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

 \bowtie No – proceed to 3)

1) Applicant details	
Applicant name(s) (individual or company full name)	Mr B Boserio c/- CLA Consultants
Contact name (only applicable for companies)	Campbell Leonard
Postal address (P.O. Box or street address)	PO Box 5342
Suburb	Gold Coast MC
State	Qld
Postcode	9726
Country	Australia
Contact number	0413 188 835
Email address (non-mandatory)	Campbell.leonard@claconsultants.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	25611
1.1) Home-based business	
☐ Personal details to remain private in accord	ance with section 264(6) of Planning Act 2016
2) Owner's consent	

Yes – the written consent of the owner(s) is attached to this development application



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								
					ots must be liste	od or			
Str	eet address	AND I	ot on pla	in for a		or adja	cent p	roperty of the ted).	premises (appropriate for development in
	Unit No. Street No.		Street Name and Type					Suburb	
-\		1843		Mulligan Highway					Cooktown
a)	Postcode	Lot N	0.	Plan	Type and Nu	umber ((e.g. R	P, SP)	Local Government Area(s)
	4895	216		SP13	37304				Cook Shire
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
b)	Postcode	Lot N	0.	Plan	Type and Nu	umber ((e.g. R	P, SP)	Local Government Area(s)
e.	oordinates o g. channel dred lace each set o	ging in N	Noreton B	ay)		ent in rem	note are	as, over part of a	a lot or in water not adjoining or adjacent to land
☐ Co	ordinates of	premis	es by lo	ngitud	le and latitud	le			
Longit	ude(s)		Latitud	le(s)		Datur	n		Local Government Area(s) (if applicable
						□ W	GS84		
☐ GDA94									
						Ot	her:		
Co	ordinates of	premis	es by e	asting	and northing	J			
Eastin	g(s)	North	ing(s)		Zone Ref.	Datur	n		Local Government Area(s) (if applicable
					☐ 54	□ W	GS84		
					<u></u> 55		DA94		
					∐ 56	☐ Ot	her:		
3.3) A	dditional prei	mises							
							oplicati	on and the d	etails of these premises have been
	ached in a so t required	chedule	to this	develo	opment appli	cation			
	required								
4) Ider	ntify any of th	ne follo	wina tha	at appl	ly to the pren	nises a	nd pro	vide any rele	evant details
					tercourse or				
	of water boo		-						
		-			nsport Infras	structur	e Act	1994	
	plan descrip				•				
	of port author		_	•					
	a tidal area								
		ernmer	nt for the	tidal :	area (if applica	able).			
Name of local government for the tidal area (if applicable): Name of port authority for tidal area (if applicable)									

On airport land under the Airport Assets (Restructuring an	nd Disposal) Act 2008
Name of airport:	
Listed on the Environmental Management Register (EMR)) under the Environmental Protection Act 1994
EMR site identification:	
Listed on the Contaminated Land Register (CLR) under th	ne Environmental Protection Act 1994
CLR site identification:	
5) Are there any existing easements over the premises? Note: Easement uses vary throughout Queensland and are to be identified c how they may affect the proposed development, see <u>DA Forms Guide</u> .	correctly and accurately. For further information on easements and
 Yes – All easement locations, types and dimensions are ir application No 	included in plans submitted with this development

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the	e first development aspect		
a) What is the type of develo	pment? (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 assess	sment?		
	☐ Impact assessment (requir	res public notification)	
d) Provide a brief description <i>lots)</i> :	of the proposal (e.g. 6 unit aparts	ment building defined as multi-unit dv	velling, reconfiguration of 1 lot into 3
Subdivision – 13 Lots plus ba	alance land		
e) Relevant plans Note: Relevant plans are required to Relevant plans.	to be submitted for all aspects of this o	development application. For further i	nformation, see <u>DA Forms quide:</u>
Relevant plans of the pro	posed development are attach	ned to the development applic	ation
6.2) Provide details about the	e second development aspect		
a) What is the type of develo	pment? (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	t includes a variation approval
c) What is the level of assess	sment?		
☐ Code assessment	☐ Impact assessment (requir	res public notification)	
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit dv	velling, reconfiguration of 1 lot into 3
Relevant plans	be submitted for all aspects of this d		
□ Helevant plans of the pro	posed development are attach	ied to the development applic	alion



C 2) Additional assess of day	ala mana ant					
6.3) Additional aspects of devel Additional aspects of devel		relevant to	this develop	ment application	and the details for the	se aspects
that would be required und Not required						
6.4) Is the application for State	e facilitated	developme	nt?			
☐ Yes - Has a notice of decla☐ No						
Section 2 – Further develo	pment det	tails				
7) Does the proposed develop	•		ve anv of the	following?		
Material change of use					t a local planning instru	ument
Reconfiguring a lot		complete d				
Operational work	⊠ Yes –	complete d	livision 3			
Building work	☐ Yes –	complete L	DA Form 2 –	Building work de	tails	
Division 1 – Material change						
Note : This division is only required to be local planning instrument.	e completed if a	any part of the	e development a	pplication involves a	material change of use asse	essable against a
8.1) Describe the proposed m	aterial chan	ge of use				
Provide a general description proposed use	of the		e planning so definition in a r	cheme definition new row)	Number of dwelling units (if applicable)	Gross floor area (m²) (if applicable)
						, , ,
8.2) Does the proposed use in	volve the u	se of existir	ng buildings o	on the premises?		
Yes			<u> </u>	·		
□ No						
8.3) Does the proposed development	opment rela	te to tempo	rary accepte	d development u	inder the Planning Reg	ulation?
Yes – provide details below	-					
□ No				·	•	
Provide a general description	of the tempo	orary accep	oted develop	ment	Specify the stated pe under the Planning R	
Division 2 – Reconfiguring a						
Note : This division is only required to be 9.1) What is the total number (configuring a lot.	
3.1) What is the total number of	or existing it	JIS Making	up the premi	303:		
9.2) What is the nature of the	lot reconfigu	ration? (tic	k all applicable t	noxes)		
Subdivision (complete 10)			_		/ agreement (complete 1	1)
Boundary realignment (com	nlete 12)			· · · · · ·	easement giving acces	
Dodnaary realignment (com	picio 12)			onstructed road (o to a lot



10) Subdivision						
10.1) For this devel	opment, how	many lots are	being crea	ted and wha	t is the intended u	se of those lots:
Intended use of lots	created	Residential		mercial	Industrial	Other, please specify:
Number of lots crea	ated					
					1	
10.2) Will the subdi Yes – provide ac No						
How many stages v	will the works	include?				
What stage(s) will to apply to?	his developm	nent application	1			
11) Dividing land int	to parts by a	greement – hov	w many par	ts are being	created and what	is the intended use of the
Intended use of par	ts created	Residential	Com	mercial	Industrial	Other, please specify:
Number of parts cre	eated					
12) Boundary realig	<u> </u>	<u> </u>				
12.1) What are the			s for each lo	ot comprising		and lat
Latan plan dagarin	Current I			Proposed lot Lot on plan description Area (m²)		
Lot on plan descrip	uon Ar	Area (m²)		Lot on plan description		Area (m²)
12.2) What is the re	eason for the	boundary reali	anment?			
		bourraid, y roun	9			
13) What are the di (attach schedule if there	mensions an	nd nature of any two easements)	y existing ea	asements be	ing changed and/	or any proposed easement?
Existing or proposed?	Width (m)	Length (m)	Purpose of pedestrian a	of the easem access)	ent? (e.g.	Identify the land/lot(s) benefitted by the easement
Division 3 – Operat	ional work					
<i>Note: This division is only</i> 14.1) What is the na				opment applicat	tion involves operation	al work.
Road work	ature or the c	pperalional wor	N: ☐Stormwat	or	 ⊠ Water inf	raetructure
☐ Hoad work ☐ Drainage work		<u> </u>] Earthwork			nfrastructure
			Signage		= -	vegetation
Other – please s	specify:					
14.2) Is the operation	onal work ne	cessary to facil	itate the cre	eation of new	lots? (e.g. subdivisi	on)
	umber of new	lots: 13	3 Lots			
□No						



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$300,000	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Cook 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 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	nas been devolved to local government)		
Heritage places – Local heritage places Matters requiring referral to the Chief Executive of the dis	atribution antity or transmissi	on ontitu	
☐ Infrastructure-related referrals — Electricity infrastructure		on enuty.	
Matters requiring referral to:			
The Chief Executive of the holder of the licence, if			
• The holder of the licence , if the holder of the licence			
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 a	administering the <i>Transport II</i>	nfrastructure Act 1994:	
Ports – Brisbane core port land (where inconsistent with the land) Ports – Strategic port land	Brisbane port LUP for transport reasons)	
Matters requiring referral to the relevant port operator , if Ports – Land within Port of Brisbane's port limits (below to	• • • • • • • • • • • • • • • • • • • •		
Matters requiring referral to the Chief Executive of the rel	•		
Ports – Land within limits of another port (below high-water			
Matters requiring referral to the Gold Coast Waterways A Tidal works or work in a coastal management district (in	_		
Matters requiring referral to the Queensland Fire and Em — Tidal works or work in a coastal management district (in		berths))	
10)	and the second and the second and the second		
18) Has any referral agency provided a referral response for Yes – referral response(s) received and listed below are			
☐ No	e attached to this development a	аррисацоп	
Referral requirement	Referral agency	Date of referral response	
Identify and describe any changes made to the proposed of referral response and this development application, or inclinify applicable).			

PART 6 - INFORMATION REQUEST

19) Information request under the	ne DA Rules		
□ I agree to receive an information	ation request if determined neces	sary for this development applic	ation
	nformation request for this develo		
, , ,	rmation request I, the applicant, acknowled	· ·	L' lavalana ant
application and the assessment n	will be assessed and decided based on to manager and any referral agencies releval formation provided by the applicant for the	nt to the development application are no	ot obligated under the DA
 Part 3 under Chapter 1 of the DA 	Rules will still apply if the application is a	n application listed under section 11.3 c	of the DA Rules or
•	Rules will still apply if the application is fo	r state facilitated development	
Further advice about information reques	sts is contained in the <u>DA Forms Guide</u> .		
PART 7 – FURTHER DI	ETAILS		
20) Are there any associated de	evelopment applications or curren	nt approvals? (e.g. a preliminary app	roval)
✓ Yes – provide details below✓ No	or include details in a schedule to	this development application	
List of approval/development application references	Reference number	Date	Assessment manager
☑ Approval☐ Development application	DA4609	29/10/24	Cook Shire Council
☐ Approval ☐ Development application			
21) Has the portable long service operational work)	ce leave levy been paid? (only appl	icable to development applications invo	lving building work or
No − I, the applicant will provassessment manager decide give a development approva	d QLeave form is attached to this vide evidence that the portable loes the development application. It only if I provide evidence that the and construction work is less that	ng service leave levy has been acknowledge that the assessme portable long service leave le	ent manager may
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A	B or F)
,	Date paid (dd/mm/yy)	QLeave levy Humber (A	<u>, D 01 L)</u>
\$			
OO) to this development emplication	tion in vernous to a show source	notice or required as a recult of	f an anfaraamant
notice?	tion in response to a show cause	motice or required as a result of	an enforcement
Yes – show cause or enforce	ement notice is attached		
⊠ No			

