

Operational Works Application

Operational Works – On Street Works

On behalf of Tamasine Dale

Lot 1 on PTD2095

24 Murphy Street, Port Douglas QLD 4877

The logo for Lekker Urban features the brand name in a dark teal, serif font. The word 'Lekker' is positioned above 'Urban.', which includes a period. The text is set against a white, rounded, speech-bubble-like background that is centered on the page.

2nd February 2026 (Revision A)

Lekker Urban
PO Box 8
Stratford QLD 4870

www.lekkerurban.com.au
contact@lekkerurban.com.au

Our Reference: LU23291-OPW-01 (Revision A)

Douglas Shire Council
64-66 Front Street
Mossman QLD 4873

Monday, 2nd February 2026

Operational Works Application
Lot 1 on PTD2095 - 24 Murphy Street, Port Douglas

To Sir / Madam,

Please find attached the Operational Works Application for the external works within the Road Reserve associated with the above-mentioned development at 24 Murphy Street, being described as Lot 1 on PTD2095, for your consideration and approval. The application includes the following documentation:

- DA Form 1 – Development Application Details
- FNQROC Statement of Compliance
- Civil Engineering drawings.

Based on Douglas Shire Councils current schedule of Fees & Charges, we have calculated the application assessment fee to the amount of \$291 (inc. GST), for *Operational Works – Works on Local Government Roads – Domestic and commercial crossovers which are non-standard or secondary access*. An email receipt of payment will be forwarded for your records.

We trust the above meets with your approval and look forward to receipt of your approval. Should you require any additional information, please do not hesitate to me on 07 4253 7023

Yours faithfully,



Aidan Bickhoff
Senior Civil Designer | AMIEAust

Table of Contents

Appendix A – DA Form 1 – Development Application Details	A.1
Appendix B – Statement of Compliance	B.1
Appendix C – Civil Engineering Drawings	C.1

APPENDIX A

DA Form 1 – Development Application Details



**Lekker
Urban.**

**Appendix A – DA Form 1 – Development Application
Details**

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)	Tamasine Dale c/- Lekker Urban Pty Ltd (Attn: Aidan Bickhoff)
Contact name (only applicable for companies)	Aidan Bickhoff
Postal address (P.O. Box or street address)	PO Box 8
Suburb	Stratford
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4253 7023
Email address (non-mandatory)	contact@lekkerurban.com.au
Mobile number (non-mandatory)	0439 864 811
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	LU23291

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
		24	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	PTD2095	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Access driveway and crossover renewal within the road reserve.

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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



6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

- Yes
- No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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



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

\$60,000.00

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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



Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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



Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

APPENDIX B

Statement of Compliance



**Lekker
Urban.**

Appendix B – Statement of Compliance

Within the following Appendix B is the FNQROC Statement of Compliance – Completed by Lekker Urban.

FNQROC DEVELOPMENT MANUAL

Council .. Douglas Shire.....
 (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 ... 24 Murphy Street - Access Crossover & Driveway.....

Location of Development .. 24 Murphy Street, Port Douglas QLD 4870.....

Applicant Tamasine Dale C/ Lekker Urban Pty Ltd.....

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	
Geotechnical requirements	N/a
Geometric Road Design	
Pavements	
Structures / Bridges	N/a
Subsurface Drainage	
Stormwater Drainage	
Site Re-grading	
Erosion Control and Stormwater Management	
Pest Plant Management	N/a

APPLICATION PROCEDURES

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	
Priced Schedule of Quantities	
Referral Agency Conditions	N/a
Supporting Information (AP1.08)	
Other	

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** 26/01/2026

APPENDIX C

Civil Design Drawings



**Lekker
Urban.**

DRAWING SCHEDULE - CIVIL

DRAWING NUMBER	SHEET TITLE
LU23291-CP-100	COVER SHEET & DRAWING SCHEDULES
LU23291-CP-101	CONSTRUCTION NOTES
LU23291-CP-102	EROSION & SEDIMENT CONTROL NOTES & DETAILS
LU23291-CP-200	CIVIL WORKS LAYOUT
LU23291-CP-300	LONGITUDINAL SECTION - ACCESS DRIVEWAY
LU23291-CP-400	TYPICAL SECTION & DETAILS
LU23291-CP-401	ANNOTATED CROSS SECTIONS - ACCESS DRIVEWAY
LU23291-CP-402	ANNOTATED CROSS SECTIONS - ACCESS DRIVEWAY
LU23291-CP-600	DRAINAGE LONGSECTION & DETAILS

Lekker Urban.

TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

PROPOSED DRIVEWAY ACCESS

CIVIL ENGINEERING DOCUMENTATION

LOT 1 ON PTD2095

24 MURPHY STREET, PORT DOUGLAS QLD 4877

Revision	Description	Approved	Date
A	FOR APPROVAL	J.L.A.	05/12/2025
	Amendments		

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DRAWING NOT TO SCALE

Designed: A.P.B. Checked: T.S.

Authorised: J.L.A. Date: 05/12/2025

**PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
COVER SHEET & DRAWING SCHEDULES**

LOT 1 ON PTD2095
TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

FOR APPROVAL DRAWING NUMBER: **LU23291-CP-100** REV: **A**

1. GENERAL NOTES:

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED CONDITIONS OF CONSENT (DOUGLAS SHIRE COUNCIL DECISION NOTICE).
- ALL DRAWINGS LISTED IN THE DRAWING SCHEDULE ARE TO BE READ AS A WHOLE AND NOT IN ISOLATION.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATION AND ALL RELEVANT STANDARD DRAWINGS.
- PRIOR TO COMMENCEMENT OF WORK, FENCE OFF AND CLEARLY DELINEATE ALL AREAS WHERE WORK CANNOT BE CARRIED OUT.
- SHOULD SITE WORKS EXPOSE ANY ARCHAEOLOGICAL OR CULTURAL MATERIAL, ALL WORKS SHALL CEASE AND OFFICIALS OF THE NATIONAL PARKS AND WILDLIFE, ABORIGINAL LAND COUNCIL AND LOCAL AUTHORITY TO BE NOTIFIED.
- PRIOR TO ANY VEGETATION CLEARING, AN INSPECTION TO DETERMINE THE POSSIBLE PRESENCE OF NATIVE WILDLIFE AND PARTICULAR ANIMAL BREEDING PLACES MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED AND EXPERIENCED SPOTTER/CATCHER. THE ASSESSMENT MUST INCLUDE THE IDENTIFICATION OF ANY BREEDING PLACES FOR ANY ENDANGERED/VULNERABLE OR NEAR THREATENED ANIMAL SPECIES, SPECIAL LEAST CONCERN OR COLONIAL BREEDING SPECIES PRIOR TO REMOVAL OF ANY TREE AND/OR VEGETATION AS PER THE REQUIREMENT OF SECT. 332 OF THE NATURE CONSERVATION (WILDLIFE MANAGEMENT) REGULATION 2006. THE DEPARTMENT OF ENVIRONMENT & SERVICE MUST BE CONTACTED WHERE ANY ENDANGERED, VULNERABLE OR NEAR VULNERABLE THREATENED NATIVE WILDLIFE IS FOUND TO BE PRESENT IN ANY AREA SUBJECT TO WORK.
- ALL WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION ACT, 1994.
- DISPOSAL/MOVEMENT OF MATERIALS IN AREAS OF YELLOW CRAZY ANTS ARE TO COMPLY WITH THE WET TROPICS MANAGEMENT AUTHORITIES (WTMA) D.A.F.F REGULATIONS. REFER TO THE DEPARTMENTS WEBSITE: www.wettropics.gov.au FOR THE CURRENT INFORMATION.
- THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT AND SCIENCE.
- WHERE THIS SET OF DRAWINGS REFERENCE IS MADE TO THE ENGINEER, CONSULTING ENGINEER AND OR COUNCIL ENGINEER IT SHALL MEAN THE SUPERINTENDENT UNDER THE CONTRACT FOR THE WORKS.
- WHERE IN THIS SET OF DRAWINGS REFERENCE IS MADE TO THE LOCAL AUTHORITY IT SHALL MEAN DOUGLAS SHIRE COUNCIL.
- THE CONTRACTOR IS TO VERIFY LOCATION AND LEVELS OF ALL SERVICES AND TO LIAISE WITH THE LOCAL AND SERVICE AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS TO INFORM THE LOCAL AUTHORITY AND THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO COMMENCEMENT OF WORK, A SIGN DETAILING THE PROJECT AND CONTAINING THE NAMES AND CONTACT NAMES OF THE DEVELOPER, CONTRACTOR AND PRINCIPAL CONSULTANT SHALL BE ERRECTED AND MAINTAINED IN A PROMINENT POSITION AT THE SITE TO THE SATISFACTION OF THE LOCAL AUTHORITY. THE SIGN SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE CONTRACT.
- INFORMATION ON THESE DRAWINGS SHALL TAKE PRECEDENCE IF THERE IS ANY DISCREPANCY AND OR CONFLICT BETWEEN THESE DRAWINGS AND STANDARD DRAWINGS, ADVISE THE SUPERINTENDENT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
- LEVELS SHOWN AT ALL INTERFACES ARE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT FNQROC, IPWEAQ, WSA, NATSPEC/AUS-SPEC, THE BUILDING CODE OF AUSTRALIA AND WITH THE POLICIES, BY-LAWS, CODES AND SPECIFICATIONS OF THE RELEVANT LOCAL AUTHORITIES.
- WHERE PROVIDED, THE ACCOMPANYING BILLS OF QUANTITIES SHALL ONLY SERVE AS A SUPPLEMENT FOR PRICING PURPOSES. THE CONTRACTOR SHALL ALLOW FOR ALL WORKS REQUIRED TO COMPLY WITH THE DRAWINGS. THIS INCLUDES ANY TEMPORARY, INTERMEDIATE OR PROTECTIVE WORKS REQUIRED TO FACILITATE FINAL CONSTRUCTION.
- ELECTRONIC SETOUT DATA SUPPLIED TO ASSIST WITH CONSTRUCTION SHALL BE UTILISED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS. ANY INCONSISTENCIES BETWEEN THE ELECTRONIC DATA AND ENGINEERING DRAWINGS SHALL BE REFERRED TO THE SUPERINTENDENT IMMEDIATELY FOR RESOLUTION.

