Our Reference: LU23351-OPW-01 (Rev A)
Council Reference: ROL 3316/2009 (734293)

A: 3a Scott Street, Parramatta Park QLD 4870
P: PO Box 8, Stratford QLD 4870
W: www.lekkerurban.com.au
E: contact@lekkerurban.com.au

Friday 16 October 2026

Operational Works Application

RE: Vixies Road, Wonga Beach QLD

Lot 32 on SP126925

To Assessing Officer,

On behalf of our client, Debra Lee Daly & Lisa Jayne Scomazzon, we are pleased to submit the enclosed Operational Works Application for the proposed 5-lot residential subdivision at the above-referenced site. This application has been prepared in accordance with the relevant statutory requirements and Council's adopted standards, and is submitted for your consideration and approval.

The following documentation has been prepared and enclosed for assessment:

- Attachment A – DA Form 1 – Development Application Details
- Attachment B – FNQROC Development Manual Statement of Compliance.
- Attachment C – Decision Notice & Summary Response to Conditions
- Attachment D – RPEQ Certified Civil Engineering Report & Drawings
- Attachment E – Letter of Supply (Ergon Energy).

The enclosed civil engineering drawings have been prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) and reflect the design intent for all civil infrastructure works associated with the subdivision, including stormwater drainage, earthworks, and reticulated services.

Application Fee

The application assessment fee has been calculated at **$6,451**, comprising a base fee of $4,600.00 (for up to 2 lots) plus $617.00 per lot across 5 lots, in accordance with Council's current schedule of fees and charges.

Lodgement Meeting

We welcome the opportunity to attend a lodgement meeting with Council officers to discuss the application in further detail and address any preliminary queries. We believe

early engagement will assist in streamlining the assessment process and ensuring a timely outcome for all parties.

Should you require any additional information or documentation in support of this application, please do not hesitate to contact our office on (07) 4253 7023 or via the email address provided above. We look forward to working with Council on this application and trust that the enclosed documentation is sufficient to progress the assessment.

Yours faithfully,



Joshua Affleck
Civil Engineer – Civil Lead | MIEAust CPEng NER RPEQ (No. 24039)

Attachment A

DA Form 1 – Development Application Details

Lekker Urban.

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*)	Debra Lee Daly & Lisa Jayne Scomazzon C/o – Lekker Urban
Contact name *(only applicable for companies)*	Joshua Affleck
Postal address *(P.O. Box or street address)*	PO Box 8
Suburb	Stratford
State	QLD
Postcode	4870
Country	
Contact number	
Email address *(non-mandatory)*	
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	LU23351 (FILE REF: ROL 3316/2009 (734293))

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
			Vixies Road	Wonga Beach
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4870	32	SP126925	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

Name of port authority for tidal area *(if applicable)*

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

5) Are there any existing easements over the premises?

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

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

New Residential Development (Stage 1 – 5 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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

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

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	5			

10.2) Will the subdivision be staged?	
☒ Yes – provide additional details below ☐ No	
How many stages will the works include?	6
What stage(s) will this development application apply to?	Stage 1

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☒ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☒ Yes – specify number of new lots:	5
☐ No	

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

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
2507-47312 SRA	SARA	1/09/2025

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 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	FILE REF: ROL 3316/2009 (734293)	4/12/2025	Douglas Shire Council Council
☒ Approval ☐ Development application	IC0909CNS0006	06/11/2015	DTMR

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.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 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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☒ Yes ☐ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Attachment B

FNQROC Development Manual Statement of Compliance

Lekker Urban.

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire 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 Vixies Road, Wonga Beach QLD

Location of Development Vixies Road, Wonga Beach QLD - Lot 32 on SP126925

Applicant Debra Lee Daly & Lisa Jayne Scomazzon C/o Lekker Urban

Designer Lekker Urban

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	Nil.
Geotechnical requirements	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	Nil.
Erosion Control and Stormwater Management	Nil.
Pest Plant Management	N/a
Cycleway / Pathways	N/a

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

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

Designer Lekker Urban ..... **RPEQ No** 24039.....

Name in Full Joshua Affleck .....

Signature ..... **Date** 16/10/2026.....

Attachment C

Decision Notice & Summary Response to Conditions

Lekker Urban.

OUR REF: ROL 3316/2009 (734293)

6 November 2015

Mr Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

Dear Sir

DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR VIXIES ROAD, WONGA BEACH

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 3 November 2015, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act* 2009*.*

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS
Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

ADDRESS
Vixies Road, Wonga Beach

REAL PROPERTY DESCRIPTION
Lot 32 on SP126925

PROPOSAL
Reconfiguring a Lot (1 Lot into 72 Lots) plus Park

DECISION
Approved subject to conditions (refer to approval package below).

DECISION DATE
3 November 2015

TYPE
Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State-controlled road	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870
MCU or ROL containing remnant vegetation as defined under the Vegetation Management Act 1999	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870

SUBMISSIONS
There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED
Development Permit for Operational Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT
None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)
Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)
The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Contour & Drainage Plan – Sheet 1 of 3	Q144007-001-C01 Rev 03	25 March 2015
Contour & Drainage Plan – Sheet 2 of 3	Q144007-001-C02 Rev 03	25 March 2015
Contour & Drainage Plan – Sheet 3 of 3	Q144007-001-C03 Rev 04	6 May 2015
Layout Plan – Sheet 1 of 3	Q144007-001-L01 Rev 02	24 September 2015
Layout Plan – Sheet 2 of 3	Q144007-001-L02 Rev 02	24 September 2015
Layout Plan – Sheet 3 of 3	Q144007-001-L02 Rev 03	24 September 2015
Supporting Technical Documents		
Wonga Beach Flood Study	Q144007	20 November 2014

ASSESSMENT MANAGER 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;

    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 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 is to be generally in accordance with Cardno Drawings Q144007-001-C01 to C03 subject to any amendments to comply with conditions, Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:

a. Design and construct the internal road servicing lots 6 to 72 in accordance with the FNQROC Development Manual and generally in accordance with the Cross Section as detailed on Drawing No Q144007-001-C01 subject to the construction of a seven (7) metre sealed pavement with one (1) metre gravel shoulders.

b. Design and construct the road connection to South Arm Drive. Lots 27 and 28 are to be amended to ensure the road reserve width is consistent for the entire length of the road. Noting the vegetation constraints in the drainage reserve, the road connection within the drainage corridor is to meet the following performance criteria:

(i) the road connection is to be a two (2) lane road;

(ii) pedestrian access is to be provided on at least one (1) side;

(iii) suitable barriers are to be provided as required;

(iv) plans are to demonstrate clearance to and location of significant vegetation;

(v) drainage calculations are to show the crossing achieves flood immunity for the ARI 10 year rainfall event and are to show compliance with the Queensland Urban Drainage Manual for events flows up to and including the 100 year ARI rainfall event (1%AEP).

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.

Earthworks and Drainage Plan

4. Provide revised earthworks and drainage plans to address the following requirements:

a. Provide a plan identifying a building pad of minimum 1000m² located at least 300mm above the identified Q100 ARI flood interval level for each lot on site. The minimum freeboard is to be confirmed based on the freeboard requirements in QUDM but shall be a minimum of 300mm; and

b. Where cutting and filling is proposed to achieve the building pad footprint, confirm extents of cut and fill and demonstrate the proposed work does not have a worsening impact on the drainage and flooding. In particular that the areas of the site being cut down do not become impacted by flooding as a result of the earthworks.

The amended Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to submitting a Development Application for Operational Works. All filling is to be completed in accordance with the approved plans during the Operational Works stage.

Building Envelope Plan

5. Provide a Plan nominating building envelopes for all habitable buildings on each lot. These envelopes are to correspond with the 1000m² building pads required by conditions of this Development Permit.

   The Building Envelope Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

   The applicant / owner must also ensure that the endorsed building envelope plans are made known to all prospective purchasers of the lots.

Updated Flood Study Plan

6. The Wonga Beach Flood Study prepared by Cardno and dated 20 November 2014, must be updated based on detailed survey of the site and drainage lines adjacent to the site. Subject to the findings of the updated flood modelling the development footprint and layout must be confirmed and any changes identified.

   The updated study based on detailed survey is to verify the findings of the November 2014 assessment that relied on LIDAR data. In particular the flood modelling must consider the following elements:

   a. The in-stream barriers where existing crossings occur including on existing Lot 31 to the north of the development;

   b. The impact of the proposed crossings for the accesses to Lots 70 to 72;

   c. The impact of the proposed crossing linking the development to South Arm Drive between Lots 27 and 28;

   d. The detailed survey of the site and subsequent flood modelling must also verify that the existing site levels on the northern lots are consistent with the LIDAR data and therefore the extent of inundation of these lots is not greater than currently indicated in the November 2014 assessment.

   The detailed survey and amended flood study must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Operational Works.

External Works

7. Undertake the following external works:

    a. Construct the intersection for the proposed new road with Vixies Road in accordance with the FNQROC Development Manual requirements, including line marking, street lighting, drainage, pavement design and carriageway widening if required to facilitate the intersection operation.

    Three (3) copies of a 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 plan prior to the issue of a Compliance Certificate for the Plan of Survey.

Plan of Drainage Works

8. The subject land must be drained to the satisfaction of the Chief Executive Officer. This includes provision of the following:

    a. Drainage infrastructure generally in accordance with the concepts shown on Cardno drawings Q144007-001-C01 to C03 Revision 3 and 4 subject to amendments required to comply with the FNQROC Development Manual. Calculations of the sub-catchment discharge and the flow width and depth in roadside drains and easements must be provided prior to the issue of a Development Permit for Operational Works. The calculations must demonstrate that the flows are fully contained in the drainage paths and do not enter private property except where easements exist;

    b. The drainage lines along the side boundaries are to be included in easements with sufficient width for vehicular access for maintenance;

    c. The cross drainage culverts for the accesses to Lots 70 – 72 are to be designed to provide immunity for the ARI 10 year event unless otherwise approved by Council. Any alternative crossing arrangement must demonstrate that acceptable immunity is provided for minor rainfall events with access maintained for the 100 year ARI event (1%AEP event). In particular trafficability and flow depth are to be demonstrated for the accesses for various rainfall events.

    d. The building pads and on-site sewage disposal areas on all new allotments shall have immunity from flooding associated with an ARI 100 year rainfall event;

    e. The drainage swale at the rear of Lots 1 – 5 inclusive can be re-profiled to formalise the drainage line through this area. The rear boundaries of Lots 1-5 must be amended to reflect the re-profiling works undertaken. The re-profiling works must also be reflected in the updated flood study required by conditions of the Development Permit.

    The nature and extent of drainage easements will be determined at the time of seeking a Development Permit for Operational Works.

All drainage works must be completed to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

Existing Creek and Drainage Systems

9. 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.

Lawful Point of Discharge

10. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development.

Open Space

11. The area identified as Park on Drawing No Q144007-001-C02 / 03 is not suitable to be dedicated as Park due to the characteristics and location of the land. The land could form one (1) additional residential lot within the development.

Water Supply Master Plan

12. A Water Supply Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be connected to Council's water supply network at the nearest point of connection.

    The calculations must include modelling of the internal reticulation and the external connection mains and must include provision for fire fighting flows in accordance with the FNQROC Development Manual.

    Three (3) copies of a 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 for Stages 2 – 6 inclusive.

Water Supply Works Internal

13. Undertake the following water supply works internal to the subject land for Stages 2 – 6 inclusive:

    a. Provide ability for water connection to each lot in accordance with the FNQROC Development Manual;

b. Provide the conduit for water supply for the full length of the access leg for proposed Lots 70 to 72 and Lot 39. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage and at the nominated building pad for easy identification when a future house is constructed on these lots.

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.

Infrastructure Credits for Augmentation of Water Main

14. Where water supply infrastructure has the potential to service external development areas, some of this work may be subject to infrastructure credits. The value will need to be assessed in consultation with Council officers for the costs over and above that which the developer would need to provide to service the proposed development subject of this Development Permit.

    Subject to detailed design for water supply and where it is agreed that a credit is applicable, the cost of constructing water supply infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works to construct the infrastructure.

Damage to Infrastructure

15. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, Council must be notified of the affected infrastructure and have it repaired or replaced at no cost to Council.

Electricity Supply

16. 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.

Electricity and Telecommunications

17. 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 for Stages 2 – 6 inclusive. Stage 1 may be serviced by existing over head power.

Stockpiling and Transportation of Fill Material

18. 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.

19. 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

20. 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

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

Access to Hatchet or Battleaxe Lots

22. Construct an imperviously sealed driveway to battleaxe Lots 70, 71, 72 and 39 extending the full length of the access leg from adjacent edge of carriageway with an approximate crossover of the road side table drain in accordance with FNQROC Development Manual Standard Drawings. The access legs must have a minimum width of six (6) metres.

    Construction of the concrete driveways must be generally in accordance with FNQROC Development Manual Standard Drawing except that the minimum width of the sealed pavement must be three (3) m for Lot 70 with a passing bay on the western side of the drainage swale and 4.5m for the shared access for Lots 71 and 72. The width and alignment of the cross drainage culverts for Lots 71 and 72 will be determined at the time of seeking Operational Works approval and must seek to retain the significant vegetation at this location. Council will accept a bitumen sealed driveway if requested.

    The size of the drainage crossing is to be confirmed in accordance with the drainage conditions of this Development Permit.

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

Service Conduits

23. Provide service conduits to Lots 70, 71, 72 and 39 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.

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

Temporary Vehicle Turnaround

24. A temporary vehicle turnaround at end of all partially constructed roads where the length of road exceeds 60 metres (ie maximum acceptable reversing distance for garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by a three-point turn.

Access & Service Easement/s

25. Create Access and Service Easements to allow vehicle access and on-site manoeuvring for Lots 71 and 72 and Lots 39 and 40 to the requirements and satisfaction of the Chief Executive Officer.

Create an Access Easement over Lot 72 in favour of Lot 59 on SP204110 to the requirements and satisfaction of the Chief Executive Officer.

A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Acid Sulfate Soil Investigation

26. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland'* (1998) or updated version of the document produced by Department of Natural Resources and Mines (DNRM) – QASSIT Guidelines. The results of this investigation must be submitted to Council for approval prior to any earthworks being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland'* (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRM: *'Queensland Acid Sulfate Soil Technical Manual'* (2002), including Soil Management Guidelines 2014, which must be prepared to the satisfaction of the Chief Executive Officer.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS:

Concurrency Agency	Concurrence Agency Reference	Date	Council Electronic Reference
Department of Environment & Heritage Protection	DEHP – IC0909CNS0006	15 February 2012	309310
Department of Main Roads	214/655/102 (1489.06)	15 September 2009	160587

- Refer to Attachment: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act* 2009, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act* 2009.

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 cyclone watch 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 other relevant Local Laws and other statutory requirements.

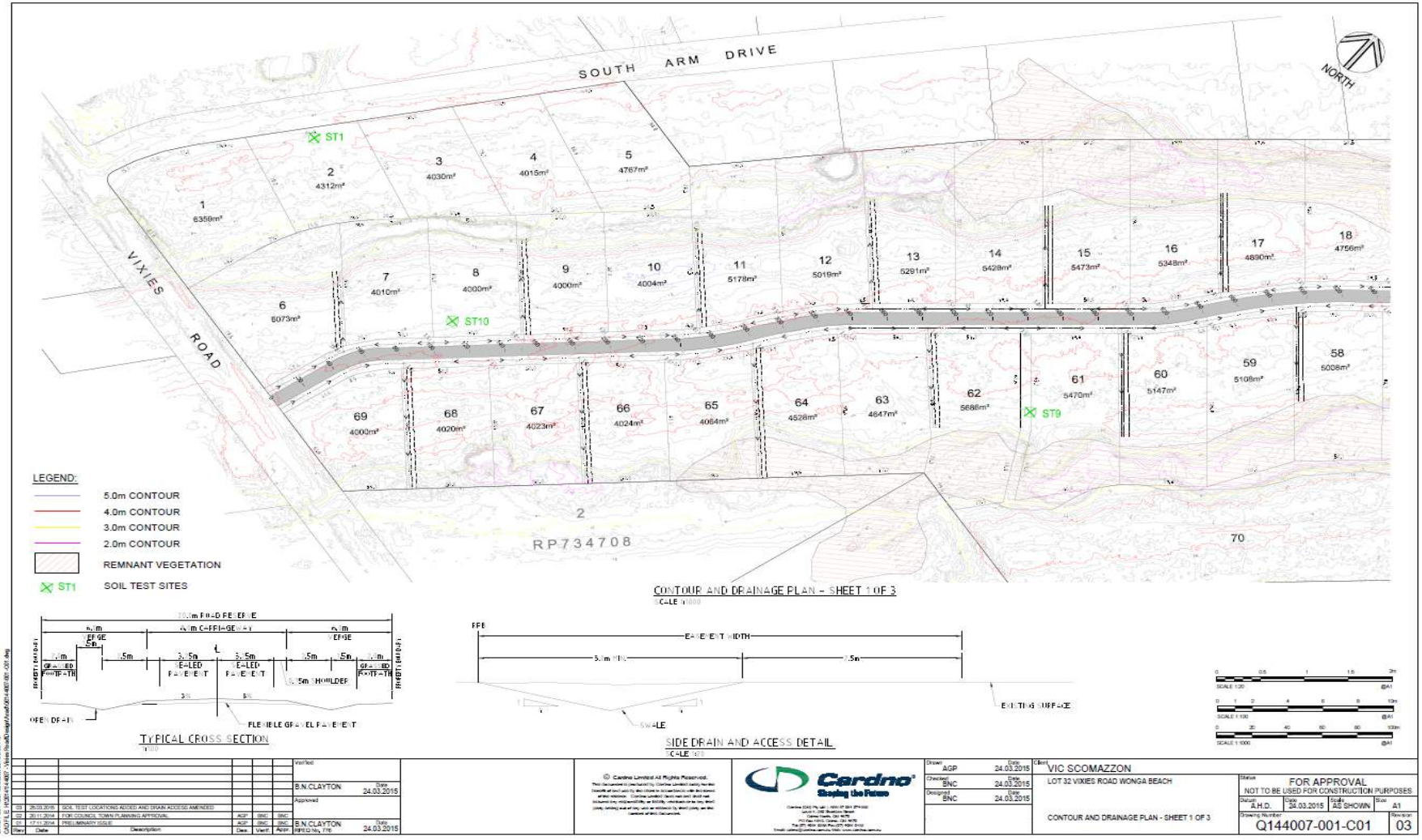
4. If the works identified in Condition 14 generate a credit, Council and the applicant / owner shall enter into an Infrastructure Agreement. The Agreement shall document, to the satisfaction of both parties, the terms and conditions under which the applicant is to be reimbursed.

5. For information relating to the *Sustainable Planning Act* 2009 log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL
Attached

End of Decision Notice

ATTACHMENT 1: APPROVED DRAWING(S) & DOCUMENT(S)



03	25.03.2015	SOIL TEST LOCATIONS ADDED AND DRAIN ACCESS AMENDED	AGP	BNC	BNC		
02	20.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	AGP	BNC	BNC		
01	17.11.2014	PRELIMINARY ISSUE	AGP	BNC	BNC		
Rev	Date	Description	Des	Vrfd	App		

Verified: B.N.CLAYTON Date 24.03.2015
Approved: B.N.CLAYTON RPEQ No. 776 Date 24.03.2015

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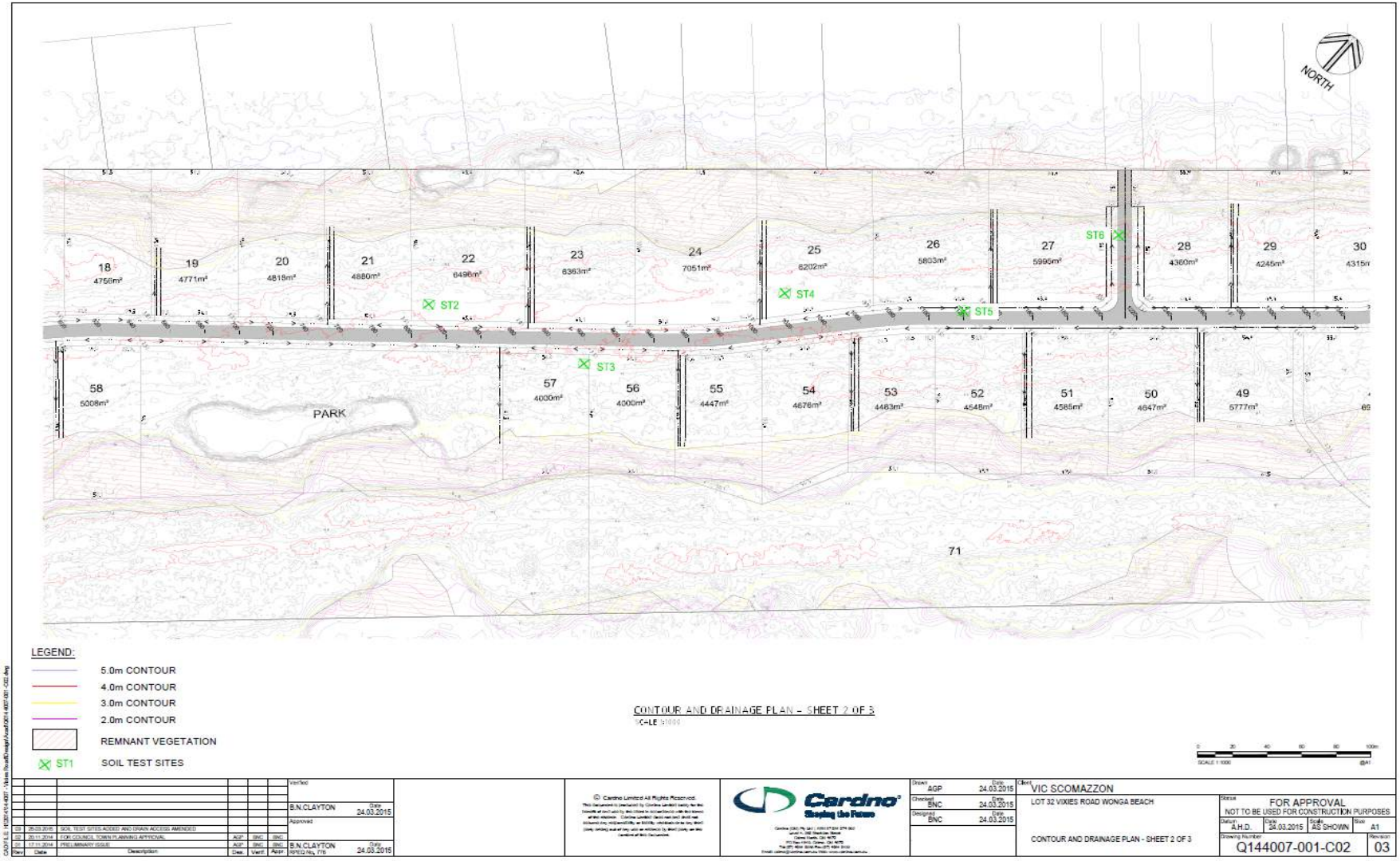
Cardno Striving for the Future

Drawn AGP 24.03.2015
Checked BNC 24.03.2015
Designed BNC 24.03.2015

Client VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 1 OF 3

Status FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Drawn A.H.D. Date 24.03.2015 Scale AS SHOWN Size A1
Drawing Number Q144007-001-C01 Revision 03

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



Rev	Date	Description	Des.	Verif.	Appr.
03	25.03.2015	SOIL TEST SITES ADDED AND DRAIN ACCESS AMENDED			
02	20.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	AGP	BNC	BNC
01	17.11.2014	PRELIMINARY ISSUE	AGP	BNC	BNC

Verified: B.N CLAYTON Date: 24.03.2015
Approved: B.N CLAYTON Date: 24.03.2015

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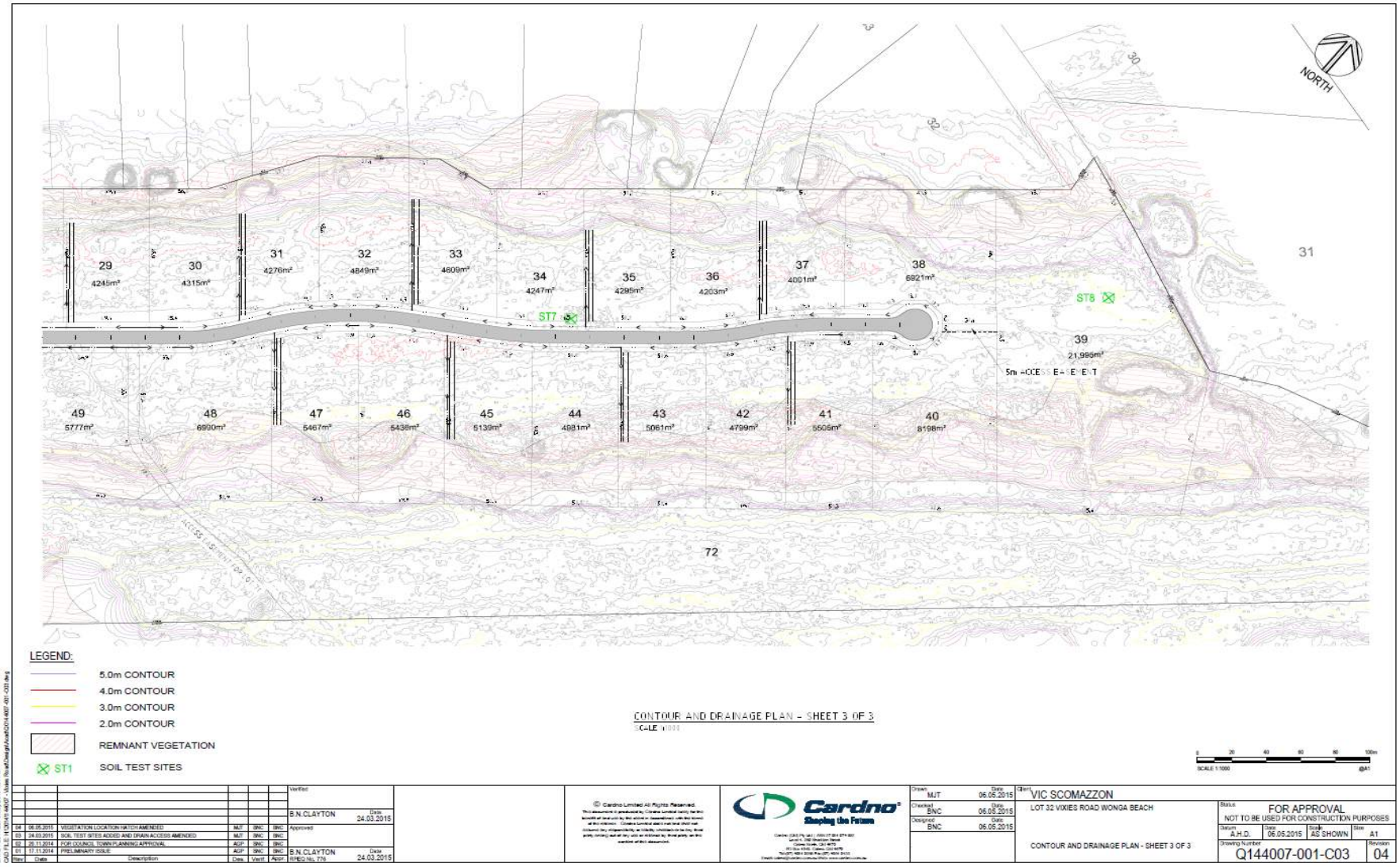
Cardno Shaping the Future

Drawn	AGP	Date 24.03.2015
Checked	BNC	Date 24.03.2015
Designed	BNC	Date 24.03.2015

Client: VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 2 OF 3
Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Datum: A.H.D. Date: 24.03.2015 Scale: AS SHOWN Size: A1
Drawing Number: Q144007-001-C02 Revision: 03

41.2009.3316
13/43

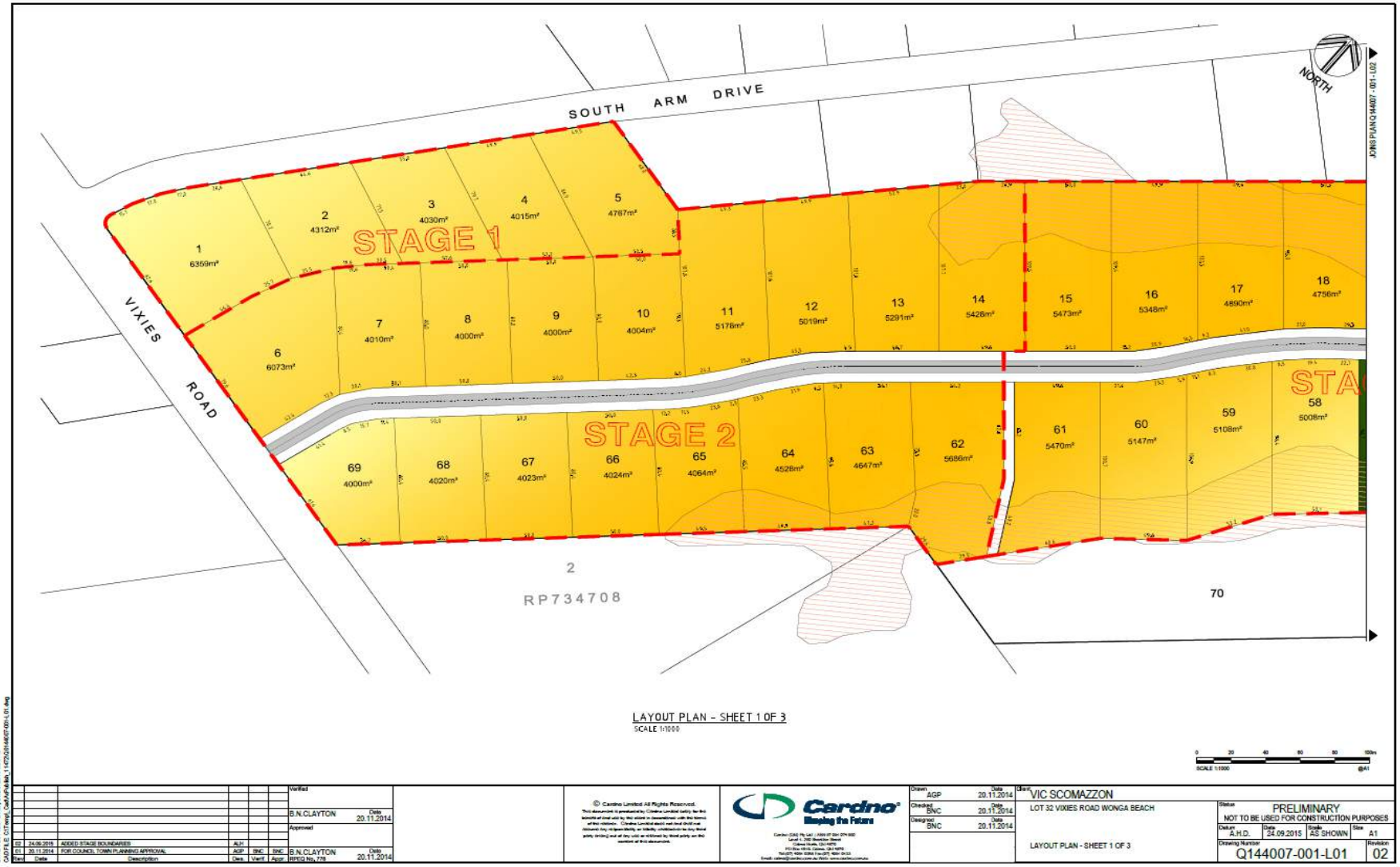
DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



41.2009.3316
14/43

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

ATTACHMENT 2: STAGING PLANS



Rev	Date	Description	Des.	Verif.	Appr.
02	24.09.2015	ADDED STAGE BOUNDARIES	ALH		
01	20.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	AGP	BNC	BNC

Verified: B.N.CLAYTON Date 20.11.2014
Approved: B.N.CLAYTON RPEQ No. 778 Date 20.11.2014

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Cardno Bringing the Future

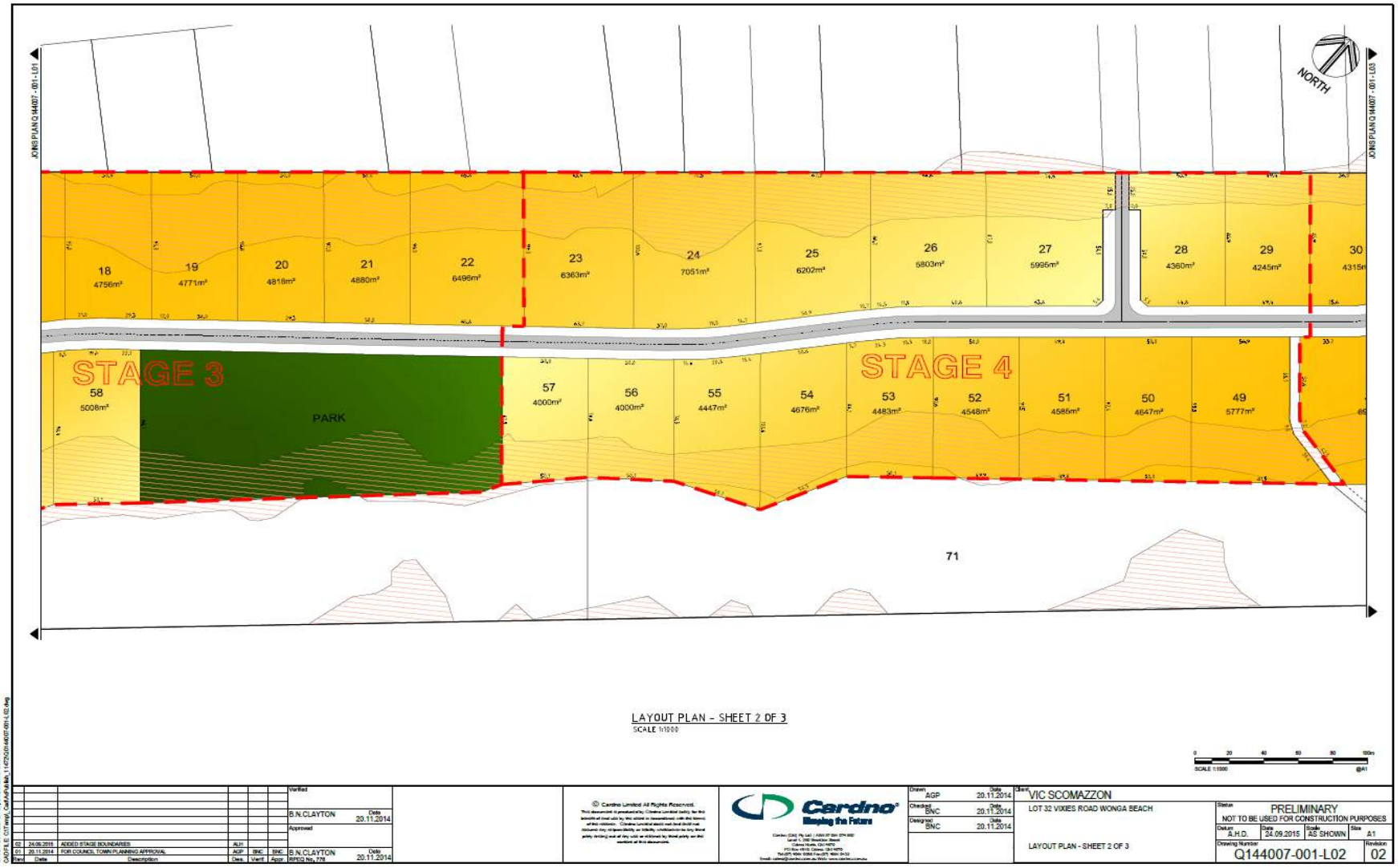
Drawn: AGP 20.11.2014
Checked: BNC 20.11.2014
Designed: BNC 20.11.2014

Client: VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
LAYOUT PLAN - SHEET 1 OF 3

Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Datum: A.H.D. Date: 24.09.2015 Scale: AS SHOWN Size: A1
Drawing Number: Q144007-001-L01 Revision: 02

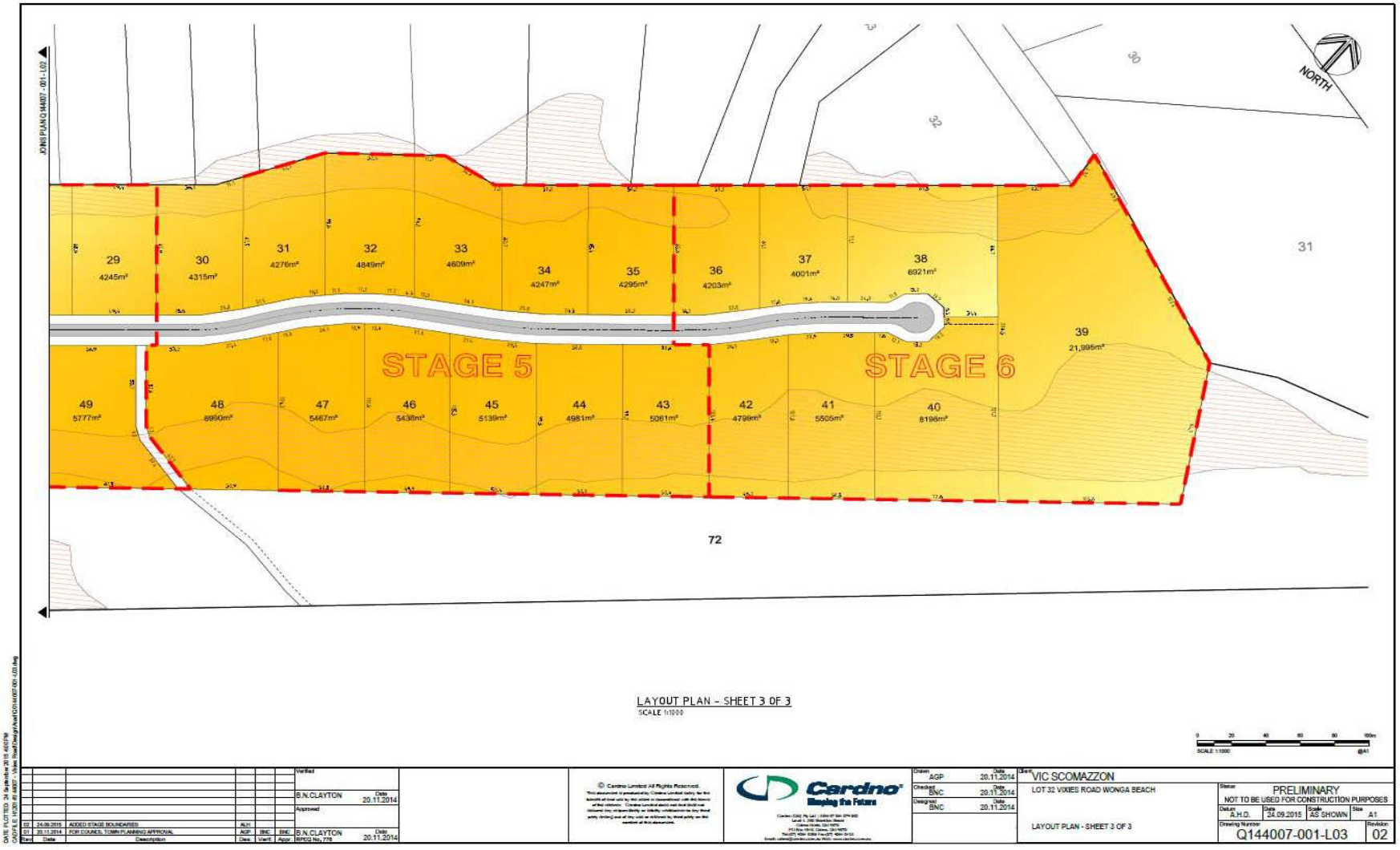
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15/43

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



41.2009.3316
16/43

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



41.2009.3316
17/43

ATTACHMENT 3: CONCURRENCE AGENCY REQUIREMENTS

Queensland Government

Council Ref: 8/13/1481

15 September 2009

Department of **Main Roads**



Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns Qld 4870

Attention: Gary Warner

Dear Mr Warner

Integrated Planning Act 1997 – Referral Agency Response

Applicant: **Vittorio Scomazzon**

Application: **Reconfiguration of Lot (72 Rural Settlement Allotments, Parks & New Roads)**

Location: **Lot 32 on SP 126925, Parish of Whyanbeel**
Vixies Road, Wonga Beach

I refer to the above application received at the Department of Transport & Main Roads (DTMR) on 11 September 2009 requesting consideration of the above development.