23) Further legislative require	ments			
Environmentally relevant a	ctivities			
	olication also taken to be an application for an environmental authority for an Activity (ERA) under section 115 of the Environmental Protection Act 1994?			
	ment (form ESR/2015/1791) for an application for an environmental authority			
	ment application, and details are provided in the table below			
Note: Application for an environmen	tal authority can be found by searching "ESR/2015/1791" as a search term at www.gld.gov.au. An ERA			
	to operate. See <u>www.business.qld.gov.au</u> for further information.			
Proposed ERA number:	Proposed ERA threshold:			
Proposed ERA name:				
Multiple ERAs are applications development applications	ble to this development application and the details have been attached in a schedule to on.			
Hazardous chemical faciliti	<u>es</u>			
23.2) Is this development app	olication for a hazardous chemical facility?			
	ion of a facility exceeding 10% of schedule 15 threshold is attached to this development			
application No				
	for further information about hazardous chemical notifications.			
Clearing native vegetation				
	application involve clearing native vegetation that requires written confirmation that			
the chief executive of the Veg	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 (si	oplication includes written confirmation from the chief executive of the <i>Vegetation</i>			
No No				
Note: 1. Where a development app	lication for operational work or material change of use requires a s22A determination and this is not included,			
	on is prohibited development. <u>v/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.			
Environmental offsets				
	olication taken to be a prescribed activity that may have a significant residual impact on			
	I matter under the Environmental Offsets Act 2014?			
	an environmental offset must be provided for any prescribed activity assessed as			
_	al impact on a prescribed environmental matter			
Note: The environmental offset sect	ion of the Queensland Government's website can be accessed at www.gld.gov.au for further information on			
environmental offsets.	on or the queen blank deverminence weed to dear be deceded at any analysis and to harmer minimation on			
Koala habitat in SEQ Regio	<u>n</u>			
23.5) Does this development which is assessable developed	application involve a material change of use, reconfiguring a lot or operational work ment under Schedule 10, Part 10 of the Planning Regulation 2017?			
Yes – the development ap	plication involves premises in the koala habitat area in the koala priority area			
	plication involves premises in the koala habitat area outside the koala priority area			
Note: If a keala habitat area determ	ination has been obtained for this premises and is current over the land, it should be provided as part of this			
	habitat area guidance materials at <u>www.desi.qld.gov.au</u> for further information.			



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 <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> 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 <u>planning.statedevelopment.qld.gov.au</u> . If the development application involves:
Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3.
Waterway barrier works
23.7) Does this application involve waterway barrier works?
☐ Yes – the relevant template is completed and attached to this development application☐ No
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No
Note : See guidance materials at <u>www.daf.qld.gov.au</u> 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 <i>Water Act 2000?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
Note : Contact the Department of Resources at <u>www.resources.qld.gov.au</u> and <u>www.business.qld.gov.au</u> 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 <i>Coastal Protection and Management Act 1995?</i>
☐ 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.gld.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 <i>Water Supply (Safety and Reliability) Act 2008</i> (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
Supply Act is attached to this development application No

Water resources



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.gld.gov.au for further information.		
Queensland and local heritage places		
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register ?		
Yes – details of the heritage place are provided in the table below No Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.		
Name of the heritage place: Place ID:		
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i> 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 <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) No 		
Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation		
23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?		
 Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered No 		
Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.		

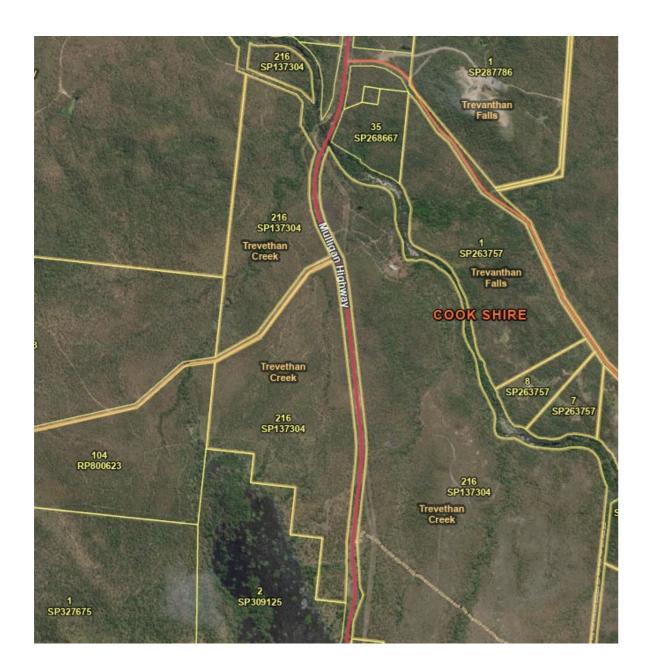
PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – Building work details</u> 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 DAForms 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



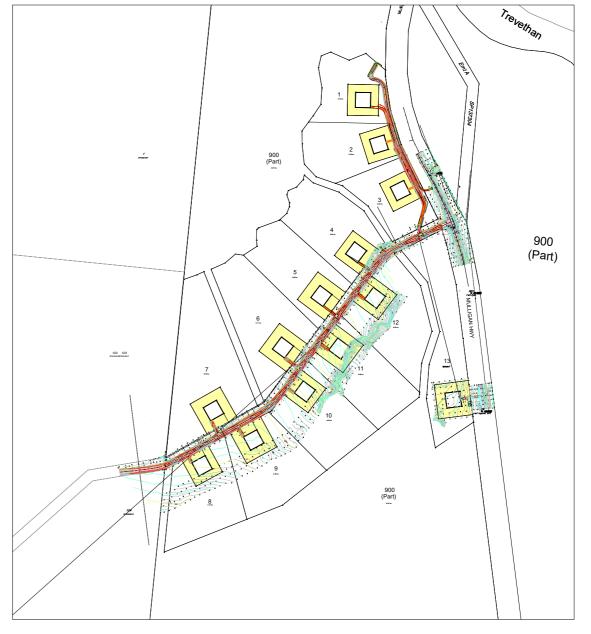
25) Applicant declaration		
By making this development application, I declare that all information in this development application is true and correct		
Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> **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 <i>Planning Act 2016</i> , 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or 		
required by other legislation (including the <i>Right to Information Act 2009</i>); or atherwise required by law.		
 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			



- 1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH DTMR STANDARD DRAWING 1807 RURAL PROPERTY ACCESS TYPE B ACCESS.
- 2. ALL NEW WORKS ARE TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS, AND MARRY IN A 'WORKMANLIKE' MANNER.
- 3. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL SERVICES WITH EACH RELEVANT AUTHORITY. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED BY THE CONTRACTOR OR THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. SERVICES SHOWN ON THESE PLANS ARE ONLY THOSE EVIDENT AT THE TIME OF SURVEY OR AS DETERMINED FROM SERVICE DIAGRAMS. CLA CONSULTANTS CANNOT GUARANTEE THE INFORMATION SHOWN NOR ACCEPT ANY RESPONSIBILITY FOR INACCURACIES OR INCOMPLETE DATA.
- 4. SERVICES & ACCESSES TO THE EXISTING PROPERTIES ARE TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
- 5. ADJUST EXISTING SERVICE COVERS TO SUIT NEW FINISHED LEVELS TO RELEVANT AUTHORITY REQUIREMENTS WHERE NECESSARY.
- 6. REINSTATE AND STABILISE ALL DISTURBED LANDSCAPED AREAS.
- 7. MINIMUM GRADE OF SUBSOIL SHALL BE 0.5% (1:200) FALL TO OUTLETS.
- 8. ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, EROSION AND SEDIMENTATION CONTROL PLAN AND LOCAL COUNCIL'S REQUIREMENTS WHERE APPLICABLE.
 9. CONTRACTOR TO CHECK AND CONFIRM SITE DRAINAGE CONNECTIONS ACROSS THE VERGE PRIOR TO COMMENCEMENT OF SITE DRAINAGE WORKS.
- 10. PROPERTIES AFFECTED BY THE WORKS ARE TO BE NOTIFIED IN ADVANCE WHERE DISRUPTION TO EXISTING ACCESS IS LIKELY.

Drawing Schedule			
Drawing			
Number	Description		
25611-01	Locality Map, General Arrangement, Drawing Schedule, Notes		
25611-02	Details		
25611-03	Gampe Drive - Plan & Longitudinal Section - Sheet 1 of 2		
25611-04	Gampe Drive - Plan & Longitudinal Section - Sheet 2 of 2		
25611-05	Gampe Drive - Cross Sections - Sheet 1 of 3		
25611-06	Gampe Drive - Cross Sections - Sheet 2 of 3		
25611-07	Lots 1 - 3 Crossover Plan & Long Section - Sheet 1 of 2		
25611-08	Lots 1-3 Crossover Plan & Long Section - Sheet 2 of 2		
25611-09	Lots 4-6 Crossovers Plans and Sections		
25611-10	Lots 7 - 9 Crossovers Plans and Sections		
25611-11	Lots10-12 Crossovers Plans and Sections		
25611-12	Lots 1 - 3 Crossover Drain Plan & Long Section Sheet 1 of 2		
25611-13	Lots 1 - 3 Crossover Drain Plan & Long Section Sheet 2 of 2		
25611-14	Lots 1 - 3 Crossover - Cross Sections - Sheet 1 of 2		
25611-15	Lots 1 - 3 Crossover - Cross Sections - Sheet 2 of 2		
25611-16	Oulvert Details		
25611-17	Catchment Plan & Stormwater Drainage Calculations		
25611-18	Water Reticulation - Plan & Details		
25611-19	Gampe Drive Water Reticulation Cross Road Services		
25611-20	Erosion/Sedimentation Control		





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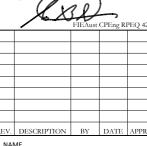
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PROJECT

RURAL SUBDIVISION 1843 MULLIGAN HIGHWAY COOKTOWN

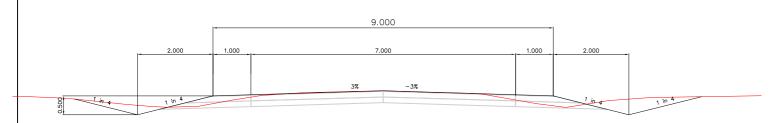
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DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025



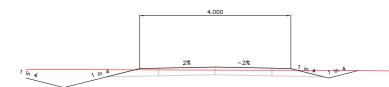
LOCALITY PLAN, SITE LAYOUT, DRAWING SCHEDULE & NOTES

PROJECT REF. DRAWING NO. REVISION

25611 01 -

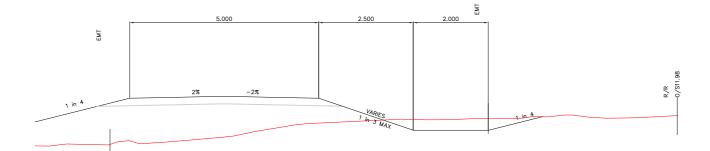


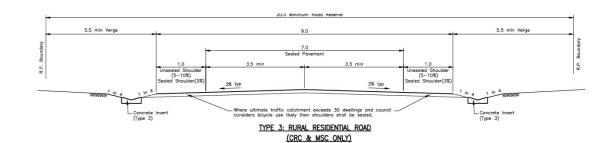
NOTE NOTE
GAMPE DRIVE WORKS
COUNCIL - RESHEET EXISTING ROAD FORMATION IN ACCORDANCE
WITH TYPE 3 REQUIREMENTS
DEVELOPER - PRIME AND 2 COAT SEAL IN ACCORDANCE WITH
TYPE 3 REQUIREMENTS
2. TOPSOIL AND SEED DISTURBED AREAS

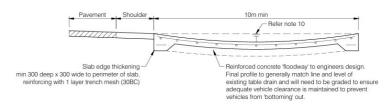


- NOTE

 1. APPLY PRIME AND 2 COAT SEAL TO EXTENT
 OF CROSSOVER WITHIN GAMPE DRIVE ROAD RESERVE
 2. PAVEMENT DEPTH TO BE ADVISED ON THE BASIS
 OF SUBGRAFE STRENGTH TESTING.
 3. OMIT TABLE DRAINS WHERE INDICATED ON DETAIL PLANS
 4. TOPSOIL AND SEED DISTURBED AREAS







