOR**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CIVIL CONTRACTOR**

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

11/03/25	FOR CONSTRUCTION	EB
----------	------------------	----



Tel: (07) 4032 3311 or (07) 4728 3026  
PO Box 664 North Cairns QLD 4870  
Email Address - admin@spaconslting.com.au  
A business unit of SPA Consulting Engineers (Qld) Pty Ltd ABN 91 009 884 418

**TRENCH SECTIONS-LEGEND**

- ⊗ SPARE HV CONDUIT - EXISTING
- ⊗ SPARE HV CONDUIT - PLANNED
- ⊗ CABLE - PLANNED
- ⊗ CABLE - EXISTING
- ⊗ CONDUITS - EXISTING
- ⊗ CONDUITS - PLANNED

**LEGEND**

- ZERO LOT BOUNDARY
- 150mm HV DUCT
- 125mm HV DUCT
- 100mm LV DUCT
- LIGHTING DUCT
- 35mm sq ANNEALED BARE COPPER EARTH
- CABLE EXISTING
- CABLE PLANNED
- CABLE RECOVER
- EQUIPMENT EXISTING
- EQUIPMENT RECOVER
- EQUIPMENT PLANNED

- ☑ SUBSTATION
- ☑ RING MAIN UNIT
- ☑ CROSS ROAD PILLAR
- ☑ LINKING PILLAR
- ☑ LIGHTING PIT
- ☑ CABLE JOINT
- ☑ N1, N2, N3 PILLARS
- ☑ DISTRIBUTION CABINET
- ☑ STREETLIGHT
- ☑ EARTH
- ☑ HV/LV POLE
- ☑ POLE MOUNTED TRANSFORMER
- ☑ C/A1 & C/A2 PILLARS
- ☑ HV POLE
- ☑ LV POLE

Drawing Title		Date	MARCH 2025
9 LOTS SUBDIVISION PORT DOUGLAS UDC UG ELECTRICAL RETICULATION LV SCHEMATIC, LABEL, CONSTRUCTION LIGHTING AND CABLE SCHEDULES		Scale	NTS
Project Description		Drawn	EB
9 LOTS SUBDIVISION PORT DOUGLAS, PORT DOUGLAS QLD 4877		RPEQ Design Certification Michael Dayot 29435	3 OF 3
Project Description		Sheet	3 OF 3
9 LOTS SUBDIVISION PORT DOUGLAS, PORT DOUGLAS QLD 4877		ERGON Project Number	1995461
Project Description		SPA Drawing Number	4015-E03
Project Description		Revision	A

## FNQROC DEVELOPMENT MANUAL

Council: .....Douglas Shire Council.....

### STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

**Name of Development:** 9 Lots Subdivision port Douglas

**Location of Development:** Lot 3 RP729037 Port Douglas QLD 4877

**Applicant:** J S Donald c/ - ARO Industries

**Designer:** SPA Consulting Engineers (Qld)

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, except as noted below.

Compliance with the requirements of the Operational Works Design Guidelines	Compliance Yes/No	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	N/A	
Geometric Road Design	N/A	
Pavements	N/A	
Structures / Bridges	N/A	
Subsurface Drainage	N/A	
Stormwater Drainage	N/A	
Site Re-grading	N/A	
Erosion Control and Stormwater Management	N/A	
Pest Plant Management	N/A	
Cycleway / Pathways	N/A	
Landscaping	N/A	
Water Reticulation	N/A	
Electrical Reticulation	YES	
Associated Documentation/ Specification	N/A	
Priced Schedule of Quantities	N/A	

Conscientiously believing the above statements to be true and correct, signed on behalf of:

**Designer:** SPA Consulting Engineers (Qld)..... **RPEQ No:** 29435.....

**Name in Full:** Michael Dayot

**Signature:** 

**Date:** 23/07/2025

Project Name: 9 Lot Subdivision Port Douglas  
 Drawing No: 4015-E01-E03 REV A



Council: Douglas Shire Council

I certify this design meets the compliance requirements of AS/NZS 1158.3.1:2020  
 Michael Dayot RPEQ 29435

LUMINAIRE / POLE / PHOTOMETRIC INFORMATION TABLE			
Category	PR5	Luminaire Type	IV
Luminaire Type	Sylvania Street - Single	Luminaire Wattage	SLED SY 0137 A
Pole Height (m)	5.5	Luminaire Outreach (m)	0.3
Foundation Depth (mm)	1200	Outreach (m)	Standard 1.5m
Upcast	0	Uplift (m)	2
Mounting Height (m)	7.5	Cleaning / Replacement	36 Months
Lamp	LED 13.7W	Pollution Level	Medium
Photometric File	StreetLED3 13.7W 4K Aero - 200376BPH.cie	IP Rating	IP6x
Lamp Type	LED	LLMF	0.8
Lumens	1819	MF	0.75
Ergon Construction Code	SLEDSY0137A		

LIMITING LTPs			
Min Av E <sub>H</sub>	0.85	Min E <sub>H</sub> Maint	0.14
Lamp Type	4	U <sub>p</sub> Maint	10

HAS COMPLIANCE WITH THE FOLLOWING ELEMENTS BEEN MET?	
Is compliance with the maximum permissible spacing achieved on all straights and curves?	YES
For curved sections, does a straight line joining successive luminaires lie within the road reserve or is at least one luminaire located within the hatched area, as shown in figure 4.1?	YES
Has a luminaire associated with one of the intersecting roads been located within the hatched area shown in figure 4.1, and where differing levels of Category P lighting are provided, the luminaire is a type that complies with the higher lighting category?	YES
For Tee-intersections, has the first luminaire in the joining road been located as described in clause 4.3.1e?	YES
Where pedestrian refuges are located on roads requiring category P lighting, is the maintained horizontal illuminance over the surface of the refuge, within the design area shown in figure 4.4, not less than 3.5 Lux?	N/A
Do maximum spacing for luminaires in cul-de-sacs comply with Clause 4.2.1, and are the provisions of Clauses 4.3.3 met?	YES
Lighting design compliance is conditional on all lights being operational.	
Is the maintained horizontal illuminance over the surface not be less than 3.5 lux for the design areas defined below:	Modelling Software Used:
Roundabouts N/A	LATMDs N/A
	AGI 32 & PlePcat

ROAD INFORMATION TABLE				RESULTS TABLE				ELEMENTS FOR THIS ROAD							
Road Name	Road Reserve Width (m)	Distance to Kerb (m)	Offset (m)	Spacing Value from PlePal S	Min Av E <sub>H</sub>	Min E <sub>H</sub> Maint	U <sub>p</sub> Maint	Straights Single Sided	Straights Staggered	Curves (Single or Staggered)	T-Inter sections	Pedestrian Refuges	LATMDs	Cul-de-sacs	Roundabouts
ROAD 1	15.5	4.5	5.48	67.2	0.9	0.14	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROAD 1	15.5	4.5	5.48	67.4	0.88	0.14	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Comments: nil

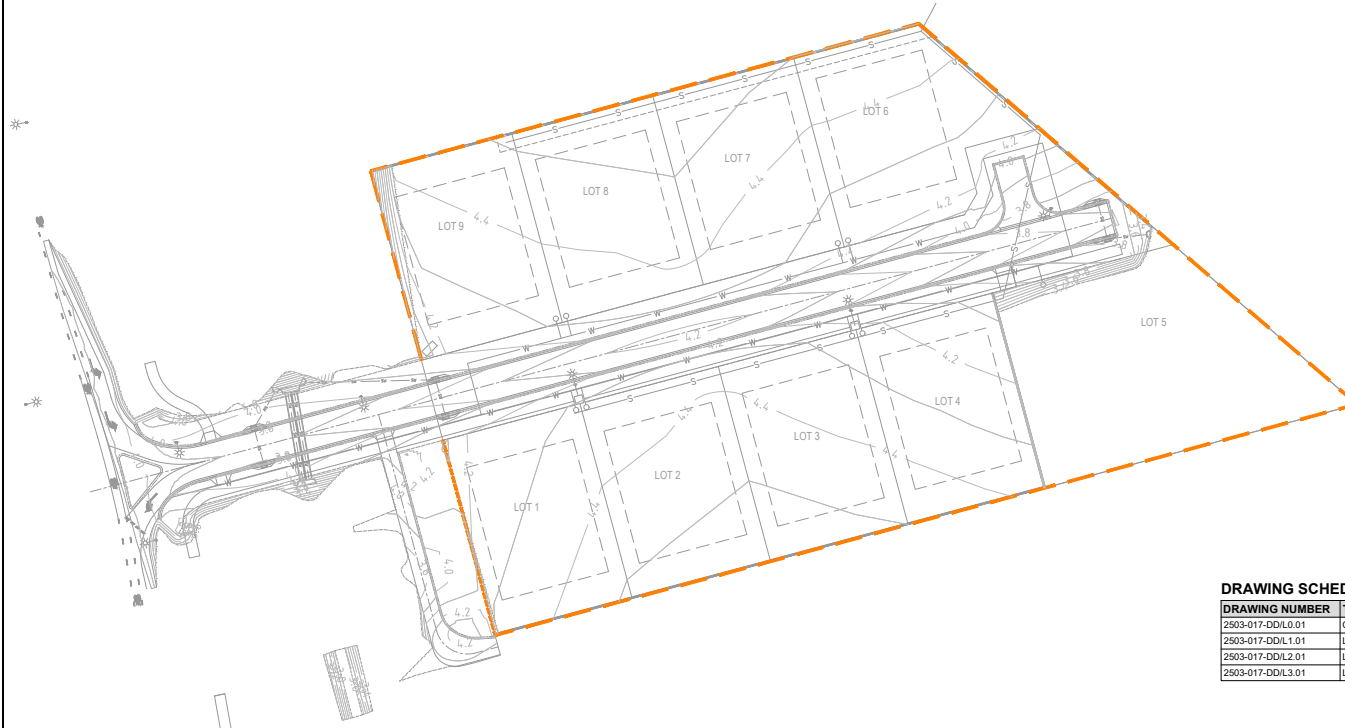
**APPENDIX D**  
Landscaping Plans

# LOT 3 PORT DOUGLAS ROAD

JOHN DONALD

LANDSCAPE DOCUMENTATION ISSUE: OPERATIONAL WORKS APPROVAL DATE: 10/03/2026

LOCALITY PLAN 1:500 / A1



### DRAWING SCHEDULE

DRAWING NUMBER	TITLE	REVISION
2503-017-DD/L0.01	COVERSHEET / LOCALITY PLAN	01
2503-017-DD/L1.01	LANDSCAPE PLAN	01
2503-017-DD/L2.01	LANDSCAPE DETAILS	01
2503-017-DD/L3.01	LANDSCAPE SPECIFICATIONS	01

### PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	STAKE	QTY
<b>SHADE TREES</b>						
ATR FIT	ATRACTOCARPUS FITZALANII	NATIVE GARDENIA	45L	AS SHOWN	YES	9

GENERAL: The contractor shall review the plant schedule to ensure that the drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the contractor's responsibility to resolve immediately with the Landscape Architect and do so prior to providing tender pricing, signing work contracts or commencement of works.

### IMPORTANT NOTE

This plan was prepared for the sole purpose of JOHN DONALD ("Client") for the specific purpose of OPERATIONAL WORKS APPROVAL ("Purpose"). This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.

Landplan LA will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:

- Third Party publishing, using or relying on the plan;
- Landplan LA relying on base and services information provided to it by the Client or a Third Party where the base and services information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
- any inaccuracies or other faults with information or data sourced from a Third Party;
- Landplan LA relying on surface indicators that are incorrect or inaccurate;
- the Client or any Third Party not verifying information in this plan where recommended by Landplan LA;
- lodgment of this plan with any local authority against the recommendation of Landplan LA;
- the accuracy, reliability, suitability or completeness of any estimates or approximations made or referred to by Landplan LA in this plan.

Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan. The dimensions, area, size and location of improvements and number of lots shown on this plan are approximate only and may vary. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.

Cadastral boundaries are obtained by title dimensions and digitising from existing cadastral maps. These boundaries have not been verified and are approximate only. Landplan LA will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to Landplan LA relying on base information provided to it by - where the base information is incorrect, incomplete, inaccurate, out-of-date or unreasonable. Landplan LA will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to Landplan LA relying on building information provided to it by - where the building information is incorrect, incomplete, inaccurate, out-of-date or unreasonable. Refer to - Civil Engineer's drawings for finished surface levels unless shown on Landscape drawings. Retain existing levels to buildings and adjacent surfaces except where instructed by the Landscape Architect. All new finished surfaces are to align flush with existing surface levels. Refer to - Civil Engineer's drawings for path and kerb crossover setting out.

Refer to - Civil Engineer's drawings for service locations. All services are to be verified on site prior to any excavation / construction. Trees to be located minimum 1m from services. All services are indicative only.

Final set-out for all landscape treatments to be confirmed on site by the Landscape Architect.

Unless shown on the landscape drawings, refer to Structural Engineer's drawings for jointing, reinforcement, structural fixings etc for all walls and pavements.