Pursuant to sections 3.3.15, 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, the Department, as a Concurrence Agency, has assessed the impact of the proposed development on the State-controlled road network and requires that Council include the following attached conditions of development for the subject application

Should you have any queries regarding the response please contact Malcolm Hardy on telephone 4050 5511.

Council is requested to reflect the conditions on its Rates Record, to ensure that the planning intentions of the conditions are secured.

The Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely

Malcolm Hardy

Senior Planner (Assets & Operations) Far North
Assets & Operations (A&O)
Floor 4 Cairns Corporate Tower 15 Lake Street
PO Box 6185 CAIRNS Queensland 4870
ABN 57 836 727 711
A&O Enquiries Malcolm Hardy
Our Ref : 214/655/102 (1489.06)
Telephone - 4050 5511
Facsimile – 4050 5429

Conditions of Development
and
Statement of Reasons

Council Ref: 8/13/1481 **Date:** 15 September 2009
State-controlled road: Mossman-Daintree Road
Proposal: Reconfiguration of Lot (72 Rural Settlement Allotments, Parks & New Roads)
Real property description: Lot 32 on SP 126925, Parish of Whyanbeel
Site locality: Vixies Road, Wonga Beach
Applicant: Vittorio Scomazzon

Conditions of Development	Reasons	Condition Basis
Layout		
1. Unless otherwise approved in writing by DTMR the development site layout must generally comply with Projex North Pty Ltd drawing numbered 09-012-SK01-14A "Lot 32 Vixies Road Wonga Beach General Layout Plan".	To ensure the development proceeds in accordance with the proposal	
Permitted Road Access Location		
2. Vehicular access between the state-controlled road (Mossman-Daintree Road) and the Subject Land shall be via Vixies Road only, to the satisfaction of Cairns Regional Council.	DTMR must ensure that access between to the Subject Land does not adversely impact the safe and efficient operation of the state-controlled road	s. 62 *Transport Infrastructure Act 1994 (Qld)*
3. No direct vehicular access between the state-controlled road (Mossman-Daintree Road) and the Subject Land is permitted.		

Conditions of Development	Reasons	Condition Basis
Intersection Works 4. Prior to Council signing and sealing the first plan of survey for the proposed reconfiguration, the applicant/landowner shall design and construct an upgrade of the Mossman-Daintree Road/ Vixies Road intersection with Channelised Right Turn (CHR) treatment generally in accordance with Figure 13.60 in DTMR's *Road Planning and Design Manual* and Basic Left Turn (BAL) treatment generally in accordance with Figure 13.80 in DTMR's *Road Planning and Design Manual* with a 15m radius and concrete kerb return. The design shall include: • Through and turn lane widths no less than 3.5m, and • Shoulders sealed to a width no less than 1.5m. The intersection shall include intersection lighting to a minimum V5 standard in accordance with Chapter 17 of DTMR's *Road Planning and Design Manual* and shall comply with: • The Electrical Safety Act and regulations 2002 • Australian Standards (AS1158.1.1 2005 Lighting for roads and public spaces, AS3000 2000 Australian wiring rules for electrical installations) • MR specifications MRS11.91, MRS11.92, MRS11.94 & MRS11.95 • MR Standard Drawings and • District specific standards, notes and drawing details (made available on request) Registered Professional Engineer Queensland (RPEQ) (Electrical) certification is mandatory To this end: (i) The applicant/landowner shall obtain DTMR approval prior to commencing any works within the state-controlled road reserve. (ii) The applicant/landowner shall submit to DTMR for approval engineering drawings, certified by a Registered Professional Engineer of Queensland (RPEQ), of the proposed works. (iii) Subject to DTMR approval of the engineering designs the applicant/landowner shall construct the works.	Access works at the permitted access location are required to mitigate the impacts of development generated traffic onto the state-controlled road. Any works within the state-controlled road reserve must have the written approval of the Chief Executive Officer	s. 33 *Transport Infrastructure Act 1994 (Qld)* DTMR's *Road Planning and Design Manual* s. 50 *Transport Infrastructure Act 1994 (Qld)*

Conditions of Development	Reasons	Condition Basis
Advertising 5. No advertising device for the proposed development is permitted within the state-controlled road reserve (Mossman-Daintree Road).	Advertising devices may obscure signage and distract motorists.	s. 50 *Transport Infrastructure Act 1994 (Qld)*

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Queensland Government

Your Reference:	8/13/1481 (2194244)
Our Reference:	IC0909CNS0006 Ecotrack project: 340610
Contact:	Cristina Cochennec
Directorate / Unit:	Regional Planning & Coordination
Phone:	(07) 4222 5446

Department of
Environment and Resource Management

15 February 2012

The Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Attention: G Warner

Dear

Development Application for Reconfiguration of a Lot (1 Lot into 72 Lots and Park) Vixies Road, Wonga Beach (Lot 32 SP126925) – REFERRAL AGENCY RESPONSE.

The Department of Environment and Resource Management (Concurrence and Advice agency for the application) advises as follows:

The referral agency response for the application, prepared pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, is **enclosed**. I look forward to receiving a copy of the decision notice for the application in due course.

Should you have any questions about this advice, please contact Cristina Cochennec on 07 4222 5446

Yours sincerely

Cristina Cochennec
Natural Resource Officer
Regional Planning & Coordination
North Region

CC

V G Scomazzon
c/ - Peter Robinson Planner
P O Box 4751
CAIRNS QLD 4870

Department of Environment
& Resource Management
Level 4, 5b Sheridan Street
PO Box 937
Cairns Queensland 4 870
Australia
Telephone + 617 4222 5446
Facsimile + 61 7 4222 5493
Website www.derm.qld.gov.au

Department of Environment and Resource Management – Referral agency response

Given under Section 3.3.16 of the *Integrated Planning Act 1997*

Application details

1.1.	Applicant's name	V G Scomazzon
1.2.	Property description	LOT 32 on SP126925
1.3.	Development type	Reconfiguring a Lot
1.4.	Assessment manager	Cairns Regional Council
1.5.	Referral date	14 September 2009
1.6.	Our references	Trackjob: IC0909CNS0006 Ecotrack: Project No 340610

2. **Concurrence Agency Response: Vegetation Management Act 1999 - Remnant Vegetation**

Please refer to the attached concurrence agency response from Senior Vegetation Management Officer Shannon Farrell dated 2 February 2012 (**Attachment 1**).

3. **Advice agency response – Wetlands and Conservation Estate**

Please refer to the attached advice agency response from Mike Trenerry dated 17 February 2010. (**Attachment 2**).

4. **Third Party Advice: Water Act 2000 – Watercourse**

It is noted that part of the proposed development covers an area that has two (2) identified watercourse as defined by the *Water Act 2000*. Please refer to the attached NRW map of 24 September 2009 showing the two (2) watercourses in blue.

From the information provided by the applicant and specifically Drawings 09-012-SK01-05 to 07 show that a proposed road will be crossing a watercourse.

Any activities within these watercourses will require approval under a separate operational works application and must satisfy sustainability criteria under the *Water Act 2000*.

5. **Third Party Advice – Sewage treatment & Groundwater**

The submitted 'On-site effluent disposal report' for the proposed Reconfiguration of a Lot, prepared by Projex North Pty Ltd on 12/08/09, proposes the following:

- On-site secondary sewage treatment.
- Conventional trenches and beds of an area of 45 m^2 for each allotment.
- 30 m buffer from top of bank of watercourse, drains, etc.

DERM advices that the proposed effluent disposal system, via trenches, is not suitable for category 2 soil (sand and loamy sand).The proposed system can cause groundwater pollution and subsequently health risks for the users of the potable water coming from bore water.

Recommendation

The recommended effluent disposal system for shallow watertable and category 2 soil is an irrigation system (AS 1547:2000 – On-Site Domestic-wastewater Management). This system will require a larger area of effluent disposal than shown in the Drawings 09-012-SK01-03 to 09.

Department of Environment and Resource Management – Referral agency response

Given under Section 3.3.16 of the *Integrated Planning Act 1997*

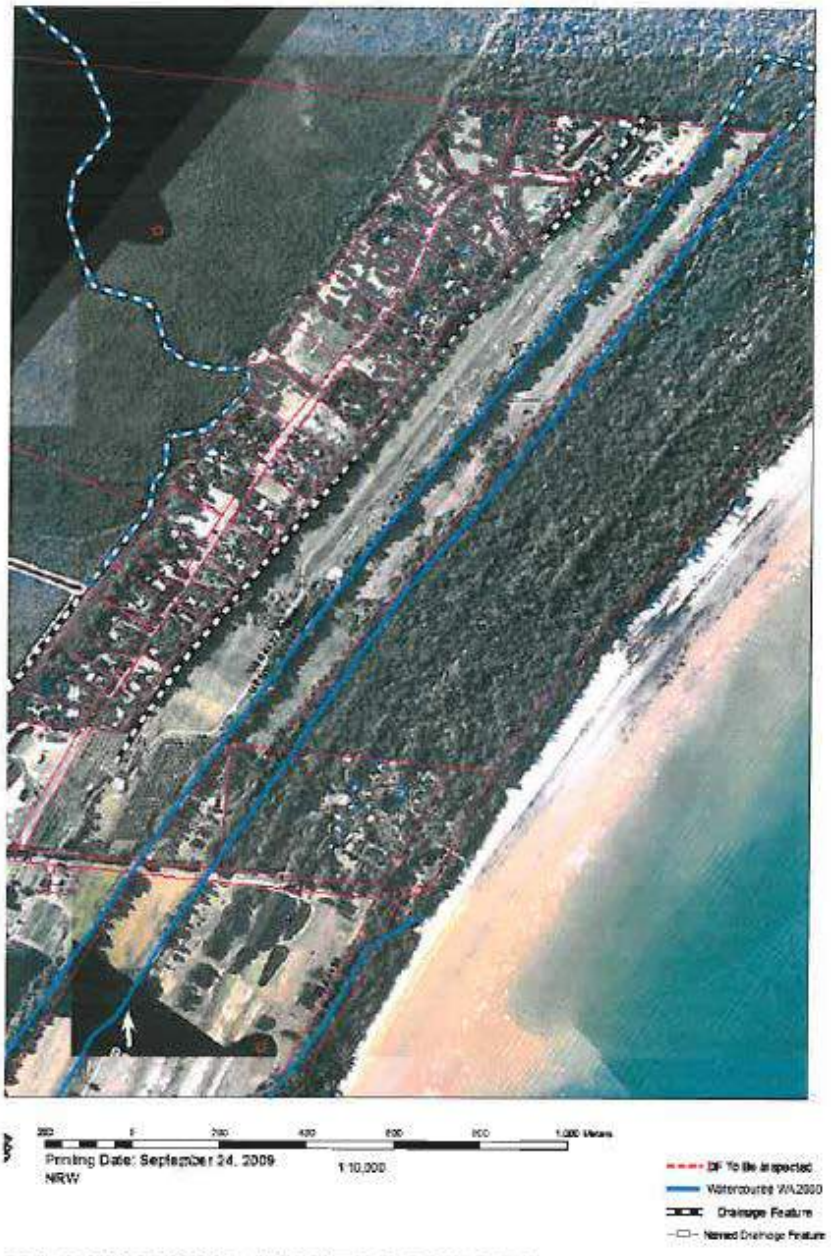
Any queries about the assessment should be made to the coordinating officer for the application. Contact details for the coordinating officer are:

Coordinating Officer:	**Cristina Cochennec**
Address:	**PO Box 937, Cairns QLD 4870**
Phone:	**07 4222 5446**



Cristina Cochennec
Natural Resource Officer
Regional Planning & Coordination
North Region

15 February 2012



MAP SHOWING WATERCOURSES

ATTACHMENT 1

Vegetation Management
Referral Agency Response – Reconfiguring a Lot
S3.3.16 Integrated Planning Act 1997

1. **Application Information**

   1.1. **Applicant's name:** VG Scomazzon C/- PRP Planning

   1.2. **Property description:** 32 SP126925

   1.3. **Assessment Manager/Reference:** 8/12/1481 (2194244) Cairns Regional Council

   1.4. **Date application was referred to Department:** 14 September 2009

   1.5. **Departmental Reference**: eLVAS Case No: 2009/008520, File Ref. No: MBA000784, Trackjob No: IC0909CNS0006

   1.6. **Type of development sought by the application:**

   - Reconfiguring a Lot

2. **Concurrence Agency response:**

The Chief Executive of the Department of Environment and Resource Management directs that the application is approved subject to the following conditions:

1. All infrastructure associated with the reconfiguration of Lot 32 SP126925 must be located outside of 'Area A' (Parts A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012.
2. All infrastructure, apart from roads, fences or underground services, must be located at least 20 metres from 'Area A' (Parts A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012.

Covenant:

3. The applicant will, upon Council's approval of the development application, have registered in the land registry, simultaneously with registration of the survey plan for the reconfiguration of the lot:
   a) A properly completed plan of survey:
      i) Over the area of which is generally in accordance with the area identified as 'Area A' (A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012; and
      ii) To the standards required by the Registrar of Titles for registration of an instrument of covenant over part of a lot; and
      iii) That the Department of Environment and Resource Management agrees is generally in accordance with the area identified as 'Area A' (A1 to A8) of Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012; and
   b) A properly completed instrument of covenant in the form and including such terms as set out in Schedule 2 of this approval.
4. The State of Queensland, represented by the Department of Environment and Resource Management will not bear any of the costs associated with the lodging and registration of the instrument of covenant including:
   a) The preparation of any documents

b) The preparation of a survey plan suitable for registration

c) Legal fees; and

d) Any lodgement fees.

5. The applicant must comply with the terms of the registered covenant.
6. Clearing of remnant vegetation must not occur within 'Area A' (A1 to A8) on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012 except in accordance with the terms of the registered covenant required by Condition 3.

3. Reasons:

A Statement of Reasons is attached at Schedule 1.

4. Authorised Officer Signature:

Shannon Farrell
Senior Vegetation Management Officer
North Region

Date of Response: 2 February 2012

Att. Schedule 1 – Statement of Reasons
Schedule 2 – Draft Instrument of Covenant

eLVAS Case No:	2009/008520
File Ref. No:	MBA000764
Trackjob No:	IC0909CNS0008

Schedule 1

Statement of Reasons
Referral Agency Response
Application for Reconfiguring a Lot
VG Scomazzon

The following Statement of Reasons is provided pursuant to s.3.3.16 of the *Integrated Planning Act 1997*

Introduction

1. The Department of Environment and Resource Management (DERM) received an application from VG Scomazzon on 14 September 2009
2. The application is for 14 September 2009 for Reconfiguring a Lot on 32 on SP126925 – Cairns Regional Council.
3. Information request period extended 10 business days sent on 25 September 2009
4. An Information Request was sent by registered post to the applicant on the 12 October 2009. This request disclosed information on addressing Part P of the *Regional Vegetation Management Code for the Coastal Bioregions – 20 November 2006.*
5. The applicant responded to the Information Request on the 16 April 2010.
6. The application provided draft covenant documents on 9 August 2010.
7. The application was extended several times between April 2010 and February 2012. The Referral Agency Response is due on 6 February 2012.
8. An Assessment Report was sent to the Delegate of the Chief Executive, Senior Vegetation management Officer, on 1 February 2012
9. The Delegate determined the Referral Agency Response on 2 February 2012.

Evidence

1. Application dated 23 August 2009.
   a) Completed IDAS Form 1 Part "J".
   b) Property Vegetation Management Plan.
2. *Integrated Planning Act 1997 & Integrated Planning Regulation 1997*
3. *Vegetation Management Act 1999*
4. *Sustainable Planning Act 2009*
5. *Department of Environment and Resource Management Concurrence Agency Policy for Reconfiguring a Lot – 23 August 2007* (RaL Policy)
6. *State Planning Policy (SPP) 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide*
7. Response to information request dated 16 April 2010
8. Proposed covenant documents submitted 9 August 2010
9. SmartMap
10. Cairns Regional Council Planning Scheme zoning information

11. Regional ecosystem Description Database (2009) (version 6) Regional Ecosystem data.

Findings of fact

1. An application was received from VG Scomazzon on 14 September 2009 for Reconfiguring a Lot on Lot 32 on SP126925- Cairns Regional Council. The Reconfiguring a Lot application is a 1 into 70, rural residential allotments
2. The subject lot is freehold land and zoned "Rural 4"
3. The applicant has proposed the use of a covenant to ensure no clearing as a result of the RaL. The application is therefore assessable under Criteria Table A of the RaL Policy.
4. The application satisfies Performance Requirement (PR) A.1 of Criteria Table A as clearing will not occur within assessable vegetation.

Reasons

The assessing officer is satisfied that the application meets the Performance Requirement of **Criteria Table A.1:** A RaL assessed under this Table may occur only where clearing as a result of the RaL will not occur within assessable vegetation of the *Concurrence Agency Policy for Reconfiguring a Lot (RaL) 23 August 2007* and therefore recommends the application be approved with conditions.

Conditions are required to ensure that the covenant is finalised at the time of approval of the application by the Cairns Regional Council.

SFarrell

Shannon Farrell
Senior Vegetation Management Officer
North Region

Date: 02/02/2012

Schedule 2: Draft Instrument of Covenant

Form 31 and Form 20 attached.

QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

COVENANT

FORM 31 Version 3
Page 1 of 1

Dealing Number

OFFICE USE ONLY

Lodger (Name, address & phone number)
Vittorio Scomazzon
C/- Peter Robinson
PO Box 4751
Cairns QLD 4870
Ph: (07) 4041 5118

Lodger Code

Privacy Statement
Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see http://www.nrw.qld.gov.au/about/privacy/index.html.

1. Covenantor

Vittorio G Scomazzon

2. Description of Covenant / Lot on Plan	**County**	**Parish**	**Title Reference**
Lot 32 SP126925	Solander	Whyanbeel	50336091

3. Covenantee

THE STATE OF QUEENSLAND (Represented by Department of Environment and Resource Management)

4. Description of Covenant (Include reference to relevant section of legislation)

Pursuant to Section 97A (3)(b)(i) of the Land Title Act 1994 and the terms of the attached schedule A to preserve the vegetation in the Covenant Area.

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and the attached schedule A.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

/ /.
Execution Date

.....
Covenantor's Signature

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

/ /
Execution Date

.....
Covenantee's Signature

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

SCHEDULE A

Form 20 Version 2
Page _ of _

Title Reference

This is Schedule A referred to in Covenant dated **<insert date>**

1. **Interpretation**

Unless the context otherwise requires or the contrary intention appears, the following terms shall have the meanings respectively assigned to them –

"Clearing" – as defined in the Vegetation Management Act 1999 and as amended from time to time

"Council" means Cairns Regional Council together with its assigns and successors and includes all persons authorised by the Council

"Covenant Area" means that area referred to in Item 2 of the Form 31.

"Covenantee" means the State of Queensland (represented by Department of Environment and Resource Management) including any delegated or authorised officer

"Covenantor" means the person or persons named in Item 1 of the Form 31 and their and each of their successors in title, transferees and assigns.

"Covenantor's obligations" means the obligations set out in clause 3 (Covenantor's Obligations)

"Development approval" – means the approval given by the Cairns Regional Council DA 8/13/1481

"Fence" means a structure of posts and boards, palings, rails, galvanised iron, metal, or wire, or a wall, ditch, or embankment, or a combination of any of these, enclosing or bounding land, and includes any foundation, foundation wall, or support reasonably necessary for the support and maintenance of the fence, but does not include a wall which is part of a house or other building.

"Infrastructure" – includes roads and excavation for civil works and other fixtures

"Structure/s" – includes any building, shed, pergola, gazebo, wall, fence, pillar, post and pool

"the Land" – means the lots specified in Item 2 of the Form 31 and any land created in lieu the lots mentioned in Item 2 of the Form 31 by registration of any other plan and howsoever described

"Vegetation" - as defined in the *Vegetation Management Act 1999* and as amended from time to time

2. **Description of Covenant**

This Covenant is for the purpose of preserving the vegetation in the Covenant Area.

3. **Covenantor's Obligations**

The Covenantor covenants, and agrees with the Covenantee, that:

3.1 Except as provided in clause 3.3, clearing of vegetation is not authorised in the Covenant Area.

3.2 Infrastructure and structures, including fences are not permitted in the Covenant Area.

3.3 Clearing of vegetation in the Covenant Area is allowed:

(a) by fire under the *Fire and Rescue Service Act 1990* to reduce hazardous fuel loads or an activity under the *Fire and Rescue Service Act 1990*, section 53, 68 or 69; or

(b) where it is necessary to remove or reduce the imminent risk that the vegetation poses to serious personal injury or damage to property; or

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

SCHEDULE A

Form 20 Version 2
Page _ of _

Title Reference

(c) to give effect to any subsequent development approvals for operational works that is the clearing of native vegetation.

3.4 Subject to the conditions of the development approval, nothing prevents the Covenantor from using the Covenant Area, provided such use is consistent with the obligations imposed by this covenant.

4. Rights of Access

The Covenantor covenants, and agrees with the Covenantee, that:

4.1 The Covenantee or the Council may inspect the vegetation within the Covenant Area at any reasonable time after the giving of notice.

4.2 Representatives of the Queensland Fire and Rescue Service (or any successor to that body), may at any reasonable time after giving notice enter, re-enter and traverse the covenant area each year to assess the bushfire hazard risk of the Covenant Area.

5. Release and Indemnity

5.1 The Covenantor irrevocably releases the Covenantee from, and waives, any claim, right, remedy, action, cause of action, loss, damage, expense or liability which the Covenantor may have against the Covenantee in respect of this Covenant or its performance or breach.

5.2 The Covenantor indemnifies and holds the Covenantee harmless from and against any claim, right, remedy, action, cause of action, loss, damage, expense or liability incurred, suffered or asserted by any person in connection with the performance of this Covenant by the Covenantor or its breach by the Covenantor or connected with any negligence or other legal wrong of the Covenantor.

6. No Obligations on Covenantee

6.1 The rights given to the Covenantee by this covenant are permissive only and nothing in this Covenant imposes any duty of any kind on the Covenantee to anyone or obliges the Covenantee to perform any act or to incur any expense for any of the purposes set out in this Covenant.

7. No Effect on Rates and Charges

7.1 Nothing in this Covenant of itself affects any obligations of the Covenantor to pay all taxes, rates, charges and levies lawfully imposed in respect of the Land.

8. Registration

8.1 The Covenantor agrees to do everything necessary at the Covenantor's expense to ensure that this Covenant is registered against the title to the Covenant Area.

9. Waiver

9.1 Any alleged waiver of any breach of this Covenant is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Covenant does not operate as a waiver of any other breach of this Covenant.

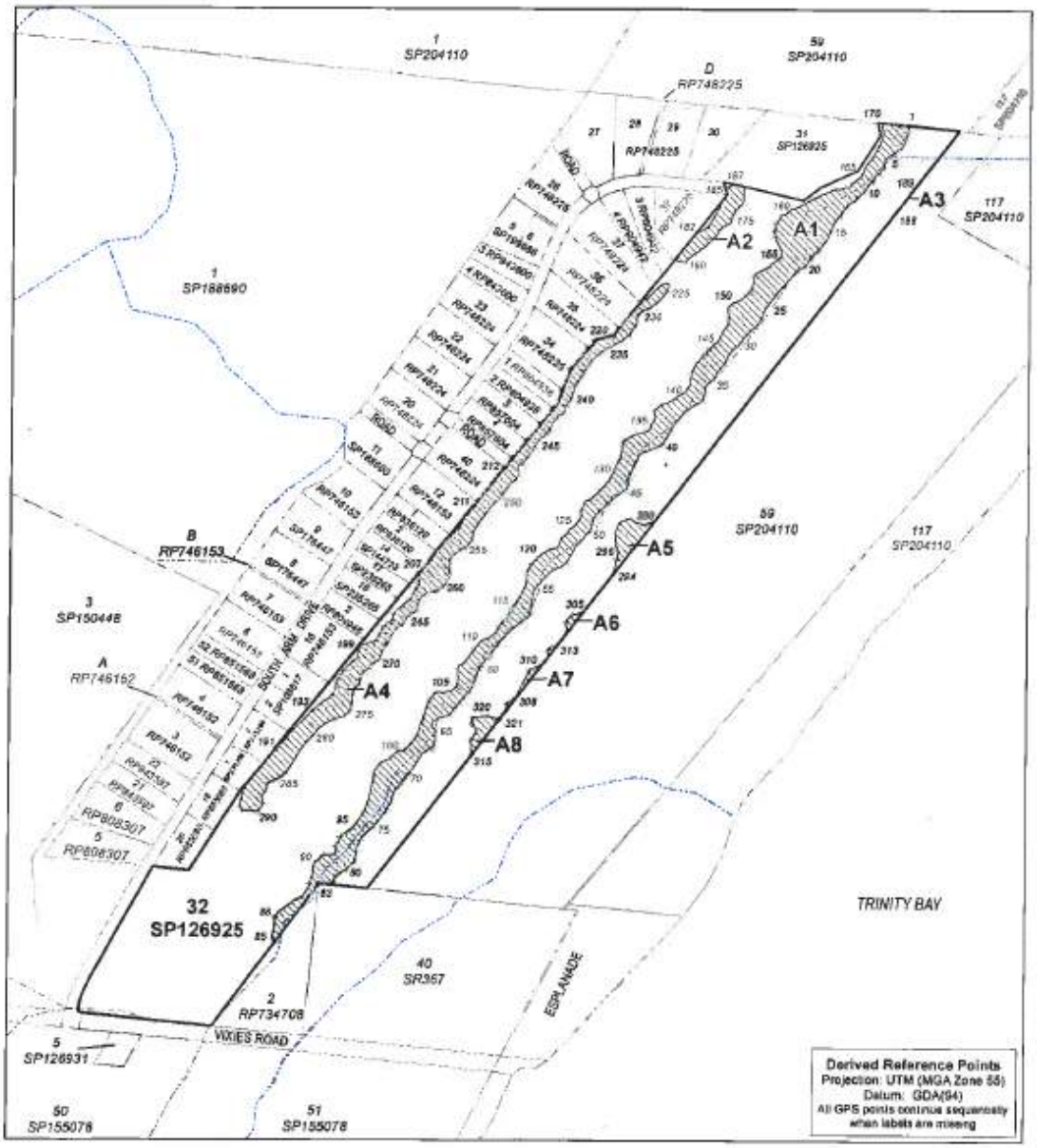
10. Severance

10.1 If any part of this Covenant is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Covenant and the rest of this Covenant remains in force unaffected by that holding or by the severance of that part.