2. EXISTING FEATURES

- UNLESS OTHERWISE SPECIFIED ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT AND WHERE RELOCATION IS REQUIRED REFER TO SPECIFICATION.
- ALL WORK JOINING TO EXISTING CONSTRUCTION TO BE DONE NEATLY & TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL BENCHMARKS TO BE LEVEL CHECKED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE LOCATION OF EXISTING SERVICES AS SHOWN ON THE PLAN IS INDICATIVE ONLY AND THE CONTRACTOR MUST ASCERTAIN THE POSITION OF ALL SERVICES (I.E. WATER, ELECTRICITY, TELECOM, GAS ETC.), BEFORE COMMENCING CONSTRUCTION.
- LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED AS REQUIRED TO ACHIEVE SATISFACTORY CONNECTIONS AND THE COSTS DEEMED INCLUDED IN THE RELEVANT SCHEDULE ITEMS;
- IF THE LOCATION, LINE AND / OR LEVEL OF ANY EXISTING SERVICE IS NOT AS DESCRIBED ON THE DRAWINGS THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY AND PRIOR TO PROCEEDING WITH FURTHER WORK;
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE REPAIR OR REPLACE EXISTING SERVICES DAMAGED DURING THE WORKS TO THE SATISFACTION OF THE SUPERINTENDENT.
- EXISTING DRIVEWAYS AFFECTED BY WORKS SHALL BE RECONSTRUCTED IN THE SAME MATERIAL AS EXISTING OR AS DIRECTED BY THE LOCAL AUTHORITY.
- CLEARING AND GRUBBING AS DIRECTED, INCLUDING REMOVAL AND DISPOSAL OF CLEARED VEGETATION SHALL BE CARRIED OUT USING METHODS APPROVED.
- SERVICES SHOWN ON THESE PLANS ARE ONLY THOSE IDENT AT THE TIME OF SURVEY, FROM AS CONSTRUCTED SURVEY AND FROM DIAL BEFORE YOU DIG SEARCHES. THERE MAY BE ADDITIONAL SERVICES WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- IF EXISTING OR PROPOSED HYDRANTS OR VALVES ARE FOUND TO BE WITHIN AN AREA OF CONCRETE THE SURROUND IS TO BE SET IN THE CONCRETE WITH A COMPRESSIBLE LAYER BETWEEN IT AND THE NEW CONCRETE TO ALLOW REMOVAL FOR MAINTENANCE. ALL COVER BOXES AND SURROUNDS ARE TO BE REPLACED AT NEW LEVELS IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL AND STD DWGS S2000 & S2005.
- A FIRE HYDRANT LOCATION MARKER PAINTED TEARDROP AND BLUE RETRO REFLECTIVE MARKER SHALL BE INSTALLED IN ACCORDANCE WITH FNQROC STD DWGS S2005 AT EACH HYDRANT INSTALLATION LOCATION.
- 80mm CONDUITS ARE TO BE SUPPLIED AND INSTALLED UNDER CONCRETE FOOTPATHS FOR THE PURPOSE OF FUTURE WATER SERVICE. THE LOCATION OF THE CONDUIT SHALL BE AT THE OPPOSITE BOUNDARY TO WHERE THE ELECTRICAL PILLAR BOX IS LOCATED.

3. SAFETY IN DESIGN NOTES:

- POTENTIAL SAFETY HAZARDS CONSIDERED BY THE DESIGNERS TO HAVE A HIGHER RISK THAN NORMAL CONSTRUCTION ACTIVITY ARE THAT IDENTIFIED WITH APPROPRIATE NOTES ON THESE DRAWINGS. IT SHOULD BE NOTED THAT DESIGNERS HAVE A LOWER LEVEL OF UNDERSTANDING OF THE RISKS INVOLVED IN CONSTRUCTION COMPARED TO THAT OF A COMPETENT CONTRACTOR. IT IS THEREFORE ESSENTIAL THAT AN ADEQUATE SAFETY PLAN IS PREPARED BY THE CONTRACTOR FOR THE WORKS. THE DESIGNERS MAY NOT BE AWARE OF ALL SAFETY RISKS AND HAZARDS

INVOLVED IN THIS PROJECT AND THE ABSENCE OF COMMENT DOES NOT IMPLY THAT THERE ARE NO RISKS OR HAZARDS INVOLVED IN THIS PROJECT.

- THE CONTRACTOR SHALL COMPLETE AND WILL SOLELY BE RESPONSIBLE FOR THE IMPLEMENTATION OF ANY NECESSARY SAFETY PLANS TO COMPLETE THE WORKS.
- THE CONTRACTOR MUST COMPLY WITH ANY GUIDELINE ACTS OR CODE OF PRACTICE AND OTHER RELEVANT DOCUMENTS REGARDING SAFE WORK PRACTICES.
- THE CONTRACTOR WILL HAVE A NOMINATED WH&S OFFICER FOR THE DURATION OF THE CONTRACT. THE WH&S OFFICER WILL BE RESPONSIBLE FOR ALL THE WH&S ISSUES ON THE SITE.
- ALL PERSONS ENTERING THE SITE SHALL COMPLETE A SAFETY INDUCTION WITH THE NOMINATED WH&S OFFICER. THIS IS TO INCLUDE REFERENCE TO SAFETY IN DESIGN ISSUES RELEVANT TO THE PROJECT.
- ALL CONSTRUCTION UNDERTAKEN BY THE CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE WORKPLACE HEALTH AND SAFETY ACT.
- ALL BUILDING SITE MANAGERS MUST TAKE ALL ACTION NECESSARY TO ENSURE BUILDING MATERIAL 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.
- EXCAVATIONS WORKS CARRIED OUT BY CONTRACTORS AT DEPTH OF 1.5M OR GREATER MUST PROVIDE A 'SAFE WORK PLAN' AS PER WORKPLACE HEALTH AND SAFETY LEGISLATION PRIOR TO COMMENCING ANY WORK.

4. GENERAL SERVICES:

- ELECTRICAL AND COMMUNICATIONS CONDUIT LOCATIONS ARE SHOWN FOR INFORMATION ONLY. FOR EXACT LOCATIONS REFER TO ELECTRICAL CONSULTANTS' LAYOUT PLANS. FOR WATER CONDUIT LOCATIONS REFER WATER RETICULATION DRAWINGS.
- ALL CONDUITS ARE TO HAVE BRASS CONDUIT MARKERS INSTALLED IN THE KERB AND CHANNEL FOR THE APPROPRIATE SERVICE.
- SERVICE AUTHORITY INFRASTRUCTURE ADJUSTMENTS ARE TO BE PERFORMED BY AUTHORIZED CONTRACTORS APPROVED BY THE RELEVANT SERVICE AUTHORITY.

5. EARTHWORKS NOTES

5.1. GENERAL

- BULK EARTH-WORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FNQROC SPECIFICATION S1 EARTH-WORKS' AND THE REQUIREMENTS OF AS3798-2007.
- NO GEOTECHNICAL INVESTIGATIONS HAVE BEEN UNDERTAKEN AT THE TIME OF CIVIL DESIGN.
- NOT WITHSTANDING THE LIMITS OF EARTHWORKS SHOWN ON THE DRAWINGS, THE ACTUAL LIMIT SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT. THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE SUPERINTENDENT DURING CONSTRUCTION.
- FINISHED SURFACE LEVELS FOR ALLOTMENTS MAY BE ADJUSTED BY A WRITTEN DIRECTION OF THE SUPERINTENDENT DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE LOCAL AUTHORITY;
- ALL EARTHWORKS QUANTITIES ARE NETT VOLUMES. CONTRACTOR TO MAKE ALLOWANCE FOR BULKING AND COMPACTION
- ADDITIONAL DETAILED TRIMMING WILL BE REQUIRED TO ACHIEVE FINISHED SURFACE LEVELS AND TO ACCOMMODATE LANDSCAPING WORKS.
- GEOTECHNICAL SUPERVISION OF EARTH-WORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE EARTH-WORKS SPECIFICATION BY A N.A.T.A. REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTORS COST.
- THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL TESTING TO THE ENGINEER PROGRESSIVELY THROUGH THE WORKS AND NOTIFY THE ENGINEER OF ANY NON-CONFORMANCES.
- ALL NON CONFORMING WORK IS TO BE RECTIFIED AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL (IF IN DOUBT) DURING EARTHWORK OPERATION DIRECT CONCERN TO THE SUPERINTENDENT WHO SHALL SEEK ADVICE FROM THE GEOTECHNICAL CONSULTANT.
- EARTHWORKS SHALL BE CARRIED OUT TO THE FINISHED SURFACE LEVELS SHOWN. CUT AND FILL BATTERS ARE NOT TO EXCEED 1 IN 4 SLOPE UNLESS INDICATED OTHERWISE. TRANSFORMER SITE CROSSFALL MAXIMUM OF 300mm. WHERE REQUIRED, BATTERS OF 1 IN 4 TO BE USED TO THE BACK TO FSL.
- THE CONTRACTOR SHALL INFORM THE LOCAL AUTHORITY, AND ALL RELEVANT SERVICE PROVIDERS AND THE SUPERINTENDENT OF THE START DATE PRIOR TO COMMENCEMENT OF WORKS;
- ALL EARTH-WORKS TESTING TO BE SUPERVISED TO LEVEL 1. FREQUENCY OF FIELD DENSITY TESTING TO BE TYPE 1 IN ACCORDANCE WITH TABLE 8.1 OF AS 3798-2017;

5.2. FILLING AND COMPACTION

- FILLING IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND AS3798-2017, APPENDIX B, LEVEL 1 & AS DIRECTED BY COFFEY TESTING GEOTECHNICAL INVESTIGATION REPORT.
- ALL FILL UNDER ROADS SHALL BE COMPACTED TO 100% STANDARD COMPACTION;
- FILLING ON ROAD EMBANKMENT TO BE COMPACTED TO 95% STANDARD DRY DENSITY AS1289 5.1.1 -2017 AND TRIMMED TO BE FREE DRAINING. ALL ROAD EMBANKMENT FILL SHALL BE SUPERVISED BY A QUALIFIED GEOTECHNICAL ENGINEER TO LEVEL 1 REQUIREMENTS IN ACCORDANCE WITH THE AS.3798-2007.
- PLACE FILL IN LAYERS OF LOOSE AGGREGATES OR GRANULAR MATERIAL, THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200mm. COMPACT EACH FILLING LAYER TO THE MINIMUM DRY DENSITY SPECIFIED. THE MOISTURE CONTENT OF FILL MATERIAL SHOULD BE MAINTAINED WITHIN THE RANGE OF -1% TO +2% OF THE OPTIMUM MOISTURE CONTENT.
- FILLING MATERIAL AS REQUIRED TO COMPLETE THE WORKS SHALL BE SOURCED FROM MATERIAL EXCAVATED FROM SITE OR IMPORTED FROM A SUITABLY APPROVED SUPPLIER. ALL FILLING MATERIAL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO ITS INCORPORATION INTO THE WORKS.
- FILL SHALL BE PLACED AND COMPACTED TO THE FOLLOWING STANDARDS:
- COHESIVE MATERIALS: ALLOTMENT FILL SHALL ACHIEVE A MINIMUM DRY DENSITY RATIO (M.D.D.R.) OF 98% STANDARD. COMMERCIAL ALLOTMENT FILL SHALL ACHIEVE A 98% STANDARD. ROAD EMBANKMENTS SHALL ACHIEVE THE FOLLOWING MINIMUM STANDARDS.
-- GREATER THAN OR EQUAL TO 0.3m BELOW PAVEMENT SUBGRADE: 95% STD. M.D.D.R.
-- LESS THAN 0.3m BELOW PAVEMENT SUBGRADE: 100% STD. M.D.D.R.
-- NON COHESIVE MATERIALS:- FILL SHALL ACHIEVE A MINIMUM DENSITY INDEX RATIO OF 75%.