All trees marked within / adjacent to vehicle sightlines are to be set out on site prior to installation and approved by the Landscape Architect and Traffic Engineer.

For Lighting requirements refer Electrical Engineers drawings. The contractor shall review the plant schedule to ensure that drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the contractor's responsibility to resolve immediately with the Landscape Architect and prior to providing tender pricing, signing work contracts or commencement of works.

### GENERAL NOTES

1. Refer to Engineers' drawings for finished surface levels unless shown on Landscape drawings. Retain existing levels to buildings and adjacent surfaces except where instructed by the superintendent. All new finished surfaces are to align flush with existing surface levels.

2. Refer to Engineers' drawings for path and kerb crossover setting out, service locations, jointing and conduiting in pavement, all structural fixings and reinforcements to pavements and walls etc., lighting and hydraulic elements.

3. Final setout for all landscape treatments to be confirmed on site by the superintendent.

**UNDERGROUND SERVICES:**  
The locations of underground services are approximate only and their exact location should be determined on site. No guarantee is given that all existing services are shown.

**STREET TREE SETTING OUT PRINCIPLES:**  
Trees are to be planted in accordance with FNQROC Design Guidelines D9 - Landscaping, at the following spacings:

- 4.0m min. from electricity or telecommunications poles or pillars
- 7.5m min. from streetlights
- 4.0m radius from high voltage transmission lines
- 2.0m from stormwater pits
- 0.8 - 1.0m from back of kerb
- 3.0m min. from driveway
- 10m min. from the face of the kerb of the adjoining street

**NOTE**  
PLANS HAVE BEEN PREPARED WITH PRELIMINARY ELECTRICAL DESIGN. TREES MAY NEED TO BE SITE LOCATED TO MEET FNQROC REQUIREMENTS REGARDING LIGHT POLES.

rev. no	description	date	drawn
01	FOR APPROVAL	10/03/2026	S.C.

**DO NOT SCALE DRAWINGS.**  
USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LANDPLAN. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.



p 0439 005 294 | e simon@landplan.com.au | PO Box 781 Bangalow 4870

drawn	approved	date
S.C.	S.M.	10/03/2026



scale 1:500

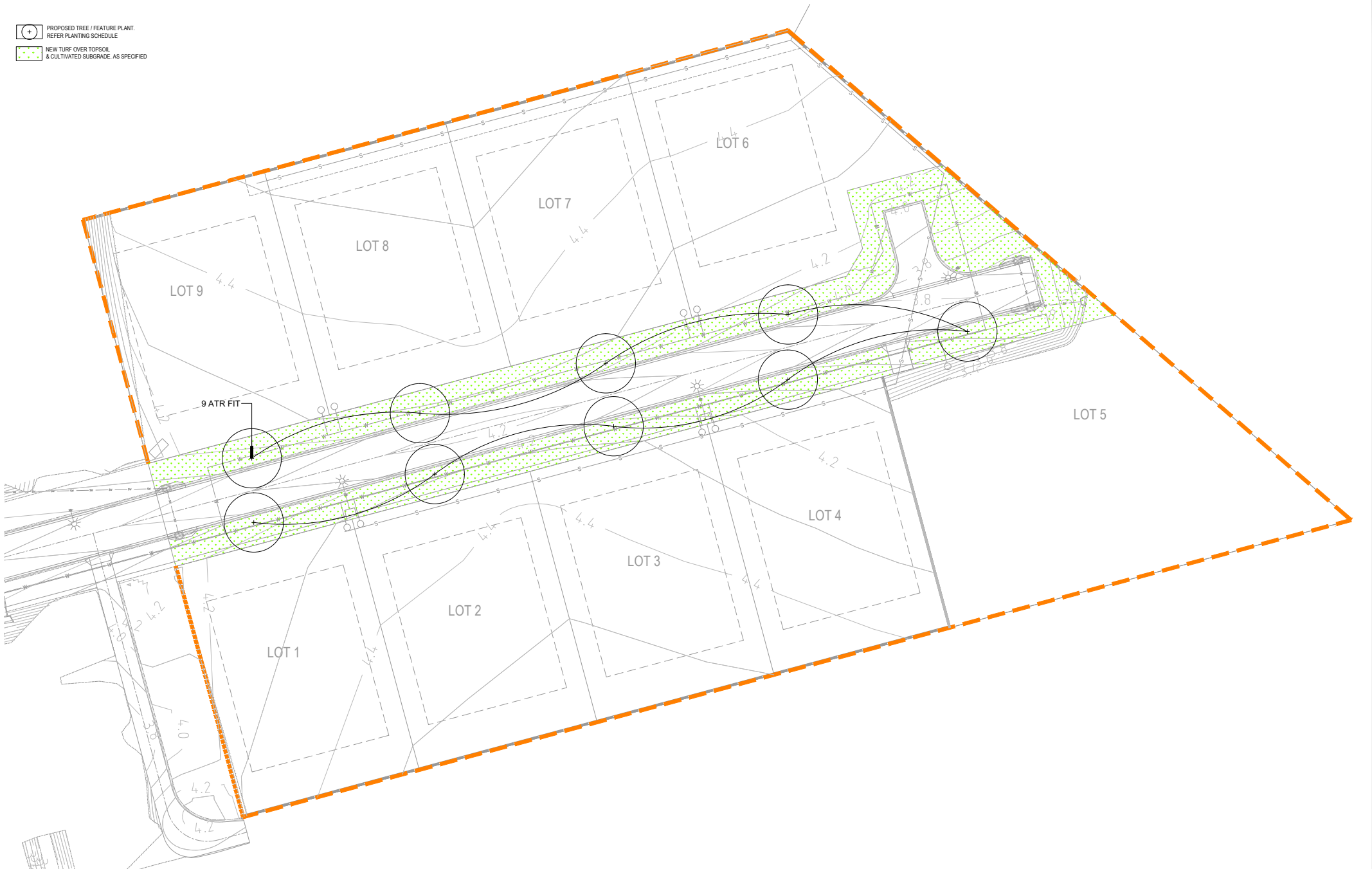
(AT A1 SIZE SHEET)

client
JOHN DONALD
project
LOT 3 PORT DOUGLAS ROAD
site
COVERSHEET / LOCALITY PLAN

project number	northpoint
2503-017-DD	
drawing number	rev
DD-L-00-01	01

**LEGEND**

-  PROPOSED TREE / FEATURE PLANT.  
REFER PLANTING SCHEDULE.
-  NEW TURF OVER TOPSOIL  
& CULTIVATED SUBGRADE, AS SPECIFIED



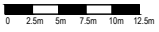
rev. no	description	date	drawn
01	FOR APPROVAL	10/03/2026	S.C.


**DO NOT SCALE DRAWINGS.**  
**USE FIGURED DIMENSIONS ONLY.**  
 DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LANDPLAN. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.

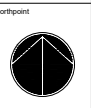


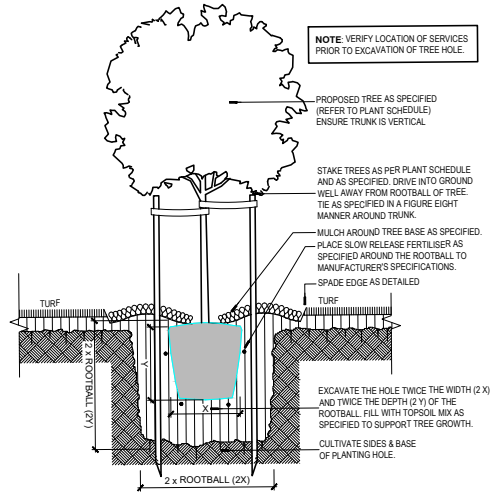
LANDPLAN  
LANDSCAPE ARCHITECTURE

p 0439 005 294 | e simon@landplan.com.au | PO Box 781 | Bangalow 4870

drawn	approved	date
S.C.	S.M.	10/03/2026
scale	1:250 (AT A1 SIZE SHEET)	
		

client	project number	northpoint
JOHN DONALD	2503-017-DD	
project LOT 3 PORT DOUGLAS ROAD	drawing number DD-L-01-01	
scale 1:250 (AT A1 SIZE SHEET)	rev 01	





**1 TREE PLANTING - IN TURFED AREAS**  
SCALE 1:20

rev. no	description	date	drawn
01	FOR APPROVAL	10/03/2026	S.C.

**DO NOT SCALE DRAWINGS.**  
USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LANDPLAN. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.



p 0439 005 294 | e simon@landplan.com.au | PO Box 781 Bungalow 4870

drawn	approved	date
S.C.	S.M.	10/03/2026
scale		
AS SHOWN		
0		

client	project number
JOHN DONALD	2503-017-DD
project	LOT 3 PORT DOUGLAS ROAD
scale	AS SHOWN
site	LANDSCAPE DETAILS
drawing number	rev
DD-L-02-01	01



# SPECIFICATIONS

## SCOPE OF WORK

The work includes the organisation for and supply of all relevant labour, materials, plant and equipment as required to execute the works.

The scope of work includes but is not limited to the following:

- Trimming of areas to be landscaped;
- Removal of deleterious material;
- Cultivation of existing grounds;
- Supply and spreading of fertilisers and additives;
- Supply and installation of imported topsoils;
- Supply and installation of mulch;
- Planting; turfing; and
- Maintenance.

## WORKS BY OTHERS

- All hard pavement
- Retaining walls
- All fencing types
- Subsoil drainage

## EARTHWORKS

Earthworks shall involve the removal of existing compacted material, the cultivation of subsoil, the supply and mixing in of additives, the supply and spreading of topsoil and the fine grading of such soil and existing soil profiles to all landscaped areas to form the finished levels and profiles.

Finished surfaces shall finish flush with adjacent surfaces.

### Preparation

Eradicate all weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate. Maintain all areas in a weed free state for the duration of the contract and Plant Establishment periods.

### Cultivation

Excavate and remove from site compacted fill resulting from the building works. Cultivate all planting and turf areas to a depth of 150mm and place 100g/m2 of Blood and Bone and 100g/m2 of Gypsum.

## IMPORTED TOPSOILS

Soils shall be free of weeds, sticks, rocks and other deleterious matter. All imported soils are to comply with AS4419-2018.

### Planting areas

Import and spread a premium topsoil garden mix with medium organic matter content to all planting areas as indicated on the drawings.

### Turfed areas

Import and spread a premium turf underlay soil mix with high sand content to all turf areas as indicated on the drawings.

## FERTILISER

Spread a mix of both organic and inorganic fertilisers to garden areas following planting and as required during plant establishment / maintenance period. Ensure fertilisers are kept well clear of foliage and plant stems. Use organic fertiliser Rocster Booster OR approved equal and inorganic fertiliser Osmocote All Purpose controlled release fertiliser with an NPK ratio of 21:0.5:6 OR approved equal, at Manufacturer's recommended rates.

## MULCH

Mulch to planting areas shall be approved 25mm Hoop Pine bark OR approved equal. Mulch to be free of soil, stones, weeds, rubbish or any other deleterious materials. Spread mulch evenly to garden bed areas to a depth of 100mm, to finish 20mm below adjacent surfaces. Keep mulch clear of plant stems. Spread mulch following planting, fertilising and watering in. Avoid mixing of soil and mulch materials. Do not use recycled garden mulch. Mulch to comply with AS4454.

## TURF AREAS

Spread 100mm layer of premium turf underlay soil mix to all nominated turf areas.

Install *Stenotaphrum secundatum* Buffalo Lawn / *Cynodon dactylon* Couch Lawn mix that is weed free. Turf material to comply with AS4419. Lay turf against direction of fall. Turf to be neatly joined with no gaps or overlaps. Once laid, evenly topdress turf with a sandy loam soil mix to a maximum depth of 10mm.

## PLANTING AREAS

Finished topsoil depth to all garden areas shall be minimum 300mm ensuring positive falls to drainage structures. Fertilise, thoroughly water in and mulch following planting.

## PLANTS

Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous well-established stock free from pests and diseases, of good form consistent with the pot size, species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Label at least one plant from each species in a batch with a durable, readable tag. Plant stock immediately after it is delivered to site. For all plant stock excavate a hole twice the diameter of the rootball and at least 200mm deeper than the rootball. Loosen compacted sides and base of holes to prevent confinement of root growth. Fill all holes to half deep with water in advance of planting, allowing time for water to soak away. After planting, fill hole with amended/imported soils.

## STAKES AND TIES

All 45L stock and larger are to be staked and tied using hardwood stakes and hessian ties.

## SUBSOIL DRAINAGE

Install 100mm agricultural pipe along the edge of all garden bed areas.

Ensure fall of no less than 1:80 towards agricultural pipe.

Lay agricultural pipe in a trench and backfill with drainage aggregate. Agricultural pipe to be connected to stormwater pits with 100mm PVC pipe in accordance to Engineer's documentation

## SPADE EDGE

Spade edge to be located around all new and existing trees in new turf. As shown on the drawings.

### Installation

Excavate an angled 150x150mm depth trench at a minimum 500mm radius / 1000mm diameter around new trees and a minimum 750mm radius / 1500mm diameter around existing trees within turfed areas. Mulch to finish flush with surface level of surrounding turf.

