

Our Ref: LM: lmc:DA/4950 AD2025/0007048

Your Ref: 25611

12 November 2025

Mr B Boserio c/- CLA Consultants

PO Box 5342

GOLD COAST MC QLD 9726

E-mail: Campbell.leonard@claconsultants.com.au

Attention: Campbell Leonard

Dear Mr Leonard

Decision Notice - Approval

Given under section 63 of the *Planning Act 2016*

With reference to Development Application (DA/4950) please find attached the relevant Decision Notice, which was approved by Cook Shire Council in full, subject to conditions.

Details of the decision are as follows:

Decision Details

Date of Decision: Council approved the Development Application by delegation to the Chief Executive Officer on 10 November 2025.

Approval Details: **Approved in full** with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Application Details

Application Number: DA/4950

Approval Sought: Development Permit for Operational Works

Description of the Development: Road, Drainage and Water Infrastructure

Category of Development: Assessable Development

Category of Assessment: Code Assessment

Planning Scheme: Cook Shire Council Planning Scheme 2017 v2.0

Premises Details

Location - Street Address: 1843 Mulligan Highway, COOKTOWN 4895

Location - Real Property Description: Lot 216 on SP137304

All or part of above land: All

Local Government Area: Cook Shire

Assessment Manager Conditions

This approval is subject to the conditions in **Attachment 1**.

Further Development Permits

Not Applicable

Properly Made Submissions

Not applicable - no part of the application required public notification.

Referral Agencies

Not applicable - no part of the application required referral.

Variation approval details

Not Applicable

Other requirements under section 43 of the *Planning Regulation 2017*

Not Applicable

Approved Plans and Specifications

Copies of the approved plans, specifications and/or drawings are enclosed in **Attachment 2**.

Currency Period for the Approval

This development approval will lapse If the development does not start within two (2) years as stated in section 85 of the *Planning Act 2016*.

Lapsing of approval if development started but not completed

In accordance with section 88(1) of the *Planning Act 2016*, a development approval, other than a variation approval, for development lapses to the extent the development is not completed within any period or periods required under a development condition.

Rights of Appeal

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* are provided in Attachment 4 of this Decision Notice.

Other Details

Council relies on the accuracy of information included in the application documentation when assessing and deciding applications.

If you find an inaccuracy in any of the information provided above, have a query, or need to seek clarification about any of these details, please contact Cook Shire Council's Planning and Environment Department on 07 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller
Manager Planning and Environment
Cook Shire Council

enc:	Attachment 1	Conditions Imposed by the Assessment Manager
	Attachment 2	Approved Plans (D25/40324)
	Attachment 3	Notice of Decision – Statement of Reasons (AD2025/0007047)
	Attachment 4	Extract of Appeal Provisions (Chapter 6 part 1 of the <i>Planning Act 2016</i>)

Attachment 1 Conditions Imposed by the Assessment Manager

A. ASSESSMENT MANAGER (COUNCIL) CONDITIONS

No.	Condition	Timing
GENERAL		
1.	COMPLIANCE WITH CONDITIONS The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer.	At all times
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times
3.	WORKS - DAMAGE TO INFRASTRUCTURE The Developer must repair any damage to existing infrastructure that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately.	At all times
4.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards.	At all times
5.	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times

APPROVED PLANS & DOCUMENTS
APPROVED PLANS & DOCUMENTS

Undertake the approved development generally in accordance with the approved plans and documents, including any amendments made in red on the approved plan(s) or document(s):

Title	Date	Prepared By
Locality Map General Arrangement, Drawing Schedule, Notes - Dwg No. 25611-01 Rev.A	31/03/2025	CLA Consultants
Details - Dwg No. 25611-02 Rev A.	31/03/2025	CLA Consultants
Gampe Drive – Plan & Longitudinal Section Sheet 1 of 2- Dwg No. 25611-03 Rev A.	31/03/2025	CLA Consultants
Gampe Drive – Plan & Longitudinal Section Sheet 2 of 2- Dwg No. 25611-04 Rev A.	31/03/2025	CLA Consultants
Gampe Drive – Cross Sections Sheet 1 of 2 – Dwg No. 25611-05 Rev A	31/03/2025	CLA Consultants
Gampe Drive – Cross Sections Sheet 2 of 2 – Dwg No. 25611-06 Rev A	19/09/2025	CLA Consultants
Lots 1-3 Crossover Plan & Long Section – Sheet 1 of 2 Dwg No. 25611-07 Rev A	19/09/2025	CLA Consultants
Lots 1-3 Crossover Plan & Long Section – Sheet 2 of 2 Dwg No. 25611-08 Rev A	19/09/2025	CLA Consultants
Lots 4-6 Crossover Plan & Long Sections – Dwg No. 25611-09 Rev A	19/09/2025	CLA Consultants
Lots 7-9 Crossover Plan & Long Sections – Dwg No. 25611-10 Rev A	19/09/2025	CLA Consultants
Lots 10-12 Crossover Plans & Long Sections – Dwg No. 25611-11 Rev A	19/09/2025	CLA Consultants
Lots 1-3 Crossover Drain Plan & Long Section – Sheet 1 of 2 Dwg No. 25611-12 Rev A	19/09/2025	CLA Consultants

6.

