DOUGLAS SHIRE COUNCIL

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12 October 2026

Enquiries: Neil Beck
Our Ref: OP 2026_6004/1 (1397041)
Your Ref: J266-00018

Silky Oaks Lodge Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Email: Evan@gilvearplanning.com.au

Dear Evan

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 10 September 2026.

Applicant Details

Name:	Silky Oaks Lodge Pty Ltd
Postal Address:	C/- Gilvear Planning Pty Ltd PO Box 228 BABINDA QLD 4861
Email:	or slkgm@silkyoaks.com.au

Property Details

Street Address:	423 Finlayvale Road FINLAYVALE
Real Property Description:	LOT: 4 CP: 881013
Local Government Area:	Douglas Shire Council

Application Details

Application Number:	OP 2026_6004/1
Approval Sought:	Development Permit
Nature of Development Proposed:	Operational Works
Description of the Development Proposed:	Operational Works (Works on local government roads)

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Road Longitudinal Grades and Geometry

1. Officer review of the Engineering Drawings indicates that the proposed longitudinal grade of Road 01 exceeds the maximum grade of 20% under Section D1 of the FNQROC Development Manual, with grades of up to approximately 25% shown.

   The Applicant is requested to provide further information and engineering justification demonstrating how the proposed road design complies with the requirements of the FNQROC Development Manual and any other relevant standards.

   Note: This assessment may include provision of the existing road longitudinal grades where relevant to support the proposed design.

2. The Engineering Drawings appear to indicate that the proposed longitudinal grades within the intersection extents of Road 02 exceed the maximum grade of 4%, under Section D1 of the FNQROC Development Manual.

   The Applicant is requested to provide further information and engineering justification demonstrating how the proposed intersection longitudinal grades comply with the requirements of the FNQROC Development Manual and relevant design standards.

3. Concerns are raised regarding the proposed road vertical geometry, including an apparent 20% grade transition (5% to 25%) over a 4m long vertical curve at approximate CH29.69. In addition, the vertical curves shown at the proposed intersections appear to be less than the minimum 10m vertical curve length required where a side road joins a through road at an intersection, under Section D1 of the FNQROC Development Manual.

   The Applicant is requested to provide further information demonstrating that the proposed road vertical geometry provides for safe vehicle operation, is appropriate for the intended speed environment, and complies with the requirements of Section D1 of the FNQROC Development Manual and other relevant design standards.

Road Cross Sections and Carriageway Widths

4. The Applicant is requested to provide road cross-sections for all proposed roads in accordance with FNQROC Drawing AP1. Cross-sections are to be provided to roads at 20m intervals and tangent points, with further reduction to 5m intervals due to horizontal or vertical curvature in accordance with the FNQROC Development Manual. The cross-sections must also identify existing and proposed and batters, including offsets and levels.

5. The provided Engineering Drawings appear to show sections of the proposed carriageway with widths reduced in comparison to the existing carriageway.

   The Applicant is requested to provide supporting information and engineering justification for the proposed carriageway widths, including confirmation that the widths are appropriate for the function of the road and comply with the requirements of the FNQROC Development Manual and relevant standards.

Pavement Design

6. The Applicant is requested to provide a detailed pavement design for all proposed road works, including adopted traffic loading assumptions and supporting calculations, demonstrating that the proposed pavement satisfies the requirements of the FNQROC Development Manual and relevant Austroads standards.

Vehicle Swept Path Assessment

7. The Applicant is requested to confirm the largest design vehicle(s) adopted for both the development and the road design.

8. The Applicant is requested to provide vehicle swept path assessments for all vehicle movements entering and exiting the site. The assessment is to consider both horizontal and vertical geometry, including the proposed access and road gradients.

   The assessment must demonstrate safe and practical vehicle operation be undertaken in accordance with AS 2890 and relevant Austroads standards.

   Note: Council Officers have concerns regarding the easternmost access to Road 02, which appears to comprise an access gradient of approximately 5.82% connecting to a road longitudinal grade of approximately 23.5%. The swept path assessment above must address the suitability of this access arrangement, noting the proposed change in grade.

Sight Distance Assessment

9. The Applicant is requested to confirm the adopted speed environment, and demonstrate that appropriate sight distances can be achieved at all proposed access locations in accordance with AS 2890 and relevant Austroads guidance. The assessment is to confirm that safe operation can be maintained and, where necessary, identify any mitigation measures required.

   Note: Having regard to the proposed road geometry, apparent carriageway narrowing and longitudinal grades of up to 25%, Officers seek further information to confirm that compliant sight distance(s) can be achieved. The assessment is to consider the proposed road horizontal and vertical alignment, batters and any other relevant factors that may influence visibility. The assessment must be undertaken in conjunction with the vehicle swept path assessment.

Stormwater

10. The Applicant is requested to provide stormwater advice addressing the following:

    a) Confirmation of the adopted design rainfall event / provided level of service, and confirmation that the road design is free-draining;

    b) Stormwater catchment plan identifying contributing catchments, flow paths, lawful point of discharge;

    c) Supporting calculations demonstrating the capacity of the proposed stormwater drainage system (i.e. proposed 225 RCP outlet, existing concrete spoon drain, on-road flow capacity).

    Note: This information is requested to assist Officer's review of the proposed road drainage design.

Sewer Infrastructure

11. Officers note the Engineering Drawings includes a notation stating that the *"existing above ground sewer pipe is to be temporarily relocated during construction works".*

    The Applicant is requested to provide further information regarding the existing above ground sewer infrastructure and the proposed temporary relocation works to assist in Officers assessment.

Erosion and Sediment Control

12. The Applicant is requested to provide an Erosion and Sediment Control Strategy in accordance with the FNQROC Development Manual.

Due Date

The due date for providing the requested information is 13 January 2027 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: OP 2026_6004/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully



Neil Beck
Team Leader – Planning