## PLANTING ESTABLISHMENT

Establish and maintain the works for a period of thirteen (13) weeks from the Date of Practical Completion.

Establishment shall include the care of the contract areas by accepted horticultural practices, as well as rectifying any defects that become apparent in the works under normal 'use'. This shall include, but not be limited to, the following works:

- Repair and/or replace any defects due to failure and/or inferior quality materials and/or workmanship;
- Replace plants that have failed and/or have been damaged or died;
- Weed and pest control;
- Maintain all landscape areas in a neat and tidy condition at all times;
- Maintain fertilising and pruning as required;
- Check and adjust levels to attain those specified by addition or removal of mulch and/or topsoil.

All planted beds are to be weeded to maintain same in a grass and weed free environment. Carry out any other work that is specified or is necessary to establish the landscape works in a first class condition.

## PLANT MAINTENANCE STRATEGY

### Pruning

Prior to pruning works, the Contractor, after consultation with the Superintendent, shall determine the finished design character of the planting areas.

In general, tip prune all shrubs and trees to ensure a dense and bushy appearance. Remove any overhanging branches or foliage that prevents proper function of a space, eg pathways, seating areas, etc. Thin out and remove from site those plants that may inhibit or injure the growth of surrounding plants.

### Fertilising

Soil testing is to be done at the beginning and before the end of the plant establishment period and should include taking samples from each planting bed. The fertilising programme shall be based on the soil testing results.

Fertilising should be designed to maintain a healthy growth pattern. To obtain this, a balance of both natural and synthetic fertiliser should be used in accordance with species nutrient requirements.

### Weed Control

Remove all weeds from all planting and turf areas as often as necessary to maintain a continuous weed-free environment or unless otherwise stated. All removed weed debris shall be removed from the site.

Where weeds are growing close to ornamental plants care should be taken when applying herbicides. The best method may be hand removal.

Persistent weeds such as nutgrass or couch may require herbicides. Paint the weeds with undiluted herbicide containing bioactive glyphosphate ("Zero" or "Roundup"). These products work by being absorbed through the leaves, stems, etc. of the plant, and killing the root system. They should be applied to 'healthy' green parts of the plant (leaves, not dry woody stems) to allow maximum absorption into the system.

Note, however that "Zero" and "Roundup" are non-selective, meaning that they will kill most plants they come in contact with. Care must be taken not to let the herbicides contact ornamental plants. If this occurs the affected area of the plant should be thoroughly rinsed with water.

Herbicides should not be applied within 12 hours of impending rain.

When spraying herbicides, these should be diluted with clean water to the Manufacturer's directions. A hood or cone should be fitted over the nozzle of the spray wand in order to prevent drifting onto ornamental plants. Spraying should not be carried out on windy days. Should herbicide accidentally drift onto the green tissue (leaves, green stems etc) of non-target, ornamental species, the affected area should be immediately and thoroughly rinsed with water.

"Turf weeders" are only mildly selective in that they will not kill grass, but will kill broad leaved and ornamental plants.

The "Cut-Stump" Method

Large woody weeds such as Groundsel and persistent climbing weeds, such as Cat's Claw and Morning Glory, should be cut off at approximately 30mm above ground level. Undiluted bioactive "Roundup" should then be immediately applied to the remaining stump. A smaller dropper bottle, clearly labelled "Poison - Roundup" is ideal for this purpose. This is known as the "Cut-Stump" method. Any suckering from treated plants should be sprayed with bioactive "Roundup", as for other weeds.

### Pest and Disease Control

Any spraying should only be undertaken when the insect, mite and scale has been positively identified and when their populations have increased to a point that will become detrimental to plant growth or is considered necessary by the Superintendent. Notify the Superintendent

of any infestations for damage.




### Litter Removal

The Contractor during the maintenance process shall remove any litter or rubbish from the gardens or turf areas. It is important that the site is kept clear of litter so that it will not detract from the appearance of the landscape.

### Mulched Surfaces

All mulched areas to be installed and maintained to a consistent compacted depth of 100mm, free from rocks, rubbish, nut grass, and any other invasive weeds.

Mulch should be kept 30mm clear from the stems of all ground covers, shrubs and trees at all times to prevent the possibility of collar rot. Special care when re-mulching should be given to maintain original ground levels around the base of all plants. Mulched Areas should be inspected monthly to determine mulch levels and requirements.

rev. no	description	date	drawn	<b>DO NOT SCALE DRAWINGS.</b> USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LANDPLAN. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.		drawn	approved	date	client	project number	
01	FOR APPROVAL	10/03/2026	S.C.			S.C.	S.M.	10/03/2026	JOHN DONALD	2503-017-DD	
										project	
										LOT 3 PORT DOUGLAS ROAD	
										drawing number	
								DD-L-03-01	01		
p 0439 005 294   e smon@landplan.com.au   PO Box 781   Bangalow 4870						scale					
						(AT A1 SIZE SHEET)					

**APPENDIX E**  
Acoustic Report

Lot 3 Port Douglas Road, Port Douglas

Barrier Review and Acoustic Report

Project ID	20250228.2
Document Title	Barrier Review and Acoustic Report
Attention To	Aro Industries Pty Ltd

<b>Revision</b>	<b>Date</b>	<b>Document Reference</b>	<b>Prepared By</b>	<b>Checked By</b>	<b>Approved By</b>
0	15/08/2025	20250228.2/1508A/R0/BC	BC		BC

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>4</b>
<b>2</b>	<b>SITE DESCRIPTION</b>	<b>4</b>
2.1	<b>DEVELOPMENT PROPOSAL</b>	<b>4</b>
2.2	<b>ACOUSTIC ENVIRONMENT</b>	<b>4</b>
2.3	<b>SITE LOCATION</b>	<b>4</b>
2.4	<b>STATE PLANNING POLICY TRANSPORT NOISE CORRIDOR</b>	<b>5</b>
<b>3</b>	<b>NOISE MEASUREMENTS</b>	<b>6</b>
3.1	<b>UNATTENDED NOISE MONITORING</b>	<b>6</b>
<b>4</b>	<b>NOISE CRITERIA</b>	<b>7</b>
4.1	<b>ROAD TRAFFIC CRITERIA</b>	<b>7</b>
4.1.1	State Development and Assessment Provisions	7
4.1.2	Queensland Development Code MP 4.4	7
<b>5</b>	<b>OFFSITE NOISE ASSESSMENT</b>	<b>9</b>
5.1	<b>ROAD TRAFFIC NOISE ASSESSMENT</b>	<b>9</b>
5.2	<b>ROAD TRAFFIC NOISE MODELLING</b>	<b>9</b>
5.2.1	Predicted Noise Levels	10
5.2.2	Noise Levels within Private Outdoor Areas	12
<b>6</b>	<b>RECOMMENDATIONS</b>	<b>13</b>
6.1	<b>ROAD TRAFFIC NOISE</b>	<b>13</b>
6.1.1	QDC MP4.4 Provisions	13
6.1.2	Private Balconies and Open Spaces	13
<b>7</b>	<b>CLOSURE</b>	<b>13</b>
	<b>APPENDIX A – GENERAL ARRANGEMENT PLAN</b>	<b>14</b>

# 1 INTRODUCTION

This document details the Noise Impact Assessment carried out by Acoustic Logic for the proposed residential development at Lot 3 Port Douglas Road, Port Douglas. Noise measurements of the following were utilised in the assessment:

- Road traffic noise measurements of Port Douglas Road.

As a part of the assessment, road traffic impacts from Port Douglas Road were considered.

# 2 SITE DESCRIPTION

## 2.1 DEVELOPMENT PROPOSAL

The development proposal is to subdivide the existing lot into 9 lots ranging from 1003m<sup>2</sup> to 1796m<sup>2</sup>.

## 2.2 ACOUSTIC ENVIRONMENT

The site and immediate surrounding areas are primarily affected by traffic noise from Port Douglas Road and the surrounding road network.

## 2.3 SITE LOCATION

The proposed development is located at Lot 3 Port Douglas Road, Port Douglas as shown in [Figure 1](#).



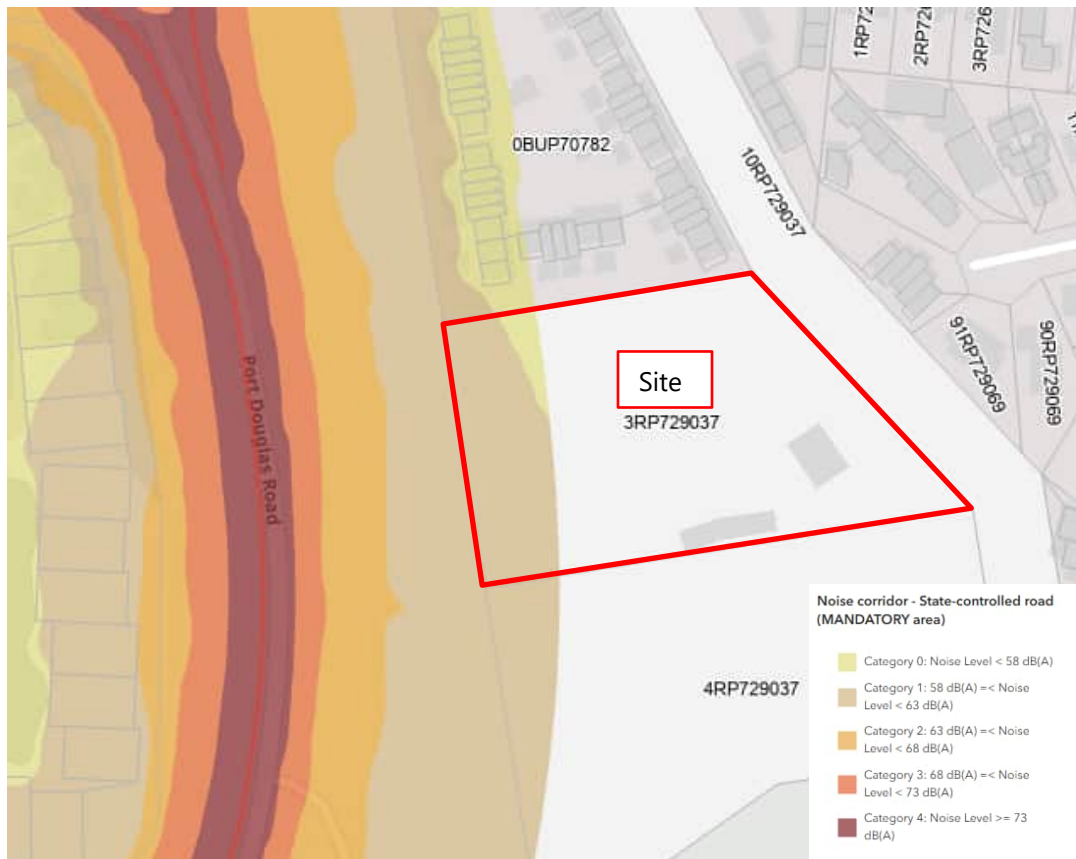
**Figure 1: Site Location**

A survey of the site and surrounding areas identified the following:

- The site is currently vacant.
- The surrounding area consists of residential and commercial land uses.
- Port Douglas Road bounds the site to the west.

## 2.4 STATE PLANNING POLICY TRANSPORT NOISE CORRIDOR

State mapping overlays show that the site is located within a state-controlled road transport noise corridor associated with traffic movements from Port Douglas Road as shown below. As such, SARA provisions and QDC MP4.4 provisions apply to the project. Based on State mapping overlays, the site is classified as up to Category 1 ( $L_{A10, 18hr} \leq 63$  dB).



**Figure 2: Site Location – Transport Noise Corridor State Controlled Roads**

### 3 NOISE MEASUREMENTS

#### 3.1 UNATTENDED NOISE MONITORING

Unattended background and traffic noise monitoring has been carried out by this office to measure the existing acoustic environment. Monitoring was carried out for the following time periods:

- Background noise monitoring: 14/05/2025 to 21/05/2025
- Traffic noise monitoring: 14/05/2025 to 21/05/2025

Monitoring was carried out with a Rion NL42 noise monitor. The monitor was calibrated at the beginning and at the end of the monitoring period and no significant drift was observed. Periods of extraneous weather have been excluded from the measured noise data. Additionally, data from weekends have been excluded from the results. Noise monitoring has been carried out at the following location.



The following average noise levels were measured for the duration of the monitoring periods.

- Background noise monitoring levels:
  - $L_{90,18\text{ hour}}$  (6am to 12am): 47dB(A) $L_{90,18\text{ hour}}$
- Traffic noise monitoring levels:
  - $L_{10,18\text{ hour}}$  (6am to 12am): 62.8dB(A) $L_{10,18\text{ hour}}$

## 4 NOISE CRITERIA

### 4.1 ROAD TRAFFIC CRITERIA

#### 4.1.1 State Development and Assessment Provisions

As the development site is located within a State controlled road overlay, the State Development Assessment Provisions (SDAP) version 3.3 State Code 1 are applicable.