At all times

	Lots 1-3 Crossover Drain Plan & Long Section – Sheet 2 of 2 Dwg No. 25611-13 Rev A	19/09/2025	CLA Consultants	
	Lots 1-3 Crossover cross Sections – Sheet 1 of 2 Dwg No. 25611-14 Rev A	19/09/2025	CLA Consultants	
	Lots 1-3 Crossover cross Sections – Sheet 2 of 2 Dwg No. 25611-15 Rev A	19/09/2025	CLA Consultants	
	Culvert Details – Dwg No. 25611-16 Rev A	19/09/2025	CLA Consultants	
	Catchment Plan & Stormwater Drainage Calculations Dwg No. 25611-17 Rev A	19/09/2025	CLA Consultants	
	Water Reticulation Plan & Details – Dwg No. 25611-18 Rev A	19/09/2025	CLA Consultants	
	Gampe Drive Water Reticulation Cross Road Services – Dwg No. 25611-19 Rev A	19/09/2025	CLA Consultants	
	Erosion /Sedimentation Control Plan – Dwg No. 25611-20 Rev A	19/09/2025	CLA Consultants	
	Easement, Flow Paths & Floor Levels – Dwg No. 25611-21 Rev A	19/09/2025	CLA Consultants	
7.	CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.			At all times
CONDITIONS				
8.	COMMENCEMENT OF WORK Approved work must not commence until Council has received and accepted written Notice of Intention to Commence Work and all matters relevant to the Pre-Start meeting completed in accordance with sections CP1.07, CP1.08 and CP1.09 of the FNQROC Development Manual.			As stated

9.	PUBLIC NOTICE AND PROJECT SIGNAGE Public notice of the approved work must be given in accordance with the following requirements: <ul style="list-style-type: none"> (i) Project Signage erected on the site frontages to constructed roads and all signage must be in accordance with Section CP1.11 (2) of the FNQROC Development Manual. (ii) Once installed, project signage must remain erected for the duration of work. 	Prior to Commencement of Works
10.	FOR CONSTRUCTION DRAWINGS For Construction Issue Engineering Drawings, inclusive of any amendments required by Conditions of this Permit, must be certified as approved by a suitably qualified RPEQ and a copy submitted to Council.	Prior to Commencement of Works
11.	CONSTRUCTION MANAGEMENT PLAN Prepare and provide a Construction Management Plan (CMP) that addresses all operations associated with the permitted Operational Work, including but not limited to: <ul style="list-style-type: none"> (i) Hours of construction; (ii) Location(s) of construction access; (iii) Parking of vehicles (including construction site employees and delivery vehicles); (iv) Traffic management and control (including loading and unloading); (v) On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; (vi) Site safety and security after hours to prevent public entry. The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must be implemented at all times for the duration of approved work.	Prior to Commencement of Works
12.	EROSION AND SEDIMENT CONTROL All erosion and sediment controls nominated in the approved plan of development must be implemented prior to the discharge of water from the site such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the	At all times.

	<p>FNQROC Development Manual). Erosion and sediment control measures must be maintained at all times to the satisfaction of the Council's Director Infrastructure.</p> <p>All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines.</p>	
13.	Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.	At all times.
14.	<p>INSPECTION TEST PLANS (ITP'S)</p> <p>Inspections must be undertaken during construction in accordance with Appendix A of CP1, section CP1.04 and CP1.16 (Inspection and Testing) of FNQROC Development Manual. These Witness and Hold Points are to be included in the contractors Inspection and Test Plan (ITP) and be made available for inspection on the site. The ITP's must be endorsed by the RPEQ.</p>	At all times.
15.	<p>AS CONSTRUCTED PLANS</p> <p>"As Constructed" documentation in accordance with Section CP1.21 and Section CP1.22 of the FNQROC Development Manual be certified as approved by an RPEQ and a copy submitted to Council for endorsement.</p>	Prior to Works Acceptance
16.	<p>LOTS 9 TO 12 DRIVEWAY CULVERTS</p> <p>Provide amended engineering plans and supporting calculations demonstrating the provision of appropriately sized culverts beneath the driveways of Lots 9 to 12, to ensure uninterrupted conveyance of stormwater runoff within the road reserve without discharging into private land.</p> <p>The amended engineering plans and supporting calculations must be endorsed by Council prior to commencement of works.</p> <p>The culverts beneath the driveways of Lots 9 to 12 must be constructed prior to works acceptance.</p>	Prior to Works Acceptance
17.	<p>CROSSROAD DRAINAGE</p> <p>Upgrade the crossroad drainage across Gampe Road to achieve a minimum 10-year ARI capacity in accordance with Table 7.4.3 and 7.4.5 of the Queensland Urban Drainage Manual (QUDM), unless otherwise approved by Council.</p> <p>Amended engineering plans and supporting calculations demonstrating the upgrade of the crossroad drainage across Gampe Road must be endorsed by Council prior to commencement of works.</p> <p>The upgraded crossroad drainage must extend across the full extent of the proposed Gampe Road upgrade and incorporate appropriately</p>	Prior to Works Acceptance