11. Enurement

11.1 This Covenant binds the parties to it and their respective successors, heirs, executors and administrators.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



1:7000 @ A3 size
0 50 100 200 300 400 500 m
Projection: UTM (MGA Zone 55) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response 2009/008520

LEGEND
- Derived Reference Points for GPS
- Subject Lot(s)
- Area A Area to be surveyed for Statutory Covenant
- Watercourse

Referral Agency Response (Vegetation) Plan
Plan of Areas A (Parts A1 - A8) in Lot 32 on SP126925

N

Queensland Government

CENTRE: TOWNSVILLE LOCALITY OF WONGA	REGION: NORTH LOCAL GOVT: CAIRNS
Map Reference: 7965	Compiled from: DCDB, PVMP & VMC Notes
File Reference: MSA000784	Prepared by: EMR Date: 4 January 2012

RARP 2009/008520
Sheet 1 of 2

Derived Reference Points
Projection: UTM (MGA Zone 55)
Datum: GDA(94)
All GPS points continue sequentially when labels are missing

Point	Parcel	Easting	Northing	Point	Parcel	Easting	Northing	Point	Parcel	Easting	Northing	Point	Parcel	Easting	Northing	Point	Parcel	Easting	Northing
1	A1	332057	8195544	66	A1	331212	8194402	131	A1	331554	8194926	196	A4	331029	8194508	261	A4	331212	8194672
2	A1	332057	8195532	67	A1	331206	8194390	132	A1	331556	8194951	197	A4	331040	8194523	262	A4	331192	8194670
3	A1	332081	8195517	68	A1	331197	8194357	133	A1	331561	8194966	198	A4	331066	8194549	263	A4	331179	8194655
4	A1	332073	8195503	69	A1	331177	8194352	134	A1	331600	8194979	199	A4	331069	8194568	264	A4	331172	8194636
5	A1	332058	8195491	70	A1	331159	8194329	135	A1	331609	8194983	200	A4	331096	8194579	265	A4	331156	8194625
6	A1	332047	8195483	71	A1	331149	8194315	136	A1	331618	8194995	201	A4	331110	8194594	266	A4	331150	8194612
7	A1	332042	8195468	72	A1	331138	8194300	137	A1	331615	8195005	202	A4	331113	8194607	267	A4	331130	8194593
8	A1	332034	8195457	73	A1	331134	8194285	138	A1	331626	8195020	203	A4	331129	8194617	268	A4	331122	8194573
9	A1	332021	8195441	74	A1	331123	8194268	139	A1	331652	8195036	204	A4	331133	8194630	269	A4	331112	8194558
10	A1	332007	8195424	75	A1	331098	8194232	140	A1	331672	8195044	205	A4	331165	8194660	270	A4	331107	8194545
11	A1	331990	8195407	76	A1	331087	8194224	141	A1	331682	8195059	206	A4	331179	8194688	271	A4	331085	8194528
12	A1	331972	8195392	77	A1	331075	8194209	142	A1	331684	8195079	207	A4	331181	8194706	272	A4	331071	8194506
13	A1	331962	8195377	78	A1	331068	8194193	143	A1	331692	8195096	208	A4	331201	8194733	273	A4	331066	8194497
14	A1	331950	8195361	79	A1	331065	8194169	144	A1	331715	8195123	209	A4	331263	8194795	274	A4	331057	8194481
15	A1	331945	8195350	80	A1	331049	8194154	145	A1	331736	8195141	210	A4	331270	8194817	275	A4	331055	8194450
16	A1	331940	8195339	81	A1	331033	8194145	146	A1	331741	8195156	211	A4	331280	8194832	276	A4	331043	8194439
17	A1	331932	8195325	82	A1	331025	8194133	147	A1	331762	8195170	212	A4	331338	8194904	277	A4	331028	8194434
18	A1	331920	8195310	83	A1	330999	8194128	148	A1	331784	8195185	213	A4	331352	8194921	278	A4	331010	8194426
19	A1	331906	8195296	84	A1	330917	8194018	149	A1	331751	8195200	214	A4	331078	8194654	279	A4	330997	8194417
20	A1	331897	8195282	85	A1	330911	8194029	150	A1	331761	8195212	215	A4	331405	8194998	280	A4	330985	8194402
21	A1	331878	8195270	86	A1	330917	8194068	151	A1	331775	8195216	216	A4	331428	8195015	281	A4	330971	8194388
22	A1	331867	8195256	87	A1	330852	8194096	152	A1	331793	8195233	217	A4	331445	8195048	282	A4	330962	8194376
23	A1	331855	8195242	88	A1	330869	8194104	153	A1	331800	8195261	218	A4	331460	8195086	283	A4	330953	8194360
24	A1	331842	8195228	89	A1	330881	8194128	154	A1	331827	8195279	219	A4	331493	8195127	284	A4	330936	8194337
25	A1	331829	8195205	90	A1	330889	8194164	155	A1	331850	8195266	220	A4	331505	8195142	285	A4	330922	8194324
26	A1	331818	8195192	91	A1	330906	8194180	156	A1	331840	8195353	221	A4	331539	8195152	286	A4	330902	8194314
27	A1	331814	8195181	92	A1	331020	8194180	157	A1	331838	8195348	222	A4	331549	8195185	287	A4	330899	8194303
28	A1	331805	8195167	93	A1	331029	8194186	158	A1	331843	8195361	223	A4	331587	8195213	288	A4	330890	8194288
29	A1	331781	8195156	94	A1	331037	8194214	159	A1	331852	8195376	224	A4	331599	8195220	289	A4	330894	8194278
30	A1	331779	8195141	95	A1	331060	8194231	160	A1	331872	8195386	225	A4	331625	8195244	290	A4	330884	8194261
31	A1	331767	8195128	96	A1	331081	8194261	161	A1	331914	8195408	226	A4	331639	8195247	291	A4	330869	8194263
32	A1	331756	8195116	97	A1	331100	8194337	162	A1	331951	8195425	227	A4	331638	8195233	292	A4	330857	8194282
33	A1	331748	8195100	98	A1	331111	8194352	163	A1	331965	8195429	228	A4	331623	8195214	293	A4	330852	8194285
34	A1	331730	8195078	99	A1	331127	8194360	164	A1	331975	8195428	229	A4	331605	8195201	294	A5	331548	8194710
35	A1	331723	8195067	100	A1	331146	8194376	165	A1	331999	8195440	230	A4	331593	8195198	295	A5	331548	8194734
36	A1	331710	8195047	101	A1	331178	8194401	166	A1	332006	8195466	231	A4	331583	8195187	296	A5	331551	8194751
37	A1	331706	8195033	102	A1	331201	8194469	167	A1	332022	8195480	232	A4	331581	8195172	297	A5	331546	8194783
38	A1	331679	8195010	103	A1	331213	8194484	168	A1	332031	8195502	233	A4	331569	8195153	298	A5	331550	8194796
39	A1	331654	8194958	104	A1	331227	8194483	169	A1	332040	8195524	234	A4	331552	8195138	299	A5	331571	8194808
40	A1	331632	8194947	105	A1	331242	8194487	170	A1	332037	8195549	235	A4	331530	8195129	300	A5	331588	8194796
41	A1	331606	8194936	106	A1	331256	8194513	171	A2	331770	8195431	236	A4	331515	8195120	301	A5	331612	8194802
42	A1	331594	8194932	107	A1	331264	8194528	172	A2	331769	8195412	237	A4	331499	8195104	302	A6	331459	8194596
43	A1	331585	8194917	108	A1	331272	8194548	173	A2	331780	8195400	238	A4	331485	8195085	303	A6	331464	8194615
44	A1	331566	8194882	109	A1	331265	8194565	174	A2	331764	8195382	239	A4	331466	8195054	304	A6	331466	8194630
45	A1	331563	8194863	110	A1	331299	8194583	175	A2	331758	8195369	240	A4	331460	8195031	305	A6	331461	8194632
46	A1	331549	8194853	111	A1	331310	8194585	176	A2	331737	8195350	241	A4	331451	8195019	306	A7	331347	8194453
47	A1	331528	8194835	112	A1	331324	8194595	177	A2	331726	8195334	242	A4	331447	8195005	307	A7	331346	8194464
48	A1	331517	8194824	113	A1	331330	8194607	178	A2	331707	8195316	243	A4	331427	8194989	308	A7	331362	8194476
49	A1	331505	8194808	114	A1	331344	8194624	179	A2	331690	8195303	244	A4	331419	8194971	309	A7	331368	8194527
50	A1	331502	8194797	115	A1	331353	8194640	180	A2	331675	8195292	245	A4	331400	8194953	310	A7	331408	8194534
51	A1	331479	8194782	116	A1	331370	8194665	181	A2	331658	8195288	246	A4	331393	8194940	311	A7	331417	8194545
52	A1	331455	8194727	117	A1	331380	8194689	182	A2	331694	8195345	247	A4	331372	8194913	312	A7	331421	8194563
53	A1	331444	8194716	118	A1	331382	8194709	183	A2	331714	8195363	248	A4	331361	8194889	313	A7	331436	8194571
54	A1	331430	8194714	119	A1	331382	8194725	184	A2	331736	8195369	249	A4	331342	8194867	314	A8	331333	8194435
55	A1	331400	8194682	120	A1	331404	8194739	185	A2	331760	8195414	250	A4	331329	8194847	315	A8	331281	8194388
56	A1	331394	8194670	121	A1	331423	8194761	186	A2	331746	8195427	251	A4	331309	8194827	316	A8	331279	8194365
57	A1	331387	8194631	122	A1	331437	8194764	187	A2	331781	8195432	252	A4	331291	8194800	317	A8	331269	8194411
58	A1	331351	8194601	123	A1	331444	8194779	188	A3	332068	8195388	253	A4	331280	8194783	318	A8	331281	8194427
59	A1	331309	8194550	124	A1	331456	8194781	189	A3	332096	8195424	254	A4	331278	8194766	319	A8	331284	8194438
60	A1	331286	8194531	125	A1	331467	8194793	190	A4	330886	8194305	255	A4	331286	8194755	320	A8	331312	8194441
61	A1	331277	8194490	126	A1	331480	8194808	191	A4	330916	8194352	256	A4	331247	8194744	321	A8	331330	8194434
62	A1	331240	8194445	127	A1	331481	8194822	192	A4	330935	8194398	257	A4	331236	8194734				
63	A1	331223	8194438	128	A1	331485	8194834	193	A4	330957	8194452	258	A4	331235	8194717				
64	A1	331209	8194430	129	A1	331526	8194872	194	A4	331019	8194478	259	A4	331236	8194702				
65	A1	331213	8194414	130	A1	331542	8194897	195	A4	331027	8194494	260	A4	331226	8194684				

Projection: UTM (MGA Zone 55)
Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.
Note: This plan must be read in conjunction with Referral Agency Response 2009/008520

Referral Agency Response (Vegetation) Plan
Plan of Areas A (Parts A1 - A8) in Lot 32 on SP126925

Queensland Government

CENTRE: TOWNSVILLE
LOCALITY OF WONGA

REGION: NORTH
LOCAL GOVT: CAIRNS

Map Reference: 7965

Compiled from: DCDB, PVMP & VMD Notes

File Reference: MBA000764

Prepared by: SMR

Date: 4 January 2012

RARP
2009/008520
Sheet 2 of 2

ATTACHMENT 2

Department of Environment and Resource Management

Notice

Advice Agency Response – Wetlands and Conservation Estate

This notice is issued by the Department of Environment and Resource Management acting as an advice agency under the Integrated Planning Act 1997 ("the Act").

Our reference: 340610

1. **Application Details**

Assessment Manager ref.: 8/13/1481 (2194244)

Date application referred to DERM:

14-SEP-2009

Development approval applied for:

Development permit

Aspect of development:

Integrated Planning Regulation 1998 - Schedule 2, table 2, item 38;
Integrated Planning Regulation 1998 - Schedule 2, table 2, item 39

Development description:

Reconfiguring a Lot – 1 Lot onto 72 Lots & Park

Property/Location description:

Lot 32 on SP126925, Vixies Road, WONGA BEACH.

2. The Chief Executive, Department of Environment and Resource Management (DERM) concurrence agency response, amended concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows.

Not Applicable

3. The Chief Executive, Department of Environment and Resource Management (DERM) advice agency response for the advice agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to recommend to the assessment manager as follows.

The reconfiguration involves the creation of 72 new allotments on a dune and swale system at Vixies Road. The supporting information comprises Engineering and a Planning Report.

A key unresolved and constraining issue relates to water supply and wastewater management. The proponent has not demonstrated that the aquifer can supply sufficient freshwater all year for all of the new residents. No meaningful work has been done to establish the seasonal variation in aquifer depth, current water quality or the potential for saline water ingress should the aquifer be depressed from extraction. The photos show mangroves in one of the swales.

Insufficient work has also been carried out to establish what the risks are from wastewater releases to water quality of the aquifer. This is especially important if residents are compelled to use groundwater for domestic purposes. Compatibility of waste releases with groundwater extraction and sustainability of use require further scrutiny.

The above matters need to be resolved to the satisfaction of Cairns Regional Council.

4. **Approved plans / specifications**

Nil

5. **General advice to assessment manager**

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Department of Environment and Resource Management, PO Box 2066, CAIRNS QLD 4870 and an electronic copy to *eco.access@derm.qld.gov.au*.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

6. **Additional comments or advice about the application**

Nil

7. **Additional information for applicants**

Notifiable Activities under the *Environmental Protection Act 1994*

It is a requirement of Section 371 of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware that a Notifiable Activity (as defined under Schedule 3 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant they must, within thirty (30) days after becoming aware the activity is being carried out, give notice to the Department of Environment and Resource

Notice
Advice Agency Response

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are $750,000 for a corporation and $75,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3238 3838 or on the DERM website www.derm.qld.gov.au/cultural_heritage

Delegate
Mike Trenerry
Far Northern Region
Department of Environment and Resource Management
17/05/2010

Enquiries:
Matt Bogart
Department of Environment and Resource Management
PO Box 2066
Cairns Q 4870
Phone: (07) 4046 6680
Fax: (07) 4046 6606
Email: matt.bogart@derm.qld.gov.au

Attachment(s)

Nil

ATTACHMENT 4: INFRASTRUCTURE CHARGES

DOUGLAS SHIRE COUNCIL

2006 & 2008 Douglas Shire Planning Schemes Applicat

INFRASTRUCTURE CHARGES NOTICE

V Scomazzon	N/A	0
DEVELOPERS NAME	ESTATE NAME	STAGE
Vixies Road	Wonga Beach	Lot 32 SP126925	10343
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL	3316/2009	31-Mar-15	4
DEVELOPMENT TYPE	COUNCIL FIL		VALIDITY PERIOD (years)
732376	1		
DSC Reference Doc . No.	VERSION No.		

		Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only						
	proposed	68	14,263.83	969,940.44		
		0	0.00	0.00		
	existing	1	14,263.83	14,263.83		
	Total			955,676.61		
Urban Areas - Water only						
	proposed	0	0.00	0.00		
		0	0.00	0.00		
	existing	0	0.00	0.00		
	Total			0.00		
Urban Areas - Water & Sewer						
	proposed	0	0.00	0.00		
		0	0.00	0.00		
	existing	0	0.00	0.00		
	Total			0.00		
			TOTAL	$955,676.61		

Prepared by	N Beck	15-Oct-15	Amount Paid
Checked by	J Elphinstone	15-Oct-15	Date Paid
Date Payable			Receipt No.
Amendments		Date	Cashier

Note:

The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the *Sustainable Planning Act 2009 (SPA)*.

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

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

OUR REF: ROL 3316/2015 (734293)

6 November 2015

Mr Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

Dear Sir

ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR VIXIES ROAD, WONGA BEACH

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act* 2009 (the Act).

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

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

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

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.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

41.2009.3316
42/43

ADOPTED INFRASTRUCTURE CHARGES NOTICE

DOUGLAS SHIRE COUNCIL

2006 & 2008 Douglas Shire Planning Schemes Applicat

INFRASTRUCTURE CHARGES NOTICE

V Scomazzon	N/A	0
DEVELOPERS NAME	ESTATE NAME	STAGE
Vixies Road	Wonga Beach	Lot 32 SP126925	10343
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
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732376	1		
DSC Reference Doc . No.	VERSION No.		

		Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
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	existing	1	14,263.83	14,263.83		
	Total			955,676.61		
Urban Areas - Water only						
	proposed	0	0.00	0.00		
		0	0.00	0.00		
	existing	0	0.00	0.00		
	Total			0.00		
Urban Areas - Water & Sewer						
	proposed	0	0.00	0.00		
		0	0.00	0.00		
	existing	0	0.00	0.00		
	Total			0.00		
			TOTAL	$955,676.61		

Prepared by	N Beck	15-Oct-15	Amount Paid
Checked by	J Elphinstone	15-Oct-15	Date Paid
Date Payable			Receipt No.
Amendments		Date	Cashier

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Decision Notice & Summary Response to Conditions

ASSESSMENT MANAGER'S CONDITIONS (COUNCIL) Summary of Response Items

Decision Notice Condition Number	General Requirements	Lekker Urban Response
Condition 1 – Assessment Management Conditions	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; 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.	Noted – The Stage 1 works are carried out generally in accordance with the approved drawings and documents, the application, the conditions of approval, the Planning Scheme and the FNQROC Development Manual.
Condition 2 – Timing of Effect	The conditions of the Development Permit must be effected prior to issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.	Noted – Conditions will be effected before a Compliance Certificate is issued for the Plan of Survey, unless specified otherwise.
Condition 3 – Street Layout and Design	The street layout and design is to be generally in accordance with Cardno Drawings Q144007-001-C01 to C03 subject to any amendments to comply with conditions, Queensland Streets	Not applicable to Stage 1 (Lots 1–5). The internal road and the road connection to South Arm Drive relate to the balance lots (Stages 2–6).

	and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular: a. Design and construct the internal road servicing lots 6 to 72 in accordance with the FNQROC Development Manual and generally in accordance with the Cross Section as detailed on Drawing No Q144007-001-C01 subject to the construction of a seven (7) metre sealed pavement with one (1) metre gravel shoulders. b. Design and construct the road connection to South Arm Drive. Lots 27 and 28 are to be amended to ensure the road reserve width is consistent for the entire length of the road. Noting the vegetation constraints in the drainage reserve, the road connection within the drainage corridor is to meet the following performance criteria: i. the road connection is to be a two (2) lane road; ii. pedestrian access is to be provided on at least one (1) side; iii. suitable barriers are to be provided as required; iv. plans are to demonstrate clearance to and location of significant vegetation; v. drainage calculations are to show the crossing achieves flood immunity for the ARI 10 year rainfall event and are to show compliance with	

	the Queensland Urban Drainage Manual for events flows up to and including the 100 year ARI rainfall event (1%AEP). 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.	
Condition 4 – Earthworks and Drainage Plan	Provide revised earthworks and drainage plans to address the following requirements: a. Provide a plan identifying a building pad of minimum 1000m² located at least 300mm above the identified Q100 ARI flood interval level for each lot on site. The minimum freeboard is to be confirmed based on the freeboard requirements in QUDM but shall be a minimum of 300mm; and b. Where cutting and filling is proposed to achieve the building pad footprint, confirm extents of cut and fill and demonstrate the proposed work does not have a	Noted. a) Building pads are formed at a minimum of 3.75 m AHD (1% AEP DFL 3.45 m AHD + 300 mm freeboard, with a minimum habitable floor level of 3.95 m AHD (500 mm freeboard). (Wonga Beach Flood Study, Cardno, Table 4-5). b) Earthworks are limited to Lots 1, 2 and 3 and are positioned outside the mapped 1% AEP flood extent. There is no loss of flood storage and no worsening of drainage or flooding, and cut areas are not affected by flooding.

	worsening impact on the drainage and flooding. In particular that the areas of the site being cut down do not become impacted by flooding as a result of the earthworks. The amended Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to submitting a Development Application for Operational Works. All filling is to be completed in accordance with the approved plans during the Operational Works stage.	Refer to Lekker Urban Civil Engineering Drawing Series LU23351-CD-200.
Condition 5 – Building Envelope Plan	Provide a Plan nominating building envelopes for all habitable buildings on each lot. These envelopes are to correspond with the 1000m² building pads required by conditions of this Development Permit. The Building Envelope Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey. The applicant / owner must also ensure that the endorsed building envelope plans are made known to all prospective purchasers of the lots.	Noted – Building pads of at least 1,000 m² are nominated for Lots 1–5 and will be made known to prospective purchasers. Refer to Lekker Urban Civil Engineering Drawing Series LU23351-CD-200.
Condition 6 – Updated Flood Study	The Wonga Beach Flood Study prepared by Cardno and dated 20 November 2014, must be updated based on detailed survey	Noted – No updated flood modelling is required for Stage 1. The earthworks are outside the 1% AEP flood

	of the site and drainage lines adjacent to the site. Subject to the findings of the updated flood modelling the development footprint and layout must be confirmed and any changes identified. The updated study based on detailed survey is to verify the findings of the November 2014 assessment that relied on LIDAR data. In particular the flood modelling must consider the following elements: a. The in-stream barriers where existing crossings occur including on existing Lot 31 to the north of the development; b. The impact of the proposed crossings for the accesses to Lots 70 to 72; c. The impact of the proposed crossing linking the development to South Arm Drive between Lots 27 and 28; d. The detailed survey of the site and subsequent flood modelling must also verify that the existing site levels on the northern lots are consistent with the LIDAR data and therefore the extent of inundation of these lots is not greater than currently indicated in the November 2014 assessment.	extent, and no crossings or channel re-profiling are proposed. The detailed survey by MD Land Surveys (29 April 2026) for Lots 1–5 is generally consistent with the LiDAR data used in the Wonga Beach Flood Study, satisfying the requirements for Stage 1. Items a) to d) relate to Stages 2–6.

	The detailed survey and amended flood study must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Operational Works.	
Condition 7 – External Works	Undertake the following external works: a. Construct the intersection for the proposed new road with Vixies Road in accordance with the FNQROC Development Manual requirements, including line marking, street lighting, drainage, pavement design and carriageway widening if required to facilitate the intersection operation. Three (3) copies of a 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 plan prior to the issue of a Compliance Certificate for the Plan of Survey.	Not applicable to Stage 1 (Lots 1–5). The new road intersection with Vixies Road relates to the balance lots.
Condition 8 – Plan of Drainage Works	The subject land must be drained to the satisfaction of the Chief Executive Officer. This includes provision of the following: a. Drainage infrastructure generally in accordance with the concepts shown on Cardno drawings Q144007-001-C01 to C03 Revision 3 and 4 subject to amendments required to comply with the FNQROC Development Manual.	Noted. a) Stage 1 drainage is generally in accordance with the conditioned drawings. Flow width and depth calculations for the new 6 m wide drainage easement show flows are fully contained within the easement. b) A new 6 m wide drainage easement is proposed along the Lots 1/2 and 3/4 boundary to convey

	b. Calculations of the sub-catchment discharge and the flow width and depth in roadside drains and easements must be provided prior to the issue of a Development Permit for Operational Works. The calculations must demonstrate that the flows are fully contained in the drainage paths and do not enter private property except where easements exist; b. The drainage lines along the side boundaries are to be included in easements with sufficient width for vehicular access for maintenance; c. The cross drainage culverts for the accesses to Lots 70 – 72 are to be designed to provide immunity for the ARI 10 year event unless otherwise approved by Council. Any alternative crossing arrangement must demonstrate that acceptable immunity is provided for minor rainfall events with access maintained for the 100 year ARI event (1%AEP event). In particular trafficability and flow depth are to be demonstrated for the accesses for various rainfall events. d. The building pads and on-site sewage disposal areas on all new allotments shall have immunity from flooding associated with an ARI 100 year rainfall event; e. The drainage swale at the rear of Lots 1 – 5 inclusive can be re-profiled to formalise the drainage line	overland flow from South Arm Drive, with sufficient width for maintenance vehicle access. c) Not applicable to Stage 1. d) Building pads and on-site sewage disposal areas achieve 1% AEP immunity. QPWC 2019, AS/NZS 1547 and AS 1546.3 setbacks can be achieved within each building pad, with disposal locations confirmed at Building Approval following soil testing. e) No re-profiling of the drainage swale at the rear of Lots 1–5 is proposed; it remains in its pre-developed condition.

	through this area. The rear boundaries of Lots 1-5 must be amended to reflect the re-profiling works undertaken. The re-profiling works must also be reflected in the updated flood study required by conditions of the Development Permit. The nature and extent of drainage easements will be determined at the time of seeking a Development Permit for Operational Works. All drainage works must be completed to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.	
Condition 9 – Existing Creek and Drainage Systems	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.	Noted – No works are proposed to existing creek systems or drainage areas, and no vegetation is to be removed from them.
Condition 10 – Lawful Point of Discharge	All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from	Noted – Stormwater from Lots 1–5 discharges to the existing drainage channel at the rear of the lots, consistent with pre-development conditions. Each lot

	the development.	is provided with a minimum 30,000 L rainwater tank connected to the roof, resulting in minimal additional post-development flows. Refer to Section 5.3 of the Civil Engineering Design Report.
Condition 11 – Open Space	The area identified as Park on Drawing No Q144007-001-C02 / 03 is not suitable to be dedicated as Park due to the characteristics and location of the land. The land could form one (1) additional residential lot within the development.	Not applicable to Stage 1 (Lots 1–5). Relates to the balance lots.
Condition 12 – Water Supply Master Plan	A Water Supply Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be connected to Council's water supply network at the nearest point of connection. The calculations must include modelling of the internal reticulation and the external connection mains and must include provision for fire fighting flows in accordance with the FNQROC Development Manual. Three (3) copies of a 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	Not applicable to Stage 1 (Lots 1–5). Applies to Stages 2–6. Lots 1–5 are serviced by minimum 30,000 L rainwater tanks.

	Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey for Stages 2 – 6 inclusive.	
Condition 13 – Water Supply Works – Internal	Undertake the following water supply works internal to the subject land for Stages 2 – 6 inclusive: a. Provide ability for water connection to each lot in accordance with the FNQROC Development Manual; b. Provide the conduit for water supply for the full length of the access leg for proposed Lots 70 to 72 and Lot 39. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage and at the nominated building pad for easy identification when a future house is constructed on these lots. 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.	Not applicable to Stage 1 (Lots 1–5). Applies to Stages 2–6.

Condition 14 – Infrastructure Credits – Water Main Augmentation	Where water supply infrastructure has the potential to service external development areas, some of this work may be subject to infrastructure credits. The value will need to be assessed in consultation with Council officers for the costs over and above that which the developer would need to provide to service the proposed development subject of this Development Permit. Subject to detailed design for water supply and where it is agreed that a credit is applicable, the cost of constructing water supply infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works to construct the infrastructure.	Not applicable to Stage 1 (Lots 1–5). No water supply infrastructure is proposed for Stage 1.
Condition 15 – Damage to Infrastructure	In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, Council must be notified of the affected infrastructure and have it repaired or replaced at no cost to Council.	Noted.
Condition 16 – Electricity Supply	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.	Noted – Overhead electricity supply is available along the South Arm Drive frontage of Lots 1–5. An Ergon Energy letter of supply has been obtained and is to be provided to Council.

Condition 17 – Electricity and Telecommunications	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 for Stages 2 – 6 inclusive. Stage 1 may be serviced by existing over head power.	Noted – Stage 1 is serviced by existing overhead power, as permitted by this condition. Refer to the Ergon Energy letter of supply. The site is within an NBN Fixed Wireless coverage area, and all connections are the responsibility of the purchasers of Lots 1–5.
Condition 18 – Stockpiling and Transportation of Fill Material	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. d. on Sundays or Public Holidays.	Noted.
Condition 19 – Stockpiling and Transportation of Fill Material	Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.	Noted.

Condition 20 – Storage of Machinery and Plant	The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.	Noted.
Condition 21 – Construction Access	Vehicular access to the site for construction and demolition purposes must be provided from Vixies Road only, unless authorised by the Chief Executive Officer.	Noted – Construction access will be from Vixies Road only.
Condition 22 – Access to Hatchet/Battleaxe Lots	Construct an imperviously sealed driveway to battleaxe Lots 70, 71, 72 and 39 extending the full length of the access leg from adjacent edge of carriageway with an approximate crossover of the road side table drain in accordance with FNQROC Development Manual Standard Drawings. The access legs must have a minimum width of six (6) metres. Construction of the concrete driveways must be generally in accordance with FNQROC Development Manual Standard Drawing except that the minimum width of the sealed pavement must be three (3) m for Lot 70 with a passing bay on the western side of the drainage swale and 4.5m for the shared access for Lots 71 and 72. The width and alignment of the cross drainage culverts for Lots 71 and 72 will be determined at the time of seeking Operational Works approval and must seek to retain the significant vegetation at this location. Council will accept a bitumen sealed driveway if requested.	Not applicable to Stage 1 (Lots 1–5). Relates to Lots 39 and 70–72.

	The size of the drainage crossing is to be confirmed in accordance with the drainage conditions of this Development Permit. All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.	
Condition 23 – Service Conduits	Provide service conduits to Lots 70, 71, 72 and 39 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway. All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.	Not applicable to Stage 1 (Lots 1–5). Relates to Lots 39 and 70–72.
Condition 24 – Temporary Vehicle Turnaround	A temporary vehicle turnaround at end of all partially constructed roads where the length of road exceeds 60 metres (ie maximum acceptable reversing distance for garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by a three-point turn.	Not applicable to Stage 1 (Lots 1–5). No new roads are proposed in Stage 1.

Condition 25 – Access & Service Easements	Create Access and Service Easements to allow vehicle access and on-site manoeuvring for Lots 71 and 72 and Lots 39 and 40 to the requirements and satisfaction of the Chief Executive Officer. Create an Access Easement over Lot 72 in favour of Lot 59 on SP204110 to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.	Not applicable to Stage 1 (Lots 1–5). Relates to Lots 39, 40, 71 and 72.
Condition 26 – Acid Sulfate Soil Investigation	Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' (1998) or updated version of the document produced by Department of Natural Resources and Mines (DNRM) – QASSIT Guidelines. The results of this investigation must be submitted to Council for approval prior to any	Noted – An Acid Sulfate Soil investigation will be undertaken for the earthworks areas on Lots 1 and 3 and provided to Council before earthworks commence.

	earthworks being commenced on the site. Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRM: 'Queensland Acid Sulfate Soil Technical Manual' (2002), including Soil Management Guidelines 2014, which must be prepared to the satisfaction of the Chief Executive Officer.	

Attachment D

RPEQ Certified Civil Engineering Report & Drawings

Lekker Urban.

Civil Design Report
Operational Works
Proposed Residential Development

On behalf of Debra Lee Daly & Lisa Jayne Scomazzon

Lot 32 on SP126925

Vixies Road, Wonga Beach QLD

Lekker Urban.

16 October 2026

LU23351-DR-01 (Revision A)

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Revision

Report Title:	Civil Design Report – Operational Works
Street Address	Vixies Road, Wonga Beach QLD
RP Description	Lot 32 on SP126925
Prepared For:	Debra Lee Daly & Lisa Jayne Scomazzon
Date:	16 October 2026
Revision No.	A
Report Status:	Issued for Approval – Operational Works
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1 Introduction

1.1 Background

Lekker Urban has been engaged by Debra Lee Daly & Lisa Jayne Scomazzon, to provide civil engineering services for the proposed works at Vixies Road, Wonga Beach.

The site is subject to a Decision Notice issued by Douglas Shire Council for the Reconfiguration of a Lot, Council reference ROL 3316/2009 (734293). This report supports the Development Application for Operational Works (OPW) for the Stage 1 civil works for proposed Lots 1 to 5 inclusive.

The details of the subject property are shown in Table 1.

Title	Lot 32 on SP126925
Street Address	Vixies Road, Wonga Beach QLD 4873 (Council property address: 7 Vixies Road)
Local Government Area	Douglas Shire Council
Stage 1 Area (Lots 1–5)	23,483 m²
Planning Zone	Rural Residential
Existing Use	Rural residential (one existing dwelling)
Development Approval	ROL 3316/2009 (734293), decided 3 November 2015

Table 1 – Existing Property Details.

1.2 Proposed Development

The Decision Notice, issued under the Sustainable Planning Act 2009, approves the staged reconfiguration of Lot 32 on SP126925 into 72 lots plus park (1 Lot into 72 Lots plus Park). The approved drawings are the Cardno Contour & Drainage Plans Q144007-001-C01 to C03 and Layout Plans Q144007-001-L01 to L03, supported by the Wonga Beach Flood Study (Cardno, Q144007, 20 November 2014).

This application relates to Stage 1 only, comprising proposed Lots 1 to 5, which front South Arm Drive. The balance of the development (Stages 2 to 6) will be the subject of separate Operational Works applications. The Stage 1 lot areas from approved Layout Plan Q144007-001-L01.

Lot	Area (m²)

1	6,359
2	4,312
3	4,030
4	4,015
5	4,767
Total	23,483

Table 2 – Stage 1 Lot Areas.

This report addresses the following requirements of the FNQROC Regional Development Manual for Stage 1:

- Earthworks, including building pads with flood immunity;
- Stormwater drainage, lawful point of discharge and flood immunity;
- Erosion and sediment control;
- Water supply (on-site rainwater tanks);
- Sewerage (on-site wastewater disposal); and
- Electrical and telecommunications services.

The Stage 1 works include:

- Five (5) rural residential lots, proposed Lots 1 to 5;
- A building pad of at least 1,000 m² on each lot, with immunity to the 1% AEP flood event;
- Drainage easements over the existing eastern drainage channel and inter-lot flow paths; and
- Erosion and sediment control, topsoiling and grassing.

2 Existing Conditions

2.1 Property Detail

The site, Lot 32 on SP126925, is located within the Douglas Shire Council local government area. As shown in Figure 1, it is bounded by:

- West – Existing residential development, serviced via South Arm Drive and Vixies Road;
- South – Daintree Beach Resort and Vixies Road;
- East – Undeveloped vegetated land; and
- North – Undeveloped vegetated land.

Stage 1 occupies the corner of the site at the intersection of South Arm Drive and Vixies Road. Lots 1 to 5 front South Arm Drive, Lot 1 also fronts Vixies Road, and the rear boundaries of Lots 1 to 5 adjoin future Stage 2 Lots 6 to 11.

Surrounding land uses are predominantly rural residential, consistent with the site's Rural Residential zoning under the Douglas Shire Planning Scheme.



Figure 1 – Location of Site (Source: Queensland Globe)

2.2 Topography

A detailed feature and level survey was undertaken by MD Land Surveys on 29 April 2026, and all design levels are based on this survey. The site generally falls to the east at approximately 2% towards the informal drainage channel along the eastern boundary. The channel contains a high point that splits flows to the north and south.

2.3 Existing Site Conditions & Improvements

The site is largely undeveloped, with one existing residence accessed from South Arm Drive. The remainder of the site is grassed/vegetated open land. There is no formal stormwater infrastructure on the site.

2.4 Existing Services

Existing known services are shown on the civil works plans. The contractor shall be responsible for location and protection of all services, and relocation/decommissioning where documented.

2.5 Existing Road Network

South Arm Drive is a local government-controlled road classified as a Minor Rural Road under the Douglas Shire Planning Scheme. It is a signed 60 km/h speed zone at the site frontage and provides the primary access to the site from the south.

Vixies Road is a local government-controlled road classified as a Collector Road under the Douglas Shire Planning Scheme, with a signed 60 km/h speed limit. It adjoins proposed Lot 1 on the corner of South Arm Drive and Vixies Road, and connects to the state-controlled Mossman–Daintree Road.

South Arm Drive is a single carriageway with two (2) lanes running north–south. There is no kerb and channel at the site frontage, and an unsealed shoulder runs parallel to the site.

2.6 Existing Vehicular Access

The site is currently accessed from South Arm Drive via an unsealed crossover from the pavement edge to the property boundary, which services the existing residence.

2.7 Existing Cyclist and Pedestrian Connectivity

South Arm Drive has no formed pathway within the verge at the site frontage, and the surrounding streets do not contain formed pathways. No pathway is conditioned for Stage 1, and none is proposed as part of this application.

2.8 Known Existing Flooding

The Wonga Beach Flood Study (Cardno, Q144007, 20 November 2014) is an approved supporting document under the Decision Notice. It models the 100-year ARI (1% AEP) event in TUFLOW using LiDAR, culvert survey and a storm surge tailwater of 2.80 m AHD, including a 0.8 m sea level rise. The study gives a Defined Flood Level (DFL) of 3.45 m AHD for Lots 1 to 19 (Table 4-5).

The Douglas Shire Storm Tide Inundation Property Report (29 May 2026) gives a Year 2100 1% AEP storm tide level of 2.6725 m AHD, and a minimum habitable floor level of 3.1725 m AHD with 0.5 m freeboard.

The proposed Stage 1 earthworks are positioned outside the 1% AEP flood extent identified in the flood study, and outside the Year 2100 storm tide inundation extent. Refer to Section 5.5 for the flood immunity response.

2.9 Existing Site Stormwater Network

There is no formal stormwater drainage on site. Runoff generally flows from south to north-east and is collected by the existing drainage channel along the eastern boundary of Lots 1 to 5.

2.10 Existing External Stormwater Network

There is no underground stormwater network near the site or along the South Arm Drive frontage. Overland flow is conveyed north along the east and west verges of South Arm Drive. An existing twin culvert under Vixies Road, south of the site, discharges the broader upstream catchment into the eastern drainage channel.

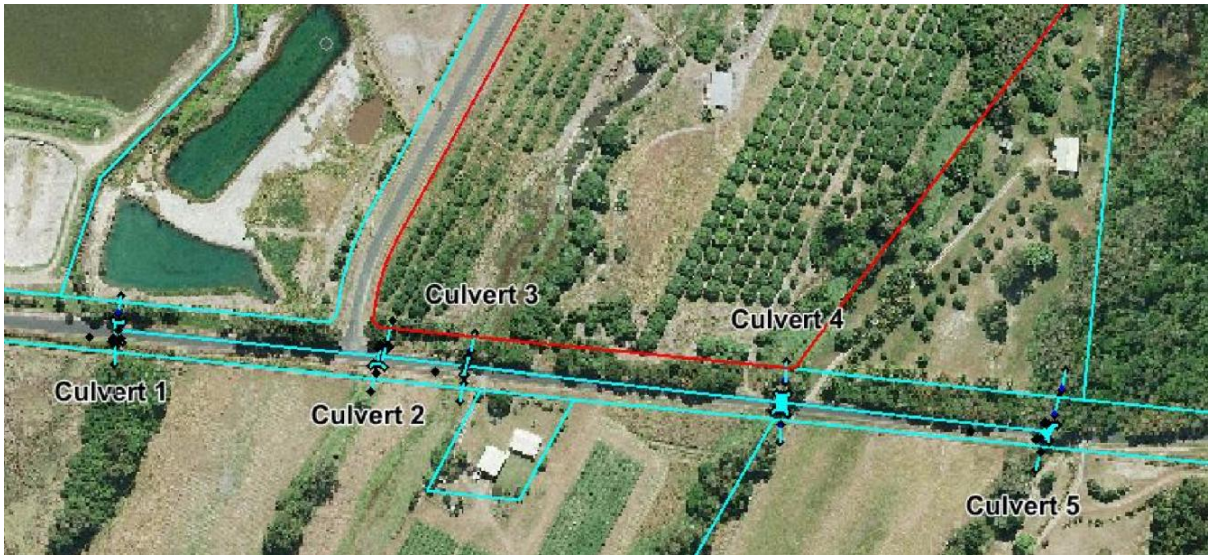


Figure 2 – Culvert Locations (Source: Figure A1 Cardno Response to Further Issues)

3 Proposed Access & On-Street Works

All works within the road reserve for proposed Lots 1 to 5 have been completed, and South Arm Drive has been constructed to a standard that suitably services Stage 1. No further road reserve works are proposed in this application. Property access to each lot will be constructed at the Building Approval stage.

3.1 Proposed Civil Works

3.1.1 Operational Works Drawings

A set of For Approval civil engineering drawings is provided in Attachment A for Council review and approval.

3.1.2 Scope of the Civil Works

The Stage 1 civil works, for Lots 1 to 5 only, are confined to within the lots and comprise:

- Stripping of topsoil from areas to be excavated or filled, and stockpiling it for reuse;
- Establishing and maintaining erosion and sediment control for the duration of construction;
- Cut, filling and compaction of earthworks to the required levels;
- A building pad of at least 1,000 m² per lot, including allowance for on-site secondary treatment trenches, at least 300 mm above the 1% AEP flood level;
- A new 6 m wide drainage easement along the southern boundary of Lot 4, conveying overland flow from South Arm Drive;
- Trimming of final earthworks; and
- General landscaping and grassing.

No works are proposed within the South Arm Drive or Vixies Road reserves.

3.1.3 Specifications

Construction will be in accordance with the standard FNQROC specifications. Additional project-specific requirements are provided as notes on the drawings.

3.2 Road Geometry

3.2.1 Traffic Assessment

No Traffic Impact Assessment has been undertaken for the site. The Decision Notice does not condition further traffic studies for the Stage 1 works (Lots 1 to 5).

3.2.2 Road Types

The proposed development does not alter the existing road hierarchy or road types. Lots 1 to 5 take direct access from the existing South Arm Drive. Subsequent stages, including the new internal road, will comply with the conditions of Decision Notice ROL 3316/2009 (734293).