5.3. STRIPPING, STOCKPILE AND TOPSOIL

- PRIOR TO THE COMMENCEMENT OF FILLING THE SITE IS TO BE STRIPPED - DEPTH TO BE NOTED & CONFIRMED BY CONTRACTOR. PLACEMENT OF FILL ON PREPARED AREAS SHALL NOT COMMENCE UNTIL AUTHORISED BY A LEVEL 1 GEOTECHNICAL ENGINEER. EARTHWORKS SPOIL IS TO BE STOCKPILED AS DIRECTED BY THE SUPERINTENDENT;
- ALL VERGES AND PUBLIC OPEN SPACES AREAS CLEARED OF VEGETATION MUST BE COVERED FOR THE FULL WIDTH WITH TOPSOIL IN ACCORDANCE WITH AS 4419:2018 SOIL FOR LANDSCAPING AND GARDEN USE. TO A DEPTH OF NOT LESS THAN 40mm, LIGHTLY COMPACTED AND GRASSED IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL AT THE WORK ACCEPTANCE AND MAINTAINED BY THE CONTRACTOR UNTIL FINAL WORK ACCEPTANCE.
- SILT FENCING IS TO BE PLACED ON THE DOWNSTREAM SIDE OF ALL STOCKPILE SITES AND AN ADEQUATE CUTOFF DRAINS ARE TO BE PLACED ON THE UPSTREAM SIDE OF ALL STOCKPILE SITES;

5.4. PROTECTION DURING WORKS

- ALL EXPOSED SURFACES APART FROM SWALE DRAINS ARE TO BE GRASS SEEDED AS A SEDIMENT AND EROSION CONTROL MEASURE.
- ALL OPEN DRAINS ARE TO BE TURFED AS SOON AS PRACTICAL, AFTER THE OPEN DRAIN IS

COMPLETED.

- IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT THE SITE AND SURROUNDING AREAS FROM DAMAGE RESULTING FROM STORMWATER RUNOFF. TEMPORARY DIVERSION DRAINS AND OR OTHER DRAINAGE CONTROL DEVICES ARE TO BE IMPLEMENTED BY THE CONTRACTOR DURING CONSTRUCTION TO MINIMISE THE EFFECTS OF WEATHER. NO EXTENSIONS OF TIME WILL BE GRANTED SHOULD DAMAGE TO THE WORKS AND SURROUNDING AREAS RESULT FROM THE CONTRACTORS NEGLIGENCE IN NOT PROVIDING ADEQUATE PROTECTION.
- ALL AREAS ARE TO BE FREE DRAINING.
- BATTER SLOPES TO BE 1 IN 4 MAX UNLESS SPECIFIED OTHERWISE;
- SETOUT OF EARTHWORKS IS TO THE CORNER OF LOTS, DRIVEWAY AND BATTERS AS SHOWN;
- ALL ALLOTMENTS DISTURBED DURING EARTHWORKS ARE TO BE HYDROMULCHED

5.5. GRASSING

- TURF STRIPS TO BE PROVIDED TO BACK OF KERB ON EACH SIDE OF FOOTPATHS.

6. ROADWORKS

6.1. GENERAL:

- FOR DETAILS OF CONCRETE PATHWAYS, REFER LOCAL AUTHORITY STANDARD DRAWING.
- WARNING AND DIRECTIONAL TACTILE GROUND SURFACE INDICATORS (TGSIS) SHALL CONFORM WITH AS/NZS 1428.4

6.2. KERB \ KERB AND CHANNEL NOTES AND SET-OUT

- ALL KERB RADII SHOWN ARE TO LIP LINE.
- ALL LEVELS SHOWN REFER TO: LIP OF KERB AND CHANNEL - EDGE OF BITUMEN
- WHERE DIFFERENT KERB TYPES MEET, TRANSITION TO BE TAKEN OUT OVER 1.0m (MIN).
- FOR RESIDENTIAL AND COMMERCIAL DRIVEWAY CROSSEOVERS, REFER TO FNQROC STANDARD DRAWINGS S1015.
- FOR DETAILS OF KERBS AND CHANNELS REFER TO FNQROC STANDARD DRAWING S1000.
- ALL ALLOTMENTS TO BE PROVIDED TWO POWDER COATED ALUMINIUM KERB ADAPTORS, ONE ON EACH COMMON BOUNDARY OFFSET 0.5m AND IN ACCORDANCE WITH IPWEAQ STANDARD DRAWING, RS-081.
- ALL KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH FNQROC STANDARD DRAWINGS.
- THE CONTRACTOR SHALL ENSURE THAT ALL KERB AND CHANNEL GRADES SHALL NOT FALL BELOW 0.5% AT ANY POINT IRRESPECTIVE OF ROAD CENTRE LINE GRADING SHOWN ON LONGITUDINAL SECTIONS.
- WHERE NEW KERB AND CHANNEL AND/OR AC MEET EXISTING SURFACES THE CONTRACTOR SHALL VERIFY THE LEVELS WITH THE SUPERINTENDENT.
- SUBSOIL DRAINAGE SHALL BE CONTINUOUS WITH ADJOINING KERB AND CHANNEL WHERE CONCRETE INVERT IS CONSTRUCTED. REFER FNQROC STANDARD DRAWING S1095. FOR KERB / KERB AND CHANNEL SETOUT REFER BELOW.

7. STORMWATER NOTES

7.1. GENERAL

- STORMWATER STRUCTURES AND CONNECTIONS ARE TO BE LOCATED AS INDICATED ON THE PLAN. ADJUSTMENTS TO THE DESIGN LAYOUT WHERE REQUIRED TO SUIT ACTUAL AS-CONSTRUCTED GEOMETRY SHALL REQUIRE THE ENGINEERS APPROVAL.

7.2. STRUCTURES

- ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL STANDARDS.
- ALL GULLIES ARE TO BE LIP IN LINE GRATED GULLY UNLESS SHOWN OTHERWISE. REFER FNQROC STANDARD DRAWINGS FOR DETAILS.
- ALL DRAINAGE STRUCTURES WITHIN ROAD RESERVE AND FRONT OF LOTS TO HAVE AS3996-2019, CLASS D (TRAFFICABLE) COVERS / GRATES & FRAMES UNLESS NOTED OTHERWISE.
- FOR STORMWATER PIT SETOUT LOCATIONS REFER BELOW.
- FINAL PIT LOCATION AND ORIENTATION TO BE CONFIRMED ON SITE BY THE SUPERINTENDENT.

7.3. PIPES

- ALL REINFORCED CONCRETE PIPES TO COMPLY WITH AS 4058-2007 AND AS 4139-2003.
- ALL REINFORCED CONCRETE BOX CULVERTS AND LINK SLABS TO COMPLY WITH AS 1597.1-2010 AND AS 1597.2-2013.
- ALL REINFORCED CONCRETE PIPES UP TO 600mm NOMINAL DIAMETER ARE TO BE RCP CLASS 3 - OVER 600mm NOMINAL DIAMETER ARE TO BE RCP CLASS 2 UNLESS NOTED OTHERWISE.
- PIPES SHALL BE BEDDED IN ACCORDANCE WITH AS3725 - 2007, THE MINIMUM PIPE SUPPORT TYPE SHALL BE HS2 WITHIN ROAD RESERVES AND H1 ELSEWHERE.
- uPVC PIPES SHALL BE CLASS S8 UNLESS NOTED OTHERWISE.
- WHERE ROOFWATER DRAINS AND SEWER MAINS ARE TO BE CONSTRUCTED PARALLEL TO EACH OTHER, THE ROOFWATER DRAINAGE CONNECTION SHALL EXTEND 1.00 BEYOND THE SEWER MAIN.
- MINIMUM COVER TO ROOFWATER PIPES TO BE 450mm EXCEPT WHERE LESS COVER IS NECESSARY TO DISCHARGE TO STREET KERB AND CHANNEL.
- ROOFWATER DRAINAGE SYSTEMS SHALL DISCHARGED INTO A GULLY OR STORMWATER MANHOLE WHEREVER POSSIBLE.

7.4. TRENCHES

- THE WIDTH OF TRENCHING EXCAVATION SHALL BE IN ACCORDANCE WITH FNQROC STANDARD DRAWINGS S1045 AND S1046 AT THE TRENCH BASE AND COMPLY WITH ALL REGULATIONS OF WORKPLACE HEALTH AND SAFETY ACT.
- ALL TRENCHES SHALL BE BACKFILLED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 150mm.

7.5. SCOUR PROTECTION

- ROCK PROTECTION TO BE PROVIDED AROUND THE HEADWALL, WINGWALLS AND APRON AND WHERE APPLICABLE ABOVE THE HEADWALL WHERE THE HEADWALL IS LOCATED WITHIN AN OVERLAND FLOW PATH.
- GEOTEXTILE TO BE CONSTRUCTED OUT OF WATER PERMEABLE MATERIAL USUALLY SYNTHETIC MATERIAL SUCH AS POLYPROPYLENE. TO BE USED AS PART OF EROSION AND SEDIMENT CONTROL METHOD IN CONSTRUCTION AND STORMWATER MANAGEMENT SITUATIONS TO TRAP OR PREVENT CLOGGING OF AGGREGATES BY SOIL/CLAY/SILT PARTICLES.
- GEOTEXTILE MUST BE OF SUFFICIENT STRENGTH/DURABILITY TO WITHSTAND BREAKAGE FROM WATER FLOW, SEDIMENT BUILDUP, AND EXPOSURE TO SUNLIGHT.
- CONSULT WITH MANUFACTURER OF GEOTEXTILE TO VERIFY THAT IT CAN PERFORM THE FUNCTION THAT IS REQUIRED OF IT.
- IF SLOPE OF CHANNEL / TABLE DRAIN IS BETWEEN 1:1 AND 1:10, EXCAVATE OUT TO A DEPTH OF 300mm WHERE THE ROCK CHECK DAMS ARE GOING TO BE EMBEDDED.
- LAY DOWN GEOTEXTILE OVER THE WHOLE AREA THE ROCK CHECK DAMS IS TO BE CONSTRUCTED UPON.

8. OPEN DRAINS

- SWALE DRAINS ARE TO BE GRADED EVENLY BETWEEN INVERT LEVELS PROVIDED
- UNLESS NOTED OTHERWISE, DRAINS SHALL BE TURFED.

9. COMPACTION

- THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TECHNIQUES OVER ALL STORMWATER PIPES TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS;

- FOR COMPACTION FILL DEPTHS OVER PIPES REFER TO TABLE B1 AS/NZS 3275:2007
- BACKFILL MATERIAL TYPE AND COMPACTION SHALL BE IN ACCORDANCE WITH FNQROC STD DRAWINGS S1045B AND S1046C.
- MINIMUM FILL OVER PIPE INCLUDES MATERIAL BEING COMPACTED, AS MEASURED AFTER COMPACTION.
- THE BEDDING SUPPORT TYPE CHOSEN HAS LITTLE OR NO EFFECT ON THE CLASS OF THE PIPE FOR LOW FILLS AND HIGH TRAFFIC LOADS.
- ANY AREAS WHERE WATER MAINS OR SEWER MAINS ARE CONSTRUCTED IN FILL MATERIAL THE COMPACTION OF THE FILLED AREA IS TO HAVE MINIMUM LEVEL 2 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND VERIFICATION OF THE COMPACTION INCLUDED IN THE ITP.