	<p>designed headwalls at both inlet and outlet ends.</p> <p>The upgrade of the crossroad drainage across Gampe Road must be constructed prior to works acceptance.</p> <p>Note: Revised supporting calculations must be provided demonstrating compliance with the maximum flow depth and depth*velocity product in accordance with Table 7.4.3 and 7.4.5 of the Queensland Urban Drainage Manual (QUDM).</p>	
18.	<p>MINIMUM IMMUNITY LEVELS</p> <p>Provide amended engineering plans demonstrating the extent of the 100-year ARI flood event OR nominate the minimum finished floor level for all proposed building envelopes. The amended plans must demonstrate immunity plus freeboard is achieved for the proposed building envelopes in accordance with the Queensland Urban Drainage Manual (QUDM).</p>	Prior to Works Acceptance
19.	<p>DRAINAGE EASEMENT</p> <p>Provide revised plans demonstrating the following drainage easement provisions:</p> <ul style="list-style-type: none"> (i) Provide a drainage easement in favour of Council OR amend the property boundary of the balance land, to fully include the top of bank of the unnamed watercourse crossing Gampe Road; (ii) Provide a drainage easement over the proposed diversion drain, culvert and drainage path conveying stormwater runoff from the Mulligan Highway culverts to Caroline Creek; and (iii) Provide a drainage easement over the drainage path located to the rear of proposed Lots 8 to 12. <p>The easement documents required must be endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.</p>	Prior to Works Acceptance
20.	<p>STORMWATER DRAINAGE</p> <p>All stormwater drainage infrastructure works must be constructed in accordance with the Approved Plan(s) and the relevant design and specification sections of the FNQROC Development Manual.</p>	Prior to Works Acceptance.
21.	<p>LAWFUL POINT OF DISCHARGE</p> <p>All stormwater from the land must be directed to a lawful point of discharge as per the Approved Plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p>	At all times.

22.	EXISTING CREEK AND DRAINAGE AREAS <p>Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise shown on the Approved Plan(s).</p>	At all times.
23.	EXTERNAL WORKS <p>Upgrade the existing road formation and proposed table drain on Gampe Road as shown on the Approved Plan(s) and generally in accordance with Type 3 requirements as detailed in the FNQROC Development Manual Standard Drawing S1005.</p> <p>Bituminous surfacing comprising of a prime and two-coat seal must be constructed for the full length of the road from the Mulligan Highway through to the western boundary of Proposed Lots 7 and 900.</p> <p>The works must be carried out in accordance with the Approved Plan(s) and the relevant design and specification requirements of the FNQROC Development Manual prior to works acceptance.</p> <p><i>Note: The external works must be coordinated via Council's Capital Works Program, as some components may already be scheduled – this may be secured under an Infrastructure Agreement between Council and the developer.</i></p>	Prior to Works Acceptance.
24.	ACCESS <p>Construct a shared access driveway with a minimum width of 4.0 metres extending from Gampe Drive to service Proposed Lots 1 to 3, as shown on the Approved Plan(s).</p> <p>Construct individual access crossovers and driveways with a minimum width of 4.0 metres for each proposed Lots 1 to 12, as shown on the Approved Plan(s).</p> <p>The works must be undertaken generally in accordance with FNQROC Development Manual Standard Drawing S1105 and constructed to a rural standard prior to works acceptance.</p>	Prior to Works Acceptance.
25.	ACCESS AND SERVICES EASEMENT <p>Provide revised plans demonstrating the following access and services easement provisions:</p> <ul style="list-style-type: none"> (i) Provide an access and services easement over the proposed 4.0 metre wide access driveway servicing proposed Lots 1 to 3. <p>The easement documents required must be endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.</p>	Prior to Works Acceptance

26.	<p>WATER WORKS</p> <p>All water infrastructure works must be constructed in accordance with the Approved Plan(s) and the relevant design and specification sections of the FNQROC Development Manual.</p> <p>The water reticulation system must be installed with two (2) connection points to the Annan Water Supply pipeline, providing individual water service connections to proposed Lots 1 - 3.</p> <p>The water main must be located within the Gampe Drive road reserve, aligned parallel to the existing trunk main with a minimum horizontal separation of 1.5 metres.</p>	Prior to Works Acceptance.
27.	<p>Where the Applicant proposes any changes to the Approved Plan(s), amended engineering drawings and all supporting documentation must be submitted to Council for review and endorsement, prior to the commencement of works.</p> <p>No works associated with the amended design are to commence until written approval has been issued by Council.</p>	Prior to Commencement of Works.