3.2.3 Design Criteria

3.2.3.1 Road Works

All works within the road reserve required for proposed Lots 1 to 5 have been undertaken, with South Arm Drive constructed to suitably service Stage 1. No further road works are proposed as part of this application.

3.2.3.2 Verges

No verge works are proposed. The existing South Arm Drive verges are to be retained, and any disturbance from future driveway construction is to be reinstated in accordance with FNQROC requirements.

3.2.3.3 Access to Allotments

Each of Lots 1 to 5 will have an individual property access from South Arm Drive. Accesses will be constructed in accordance with the FNQROC rural allotment driveway standard drawing (S1105), including a culvert crossing of the roadside table drain where required, as part of the Building Approval for each lot.

3.2.3.4 Parking Provision

No on-street or off-street parking is proposed or conditioned, given the rural residential nature of the development.

3.2.3.5 Pathways and Bikeways

No pathways are proposed or conditioned as part of the Stage 1 works.

3.2.3.6 Kerb and Channel

There is no kerb and channel at the site frontage or the adjoining lots to the north, and none is proposed.

3.2.3.7 Signs and Line Marking

No signage or line marking is proposed or conditioned as part of the Stage 1 works.

4 Earthworks

4.1 Site Regrading and Allotment Earthworks

Earthworks are limited to proposed Lots 1, 2 and 3, to form building pads of at least 1,000 m² at a minimum level of 3.75 m AHD, with a minimum fall of 0.5%. No earthworks are proposed on Lots 4 and 5 as existing ground levels already achieve the minimum building pad level. All building pads are positioned outside the 1% AEP flood extent.

Earthworks quantities, based on a 100 mm stripped surface and excluding bulking factors and trench material, are summarised in Table 3.

Cut	83 m^3
Fill	497 m^3
Balance (imported to site)	414 m^3

Table 3 – Earthworks Quantities

4.2 Import of Material

The regrading has been designed to balance cut and fill as far as practicable. Approximately 101 m³ of fill is expected to be imported to the site. Imported fill is to be clean, free of contaminants and organic matter, and placed and compacted in accordance with FNQROC requirements.

Transport of material will comply with the hours in Condition 18 of the Decision Notice, and construction access will be from Vixies Road only as per Condition 21.

4.3 Clearing Works

Topsoil is to be stripped from all areas to be excavated or filled on Lots 1 and 3 and stockpiled on site for reuse. Stockpiles visible from adjoining premises or the road frontage are not to remain for longer than one month. Existing creek systems and drainage areas, including their vegetation, are to be left in their current state.

4.4 Acid Sulfate Soils

An Acid Sulfate Soil investigation will be undertaken in accordance with the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland, and the results provided to Council before earthworks commence as per Condition 26. If action levels are

exceeded, an Acid Sulfate Soil Management Plan will be prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual.

5 Stormwater Strategy

5.1 Major and Minor System Design

The major and minor stormwater systems have been designed in accordance with FNQROC Development Manual – Design Manual D4 Stormwater Drainage and the Queensland Urban Drainage Manual (QUDM, Fourth Edition 2017). The major system is designed for the 1% AEP (100-year ARI) event and the minor system for the 18% AEP (5-year ARI) event.

5.1.1 Climate Change

Climate change impacts, such as increased rainfall intensity, are incorporated into the design in accordance with relevant policies and Australian Rainfall and Runoff (AR&R) guidelines.

5.1.2 Design Rainfall Data

Design intensity–frequency–duration (IFD) rainfall data has been adopted from the Bureau of Meteorology for the site location, 16.328905° S, 145.414634° E.

5.1.3 Catchment Areas

Catchment areas are shown on the civil engineering drawings. They include the development area and relevant external upstream catchments, and are based on design contours within the site and LiDAR external to the site.

5.1.4 Stormwater Design Calculations

Hydraulic calculations use the Rational Method within Civil Site Design and are presented on the civil engineering drawings. DRAINS modelling has also been undertaken for the pre-developed scenario of the rear drainage channel.

5.2 Stormwater Quality and Waterway Protection

The water quality assessment benchmarks of the Queensland State Planning Policy (July 2017) have been reviewed for the Stage 1 works, as set out in Table 4.

SPP Assessment Benchmarks – Water Quality	Lekker Urban Response to Criteria
For receiving waters, a development application for: (1) a material change of use for an urban purpose that involves premises 2500 metres2 or greater in size and; (i) (a) will result in six or more dwellings; or (ii) (b) will result in an impervious area greater than 25 per cent of the net developable area; or	Not applicable – the application is not a material change of use, and Stage 1 will not result in six or more dwellings.
(2) reconfiguring a lot for an urban purpose that involves premises 2500 metres2 or greater in size and will result in six or more lots; or	Not applicable – Stage 1 creates five (5) lots under the existing approval ROL 3316/2009.
(3) operational works for an urban purpose that involves disturbing a land area 2500 metres2 or greater in size.	Applicable – The operational works disturb approximately 3,977 m² across Lots 1 to 3, exceeding the 2,500 m² threshold. Construction-phase objectives are addressed through erosion and sediment control (Section 5.2.1). Post-construction treatment is not proposed: refer below.

Table 4 – Response to criteria outlined within the QLD SPP 2017 – Part E – Assessment Benchmarks – Water Quality.

The construction-phase stormwater management design objectives are met through erosion and sediment control.

Post-construction stormwater quality treatment is not proposed. The operational works create no new impervious area, as the building pads are topsoiled and grassed on completion. Future impervious areas will be limited to dwellings, driveways and outbuildings constructed under each lot's Building Approval. All roof areas will be connected to a minimum 30,000 L rainwater tank which, as the sole potable water supply for each lot, will be under continual draw-down. This substantially reduces the volume and frequency of roof runoff leaving each lot. On lots of 4,019 m² to 6,395 m², with gross floor area limited to 500 m² per building pad, the impervious fraction is low and would not trigger the SPP. Tank overflow and runoff from driveways will flow as sheet flow across grassed areas before reaching the eastern drainage channel, which gives effective vegetated buffer treatment. On this basis, Stage 1 is considered to achieve an outcome consistent with the post-construction design objectives without dedicated treatment devices.

5.2.1 Erosion and Sediment Control (ESC)

In accordance with the SPP construction-phase objectives, erosion and sediment control will be implemented for the earthworks on Lots 1 to 3, in accordance with FNQROC Design Manual D5 and IECA Best Practice Erosion and Sediment Control. Refer to Lekker Urban Drawing Series LU23351-CD-200.

5.3 Lawful Point of Discharge

The site has been assessed against the Lawful Point of Discharge Test in Section 3.9.1 of QUDM. Stormwater from Lots 1 to 5 will discharge to the existing open drainage channel along the eastern boundary of the lots, as summarised in Table 5.

QUDM Lawful Point of Discharge Test Criteria	Lekker Urban Response to Criteria
(iii) Will the proposed development alter the site's stormwater discharge characteristics in a manner that may substantially damage a third-party property [ii] *(see Section 3.6)* o If not, then no further steps are required to obtain tenure for a lawful point of discharge (assuming any previous circumstances and changes were lawful). o If there is a reasonable risk of such damage, then consider issue (ii) or (iii). [ii] *The issue of whether or not there is an actionable nuisance does not depend on what is demonstrated at the time the works are proposed. The issue is what in fact occurs. This is consistent with it being the developer's responsibility to not cause nuisance, rather than the regulator's responsibility to assess and condition works to prevent a nuisance.*	Under QUDM Section 3.6, the development does not change the pre-developed stormwater regime through diversion, concentration of flows or other changes to flow characteristics. The site currently conveys overland flow to the existing channel to the east, which grades north, and this arrangement is maintained. The increase in roof and hardstand area from future dwellings will have minimal effect on post-development flows. Each lot is provided with a rainwater tank of at least 30,000 L connected to the roof. As there is no reticulated water supply, the tank is in regular use and will often have capacity to capture roof runoff. The Wonga Beach Flood Study (Cardno, 2014) shows the developed scenario causes no significant change to flood levels in the major drainage swales downstream of the site (Table 4-4), and Cardno's response to Council (9 December 2014) confirms the existing downstream discharge points are lawful points

	of discharge. There is no reasonable risk of damage to third-party property.
(iv) Is the location of the discharge from the development site under the lawful control of the local government or other statutory authority from whom permission to discharge has been received? This will include a park, watercourse, drainage or road reserve, stormwater registered drainage easement, or land held by local government (including freehold land). Note: The regulatory authority (in its capacity as land holder) is likely to require information about the potential impact of the site's stormwater discharge characteristics on third party properties (particularly those downstream of the proposed discharge point) before it will consent to the discharge entering its land. o If so, then no further steps are required to obtain tenure for a lawful point of discharge. o If not, then consider issue (iii). A landowner or regulator may require that the developer obtain an authority to discharge as described (ii).	The existing drainage channel and surrounding road reserves are under the lawful control of Douglas Shire Council. Drainage easements are proposed over the channel (Section 5.4.4). Criterion (ii) is satisfied.
(v) An authority to discharge over affected properties will be necessary. In descending order of certainty, an authority may be in the form of: o Dedication of a drainage reserve or park o A registered easement for stormwater discharge/works o Written discharge approval	Not applicable – criterion (ii) is satisfied.

Table 5 – Response to the QUDM Section 3.9.1 Lawful Point of Discharge Test

5.4 Stormwater Management Strategy Overview

Following Stage 1, all runoff from Lots 1 to 5 will discharge directly to the existing eastern drainage channel. No runoff will discharge to adjoining properties, and existing overland flow conditions are maintained.

Post-development flows are managed at the lot level by a rainwater tank of at least 30,000 L connected to the roof of each dwelling. As the sole water supply, the tank will often have capacity to capture roof runoff, limiting additional flows to the drainage channel.

Condition 8(e) of the Decision Notice permits re-profiling of the drainage swale at the rear of Lots 1 to 5. Following investigation, no re-profiling is proposed, so the channel remains in its pre-developed condition.

5.4.1 Open Channels

The existing drainage channel along the eastern boundary conveys the broader catchment from the south. Overland flow from South Arm Drive is conveyed within the new 6 m wide drainage easement on the southern boundary of Lot 4 over the existing drainage path.

5.4.2 Allotment Drainage

Lots 1 to 5 grade towards the existing drainage channel along the eastern boundary.

5.4.3 Detention Basins

No detention basins or on-site detention devices are required. This is consistent with the Wonga Beach Flood Study, which found no worsening of downstream flooding under developed conditions.

Each of Lots 1 to 5 will be provided with a rainwater tank of at least 30,000 L connected to the roof. As there is no reticulated water supply, the tank is the sole potable supply for each dwelling. Regular household draw-down means the tank will often have available capacity to capture roof runoff during storm events, so additional post-development flows will be minimal.

5.4.4 Stormwater Easements

Drainage easements are proposed, as shown on the civil engineering drawings, over:

- The existing drainage channel along the eastern boundary of Lots 1 to 5;
- The existing flow path parallel to the southern boundary of Lot 1; and
- A new 6 m wide (3m either side of Lot 1/2 and Lot 3/4 boundary), conveying overland flow from South Arm Drive through the site to the existing drainage channel.

All easements are a minimum of 3 m wide to allow vehicular access for maintenance, in accordance with Condition 8(b). This is consistent with Cardno's response to Council (9 December 2014), which committed to formalising drainage easements at the Operational Works stage, with additional width for maintenance vehicles alongside the drainage channels.

5.5 Flood Immunity

The proposed Stage 1 earthworks and building pads are positioned outside the 1% AEP flood extent identified in the Wonga Beach Flood Study (Cardno, Q144007). As a result, there is no loss of flood storage and no worsening of flooding upstream or downstream of the site. This is consistent with the flood study, which found the developed scenario changes peak flood levels upstream of Vixies Road and downstream of the site by between 0.00 m and –0.09 m (Table 4-4).

Consistent with the flood study, all building finished floor levels adopt the DFL of 3.45 m AHD plus 500 mm freeboard, giving a minimum pad level of 3.95 m AHD. This exceeds the conditioned 300 mm freeboard, aligns with current Douglas Shire Council guidelines, and is above the Year 2100 storm tide floor level of 3.1725 m AHD.

Conditions 6 and 8(e) require updated flood modelling where the existing drainage channel is re-profiled or where crossings for later stages are proposed. As the Stage 1 works do not re-profile the channel or encroach on the flood extent, no updated flood study is required for Stage 1.

Table 4-5 Peak Flood Level in Major Drainage Swales

Lot Number	100 Year ARI Flood Level (mAHD)
1 to 19	3.45
20 to 27	3.40
28 to 29	3.35
30 to 32	3.30
33 to 38	3.25
39 to 42	3.15
43 to 50	3.20
51 to 54	3.25
55 to 57	3.30
58 to 59	3.35
60 to 65	3.40
66 to 69	3.45

Figure 3 – Extract of Table 4-5, Wonga Beach Flood Study (Source: Cardno, Ref: Q144007)

6 Water Supply

The site is outside any town water reticulation area, and no connection to Council's water network is proposed for Stage 1. The Decision Notice conditions for a Water Supply Master Plan and internal water supply works apply to Stages 2 to 6 only.

Consistent with the Rural Residential Zone Code and the servicing of adjoining rural allotments, each of Lots 1 to 5 will be serviced by a rainwater tank of at least 30,000 L, fitted with a 50 mm camlock connection for firefighting. This exceeds the Code's minimum requirement. Individual lot owners may seek separate approval for bore water if additional supply is needed.

The rainwater tank requirement will be conditioned as part of the Building Approval for each lot and disclosed to prospective purchasers.

7 Sewerage

Lots 1 to 5 will be serviced by on-site wastewater treatment and disposal, consistent with the Decision Notice requirement that building pads and on-site sewage disposal areas have immunity from the 1% AEP flood event. No connection to a Council sewerage network is proposed.

On-site disposal can be accommodated wholly within each 1,000 m² building pad. The required setbacks under the Queensland Plumbing and Wastewater Code (QPWC) 2019 Appendix 1 Part 2, AS/NZS 1547 and AS 1546.3 can be achieved. The Rural Residential Zone Code limits gross floor area to 400 m² on each building pad, leaving sufficient space for the disposal system.

The hydraulic consultant will design the on-site system for each lot as part of its Building Approval and plumbing approval. The final disposal area location will be confirmed at that stage, subject to soil testing on each lot.

The Wonga Beach Flood Study confirms there is sufficient space within each allotment for a house pad and an effluent disposal area, and Cardno's response to Council (9 December 2014) confirms that flooding does not prejudice the operation of on-site sewerage treatment systems.

8 Landscaping

8.1 Planting

No street tree planting is proposed or conditioned for Stage 1, as no works are proposed within the South Arm Drive road reserve. Existing vegetation within creek systems and drainage areas is to be retained.

8.2 Topsoil and Grassing

Clean topsoil, as defined in the FNQROC Development Manual, will be spread to a depth of 150 mm. Batters flatter than 1V:4H and allotments will be drill seeded in accordance with FNQROC requirements.

9 Other Preliminaries

9.1 Portable Long Service Leave Levy

The Client acknowledges that the Portable Long Service Leave Levy must be paid for the proposed works. The levy will be paid and the receipt provided to Council before the pre-start meeting.

9.2 Electrical and Telecommunications

Condition 17 of the Decision Notice permits Stage 1 to be serviced by the existing overhead power network. Overhead electricity supply is already available along the South Arm Drive frontage of Lots 1 to 5, so no electrical works are proposed for Stage 1. Underground electricity and telecommunications are required for Stages 2 to 6 only.

A letter of supply from Ergon Energy has been obtained for Stage 1. It will be issued to Council to satisfy Conditions 16 and 17.

The site is within the NBN Fixed Wireless coverage area, so no telecommunications conduits or pits are proposed for Stage 1. Electricity and telecommunications connections to Lots 1 to 5 will be applied for by the individual lot owners as part of the Building Approval for each lot.

10 Conclusion

Based on this report, Lekker Urban considers it reasonable to conclude that:

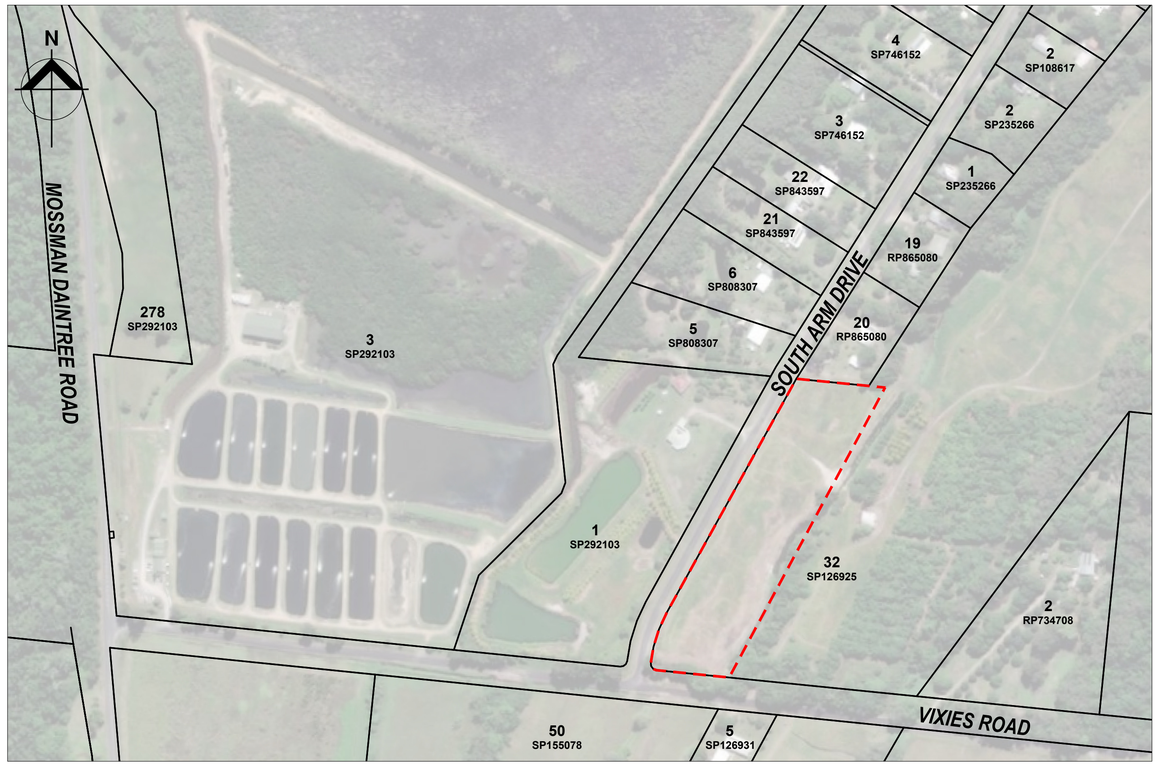
- Building pads of at least 1,000 m² are provided on each of Lots 1 to 5, at a minimum level of 3.95 m AHD (1% AEP DFL of 3.45 m AHD plus 500 mm freeboard).
- The Stage 1 earthworks are positioned outside the 1% AEP flood extent, so there is no loss of flood storage and no updated flood study is required.
- A stormwater strategy has been developed that discharges to a lawful point of discharge, the existing drainage channel at the rear of the lots, without worsening pre-development conditions. Roof runoff is captured by a minimum 30,000 L rainwater tank on each lot which, as the sole water supply, will often have available capacity, resulting in minimal additional post-development flows.
- he SPP (2017) is triggered by the extent of land disturbance. Construction-phase impacts are managed through erosion and sediment control, and post-construction treatment is not required as roof runoff is captured by rainwater tanks and the remaining low impervious area drains across grassed lots.
- Each lot will be supplied with water by a minimum 30,000 L rainwater tank, and serviced by on-site wastewater disposal contained within the building pad.
- All road reserve works for Lots 1 to 5 have been completed, with South Arm Drive constructed to suitably service Stage 1. Property accesses will be constructed to the FNQROC rural allotment driveway standard at Building Approval stage.

Attachment A

Civil Engineering Drawings

Lekker Urban.

PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING WORKS
VIXIES ROAD, WONGA BEACH QLD 4873
LOT 32 ON SP126925
DEBRA LEE DALY & LISA JAYNE SCOMAZZON



LOCALITY PLAN
NOT TO SCALE

DRAWING SCHEDULE

DRAWING NUMBER	SHEET TITLE
LU23351-CD-100	COVER SHEET, LOCALITY & DRAWING SCHEDULES
LU23351-CD-101	CONSTRUCTION NOTES
LU23351-CD-102	EROSION & SEDIMENT CONTROL NOTES & DETAILS
LU23351-CD-200	BUILDING ENVELOPE LAYOUT PLAN
LU23351-CD-201	EROSION & SEDIMENT CONTROL LAYOUT PLAN
LU23351-CD-202	BULK EARTHWORKS LAYOUT PLAN
LU23351-CD-203	CIVIL WORKS LAYOUT PLAN

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
COVER SHEET, LOCALITY & DRAWING SCHEDULES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-100
REV: A

1. GENERAL NOTES:

1.1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED CONDITIONS OF CONSENT (DOUGLAS SHIRE COUNCIL DECISION NOTICE).

1.2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH DOUGLAS SHIRE COUNCIL DECISION NOTICE ROL 3316/2009 (734293), THE CONCURRENCE AGENCY CONDITIONS AND THE OPERATIONAL WORKS APPROVAL.

1.3. THESE WORKS ARE FOR STAGE 1 (LOTS 1 TO 5) ONLY. NO WORKS ARE PROPOSED WITHIN THE SOUTH ARM DRIVE OR VIXIES ROAD RESERVES.

1.4. ALL DRAWINGS LISTED IN THE DRAWING SCHEDULE ARE TO BE READ AS A WHOLE AND NOT IN ISOLATION, AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION, THE CIVIL ENGINEERING DESIGN REPORT (LU23351-DR-01) AND ALL RELEVANT STANDARD DRAWINGS.

1.5. PRIOR TO COMMENCEMENT OF WORK, FENCE OFF AND CLEARLY DELINEATE ALL AREAS WHERE WORK CANNOT BE CARRIED OUT, INCLUDING THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5 AND ANY AREA WITHIN OR WITHIN 20m OF 'AREA A' ON REFERRAL AGENCY RESPONSE (VEGETATION) PLAN 2009/008520.

1.6. NO CLEARING OF REMNANT VEGETATION SHALL OCCUR WITHIN 'AREA A'. EXISTING CREEK SYSTEMS AND DRAINAGE AREAS SHALL BE LEFT IN THEIR CURRENT STATE, INCLUDING NO CHANNEL ALTERATIONS AND NO REMOVAL OF VEGETATION (DECISION NOTICE CONDITION 9).

1.7. SHOULD SITE WORKS EXPOSE ANY ARCHAEOLOGICAL OR ABORIGINAL CULTURAL HERITAGE MATERIAL, ALL WORKS IN THAT AREA SHALL CEASE IMMEDIATELY. THE SUPERINTENDENT, DOUGLAS SHIRE COUNCIL AND THE QUEENSLAND GOVERNMENT CULTURAL HERITAGE UNIT ARE TO BE NOTIFIED, IN ACCORDANCE WITH THE DUTY OF CARE UNDER THE ABORIGINAL CULTURAL HERITAGE ACT 2003.

1.8. PRIOR TO ANY VEGETATION CLEARING, AN INSPECTION FOR NATIVE WILDLIFE AND ANIMAL BREEDING PLACES SHALL BE UNDERTAKEN BY A SUITABLY QUALIFIED AND EXPERIENCED SPOTTER/CATCHER, IN ACCORDANCE WITH THE NATURE CONSERVATION ACT 1992 AND ITS REGULATIONS. THE DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION SHALL BE CONTACTED WHERE ANY ENDANGERED, VULNERABLE OR NEAR THREATENED WILDLIFE IS FOUND.

1.9. ALL WORKS ARE TO COMPLY WITH THE ENVIRONMENTAL PROTECTION ACT 1994.

1.10. MOVEMENT AND DISPOSAL OF SOIL, FILL AND MATERIALS SHALL COMPLY WITH THE BIOSECURITY ACT 2014 AND YELLOW CRAZY ANT MOVEMENT CONTROLS. REFER TO WWW.WETTROPICS.GOV.AU FOR CURRENT INFORMATION.

1.11. WHERE THESE DRAWINGS REFER TO THE ENGINEER, CONSULTING ENGINEER OR COUNCIL ENGINEER, IT SHALL MEAN THE SUPERINTENDENT UNDER THE CONTRACT. WHERE THEY REFER TO THE LOCAL AUTHORITY, IT SHALL MEAN DOUGLAS SHIRE COUNCIL.

1.12. THE CONTRACTOR SHALL INFORM THE LOCAL AUTHORITY, ALL RELEVANT SERVICE PROVIDERS AND THE SUPERINTENDENT OF THE START DATE PRIOR TO COMMENCEMENT OF WORK.

1.13. PRIOR TO COMMENCEMENT OF WORK, A PROJECT SIGN WITH THE NAMES AND CONTACT DETAILS OF THE DEVELOPER, CONTRACTOR AND PRINCIPAL CONSULTANT SHALL BE ERECTED IN A PROMINENT POSITION AT THE SITE, TO THE SATISFACTION OF THE LOCAL AUTHORITY, AND MAINTAINED UNTIL COMPLETION OF THE CONTRACT.

1.14. INFORMATION ON THESE DRAWINGS TAKES PRECEDENCE OVER STANDARD DRAWINGS. ADVISE THE SUPERINTENDENT IMMEDIATELY OF ANY DISCREPANCIES.

1.15. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL, IPWEAQ STANDARDS, NATSPEC/AUS-SPEC AND THE POLICIES AND SPECIFICATIONS OF THE LOCAL AUTHORITY.

1.16. ANY BILL OF QUANTITIES IS A PRICING SUPPLEMENT ONLY. THE CONTRACTOR SHALL ALLOW FOR ALL WORKS REQUIRED TO COMPLY WITH THE DRAWINGS, INCLUDING ANY TEMPORARY OR PROTECTIVE WORKS.

1.17. ELECTRONIC SETOUT DATA SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS. REFER ANY INCONSISTENCIES TO THE SUPERINTENDENT IMMEDIATELY.

2. EXISTING FEATURES

2.1. UNLESS OTHERWISE SPECIFIED, ALL EXISTING SERVICES AND STRUCTURES, INCLUDING THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE, ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT.

2.2. SERVICES SHOWN ARE THOSE EVIDENT AT THE TIME OF SURVEY (MD LAND SURVEYS, 29 APRIL 2026) AND FROM 'BEFORE YOU DIG AUSTRALIA' SEARCHES, AND ARE INDICATIVE ONLY. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SERVICES BEFORE COMMENCING WORK.

2.3. IF THE LOCATION OR LEVEL OF ANY EXISTING SERVICE DIFFERS FROM THE DRAWINGS, NOTIFY THE SUPERINTENDENT IMMEDIATELY AND BEFORE PROCEEDING.

2.4. ALL BENCHMARKS AND LEVELS AT INTERFACES ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.5. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR COST, ANY EXISTING SERVICES OR COUNCIL INFRASTRUCTURE DAMAGED DURING THE WORKS, AND NOTIFY COUNCIL IMMEDIATELY (DECISION NOTICE CONDITION 15).

2.6. ALL WORK JOINING EXISTING SURFACES SHALL BE DONE NEATLY AND TO THE SATISFACTION OF THE SUPERINTENDENT.

3. SAFETY IN DESIGN NOTES:

3.1. POTENTIAL HAZARDS CONSIDERED BY THE DESIGNERS TO BE HIGHER THAN NORMAL CONSTRUCTION RISK ARE IDENTIFIED BY NOTES ON THESE DRAWINGS. DESIGNERS HAVE A LOWER UNDERSTANDING OF CONSTRUCTION RISKS THAN A COMPETENT CONTRACTOR, AND THE ABSENCE OF COMMENT DOES NOT IMPLY AN ABSENCE OF RISK.

3.2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING AND IMPLEMENTING ALL SAFETY PLANS FOR THE WORKS, AND SHALL COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011 (QLD), ITS REGULATIONS AND RELEVANT CODES OF PRACTICE.

3.3. THE CONTRACTOR SHALL NOMINATE A WHS OFFICER FOR THE DURATION OF THE CONTRACT. ALL PERSONS ENTERING THE SITE SHALL COMPLETE A SAFETY INDUCTION, INCLUDING SAFETY IN DESIGN ISSUES.

3.4. KNOWN HAZARDS INCLUDE THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE AND WORK ADJACENT TO THE OPEN DRAINAGE CHANNEL. MAINTAIN ERGON ENERGY EXCLUSION ZONES FOR PLANT.

3.5. A SAFE WORK METHOD STATEMENT (SWMS) IS REQUIRED FOR ANY EXCAVATION 1.5M DEEP OR GREATER.

3.6. BUILDING MATERIALS AND MACHINERY ON SITE SHALL BE SECURED IMMEDIATELY FOLLOWING THE FIRST CYCLONE WATCH, AND EMERGENCY CONTACTS SHALL BE PROVIDED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.

4. EARTHWORKS NOTES

4.1. GENERAL

4.1.1. EARTHWORKS ARE LIMITED TO LOTS 1 AND 3 ONLY. NO EARTHWORKS ARE TO BE UNDERTAKEN ON LOTS 2, 4 AND 5.

4.1.2. BULK EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC SPECIFICATION S1 EARTHWORKS AND AS 3798-2007.

4.1.3. BUILDING PADS SHALL BE CONSTRUCTED TO A MINIMUM LEVEL OF RL 3.95M AHD (1% AEP FLOOD LEVEL OF 3.45M AHD PLUS 500MM FREEBOARD), WITH A MINIMUM AREA OF 1,000M² PER LOT AND A MINIMUM FALL OF 1%.

4.1.4. AN ACID SULFATE SOIL INVESTIGATION SHALL BE COMPLETED AND APPROVED BY COUNCIL PRIOR TO ANY EARTHWORKS COMMENCING. WHERE ACTION LEVELS ARE EXCEEDED, WORKS SHALL COMPLY WITH THE APPROVED ACID SULFATE SOIL MANAGEMENT PLAN (DECISION NOTICE CONDITION 26).

4.1.5. GEOTECHNICAL INVESTIGATIONS HAVE NOT BEEN UNDERTAKEN AT THE SITE.

4.1.6. EARTHWORKS QUANTITIES ARE NETT VOLUMES (CUT 146M³, FILL 247M³, IMPORT 101M³), BASED ON A 100MM STRIPPED SURFACE. THE CONTRACTOR SHALL ALLOW FOR BULKING AND COMPACTION.

4.1.7. THE ACTUAL LIMIT OF EARTHWORKS SHALL BE CONFIRMED ON SITE BY THE SUPERINTENDENT. FINISHED SURFACE LEVELS MAY ONLY BE ADJUSTED BY WRITTEN DIRECTION OF THE SUPERINTENDENT WITH PRIOR APPROVAL OF THE LOCAL AUTHORITY, AND SHALL NOT BE LOWERED BELOW RL 3.95M AHD.

4.1.8. CUT AND FILL BATTERS SHALL NOT EXCEED 1V:4H UNLESS NOTED OTHERWISE, AND SHALL TIE BACK TO EXISTING SURFACE LEVELS WITHIN THE LOT. NO FILL SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS OR THE 1% AEP FLOOD EXTENT.

4.1.9. ALL AREAS SHALL BE FREE DRAINING, AND NO PONDING SHALL BE CREATED ON ADJOINING LAND.

4.2. FILLING AND COMPACTION

4.2.1. FILLING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION AND AS 3798-2007, WITH LEVEL 1 GEOTECHNICAL SUPERVISION AND TYPE 1 TESTING FREQUENCY (TABLE 8.1), BY A NATA-ACCREDITED TESTING AUTHORITY AT THE CONTRACTOR'S COST.

4.2.2. PLACE FILL IN LAYERS NOT GREATER THAN 200MM LOOSE THICKNESS, AT A MOISTURE CONTENT WITHIN −1% TO +2% OF OPTIMUM.

4.2.3. FILL SHALL BE COMPACTED TO: COHESIVE MATERIAL – MINIMUM 98% STANDARD DRY DENSITY RATIO (AS 1289.5.1.1); NON-COHESIVE MATERIAL – MINIMUM 75% DENSITY INDEX.

4.2.4. IMPORTED FILL SHALL BE CLEAN, FREE OF CONTAMINANTS, ORGANIC MATTER AND PEST SPECIES (INCLUDING YELLOW CRAZY ANTS), SOURCED FROM AN APPROVED SUPPLIER, AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT.

4.2.5. TEST RESULTS SHALL BE PROVIDED TO THE SUPERINTENDENT PROGRESSIVELY. ALL NON-CONFORMING WORK SHALL BE RECTIFIED AS DIRECTED.

4.3. STRIPPING, STOCKPILES AND TOPSOIL

4.3.1. PRIOR TO FILLING, STRIP TOPSOIL FROM ALL AREAS TO BE EXCAVATED OR FILLED AND STOCKPILE IT ON SITE FOR REUSE. PLACEMENT OF FILL SHALL NOT COMMENCE UNTIL THE PREPARED SURFACE IS APPROVED BY THE GEOTECHNICAL ENGINEER.

4.3.2. STOCKPILES SHALL BE LOCATED AS DIRECTED BY THE SUPERINTENDENT, CLEAR OF DRAINAGE PATHS AND EASEMENTS. THEY SHALL NOT REMAIN VISIBLE FROM ADJOINING PREMISES OR A ROAD FRONTAGE FOR LONGER THAN ONE MONTH (DECISION NOTICE CONDITION 18).

4.3.3. SILT FENCING SHALL BE PLACED ON THE DOWNSTREAM SIDE, AND CUT-OFF DRAINS ON THE UPSTREAM SIDE, OF ALL STOCKPILES.

4.3.4. ON COMPLETION, DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 150MM AND DRILL SEEDED IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL, AND MAINTAINED UNTIL FINAL WORK ACCEPTANCE.

4.4. PROTECTION DURING WORKS

4.4.1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SITE AND SURROUNDING LAND FROM STORMWATER DAMAGE, AND SHALL PROVIDE TEMPORARY DIVERSION DRAINS AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND IECA BEST PRACTICE GUIDELINES.

4.4.2. DUST AND OTHER EMISSIONS SHALL NOT EXTEND BEYOND THE SITE BOUNDARY (DECISION NOTICE CONDITION 19).

4.4.3. STORAGE OF MACHINERY, MATERIALS AND VEHICLES SHALL NOT CAUSE A NUISANCE TO SURROUNDING PROPERTIES (DECISION NOTICE CONDITION 20).

5. STORMWATER AND OPEN DRAIN

5.1. A NEW DRAINAGE EASEMENT, 6M WIDE, IS PROPOSED ALONG THE SOUTHERN BOUNDARY OF LOT 4 TO CONVEY OVERLAND FLOW FROM SOUTH ARM DRIVE TO THE EXISTING DRAINAGE CHANNEL. ANY SWALE SHALL BE GRADED EVENLY BETWEEN THE INVERT LEVELS SHOWN, AND KEPT CLEAR OF FILL, STOCKPILES AND OBSTRUCTIONS.

5.2. OPEN DRAINS AND SWALES SHALL BE TURFED AS SOON AS PRACTICAL AFTER FORMATION, UNLESS NOTED OTHERWISE.

5.3. ROCK SCOUR PROTECTION, ON GEOTEXTILE, SHALL BE PROVIDED WHERE THE DRAINAGE EASEMENT DISCHARGES INTO THE EXISTING DRAINAGE CHANNEL. GEOTEXTILE SHALL BE PERMEABLE AND UV STABILISED, AND SUITABLE FOR THE FLOW CONDITIONS.

5.4. NO WORKS, RE-PROFILING OR VEGETATION REMOVAL IS PERMITTED WITHIN THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5.