Material change of use (accommodation activity)	
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>	
<b>PO39</b> Development minimises noise intrusion from a state-controlled road in private open space.	<b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> <li>2. in accordance with:               <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> OR
	<b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.

Table 2: Maximum free field acoustic levels

Applicable use	Acoustic levels
<b>2.1: Private open space for residential lots</b>	a. $\leq 57$ dB(A) $L_{10}$ (18 hour) free field (measured $L_{90}$ (18 hour) free field between 6am and 12 midnight $\leq 45$ dB(A))
<b>2.2: Private open space for an accommodation activity (including lots created for a future accommodation activity)</b>	OR
	b. $\leq 60$ dB(A) $L_{10}$ (18 hour) free field (measured $L_{90}$ (18 hour) free field between 6am and 12 midnight $> 45$ dB(A))
<b>2.3: Outdoor education areas and outdoor play areas in a childcare centre or educational establishment</b>	$\leq 63$ dB(A) $L_{10}$ (12 hour) free field (between 6am and 6pm)

Further reference is made to the provisions of the Queensland Development Code MP4.4.

#### 4.1.2 Queensland Development Code MP 4.4

In accordance with the Queensland Development Code (QDC) MP 4.4, the development is categorised as a relevant residential building. As such, QDC MP 4.4 requirements apply.

##### 4.1.2.1 Schedule 3: Noise Category Levels

QDC MP 4.4 Schedule 3 Noise Category levels for measured levels of transport noise are shown below.

Table 1 – Noise category levels

Noise Category	Level of transport noise * ( $L_{A10, 18hr}$ ) for State-controlled roads and designated local government roads	Single event maximum noise* ( $L_{Amax}$ ) for railway land
Category 4	$\geq 73$ dB(A)	$\geq 85$ dB(A)
Category 3	68 - 72 dB(A)	80 - 84 dB(A)
Category 2	63 - 67 dB(A)	75 - 79 dB(A)
Category 1	58 - 62 dB(A)	70 - 74 dB(A)
Category 0	$\leq 57$ dB(A)	$\leq 69$ dB(A)

\* measured at 1 m from the façade of the proposed or existing building.

The minimum building façade treatments for the noise categories are presented in Table 1.

**Table 1 – QDC MP4.4 Minimum Façade Treatments**

<b>Noise Category</b>	<b>Minimum Transport Noise Reduction (dB(A)) for Habitable rooms</b>	<b>Component of Buildings External Envelope</b>	<b>Minimum <math>R_w</math> Required</b>
Category 1	25	Glazing	27 (Where total area of glazing for a habitable room is greater than or equal to 1.8m <sup>2</sup> )
			24 (Where total area of glazing for a habitable room is less than or equal to 1.8m <sup>2</sup> )
		External Walls	35
		Roof	35
		Floors	N/A
		Entry Doors	28
Category 0	No additional acoustic treatment required – standard building assessment provisions apply		

## 5 OFFSITE NOISE ASSESSMENT

### 5.1 ROAD TRAFFIC NOISE ASSESSMENT

The current traffic volumes for Port Douglas Road have been determined based on information provided by the traffic engineer for the project, with the results presented in Table 2.

**Table 2 – Port Douglas Road Traffic Volumes**

Port Douglas Road				
Measured AADT 2023	Predicted AADT 2024	Predicted AADT 2035	% Heavy Vehicles	Annual Growth
11,857	12,095	13,361	6%	1%

### 5.2 ROAD TRAFFIC NOISE MODELLING

Based on the noise measurements in Section 3.1 and a survey of the development site location, road traffic noise modelling was conducted using SoundPLAN. The SoundPLAN road traffic noise model was calibrated against the measured noise levels, with calibration results presented in Table 3.

**Table 3 – Road Traffic Noise Calibration**

Road	Measurement Type	Height Above Ground	Noise Level	
			Measured	Model
Port Douglas Road	Unattended Noise Monitoring	1.5m	62.8dB(A) L <sub>10,18hr</sub>	62.8 dB(A) L <sub>10,18hr</sub>

The inputs used in the verification model are based on the following:

- Traffic volumes in Table 2;
- Terrain data obtained from Elvis (<https://elevation.fsdf.org.au/>);
- Road surface of Dense Graded Asphalt (0dB(A) correction);
- Calibration factors of -0.7dB(A) (free field) and -1.7 (façade) for Queensland conditions;
- +2.5dB(A) Façade correction;
- Port Douglas Road speed limit of 60km/h; and
- Receivers are at a height of 1.5m above existing ground level;

Predictions are within 2dB of the measured value, which is considered to be an acceptable degree of variation.

### 5.2.1 Predicted Noise Levels

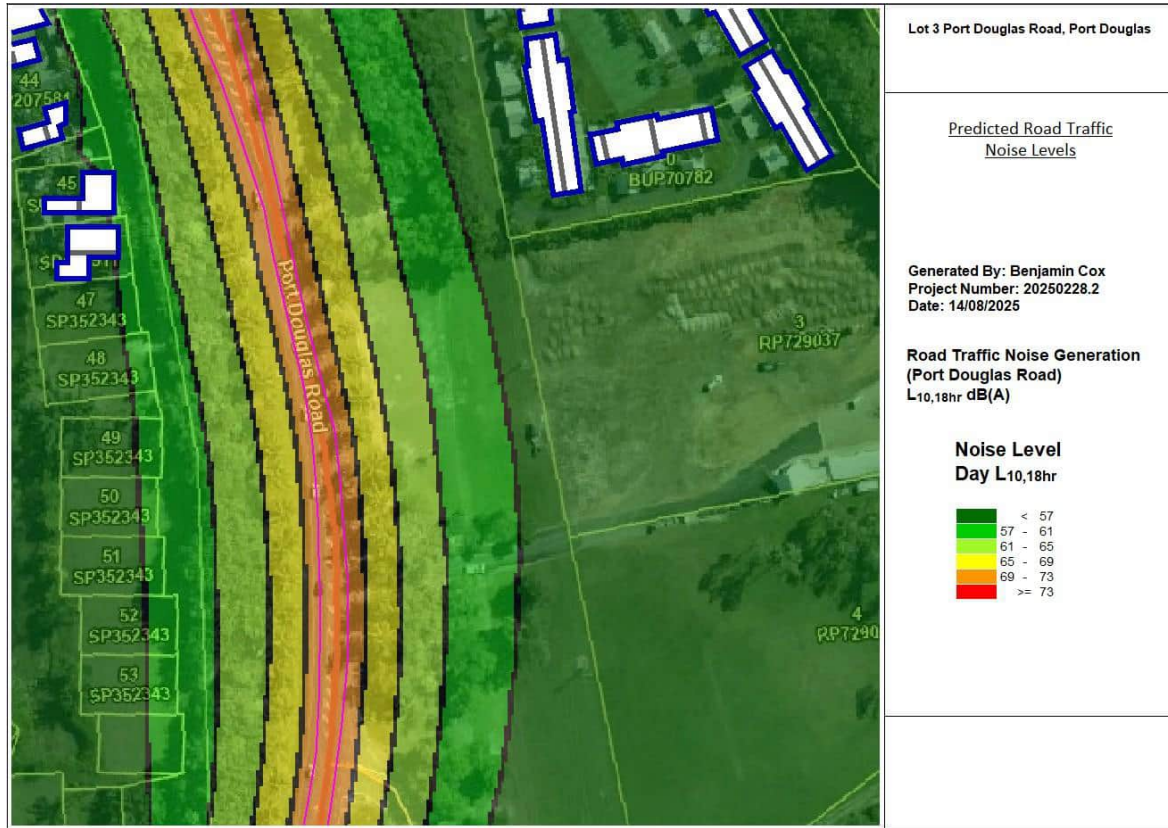
The predicted road traffic noise levels in 2035 are based on the following:

- Site general arrangement plan attached in Appendix A;
- Traffic volumes in Table 2;
- Terrain data obtained from Elvis (<https://elevation.fsd.org.au/>);
- Road surface of Dense Graded Asphalt (0dB(A) correction);
- Calibration factors of -0.7dB(A) (free field) and -1.7 (façade) for Queensland conditions;
- +2.5dB(A) Façade correction;
- Port Douglas Road speed limit of 60km/h; and

Refer to Figure 3 to Figure 4 **Error! Reference source not found.** for visual presentation of the predicted façade corrected noise impacts from Port Douglas Road.



**Figure 3: Predicted Impacts – L<sub>10,18hr</sub> Façade Corrected – 1.5m above existing ground RL**



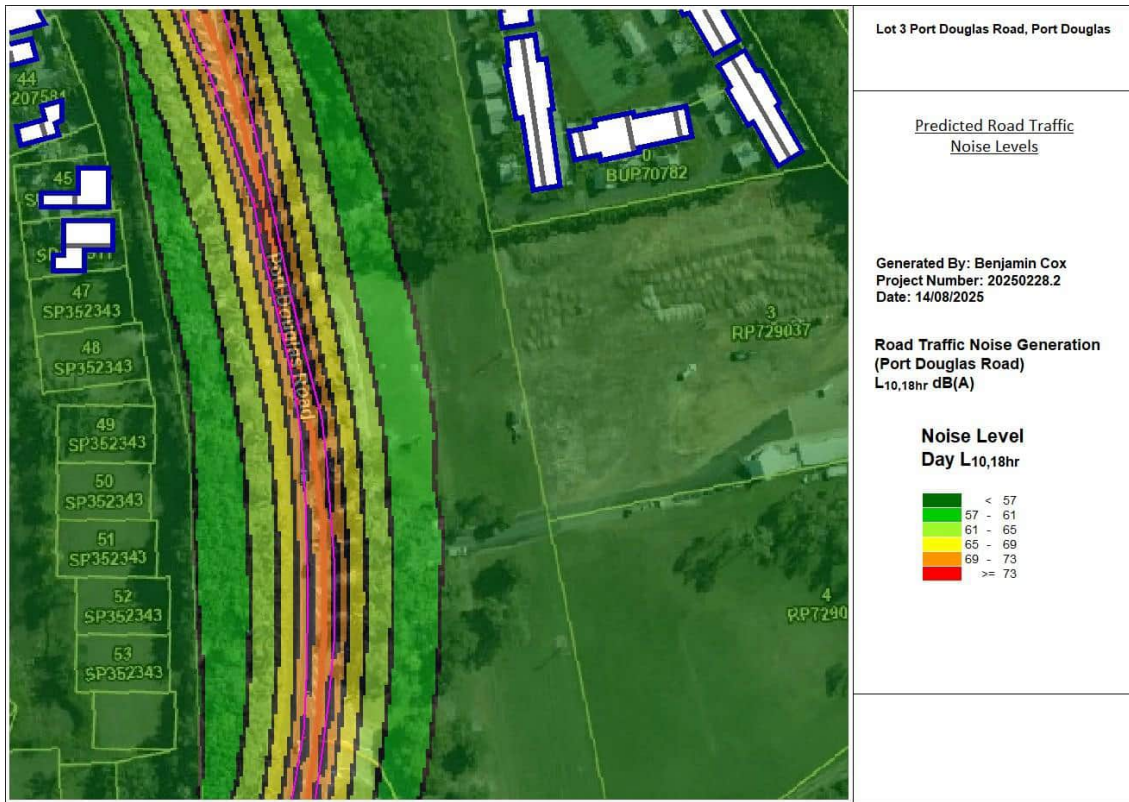
**Figure 4: Predicted Impacts – L<sub>10,18hr</sub> Façade Corrected – 4.5m above existing ground RL**

Based on the outcomes of the assessment, façade corrected noise impacts are predicted to achieve <57dB(A) (QDC MP4.4 Category 0) at the proposed site.

Refer to Section 6 for further recommendations.

### 5.2.2 Noise Levels within Private Outdoor Areas

The predicted free field noise impacts are presented in Figure 5 for external areas.



**Figure 5: Predicted Impacts – L<sub>10,18hr</sub> Free Field – 1.5m above existing ground RL**

Based on the outcomes of the assessment, the free field noise impacts are predicted to achieve <57dB(A), demonstrating compliance with the requirements of open space requirements of State Code 1.

Refer to Section 6 for further recommendations.

## 6 RECOMMENDATIONS

### 6.1 ROAD TRAFFIC NOISE

#### 6.1.1 QDC MP4.4 Provisions

Based on the predicted road traffic noise impacts onto the development in Section 5 (<57dB(A)), we note that standard building provisions, as per QDC MP4.4 Category 0 would be applicable to the development.

#### 6.1.2 Private Balconies and Open Spaces

Compliance is predicted with the 60dB(A) free field criteria (as per State Code 1 – PO42) for all open space areas without the need for further treatment.

## 7 CLOSURE

A noise impact assessment was conducted for the proposed development to be located at Lot 3 Port Douglas Road, Port Douglas. Provided the recommendations in this assessment are implemented, compliance is predicted with SDAP and QDC MP4.4 requirements.