10. CONCRETE NOTES:

- NON-VEHICULAR PATHS ONLY, MAY USE DANLEY 'EXPANDA' JOINT SYSTEMS.
- GRANULAR SUB-BASE UNDER CONCRETE TO BE CRUSHED ROCK, ROADBASE OR APPROVED ALTERNATIVE (CBR15 MIN.) FOR VEHICLE PAVEMENTS. 'CRUSHER DUST' TO BE USED UNDER PATHS AND NON TRAFFICABLE CONCRETE.
- GRANULAR SUB-BASE SHALL BE COMPACTED AS SPECIFIED, TO A UNIFORMLY SMOOTH, FLAT SURFACE TO THE SATISFACTION OF THE SUPERINTENDENT PRIOR TO CONCRETE PLACEMENT.
- ALL SERVICE COVERS WITHIN SHARED / BICYCLE PAVEMENTS TO BE INFILL TYPE, WHERE POSSIBLE, TO MINIMISE SLIP HAZARD
- FIXED INTERNAL PENETRATIONS AND EDGES ABUTTING STRUCTURES TO BE ISOLATED WITH A 10mm FLEXIBLE (ABLEFLEX) JOINT. VALVE COVERS AND OTHER FLOATING SERVICES MAY BE CAST DIRECTLY INTO THE SLAB.
- ALL INTERNAL CORNERS AND PENETRATIONS REQUIRE 2X PARALLEL N12 TRIMMERS (900mm LONG) ACROSS EACH CORNER TO CONTROL CRACKING, UNLESS ALIGNED WITH AN APPROPRIATE FORMED OR INDUCED JOINT.
- FOR SLABS ≤ 100mm THICK, SUFFICIENT COMPACTION IS ACHIEVED THROUGH SCREENING PROCESS. FOR > 100mm THICK AN IMMERSION VIBRATOR MUST BE USED TO ADEQUATELY DISPEL ENTRAINED AIR
- SURFACE SHALL BE TREATED WITH A MOISTURE EVAPORATION RETARDANT (ALIPHATIC ALCOHOL) AFTER SCREEDING AND PRIOR TO FLOATING.
- AN ADDITIONAL CURING COMPOUND MUST BE APPLIED OVER FINISHED WORKS. THE PRODUCT MUST BE APPROPRIATE FOR THE NOMINATED ARCHITECTURAL FINISH AND APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
- LMC SUB-BASE TO BE CURED BY THE APPLICATION OF A WAX EMULSION HYDROCARBON RESIN.
- CONCRETE CUTTING SHALL BE UNDERTAKEN WITHIN 8 HOURS OF PLACEMENT. A SOFF-CUT SAW IS RECOMMENDED TO ENSURE CORRECT DEPTH OF CUTS, MINIMISE SPALLING THAT ARISES AND PERMIT CUTTING WITHIN THE APPROPRIATE TIME.
- FINISHED SURFACE SHALL NOT BE TRAFFICKED EARLIER THAN 10 DAYS AFTER PLACEMENT.
- BEFORE STARTING THE CONSTRUCTION OF THE CONCRETE PATHWAYS, ENSURE THE BEDDING COMPLIES WITH A MINIMUM STANDARD OF DENSITY, AND THE COMPACTED MATERIALS MEET THE SPECIFIED REQUIREMENTS IN TERMS OF SHEAR STRENGTH, STIFFNESS, PERMEABILITY, AND DEFORMATION RESISTANCE, REFER TO TECHNICAL SPECIFICATION.
- CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS OR BY PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF SEVEN DAYS FOLLOWED BY A GRADUAL DRYING OUT.

11. SITE ACCESS

- CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM MURPHY STREET. THE CONTRACTOR TO CONSTRUCT AND MAINTAIN ACCESS AS REQUIRED DURING CONSTRUCTION AND REINSTATE THE VERGE FOLLOWING COMPLETION OF WORKS.

12. ELECTRIC ANTS

- THE BIOSECURITY ACT 2014 AND THE BIOSECURITY REGULATION 2016 PLACE OBLIGATIONS ON PEOPLE TO REDUCE THE RISK OF SPREADING ELECTRIC ANTS.
- ELECTRIC ANTS (WASMANNIA AURPUNCTATA) ELECTRIC ANTS ARE A CATEGORY 1 RESTRICTED MATTER UNDER THE BIOSECURITY ACT 2014.
- THE PROJECT AREA IS WITHIN 200m OF AN 'ELECTRIC ANT RESTRICTED ZONE' (PORT DOUGLAS 10 (No. 4) AS OF 8th DECEMBER 2025).
- WHEN UNDERTAKING ACTIVITIES WHICH INVOLVE THE MOVEMENT OF MATERIAL THAT MAY HARBOUR ELECTRIC ANTS (ELECTRIC ANT CARRIERS) YOU HAVE A GENERAL BIOSECURITY OBLIGATION TO TAKE ALL REASONABLE STEPS TO ENSURE THAT YOU DO NOT SPREAD ELECTRIC ANTS.
- THE CONTRACTOR IS DIRECTED TO REFER TO THE LATEST, ELECTRIC ANT BIOSECURITY ZONE MAP, TO CONFIRM THE CURRENT PROJECT BIOSECURITY ZONING OF THE PROJECT AREA PRIOR TO THE COMMENCEMENT OF WORKS.
- IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A BIOSECURITY INSTRUMENT PERMIT AND THE DISPOSAL OF MATERIAL AT A WASTE FACILITY THAT ACCEPTS ELECTRIC ANT CARRIERS.

Revision	Amendments	Approved	Date
A	FOR APPROVAL	J.L.A.	05/12/2025

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Designed:	Checked:
A.P.B.	T.S.
Authorised:	Date:
J.L.A.	05/12/2025

**PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
CONSTRUCTION NOTES**

LOT 1 ON PTD2095
TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

DRAWING NUMBER: REV:
FOR APPROVAL LU23291-CP-101 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. DISSIPATORS)
- 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 RYEGRASS 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

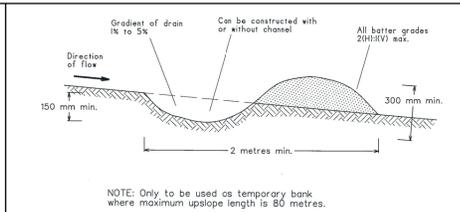
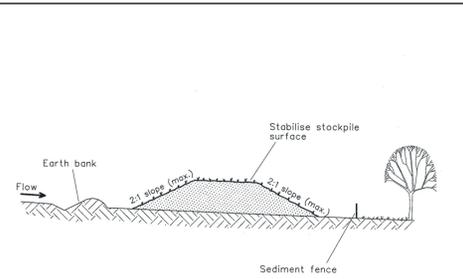
- 6.1. ENSURE THE PROGRESSIVE AND CONTINUAL IMPLEMENTATION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SEDIMENT FENCES, DIVERSION BANKS, DIVERSION DRAINS, SEDIMENT TRAPS).
- 6.2. INITIATE A PROGRAM TO ENSURE REGULAR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SEDIMENT 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 SWEEP 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.



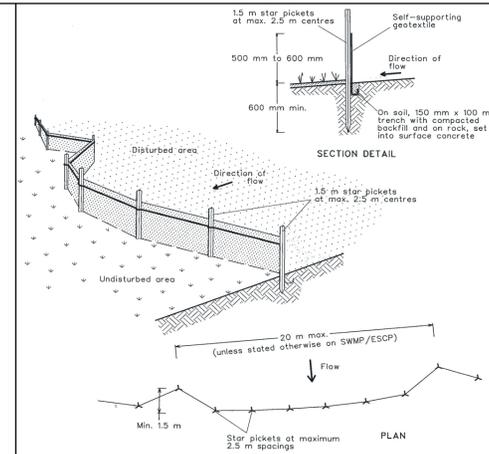
NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

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.

Construction Notes

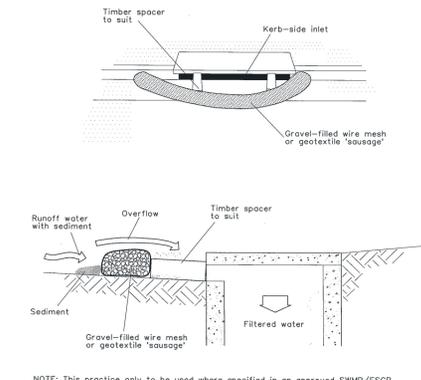
1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to 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.



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.

STOCKPILES SD 4-1



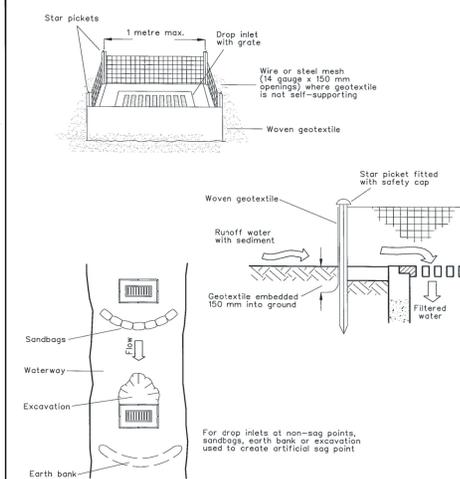
NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

MESH AND GRAVEL INLET FILTER SD 6-11

EARTH BANK (LOW FLOW) SD 5-5

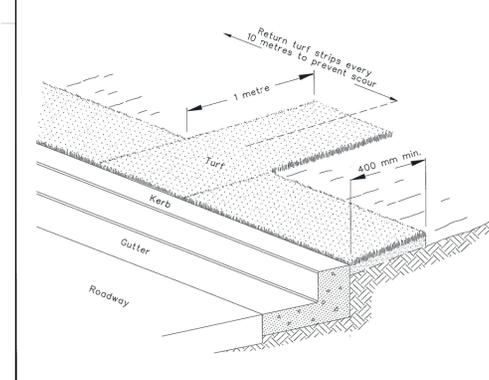


Construction Notes

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 geotextile. 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