5.5. ADJUSTMENTS TO DRAINAGE LAYOUT OR LEVELS TO SUIT SITE CONDITIONS REQUIRE THE SUPERINTENDENT'S APPROVAL.

6. SITE ACCESS AND TRANSPORT

6.1. CONSTRUCTION VEHICLE ACCESS SHALL BE FROM VIXIES ROAD ONLY, UNLESS OTHERWISE AUTHORISED BY COUNCIL (DECISION NOTICE CONDITION 21). THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A STABILISED CONSTRUCTION ACCESS (SHAKER GRID OR ROCK PAD), AND REINSTATE THE VERGE ON COMPLETION.

6.2. TRANSPORT OF FILL OR SPOIL SHALL NOT OCCUR DURING PEAK TRAFFIC TIMES; BEFORE 7:00AM OR AFTER 6:00PM MONDAY TO FRIDAY; BEFORE 7:00AM OR AFTER 1:00PM SATURDAYS; OR ON SUNDAYS OR PUBLIC HOLIDAYS (DECISION NOTICE CONDITION 18).

6.3. THE CONTRACTOR SHALL KEEP SOUTH ARM DRIVE AND VIXIES ROAD CLEAR OF MUD, SOIL AND DEBRIS TRACKED FROM THE SITE.

7. FUTURE WORKS (BY LOT OWNERS AT BUILDING APPROVAL – NOT PART OF THIS CONTRACT)

7.1. PROPERTY ACCESSES FROM SOUTH ARM DRIVE, TO THE FNQROC RURAL ALLOTMENT DRIVEWAY STANDARD DRAWING.

7.2. RAINWATER TANKS OF AT LEAST 30,000 L, CONNECTED TO THE ROOF, WITH A 50MM CAMLOCK FIRE FIGHTING CONNECTION.

7.3. ON-SITE WASTEWATER TREATMENT AND DISPOSAL WITHIN THE BUILDING PAD, IN ACCORDANCE WITH AS/NZS 1547 AND QPWC 2019.

7.4. ELECTRICITY AND NBN FIXED WIRELESS CONNECTIONS.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONSTRUCTION NOTES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-101
REV: A

EROSION AND SEDIMENT CONTROL PLANS

PROGRESSIVE EROSION AND SEDIMENT CONTROL PLANS (ERSED) PLANS SHALL BE DEVELOPED AND IMPLEMENTED AS REQUIRED BY THE SITE SUPERVISOR BASED ON THIS PLAN AND FOLLOWING PRINCIPLES AND STANDARD SITE CONTROL MEASURES.

1. MINIMISE EXTENT AND DURATION OF DISTURBANCE

1.1. CONSTRUCTION WORKS TO BE MANAGED SUCH THAT AREAS OUTSIDE SCOPE OF WORKS REMAIN UNDISTURBED WHERE POSSIBLE.
1.2. MINIMISE EXTENT OF DISTURBANCE WITHIN CONSTRUCTION SITE AT ANY ONE TIME BY STAGING THE WORKS (EG. RIP EXISTING BITUMEN IN SECTIONS, MOVING ON TO NEW SECTIONS FOLLOWING COMPLETION OF PREVIOUS STAGE).
1.3. MINIMISE DISTURBANCE OF VEGETATION ALONG THE ROAD VERGE WITH SPECIAL EMPHASIS ON MANAGEMENT OF CONSTRUCTION ACTIVITIES ADJACENT TO TO WATERCOURSES (E.G. MAINTAIN GRASSY BUFFER WHERE POSSIBLE).

2. CONTROL STORMWATER FLOWS ONTO, THROUGH AND FROM THE SITE

2.1. SEPARATE 'CLEAN' RUN-ON WATER FROM 'DIRTY' (E.G. TURBID) CONSTRUCTION AREA RUNOFF (MAINTAIN CLEAN WATER PASSAGE THROUGH CULVERT CROSSING THROUGHOUT CONSTRUCTION WORKS).
2.2. CONSTRUCT PERMANENT DRAINAGE STRUCTURES EARLY IN THE PROJECT INCLUDING:
2.2.1. KERB ON DOWN SLOPE SIDE OF ROAD
2.2.2. CULVERTS, HEADWALLS AND ASSOCIATED INLET AND OUTLET PROTECTION (E.G. DISSIPATERS)
2.3. MAXIMISE THE SHEET FLOW OF TURBID CONSTRUCTION RUNOFF INTO EXISTING SPOON DRAIN (ON UP SLOPE SIDE OF ROAD) BY MAINTAINING IN-FALL DRAINAGE WHERE POSSIBLE AND INTO NEW GUTTERS AS CONSTRUCTED.

3. USE EROSION CONTROL MEASURES TO PREVENT ON-SITE DAMAGE

3.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
3.2. SITE STOCKPILES OF SOIL MATERIAL IN LOW-HAZARD AREAS CLEAR OF WATERCOURSES. ADDITIONAL PROTECTION TO BE AFFORDED WITH TEMPORARY VEGETATION, DIVERSION BANKS AND SEDIMENT CONTROL MEASURES, IF REQUIRED. SEED STOCKPILES WITH ANNUAL GRASS IF THEY ARE TO BE STORED LONGER THAN 10 DAYS.
3.3. CONSTRUCT A RANGE OF EROSION CONTROLS WITHIN THE VARIOUS ROAD SUB-CATCHMENTS TO COMPLEMENT AND INCREASE THE EFFECTIVENESS AND EFFICIENCY OF SEDIMENT CONTROLS IN THE LOWER AREAS.

4. USE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

4.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
4.2. CONSTRUCT CONTROL MEASURES AS CLOSE TO THE POTENTIAL SOURCE OF SEDIMENT AS POSSIBLE.
4.3. CONTROL THE DEPOSITION OF MUD AND SOIL MATERIAL ONTO LOCAL ROADS.

5. STABILISE DISTURBED AREAS QUICKLY

5.1. ALL BATTER STABILISATION AND REINSTATEMENT WORKS ADJACENT TO NEW CONSTRUCTION SHALL BE CARRIED OUT AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION WORKS.
5.2. ALL DISTURBED VERGES AND FILL BATTERS TO BE STABILISED BY REVEGETATING WITH APPROPRIATE SPECIES (E.G. ANNUAL GRASS SEED SUCH AS ANNUAL RYEGRASSS OR JAPANESE MILLET, OR TURF) AS SOON AS PRACTICAL AFTER REINSTATEMENT.
5.3. THE USE OF IMPORTED QUALITY TOPSOIL TO A.S.4419 TO BE OF A SANDY LOAM, FREE FROM NUT GRASS
5.4. ENSURE THE SUCCESS OF THE LATER REVEGETATION PROGRAM BY UTILISING A GOOD TOPSOIL MANAGEMENT PROGRAM.
5.5. CONTROL DUST THROUGH PROGRESSIVE REVEGETATION TECHNIQUES, WATER TANKERS ETC.

6. INSPECT AND MAINTAIN CONTROL MEASURES

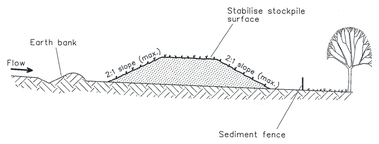
6.1. ENSURE THE PROGRESSIVE AND CONTINUAL IMPLEMENTATION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SEDIMENT FENCES, DIVERSION BANKS, DIVERSION DRAINS, SEDIMENT TRAPS).
6.2. INITIATE A PROGRAM TO ENSURE REGULAR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SEDIMENT CLEANED FROM STRUCTURES (E.G. SCRAPE AWAY ACCUMULATED SEDIMENT UPSTREAM OF CHECK DAMS AND REPLACE/REPAIR AS NECESSARY) TO MAINTAIN FUNCTIONALITY.
6.3. ARRANGE REGULAR INSPECTIONS BY AN ENVIRONMENTAL SCIENTIST TO REVIEW AND UPDATE CONTROL MEASURES. ADDITIONAL INSPECTIONS WILL BE CONDUCTED DURING AND/OR IMMEDIATELY FOLLOWING SIGNIFICANT RAINFALL EVENTS TO MONITOR THE FUNCTIONING OF CONTROLS.
6.4. ALL EROSION AND SEDIMENT CONTROLS TO BE MAINTAINED IN PLACE UNTIL ALL WORKS ARE COMPLETED AND DISTURBED AREAS HAVE STABILISED.

EXTRACT FROM LANDCOM (2004). MANAGING URBAN STORMWATER: SOIL AND CONSTRUCTION. VOLUME 2D MAIN ROADS CONSTRUCTION 2008

THIS SEDIMENT AND EROSION CONTROL PLAN CONTAINS COUNCIL'S MINIMUM REQUIREMENTS FOR ENVIRONMENTAL PROTECTION; HOWEVER, IT IS STILL THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORKS AND MITIGATION STRATEGIES ARE PERFORMED IN A MANNER THAT COMPLIES WITH ALL RELEVANT ENVIRONMENTAL LEGISLATION, INCLUDING ANY DEVELOPMENT APPROVAL REQUIREMENTS.

7. EROSION AND SEDIMENT CONTROL COMMENTARY

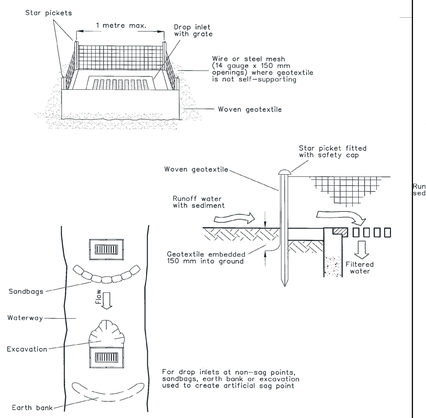
7.1. MONITOR THE 7 DAYS RAIN FORECAST TO DETERMINE TIMING OF WORKS, AND 24 HOUR FORECAST FOR PREPARATION OF EROSION & SEDIMENT CONTROL (ESC) MEASURES.
7.2. LIMIT AREAS OF DISTURBANCE AT ANY ONE TIME WHERE POSSIBLE, AND IDENTIFY VEGETATION NO GO AREAS. ENSURE THAT GUTTERS, PATHWAYS, ROADS ARE SWEPT CLEAN PRIOR TO RAIN OR BEFORE THE END OF THE DAYS SHIFT. HARD SURFACES CLEAN OF SOIL WILL REDUCE THE NEED FOR CONTROLS AND ELIMINATE POTENTIAL TRIP HAZARDS TO PEDESTRIANS AND ROAD HAZARDS FOR DRIVERS.
7.3. DIVERT CLEAN WATER AROUND EXCAVATIONS (WHERE POSSIBLE) TO LIMIT MANAGEMENT OF CONSTRUCTION WATER EG DEWATERING OF OPEN TRENCH OR EXCAVATIONS.
7.4. INSTALL SANDBAGS, COIR LOGS OR SEDIMENT FENCES AS REQUIRED
7.5. STOCKPILES, IF ANY, WILL BE MANAGED AS PER SD4-1.
7.6. AS WORKS ARE COMPLETED ADJACENT TO KERBS, INSTALL TURF TO STABILISE AREAS AS PER SD6-13.
7.7. PROGRESSIVELY INSTALL AND REMOVE CONTROLS AS WORK PROGRESSES ALONG THE ALIGNMENT.



Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

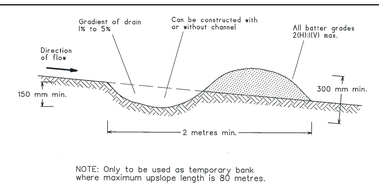
STOCKPILES **SD 4-1**



Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER **SD 6-12**

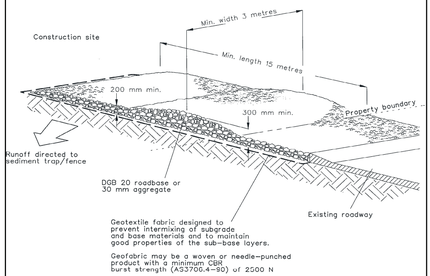


NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

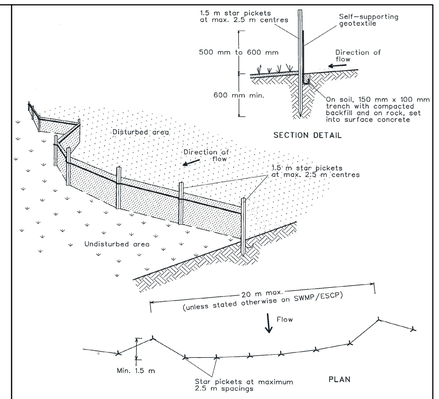
EARTH BANK (LOW FLOW) **SD 5-5**



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

STABILISED SITE ACCESS **SD 6-14**



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE **SD 6-8**

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) 16/10/2026 Date:

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
EROSION & SEDIMENT CONTROL NOTES & DETAILS

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-102** REV: **A**

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
   - MAJOR CONTOURS: 1m INTERVAL
   - MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PROPOSED RURAL RESIDENTIAL ALLOTMENTS (5 LOTS)
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

1
SP292103

5
RP808307

20
RP865080

50
SP155078

5
SP126931

100
SP349997

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 300Ø S/W

VIXIES ROAD
(30m WIDE ROAD RESERVE)

EXISTING OPEN CHANNEL (VEGETATED)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)

1
6395m²
BUILDING ENVELOPE
1018m²

2
4330m²
BUILDING ENVELOPE
1015m²

3
4035m²
BUILDING ENVELOPE
1380m²

4
4019m²
BUILDING ENVELOPE
1484m²

5
4787m²
BUILDING ENVELOPE
1777m²

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
BUILDING ENVELOPE LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-200** REV: **A**

N

NOTE:
1. REFER TO LU23351-CD-102 FOR EROSION & SEDIMENT CONTROL NOTES.
2. THE LAYOUT PROVIDED IN THIS CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN IS INDICATIVE AND SERVES AS A PRELIMINARY GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND SUBMIT THEIR OWN DETAILED EROSION AND SEDIMENT CONTROL PLAN, TAILORED TO THE SPECIFIC SITE CONDITIONS AND PROJECT REQUIREMENTS. THE CONTRACTOR'S PLAN MUST COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS, AND SHOULD BE APPROVED BY THE SUPERINTENDENT BEFORE IMPLEMENTATION.

LEGEND:
- NEW SEDIMENT FENCING AS PER SD 6-8
- NEW TEMPORARY SITE SECURITY FENCE
- NEW MESH AND GRAVEL INLET FILTER AS PER SD 6-11 AND 6-12
- NEW LOW FLOW CHANNEL
- NEW COIR LOG

1 SP292103

5 RP808307

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

SOUTH ARM DRIVE (22m WIDE ROAD RESERVE)

EX. ELEC POLE

EX. EDGE OF PAVEMENT

EX. TABLE DRAIN

EX. 3000 SW

PROVIDE TEMPORARY SITE SECURITY FENCE TO EXTERNAL SITE PERIMETER (WHERE REQUIRED)

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

VIXIES ROAD (30m WIDE ROAD RESERVE)

1 6395m² | 2 4330m² | 3 4035m² | 4 4019m² | 5 4787m²

(6m WIDE DRAINAGE EASEMENT)

(3m WIDE DRAINAGE EASEMENT)

EXISTING OPEN CHANNEL (VEGETATED)

(10m WIDE DRAINAGE EASEMENT)

(DRAINAGE EASEMENT)

20 RP865080

50 SP155078

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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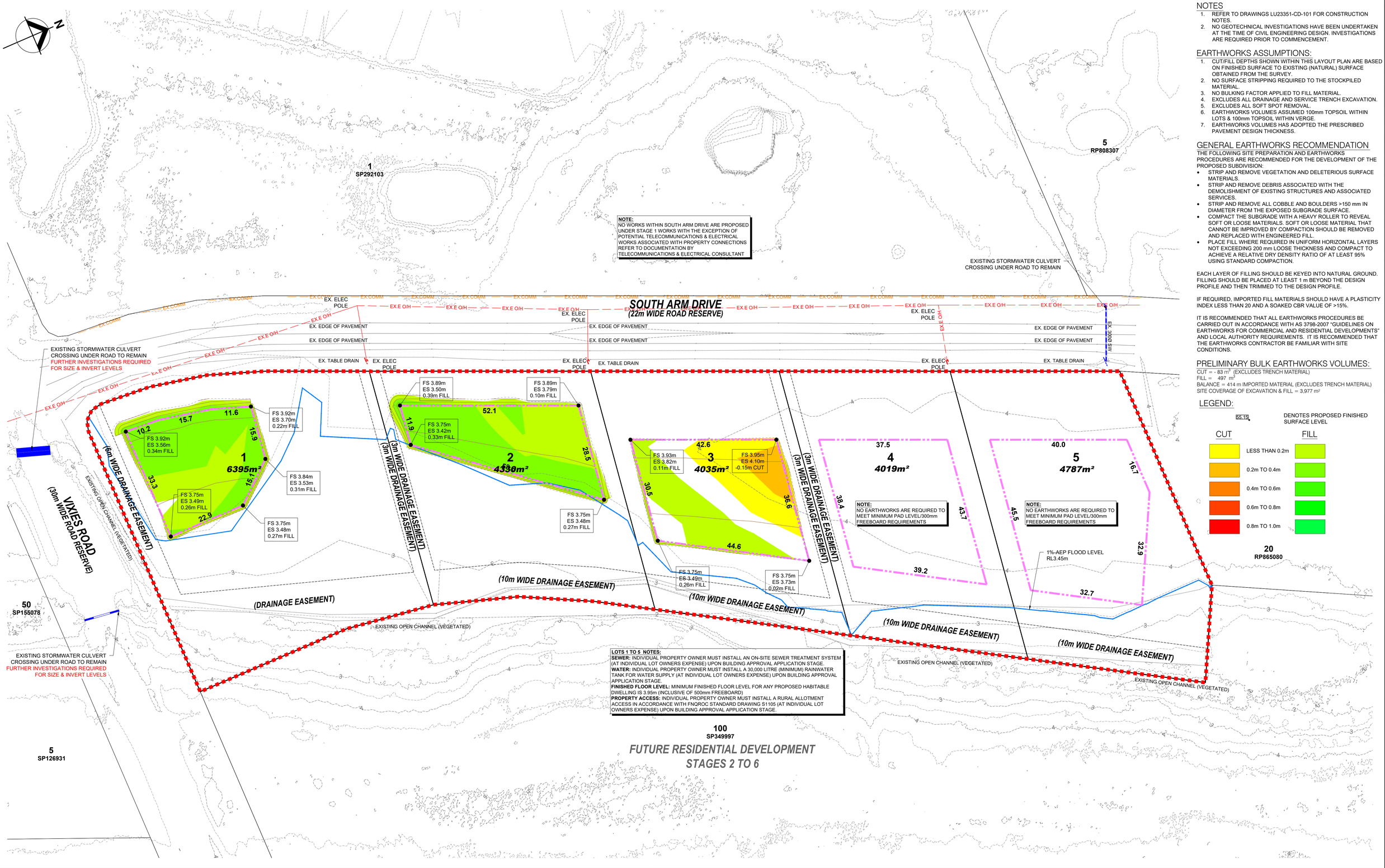
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Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONCEPT EROSION & SEDIMENT CONTROL LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-201 REV: A



NOTES

1. REFER TO DRAWINGS LU23351-CD-101 FOR CONSTRUCTION NOTES.
2. NO GEOTECHNICAL INVESTIGATIONS HAVE BEEN UNDERTAKEN AT THE TIME OF CIVIL ENGINEERING DESIGN. INVESTIGATIONS ARE REQUIRED PRIOR TO COMMENCEMENT.

EARTHWORKS ASSUMPTIONS:

1. CUT/FILL DEPTHS SHOWN WITHIN THIS LAYOUT PLAN ARE BASED ON FINISHED SURFACE TO EXISTING (NATURAL) SURFACE OBTAINED FROM THE SURVEY.
2. NO SURFACE STRIPPING REQUIRED TO THE STOCKPILED MATERIAL.
3. NO BULKING FACTOR APPLIED TO FILL MATERIAL.
4. EXCLUDES ALL DRAINAGE AND SERVICE TRENCH EXCAVATION.
5. EXCLUDES ALL SOFT SPOT REMOVAL.
6. EARTHWORKS VOLUMES ASSUMED 100mm TOPSOIL WITHIN LOTS & 100mm TOPSOIL WITHIN VERGE.
7. EARTHWORKS VOLUMES HAS ADOPTED THE PRESCRIBED PAVEMENT DESIGN THICKNESS.

GENERAL EARTHWORKS RECOMMENDATION

THE FOLLOWING SITE PREPARATION AND EARTHWORKS PROCEDURES ARE RECOMMENDED FOR THE DEVELOPMENT OF THE PROPOSED SUBDIVISION:

- STRIP AND REMOVE VEGETATION AND DELETERIOUS SURFACE MATERIALS.
- STRIP AND REMOVE DEBRIS ASSOCIATED WITH THE DEMOLISHMENT OF EXISTING STRUCTURES AND ASSOCIATED SERVICES.
- STRIP AND REMOVE ALL COBBLE AND BOULDERS >150 mm IN DIAMETER FROM THE EXPOSED SUBGRADE SURFACE.
- COMPACT THE SUBGRADE WITH A HEAVY ROLLER TO REVEAL SOFT OR LOOSE MATERIALS. SOFT OR LOOSE MATERIAL THAT CANNOT BE IMPROVED BY COMPACTION SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- PLACE FILL WHERE REQUIRED IN UNIFORM HORIZONTAL LAYERS NOT EXCEEDING 200 mm LOOSE THICKNESS AND COMPACT TO ACHIEVE A RELATIVE DRY DENSITY RATIO OF AT LEAST 95% USING STANDARD COMPACTION.

EACH LAYER OF FILLING SHOULD BE KEYED INTO NATURAL GROUND. FILLING SHOULD BE PLACED AT LEAST 1 m BEYOND THE DESIGN PROFILE AND THEN TRIMMED TO THE DESIGN PROFILE.

IF REQUIRED, IMPORTED FILL MATERIALS SHOULD HAVE A PLASTICITY INDEX LESS THAN 20 AND A SOAKED CBR VALUE OF >15%.

IT IS RECOMMENDED THAT ALL EARTHWORKS PROCEDURES BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" AND LOCAL AUTHORITY REQUIREMENTS. IT IS RECOMMENDED THAT THE EARTHWORKS CONTRACTOR BE FAMILIAR WITH SITE CONDITIONS.

PRELIMINARY BULK EARTHWORKS VOLUMES:

CUT = - 83 m³ (EXCLUDES TRENCH MATERIAL)
FILL = 497 m³
BALANCE = 414 m IMPORTED MATERIAL (EXCLUDES TRENCH MATERIAL)
SITE COVERAGE OF EXCAVATION & FILL = 3,977 m²

LEGEND:

55.15 DENOTES PROPOSED FINISHED SURFACE LEVEL

CUT		FILL
	LESS THAN 0.2m	
	0.2m TO 0.4m	
	0.4m TO 0.6m	
	0.6m TO 0.8m	
	0.8m TO 1.0m	

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
BULK EARTHWORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-202
REV: A

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
- MAJOR CONTOURS: 1m INTERVAL
- MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PRE-DEVELOPMENT EXTENT OF Q100 FLOOD LEVEL (RL 3.45m FROM CARDNO REPORTING
- DENOTES PROPOSED NEW EARTHWORKS PADS WITHIN STAGE 1
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

1 SP292103

5 RP808307

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 3000 SW

VIXIES ROAD
(30m WIDE ROAD RESERVE)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)
EXISTING OPEN CHANNEL (VEGETATED)

1 6395m² — 10.2, 15.7, 11.6, 15.9, 15.1, 33.3, 22.9
2 4330m² — 52.1, 11.9, 28.5
3 4035m² — 42.6, 30.5, 36.6, 44.6
4 4019m² — 37.5, 38.4, 43.7, 39.2
5 4787m² — 40.0, 16.7, 45.5, 32.9, 32.7

NOTE:
NO EARTHWORKS ARE REQUIRED TO MEET MINIMUM PAD LEVEL/300mm FREEBOARD REQUIREMENTS

1%-AEP FLOOD LEVEL RL3.45m

20 RP865080

50 SP155078

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
CIVIL SITE WORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-203 REV: A

Attachment E

Letter of Supply (Ergon Energy)

Lekker Urban.

PO Box 1090, Townsville QLD
420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

Ergon Energy Work Request: **2015967**

September 26, 2025

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attn: Chief Executive Officer

Stage 1 Vixies Road, Wonga Beach: Lot 32 SP126925 QLD 4873 - Development

We refer to the above Development.

Ergon Energy Corporation Limited certifies that Vixie Scomazzon of 3 Jack Street, Mossman QLD 4873 has complied with Ergon Energy's requirements in relation to electricity to be supplied to proposed 5 Lots (stage 1 Development).

Lot 1 & 2 - Overhead supply is available from new pole to be installed on boundary of Lot 1 & Lot 2. The expected timeframe for Ergon Energy to complete the works to get the distribution system (Low Voltage supply) to Lot 1 and 2 is 05 March 2026.

Lot 3 - Overhead supply is available from new pole to be installed on boundary of Lot 2 & Lot 3. The expected timeframe for Ergon Energy to complete the works to get the distribution system (Low Voltage supply) to Lot 3 is 05 March 2026.

Lot 4 & 5 - Overhead supply is available from new pole to be installed on boundary of Lot 4 & Lot 5. The expected timeframe for Ergon Energy to complete the works to get the distribution system (Low Voltage supply) to Lot 4 and 5 is 05 March 2026.

Please note that this certificate of supply is only for supply to the new configuration of Lots 1 to 5 as per the Drawing Number Q144007-001-C01. Supply is only available to Lots 1 to 5 (Stage 1).

Stages 2 to 10 of the development will require separate applications to be submitted as network upgrades are required.

Should you require any further assistance, please do not hesitate to contact Ergon Energy's Customer Project Technical Officer for this Development, Norman Ncube on 0473 177 455 quoting the Ergon Energy Work Request at the top of this letter.

Yours sincerely,

Customer Project Technical Officer

Cc: MD Land Surveys
228 Draper Street,
Parramatta Park QLD 4870

Ergon Energy Corporation Limited ABN 50 087 646 062

Civil Design Report
Operational Works
Proposed Residential Development

On behalf of Debra Lee Daly & Lisa Jayne Scomazzon

Lot 32 on SP126925

Vixies Road, Wonga Beach QLD

Lekker Urban.

16 October 2026

LU23351-DR-01 (Revision A)

Lekker Urban
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Parramatta Park QLD 4870

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Lekker Urban.

This report has been prepared by the office of Lekker Urban.

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Revision

Report Title:	Civil Design Report – Operational Works
Street Address	Vixies Road, Wonga Beach QLD
RP Description	Lot 32 on SP126925
Prepared For:	Debra Lee Daly & Lisa Jayne Scomazzon
Date:	16 October 2026
Revision No.	A
Report Status:	Issued for Approval – Operational Works
Prepared By:	
Name	Joshua Affleck
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Industry Accreditation	RPEQ No. 24039
Signature	

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1 Introduction

1.1 Background

Lekker Urban has been engaged by Debra Lee Daly & Lisa Jayne Scomazzon, to provide civil engineering services for the proposed works at Vixies Road, Wonga Beach.

The site is subject to a Decision Notice issued by Douglas Shire Council for the Reconfiguration of a Lot, Council reference ROL 3316/2009 (734293). This report supports the Development Application for Operational Works (OPW) for the Stage 1 civil works for proposed Lots 1 to 5 inclusive.

The details of the subject property are shown in Table 1.

Title	Lot 32 on SP126925
Street Address	Vixies Road, Wonga Beach QLD 4873 (Council property address: 7 Vixies Road)
Local Government Area	Douglas Shire Council
Stage 1 Area (Lots 1–5)	23,483 m²
Planning Zone	Rural Residential
Existing Use	Rural residential (one existing dwelling)
Development Approval	ROL 3316/2009 (734293), decided 3 November 2015

Table 1 – Existing Property Details.

1.2 Proposed Development

The Decision Notice, issued under the Sustainable Planning Act 2009, approves the staged reconfiguration of Lot 32 on SP126925 into 72 lots plus park (1 Lot into 72 Lots plus Park). The approved drawings are the Cardno Contour & Drainage Plans Q144007-001-C01 to C03 and Layout Plans Q144007-001-L01 to L03, supported by the Wonga Beach Flood Study (Cardno, Q144007, 20 November 2014).

This application relates to Stage 1 only, comprising proposed Lots 1 to 5, which front South Arm Drive. The balance of the development (Stages 2 to 6) will be the subject of separate Operational Works applications. The Stage 1 lot areas from approved Layout Plan Q144007-001-L01.

Lot	Area (m²)

1	6,359
2	4,312
3	4,030
4	4,015
5	4,767
Total	23,483

Table 2 – Stage 1 Lot Areas.

This report addresses the following requirements of the FNQROC Regional Development Manual for Stage 1:

- Earthworks, including building pads with flood immunity;
- Stormwater drainage, lawful point of discharge and flood immunity;
- Erosion and sediment control;
- Water supply (on-site rainwater tanks);
- Sewerage (on-site wastewater disposal); and
- Electrical and telecommunications services.

The Stage 1 works include:

- Five (5) rural residential lots, proposed Lots 1 to 5;
- A building pad of at least 1,000 m² on each lot, with immunity to the 1% AEP flood event;
- Drainage easements over the existing eastern drainage channel and inter-lot flow paths; and
- Erosion and sediment control, topsoiling and grassing.

2 Existing Conditions

2.1 Property Detail

The site, Lot 32 on SP126925, is located within the Douglas Shire Council local government area. As shown in Figure 1, it is bounded by:

- West – Existing residential development, serviced via South Arm Drive and Vixies Road;
- South – Daintree Beach Resort and Vixies Road;
- East – Undeveloped vegetated land; and
- North – Undeveloped vegetated land.

Stage 1 occupies the corner of the site at the intersection of South Arm Drive and Vixies Road. Lots 1 to 5 front South Arm Drive, Lot 1 also fronts Vixies Road, and the rear boundaries of Lots 1 to 5 adjoin future Stage 2 Lots 6 to 11.

Surrounding land uses are predominantly rural residential, consistent with the site's Rural Residential zoning under the Douglas Shire Planning Scheme.



Figure 1 – Location of Site (Source: Queensland Globe)

2.2 Topography

A detailed feature and level survey was undertaken by MD Land Surveys on 29 April 2026, and all design levels are based on this survey. The site generally falls to the east at approximately 2% towards the informal drainage channel along the eastern boundary. The channel contains a high point that splits flows to the north and south.

2.3 Existing Site Conditions & Improvements

The site is largely undeveloped, with one existing residence accessed from South Arm Drive. The remainder of the site is grassed/vegetated open land. There is no formal stormwater infrastructure on the site.

2.4 Existing Services

Existing known services are shown on the civil works plans. The contractor shall be responsible for location and protection of all services, and relocation/decommissioning where documented.

2.5 Existing Road Network

South Arm Drive is a local government-controlled road classified as a Minor Rural Road under the Douglas Shire Planning Scheme. It is a signed 60 km/h speed zone at the site frontage and provides the primary access to the site from the south.

Vixies Road is a local government-controlled road classified as a Collector Road under the Douglas Shire Planning Scheme, with a signed 60 km/h speed limit. It adjoins proposed Lot 1 on the corner of South Arm Drive and Vixies Road, and connects to the state-controlled Mossman–Daintree Road.

South Arm Drive is a single carriageway with two (2) lanes running north–south. There is no kerb and channel at the site frontage, and an unsealed shoulder runs parallel to the site.

2.6 Existing Vehicular Access

The site is currently accessed from South Arm Drive via an unsealed crossover from the pavement edge to the property boundary, which services the existing residence.

2.7 Existing Cyclist and Pedestrian Connectivity

South Arm Drive has no formed pathway within the verge at the site frontage, and the surrounding streets do not contain formed pathways. No pathway is conditioned for Stage 1, and none is proposed as part of this application.

2.8 Known Existing Flooding

The Wonga Beach Flood Study (Cardno, Q144007, 20 November 2014) is an approved supporting document under the Decision Notice. It models the 100-year ARI (1% AEP) event in TUFLOW using LiDAR, culvert survey and a storm surge tailwater of 2.80 m AHD, including a 0.8 m sea level rise. The study gives a Defined Flood Level (DFL) of 3.45 m AHD for Lots 1 to 19 (Table 4-5).

The Douglas Shire Storm Tide Inundation Property Report (29 May 2026) gives a Year 2100 1% AEP storm tide level of 2.6725 m AHD, and a minimum habitable floor level of 3.1725 m AHD with 0.5 m freeboard.

The proposed Stage 1 earthworks are positioned outside the 1% AEP flood extent identified in the flood study, and outside the Year 2100 storm tide inundation extent. Refer to Section 5.5 for the flood immunity response.

2.9 Existing Site Stormwater Network

There is no formal stormwater drainage on site. Runoff generally flows from south to north-east and is collected by the existing drainage channel along the eastern boundary of Lots 1 to 5.

2.10 Existing External Stormwater Network

There is no underground stormwater network near the site or along the South Arm Drive frontage. Overland flow is conveyed north along the east and west verges of South Arm Drive. An existing twin culvert under Vixies Road, south of the site, discharges the broader upstream catchment into the eastern drainage channel.

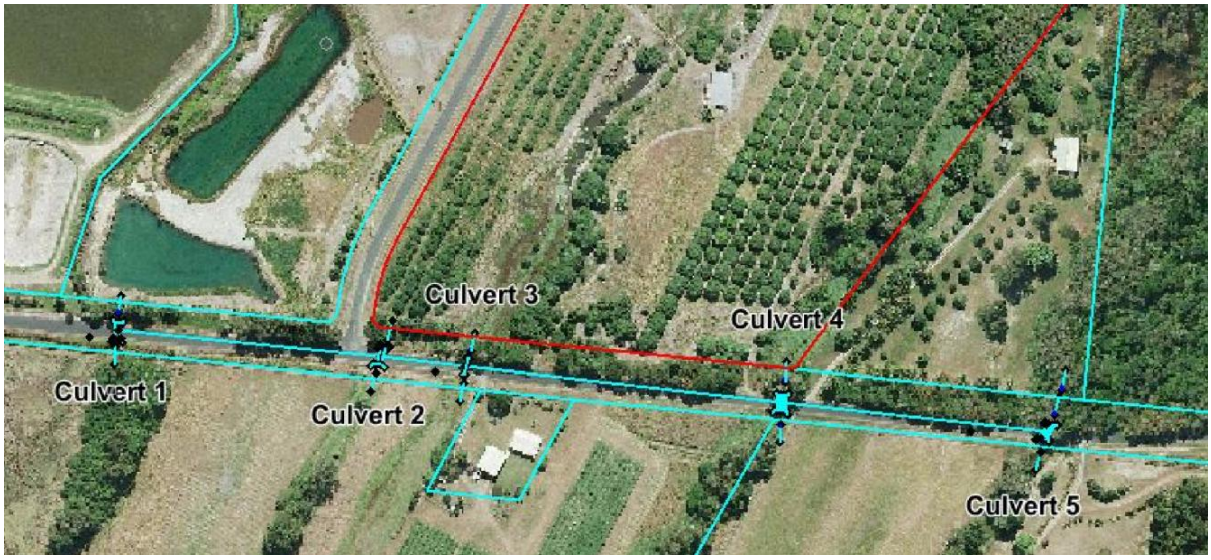


Figure 2 – Culvert Locations (Source: Figure A1 Cardno Response to Further Issues)

3 Proposed Access & On-Street Works

All works within the road reserve for proposed Lots 1 to 5 have been completed, and South Arm Drive has been constructed to a standard that suitably services Stage 1. No further road reserve works are proposed in this application. Property access to each lot will be constructed at the Building Approval stage.

3.1 Proposed Civil Works

3.1.1 Operational Works Drawings

A set of For Approval civil engineering drawings is provided in Attachment A for Council review and approval.

3.1.2 Scope of the Civil Works

The Stage 1 civil works, for Lots 1 to 5 only, are confined to within the lots and comprise:

- Stripping of topsoil from areas to be excavated or filled, and stockpiling it for reuse;
- Establishing and maintaining erosion and sediment control for the duration of construction;
- Cut, filling and compaction of earthworks to the required levels;
- A building pad of at least 1,000 m² per lot, including allowance for on-site secondary treatment trenches, at least 300 mm above the 1% AEP flood level;
- A new 6 m wide drainage easement along the southern boundary of Lot 4, conveying overland flow from South Arm Drive;
- Trimming of final earthworks; and
- General landscaping and grassing.