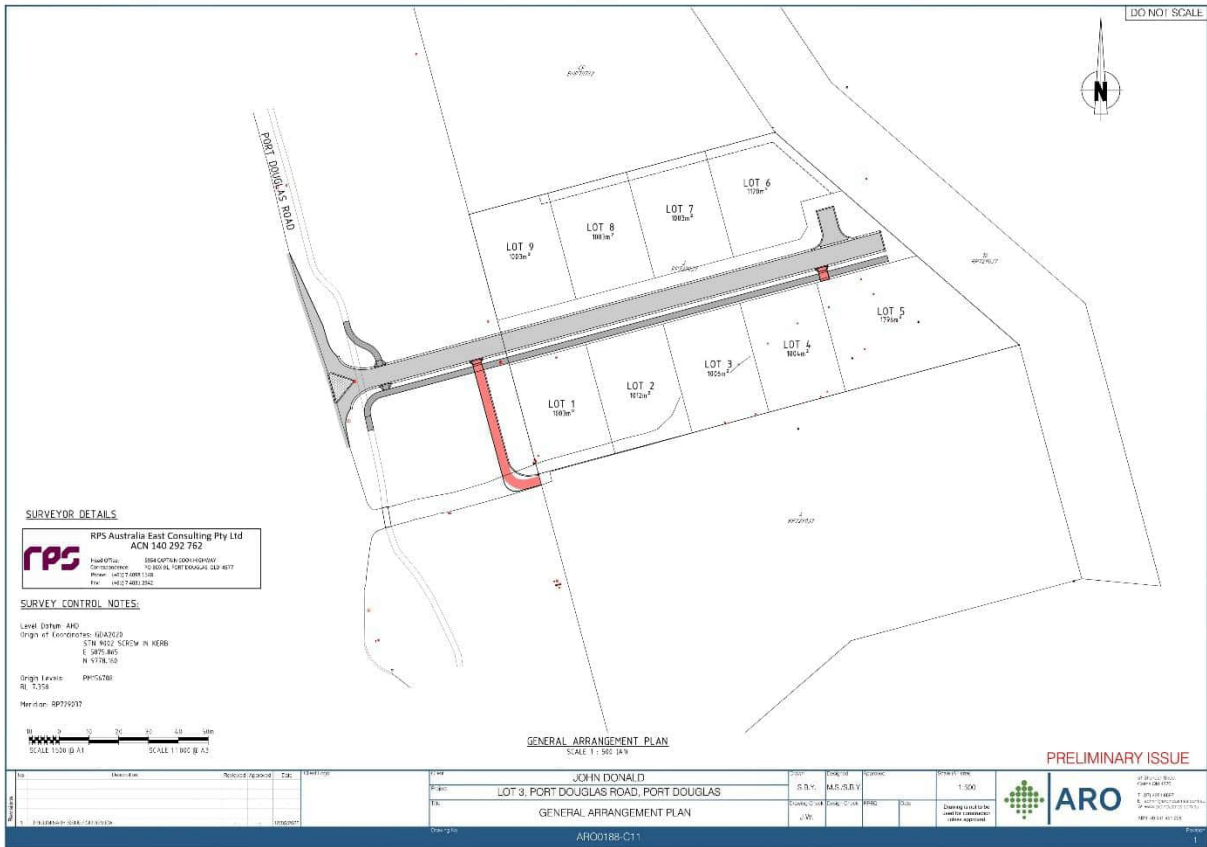
We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd  
Benjamin Cox  
Project Engineer  
MAAS

# APPENDIX A – GENERAL ARRANGEMENT PLAN



**APPENDIX F**  
Sewer Capacity Assessment

# Lot 3 Port Douglas Road

## File Note: Sewer Capacity Assessment

ARO0188: Lot 3 PD Rd

### Introduction

The new development of the lot next to Pt Douglas Rd will connect to an existing Council sewer main that extends under Triton Crescent to the pumping station to the east.

This report will assess the capacity of the existing wastewater pump station (WWPS) to accept the additional flows from our development. This WWPS services the following catchment – outlined in red.



Figure 1: Catchment Boundaries of the WWPS

## FILE NOTE

The expected demand on wastewater infrastructure of the proposed development was calculated according to FNQROC guidelines and the current concept design.

*Table 1: Wastewater Demand of New Development*

Description	Value
<b>Single Family Dwellings</b>	7 X Single Family Dwelling 901-1100m <sup>2</sup> (3.1 EP Per House) 1 X Single Family Dwelling 1101-1500m <sup>2</sup> (3.4 EP Per House)
<b>Number of Equivalent Persons (EP)</b>	25.1 EP
<b>Equivalent Domestic Connections (EDC)</b> (2.8 EP/EDC)	9 EDC
<b>Average Dry Weather Flow (ADWF)</b> (270 L/EP/Day)	6.78 kL/day
<b>Peak Wet Weather Flow (PWWF)</b>	60.98 kL/day (C <sub>1</sub> = 8.994)
<b>Peak Dry Weather Flow (PDWF)</b>	22.72 kL (C <sub>2</sub> = 3.351)

### Loading of Wastewater Pumping Station (WWPS)

The existing sewer loading of the existing catchment was determined by using the equivalent demand procedure from the FNQROC sewerage design guidelines, shown below:

*Table 2: Equivalent Demand Table (from FNQROC Design Manual D7 v.05/23)*

**Table 7.1 Equivalent Demands**

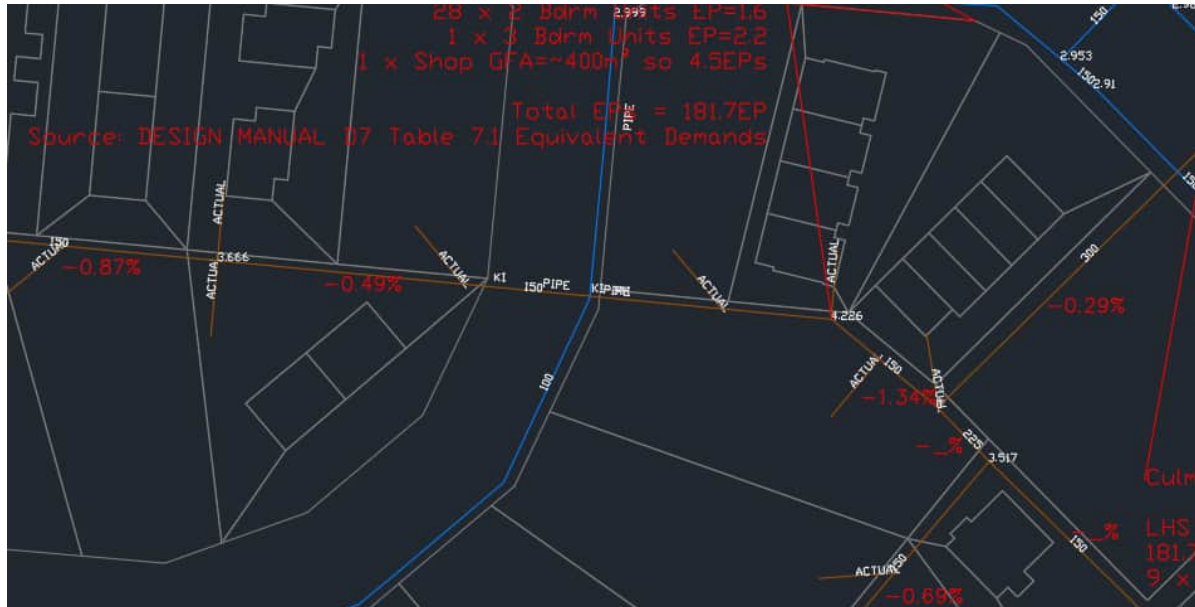
Description	Equivalent Persons/Connection
<b>Single Family Dwelling</b>	
Lot > 1500m <sup>2</sup>	3.7
Lot 1101m <sup>2</sup> to 1500m <sup>2</sup>	3.4
Lot 901m <sup>2</sup> to 1100m <sup>2</sup>	3.1
Lot 401m <sup>2</sup> to 900m <sup>2</sup>	2.8
Lot < 400m <sup>2</sup>	2.5
<b>Multi Unit Accommodation</b>	
Units > 3 bedrooms	0.4 +(0.6 x no. bedrooms)
Units = 3 bedrooms	2.2
Units = 2 bedrooms	1.6
Units < 2 bedrooms	1.0
<b>Caravan Parks</b>	
Van Site / Camping Site	1.2
<b>Shops / Offices</b>	
Per 90m <sup>2</sup> GFA	1.0

The overall loading in the catchment of the pumping station is 1073.4EP (383.36EDC) before development and will be 1098.5EP (392.32EDC) after the proposed development. This represents a 2.34% increase in loading onto the WWSP.

## FILE NOTE

### Capacity of Pre and Post Development Pipeline at Critical Point, in 150mm Section

The most critical node on the 150mm pipe connecting the new development to the WWSP was predicted to be this section.



It has the lowest grade (1/200) along the pipe and carries most of the flow through the line before it connects to the 300mm pipe.

Table 3: Pre and Post Development Loading on Critical Point On 150mm Pipeline

	Pre-Development	Post-Development
<b>Number of Equivalent Persons (EP)</b>	181.7 EP	181.7 EP + 25.1 EP = 206.8 EP
<b>Average Dry Weather Flow (ADWF)</b> (270 L/EP/Day)	49.059 kL/day	55.836 kL/day
<b>Peak Wet Weather Flow (PWWF)</b>	322.318 kL/day ( $C_1 = 6.570$ )	359.358 kL/day ( $C_1 = 6.436$ )
<b>Peak Dry Weather Flow (PDWF)</b>	133.539 kL ( $C_2 = 2.722$ )	149.927 kL ( $C_2 = 2.685$ )
<b>Maximum Depth of Pipe Flow</b>	60.74mm	64.51mm

Manning's equation for circular channels.

$$n = 0.0128, D = 0.15\text{m}, S_o = 0.0049$$

$$Q_{\text{PRE}} = 322.318 \text{ kL/day} = 0.003731 \text{ m}^3/\text{s},$$

$$Q_{\text{POST}} = 359.358 \text{ kL/day} = 0.004159 \text{ m}^3/\text{s}$$

As the table above shows, the depth of pipe flow only increased 3.77mm as a result of the new development. WSAA indicates that the maximum for wastewater pipes should be 75% of the area of the pipe so a maximum depth of 64.51mm in a 150mm pipe is not exceeding its capacity.

# FILE NOTE

## Capacity of Pre-Development Pipeline at Critical Point, in 300mm Section

The 300mm diameter pipe that runs to the pump has greater capacity, but a higher flow as it connects multiple lines to the WWSP. The critical section of this pipe is likely to be the section just before the WWSP, as it has the greatest flow volume and the lowest grade, -0.26% (~1/380).

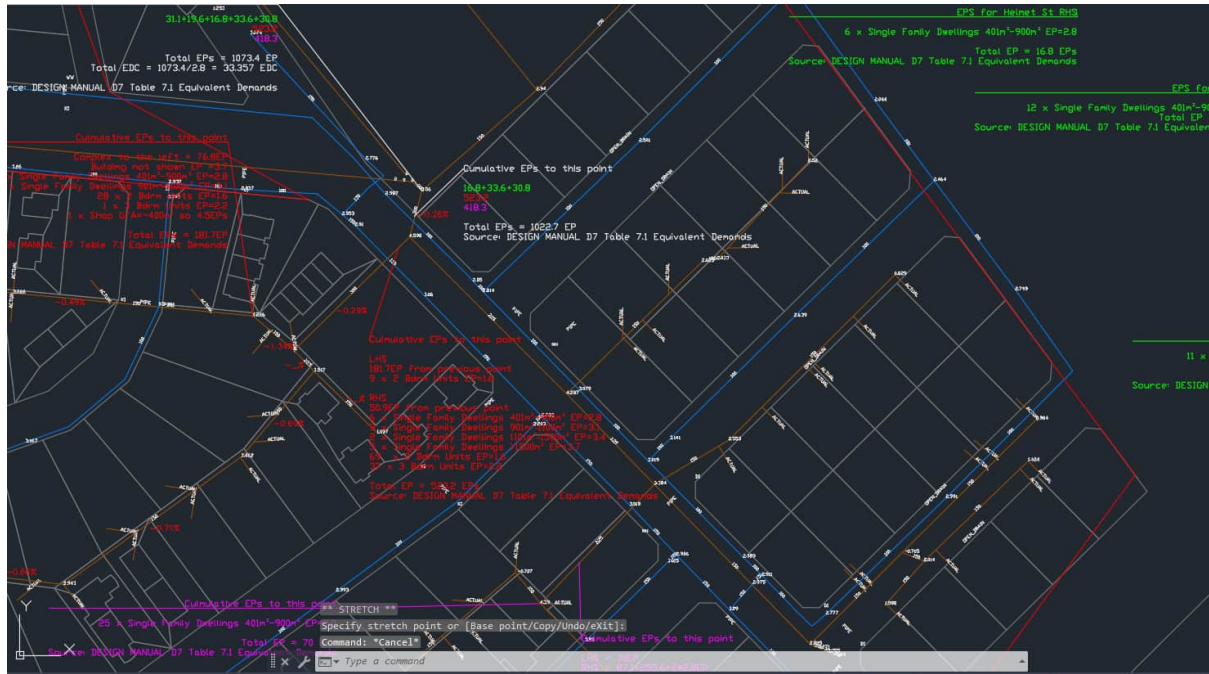


Table 4: Pre and Post Development Loading on Critical Point On 300mm Pipeline

	Pre-Development	Post-Development
<b>Number of Equivalent Persons (EP)</b>	1022.7 EP	1022.7 + 25.1 EP = 1047.8 EP
<b>Average Dry Weather Flow (ADWF)</b> (270 L/EP/Day)	276.13 kL/day	282.91 kL/day
<b>Peak Wet Weather Flow (PWWF)</b>	1380.65 kL/day ( $C_1 = 4.994$ )	1414.55 kL/day ( $C_1 = 4.975 < 5$ )
<b>Peak Dry Weather Flow (PDWF)</b>	626.82 kL ( $C_2 = 2.270$ )	640.7912 kL ( $C_2 = 2.265$ )
<b>Maximum Depth of Pipe Flow</b>	116.49 mm	116.51mm