B. ASSESSMENT MANAGER (COUNCIL) ADVICE

1. The currency period for this application is two (2) years. Should the approved works not commence within this time, the approval shall lapse.
2. The applicant/owner must notify Council of their intention to commence the use compliance with these conditions or negotiated conditions (or court determined conditions) and prior to the commencement of the use. This will allow a check for compliance with conditions to be carried out by Council officers.
3. The applicant/owner is to ensure compliance with the requirements of the Aboriginal Cultural Heritage Act and in particular 'the duty of care' that it imposes on all landowners.

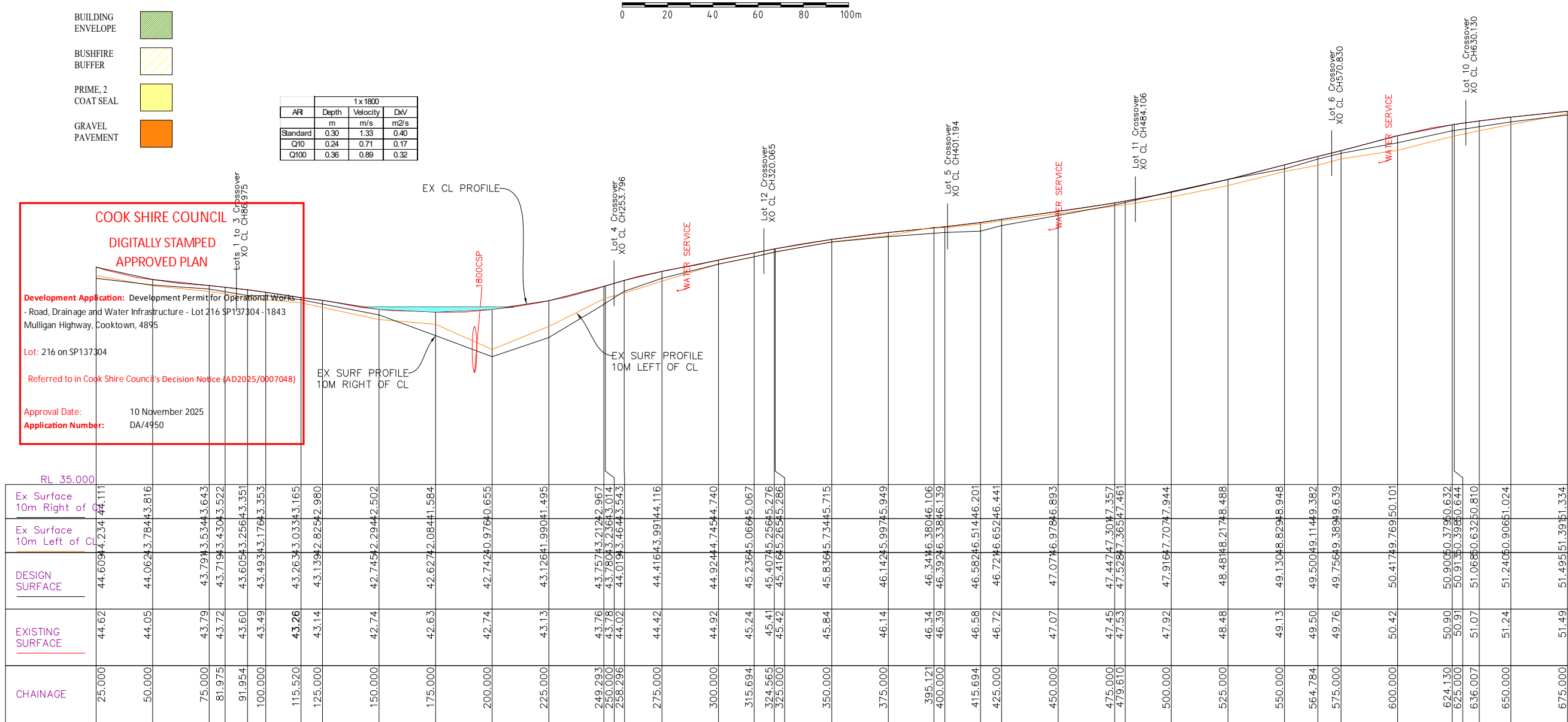
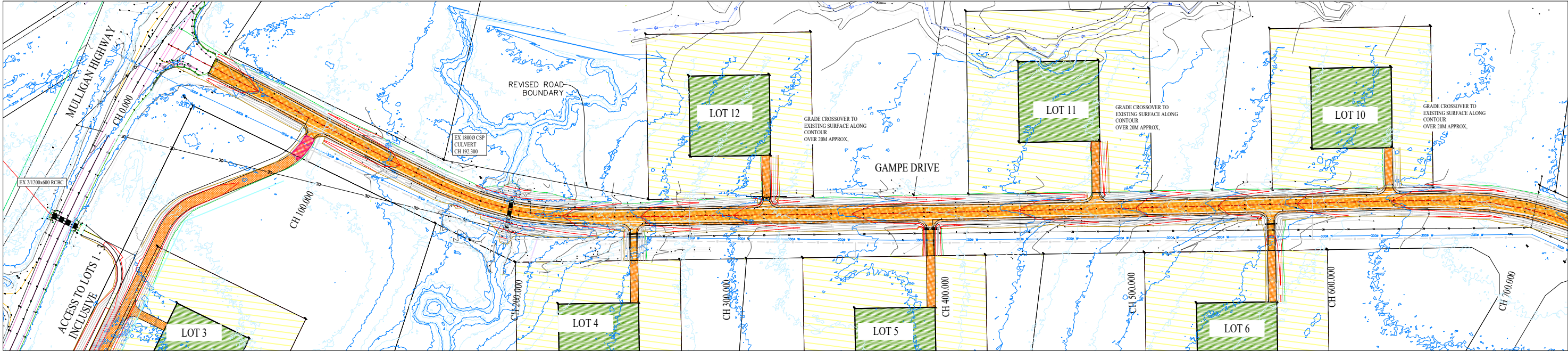
4. Removal of Protected Vegetation