No works are proposed within the South Arm Drive or Vixies Road reserves.

3.1.3 Specifications

Construction will be in accordance with the standard FNQROC specifications. Additional project-specific requirements are provided as notes on the drawings.

3.2 Road Geometry

3.2.1 Traffic Assessment

No Traffic Impact Assessment has been undertaken for the site. The Decision Notice does not condition further traffic studies for the Stage 1 works (Lots 1 to 5).

3.2.2 Road Types

The proposed development does not alter the existing road hierarchy or road types. Lots 1 to 5 take direct access from the existing South Arm Drive. Subsequent stages, including the new internal road, will comply with the conditions of Decision Notice ROL 3316/2009 (734293).

3.2.3 Design Criteria

3.2.3.1 Road Works

All works within the road reserve required for proposed Lots 1 to 5 have been undertaken, with South Arm Drive constructed to suitably service Stage 1. No further road works are proposed as part of this application.

3.2.3.2 Verges

No verge works are proposed. The existing South Arm Drive verges are to be retained, and any disturbance from future driveway construction is to be reinstated in accordance with FNQROC requirements.

3.2.3.3 Access to Allotments

Each of Lots 1 to 5 will have an individual property access from South Arm Drive. Accesses will be constructed in accordance with the FNQROC rural allotment driveway standard drawing (S1105), including a culvert crossing of the roadside table drain where required, as part of the Building Approval for each lot.

3.2.3.4 Parking Provision

No on-street or off-street parking is proposed or conditioned, given the rural residential nature of the development.

3.2.3.5 Pathways and Bikeways

No pathways are proposed or conditioned as part of the Stage 1 works.

3.2.3.6 Kerb and Channel

There is no kerb and channel at the site frontage or the adjoining lots to the north, and none is proposed.

3.2.3.7 Signs and Line Marking

No signage or line marking is proposed or conditioned as part of the Stage 1 works.

4 Earthworks

4.1 Site Regrading and Allotment Earthworks

Earthworks are limited to proposed Lots 1, 2 and 3, to form building pads of at least 1,000 m² at a minimum level of 3.75 m AHD, with a minimum fall of 0.5%. No earthworks are proposed on Lots 4 and 5 as existing ground levels already achieve the minimum building pad level. All building pads are positioned outside the 1% AEP flood extent.

Earthworks quantities, based on a 100 mm stripped surface and excluding bulking factors and trench material, are summarised in Table 3.

Cut	83 m^3
Fill	497 m^3
Balance (imported to site)	414 m^3

Table 3 – Earthworks Quantities

4.2 Import of Material

The regrading has been designed to balance cut and fill as far as practicable. Approximately 101 m³ of fill is expected to be imported to the site. Imported fill is to be clean, free of contaminants and organic matter, and placed and compacted in accordance with FNQROC requirements.

Transport of material will comply with the hours in Condition 18 of the Decision Notice, and construction access will be from Vixies Road only as per Condition 21.

4.3 Clearing Works

Topsoil is to be stripped from all areas to be excavated or filled on Lots 1 and 3 and stockpiled on site for reuse. Stockpiles visible from adjoining premises or the road frontage are not to remain for longer than one month. Existing creek systems and drainage areas, including their vegetation, are to be left in their current state.

4.4 Acid Sulfate Soils

An Acid Sulfate Soil investigation will be undertaken in accordance with the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland, and the results provided to Council before earthworks commence as per Condition 26. If action levels are

exceeded, an Acid Sulfate Soil Management Plan will be prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual.

5 Stormwater Strategy

5.1 Major and Minor System Design

The major and minor stormwater systems have been designed in accordance with FNQROC Development Manual – Design Manual D4 Stormwater Drainage and the Queensland Urban Drainage Manual (QUDM, Fourth Edition 2017). The major system is designed for the 1% AEP (100-year ARI) event and the minor system for the 18% AEP (5-year ARI) event.

5.1.1 Climate Change

Climate change impacts, such as increased rainfall intensity, are incorporated into the design in accordance with relevant policies and Australian Rainfall and Runoff (AR&R) guidelines.

5.1.2 Design Rainfall Data

Design intensity–frequency–duration (IFD) rainfall data has been adopted from the Bureau of Meteorology for the site location, 16.328905° S, 145.414634° E.

5.1.3 Catchment Areas

Catchment areas are shown on the civil engineering drawings. They include the development area and relevant external upstream catchments, and are based on design contours within the site and LiDAR external to the site.

5.1.4 Stormwater Design Calculations

Hydraulic calculations use the Rational Method within Civil Site Design and are presented on the civil engineering drawings. DRAINS modelling has also been undertaken for the pre-developed scenario of the rear drainage channel.

5.2 Stormwater Quality and Waterway Protection

The water quality assessment benchmarks of the Queensland State Planning Policy (July 2017) have been reviewed for the Stage 1 works, as set out in Table 4.

SPP Assessment Benchmarks – Water Quality	Lekker Urban Response to Criteria
For receiving waters, a development application for: (1) a material change of use for an urban purpose that involves premises 2500 metres2 or greater in size and; (i) (a) will result in six or more dwellings; or (ii) (b) will result in an impervious area greater than 25 per cent of the net developable area; or	Not applicable – the application is not a material change of use, and Stage 1 will not result in six or more dwellings.
(2) reconfiguring a lot for an urban purpose that involves premises 2500 metres2 or greater in size and will result in six or more lots; or	Not applicable – Stage 1 creates five (5) lots under the existing approval ROL 3316/2009.
(3) operational works for an urban purpose that involves disturbing a land area 2500 metres2 or greater in size.	Applicable – The operational works disturb approximately 3,977 m² across Lots 1 to 3, exceeding the 2,500 m² threshold. Construction-phase objectives are addressed through erosion and sediment control (Section 5.2.1). Post-construction treatment is not proposed: refer below.

Table 4 – Response to criteria outlined within the QLD SPP 2017 – Part E – Assessment Benchmarks – Water Quality.

The construction-phase stormwater management design objectives are met through erosion and sediment control.

Post-construction stormwater quality treatment is not proposed. The operational works create no new impervious area, as the building pads are topsoiled and grassed on completion. Future impervious areas will be limited to dwellings, driveways and outbuildings constructed under each lot's Building Approval. All roof areas will be connected to a minimum 30,000 L rainwater tank which, as the sole potable water supply for each lot, will be under continual draw-down. This substantially reduces the volume and frequency of roof runoff leaving each lot. On lots of 4,019 m² to 6,395 m², with gross floor area limited to 500 m² per building pad, the impervious fraction is low and would not trigger the SPP. Tank overflow and runoff from driveways will flow as sheet flow across grassed areas before reaching the eastern drainage channel, which gives effective vegetated buffer treatment. On this basis, Stage 1 is considered to achieve an outcome consistent with the post-construction design objectives without dedicated treatment devices.

5.2.1 Erosion and Sediment Control (ESC)

In accordance with the SPP construction-phase objectives, erosion and sediment control will be implemented for the earthworks on Lots 1 to 3, in accordance with FNQROC Design Manual D5 and IECA Best Practice Erosion and Sediment Control. Refer to Lekker Urban Drawing Series LU23351-CD-200.

5.3 Lawful Point of Discharge

The site has been assessed against the Lawful Point of Discharge Test in Section 3.9.1 of QUDM. Stormwater from Lots 1 to 5 will discharge to the existing open drainage channel along the eastern boundary of the lots, as summarised in Table 5.

QUDM Lawful Point of Discharge Test Criteria	Lekker Urban Response to Criteria
(iii) Will the proposed development alter the site's stormwater discharge characteristics in a manner that may substantially damage a third-party property [ii] *(see Section 3.6)* o If not, then no further steps are required to obtain tenure for a lawful point of discharge (assuming any previous circumstances and changes were lawful). o If there is a reasonable risk of such damage, then consider issue (ii) or (iii). [ii] *The issue of whether or not there is an actionable nuisance does not depend on what is demonstrated at the time the works are proposed. The issue is what in fact occurs. This is consistent with it being the developer's responsibility to not cause nuisance, rather than the regulator's responsibility to assess and condition works to prevent a nuisance.*	Under QUDM Section 3.6, the development does not change the pre-developed stormwater regime through diversion, concentration of flows or other changes to flow characteristics. The site currently conveys overland flow to the existing channel to the east, which grades north, and this arrangement is maintained. The increase in roof and hardstand area from future dwellings will have minimal effect on post-development flows. Each lot is provided with a rainwater tank of at least 30,000 L connected to the roof. As there is no reticulated water supply, the tank is in regular use and will often have capacity to capture roof runoff. The Wonga Beach Flood Study (Cardno, 2014) shows the developed scenario causes no significant change to flood levels in the major drainage swales downstream of the site (Table 4-4), and Cardno's response to Council (9 December 2014) confirms the existing downstream discharge points are lawful points

	of discharge. There is no reasonable risk of damage to third-party property.
(iv) Is the location of the discharge from the development site under the lawful control of the local government or other statutory authority from whom permission to discharge has been received? This will include a park, watercourse, drainage or road reserve, stormwater registered drainage easement, or land held by local government (including freehold land). Note: The regulatory authority (in its capacity as land holder) is likely to require information about the potential impact of the site's stormwater discharge characteristics on third party properties (particularly those downstream of the proposed discharge point) before it will consent to the discharge entering its land. o If so, then no further steps are required to obtain tenure for a lawful point of discharge. o If not, then consider issue (iii). A landowner or regulator may require that the developer obtain an authority to discharge as described (ii).	The existing drainage channel and surrounding road reserves are under the lawful control of Douglas Shire Council. Drainage easements are proposed over the channel (Section 5.4.4). Criterion (ii) is satisfied.
(v) An authority to discharge over affected properties will be necessary. In descending order of certainty, an authority may be in the form of: o Dedication of a drainage reserve or park o A registered easement for stormwater discharge/works o Written discharge approval	Not applicable – criterion (ii) is satisfied.

Table 5 – Response to the QUDM Section 3.9.1 Lawful Point of Discharge Test

5.4 Stormwater Management Strategy Overview

Following Stage 1, all runoff from Lots 1 to 5 will discharge directly to the existing eastern drainage channel. No runoff will discharge to adjoining properties, and existing overland flow conditions are maintained.

Post-development flows are managed at the lot level by a rainwater tank of at least 30,000 L connected to the roof of each dwelling. As the sole water supply, the tank will often have capacity to capture roof runoff, limiting additional flows to the drainage channel.

Condition 8(e) of the Decision Notice permits re-profiling of the drainage swale at the rear of Lots 1 to 5. Following investigation, no re-profiling is proposed, so the channel remains in its pre-developed condition.

5.4.1 Open Channels

The existing drainage channel along the eastern boundary conveys the broader catchment from the south. Overland flow from South Arm Drive is conveyed within the new 6 m wide drainage easement on the southern boundary of Lot 4 over the existing drainage path.

5.4.2 Allotment Drainage

Lots 1 to 5 grade towards the existing drainage channel along the eastern boundary.

5.4.3 Detention Basins

No detention basins or on-site detention devices are required. This is consistent with the Wonga Beach Flood Study, which found no worsening of downstream flooding under developed conditions.

Each of Lots 1 to 5 will be provided with a rainwater tank of at least 30,000 L connected to the roof. As there is no reticulated water supply, the tank is the sole potable supply for each dwelling. Regular household draw-down means the tank will often have available capacity to capture roof runoff during storm events, so additional post-development flows will be minimal.

5.4.4 Stormwater Easements

Drainage easements are proposed, as shown on the civil engineering drawings, over:

- The existing drainage channel along the eastern boundary of Lots 1 to 5;
- The existing flow path parallel to the southern boundary of Lot 1; and
- A new 6 m wide (3m either side of Lot 1/2 and Lot 3/4 boundary), conveying overland flow from South Arm Drive through the site to the existing drainage channel.

All easements are a minimum of 3 m wide to allow vehicular access for maintenance, in accordance with Condition 8(b). This is consistent with Cardno's response to Council (9 December 2014), which committed to formalising drainage easements at the Operational Works stage, with additional width for maintenance vehicles alongside the drainage channels.

5.5 Flood Immunity

The proposed Stage 1 earthworks and building pads are positioned outside the 1% AEP flood extent identified in the Wonga Beach Flood Study (Cardno, Q144007). As a result, there is no loss of flood storage and no worsening of flooding upstream or downstream of the site. This is consistent with the flood study, which found the developed scenario changes peak flood levels upstream of Vixies Road and downstream of the site by between 0.00 m and –0.09 m (Table 4-4).

Consistent with the flood study, all building finished floor levels adopt the DFL of 3.45 m AHD plus 500 mm freeboard, giving a minimum pad level of 3.95 m AHD. This exceeds the conditioned 300 mm freeboard, aligns with current Douglas Shire Council guidelines, and is above the Year 2100 storm tide floor level of 3.1725 m AHD.

Conditions 6 and 8(e) require updated flood modelling where the existing drainage channel is re-profiled or where crossings for later stages are proposed. As the Stage 1 works do not re-profile the channel or encroach on the flood extent, no updated flood study is required for Stage 1.

Table 4-5 Peak Flood Level in Major Drainage Swales

Lot Number	100 Year ARI Flood Level (mAHD)
1 to 19	3.45
20 to 27	3.40
28 to 29	3.35
30 to 32	3.30
33 to 38	3.25
39 to 42	3.15
43 to 50	3.20
51 to 54	3.25
55 to 57	3.30
58 to 59	3.35
60 to 65	3.40
66 to 69	3.45

Figure 3 – Extract of Table 4-5, Wonga Beach Flood Study (Source: Cardno, Ref: Q144007)

6 Water Supply

The site is outside any town water reticulation area, and no connection to Council's water network is proposed for Stage 1. The Decision Notice conditions for a Water Supply Master Plan and internal water supply works apply to Stages 2 to 6 only.

Consistent with the Rural Residential Zone Code and the servicing of adjoining rural allotments, each of Lots 1 to 5 will be serviced by a rainwater tank of at least 30,000 L, fitted with a 50 mm camlock connection for firefighting. This exceeds the Code's minimum requirement. Individual lot owners may seek separate approval for bore water if additional supply is needed.

The rainwater tank requirement will be conditioned as part of the Building Approval for each lot and disclosed to prospective purchasers.

7 Sewerage

Lots 1 to 5 will be serviced by on-site wastewater treatment and disposal, consistent with the Decision Notice requirement that building pads and on-site sewage disposal areas have immunity from the 1% AEP flood event. No connection to a Council sewerage network is proposed.

On-site disposal can be accommodated wholly within each 1,000 m² building pad. The required setbacks under the Queensland Plumbing and Wastewater Code (QPWC) 2019 Appendix 1 Part 2, AS/NZS 1547 and AS 1546.3 can be achieved. The Rural Residential Zone Code limits gross floor area to 400 m² on each building pad, leaving sufficient space for the disposal system.

The hydraulic consultant will design the on-site system for each lot as part of its Building Approval and plumbing approval. The final disposal area location will be confirmed at that stage, subject to soil testing on each lot.

The Wonga Beach Flood Study confirms there is sufficient space within each allotment for a house pad and an effluent disposal area, and Cardno's response to Council (9 December 2014) confirms that flooding does not prejudice the operation of on-site sewerage treatment systems.

8 Landscaping

8.1 Planting

No street tree planting is proposed or conditioned for Stage 1, as no works are proposed within the South Arm Drive road reserve. Existing vegetation within creek systems and drainage areas is to be retained.

8.2 Topsoil and Grassing

Clean topsoil, as defined in the FNQROC Development Manual, will be spread to a depth of 150 mm. Batters flatter than 1V:4H and allotments will be drill seeded in accordance with FNQROC requirements.

9 Other Preliminaries

9.1 Portable Long Service Leave Levy

The Client acknowledges that the Portable Long Service Leave Levy must be paid for the proposed works. The levy will be paid and the receipt provided to Council before the pre-start meeting.

9.2 Electrical and Telecommunications

Condition 17 of the Decision Notice permits Stage 1 to be serviced by the existing overhead power network. Overhead electricity supply is already available along the South Arm Drive frontage of Lots 1 to 5, so no electrical works are proposed for Stage 1. Underground electricity and telecommunications are required for Stages 2 to 6 only.

A letter of supply from Ergon Energy has been obtained for Stage 1. It will be issued to Council to satisfy Conditions 16 and 17.

The site is within the NBN Fixed Wireless coverage area, so no telecommunications conduits or pits are proposed for Stage 1. Electricity and telecommunications connections to Lots 1 to 5 will be applied for by the individual lot owners as part of the Building Approval for each lot.

10 Conclusion

Based on this report, Lekker Urban considers it reasonable to conclude that:

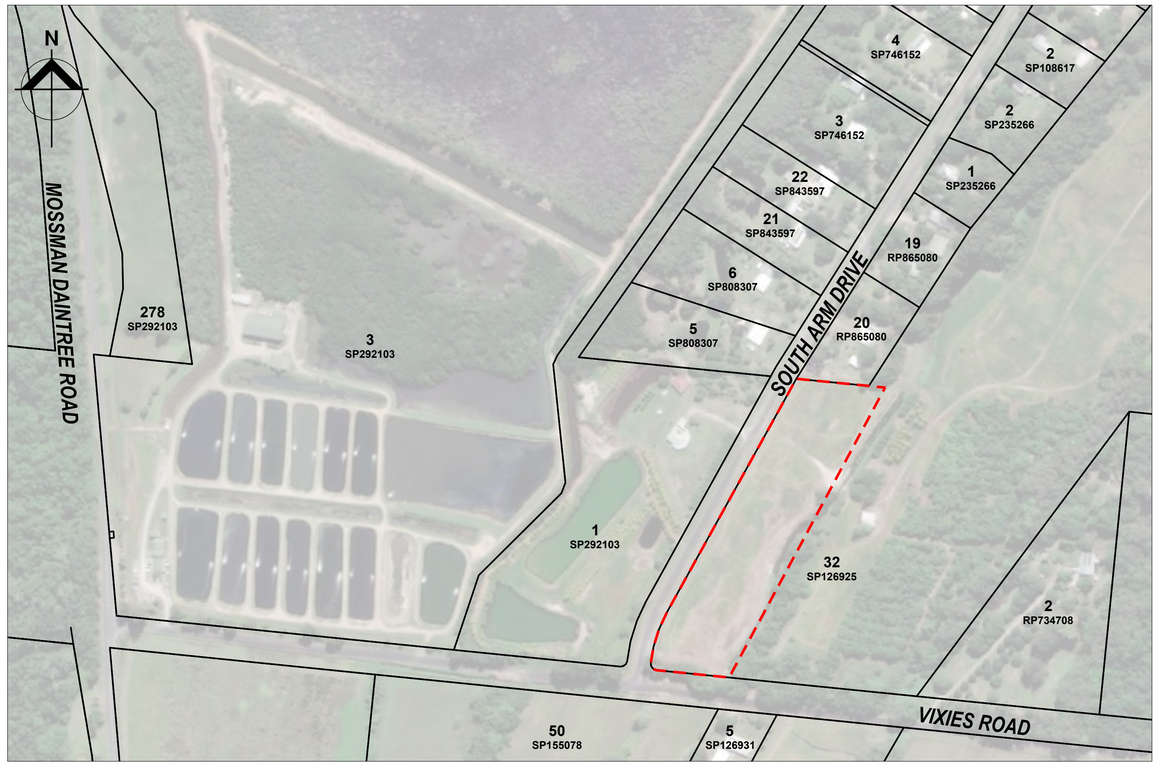
- Building pads of at least 1,000 m² are provided on each of Lots 1 to 5, at a minimum level of 3.95 m AHD (1% AEP DFL of 3.45 m AHD plus 500 mm freeboard).
- The Stage 1 earthworks are positioned outside the 1% AEP flood extent, so there is no loss of flood storage and no updated flood study is required.
- A stormwater strategy has been developed that discharges to a lawful point of discharge, the existing drainage channel at the rear of the lots, without worsening pre-development conditions. Roof runoff is captured by a minimum 30,000 L rainwater tank on each lot which, as the sole water supply, will often have available capacity, resulting in minimal additional post-development flows.
- he SPP (2017) is triggered by the extent of land disturbance. Construction-phase impacts are managed through erosion and sediment control, and post-construction treatment is not required as roof runoff is captured by rainwater tanks and the remaining low impervious area drains across grassed lots.
- Each lot will be supplied with water by a minimum 30,000 L rainwater tank, and serviced by on-site wastewater disposal contained within the building pad.
- All road reserve works for Lots 1 to 5 have been completed, with South Arm Drive constructed to suitably service Stage 1. Property accesses will be constructed to the FNQROC rural allotment driveway standard at Building Approval stage.

Attachment A

Civil Engineering Drawings

Lekker Urban.

PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING WORKS
VIXIES ROAD, WONGA BEACH QLD 4873
LOT 32 ON SP126925
DEBRA LEE DALY & LISA JAYNE SCOMAZZON



LOCALITY PLAN
NOT TO SCALE

DRAWING SCHEDULE

DRAWING NUMBER	SHEET TITLE
LU23351-CD-100	COVER SHEET, LOCALITY & DRAWING SCHEDULES
LU23351-CD-101	CONSTRUCTION NOTES
LU23351-CD-102	EROSION & SEDIMENT CONTROL NOTES & DETAILS
LU23351-CD-200	BUILDING ENVELOPE LAYOUT PLAN
LU23351-CD-201	EROSION & SEDIMENT CONTROL LAYOUT PLAN
LU23351-CD-202	BULK EARTHWORKS LAYOUT PLAN
LU23351-CD-203	CIVIL WORKS LAYOUT PLAN

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
COVER SHEET, LOCALITY & DRAWING SCHEDULES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-100
REV: A

1. GENERAL NOTES:

1.1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED CONDITIONS OF CONSENT (DOUGLAS SHIRE COUNCIL DECISION NOTICE).

1.2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH DOUGLAS SHIRE COUNCIL DECISION NOTICE ROL 3316/2009 (734293), THE CONCURRENCE AGENCY CONDITIONS AND THE OPERATIONAL WORKS APPROVAL.

1.3. THESE WORKS ARE FOR STAGE 1 (LOTS 1 TO 5) ONLY. NO WORKS ARE PROPOSED WITHIN THE SOUTH ARM DRIVE OR VIXIES ROAD RESERVES.

1.4. ALL DRAWINGS LISTED IN THE DRAWING SCHEDULE ARE TO BE READ AS A WHOLE AND NOT IN ISOLATION, AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION, THE CIVIL ENGINEERING DESIGN REPORT (LU23351-DR-01) AND ALL RELEVANT STANDARD DRAWINGS.

1.5. PRIOR TO COMMENCEMENT OF WORK, FENCE OFF AND CLEARLY DELINEATE ALL AREAS WHERE WORK CANNOT BE CARRIED OUT, INCLUDING THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5 AND ANY AREA WITHIN OR WITHIN 20m OF 'AREA A' ON REFERRAL AGENCY RESPONSE (VEGETATION) PLAN 2009/008520.

1.6. NO CLEARING OF REMNANT VEGETATION SHALL OCCUR WITHIN 'AREA A'. EXISTING CREEK SYSTEMS AND DRAINAGE AREAS SHALL BE LEFT IN THEIR CURRENT STATE, INCLUDING NO CHANNEL ALTERATIONS AND NO REMOVAL OF VEGETATION (DECISION NOTICE CONDITION 9).

1.7. SHOULD SITE WORKS EXPOSE ANY ARCHAEOLOGICAL OR ABORIGINAL CULTURAL HERITAGE MATERIAL, ALL WORKS IN THAT AREA SHALL CEASE IMMEDIATELY. THE SUPERINTENDENT, DOUGLAS SHIRE COUNCIL AND THE QUEENSLAND GOVERNMENT CULTURAL HERITAGE UNIT ARE TO BE NOTIFIED, IN ACCORDANCE WITH THE DUTY OF CARE UNDER THE ABORIGINAL CULTURAL HERITAGE ACT 2003.

1.8. PRIOR TO ANY VEGETATION CLEARING, AN INSPECTION FOR NATIVE WILDLIFE AND ANIMAL BREEDING PLACES SHALL BE UNDERTAKEN BY A SUITABLY QUALIFIED AND EXPERIENCED SPOTTER/CATCHER, IN ACCORDANCE WITH THE NATURE CONSERVATION ACT 1992 AND ITS REGULATIONS. THE DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION SHALL BE CONTACTED WHERE ANY ENDANGERED, VULNERABLE OR NEAR THREATENED WILDLIFE IS FOUND.

1.9. ALL WORKS ARE TO COMPLY WITH THE ENVIRONMENTAL PROTECTION ACT 1994.

1.10. MOVEMENT AND DISPOSAL OF SOIL, FILL AND MATERIALS SHALL COMPLY WITH THE BIOSECURITY ACT 2014 AND YELLOW CRAZY ANT MOVEMENT CONTROLS. REFER TO WWW.WETTROPICS.GOV.AU FOR CURRENT INFORMATION.

1.11. WHERE THESE DRAWINGS REFER TO THE ENGINEER, CONSULTING ENGINEER OR COUNCIL ENGINEER, IT SHALL MEAN THE SUPERINTENDENT UNDER THE CONTRACT. WHERE THEY REFER TO THE LOCAL AUTHORITY, IT SHALL MEAN DOUGLAS SHIRE COUNCIL.

1.12. THE CONTRACTOR SHALL INFORM THE LOCAL AUTHORITY, ALL RELEVANT SERVICE PROVIDERS AND THE SUPERINTENDENT OF THE START DATE PRIOR TO COMMENCEMENT OF WORK.

1.13. PRIOR TO COMMENCEMENT OF WORK, A PROJECT SIGN WITH THE NAMES AND CONTACT DETAILS OF THE DEVELOPER, CONTRACTOR AND PRINCIPAL CONSULTANT SHALL BE ERECTED IN A PROMINENT POSITION AT THE SITE, TO THE SATISFACTION OF THE LOCAL AUTHORITY, AND MAINTAINED UNTIL COMPLETION OF THE CONTRACT.

1.14. INFORMATION ON THESE DRAWINGS TAKES PRECEDENCE OVER STANDARD DRAWINGS. ADVISE THE SUPERINTENDENT IMMEDIATELY OF ANY DISCREPANCIES.

1.15. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL, IPWEAQ STANDARDS, NATSPEC/AUS-SPEC AND THE POLICIES AND SPECIFICATIONS OF THE LOCAL AUTHORITY.

1.16. ANY BILL OF QUANTITIES IS A PRICING SUPPLEMENT ONLY. THE CONTRACTOR SHALL ALLOW FOR ALL WORKS REQUIRED TO COMPLY WITH THE DRAWINGS, INCLUDING ANY TEMPORARY OR PROTECTIVE WORKS.

1.17. ELECTRONIC SETOUT DATA SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS. REFER ANY INCONSISTENCIES TO THE SUPERINTENDENT IMMEDIATELY.

2. EXISTING FEATURES

2.1. UNLESS OTHERWISE SPECIFIED, ALL EXISTING SERVICES AND STRUCTURES, INCLUDING THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE, ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT.

2.2. SERVICES SHOWN ARE THOSE EVIDENT AT THE TIME OF SURVEY (MD LAND SURVEYS, 29 APRIL 2026) AND FROM 'BEFORE YOU DIG AUSTRALIA' SEARCHES, AND ARE INDICATIVE ONLY. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SERVICES BEFORE COMMENCING WORK.

2.3. IF THE LOCATION OR LEVEL OF ANY EXISTING SERVICE DIFFERS FROM THE DRAWINGS, NOTIFY THE SUPERINTENDENT IMMEDIATELY AND BEFORE PROCEEDING.

2.4. ALL BENCHMARKS AND LEVELS AT INTERFACES ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.5. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR COST, ANY EXISTING SERVICES OR COUNCIL INFRASTRUCTURE DAMAGED DURING THE WORKS, AND NOTIFY COUNCIL IMMEDIATELY (DECISION NOTICE CONDITION 15).

2.6. ALL WORK JOINING EXISTING SURFACES SHALL BE DONE NEATLY AND TO THE SATISFACTION OF THE SUPERINTENDENT.

3. SAFETY IN DESIGN NOTES:

3.1. POTENTIAL HAZARDS CONSIDERED BY THE DESIGNERS TO BE HIGHER THAN NORMAL CONSTRUCTION RISK ARE IDENTIFIED BY NOTES ON THESE DRAWINGS. DESIGNERS HAVE A LOWER UNDERSTANDING OF CONSTRUCTION RISKS THAN A COMPETENT CONTRACTOR, AND THE ABSENCE OF COMMENT DOES NOT IMPLY AN ABSENCE OF RISK.

3.2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING AND IMPLEMENTING ALL SAFETY PLANS FOR THE WORKS, AND SHALL COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011 (QLD), ITS REGULATIONS AND RELEVANT CODES OF PRACTICE.

3.3. THE CONTRACTOR SHALL NOMINATE A WHS OFFICER FOR THE DURATION OF THE CONTRACT. ALL PERSONS ENTERING THE SITE SHALL COMPLETE A SAFETY INDUCTION, INCLUDING SAFETY IN DESIGN ISSUES.

3.4. KNOWN HAZARDS INCLUDE THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE AND WORK ADJACENT TO THE OPEN DRAINAGE CHANNEL. MAINTAIN ERGON ENERGY EXCLUSION ZONES FOR PLANT.

3.5. A SAFE WORK METHOD STATEMENT (SWMS) IS REQUIRED FOR ANY EXCAVATION 1.5M DEEP OR GREATER.

3.6. BUILDING MATERIALS AND MACHINERY ON SITE SHALL BE SECURED IMMEDIATELY FOLLOWING THE FIRST CYCLONE WATCH, AND EMERGENCY CONTACTS SHALL BE PROVIDED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.

4. EARTHWORKS NOTES

4.1. GENERAL

4.1.1. EARTHWORKS ARE LIMITED TO LOTS 1 AND 3 ONLY. NO EARTHWORKS ARE TO BE UNDERTAKEN ON LOTS 2, 4 AND 5.

4.1.2. BULK EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC SPECIFICATION S1 EARTHWORKS AND AS 3798-2007.

4.1.3. BUILDING PADS SHALL BE CONSTRUCTED TO A MINIMUM LEVEL OF RL 3.95M AHD (1% AEP FLOOD LEVEL OF 3.45M AHD PLUS 500MM FREEBOARD), WITH A MINIMUM AREA OF 1,000M² PER LOT AND A MINIMUM FALL OF 1%.

4.1.4. AN ACID SULFATE SOIL INVESTIGATION SHALL BE COMPLETED AND APPROVED BY COUNCIL PRIOR TO ANY EARTHWORKS COMMENCING. WHERE ACTION LEVELS ARE EXCEEDED, WORKS SHALL COMPLY WITH THE APPROVED ACID SULFATE SOIL MANAGEMENT PLAN (DECISION NOTICE CONDITION 26).

4.1.5. GEOTECHNICAL INVESTIGATIONS HAVE NOT BEEN UNDERTAKEN AT THE SITE.

4.1.6. EARTHWORKS QUANTITIES ARE NETT VOLUMES (CUT 146M³, FILL 247M³, IMPORT 101M³), BASED ON A 100MM STRIPPED SURFACE. THE CONTRACTOR SHALL ALLOW FOR BULKING AND COMPACTION.

4.1.7. THE ACTUAL LIMIT OF EARTHWORKS SHALL BE CONFIRMED ON SITE BY THE SUPERINTENDENT. FINISHED SURFACE LEVELS MAY ONLY BE ADJUSTED BY WRITTEN DIRECTION OF THE SUPERINTENDENT WITH PRIOR APPROVAL OF THE LOCAL AUTHORITY, AND SHALL NOT BE LOWERED BELOW RL 3.95M AHD.

4.1.8. CUT AND FILL BATTERS SHALL NOT EXCEED 1V:4H UNLESS NOTED OTHERWISE, AND SHALL TIE BACK TO EXISTING SURFACE LEVELS WITHIN THE LOT. NO FILL SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS OR THE 1% AEP FLOOD EXTENT.

4.1.9. ALL AREAS SHALL BE FREE DRAINING, AND NO PONDING SHALL BE CREATED ON ADJOINING LAND.

4.2. FILLING AND COMPACTION

4.2.1. FILLING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION AND AS 3798-2007, WITH LEVEL 1 GEOTECHNICAL SUPERVISION AND TYPE 1 TESTING FREQUENCY (TABLE 8.1), BY A NATA-ACCREDITED TESTING AUTHORITY AT THE CONTRACTOR'S COST.

4.2.2. PLACE FILL IN LAYERS NOT GREATER THAN 200MM LOOSE THICKNESS, AT A MOISTURE CONTENT WITHIN −1% TO +2% OF OPTIMUM.

4.2.3. FILL SHALL BE COMPACTED TO: COHESIVE MATERIAL – MINIMUM 98% STANDARD DRY DENSITY RATIO (AS 1289.5.1.1); NON-COHESIVE MATERIAL – MINIMUM 75% DENSITY INDEX.

4.2.4. IMPORTED FILL SHALL BE CLEAN, FREE OF CONTAMINANTS, ORGANIC MATTER AND PEST SPECIES (INCLUDING YELLOW CRAZY ANTS), SOURCED FROM AN APPROVED SUPPLIER, AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT.

4.2.5. TEST RESULTS SHALL BE PROVIDED TO THE SUPERINTENDENT PROGRESSIVELY. ALL NON-CONFORMING WORK SHALL BE RECTIFIED AS DIRECTED.

4.3. STRIPPING, STOCKPILES AND TOPSOIL

4.3.1. PRIOR TO FILLING, STRIP TOPSOIL FROM ALL AREAS TO BE EXCAVATED OR FILLED AND STOCKPILE IT ON SITE FOR REUSE. PLACEMENT OF FILL SHALL NOT COMMENCE UNTIL THE PREPARED SURFACE IS APPROVED BY THE GEOTECHNICAL ENGINEER.

4.3.2. STOCKPILES SHALL BE LOCATED AS DIRECTED BY THE SUPERINTENDENT, CLEAR OF DRAINAGE PATHS AND EASEMENTS. THEY SHALL NOT REMAIN VISIBLE FROM ADJOINING PREMISES OR A ROAD FRONTAGE FOR LONGER THAN ONE MONTH (DECISION NOTICE CONDITION 18).

4.3.3. SILT FENCING SHALL BE PLACED ON THE DOWNSTREAM SIDE, AND CUT-OFF DRAINS ON THE UPSTREAM SIDE, OF ALL STOCKPILES.

4.3.4. ON COMPLETION, DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 150MM AND DRILL SEEDED IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL, AND MAINTAINED UNTIL FINAL WORK ACCEPTANCE.

4.4. PROTECTION DURING WORKS

4.4.1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SITE AND SURROUNDING LAND FROM STORMWATER DAMAGE, AND SHALL PROVIDE TEMPORARY DIVERSION DRAINS AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND IECA BEST PRACTICE GUIDELINES.

4.4.2. DUST AND OTHER EMISSIONS SHALL NOT EXTEND BEYOND THE SITE BOUNDARY (DECISION NOTICE CONDITION 19).

4.4.3. STORAGE OF MACHINERY, MATERIALS AND VEHICLES SHALL NOT CAUSE A NUISANCE TO SURROUNDING PROPERTIES (DECISION NOTICE CONDITION 20).

5. STORMWATER AND OPEN DRAIN

5.1. A NEW DRAINAGE EASEMENT, 6M WIDE, IS PROPOSED ALONG THE SOUTHERN BOUNDARY OF LOT 4 TO CONVEY OVERLAND FLOW FROM SOUTH ARM DRIVE TO THE EXISTING DRAINAGE CHANNEL. ANY SWALE SHALL BE GRADED EVENLY BETWEEN THE INVERT LEVELS SHOWN, AND KEPT CLEAR OF FILL, STOCKPILES AND OBSTRUCTIONS.