UManning's equation for circular channels.

$$n = 0.0128, D = 0.30\text{m}, S_o = 0.0026$$

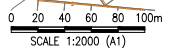
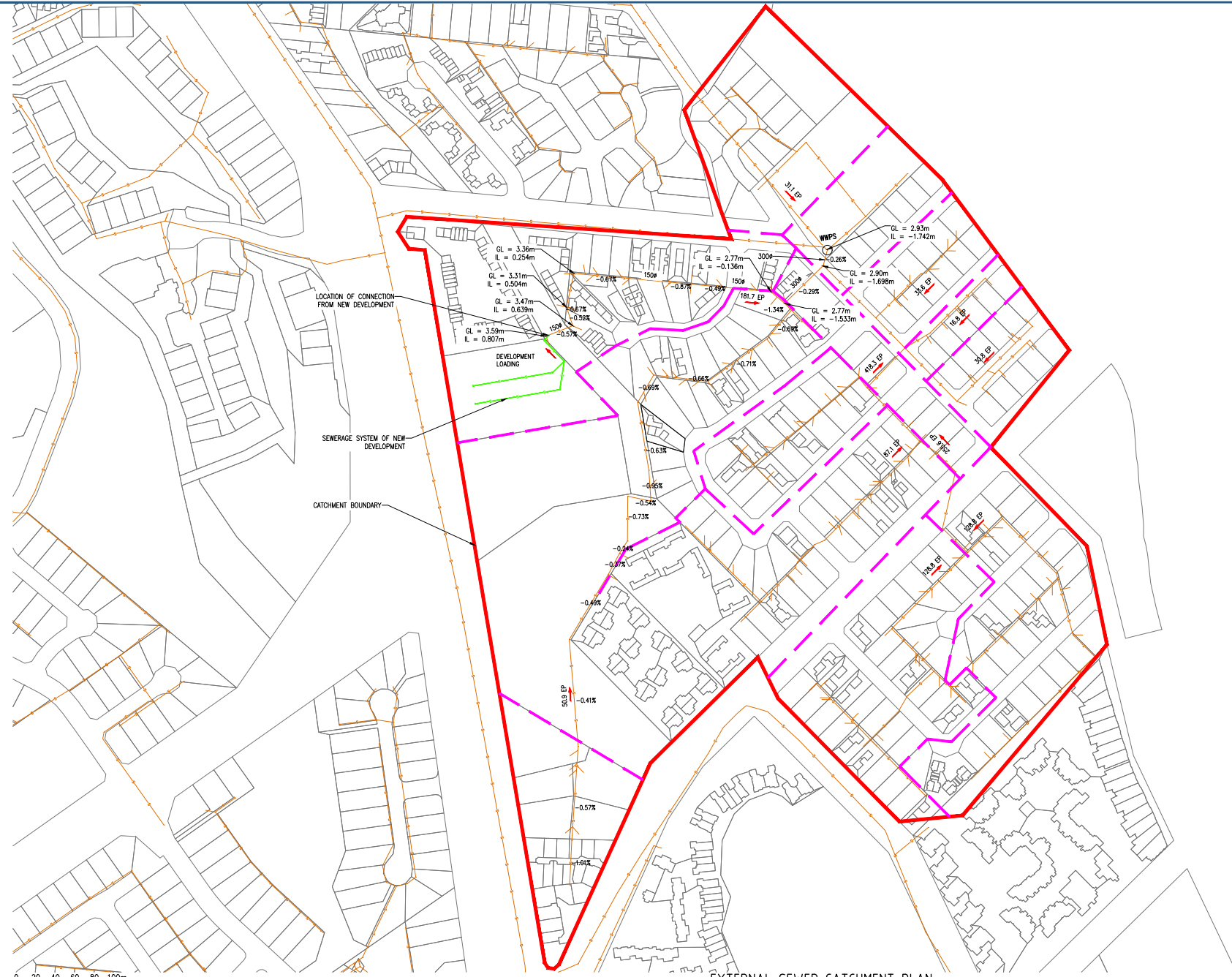
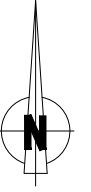
$$Q_{\text{PRE}} = 1380.65 \text{ kL/day} = 0.01597974537 \text{ m}^3/\text{s}$$

$$Q_{\text{POST}} = 1414.55 \text{ kL/day} = 0.01637210648 \text{ m}^3/\text{s}$$

As the table above shows, the depth of this pipe flow only increased 0.02mm as a result of the new development, and it is not exceeding its capacity.

**LEGEND:**

- EXISTING SEWER INFRASTRUCTURE
- NEW DEVELOPMENT SEWER INFRASTRUCTURE
- SEWERAGE CATCHMENT BOUNDARY
- SEWERAGE SUB CATCHMENTS



EXTERNAL SEWER CATCHMENT PLAN  
SCALE 1 : 2000 (A1)

APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
1	ISSUED FOR APPROVAL	-	-	27/11/2025

Client Logo
-------------

Client	JOHN DONALD
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS
Title	EXTERNAL SEWERAGE CATCHMENT PLAN

Drawn	K.G	Designed	B.M	Approved	
Drawing Check	J.W.	Design Check		RPEQ	Date

Scale (A1 size)	AS SHOWN
Drawing is not to be used for construction unless approved.	

51 Sheridan Street  
Cairns Qld 4870  
T (07) 4281 6897  
E admin@aroindustries.com.au  
W www.aroindustries.com.au  
ABN: 49 641 461 298

**APPENDIX G**  
Water Main Design Memo

**PROJECT:** ARO0188 Lot 3 Port Douglas Road

**MEMORANDUM:** Water Servicing Assessment

**CLIENT:** John Donald

**REVISION:** Rev A

**DATE:** 14<sup>th</sup> August 2025

## 1. BACKGROUND

The purpose of this file note is to document water reticulation modelling undertaken by ARO Industries for the Lot 3 Port Douglas Road development prior to construction. Modelling to date was undertaken by a previously engaged consultant. The aim of the modelling was:

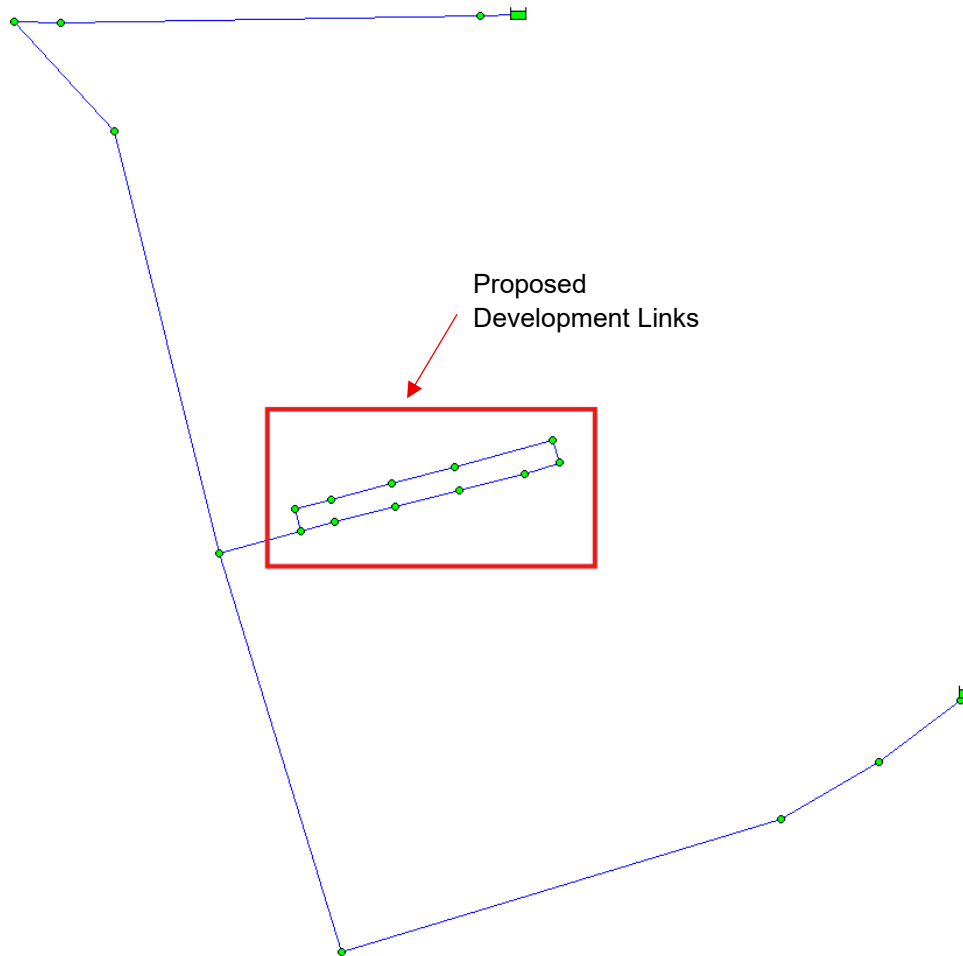
- Confirm previously specified water reticulation pipe sizing.
- Confirm that the performance of the existing public watermain would not be negatively impacted.

Analysis of the water reticulation network associated with the development was undertaken to determine the network's ability to meet the design guidelines of the FNQROC Development Manual Design Manual D6 – Water Reticulation. The proposed development of Lot 3 Port Douglas Road consists of 9 lots (10100m<sup>2</sup>).

## 2. Modelling Parameters

### 2.1 Water Network Reticulation Model

The water reticulation network was modelled using EPANET 2.2. The Hazen-Williams equation was utilized for frictional losses as specified by section D6.07 of the FNQROC Development Manual.



*Figure 1 - EPANET Development Model*

Hydrant flow tests were undertaken at the connection point to the existing 100mm main on Barrier Street and the existing 150mm main on Pecten Avenue. This was used to construct the model to simulate the existing conditions as accurately as possible. Assumptions had to be made due to limitations of these tests, as the flow rates of the mains were taken off peak hours. The fire hydrant tests are provided in **Appendix A**.

## 2.2 Residential Demands

Development residential demands were calculated in accordance with the FNQROC Development Manual Design Guidelines Section D6.07.

The Average Daily Consumption (AD) is specified as 500 litres/EP/day for properties in the Douglas Shire Council (DSC) Local Government Area (LGA).

The following peaking factors were utilized for the network model:

- Mean Day Max Month (MDMM) = 1.50 x AD
- Peak Day (PD) = 2.25 x AD
- Peak Hour (PH) = 1/12 x PD

Development residential demand consists of 9 lots, 7 lots between 901m<sup>2</sup> to 1100m<sup>2</sup>, 1 lot between 1101m<sup>2</sup> to 1500m<sup>2</sup>, and 1 lot of >1500m<sup>2</sup>. These demands are summarized in Table 1 below.

**Table 1 - Development residential demand on network**

Lot Size	EP/Lot	No. Lots	L/EP/day	Total EP	AD	MDMM	PD	PH
					L/s	L/s	L/s	L/s
Lot > 1500m <sup>2</sup>	3.7	1	500	3.7	0.0214	0.0321	0.0482	0.0040
Lot 1101m <sup>2</sup> to 1500m <sup>2</sup>	3.4	1	500	3.4	0.0197	0.0296	0.0443	0.0037
Lot 901m <sup>2</sup> to 1100m <sup>2</sup>	3.1	7	500	21.7	0.1256	0.1884	0.2826	0.0236

**2.3 Water Supply Requirements**

Water Supply to any development must meet certain requirements for:

- 1) Minimum Service Pressures,
- 2) Minimum firefighting flows,
- 3) Maximum network flow velocities

**2.4 Service Pressure (Excluding firefighting)**

Section D6.07 of the Design Guidelines states that a pressure range of between 22m (at peak hourly consumption) and 60m (static head) must be achieved.

To model the property connections, catchments were determined and demand from properties applied to nodes. The proposed elevation of these property connection nodes was determined from plan drawings.

**2.5 Fire Fighting Flow Analysis**

Firefighting parameters were determined as per the FNQROC Development Manual. The required firefighting flow for a residential development is 15L/s for two hours. The hydrant with the least available pressure head is selected and undergoes two testing scenarios. These scenarios are summarized below.