TYPICAL ALTERNATIVE FLOODWAY TYPE ACCESS (Where approved by Council)



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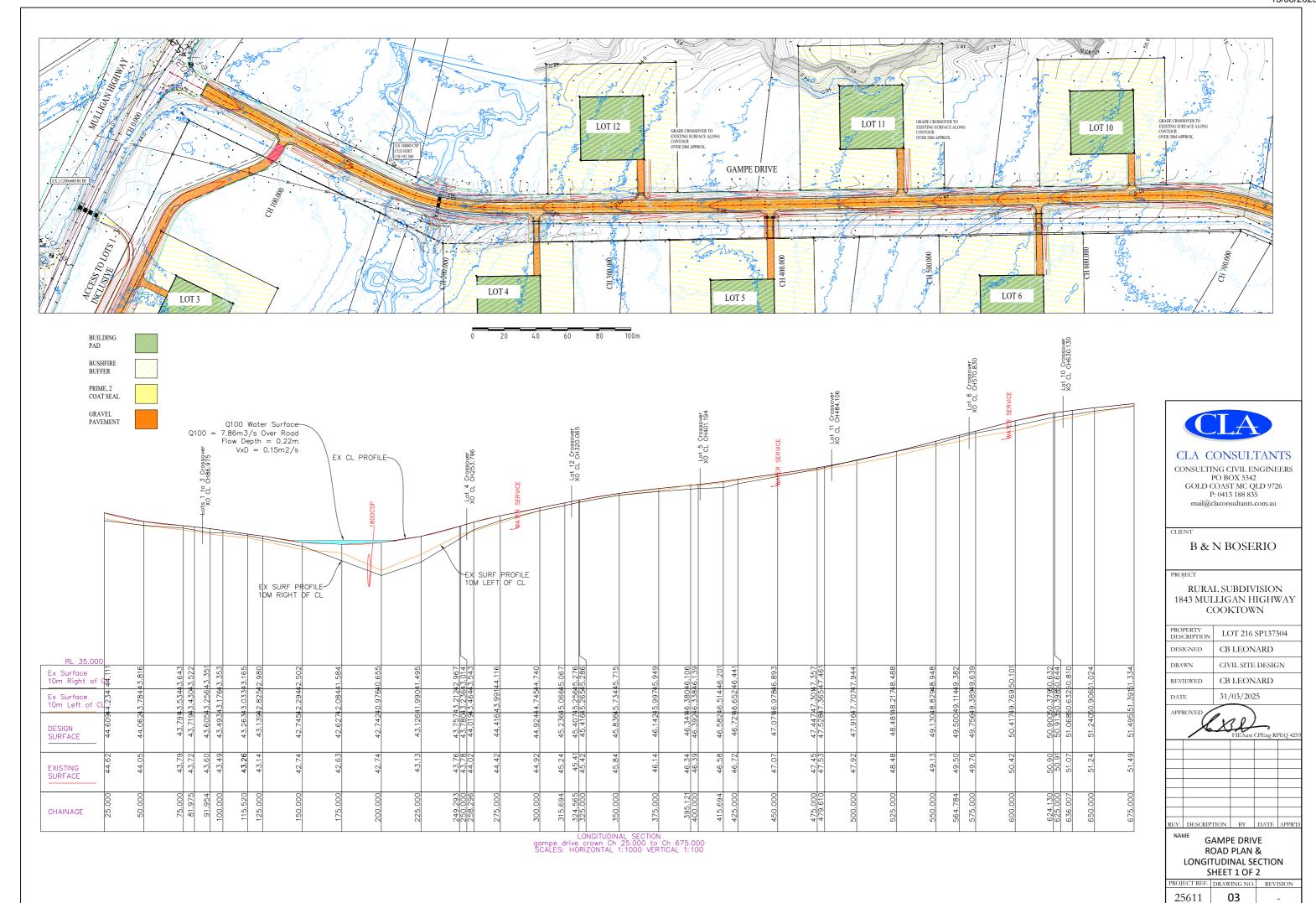
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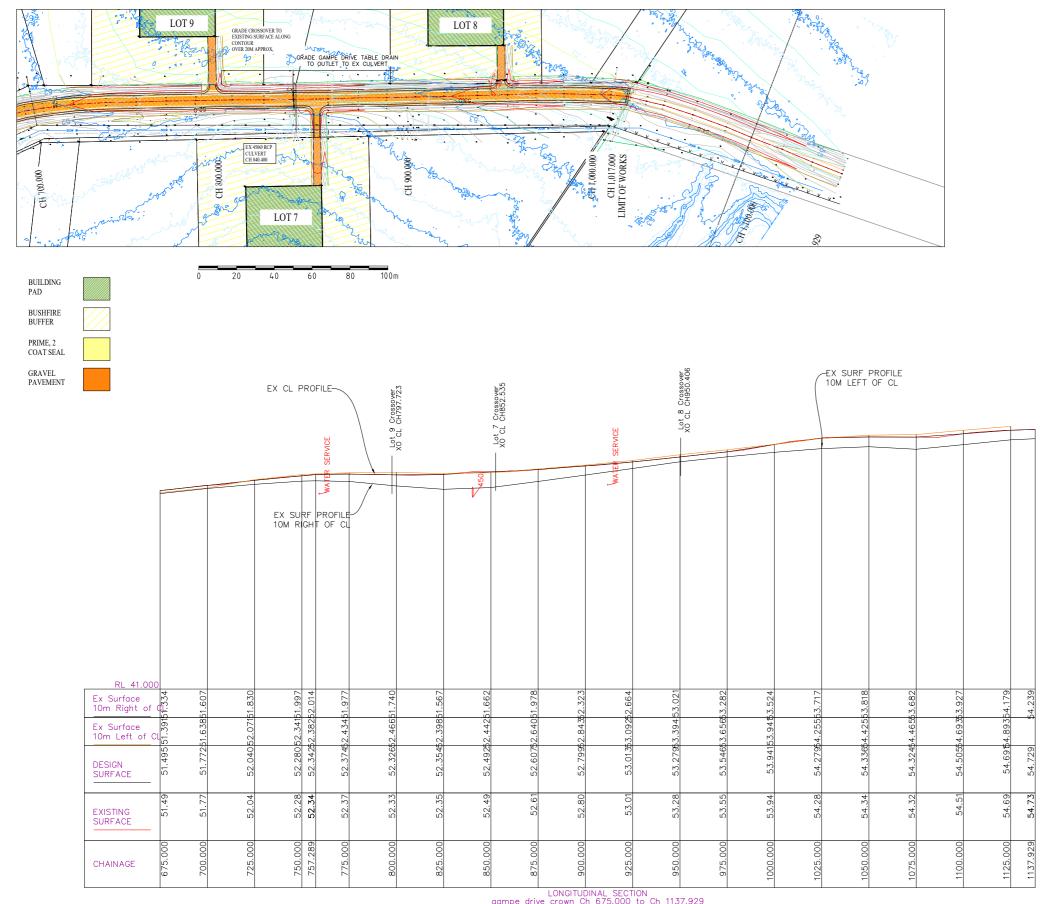
REV. DESCRIPTION BY DATE APPR'E

NAME

DETAILS

PROJECT REF.	DRAWING NO.	REVISION
25611	02	-





LONGITUDINAL SECTION
gampe drive crown Ch 675.000 to Ch 1137.929
SCALES: HORIZONTAL 1:1000 VERTICAL 1:100



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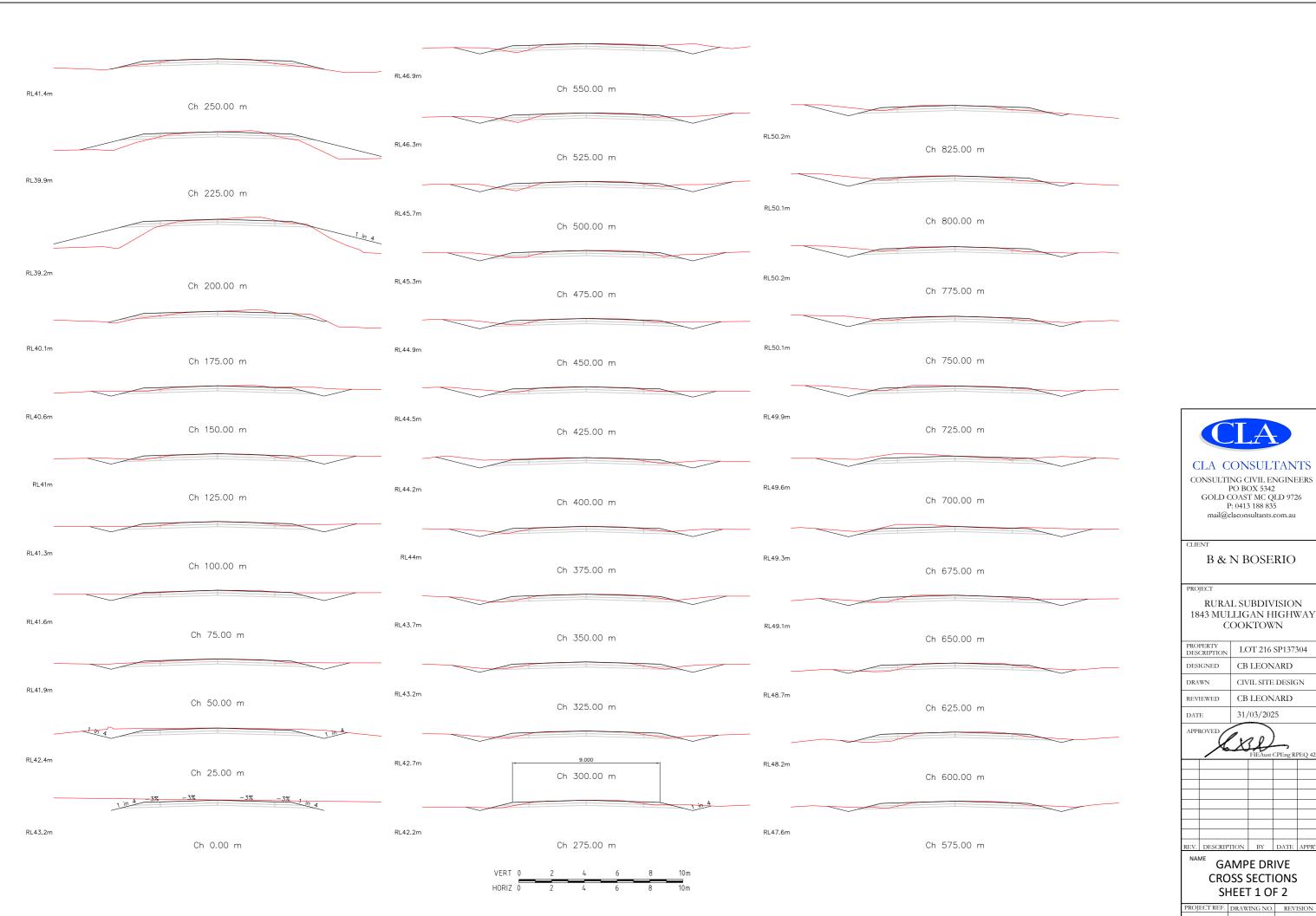
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GAMPE DRIVE **ROAD PLAN &** LONGITUDINAL SECTION SHEET 2 OF 2