5.2. OPEN DRAINS AND SWALES SHALL BE TURFED AS SOON AS PRACTICAL AFTER FORMATION, UNLESS NOTED OTHERWISE.

5.3. ROCK SCOUR PROTECTION, ON GEOTEXTILE, SHALL BE PROVIDED WHERE THE DRAINAGE EASEMENT DISCHARGES INTO THE EXISTING DRAINAGE CHANNEL. GEOTEXTILE SHALL BE PERMEABLE AND UV STABILISED, AND SUITABLE FOR THE FLOW CONDITIONS.

5.4. NO WORKS, RE-PROFILING OR VEGETATION REMOVAL IS PERMITTED WITHIN THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5.

5.5. ADJUSTMENTS TO DRAINAGE LAYOUT OR LEVELS TO SUIT SITE CONDITIONS REQUIRE THE SUPERINTENDENT'S APPROVAL.

6. SITE ACCESS AND TRANSPORT

6.1. CONSTRUCTION VEHICLE ACCESS SHALL BE FROM VIXIES ROAD ONLY, UNLESS OTHERWISE AUTHORISED BY COUNCIL (DECISION NOTICE CONDITION 21). THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A STABILISED CONSTRUCTION ACCESS (SHAKER GRID OR ROCK PAD), AND REINSTATE THE VERGE ON COMPLETION.

6.2. TRANSPORT OF FILL OR SPOIL SHALL NOT OCCUR DURING PEAK TRAFFIC TIMES; BEFORE 7:00AM OR AFTER 6:00PM MONDAY TO FRIDAY; BEFORE 7:00AM OR AFTER 1:00PM SATURDAYS; OR ON SUNDAYS OR PUBLIC HOLIDAYS (DECISION NOTICE CONDITION 18).

6.3. THE CONTRACTOR SHALL KEEP SOUTH ARM DRIVE AND VIXIES ROAD CLEAR OF MUD, SOIL AND DEBRIS TRACKED FROM THE SITE.

7. FUTURE WORKS (BY LOT OWNERS AT BUILDING APPROVAL – NOT PART OF THIS CONTRACT)

7.1. PROPERTY ACCESSES FROM SOUTH ARM DRIVE, TO THE FNQROC RURAL ALLOTMENT DRIVEWAY STANDARD DRAWING.

7.2. RAINWATER TANKS OF AT LEAST 30,000 L, CONNECTED TO THE ROOF, WITH A 50MM CAMLOCK FIRE FIGHTING CONNECTION.

7.3. ON-SITE WASTEWATER TREATMENT AND DISPOSAL WITHIN THE BUILDING PAD, IN ACCORDANCE WITH AS/NZS 1547 AND QPWC 2019.

7.4. ELECTRICITY AND NBN FIXED WIRELESS CONNECTIONS.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONSTRUCTION NOTES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-101
REV: A

EROSION AND SEDIMENT CONTROL PLANS

PROGRESSIVE EROSION AND SEDIMENT CONTROL PLANS (ERSED) PLANS SHALL BE DEVELOPED AND IMPLEMENTED AS REQUIRED BY THE SITE SUPERVISOR BASED ON THIS PLAN AND FOLLOWING PRINCIPLES AND STANDARD SITE CONTROL MEASURES.

1. MINIMISE EXTENT AND DURATION OF DISTURBANCE

1.1. CONSTRUCTION WORKS TO BE MANAGED SUCH THAT AREAS OUTSIDE SCOPE OF WORKS REMAIN UNDISTURBED WHERE POSSIBLE.
1.2. MINIMISE EXTENT OF DISTURBANCE WITHIN CONSTRUCTION SITE AT ANY ONE TIME BY STAGING THE WORKS (EG. RIP EXISTING BITUMEN IN SECTIONS, MOVING ON TO NEW SECTIONS FOLLOWING COMPLETION OF PREVIOUS STAGE).
1.3. MINIMISE DISTURBANCE OF VEGETATION ALONG THE ROAD VERGE WITH SPECIAL EMPHASIS ON MANAGEMENT OF CONSTRUCTION ACTIVITIES ADJACENT TO TO WATERCOURSES (E.G. MAINTAIN GRASSY BUFFER WHERE POSSIBLE).

2. CONTROL STORMWATER FLOWS ONTO, THROUGH AND FROM THE SITE

2.1. SEPARATE 'CLEAN' RUN-ON WATER FROM 'DIRTY' (E.G. TURBID) CONSTRUCTION AREA RUNOFF (MAINTAIN CLEAN WATER PASSAGE THROUGH CULVERT CROSSING THROUGHOUT CONSTRUCTION WORKS).
2.2. CONSTRUCT PERMANENT DRAINAGE STRUCTURES EARLY IN THE PROJECT INCLUDING:
2.2.1. KERB ON DOWN SLOPE SIDE OF ROAD
2.2.2. CULVERTS, HEADWALLS AND ASSOCIATED INLET AND OUTLET PROTECTION (E.G. DISSIPATERS)
2.3. MAXIMISE THE SHEET FLOW OF TURBID CONSTRUCTION RUNOFF INTO EXISTING SPOON DRAIN (ON UP SLOPE SIDE OF ROAD) BY MAINTAINING IN-FALL DRAINAGE WHERE POSSIBLE AND INTO NEW GUTTERS AS CONSTRUCTED.

3. USE EROSION CONTROL MEASURES TO PREVENT ON-SITE DAMAGE

3.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
3.2. SITE STOCKPILES OF SOIL MATERIAL IN LOW-HAZARD AREAS CLEAR OF WATERCOURSES. ADDITIONAL PROTECTION TO BE AFFORDED WITH TEMPORARY VEGETATION, DIVERSION BANKS AND SEDIMENT CONTROL MEASURES, IF REQUIRED. SEED STOCKPILES WITH ANNUAL GRASS IF THEY ARE TO BE STORED LONGER THAN 10 DAYS.
3.3. CONSTRUCT A RANGE OF EROSION CONTROLS WITHIN THE VARIOUS ROAD SUB-CATCHMENTS TO COMPLEMENT AND INCREASE THE EFFECTIVENESS AND EFFICIENCY OF SEDIMENT CONTROLS IN THE LOWER AREAS.

4. USE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

4.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
4.2. CONSTRUCT CONTROL MEASURES AS CLOSE TO THE POTENTIAL SOURCE OF SEDIMENT AS POSSIBLE.
4.3. CONTROL THE DEPOSITION OF MUD AND SOIL MATERIAL ONTO LOCAL ROADS.

5. STABILISE DISTURBED AREAS QUICKLY

5.1. ALL BATTER STABILISATION AND REINSTATEMENT WORKS ADJACENT TO NEW CONSTRUCTION SHALL BE CARRIED OUT AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION WORKS.
5.2. ALL DISTURBED VERGES AND FILL BATTERS TO BE STABILISED BY REVEGETATING WITH APPROPRIATE SPECIES (E.G. ANNUAL GRASS SEED SUCH AS ANNUAL RYEGRASSS OR JAPANESE MILLET, OR TURF) AS SOON AS PRACTICAL AFTER REINSTATEMENT.
5.3. THE USE OF IMPORTED QUALITY TOPSOIL TO A.S.4419 TO BE OF A SANDY LOAM, FREE FROM NUT GRASS
5.4. ENSURE THE SUCCESS OF THE LATER REVEGETATION PROGRAM BY UTILISING A GOOD TOPSOIL MANAGEMENT PROGRAM.
5.5. CONTROL DUST THROUGH PROGRESSIVE REVEGETATION TECHNIQUES, WATER TANKERS ETC.

6. INSPECT AND MAINTAIN CONTROL MEASURES

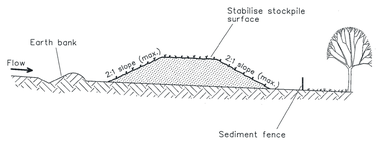
6.1. ENSURE THE PROGRESSIVE AND CONTINUAL IMPLEMENTATION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SEDIMENT FENCES, DIVERSION BANKS, DIVERSION DRAINS, SEDIMENT TRAPS).
6.2. INITIATE A PROGRAM TO ENSURE REGULAR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SEDIMENT CLEANED FROM STRUCTURES (E.G. SCRAPE AWAY ACCUMULATED SEDIMENT UPSTREAM OF CHECK DAMS AND REPLACE/REPAIR AS NECESSARY) TO MAINTAIN FUNCTIONALITY.
6.3. ARRANGE REGULAR INSPECTIONS BY AN ENVIRONMENTAL SCIENTIST TO REVIEW AND UPDATE CONTROL MEASURES. ADDITIONAL INSPECTIONS WILL BE CONDUCTED DURING AND/OR IMMEDIATELY FOLLOWING SIGNIFICANT RAINFALL EVENTS TO MONITOR THE FUNCTIONING OF CONTROLS.
6.4. ALL EROSION AND SEDIMENT CONTROLS TO BE MAINTAINED IN PLACE UNTIL ALL WORKS ARE COMPLETED AND DISTURBED AREAS HAVE STABILISED.

EXTRACT FROM LANDCOM (2004). MANAGING URBAN STORMWATER: SOIL AND CONSTRUCTION. VOLUME 2D MAIN ROADS CONSTRUCTION 2008

THIS SEDIMENT AND EROSION CONTROL PLAN CONTAINS COUNCIL'S MINIMUM REQUIREMENTS FOR ENVIRONMENTAL PROTECTION; HOWEVER, IT IS STILL THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORKS AND MITIGATION STRATEGIES ARE PERFORMED IN A MANNER THAT COMPLIES WITH ALL RELEVANT ENVIRONMENTAL LEGISLATION, INCLUDING ANY DEVELOPMENT APPROVAL REQUIREMENTS.

7. EROSION AND SEDIMENT CONTROL COMMENTARY

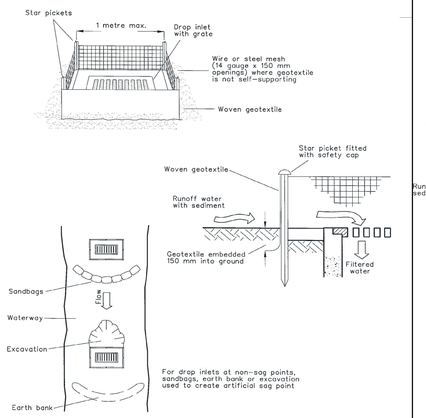
7.1. MONITOR THE 7 DAYS RAIN FORECAST TO DETERMINE TIMING OF WORKS, AND 24 HOUR FORECAST FOR PREPARATION OF EROSION & SEDIMENT CONTROL (ESC) MEASURES.
7.2. LIMIT AREAS OF DISTURBANCE AT ANY ONE TIME WHERE POSSIBLE, AND IDENTIFY VEGETATION NO GO AREAS. ENSURE THAT GUTTERS, PATHWAYS, ROADS ARE SWEPT CLEAN PRIOR TO RAIN OR BEFORE THE END OF THE DAYS SHIFT. HARD SURFACES CLEAN OF SOIL WILL REDUCE THE NEED FOR CONTROLS AND ELIMINATE POTENTIAL TRIP HAZARDS TO PEDESTRIANS AND ROAD HAZARDS FOR DRIVERS.
7.3. DIVERT CLEAN WATER AROUND EXCAVATIONS (WHERE POSSIBLE) TO LIMIT MANAGEMENT OF CONSTRUCTION WATER EG DEWATERING OF OPEN TRENCH OR EXCAVATIONS.
7.4. INSTALL SANDBAGS, COIR LOGS OR SEDIMENT FENCES AS REQUIRED
7.5. STOCKPILES, IF ANY, WILL BE MANAGED AS PER SD4-1.
7.6. AS WORKS ARE COMPLETED ADJACENT TO KERBS, INSTALL TURF TO STABILISE AREAS AS PER SD6-13.
7.7. PROGRESSIVELY INSTALL AND REMOVE CONTROLS AS WORK PROGRESSES ALONG THE ALIGNMENT.



Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

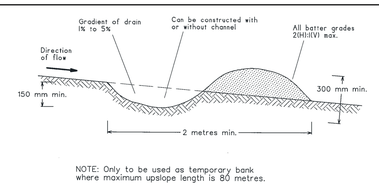
STOCKPILES **SD 4-1**



Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER **SD 6-12**

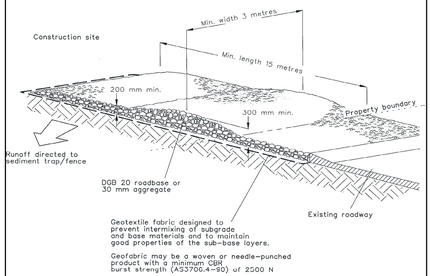


NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

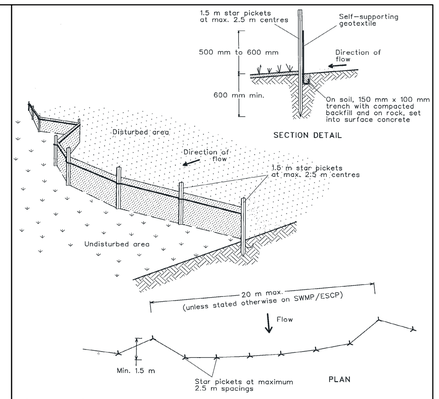
EARTH BANK (LOW FLOW) **SD 5-5**



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

STABILISED SITE ACCESS **SD 6-14**



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE **SD 6-8**

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) 16/10/2026 Date:

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
EROSION & SEDIMENT CONTROL NOTES & DETAILS

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-102** REV: **A**

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
   - MAJOR CONTOURS: 1m INTERVAL
   - MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PROPOSED RURAL RESIDENTIAL ALLOTMENTS (5 LOTS)
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

1
SP292103

5
RP808307

20
RP865080

50
SP155078

5
SP126931

100
SP349997

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 300Ø S/W

VIXIES ROAD
(30m WIDE ROAD RESERVE)

EXISTING OPEN CHANNEL (VEGETATED)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)

1
6395m²
BUILDING ENVELOPE
1018m²

2
4330m²
BUILDING ENVELOPE
1015m²

3
4035m²
BUILDING ENVELOPE
1380m²

4
4019m²
BUILDING ENVELOPE
1484m²

5
4787m²
BUILDING ENVELOPE
1777m²

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
BUILDING ENVELOPE LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-200** REV: **A**

N

NOTE:
1. REFER TO LU23351-CD-102 FOR EROSION & SEDIMENT CONTROL NOTES.
2. THE LAYOUT PROVIDED IN THIS CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN IS INDICATIVE AND SERVES AS A PRELIMINARY GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND SUBMIT THEIR OWN DETAILED EROSION AND SEDIMENT CONTROL PLAN, TAILORED TO THE SPECIFIC SITE CONDITIONS AND PROJECT REQUIREMENTS. THE CONTRACTOR'S PLAN MUST COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS, AND SHOULD BE APPROVED BY THE SUPERINTENDENT BEFORE IMPLEMENTATION.

LEGEND:
- NEW SEDIMENT FENCING AS PER SD 6-8
- NEW TEMPORARY SITE SECURITY FENCE
- NEW MESH AND GRAVEL INLET FILTER AS PER SD 6-11 AND 6-12
- NEW LOW FLOW CHANNEL
- NEW COIR LOG

1 SP292103

5 RP808307

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

SOUTH ARM DRIVE (22m WIDE ROAD RESERVE)

EX. ELEC POLE

EX. EDGE OF PAVEMENT

EX. TABLE DRAIN

EX. 3000 SW

PROVIDE TEMPORARY SITE SECURITY FENCE TO EXTERNAL SITE PERIMETER (WHERE REQUIRED)

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

VIXIES ROAD (30m WIDE ROAD RESERVE)

1 6395m² | 2 4330m² | 3 4035m² | 4 4019m² | 5 4787m²

(6m WIDE DRAINAGE EASEMENT)

(3m WIDE DRAINAGE EASEMENT)

EXISTING OPEN CHANNEL (VEGETATED)

(10m WIDE DRAINAGE EASEMENT)

(DRAINAGE EASEMENT)

20 RP865080

50 SP155078

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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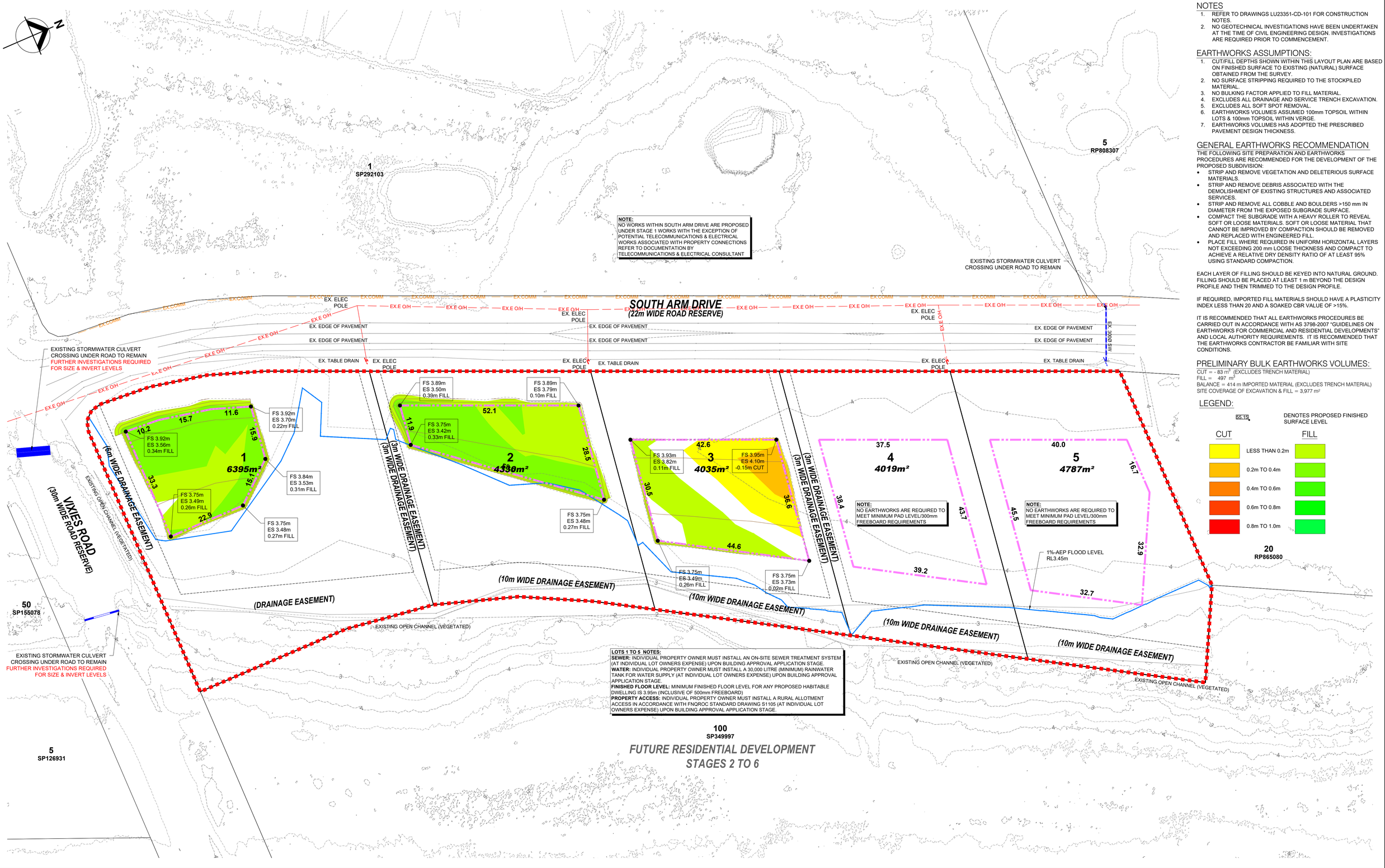
Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONCEPT EROSION & SEDIMENT CONTROL LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-201 REV: A



NOTES

1. REFER TO DRAWINGS LU23351-CD-101 FOR CONSTRUCTION NOTES.
2. NO GEOTECHNICAL INVESTIGATIONS HAVE BEEN UNDERTAKEN AT THE TIME OF CIVIL ENGINEERING DESIGN. INVESTIGATIONS ARE REQUIRED PRIOR TO COMMENCEMENT.

EARTHWORKS ASSUMPTIONS:

1. CUT/FILL DEPTHS SHOWN WITHIN THIS LAYOUT PLAN ARE BASED ON FINISHED SURFACE TO EXISTING (NATURAL) SURFACE OBTAINED FROM THE SURVEY.
2. NO SURFACE STRIPPING REQUIRED TO THE STOCKPILED MATERIAL.
3. NO BULKING FACTOR APPLIED TO FILL MATERIAL.
4. EXCLUDES ALL DRAINAGE AND SERVICE TRENCH EXCAVATION.
5. EXCLUDES ALL SOFT SPOT REMOVAL.
6. EARTHWORKS VOLUMES ASSUMED 100mm TOPSOIL WITHIN LOTS & 100mm TOPSOIL WITHIN VERGE.
7. EARTHWORKS VOLUMES HAS ADOPTED THE PRESCRIBED PAVEMENT DESIGN THICKNESS.

GENERAL EARTHWORKS RECOMMENDATION

THE FOLLOWING SITE PREPARATION AND EARTHWORKS PROCEDURES ARE RECOMMENDED FOR THE DEVELOPMENT OF THE PROPOSED SUBDIVISION:

- STRIP AND REMOVE VEGETATION AND DELETERIOUS SURFACE MATERIALS.
- STRIP AND REMOVE DEBRIS ASSOCIATED WITH THE DEMOLISHMENT OF EXISTING STRUCTURES AND ASSOCIATED SERVICES.
- STRIP AND REMOVE ALL COBBLE AND BOULDERS >150 mm IN DIAMETER FROM THE EXPOSED SUBGRADE SURFACE.
- COMPACT THE SUBGRADE WITH A HEAVY ROLLER TO REVEAL SOFT OR LOOSE MATERIALS. SOFT OR LOOSE MATERIAL THAT CANNOT BE IMPROVED BY COMPACTION SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- PLACE FILL WHERE REQUIRED IN UNIFORM HORIZONTAL LAYERS NOT EXCEEDING 200 mm LOOSE THICKNESS AND COMPACT TO ACHIEVE A RELATIVE DRY DENSITY RATIO OF AT LEAST 95% USING STANDARD COMPACTION.

EACH LAYER OF FILLING SHOULD BE KEYED INTO NATURAL GROUND. FILLING SHOULD BE PLACED AT LEAST 1 m BEYOND THE DESIGN PROFILE AND THEN TRIMMED TO THE DESIGN PROFILE.

IF REQUIRED, IMPORTED FILL MATERIALS SHOULD HAVE A PLASTICITY INDEX LESS THAN 20 AND A SOAKED CBR VALUE OF >15%.

IT IS RECOMMENDED THAT ALL EARTHWORKS PROCEDURES BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" AND LOCAL AUTHORITY REQUIREMENTS. IT IS RECOMMENDED THAT THE EARTHWORKS CONTRACTOR BE FAMILIAR WITH SITE CONDITIONS.

PRELIMINARY BULK EARTHWORKS VOLUMES:

CUT = - 83 m³ (EXCLUDES TRENCH MATERIAL)
FILL = 497 m³
BALANCE = 414 m IMPORTED MATERIAL (EXCLUDES TRENCH MATERIAL)
SITE COVERAGE OF EXCAVATION & FILL = 3,977 m²

LEGEND:

55.15 DENOTES PROPOSED FINISHED SURFACE LEVEL

CUT		FILL
	LESS THAN 0.2m	
	0.2m TO 0.4m	
	0.4m TO 0.6m	
	0.6m TO 0.8m	
	0.8m TO 1.0m	

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
BULK EARTHWORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-202
REV: A

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
- MAJOR CONTOURS: 1m INTERVAL
- MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PRE-DEVELOPMENT EXTENT OF Q100 FLOOD LEVEL (RL 3.45m FROM CARDNO REPORTING
- DENOTES PROPOSED NEW EARTHWORKS PADS WITHIN STAGE 1
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

1 SP292103

5 RP808307

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 3000 SW

VIXIES ROAD
(30m WIDE ROAD RESERVE)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)
EXISTING OPEN CHANNEL (VEGETATED)

1 6395m² — 10.2, 15.7, 11.6, 15.9, 15.1, 33.3, 22.9
2 4330m² — 52.1, 11.9, 28.5
3 4035m² — 42.6, 30.5, 36.6, 44.6
4 4019m² — 37.5, 38.4, 43.7, 39.2
5 4787m² — 40.0, 16.7, 45.5, 32.9, 32.7

NOTE:
NO EARTHWORKS ARE REQUIRED TO MEET MINIMUM PAD LEVEL/300mm FREEBOARD REQUIREMENTS

1%-AEP FLOOD LEVEL RL3.45m

20 RP865080

50 SP155078

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

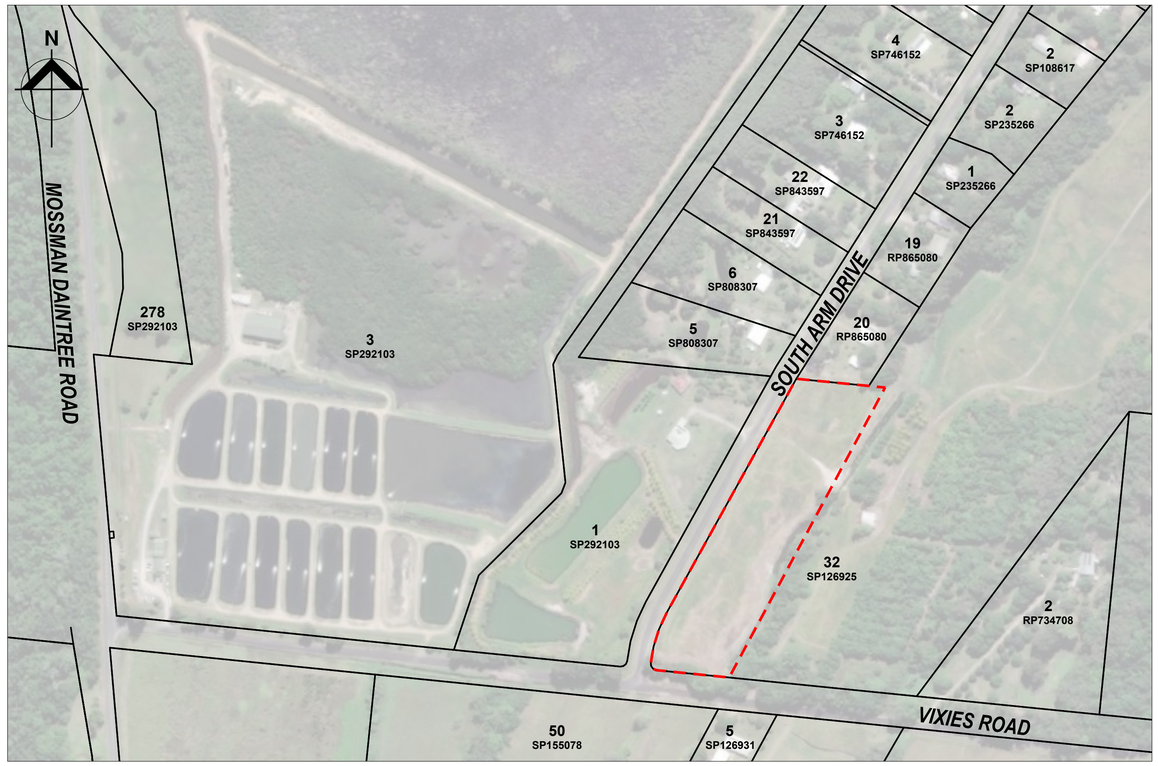
PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
CIVIL SITE WORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-203 REV: A

PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING WORKS
VIXIES ROAD, WONGA BEACH QLD 4873
LOT 32 ON SP126925
DEBRA LEE DALY & LISA JAYNE SCOMAZZON



LOCALITY PLAN
NOT TO SCALE

DRAWING SCHEDULE

DRAWING NUMBER	SHEET TITLE
LU23351-CD-100	COVER SHEET, LOCALITY & DRAWING SCHEDULES
LU23351-CD-101	CONSTRUCTION NOTES
LU23351-CD-102	EROSION & SEDIMENT CONTROL NOTES & DETAILS
LU23351-CD-200	BUILDING ENVELOPE LAYOUT PLAN
LU23351-CD-201	EROSION & SEDIMENT CONTROL LAYOUT PLAN
LU23351-CD-202	BULK EARTHWORKS LAYOUT PLAN
LU23351-CD-203	CIVIL WORKS LAYOUT PLAN

Revision	Amendments	Approved	Date
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Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
COVER SHEET, LOCALITY & DRAWING SCHEDULES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-100
REV: A

1. GENERAL NOTES:

1.1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED CONDITIONS OF CONSENT (DOUGLAS SHIRE COUNCIL DECISION NOTICE).

1.2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH DOUGLAS SHIRE COUNCIL DECISION NOTICE ROL 3316/2009 (734293), THE CONCURRENCE AGENCY CONDITIONS AND THE OPERATIONAL WORKS APPROVAL.

1.3. THESE WORKS ARE FOR STAGE 1 (LOTS 1 TO 5) ONLY. NO WORKS ARE PROPOSED WITHIN THE SOUTH ARM DRIVE OR VIXIES ROAD RESERVES.

1.4. ALL DRAWINGS LISTED IN THE DRAWING SCHEDULE ARE TO BE READ AS A WHOLE AND NOT IN ISOLATION, AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION, THE CIVIL ENGINEERING DESIGN REPORT (LU23351-DR-01) AND ALL RELEVANT STANDARD DRAWINGS.

1.5. PRIOR TO COMMENCEMENT OF WORK, FENCE OFF AND CLEARLY DELINEATE ALL AREAS WHERE WORK CANNOT BE CARRIED OUT, INCLUDING THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5 AND ANY AREA WITHIN OR WITHIN 20m OF 'AREA A' ON REFERRAL AGENCY RESPONSE (VEGETATION) PLAN 2009/008520.

1.6. NO CLEARING OF REMNANT VEGETATION SHALL OCCUR WITHIN 'AREA A'. EXISTING CREEK SYSTEMS AND DRAINAGE AREAS SHALL BE LEFT IN THEIR CURRENT STATE, INCLUDING NO CHANNEL ALTERATIONS AND NO REMOVAL OF VEGETATION (DECISION NOTICE CONDITION 9).

1.7. SHOULD SITE WORKS EXPOSE ANY ARCHAEOLOGICAL OR ABORIGINAL CULTURAL HERITAGE MATERIAL, ALL WORKS IN THAT AREA SHALL CEASE IMMEDIATELY. THE SUPERINTENDENT, DOUGLAS SHIRE COUNCIL AND THE QUEENSLAND GOVERNMENT CULTURAL HERITAGE UNIT ARE TO BE NOTIFIED, IN ACCORDANCE WITH THE DUTY OF CARE UNDER THE ABORIGINAL CULTURAL HERITAGE ACT 2003.

1.8. PRIOR TO ANY VEGETATION CLEARING, AN INSPECTION FOR NATIVE WILDLIFE AND ANIMAL BREEDING PLACES SHALL BE UNDERTAKEN BY A SUITABLY QUALIFIED AND EXPERIENCED SPOTTER/CATCHER, IN ACCORDANCE WITH THE NATURE CONSERVATION ACT 1992 AND ITS REGULATIONS. THE DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION SHALL BE CONTACTED WHERE ANY ENDANGERED, VULNERABLE OR NEAR THREATENED WILDLIFE IS FOUND.

1.9. ALL WORKS ARE TO COMPLY WITH THE ENVIRONMENTAL PROTECTION ACT 1994.

1.10. MOVEMENT AND DISPOSAL OF SOIL, FILL AND MATERIALS SHALL COMPLY WITH THE BIOSECURITY ACT 2014 AND YELLOW CRAZY ANT MOVEMENT CONTROLS. REFER TO WWW.WETTROPICS.GOV.AU FOR CURRENT INFORMATION.

1.11. WHERE THESE DRAWINGS REFER TO THE ENGINEER, CONSULTING ENGINEER OR COUNCIL ENGINEER, IT SHALL MEAN THE SUPERINTENDENT UNDER THE CONTRACT. WHERE THEY REFER TO THE LOCAL AUTHORITY, IT SHALL MEAN DOUGLAS SHIRE COUNCIL.

1.12. THE CONTRACTOR SHALL INFORM THE LOCAL AUTHORITY, ALL RELEVANT SERVICE PROVIDERS AND THE SUPERINTENDENT OF THE START DATE PRIOR TO COMMENCEMENT OF WORK.

1.13. PRIOR TO COMMENCEMENT OF WORK, A PROJECT SIGN WITH THE NAMES AND CONTACT DETAILS OF THE DEVELOPER, CONTRACTOR AND PRINCIPAL CONSULTANT SHALL BE ERECTED IN A PROMINENT POSITION AT THE SITE, TO THE SATISFACTION OF THE LOCAL AUTHORITY, AND MAINTAINED UNTIL COMPLETION OF THE CONTRACT.

1.14. INFORMATION ON THESE DRAWINGS TAKES PRECEDENCE OVER STANDARD DRAWINGS. ADVISE THE SUPERINTENDENT IMMEDIATELY OF ANY DISCREPANCIES.

1.15. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT FNQROC DEVELOPMENT MANUAL, IPWEAQ STANDARDS, NATSPEC/AUS-SPEC AND THE POLICIES AND SPECIFICATIONS OF THE LOCAL AUTHORITY.

1.16. ANY BILL OF QUANTITIES IS A PRICING SUPPLEMENT ONLY. THE CONTRACTOR SHALL ALLOW FOR ALL WORKS REQUIRED TO COMPLY WITH THE DRAWINGS, INCLUDING ANY TEMPORARY OR PROTECTIVE WORKS.

1.17. ELECTRONIC SETOUT DATA SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS. REFER ANY INCONSISTENCIES TO THE SUPERINTENDENT IMMEDIATELY.

2. EXISTING FEATURES

2.1. UNLESS OTHERWISE SPECIFIED, ALL EXISTING SERVICES AND STRUCTURES, INCLUDING THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE, ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT.

2.2. SERVICES SHOWN ARE THOSE EVIDENT AT THE TIME OF SURVEY (MD LAND SURVEYS, 29 APRIL 2026) AND FROM 'BEFORE YOU DIG AUSTRALIA' SEARCHES, AND ARE INDICATIVE ONLY. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SERVICES BEFORE COMMENCING WORK.

2.3. IF THE LOCATION OR LEVEL OF ANY EXISTING SERVICE DIFFERS FROM THE DRAWINGS, NOTIFY THE SUPERINTENDENT IMMEDIATELY AND BEFORE PROCEEDING.

2.4. ALL BENCHMARKS AND LEVELS AT INTERFACES ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2.5. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR COST, ANY EXISTING SERVICES OR COUNCIL INFRASTRUCTURE DAMAGED DURING THE WORKS, AND NOTIFY COUNCIL IMMEDIATELY (DECISION NOTICE CONDITION 15).

2.6. ALL WORK JOINING EXISTING SURFACES SHALL BE DONE NEATLY AND TO THE SATISFACTION OF THE SUPERINTENDENT.

3. SAFETY IN DESIGN NOTES:

3.1. POTENTIAL HAZARDS CONSIDERED BY THE DESIGNERS TO BE HIGHER THAN NORMAL CONSTRUCTION RISK ARE IDENTIFIED BY NOTES ON THESE DRAWINGS. DESIGNERS HAVE A LOWER UNDERSTANDING OF CONSTRUCTION RISKS THAN A COMPETENT CONTRACTOR, AND THE ABSENCE OF COMMENT DOES NOT IMPLY AN ABSENCE OF RISK.

3.2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING AND IMPLEMENTING ALL SAFETY PLANS FOR THE WORKS, AND SHALL COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011 (QLD), ITS REGULATIONS AND RELEVANT CODES OF PRACTICE.

3.3. THE CONTRACTOR SHALL NOMINATE A WHS OFFICER FOR THE DURATION OF THE CONTRACT. ALL PERSONS ENTERING THE SITE SHALL COMPLETE A SAFETY INDUCTION, INCLUDING SAFETY IN DESIGN ISSUES.