1. Fire Fighting Flow + Background 2/3 Peak Hour Demands
  - 15L/s for two hours firefighting flow.
  - 2/3 Peak Hour demands.
  - Minimum pressure of 6m throughout the network.
  - Minimum pressure of 12m at hydrant.
  
2. Fire Fighting Flow + Background Peak Hour Demands
  - 15L/s for two hours firefighting flow.
  - Peak Hour demands.
  - Positive pressure throughout network.

**2.6 Maximum Velocity**

As per the FNQROC Development Manual, the velocity of the system must not exceed 2.5m/s except in the event of fire flows where a velocity of 4m/s may be acceptable.

3. Model Results

3.1 Service Pressures (Excluding firefighting)

3.11 Minimum Service Pressures

To determine the minimum service pressure, Peak Hour existing and development residential demands were adopted. To simulate the pre-development flow rates noted in the hydrant flow tests, pumps were used at the test locations, with pump curves created using the data from the tests. Pressures were recorded before and after the proposed development was modelled. These results are summarised in Table 2 below.

Table 2 – Minimum Service Pressures results

Scenario	Minimum Pressures
Pre-Development	59.10m
Post-Development	59.08m

It is to be noted that peak hour demands were used for the proposed development main network, but off-peak time demands were used for the public watermain network. Although best practice is to use peak hour data, it was determined from the data that we were given that the pressure differences between pre and post development are negligible. From this, and assuming that peak hour pressure head is >22m in the existing network, we can deduce that minimum pressure requirements are satisfied.

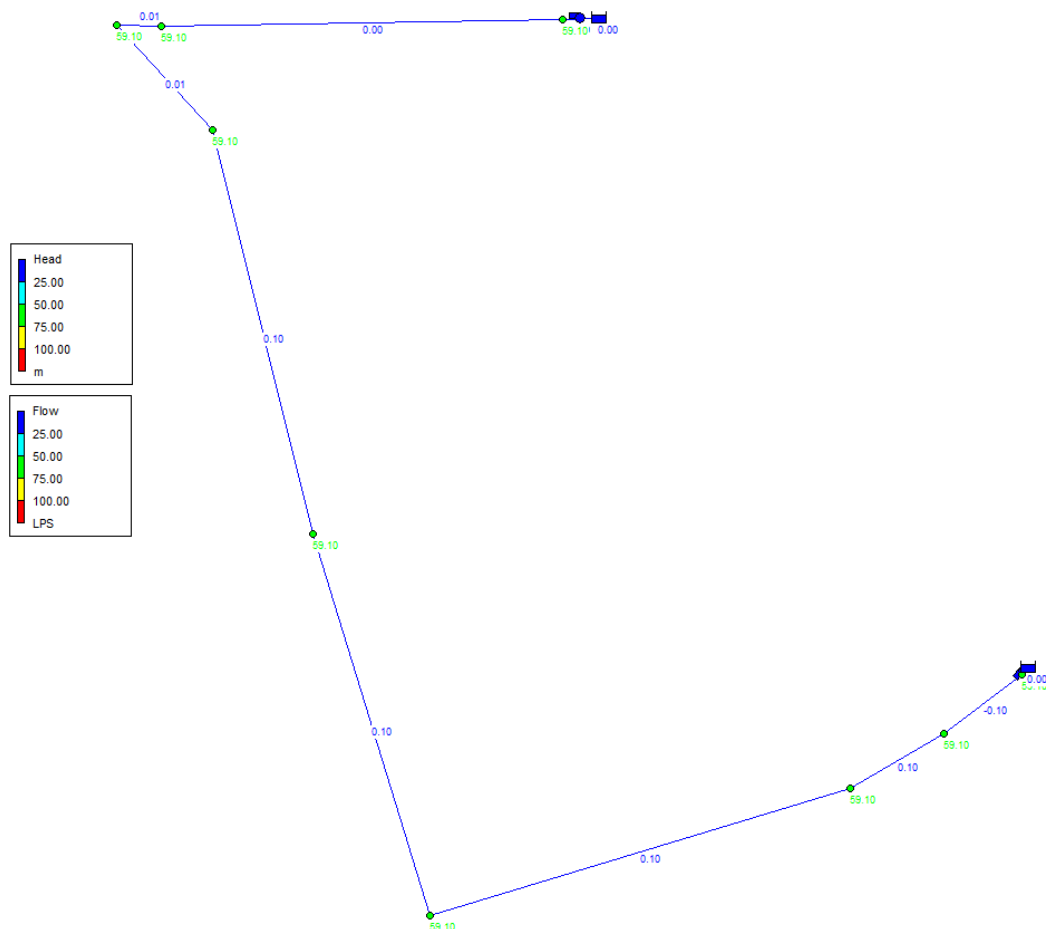
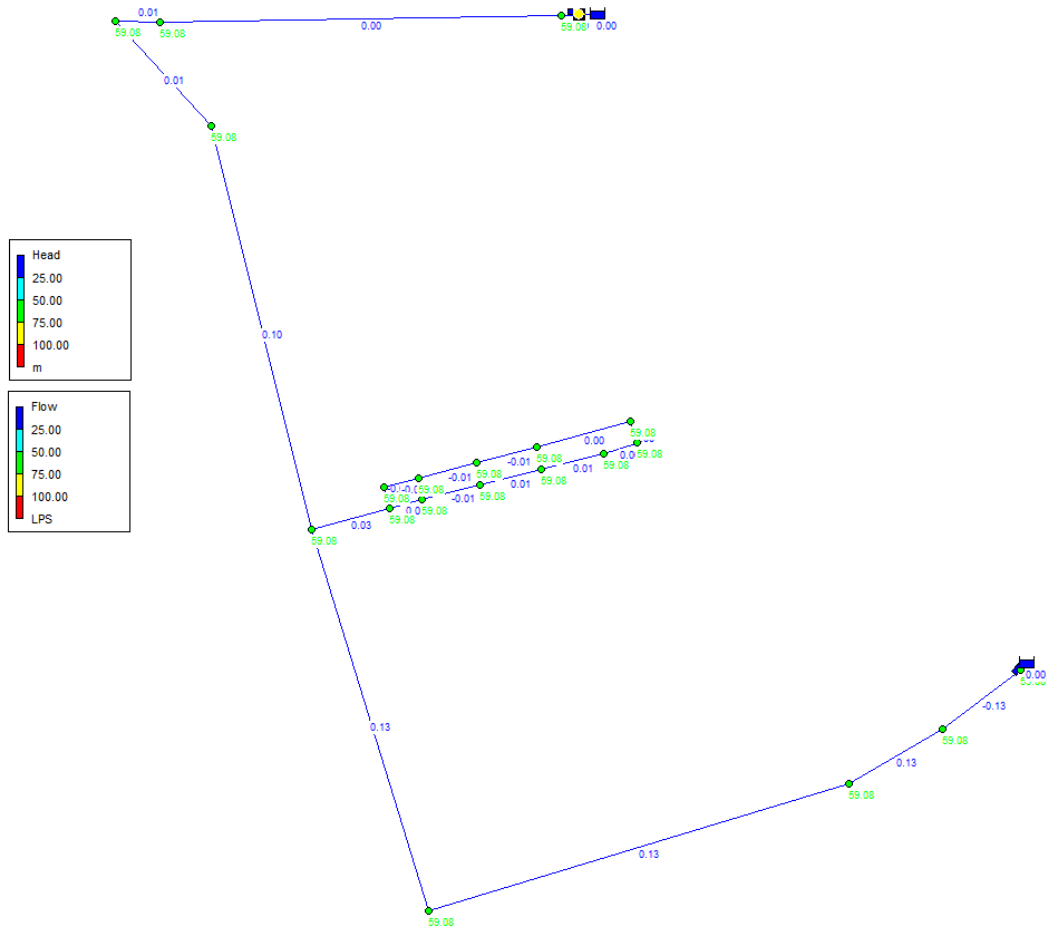


Figure 2 – Existing Public Main - Minimum Service Pressure EPANET Model



*Figure 3 – Development Minimum Service Pressure EPANET Model*

It is noted that pipe velocities do not exceed 2.5m/s for this scenario.

**Minimum service pressures are met (>22m) across the reticulation network.**

### 3.2 Firefighting Flow

A hydrant was modelled at the furthest location in the proposed development network as identified in Section 1.2.1 as per *Figure 4 below*. This hydrant was the target of the fire flow modelling.

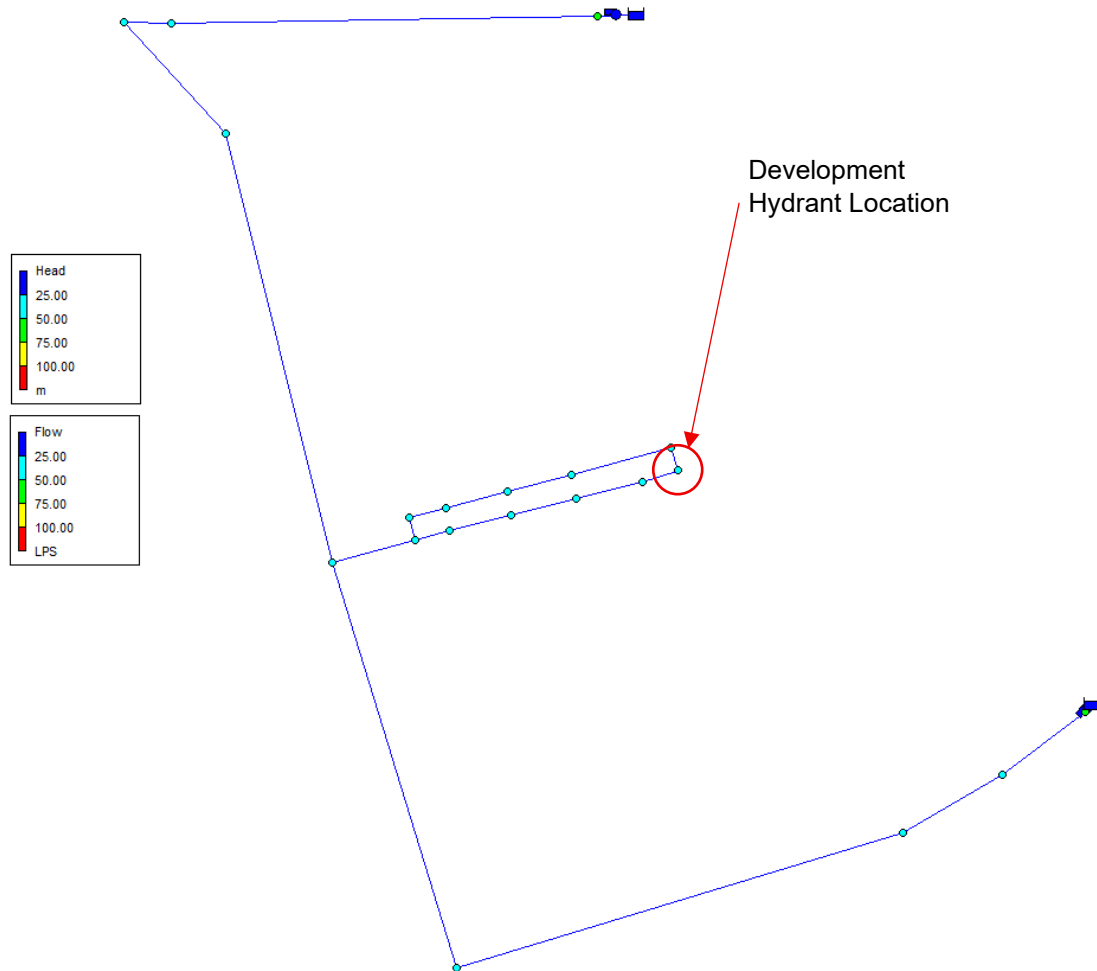


Figure 4 – Hydrant Location EPANET model

### 3.2.1 Firefighting Flow + 2/3 Peak Hour Demands

As per FNQROC development guidelines, a hydrant flow of 15L/s for residential dwellings was adopted. Post-development residential 2/3 Peak Hour demands were calculated. These results are summarised in Table 3 below.

Table 3 – Fire Flow + 2/3 Peak Hour Service Pressures results

Scenario	Minimum Pressure at Hydrant	Minimum Pressure in Network
Post-Development	43.73m	48.34m

As the head at the hydrant >12m and >6m everywhere else, it was determined that the development satisfies the Fire Fighting + 2/3 PH requirements.