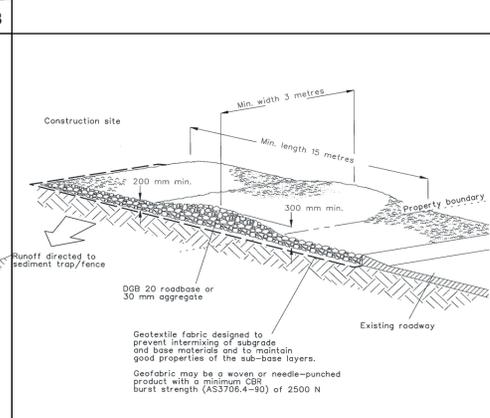
SEDIMENT FENCE SD 6-8



Construction Notes

1. Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the

KERBSIDE TURF STRIP SD 6-13



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

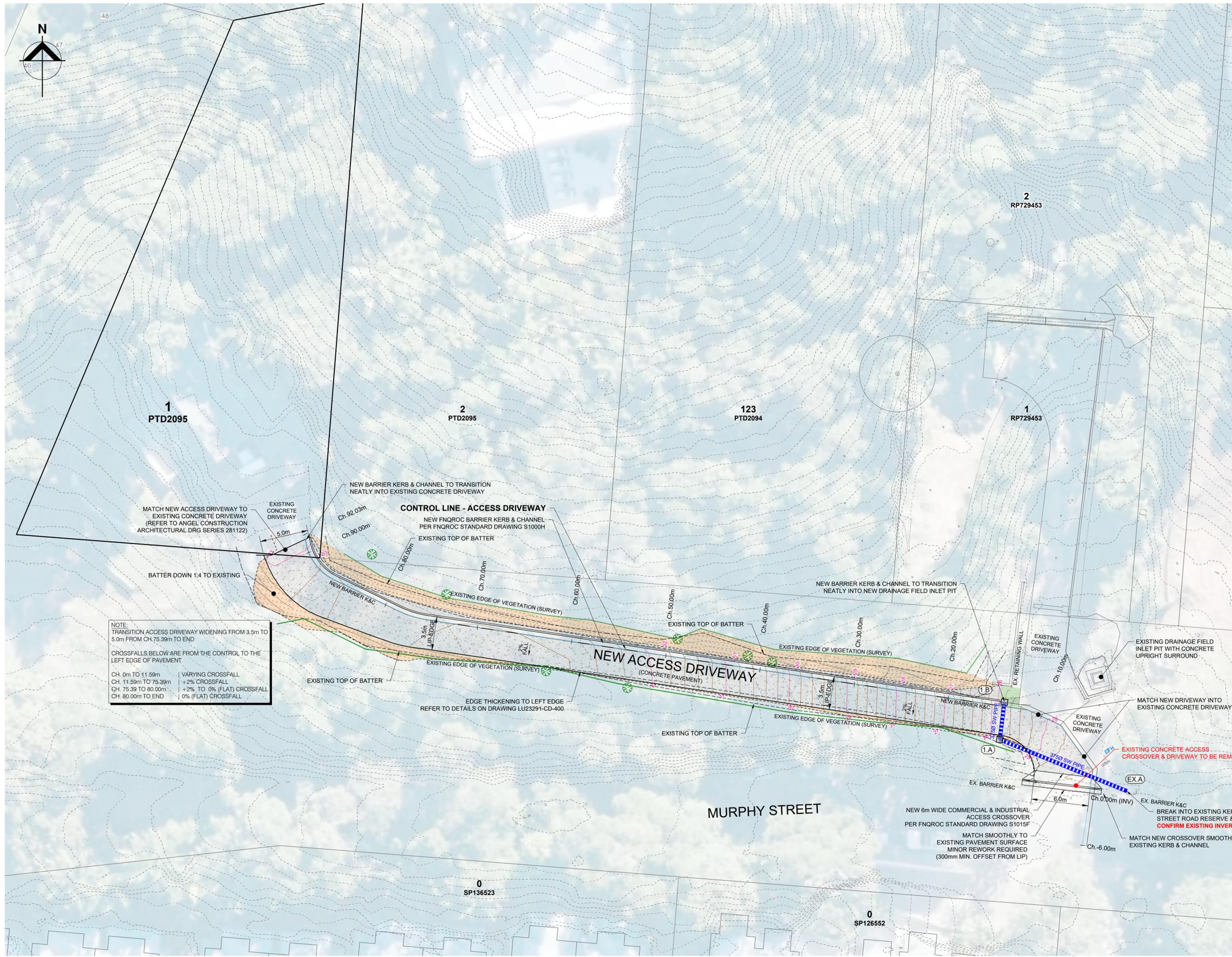
Revision	Description	Approved	Date
A	FOR APPROVAL	J.L.A.	05/12/2025
	Amendments		

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Designed: A.P.B.	Checked: T.S.
Authorised: J.L.A.	Date: 05/12/2025

**PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
EROSION & SEDIMENT CONTROL NOTES & DETAILS**
LOT 1 ON PTD2095
TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT
DRAWING NUMBER:
FOR APPROVAL LU23291-CP-102 REV: **A**



- NOTE:**
- TOPOGRAPHIC SURVEY HAS BEEN UNDERTAKEN BY BRZ SURVEYING (BRZ) IN NOVEMBER 2025 AT THE SUBJECT SITE. REFER TO THE BRZ SURVEY DOCUMENTATION (250282) FOR FURTHER INFORMATION.
 - TREES WITH TRUNK DIAMETER GREATER THAN 200mm AT 1m OR ABOVE IN HEIGHT HAVE BEEN LOCATED. THE POSITIONS OF TREES SHOWN ON THIS PLAN ARE INDICATIVE ONLY. EACH TREE HAS BEEN LOCATED WITH REFERENCE TO ITS APPROXIMATE CENTRE POINT, BASED ON AVAILABLE ACCESS AND VISIBILITY AT THE TIME OF SURVEY. THESE LOCATIONS ARE NOT DEFINITIVE AND SHOULD NOT BE RELIED UPON FOR CRITICAL CONSTRUCTION, PLANNING, OR ARBORIST ASSESSMENTS.
 - LEKKER URBAN TAKE NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING FEATURES WITHIN THE SURVEY INFORMATION PROVIDED.
 - EXISTING CONTOURS HAVE BEEN PROVIDED:
 - MAJOR CONTOURS: 1m INTERVAL
 - MINOR CONTOURS: 0.2m INTERVAL
 - THIS PLAN IS TO BE UTILISED AS A GUIDE ONLY AND DOES NOT REPRESENT THE FINAL LOT LAYOUT.
 - CONFIRMATION OF LOCATION AND DEPTH OF ALL EXISTING SERVICES ARE REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
 - 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:**
- 444.50 ——— EXISTING CONTOURS (0.5m INTERVAL)
 - 444.00 ——— DESIGN CONTOURS (0.2m INTERVAL)
 - x LEVEL EXISTING LEVEL
 - SWP — SUBSOIL DRAINAGE LINE & FLUSHING POINTS
 - NEW DRAINAGE PIPE & PIT
 - EX.W — EXISTING WATER
 - EX.E U/G — EXISTING ELECTRICAL UNDERGROUND
 - EX.COMM — EXISTING COMMUNICATIONS
 - EX.S — EXISTING SEWER (GRAVITY)
 - TITLE BOUNDARY
 - DENOTES NEW TURFING / GRASSED AREAS
 - DENOTES NEW COMMERCIAL & INDUSTRIAL ACCESS DRIVEWAY IN ACCORDANCE WITH FNQROC STD DRG S1015F
 - DENOTES AREA TO BE TREATED WITH JUTE MESH & HYDROSEED/MULCH

NOTE:
 TRANSITION ACCESS DRIVEWAY WIDENING FROM 3.5m TO 5.0m FROM CH.75.39m TO END
 CROSSFALLS BELOW ARE FROM THE CONTROL TO THE LEFT EDGE OF PAVEMENT:
 CH. 0m TO 11.59m VARYING CROSSFALL
 CH. 11.59m TO 75.39m +2% CROSSFALL
 CH. 75.39 TO 80.00m +2% TO 0% (FLAT) CROSSFALL
 CH. 80.00m TO END 0% (FLAT) CROSSFALL

WARNING: THE LOCATION OF EXISTING UNDERGROUND SERVICES ARE SHOWN INDICATIVELY ONLY (FROM SURVEY & BEFORE YOU DIG AUSTRALIA). NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORKS.

Revision	A	FOR APPROVAL	Amendments	J.L.A.	05/12/2025
Approved				Date	

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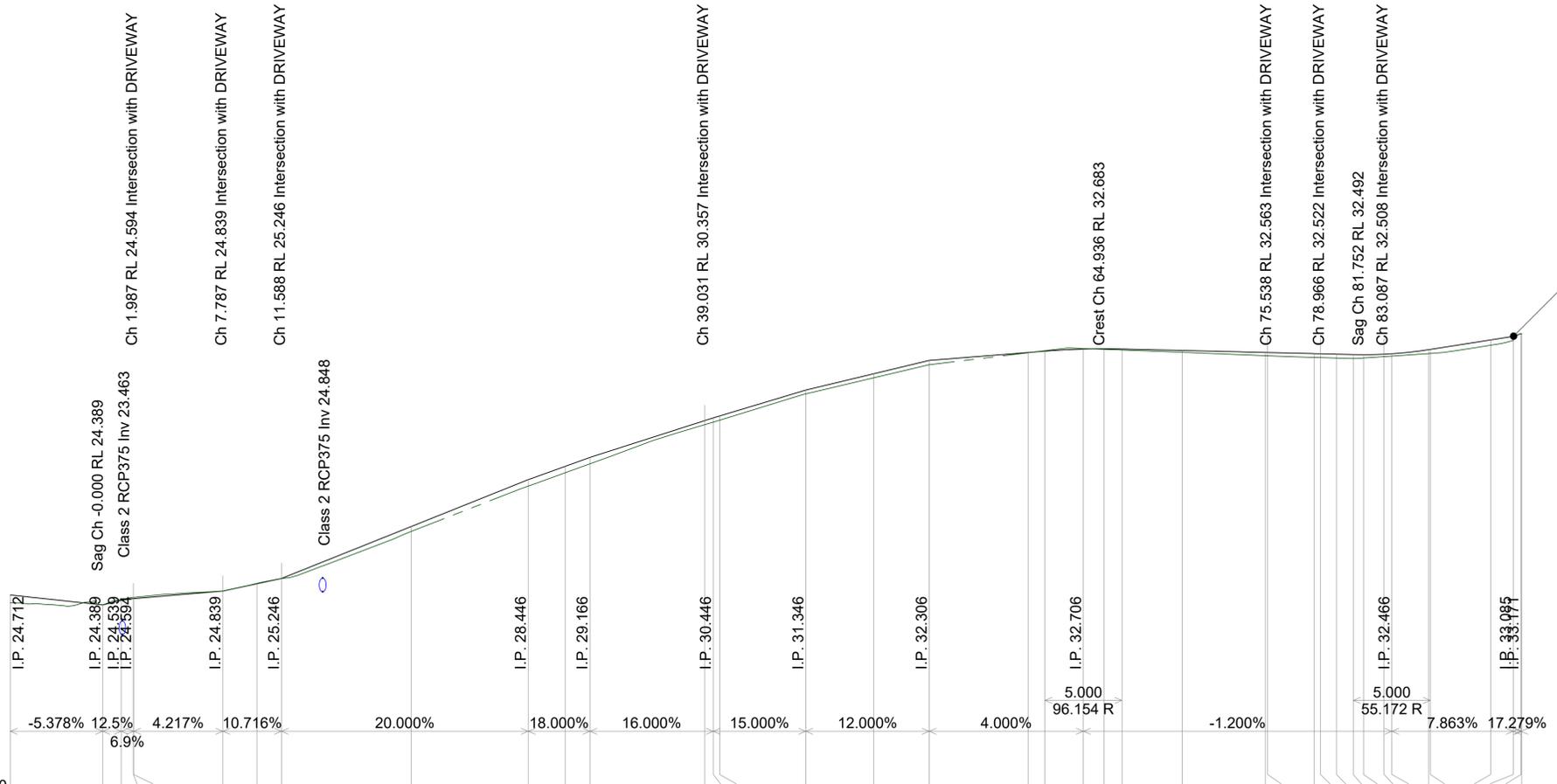
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Designed: A.P.B. Checked: T.S.
 Authorised: J.L.A. Date: 05/12/2025

**PROPOSED DRIVEWAY ACCESS
 24 MURPHY STREET, PORT DOUGLAS
 PROPOSED CIVIL ENGINEERING WORKS
 CIVIL WORKS LAYOUT**

LOT 1 ON PTD2095
 TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

DRAWING NUMBER: **FOR APPROVAL LU23291-CP-200** REV: **A**



CHAINAGE	HEIGHT DIFFERENCE (m)	DESIGN LEVELS DRIVEWAY CONTROL LINE	EXISTING LEVELS DRIVEWAY CONTROL LINE	CONTROL LINE CHAINAGE DRIVEWAY CONTROL LINE
-6.000	+0.25	24.712	24.46	-6.000
0.000	+0.00	24.389	24.39	0.000
1.200	-0.03	24.539	24.57	1.200
1.987	-0.04	24.594	24.63	1.987
2.000	-0.04	24.594	24.63	2.000
7.787	+0.00	24.839	24.84	7.787
10.000	-0.01	25.076	25.09	10.000
11.588	+0.00	25.246	25.25	11.588
20.000	+0.16	26.928	26.77	20.000
27.590	+0.21	28.446	28.24	27.590
30.000	+0.21	28.880	28.67	30.000
31.590	+0.21	29.166	28.96	31.590
39.031	+0.13	30.357	30.23	39.031
39.590	+0.14	30.446	30.31	39.590
40.000	+0.14	30.508	30.37	40.000
45.590	+0.13	31.346	31.22	45.590
50.000	+0.14	31.875	31.74	50.000
53.590	+0.14	32.306	32.17	53.590
60.000	+0.01	32.563	32.55	60.000
61.090	-0.01	32.606	32.62	61.090
63.590	-0.02	32.674	32.69	63.590
64.936	+0.01	32.683	32.67	64.936
66.090	+0.04	32.676	32.64	66.090
70.000	+0.06	32.629	32.57	70.000
75.387	+0.10	32.565	32.46	75.387
75.538	+0.10	32.563	32.46	75.538
78.552	+0.13	32.527	32.40	78.552
78.966	+0.12	32.522	32.40	78.966
80.000	+0.13	32.509	32.38	80.000
81.090	+0.13	32.496	32.37	81.090
81.752	+0.11	32.492	32.36	81.752
83.087	+0.08	32.508	32.43	83.087
83.590	+0.07	32.523	32.45	83.590
85.981	+0.12	32.654	32.53	85.981
86.090	+0.13	32.663	32.53	86.090
90.000	+0.17	32.970	32.80	90.000
91.466	+0.07	33.085	33.02	91.466
91.962	+0.00	33.171	33.17	91.962
92.011	-0.01	33.171	33.18	92.011