25611 04



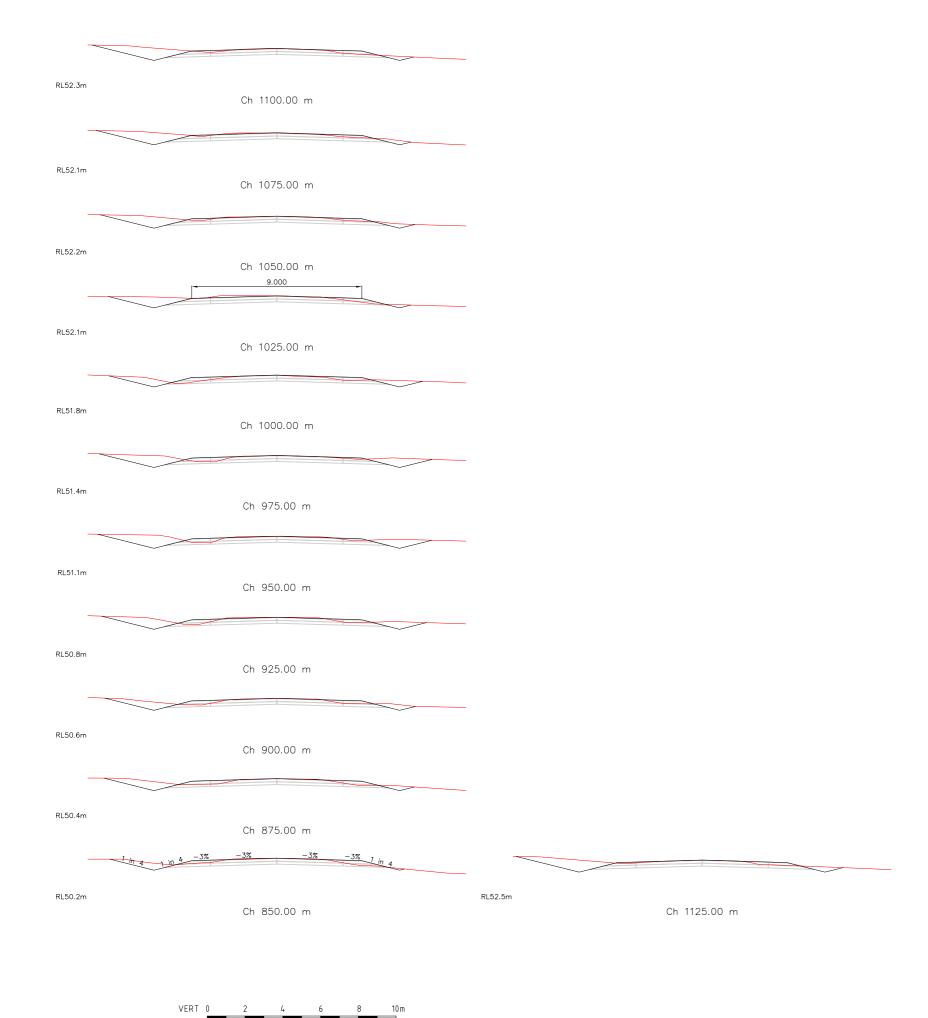


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GAMPE DRIVE **CROSS SECTIONS** SHEET 1 OF 2

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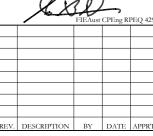
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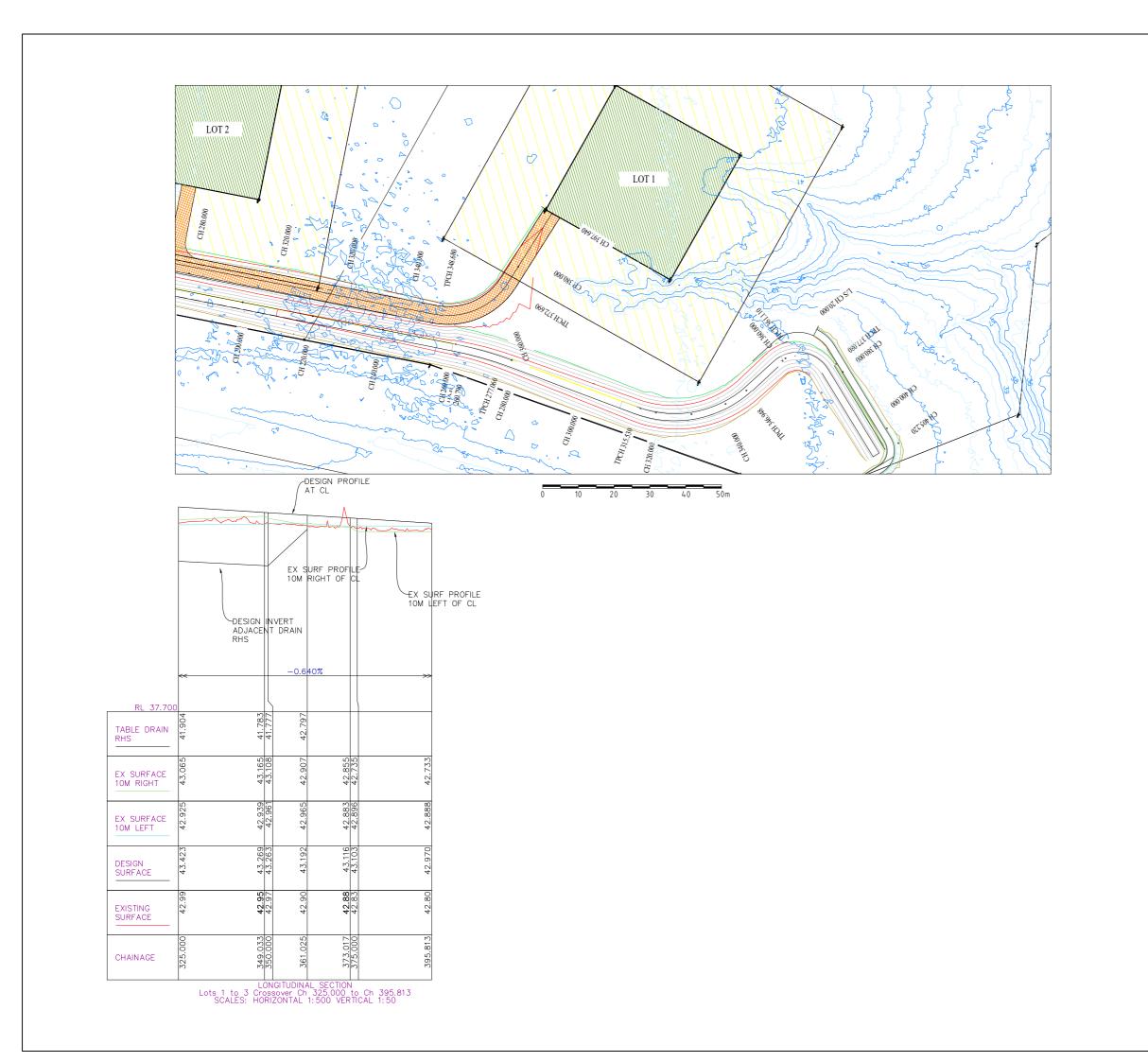
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GAMPE DRIVE CROSS SECTIONS SHEET 2 OF 2