This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:

- *Environment Protection and Biodiversity Conservation Act 1999 (Cth);*
- *Nature Conservation Act 1999 (Qld);*
- *Vegetation Management Act 1999 (Qld).*

Attachment 2 **Approved Plans (D25/40324)**

PROJECT REF.	DRAWING NO.	REVISION
25611	02	A



LONGITUDINAL SECTION
gampe drive crown Ch 25.000 to Ch 675.000
SCALES: HORIZONTAL 1:1000 VERTICAL 1:100

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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
DATE	31/03/2025

APPROVED

FIE Aust CP Eng RPEQ 4293

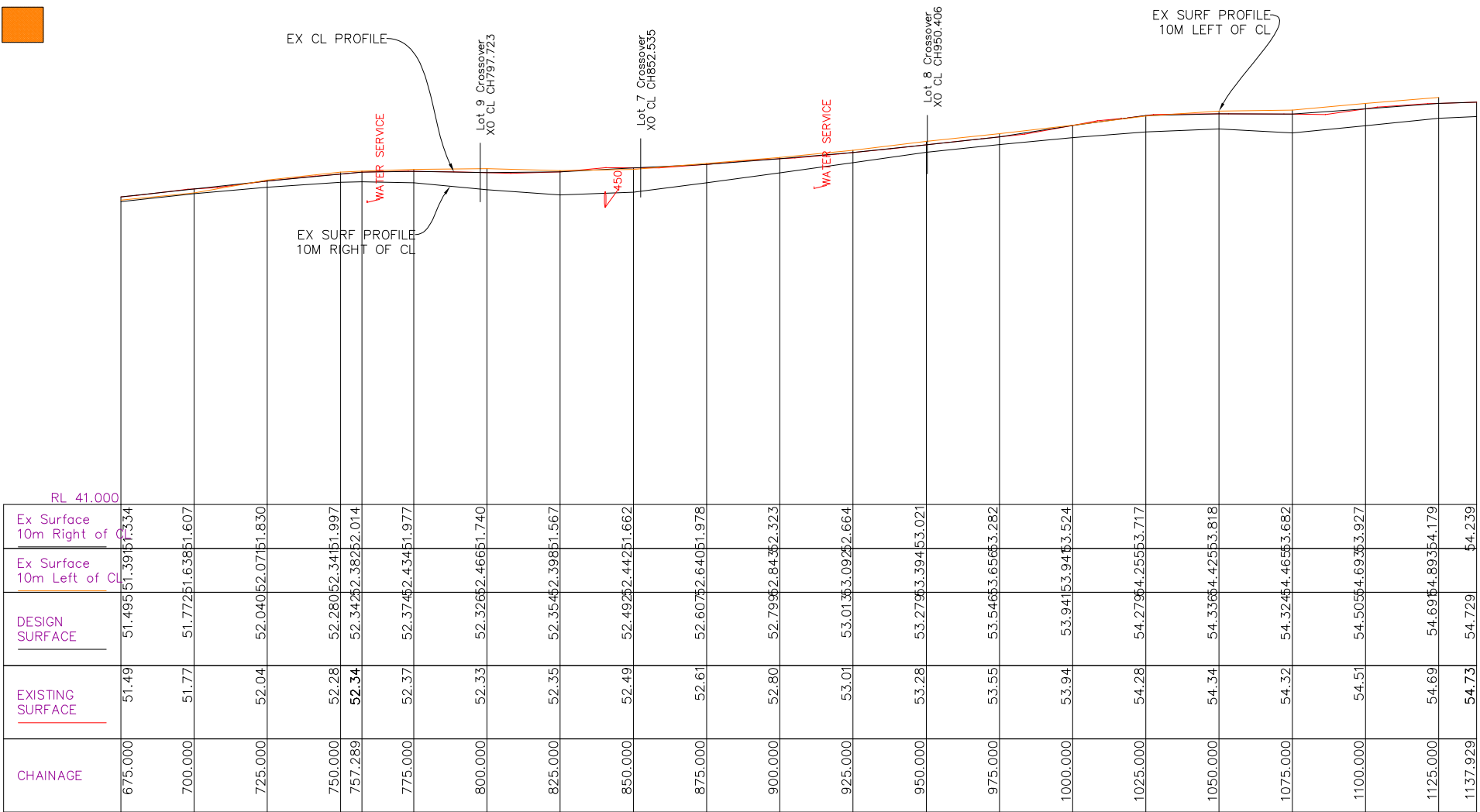