LONGITUDINAL SECTION - ACCESS DRIVEWAY (CH. 0.0 TO 92.01m)
SCALE H:1:200 V:1:100

Revision	Description	Approved	Date
A	FOR APPROVAL	J.L.A.	05/12/2025

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0 4 8 12 16 20 m

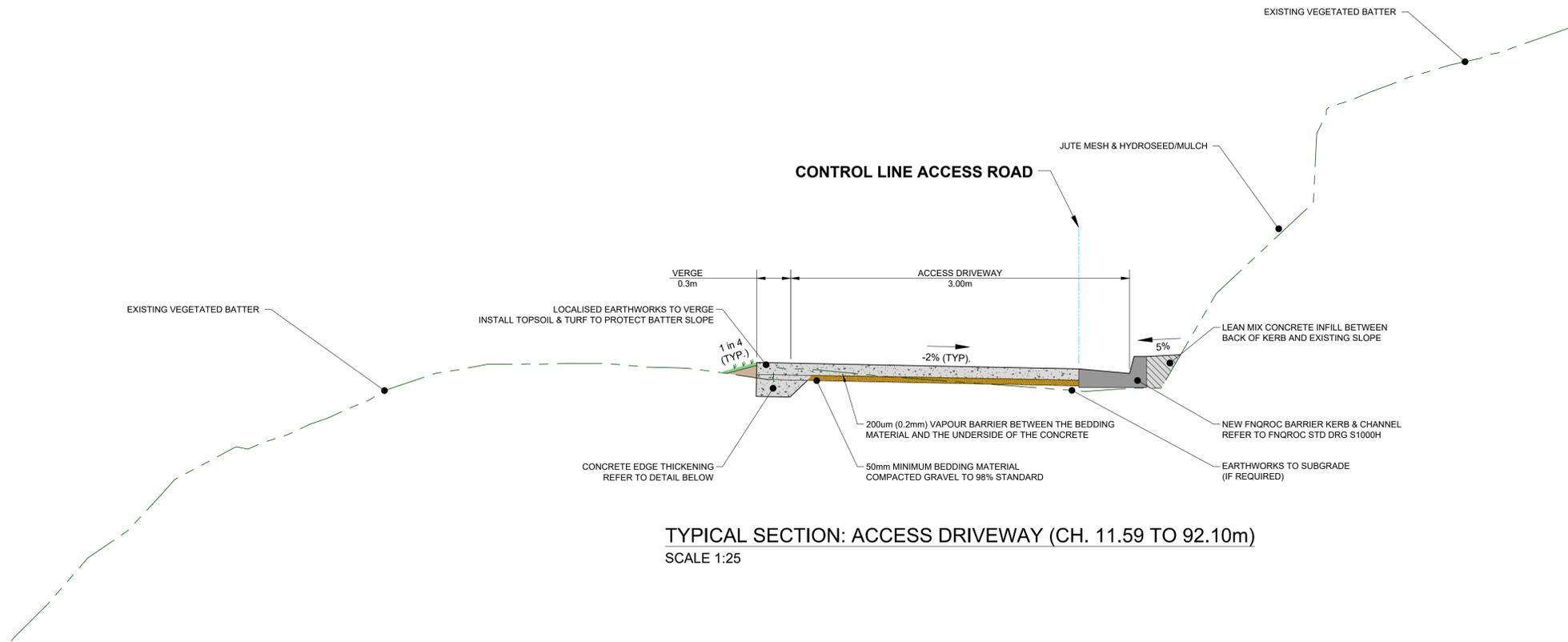
Designed: A.P.B. Checked: T.S.
Authorised: J.L.A. Date: 05/12/2025

PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
LONGITUDINAL SECTION - ACCESS DRIVEWAY
LOT 1 ON PTD2095
TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

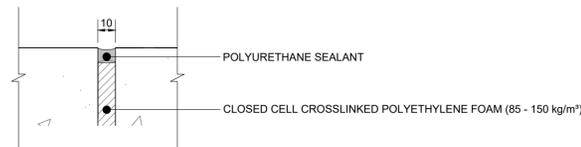
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NOTES:

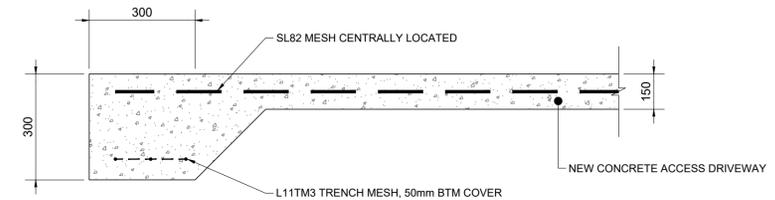
1. CONCRETE SHALL BE GRADE N32 MIN IN ACCORDANCE WITH AS1379 AND AS3600.
2. ALL CONCRETE TO BE BROOM FINISHED.
3. EXPANSION JOINTS TO BE 10MM THICK, CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85-150 kg/m³), WITH 12mm ROUND GALVANISED DOWELS AT 600mm CENTERS.
4. SUBGRADE TO BE COMPACTED TO 95% STANDARD COMPACTION.
5. REFER TO FNQROC STANDARD DRAWINGS S1015 FOR ADDITIONAL NOTES & DETAILS.
6. REFER TO FNQROC S7 CONCRETE WORKS FOR ADDITIONAL DETAILS & SPECIFICATIONS.



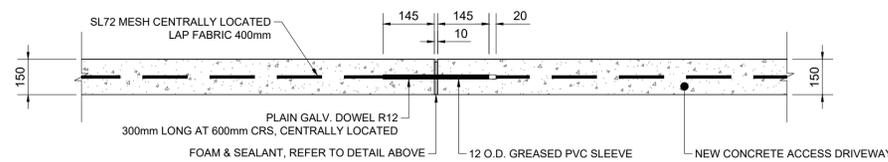
TYPICAL SECTION: ACCESS DRIVEWAY (CH. 11.59 TO 92.10m)
SCALE 1:25



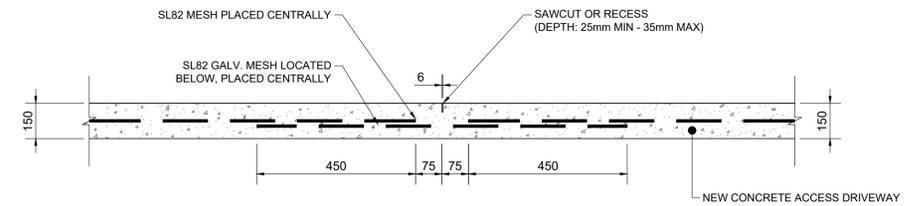
DETAIL: FOAM & SEALANT
SCALE N.T.S.