3.4. KNOWN HAZARDS INCLUDE THE EXISTING OVERHEAD ELECTRICITY ALONG SOUTH ARM DRIVE AND WORK ADJACENT TO THE OPEN DRAINAGE CHANNEL. MAINTAIN ERGON ENERGY EXCLUSION ZONES FOR PLANT.

3.5. A SAFE WORK METHOD STATEMENT (SWMS) IS REQUIRED FOR ANY EXCAVATION 1.5M DEEP OR GREATER.

3.6. BUILDING MATERIALS AND MACHINERY ON SITE SHALL BE SECURED IMMEDIATELY FOLLOWING THE FIRST CYCLONE WATCH, AND EMERGENCY CONTACTS SHALL BE PROVIDED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.

4. EARTHWORKS NOTES

4.1. GENERAL

4.1.1. EARTHWORKS ARE LIMITED TO LOTS 1 AND 3 ONLY. NO EARTHWORKS ARE TO BE UNDERTAKEN ON LOTS 2, 4 AND 5.

4.1.2. BULK EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH FNQROC SPECIFICATION S1 EARTHWORKS AND AS 3798-2007.

4.1.3. BUILDING PADS SHALL BE CONSTRUCTED TO A MINIMUM LEVEL OF RL 3.95M AHD (1% AEP FLOOD LEVEL OF 3.45M AHD PLUS 500MM FREEBOARD), WITH A MINIMUM AREA OF 1,000M² PER LOT AND A MINIMUM FALL OF 1%.

4.1.4. AN ACID SULFATE SOIL INVESTIGATION SHALL BE COMPLETED AND APPROVED BY COUNCIL PRIOR TO ANY EARTHWORKS COMMENCING. WHERE ACTION LEVELS ARE EXCEEDED, WORKS SHALL COMPLY WITH THE APPROVED ACID SULFATE SOIL MANAGEMENT PLAN (DECISION NOTICE CONDITION 26).

4.1.5. GEOTECHNICAL INVESTIGATIONS HAVE NOT BEEN UNDERTAKEN AT THE SITE.

4.1.6. EARTHWORKS QUANTITIES ARE NETT VOLUMES (CUT 146M³, FILL 247M³, IMPORT 101M³), BASED ON A 100MM STRIPPED SURFACE. THE CONTRACTOR SHALL ALLOW FOR BULKING AND COMPACTION.

4.1.7. THE ACTUAL LIMIT OF EARTHWORKS SHALL BE CONFIRMED ON SITE BY THE SUPERINTENDENT. FINISHED SURFACE LEVELS MAY ONLY BE ADJUSTED BY WRITTEN DIRECTION OF THE SUPERINTENDENT WITH PRIOR APPROVAL OF THE LOCAL AUTHORITY, AND SHALL NOT BE LOWERED BELOW RL 3.95M AHD.

4.1.8. CUT AND FILL BATTERS SHALL NOT EXCEED 1V:4H UNLESS NOTED OTHERWISE, AND SHALL TIE BACK TO EXISTING SURFACE LEVELS WITHIN THE LOT. NO FILL SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS OR THE 1% AEP FLOOD EXTENT.

4.1.9. ALL AREAS SHALL BE FREE DRAINING, AND NO PONDING SHALL BE CREATED ON ADJOINING LAND.

4.2. FILLING AND COMPACTION

4.2.1. FILLING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION AND AS 3798-2007, WITH LEVEL 1 GEOTECHNICAL SUPERVISION AND TYPE 1 TESTING FREQUENCY (TABLE 8.1), BY A NATA-ACCREDITED TESTING AUTHORITY AT THE CONTRACTOR'S COST.

4.2.2. PLACE FILL IN LAYERS NOT GREATER THAN 200MM LOOSE THICKNESS, AT A MOISTURE CONTENT WITHIN −1% TO +2% OF OPTIMUM.

4.2.3. FILL SHALL BE COMPACTED TO: COHESIVE MATERIAL – MINIMUM 98% STANDARD DRY DENSITY RATIO (AS 1289.5.1.1); NON-COHESIVE MATERIAL – MINIMUM 75% DENSITY INDEX.

4.2.4. IMPORTED FILL SHALL BE CLEAN, FREE OF CONTAMINANTS, ORGANIC MATTER AND PEST SPECIES (INCLUDING YELLOW CRAZY ANTS), SOURCED FROM AN APPROVED SUPPLIER, AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT.

4.2.5. TEST RESULTS SHALL BE PROVIDED TO THE SUPERINTENDENT PROGRESSIVELY. ALL NON-CONFORMING WORK SHALL BE RECTIFIED AS DIRECTED.

4.3. STRIPPING, STOCKPILES AND TOPSOIL

4.3.1. PRIOR TO FILLING, STRIP TOPSOIL FROM ALL AREAS TO BE EXCAVATED OR FILLED AND STOCKPILE IT ON SITE FOR REUSE. PLACEMENT OF FILL SHALL NOT COMMENCE UNTIL THE PREPARED SURFACE IS APPROVED BY THE GEOTECHNICAL ENGINEER.

4.3.2. STOCKPILES SHALL BE LOCATED AS DIRECTED BY THE SUPERINTENDENT, CLEAR OF DRAINAGE PATHS AND EASEMENTS. THEY SHALL NOT REMAIN VISIBLE FROM ADJOINING PREMISES OR A ROAD FRONTAGE FOR LONGER THAN ONE MONTH (DECISION NOTICE CONDITION 18).

4.3.3. SILT FENCING SHALL BE PLACED ON THE DOWNSTREAM SIDE, AND CUT-OFF DRAINS ON THE UPSTREAM SIDE, OF ALL STOCKPILES.

4.3.4. ON COMPLETION, DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 150MM AND DRILL SEEDED IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL, AND MAINTAINED UNTIL FINAL WORK ACCEPTANCE.

4.4. PROTECTION DURING WORKS

4.4.1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SITE AND SURROUNDING LAND FROM STORMWATER DAMAGE, AND SHALL PROVIDE TEMPORARY DIVERSION DRAINS AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND IECA BEST PRACTICE GUIDELINES.

4.4.2. DUST AND OTHER EMISSIONS SHALL NOT EXTEND BEYOND THE SITE BOUNDARY (DECISION NOTICE CONDITION 19).

4.4.3. STORAGE OF MACHINERY, MATERIALS AND VEHICLES SHALL NOT CAUSE A NUISANCE TO SURROUNDING PROPERTIES (DECISION NOTICE CONDITION 20).

5. STORMWATER AND OPEN DRAIN

5.1. A NEW DRAINAGE EASEMENT, 6M WIDE, IS PROPOSED ALONG THE SOUTHERN BOUNDARY OF LOT 4 TO CONVEY OVERLAND FLOW FROM SOUTH ARM DRIVE TO THE EXISTING DRAINAGE CHANNEL. ANY SWALE SHALL BE GRADED EVENLY BETWEEN THE INVERT LEVELS SHOWN, AND KEPT CLEAR OF FILL, STOCKPILES AND OBSTRUCTIONS.

5.2. OPEN DRAINS AND SWALES SHALL BE TURFED AS SOON AS PRACTICAL AFTER FORMATION, UNLESS NOTED OTHERWISE.

5.3. ROCK SCOUR PROTECTION, ON GEOTEXTILE, SHALL BE PROVIDED WHERE THE DRAINAGE EASEMENT DISCHARGES INTO THE EXISTING DRAINAGE CHANNEL. GEOTEXTILE SHALL BE PERMEABLE AND UV STABILISED, AND SUITABLE FOR THE FLOW CONDITIONS.

5.4. NO WORKS, RE-PROFILING OR VEGETATION REMOVAL IS PERMITTED WITHIN THE EXISTING DRAINAGE CHANNEL AT THE REAR OF LOTS 1 TO 5.

5.5. ADJUSTMENTS TO DRAINAGE LAYOUT OR LEVELS TO SUIT SITE CONDITIONS REQUIRE THE SUPERINTENDENT'S APPROVAL.

6. SITE ACCESS AND TRANSPORT

6.1. CONSTRUCTION VEHICLE ACCESS SHALL BE FROM VIXIES ROAD ONLY, UNLESS OTHERWISE AUTHORISED BY COUNCIL (DECISION NOTICE CONDITION 21). THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A STABILISED CONSTRUCTION ACCESS (SHAKER GRID OR ROCK PAD), AND REINSTATE THE VERGE ON COMPLETION.

6.2. TRANSPORT OF FILL OR SPOIL SHALL NOT OCCUR DURING PEAK TRAFFIC TIMES; BEFORE 7:00AM OR AFTER 6:00PM MONDAY TO FRIDAY; BEFORE 7:00AM OR AFTER 1:00PM SATURDAYS; OR ON SUNDAYS OR PUBLIC HOLIDAYS (DECISION NOTICE CONDITION 18).

6.3. THE CONTRACTOR SHALL KEEP SOUTH ARM DRIVE AND VIXIES ROAD CLEAR OF MUD, SOIL AND DEBRIS TRACKED FROM THE SITE.

7. FUTURE WORKS (BY LOT OWNERS AT BUILDING APPROVAL – NOT PART OF THIS CONTRACT)

7.1. PROPERTY ACCESSES FROM SOUTH ARM DRIVE, TO THE FNQROC RURAL ALLOTMENT DRIVEWAY STANDARD DRAWING.

7.2. RAINWATER TANKS OF AT LEAST 30,000 L, CONNECTED TO THE ROOF, WITH A 50MM CAMLOCK FIRE FIGHTING CONNECTION.

7.3. ON-SITE WASTEWATER TREATMENT AND DISPOSAL WITHIN THE BUILDING PAD, IN ACCORDANCE WITH AS/NZS 1547 AND QPWC 2019.

7.4. ELECTRICITY AND NBN FIXED WIRELESS CONNECTIONS.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONSTRUCTION NOTES

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-101
REV: A

EROSION AND SEDIMENT CONTROL PLANS

PROGRESSIVE EROSION AND SEDIMENT CONTROL PLANS (ERSED) PLANS SHALL BE DEVELOPED AND IMPLEMENTED AS REQUIRED BY THE SITE SUPERVISOR BASED ON THIS PLAN AND FOLLOWING PRINCIPLES AND STANDARD SITE CONTROL MEASURES.

1. MINIMISE EXTENT AND DURATION OF DISTURBANCE

1.1. CONSTRUCTION WORKS TO BE MANAGED SUCH THAT AREAS OUTSIDE SCOPE OF WORKS REMAIN UNDISTURBED WHERE POSSIBLE.
1.2. MINIMISE EXTENT OF DISTURBANCE WITHIN CONSTRUCTION SITE AT ANY ONE TIME BY STAGING THE WORKS (EG. RIP EXISTING BITUMEN IN SECTIONS, MOVING ON TO NEW SECTIONS FOLLOWING COMPLETION OF PREVIOUS STAGE).
1.3. MINIMISE DISTURBANCE OF VEGETATION ALONG THE ROAD VERGE WITH SPECIAL EMPHASIS ON MANAGEMENT OF CONSTRUCTION ACTIVITIES ADJACENT TO TO WATERCOURSES (E.G. MAINTAIN GRASSY BUFFER WHERE POSSIBLE).

2. CONTROL STORMWATER FLOWS ONTO, THROUGH AND FROM THE SITE

2.1. SEPARATE 'CLEAN' RUN-ON WATER FROM 'DIRTY' (E.G. TURBID) CONSTRUCTION AREA RUNOFF (MAINTAIN CLEAN WATER PASSAGE THROUGH CULVERT CROSSING THROUGHOUT CONSTRUCTION WORKS).
2.2. CONSTRUCT PERMANENT DRAINAGE STRUCTURES EARLY IN THE PROJECT INCLUDING:
2.2.1. KERB ON DOWN SLOPE SIDE OF ROAD
2.2.2. CULVERTS, HEADWALLS AND ASSOCIATED INLET AND OUTLET PROTECTION (E.G. DISSIPATERS)
2.3. MAXIMISE THE SHEET FLOW OF TURBID CONSTRUCTION RUNOFF INTO EXISTING SPOON DRAIN (ON UP SLOPE SIDE OF ROAD) BY MAINTAINING IN-FALL DRAINAGE WHERE POSSIBLE AND INTO NEW GUTTERS AS CONSTRUCTED.

3. USE EROSION CONTROL MEASURES TO PREVENT ON-SITE DAMAGE

3.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
3.2. SITE STOCKPILES OF SOIL MATERIAL IN LOW-HAZARD AREAS CLEAR OF WATERCOURSES. ADDITIONAL PROTECTION TO BE AFFORDED WITH TEMPORARY VEGETATION, DIVERSION BANKS AND SEDIMENT CONTROL MEASURES, IF REQUIRED. SEED STOCKPILES WITH ANNUAL GRASS IF THEY ARE TO BE STORED LONGER THAN 10 DAYS.
3.3. CONSTRUCT A RANGE OF EROSION CONTROLS WITHIN THE VARIOUS ROAD SUB-CATCHMENTS TO COMPLEMENT AND INCREASE THE EFFECTIVENESS AND EFFICIENCY OF SEDIMENT CONTROLS IN THE LOWER AREAS.

4. USE SEDIMENT CONTROL MEASURES TO PREVENT OFF-SITE DAMAGE

4.1. THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROLS TO OCCUR IMMEDIATELY POST CLEARING AND STRIPPING.
4.2. CONSTRUCT CONTROL MEASURES AS CLOSE TO THE POTENTIAL SOURCE OF SEDIMENT AS POSSIBLE.
4.3. CONTROL THE DEPOSITION OF MUD AND SOIL MATERIAL ONTO LOCAL ROADS.

5. STABILISE DISTURBED AREAS QUICKLY

5.1. ALL BATTER STABILISATION AND REINSTATEMENT WORKS ADJACENT TO NEW CONSTRUCTION SHALL BE CARRIED OUT AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION WORKS.
5.2. ALL DISTURBED VERGES AND FILL BATTERS TO BE STABILISED BY REVEGETATING WITH APPROPRIATE SPECIES (E.G. ANNUAL GRASS SEED SUCH AS ANNUAL RYEGRASSS OR JAPANESE MILLET, OR TURF) AS SOON AS PRACTICAL AFTER REINSTATEMENT.
5.3. THE USE OF IMPORTED QUALITY TOPSOIL TO A.S.4419 TO BE OF A SANDY LOAM, FREE FROM NUT GRASS
5.4. ENSURE THE SUCCESS OF THE LATER REVEGETATION PROGRAM BY UTILISING A GOOD TOPSOIL MANAGEMENT PROGRAM.
5.5. CONTROL DUST THROUGH PROGRESSIVE REVEGETATION TECHNIQUES, WATER TANKERS ETC.

6. INSPECT AND MAINTAIN CONTROL MEASURES

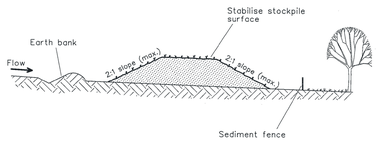
6.1. ENSURE THE PROGRESSIVE AND CONTINUAL IMPLEMENTATION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SEDIMENT FENCES, DIVERSION BANKS, DIVERSION DRAINS, SEDIMENT TRAPS).
6.2. INITIATE A PROGRAM TO ENSURE REGULAR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SEDIMENT CLEANED FROM STRUCTURES (E.G. SCRAPE AWAY ACCUMULATED SEDIMENT UPSTREAM OF CHECK DAMS AND REPLACE/REPAIR AS NECESSARY) TO MAINTAIN FUNCTIONALITY.
6.3. ARRANGE REGULAR INSPECTIONS BY AN ENVIRONMENTAL SCIENTIST TO REVIEW AND UPDATE CONTROL MEASURES. ADDITIONAL INSPECTIONS WILL BE CONDUCTED DURING AND/OR IMMEDIATELY FOLLOWING SIGNIFICANT RAINFALL EVENTS TO MONITOR THE FUNCTIONING OF CONTROLS.
6.4. ALL EROSION AND SEDIMENT CONTROLS TO BE MAINTAINED IN PLACE UNTIL ALL WORKS ARE COMPLETED AND DISTURBED AREAS HAVE STABILISED.

EXTRACT FROM LANDCOM (2004). MANAGING URBAN STORMWATER: SOIL AND CONSTRUCTION. VOLUME 2D MAIN ROADS CONSTRUCTION 2008

THIS SEDIMENT AND EROSION CONTROL PLAN CONTAINS COUNCIL'S MINIMUM REQUIREMENTS FOR ENVIRONMENTAL PROTECTION; HOWEVER, IT IS STILL THE PRINCIPAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORKS AND MITIGATION STRATEGIES ARE PERFORMED IN A MANNER THAT COMPLIES WITH ALL RELEVANT ENVIRONMENTAL LEGISLATION, INCLUDING ANY DEVELOPMENT APPROVAL REQUIREMENTS.

7. EROSION AND SEDIMENT CONTROL COMMENTARY

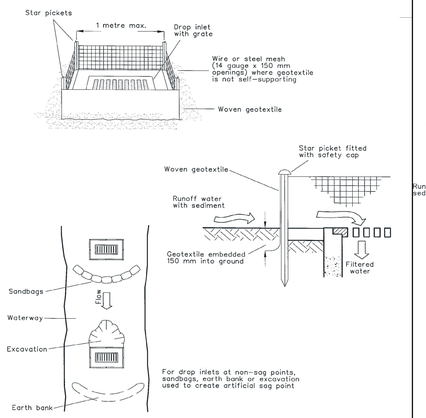
7.1. MONITOR THE 7 DAYS RAIN FORECAST TO DETERMINE TIMING OF WORKS, AND 24 HOUR FORECAST FOR PREPARATION OF EROSION & SEDIMENT CONTROL (ESC) MEASURES.
7.2. LIMIT AREAS OF DISTURBANCE AT ANY ONE TIME WHERE POSSIBLE, AND IDENTIFY VEGETATION NO GO AREAS. ENSURE THAT GUTTERS, PATHWAYS, ROADS ARE SWEPT CLEAN PRIOR TO RAIN OR BEFORE THE END OF THE DAYS SHIFT. HARD SURFACES CLEAN OF SOIL WILL REDUCE THE NEED FOR CONTROLS AND ELIMINATE POTENTIAL TRIP HAZARDS TO PEDESTRIANS AND ROAD HAZARDS FOR DRIVERS.
7.3. DIVERT CLEAN WATER AROUND EXCAVATIONS (WHERE POSSIBLE) TO LIMIT MANAGEMENT OF CONSTRUCTION WATER EG DEWATERING OF OPEN TRENCH OR EXCAVATIONS.
7.4. INSTALL SANDBAGS, COIR LOGS OR SEDIMENT FENCES AS REQUIRED
7.5. STOCKPILES, IF ANY, WILL BE MANAGED AS PER SD4-1.
7.6. AS WORKS ARE COMPLETED ADJACENT TO KERBS, INSTALL TURF TO STABILISE AREAS AS PER SD6-13.
7.7. PROGRESSIVELY INSTALL AND REMOVE CONTROLS AS WORK PROGRESSES ALONG THE ALIGNMENT.



Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

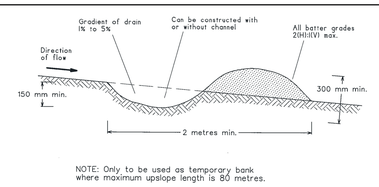
STOCKPILES **SD 4-1**



Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER **SD 6-12**

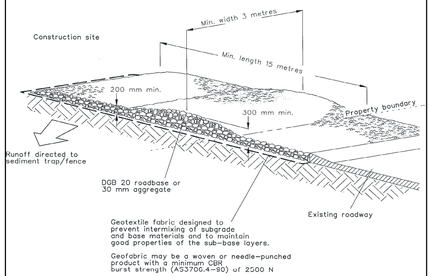


NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

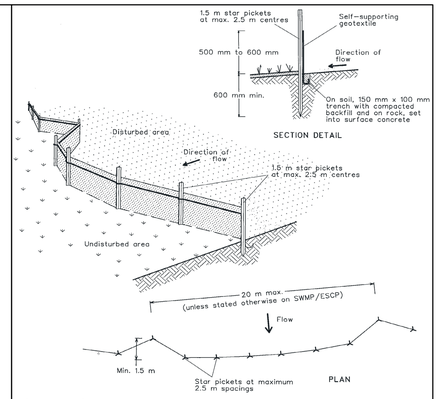
EARTH BANK (LOW FLOW) **SD 5-5**



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

STABILISED SITE ACCESS **SD 6-14**



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE **SD 6-8**

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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DRAWING NOT TO SCALE

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) 16/10/2026 Date:

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
EROSION & SEDIMENT CONTROL NOTES & DETAILS

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-102** REV: **A**

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
   - MAJOR CONTOURS: 1m INTERVAL
   - MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PROPOSED RURAL RESIDENTIAL ALLOTMENTS (5 LOTS)
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

1
SP292103

5
RP808307

20
RP865080

50
SP155078

5
SP126931

100
SP349997

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 300Ø S/W

VIXIES ROAD
(30m WIDE ROAD RESERVE)

EXISTING OPEN CHANNEL (VEGETATED)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)

1
6395m²
BUILDING ENVELOPE
1018m²

2
4330m²
BUILDING ENVELOPE
1015m²

3
4035m²
BUILDING ENVELOPE
1380m²

4
4019m²
BUILDING ENVELOPE
1484m²

5
4787m²
BUILDING ENVELOPE
1777m²

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
BUILDING ENVELOPE LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL DRAWING NUMBER: **LU23351-CD-200** REV: **A**

N

NOTE:
1. REFER TO LU23351-CD-102 FOR EROSION & SEDIMENT CONTROL NOTES.
2. THE LAYOUT PROVIDED IN THIS CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN IS INDICATIVE AND SERVES AS A PRELIMINARY GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AND SUBMIT THEIR OWN DETAILED EROSION AND SEDIMENT CONTROL PLAN, TAILORED TO THE SPECIFIC SITE CONDITIONS AND PROJECT REQUIREMENTS. THE CONTRACTOR'S PLAN MUST COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS, AND SHOULD BE APPROVED BY THE SUPERINTENDENT BEFORE IMPLEMENTATION.

LEGEND:
- NEW SEDIMENT FENCING AS PER SD 6-8
- NEW TEMPORARY SITE SECURITY FENCE
- NEW MESH AND GRAVEL INLET FILTER AS PER SD 6-11 AND 6-12
- NEW LOW FLOW CHANNEL
- NEW COIR LOG

1 SP292103

5 RP808307

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

SOUTH ARM DRIVE (22m WIDE ROAD RESERVE)

EX. ELEC POLE

EX. EDGE OF PAVEMENT

EX. TABLE DRAIN

EX. 3000 SW

PROVIDE TEMPORARY SITE SECURITY FENCE TO EXTERNAL SITE PERIMETER (WHERE REQUIRED)

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

VIXIES ROAD (30m WIDE ROAD RESERVE)

1 6395m² | 2 4330m² | 3 4035m² | 4 4019m² | 5 4787m²

(6m WIDE DRAINAGE EASEMENT)

(3m WIDE DRAINAGE EASEMENT)

EXISTING OPEN CHANNEL (VEGETATED)

(10m WIDE DRAINAGE EASEMENT)

(DRAINAGE EASEMENT)

20 RP865080

50 SP155078

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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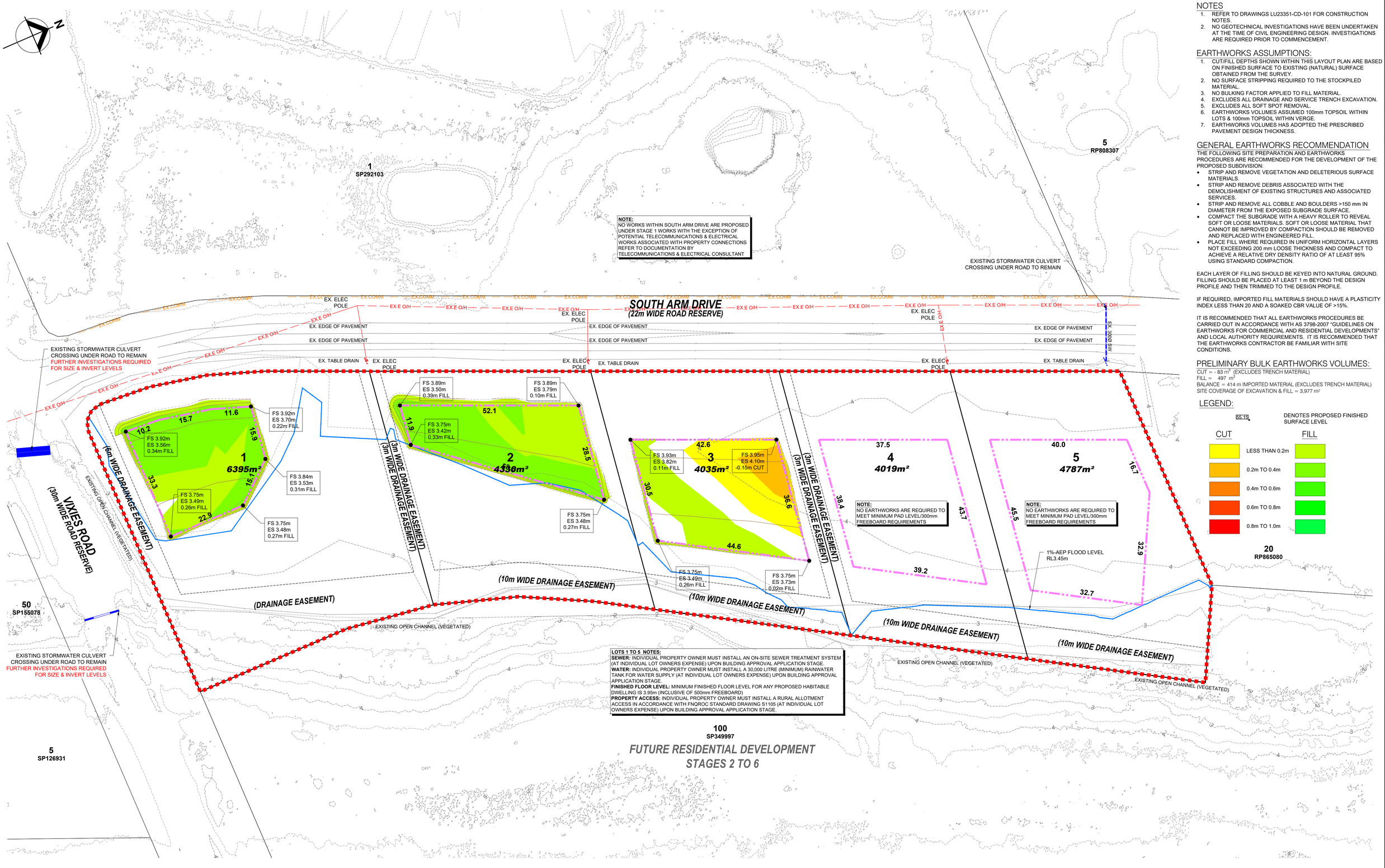
Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
CONCEPT EROSION & SEDIMENT CONTROL LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-201 REV: A



NOTES

1. REFER TO DRAWINGS LU23351-CD-101 FOR CONSTRUCTION NOTES.
2. NO GEOTECHNICAL INVESTIGATIONS HAVE BEEN UNDERTAKEN AT THE TIME OF CIVIL ENGINEERING DESIGN. INVESTIGATIONS ARE REQUIRED PRIOR TO COMMENCEMENT.

EARTHWORKS ASSUMPTIONS:

1. CUT/FILL DEPTHS SHOWN WITHIN THIS LAYOUT PLAN ARE BASED ON FINISHED SURFACE TO EXISTING (NATURAL) SURFACE OBTAINED FROM THE SURVEY.
2. NO SURFACE STRIPPING REQUIRED TO THE STOCKPILED MATERIAL.
3. NO BULKING FACTOR APPLIED TO FILL MATERIAL.
4. EXCLUDES ALL DRAINAGE AND SERVICE TRENCH EXCAVATION.
5. EXCLUDES ALL SOFT SPOT REMOVAL.
6. EARTHWORKS VOLUMES ASSUMED 100mm TOPSOIL WITHIN LOTS & 100mm TOPSOIL WITHIN VERGE.
7. EARTHWORKS VOLUMES HAS ADOPTED THE PRESCRIBED PAVEMENT DESIGN THICKNESS.

GENERAL EARTHWORKS RECOMMENDATION

THE FOLLOWING SITE PREPARATION AND EARTHWORKS PROCEDURES ARE RECOMMENDED FOR THE DEVELOPMENT OF THE PROPOSED SUBDIVISION:

- STRIP AND REMOVE VEGETATION AND DELETERIOUS SURFACE MATERIALS.
- STRIP AND REMOVE DEBRIS ASSOCIATED WITH THE DEMOLISHMENT OF EXISTING STRUCTURES AND ASSOCIATED SERVICES.
- STRIP AND REMOVE ALL COBBLE AND BOULDERS >150 mm IN DIAMETER FROM THE EXPOSED SUBGRADE SURFACE.
- COMPACT THE SUBGRADE WITH A HEAVY ROLLER TO REVEAL SOFT OR LOOSE MATERIALS. SOFT OR LOOSE MATERIAL THAT CANNOT BE IMPROVED BY COMPACTION SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- PLACE FILL WHERE REQUIRED IN UNIFORM HORIZONTAL LAYERS NOT EXCEEDING 200 mm LOOSE THICKNESS AND COMPACT TO ACHIEVE A RELATIVE DRY DENSITY RATIO OF AT LEAST 95% USING STANDARD COMPACTION.

EACH LAYER OF FILLING SHOULD BE KEYED INTO NATURAL GROUND. FILLING SHOULD BE PLACED AT LEAST 1 m BEYOND THE DESIGN PROFILE AND THEN TRIMMED TO THE DESIGN PROFILE.

IF REQUIRED, IMPORTED FILL MATERIALS SHOULD HAVE A PLASTICITY INDEX LESS THAN 20 AND A SOAKED CBR VALUE OF >15%.

IT IS RECOMMENDED THAT ALL EARTHWORKS PROCEDURES BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" AND LOCAL AUTHORITY REQUIREMENTS. IT IS RECOMMENDED THAT THE EARTHWORKS CONTRACTOR BE FAMILIAR WITH SITE CONDITIONS.

PRELIMINARY BULK EARTHWORKS VOLUMES:

CUT = - 83 m³ (EXCLUDES TRENCH MATERIAL)
FILL = 497 m³
BALANCE = 414 m IMPORTED MATERIAL (EXCLUDES TRENCH MATERIAL)
SITE COVERAGE OF EXCAVATION & FILL = 3,977 m²

LEGEND:

55.15 DENOTES PROPOSED FINISHED SURFACE LEVEL

CUT		FILL
	LESS THAN 0.2m	
	0.2m TO 0.4m	
	0.4m TO 0.6m	
	0.6m TO 0.8m	
	0.8m TO 1.0m	

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT
CIVIL ENGINEERING WORKS - STAGE 1
BULK EARTHWORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL
DRAWING NUMBER: LU23351-CD-202
REV: A

N

NOTE:
1. TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY MD LAND SURVEYS ON 29 APRIL 2026 AT THE SUBJECT SITE. REFER TO MD LAND SURVEYS DOCUMENTATION (1835) FOR FURTHER INFORMATION.
2. LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
3. EXISTING CONTOURS HAVE BEEN PROVIDED:
- MAJOR CONTOURS: 1m INTERVAL
- MINOR CONTOURS: 0.5m INTERVAL
4. THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
5. CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ALL PROPOSED WORKS ARE SUBJECT TO: DISCUSSIONS AND MEETINGS WITH AUTHORITIES, APPROVAL FROM AUTHORITIES, RELEVANT CONSULTANT INFORMATION AS PER COUNCIL REQUIREMENTS. FEASIBILITY COMPLETED BASED ON INFORMATION PROVIDED BY CLIENT.

LEGEND:
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING DRAINAGE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS (FROM RECORDS)
- PROPOSED STAGE BOUNDARY
- TITLE BOUNDARY
- DENOTES PRE-DEVELOPMENT EXTENT OF Q100 FLOOD LEVEL (RL 3.45m FROM CARDNO REPORTING
- DENOTES PROPOSED NEW EARTHWORKS PADS WITHIN STAGE 1
- DENOTES PROPOSED BUILDING ENVELOPE (1,000m² MIN.)

1 SP292103

5 RP808307

NOTE:
NO WORKS WITHIN SOUTH ARM DRIVE ARE PROPOSED UNDER STAGE 1 WORKS WITH THE EXCEPTION OF POTENTIAL TELECOMMUNICATIONS & ELECTRICAL WORKS ASSOCIATED WITH PROPERTY CONNECTIONS REFER TO DOCUMENTATION BY TELECOMMUNICATIONS & ELECTRICAL CONSULTANT

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN

EXISTING STORMWATER CULVERT CROSSING UNDER ROAD TO REMAIN
FURTHER INVESTIGATIONS REQUIRED FOR SIZE & INVERT LEVELS

SOUTH ARM DRIVE
(22m WIDE ROAD RESERVE)

EX. ELEC POLE
EX. EDGE OF PAVEMENT
EX. TABLE DRAIN
EX. 3000 SW

VIXIES ROAD
(30m WIDE ROAD RESERVE)

(6m WIDE DRAINAGE EASEMENT)
(3m WIDE DRAINAGE EASEMENT)
(10m WIDE DRAINAGE EASEMENT)
(DRAINAGE EASEMENT)
EXISTING OPEN CHANNEL (VEGETATED)

1 6395m² — 10.2, 15.7, 11.6, 15.9, 15.1, 33.3, 22.9
2 4330m² — 52.1, 11.9, 28.5
3 4035m² — 42.6, 30.5, 36.6, 44.6
4 4019m² — 37.5, 38.4, 43.7, 39.2
5 4787m² — 40.0, 16.7, 45.5, 32.9, 32.7

NOTE:
NO EARTHWORKS ARE REQUIRED TO MEET MINIMUM PAD LEVEL/300mm FREEBOARD REQUIREMENTS

1%-AEP FLOOD LEVEL RL3.45m

20 RP865080

50 SP155078

5 SP126931

100 SP349997

FUTURE RESIDENTIAL DEVELOPMENT
STAGES 2 TO 6

LOTS 1 TO 5 NOTES:
SEWER: INDIVIDUAL PROPERTY OWNER MUST INSTALL AN ON-SITE SEWER TREATMENT SYSTEM (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
WATER: INDIVIDUAL PROPERTY OWNER MUST INSTALL A 30,000 LITRE (MINIMUM) RAINWATER TANK FOR WATER SUPPLY (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.
FINISHED FLOOR LEVEL: MINIMUM FINISHED FLOOR LEVEL FOR ANY PROPOSED HABITABLE DWELLING IS 3.95m (INCLUSIVE OF 500mm FREEBOARD)
PROPERTY ACCESS: INDIVIDUAL PROPERTY OWNER MUST INSTALL A RURAL ALLOTMENT ACCESS IN ACCORDANCE WITH FNQROC STANDARD DRAWING S1105 (AT INDIVIDUAL LOT OWNERS EXPENSE) UPON BUILDING APPROVAL APPLICATION STAGE.

Revision	Amendments	Approved	Date
A	ISSUED FOR APPROVAL (OPERATIONAL WORKS)	J.L.A.	16/10/2026

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Lekker Urban.
CAIRNS: 3A SCOTT STREET, PARRAMATTA PARK QLD
GOLD COAST: 16/17 KARP COURT, BUNDALL QLD
CONTACT@LEKKERURBAN.COM
WWW.LEKKERURBAN.COM.AU ABN 32 669 311 479

SCALE 1:500@A1
0 10 20 30 40 50 m

Designed: J.L.A. Checked: J.L.A.
Authorised: J.L.A. (RPEQ No. 24039) Date: 16/10/2026

PROPOSED RESIDENTIAL DEVELOPMENT CIVIL ENGINEERING WORKS - STAGE 1
CIVIL SITE WORKS LAYOUT PLAN

VIXIES ROAD, WONGA BEACH - LOT 32 ON SP126925
ON BEHALF OF DEBRA LEE DALY & LISA JAYNE SCOMAZZON

FOR APPROVAL

DRAWING NUMBER: LU23351-CD-203 REV: A