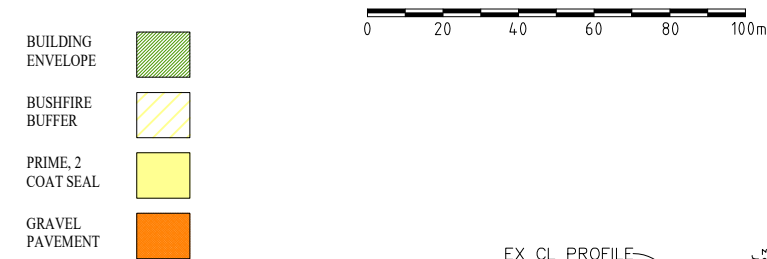
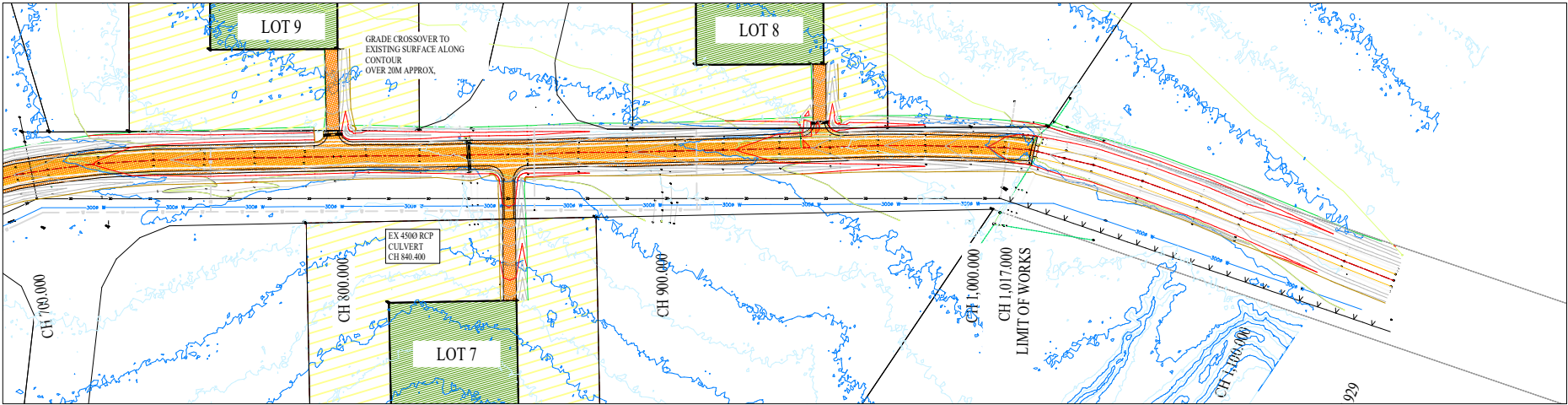
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REV.	DESCRIPTION	BY	DATE	APPR'D

NAME

**GAMPE DRIVE
ROAD PLAN &
LONGITUDINAL SECTION
SHEET 1 OF 2**

PROJECT REF.	DRAWING NO.	REVISION
25611	03	A



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

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date: 10 November 2025
Application Number: DA/4950



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PROJECT
RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION LOT 216 SP137304