PROJECT REF. DRAWING NO. REVISION
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BUILDING PAD

BUFFER

COAT SEAL

GRAVEL PAVEMENT



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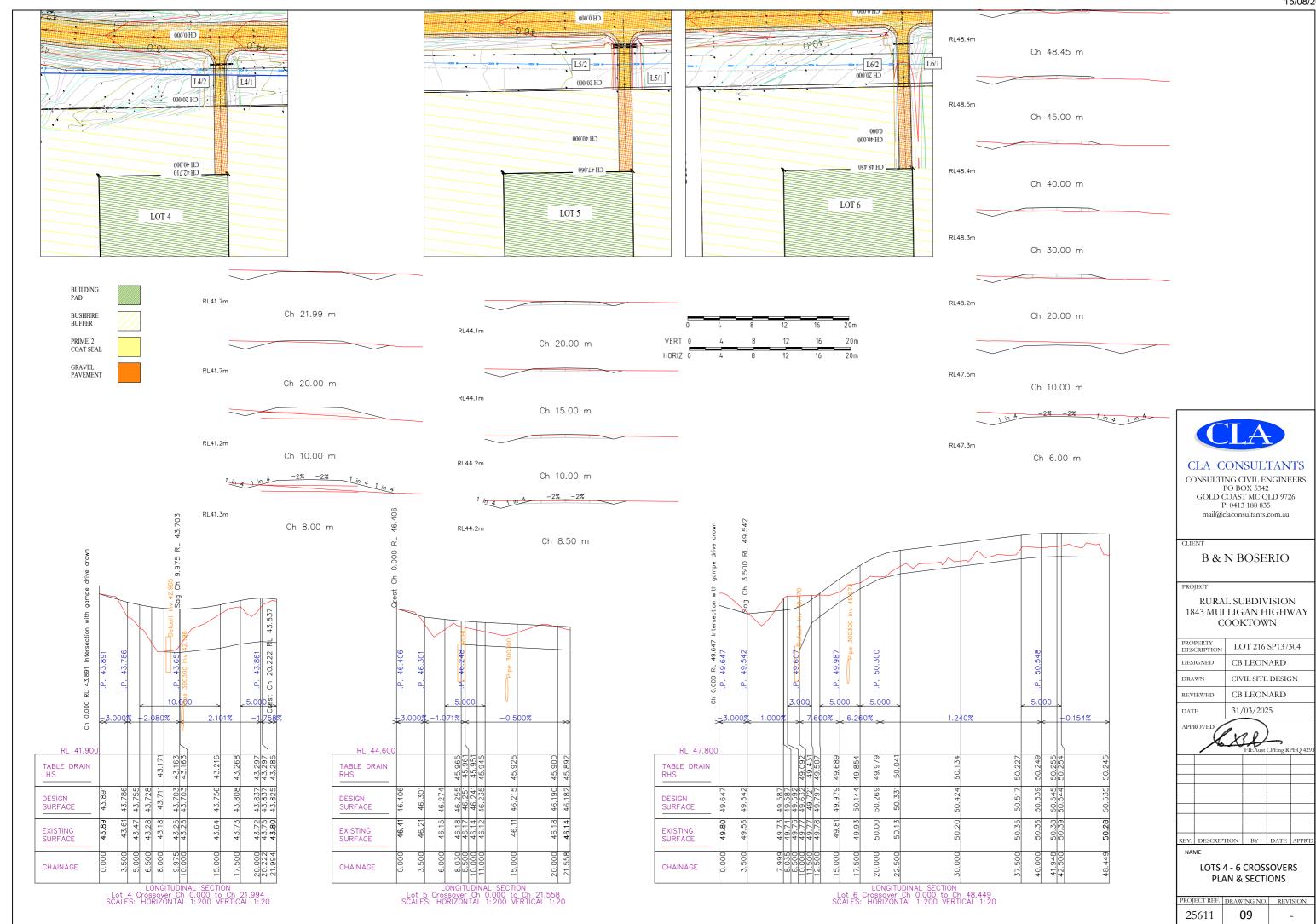
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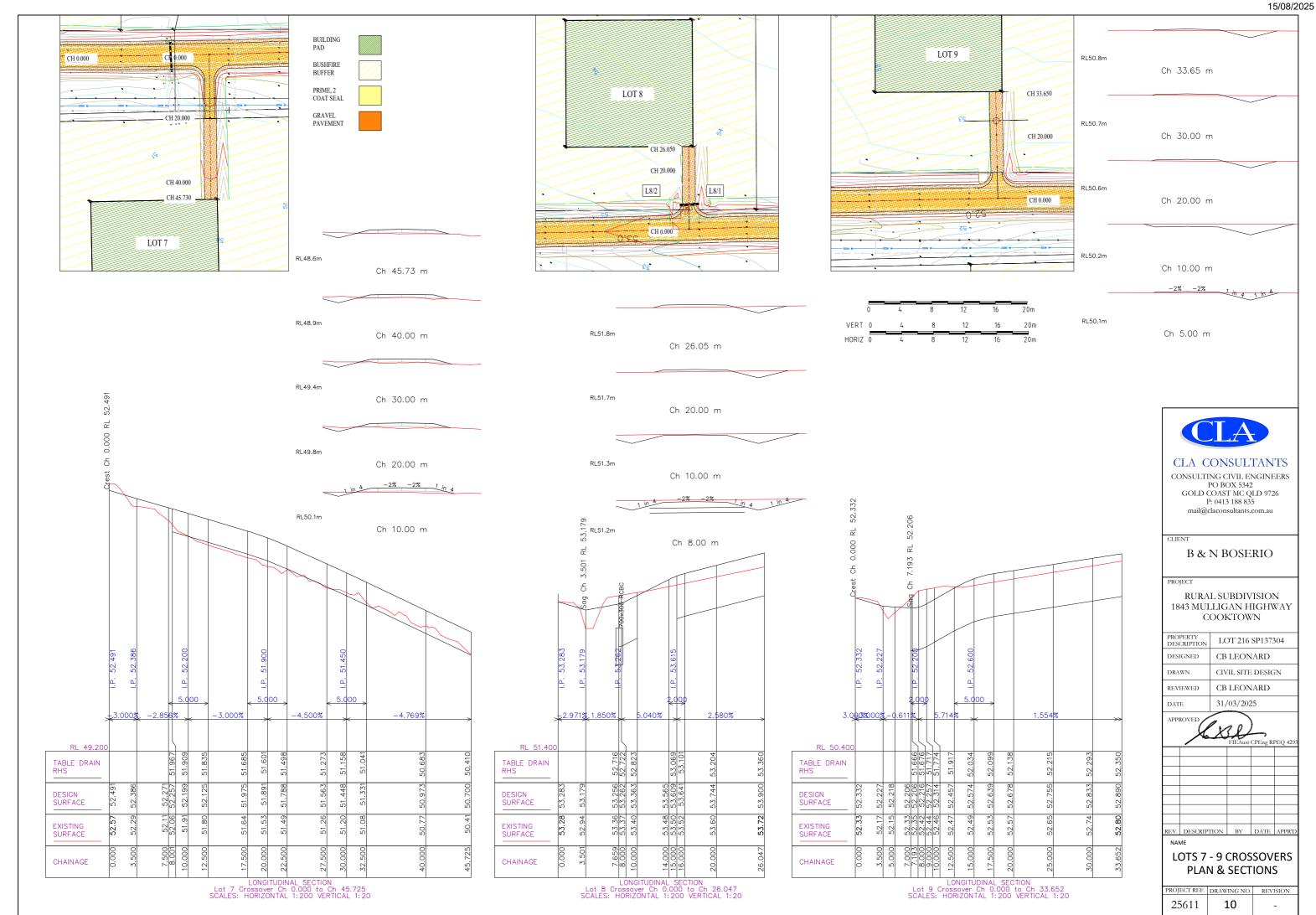
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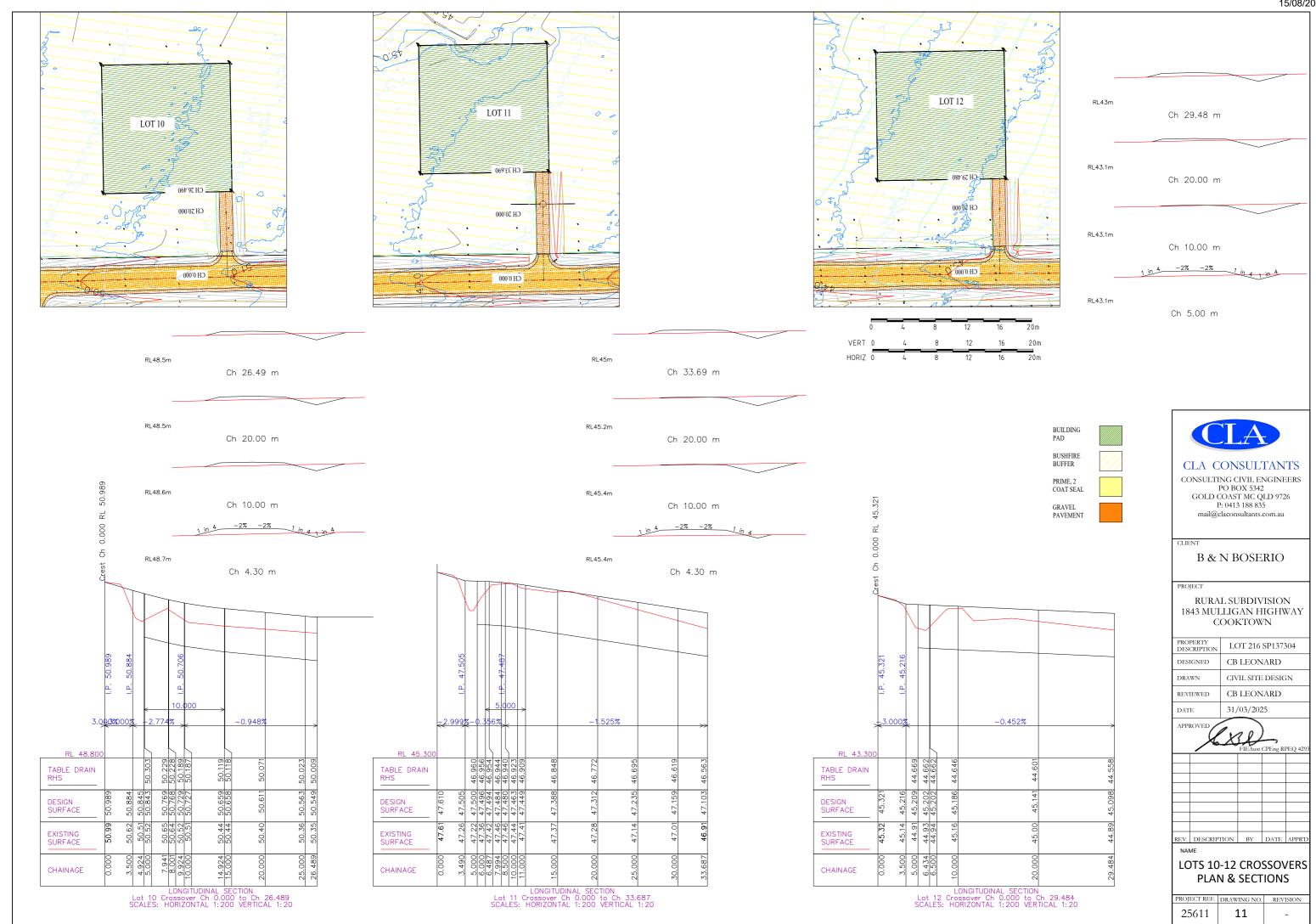
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EV.	DESCRIPTION	BY	DATE	APPR'D

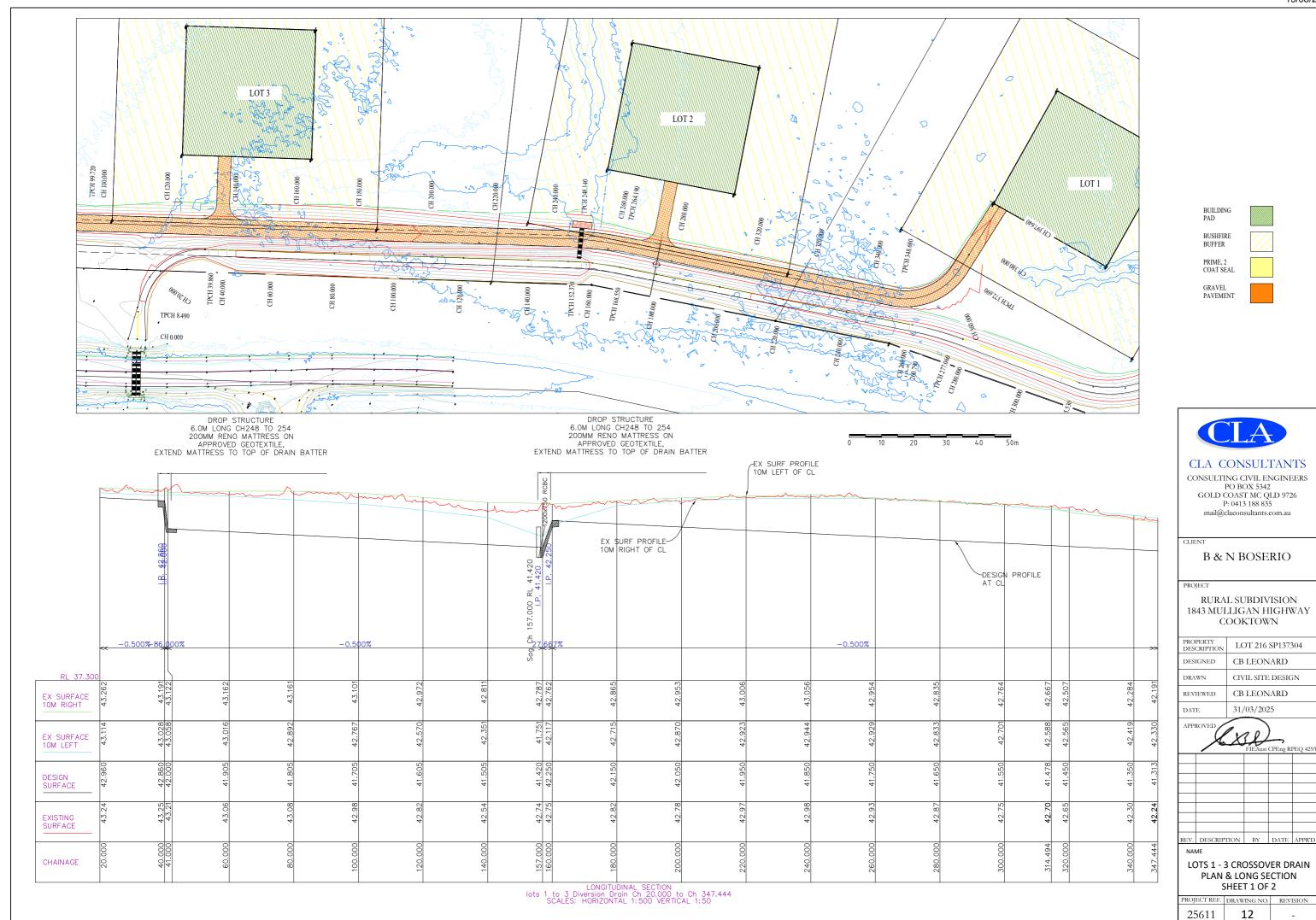
LOTS 1 - 3 CROSSOVER PLAN & LONG SECTION