DETAIL: EDGE THICKENING
SCALE 1:10



DETAIL: EXPANSION JOINT (EJ)
SCALE 1:10



DETAIL: CONTRACTION JOINT (CJ)
SCALE 1:10

Revision	Description	Approved	Date
A	FOR APPROVAL	J.L.A.	05/12/2025
	Amendments		

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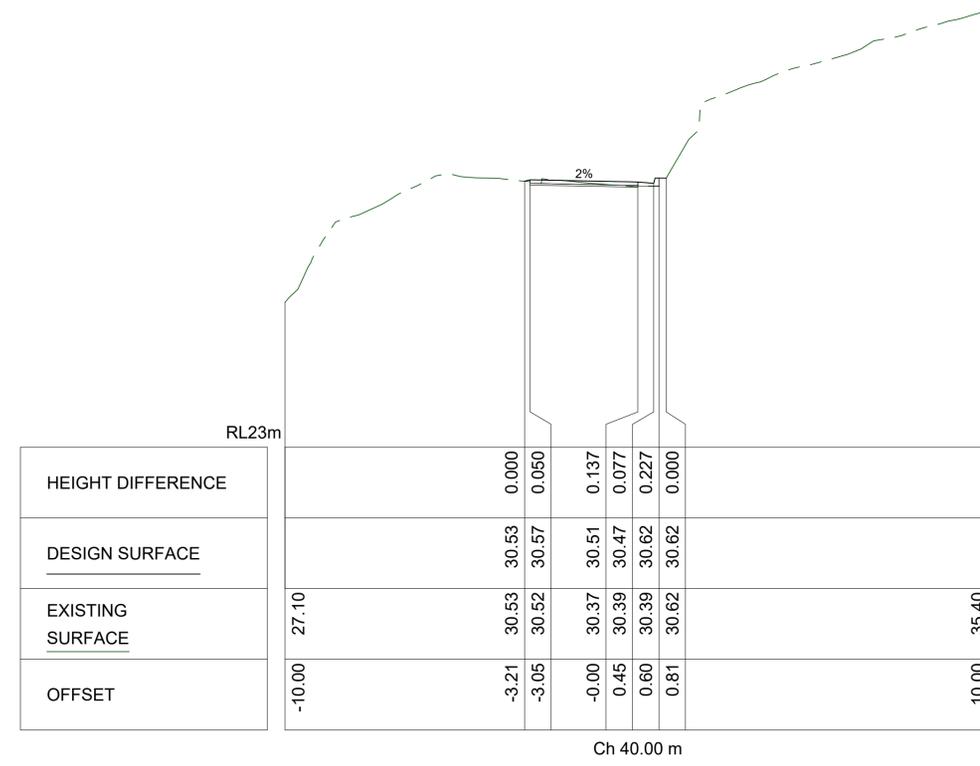
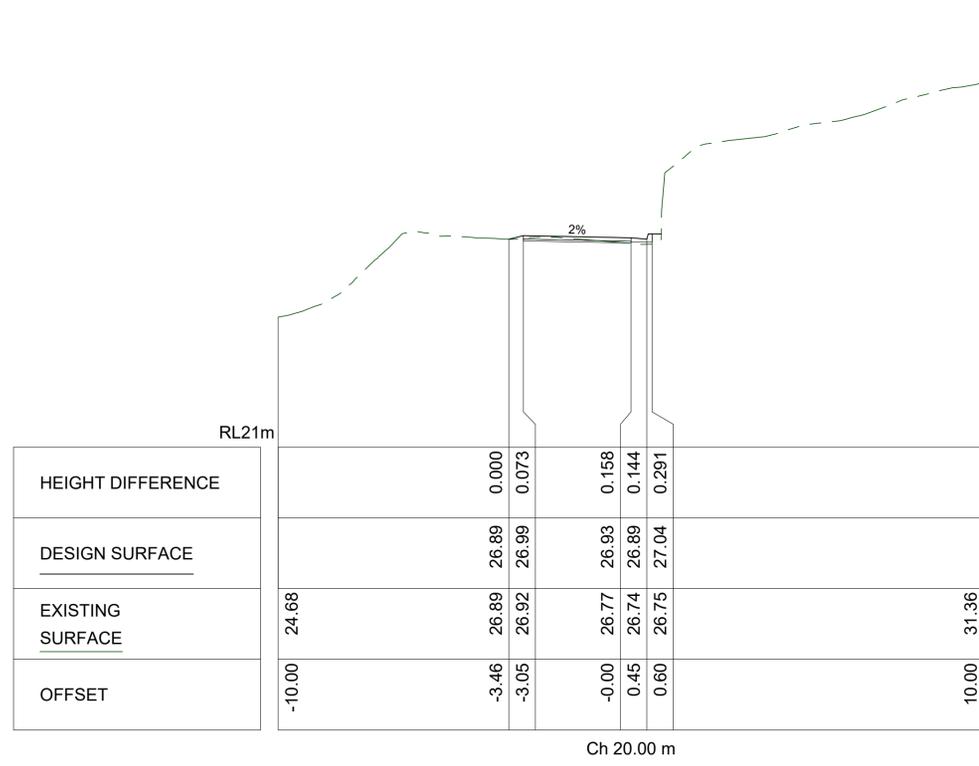
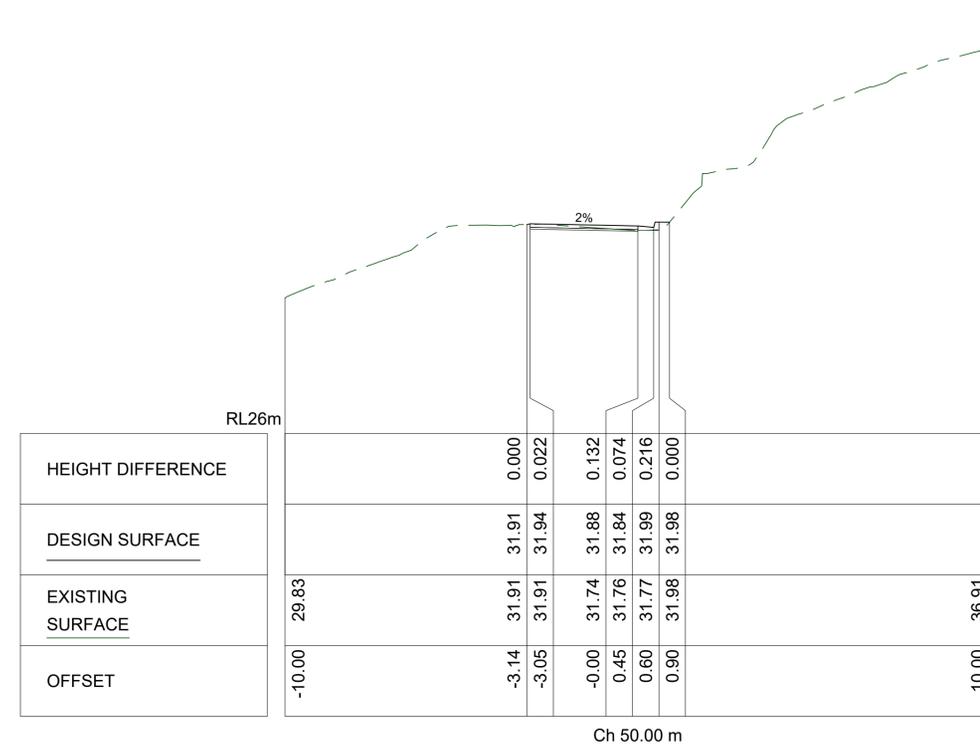
DRAWING NOT TO SCALE

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Authorised: J.L.A.	Date: 05/12/2025

**PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
TYPICAL SECTION & DETAILS**

LOT 1 ON PTD2095
TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

DRAWING NUMBER: **FOR APPROVAL LU23291-CP-400** REV: **A**



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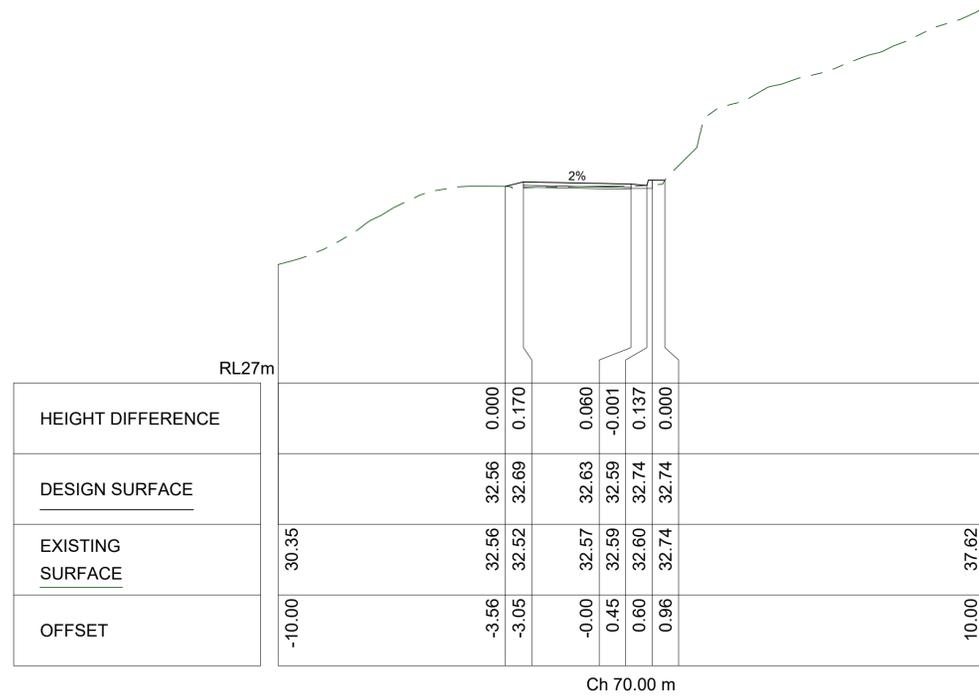
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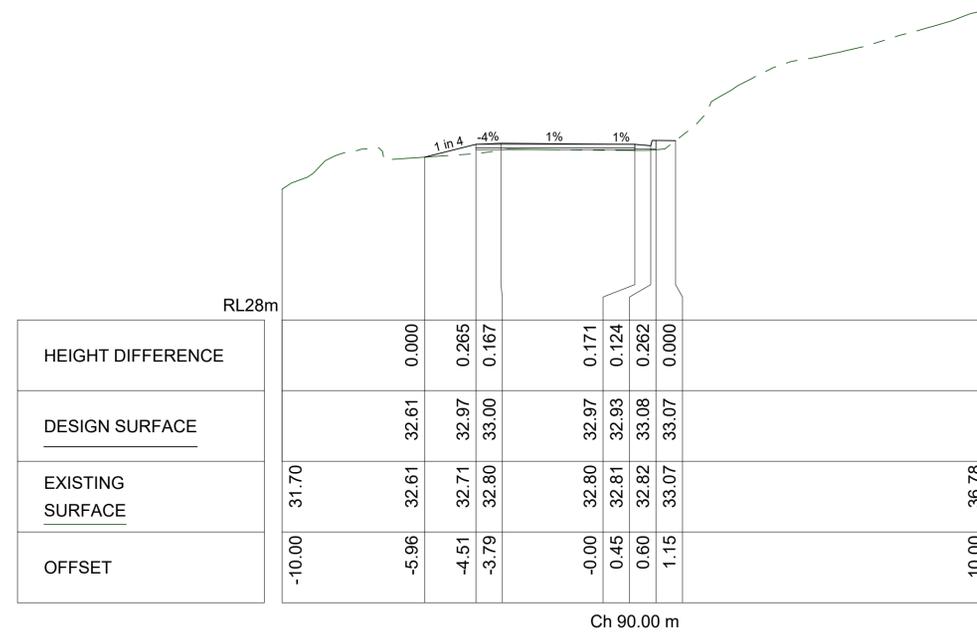
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J.L.A.	05/12/2025

PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
 PROPOSED CIVIL ENGINEERING WORKS
 ANNOTATED CROSS SECTIONS - ACCESS DRIVEWAY
 LOT 1 ON PTD2095
 TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT

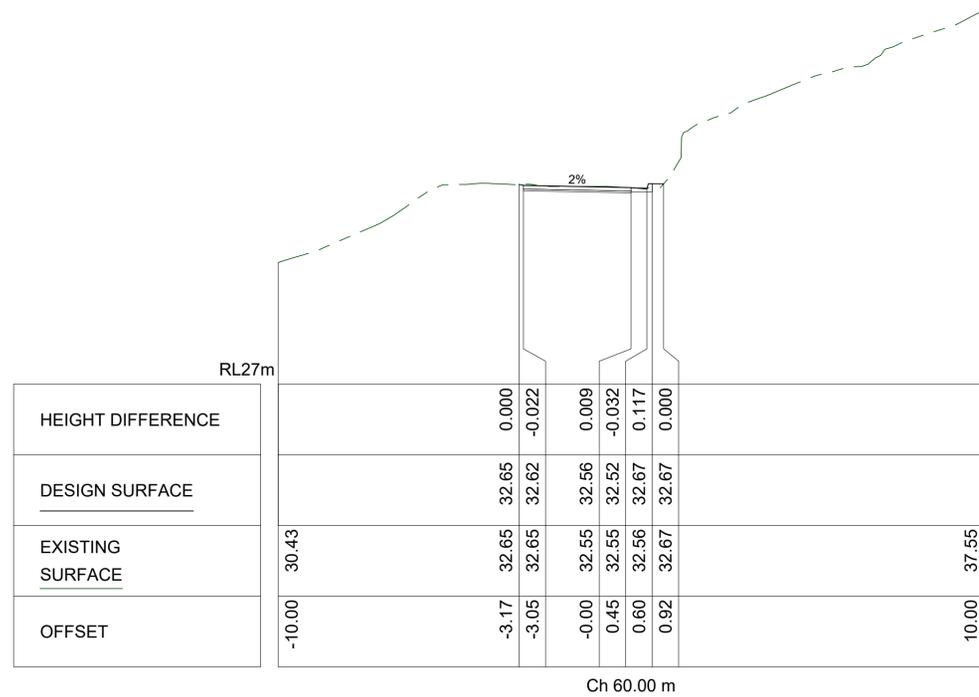
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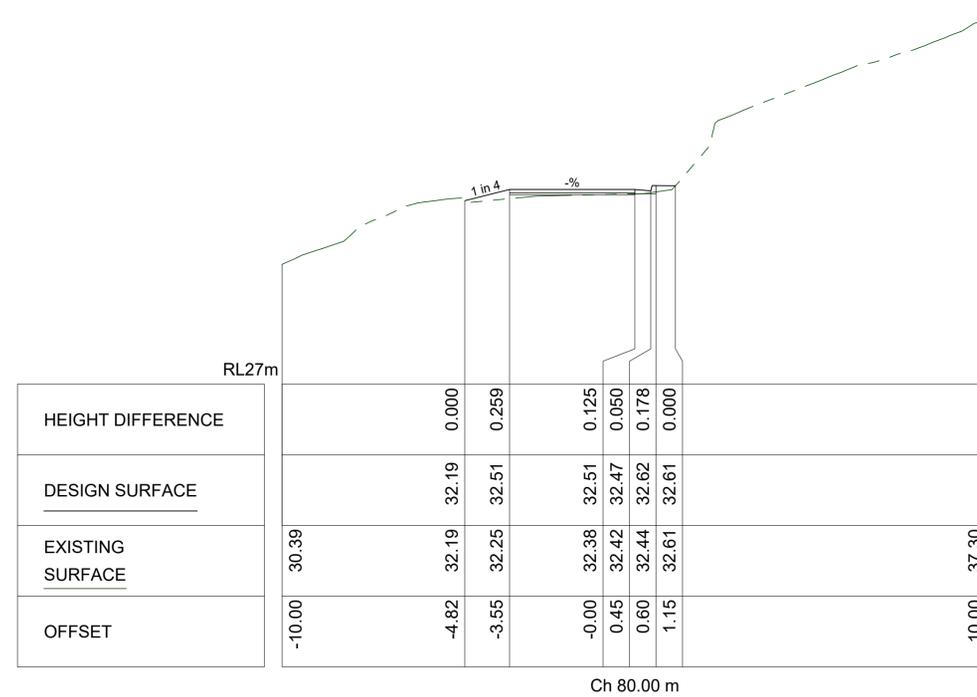
Ch 70.00 m