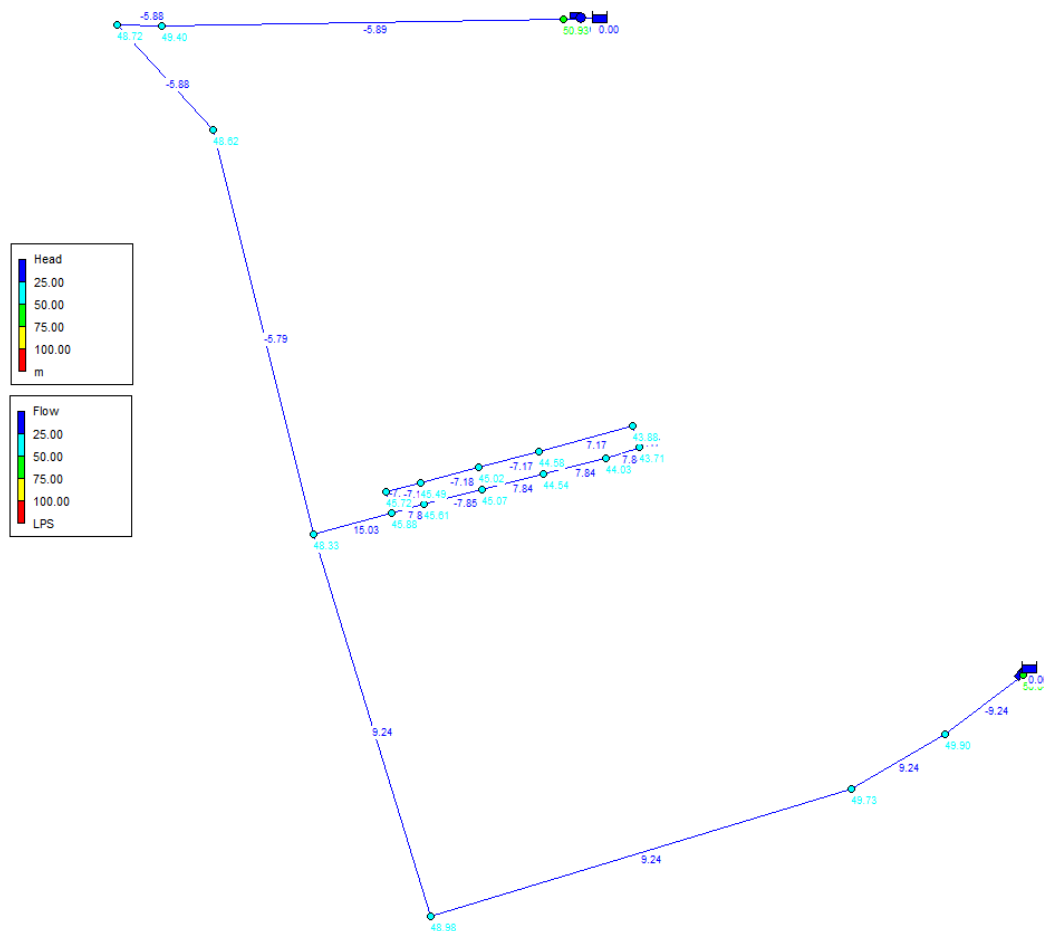
**3.2.2 Fire Flow + Peak Hour Demands**

As per FNQROC development guidelines, a hydrant flow of 15L/s for residential dwellings was adopted. Post-development residential Peak Hour demands were calculated. These results are summarised in Table 4 below.

**Table 4 – Fire Flow + Peak Hour Service Pressures results**

Scenario	Minimum Pressure at Hydrant	Minimum Pressure in Network
Post-Development	43.71m	48.33m

As there is no negative pressures in the network during the fire flow + peak hour demand case, it can be determined that the post development network satisfies requirements.



*Figure 6 - Fire Flow + Peak Hour Demands Results*

It is noted that pipe velocities do not exceed 2.5m/s for this scenario.

**Minimum service pressures during firefighting + PH are met**

#### **4. Conclusion**

The water reticulation network for the Lot 10 Port Douglas Road development has been assessed against the requirements of the FNQROC Design Manual D6 – Water Reticulation. Based on the available information, it has been determined that:

- 1) Minimum service pressure requirements post development have been satisfied.
- 2) Minimum service pressures during firefighting + 2/3 Peak Hour demands have been satisfied.
- 3) Minimum service pressures during firefighting + Peak Hour demands have been satisfied.
- 4) Maximum velocity requirements have been satisfied.

#### **ATTACHMENTS**

- Attachment A – Hydrant Flow Tests



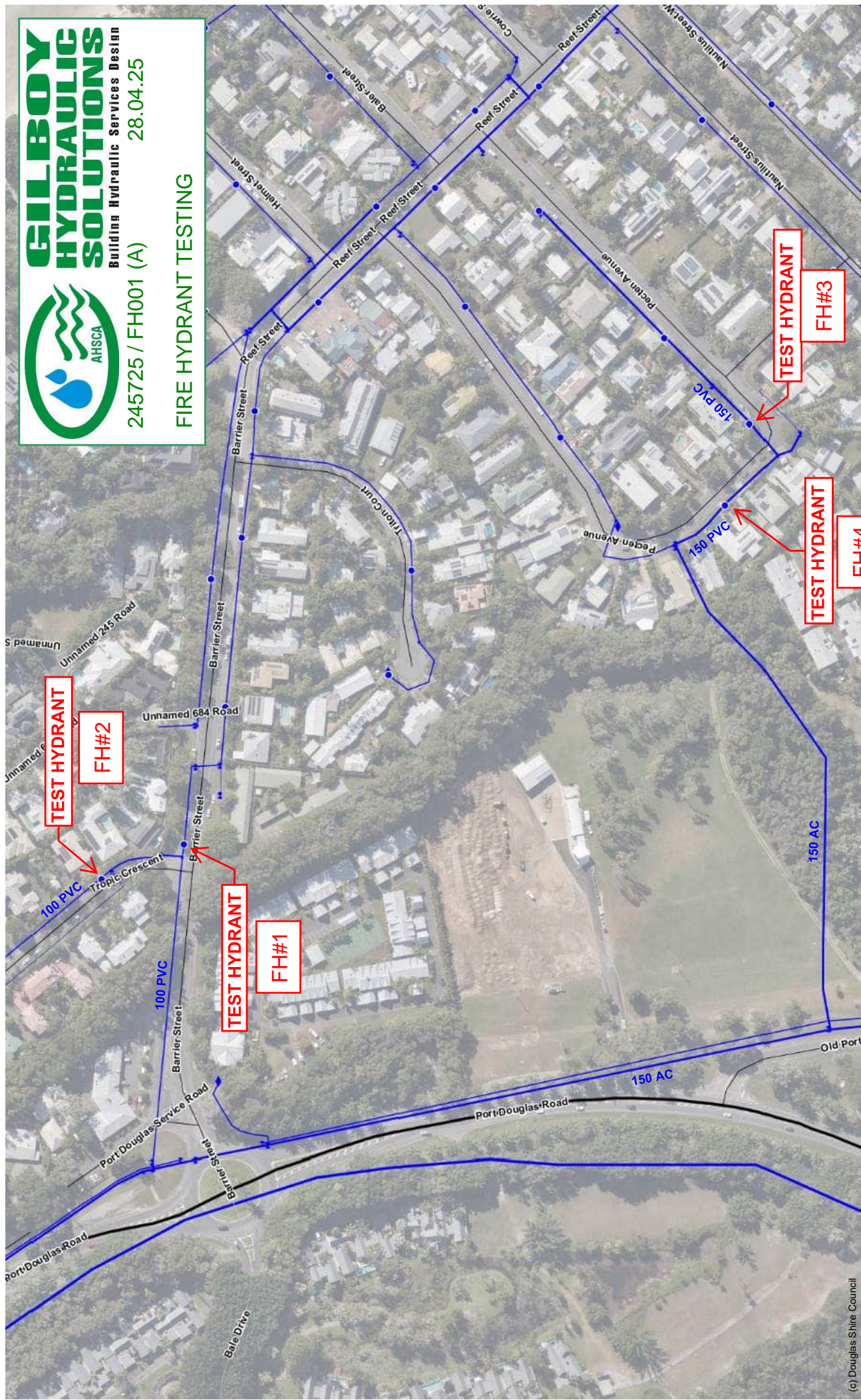
## TECHNICAL MEMORANDUM

## ATTACHMENT A

**GILBOY HYDRAULIC SOLUTIONS**  
 Building Hydraulic Services Design  
 245725 / FH001 (A) 28.04.25

**AHSCA**

**FIRE HYDRANT TESTING**



(c) Douglas Shire Council

Douglas Shire Council (DSC). Based on or contains data provided by DSC and the State of Queensland Department of Natural Resources & Mining (NR&M). In doing so, we permit use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



19-March-2025





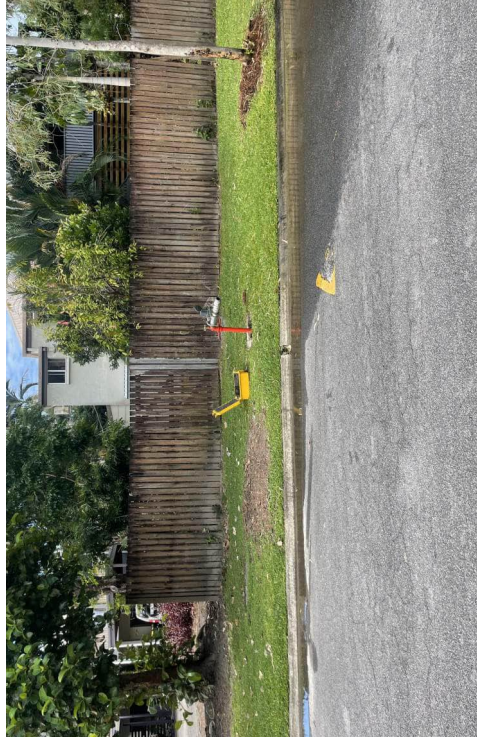
**GILBOY  
HYDRAULIC  
SOLUTIONS**  
Building Hydraulic Services Design  
245725 / FH001 (A) 28.04.25  
FIRE HYDRANT TESTING



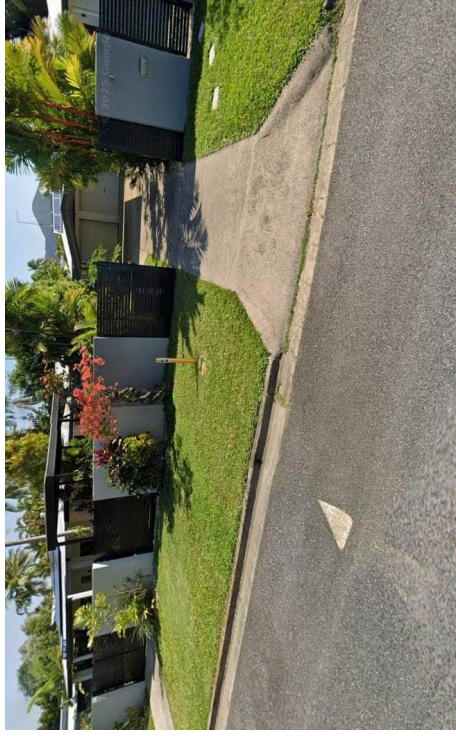
STREET FIRE HYDRANT FH#1



STREET FIRE HYDRANT FH#3



STREET FIRE HYDRANT FH#2



STREET FIRE HYDRANT FH#4



## TEST PROCEEDURE

### TEST 1:

Flow drawn from Hydrant #1

Residual main pressure measured at Hydrant #1 and Hydrant #2 simultaneously, taking readings at 5 Lit/Sec increments from static up to full flow

### TEST 2:

Flow drawn from Hydrant #2

Residual main pressure measured at Hydrant #1 and Hydrant #2 simultaneously, taking readings at 5 Lit/Sec increments from static up to full flow

### TEST 3:

Flow drawn from Hydrant #3

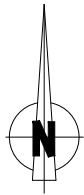
Residual main pressure measured at Hydrant #3 and Hydrant #4 simultaneously, taking readings at 5 Lit/Sec increments from static up to full flow

### TEST 4:

Flow drawn from Hydrant #4

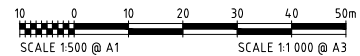
Residual main pressure measured at Hydrant #3 and Hydrant #4 simultaneously, taking readings at 5 Lit/Sec increments from static up to full flow

**APPENDIX H**  
Lot Reconfiguration Plan



LEGEND:

- PROPOSED LOT BOUNDARIES
- - - REDEVELOPMENT AREA
- EXISTING LOT BOUNDARIES



LAYOUT PLAN  
SCALE 1 : 500 (A1)

APPROVAL ISSUE

No.	Description	Reviewed	Approved	Date
1	ISSUED FOR APPROVAL	-	-	25/11/2025

Client Logo
-------------

Client	JOHN DONALD		
Project	LOT 3, PORT DOUGLAS ROAD, PORT DOUGLAS		
Title	LOT RECONFIGURATION PLAN		

Drawn	Designed	Approved
K.G.	M.S./S.B.Y.	
Drawing Check	Design Check	RPEC
J.W.		

Scale (A1 size)	AS SHOWN
Drawing is not to be used for construction unless approved.	



**ARO**

51 Sheridan Street  
Cairns Qld 4870  
T (07) 4281 6897  
E admin@arindustries.com.au  
W www.arindustries.com.au  
ABN: 49 641 461 298

Drawing No.

ARO0188-C43

Revision

1

**APPENDIX I**  
Stormwater Management Plan