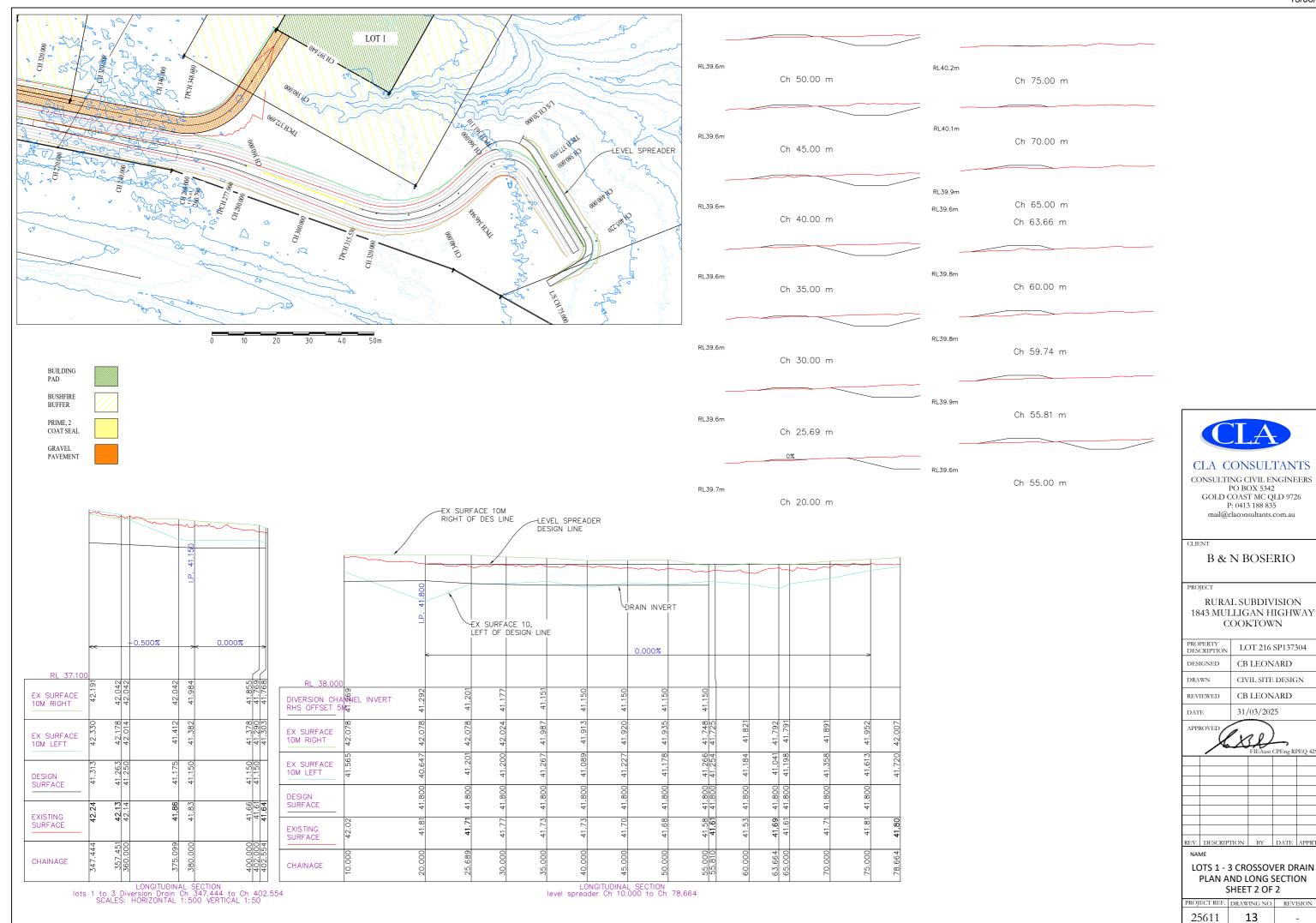
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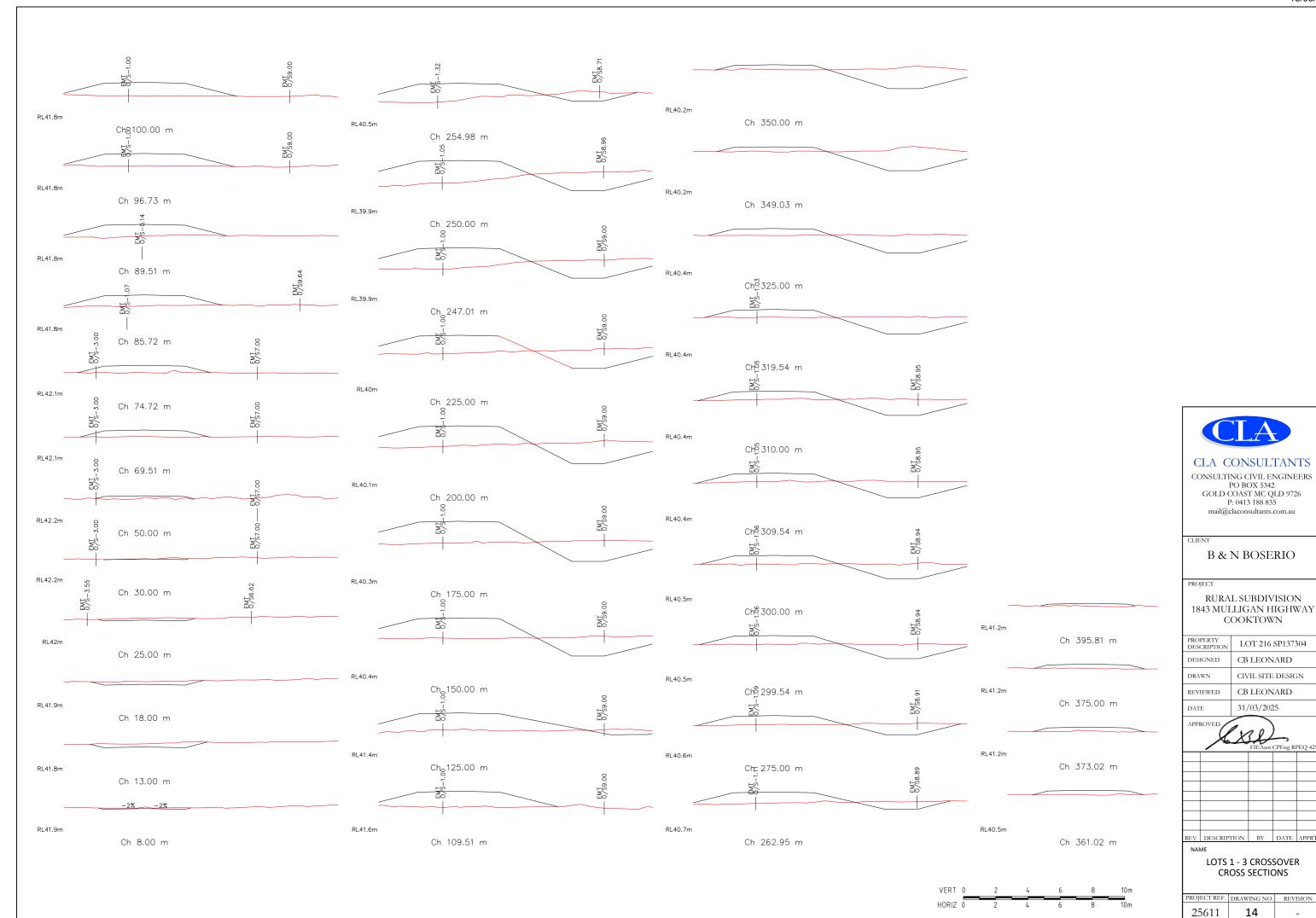


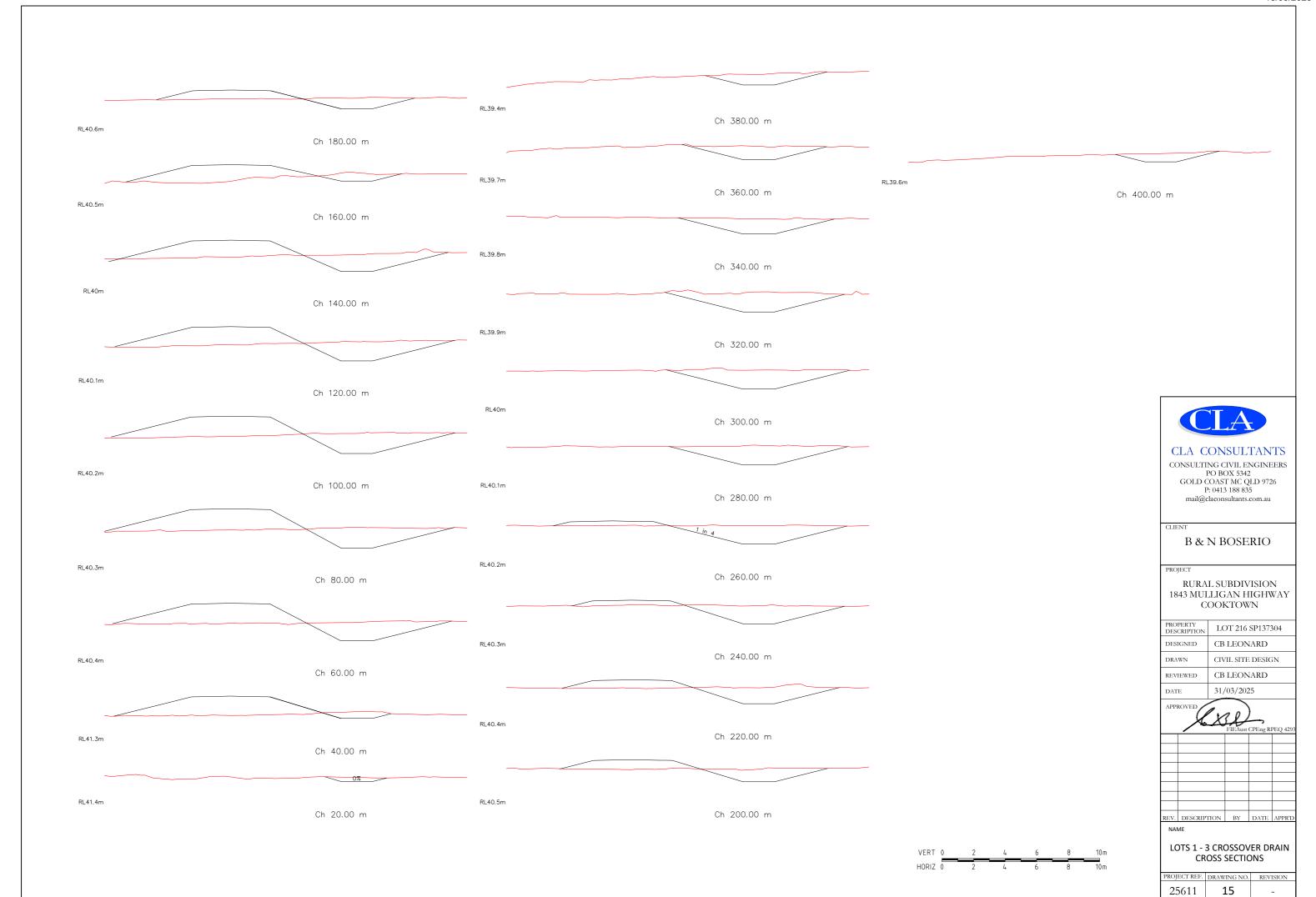


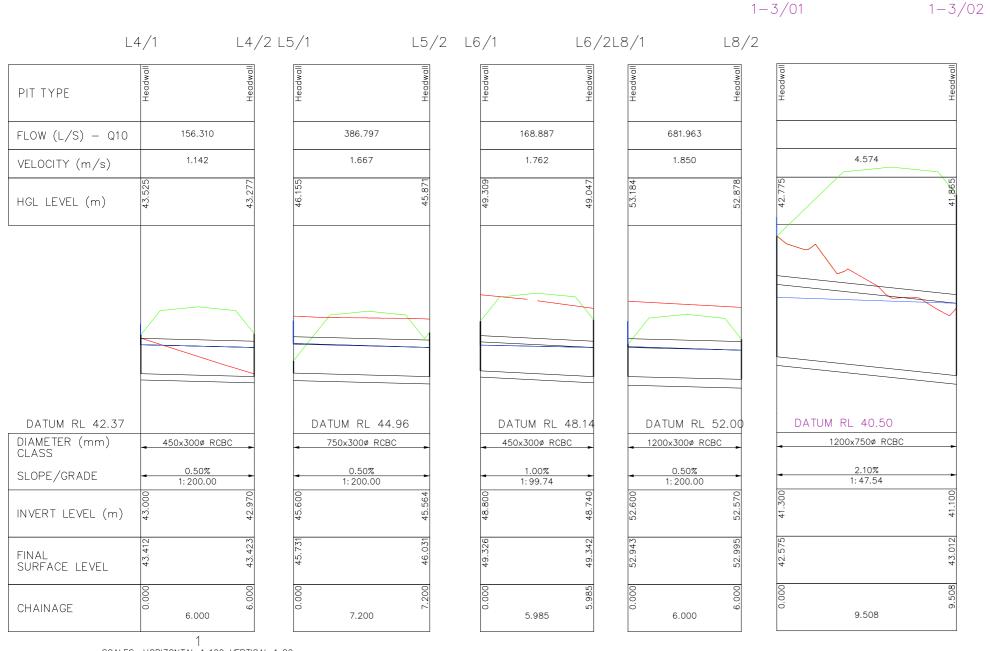












SCALES: HORIZONTAL 1:100 VERTICAL 1:20



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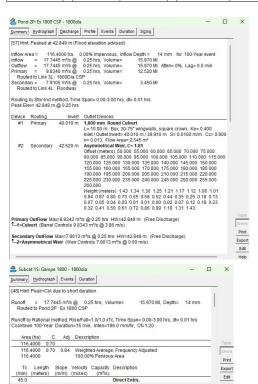
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REV.	DESCRIPTION	BY	DATE	APPR