Ch 90.00 m



Ch 60.00 m



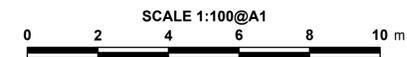
Ch 80.00 m

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				Approved	Date

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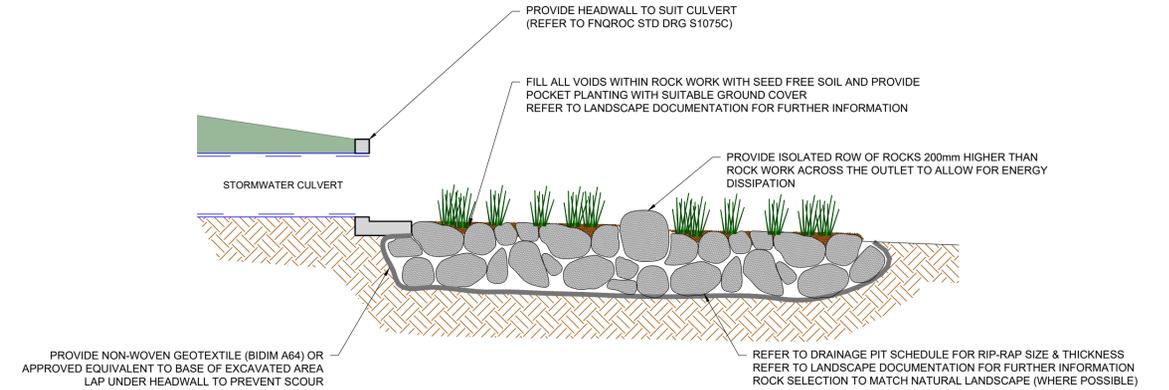
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PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
 PROPOSED CIVIL ENGINEERING WORKS
 ANNOTATED CROSS SECTIONS - ACCESS DRIVEWAY
 LOT 1 ON PTD2095
 TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT
 DRAWING NUMBER: **FOR APPROVAL LU23291-CP-402** REV: **A**

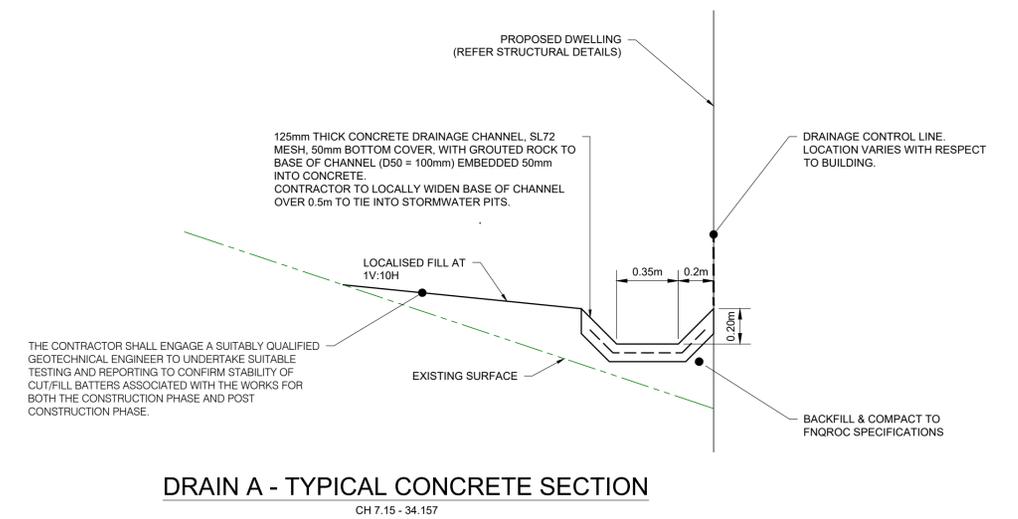
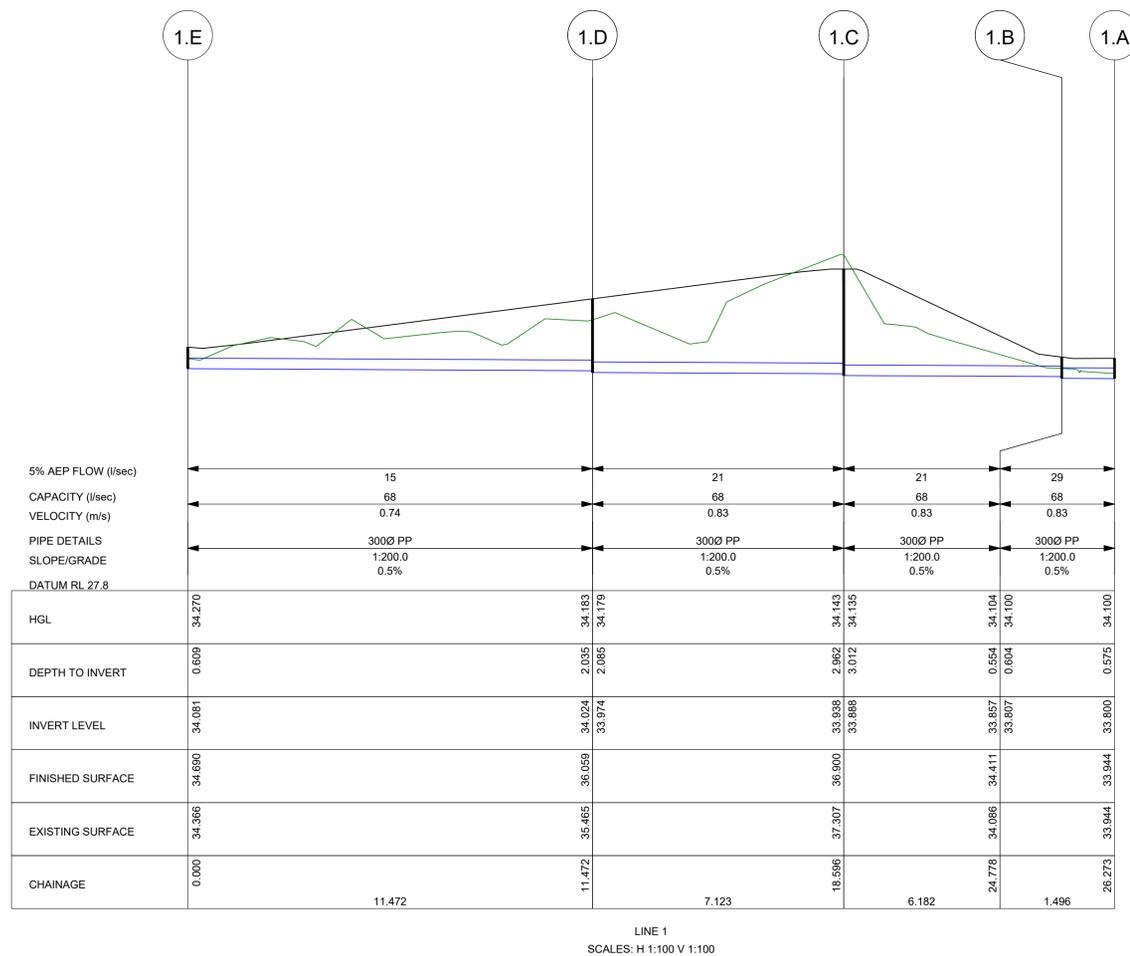
PIT SCHEDULE - LINE 1												
Pit No.	Pit Type	Pit Width	Pit Length	Outlet Diameter	Outlet Invert RL	Inlet Diameter	Inlet Invert RL	Pit Depth	Pit Lid Level	Easting	Northing	Comment
		(mm)	(mm)	(mm)	(m)	(mm)	(m)	(m)	(m)	(m)	(m)	
1A	FNQROC HEADWALL	1100	565			300	33.800	0.575	34.375	336288.11	8177091.213	FNQROC CAST IN-SITU, REFER TO FNQROC STD DRG S1075C.
1B	FIELD INLET	600	600	300	33.807	300	33.857	0.604	34.411	336286.86	8177092.031	HINGED GRADE AND FRAME ELEVATED 100mm ABOVE SURFACE LEVEL PER FNQROC S1070 FIELD INLET. HUMES PRECAST STORMWATER PIT AND RISERS OR APPROVED EQUIVALENT.
1C	FIELD INLET	600	600	300	33.888	300	33.938	3.012	36.900	336281.66	8177095.382	HINGED GRADE AND FRAME ELEVATED 100mm ABOVE SURFACE LEVEL PER FNQROC S1070 FIELD INLET. HUMES PRECAST STORMWATER PIT AND RISERS OR APPROVED EQUIVALENT.
1D	FIELD INLET	600	600	300	33.974	300	34.024	2.085	36.059	336277.83	8177089.374	HINGED GRADE AND FRAME ELEVATED 100mm ABOVE SURFACE LEVEL PER FNQROC S1070 FIELD INLET. HUMES PRECAST STORMWATER PIT AND RISERS OR APPROVED EQUIVALENT.
1E	FIELD INLET	600	600	300	34.081			0.609	34.690	336271.27	8177079.966	HINGED GRADE AND FRAME ELEVATED 100mm ABOVE SURFACE LEVEL PER FNQROC S1070 FIELD INLET. HUMES PRECAST STORMWATER PIT AND RISERS OR APPROVED EQUIVALENT.



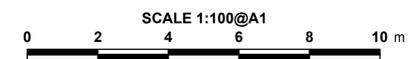
DRAINAGE - TYPICAL OUTLET PROTECTION

DESIGN NOTE:

1. STORMWATER NETWORK DESIGNED FOR A 5% AEP STORM EVENT



DRAIN A - TYPICAL CONCRETE SECTION



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PROPOSED DRIVEWAY ACCESS
24 MURPHY STREET, PORT DOUGLAS
PROPOSED CIVIL ENGINEERING WORKS
DRAINAGE LONGSECTION & DETAILS
 LOT 1 ON PTD2095
 TAMASINE DALE C/O GREENLEAF GARDEN MANAGEMENT
 DRAWING NUMBER: **FOR APPROVAL LU23291-CP-600** REV: **A**

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