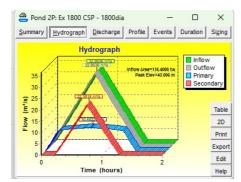
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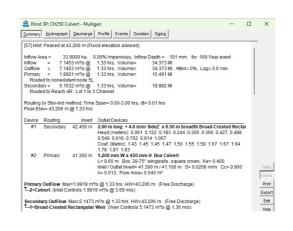
CULVERT LONG SECTIONS

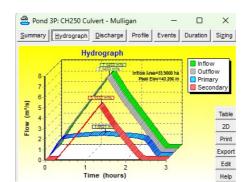
PROJECT REF.	DRAWING NO.	REVISION
25611	16	-

CATCHMENT	u/s structure	D/S STRUCTURE	TIME SUB-CATCHMENT TIME OF CONCENTRATION	RAINFALL INTENSITY	CATCHMENT RUNOFF	RUNOFF CO-EFFICIENT	CATCHMENT AREA	EQUIVALENT AREA	TOTAL CA	CATCHMENT FLOW RATE	DRAIN DESIGN CRITICAL TIME OF CONCENTRATION	RAINFALL INTENSITY	TOTAL (CxA)	REACH LENGTH	PIPE GRADE	PIPE SIZE	No. OF PIPES (1 IF BLANK)	PIPE CLASS	W VELC	TIME OF FLOW IN REACH	CAPACITY FLOW (MANNINGS)	CAPACITY FLOW (HGL)	PART FULL	PART FULL DEPTH PART FULL VELOCITY	DESIGN	U/S OBVERT LEVELS	DRAIN SECTION HGL	UPSTREAM H.G.L.	DOWNSTREAM H.G.L.	W.S.E.	SURFACE OR K&C INVERT LEVEL
			tc min	l mm/hr		С	A ha	CxA ha	Sum CxA ha	Q L/s	tc min	l mm/hr	Sum CxA ha		S %	mm			V m/s	T min	L/s	L/s		m Vp m/s		m	m	m	m	m	m
LOT 4	L4/1	L4/2	10	165		0.70	0.609	0.426	0.426	195	10.00	165	0.426 15	6	1	450×300		RCBC	1.14	0.088	151	190		0.31 1.14		43.307	43.525	43.525	43.277	43.412	43.412
Lot 5 Catchment	L5/1	L5/2	10	165		0.70	1.507	1.055	1.055	483	10.00	165	1.055 38	7 7	0	750×300		RCBC	1.67	0.072	288	387		0.31 1.67		45.907	46.155	46.155	45.871	45.731	45.731
Lot 6 Catchment	L6/1	L6/2	10	165		0.70	0.658	0.461	0.461	211	10.00	165	0.461 16	9 6	1	450x300		RCBC	1.23	0.057	213	269		0.21 1.76		49.107	49.309	49.309	49.047	49.326	49.326
Lot 8 Catchment	L8/1	L8/2	10	165		0.70	2.657	1.860	1.860	852	10.00	165	1.860 68	2 6	0	1200x300		RCBC	1.85	0.054	495	693		0.31 1.85		52.908	53.184	53.184	52.878	52.943	52.943

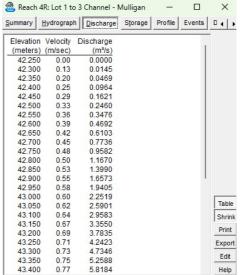














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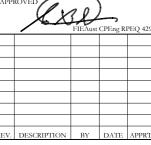
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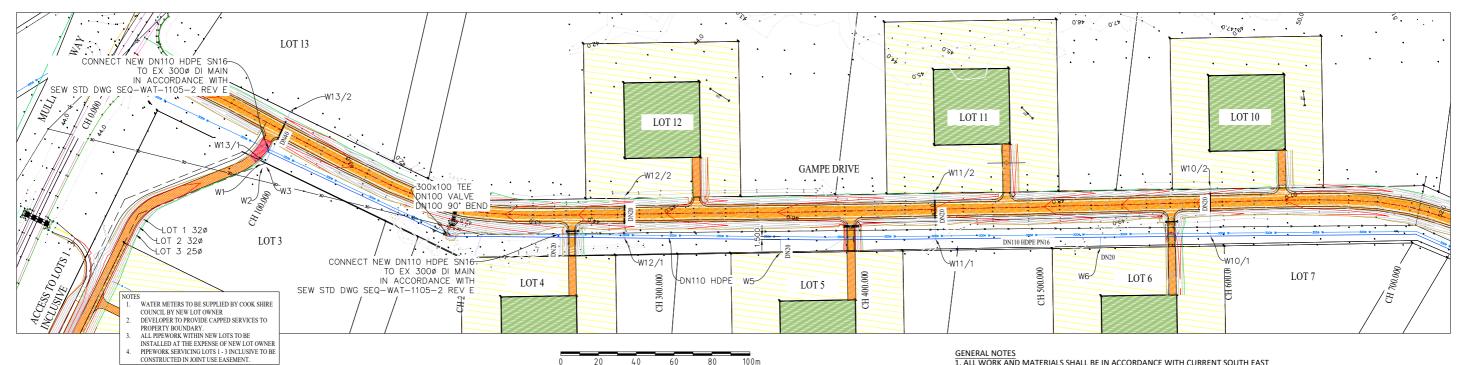
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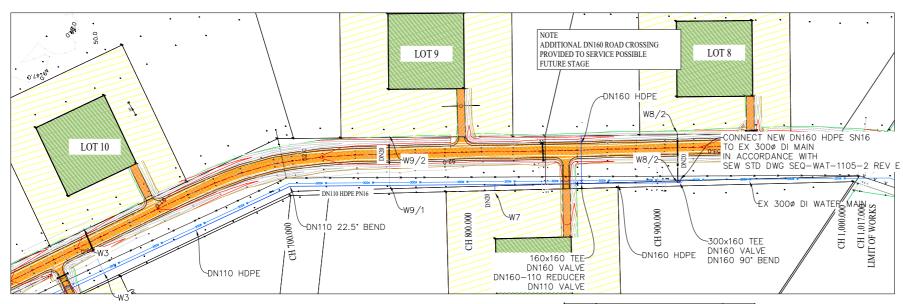
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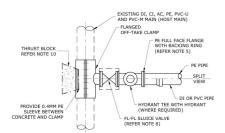


TORMWATER DRAINAGE
CATCHMENT PLAN &
CALCULATIONS

PROJECT REF. DRAWING NO. REVISION
25611 17 -







UNDER PRESSURE CONNECTION METHOD (USING FULL WRAP FLANGED OFFTAKE)
USE OF THIS METHOD IN LCC AREAS SUBJECT TO PRIOR APPROVAL

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

 S.S. OFF-TAKE CLAMP TO BE GRADE 316 S.S. AND OF FULL WRAP CONFIGURATION.
 ALL DICL PIPE AND FITTINGS TO BE SLEEVED OR RE-SLEEVED WITH PIOLYETHYLENE
 SLEEVING OR PETROLATIM TARE SYSTEM
 PELECKTOR/ISSION (EP) FITTINGS TO BE CLASS PN 16 ALTERNATIVE PE
 PELECKTOR/ISSION (EP) FITTINGS TO BE CLASS PN 16 ALTERNATIVE PE
 PELECKTOR/ISSION (EP) FITTINGS TO BE CLASS PN 16 ALTERNATIVE PE
 BACKING RINGS FOR PE FLANCES TO BE AND PROPERTY OF THE PROPER
- UCED IN SIZE BY 50%. R TO DRAWINGS SEQ-WAT-1102-1 AND SEQ-WAT-1105-1 FOR NOTES.

W1	110x32 TEE, DN32 VALVE, DN32 BND	
W2	110x25TEE, DN25VALVE, DN25 END	
W3	110x20 TEE, DN20 VALVE, DN20 BND	
W4	110x20 TEE, DN20 VALVE, DN20 END	
W5	110x20 TEE, DN20 VALVE, DN20 END	
W6	110x20 TEE, DN20 VALVE, DN20 BND	
W7	110x20 TEE, DN20 VALVE, DN20 BND	
W8/1	110x20 TEE, DN20 VALVE	
W8/2	DN20 END	
W9/1	110x20 TEE, DN20 VALVE	
W9/2	DN20 END	
W10/1	110x20 TEE, DN20 VALVE	
W10/2	DN20 END	
W11/1	110x20 TEE, DN20 VALVE	
W11/2	DN20 END	
W12/1	110x20 TEE, DN20 VALVE	
W12/2	DN20 END	
W13/1	110x40 TEE, DN40 VALVE	
W13/2	DN40 BND	

Lot Number	Class	PipeType	Diameter	Length	Source RL	Outlet RL	Q	V	Static Head
LOI NUMBER	Class	Pipe type	Diameter	Lengui	Source RL	Outlet RL		V	Static nead
			mm	m	m	m	L/s	m/s	m
1	PN12.5	HDPE	32	370	71	42.80	0.75	1.30	28.20
2	PN12.5	HDPE	32	256	71	42.50	0.92	1.61	28.50
3	PN12.5	HDPE	25	127	71	43.00	0.68	1.97	28.00
4	PN12.5	HDPE	20	71	71	43.30	0.51	2.31	27.70
5	PN12.5	HDPE	20	65	71	45.20	0.51	2.33	25.80
6	PN12.5	HDPE	20	71	71	50.50	0.43	1.96	20.50
7	PN12.5	HDPE	20	70	71	48.50	0.46	2.08	22.50
8	PN12.5	HDPE	20	83	71	54.20	0.35	1.61	16.80
9	PN12.5	HDPE	20	90	71	53.10	0.35	1.59	17.90
10	PN12.5	HDPE	20	85	71	49.30	0.40	1.83	21.70
11	PN12.5	HDPE	20	90	71	45.20	0.40	1.83	21.70
12	PN12.5	HDPE	20	82	71	43.30	0.47	2.14	27.73
13	PN12.5	HDPE	40	475	71	47.70	1.08	1.20	23.30

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS.
- 2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE
- RELEVANT ALISTRALIAN STANDARDS
- 3. ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL
- 4. COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
 5. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
- 6. A WATER METER SUPPLIED AT THE DEVELOPER'S COST. IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH THE STANDARD DRAWING FOR THE
- 7. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP's ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE
- ASSESED AND IF APPROPRIATE, APPROVED BY THE SEQ-SP.
 8. ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
- 9. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO.SEQ-WAT-1410-1.
- 10. THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.
- 11. DN 32 PE PIPEWORK IN DRIVEWAYS TO LOTS 2, 5 AND 9 TO BE PRIVATE INSRASTRUCTURE

ENVIRONMENTAL CONDITIONS

VEGETATION PROTECTION

A. TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO

CONSTRUCTION, OR REPLACED IF DESTROYED.

B. WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.

C. TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.

D. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL
A. TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.

B. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND

C. ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS: (DELETE IF NO ACID SULPHATE SOILS)

CREEK CROSSINGS

A. SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION B. APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM

ENTERING THE CREEK.

C. NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

A. PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED. B. PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

SAFETY

A. THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION



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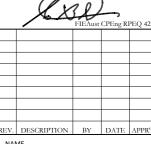
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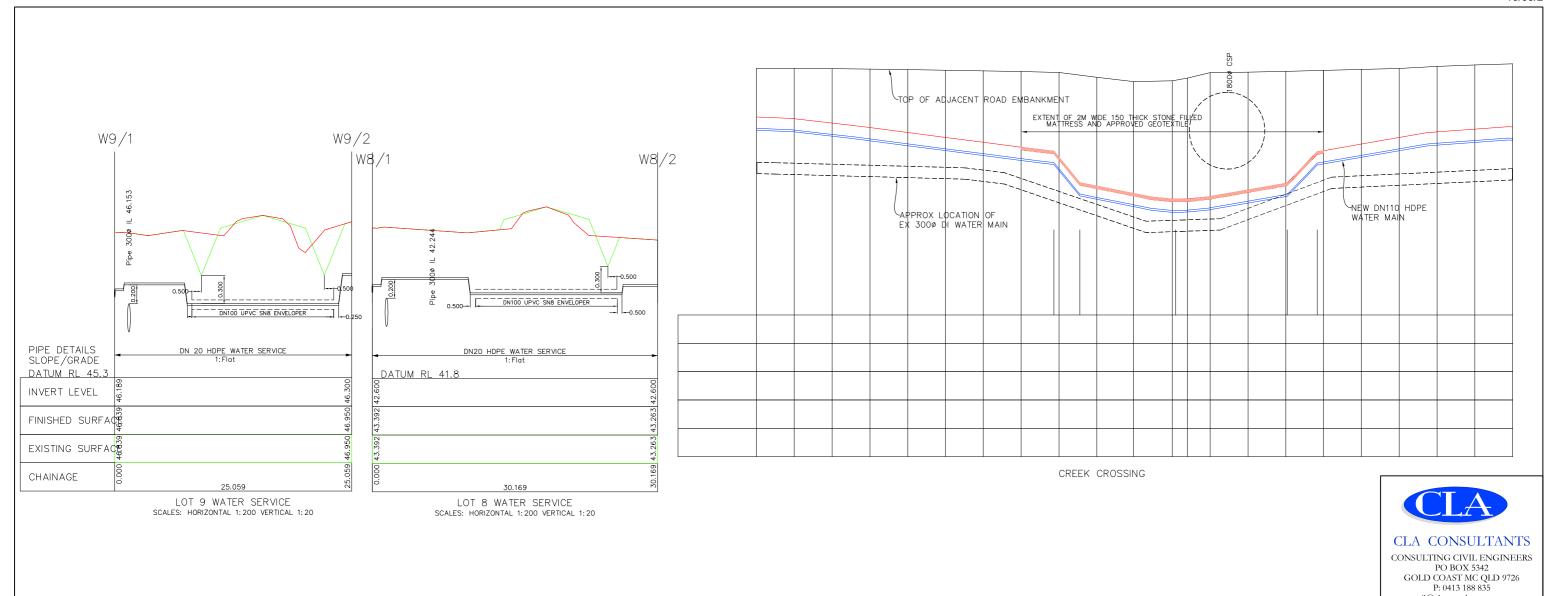
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DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025

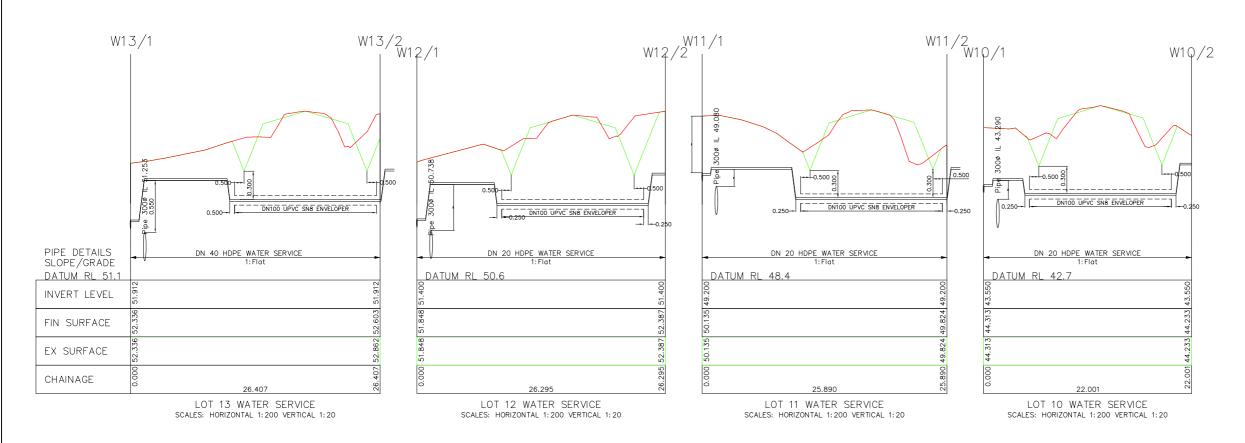


NAME

GAMPE DRIVE WATER RETICULATION

ROJECT REF. DRAWING NO. REVISION 25611 18





mail@claconsultants.com.au

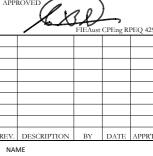
CLIENT

B & N BOSERIO

PROJECT

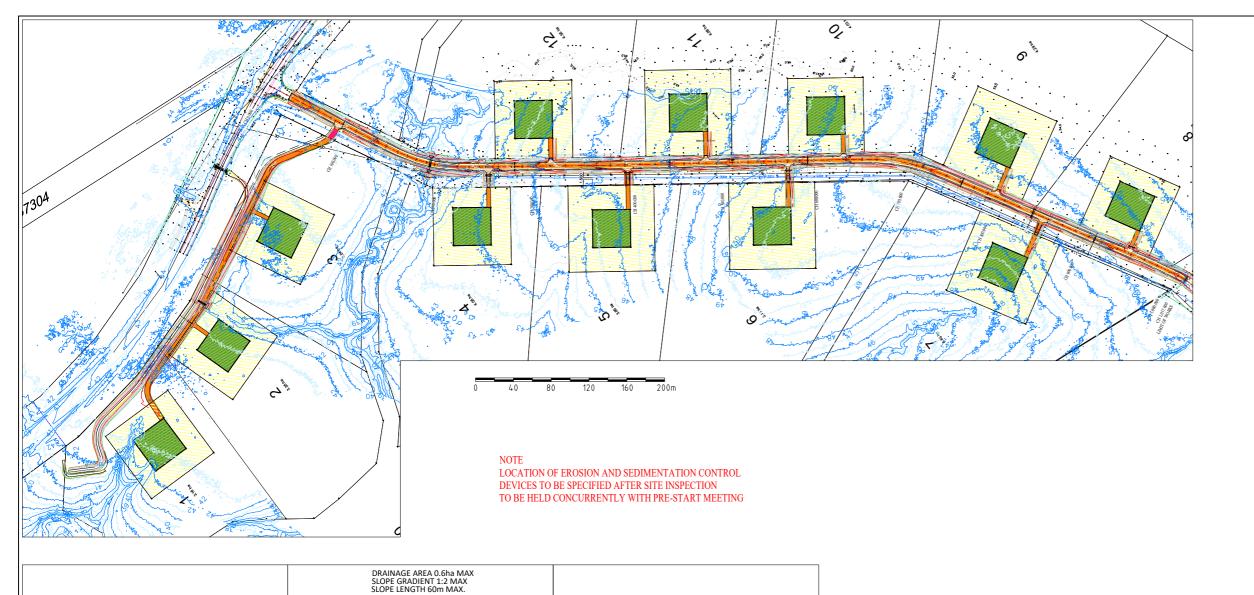
RURAL SUBDIVISION 1843 MULLIGAN HIGHWAY COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
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GAMPE DRIVE WATER RETICULATION CROSS ROAD SERVICES

PROJECT REF.	DRAWING NO.	REVISION
25611	19	-



PORTABLE GRAVEL KERB

SEDIMENT TRAP

ROLL OF WIRE MESH AND GEOTEXTILE FILTER FABRIC FILLED WITH 50-75mm DETAIL OF OVERLAP WIRE STEEL MESH DISTURBED AREA 50mm GAP TO-ALLOW OVERTOPPING UNDISTURBED AREA

SILT FENCE

CONSTRUCTION SITE

RUNOFF FROM PAD DIECTED TO SEDIMENT TRAP

_BERM (0.3m

EXISTING ROADWAY

MIN LENGTH 15r

VEHICLE SHAKEDOWN AREA

Sedimentation and Erosion Control

- 1. Sedimentation and erosion control implementation and maintenance shall be in accordance with Gold Coast Council's Development Manual as read in conjunction with the document titles "Environmental Best Management Practices". The Contractor shall make himself aware of the prevailing weather conditions and shall take all necessary precautions to secure the site at the completion of each day's work, and whenever else is considered necessary
- 2. Sediment and erosion control measures shall be provided as required to prevent the movement of dust and/or silt from the site.
- 3. Sediment and erosion control measures shall be installed downstream of any work area prior to the commencement of work in that area.
- 4. Erosion and sedimentation control measures shall be installed prior to the disturbance of the site and as required during the course of the works.
- Topsoil shall be stripped in accordance with the specification and stockpiles at locations as agreed by the superintendent and Council's designated representative.
- 6. All disturbed areas shall be stabilised with the provision of 75mm minimum topsoil and grass seeded, mulched, re-vegetated etc within 7 days of the completion of final allotment earthworks.
- 7. All sediment control measures and devices shall be inspected for structural damage after each rainfall event and at the completion of each days work. All trapped sediment shall be removed to an approved location on site for re-use on site or for subsequent removal from the site. Site disposal will only be approved when it can be established that no additional erosion can occur.
- 8. Sediment and erosion control measures around stockpiles shall include but not necessarily be limited to:-
- a) Provision of a silt fence below the stockpile, as indicated by the natural slopes of
- b) Provision of grass cover if stockpile is to remain in place for more that 30 days,
- c) Provision of a surface emulsion or approved equivalent to prevent wind erosion.
- d) Diversion of runoff around stockpiles.
- 9. Place 600mm width turf at both top and toes of retaining walls and tops of new kerb.
- 10. Water areas of construction regularly as required to obviate potential for dust
- nuisance to adjoining properties and the site generally. 11. Contractor to be responsible for removal of silt that is washed onto Council or private property
- from subject site. 12. Contractor to make provision for containment of waste materials on site including waste oils etc
- from machinery servicing.

 13. Contractor to be responsible for tyhe control of dust at all times including weekends and holidays.

Construction Traffic Shakedown

Provide construction traffic shake down device at all relevant site exit points. Clean out and maintain shake down device regularly to ensure efficient operation

LEGEND

TEMPORARY SILT POND



VEHICLE SHAKEDOWN



SILT FENCE



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CLIENT

B & N BOSERIO

PROJECT

RURAL SUBDIVISION 1843 MULLIGAN HIGHWAY COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
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31/03/2025 DATE

EV. DESCRIPTION BY DATE APPR'

NAME

EROSION/SEDIMENTATION CONTROL PLAN

PROJECT REF.	DRAWING NO.	REVISION
25611	20	-