DESIGNED CB LEONARD

DRAWN CIVIL SITE DESIGN

REVIEWED CB LEONARD

DATE 31/03/2025

APPROVED

FIEAust CPEng RPEQ 4293

REV. DESCRIPTION BY DATE APPR'D

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

PROJECT REF. DRAWING NO. REVISION
25611 04 A

COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

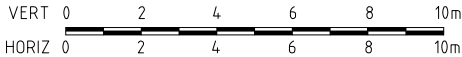
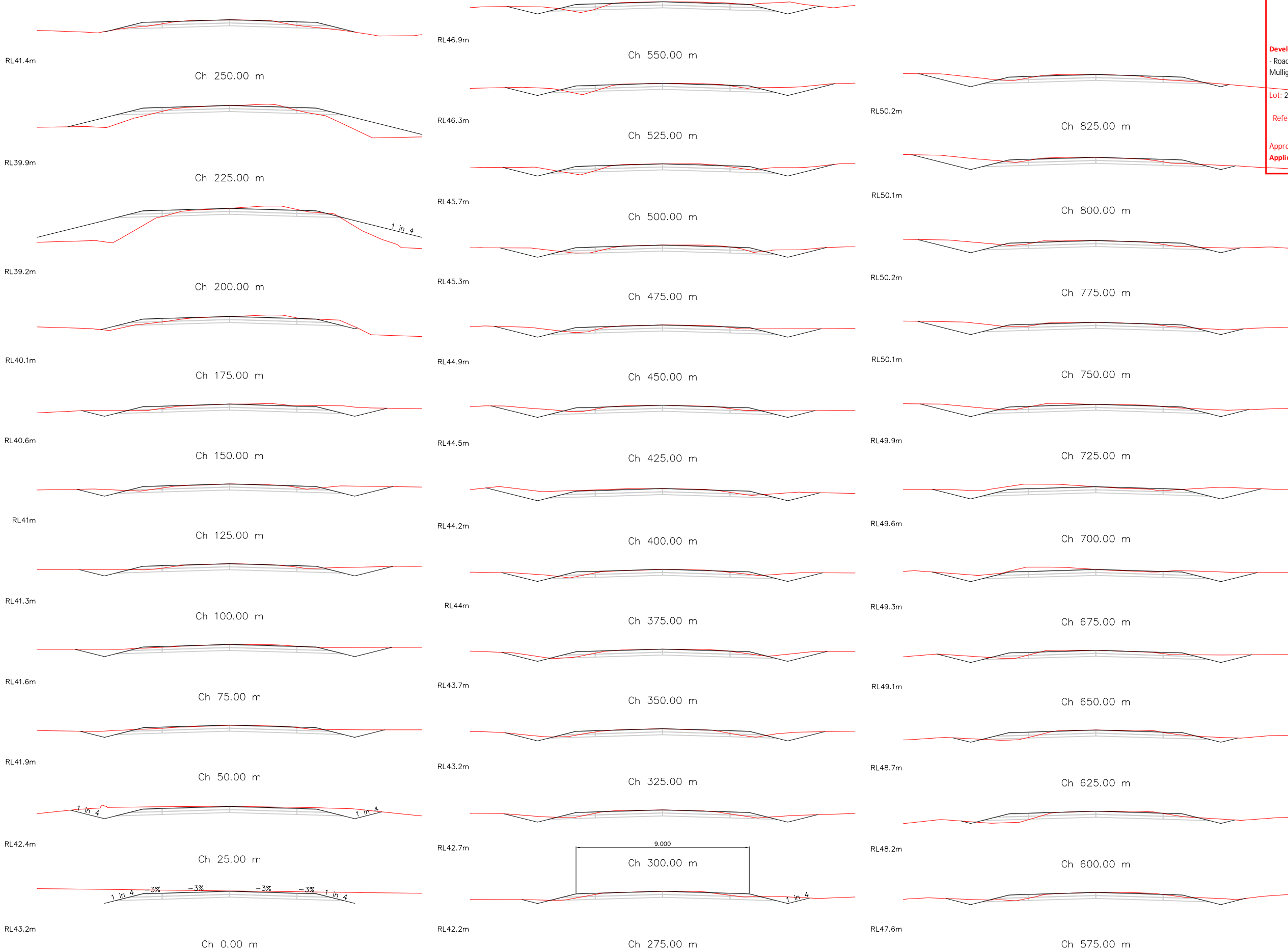
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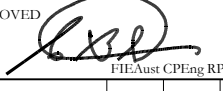
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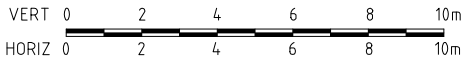
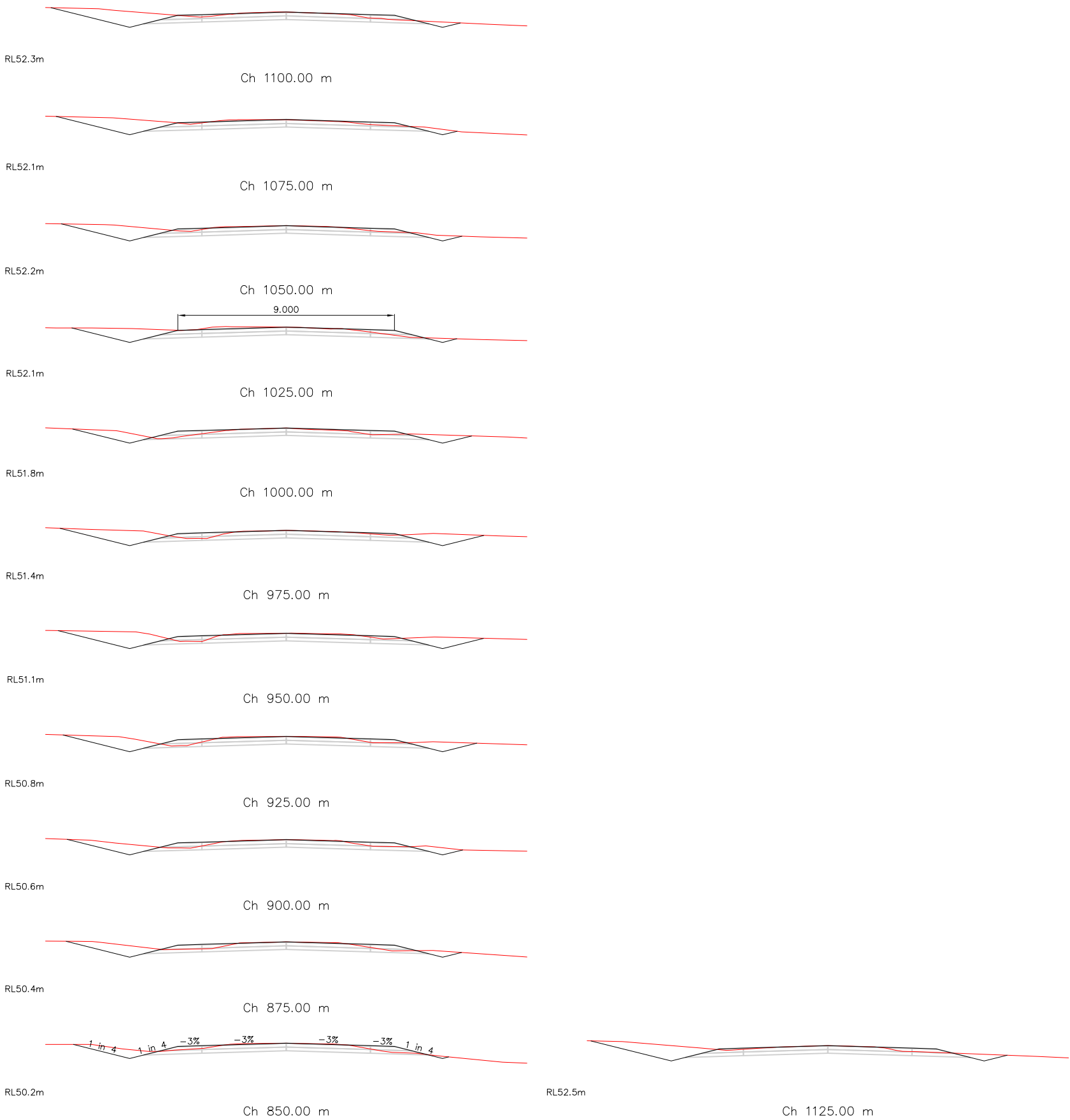
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B & N BOSERIO				
PROJECT				
RURAL SUBDIVISION 1843 MULLIGAN HIGHWAY COOKTOWN				
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DATE	31/03/2025			
APPROVED	 FIEAust CPEng RPEQ 4293			
A	CSC RFI	CBL	19/09/25	CBL
REV.	DESCRIPTION	BY	DATE	APPR'D
NAME				
GAMPE DRIVE CROSS SECTIONS SHEET 1 OF 2				
PROJECT REF.	DRAWING NO.	REVISION		
25611	05	A		



COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN


Development Application: Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

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1843 MULLIGAN HIGHWAY
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A	CSC RFI	CBL	19/09/25	CBL
REV.	DESCRIPTION	BY	DATE	APPR'D

NAME

GAMPE DRIVE
CROSS SECTIONS
SHEET 2 OF 2

PROJECT REF.	DRAWING NO.	REVISION
25611	06	A

CLIENT

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PROJECT

RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

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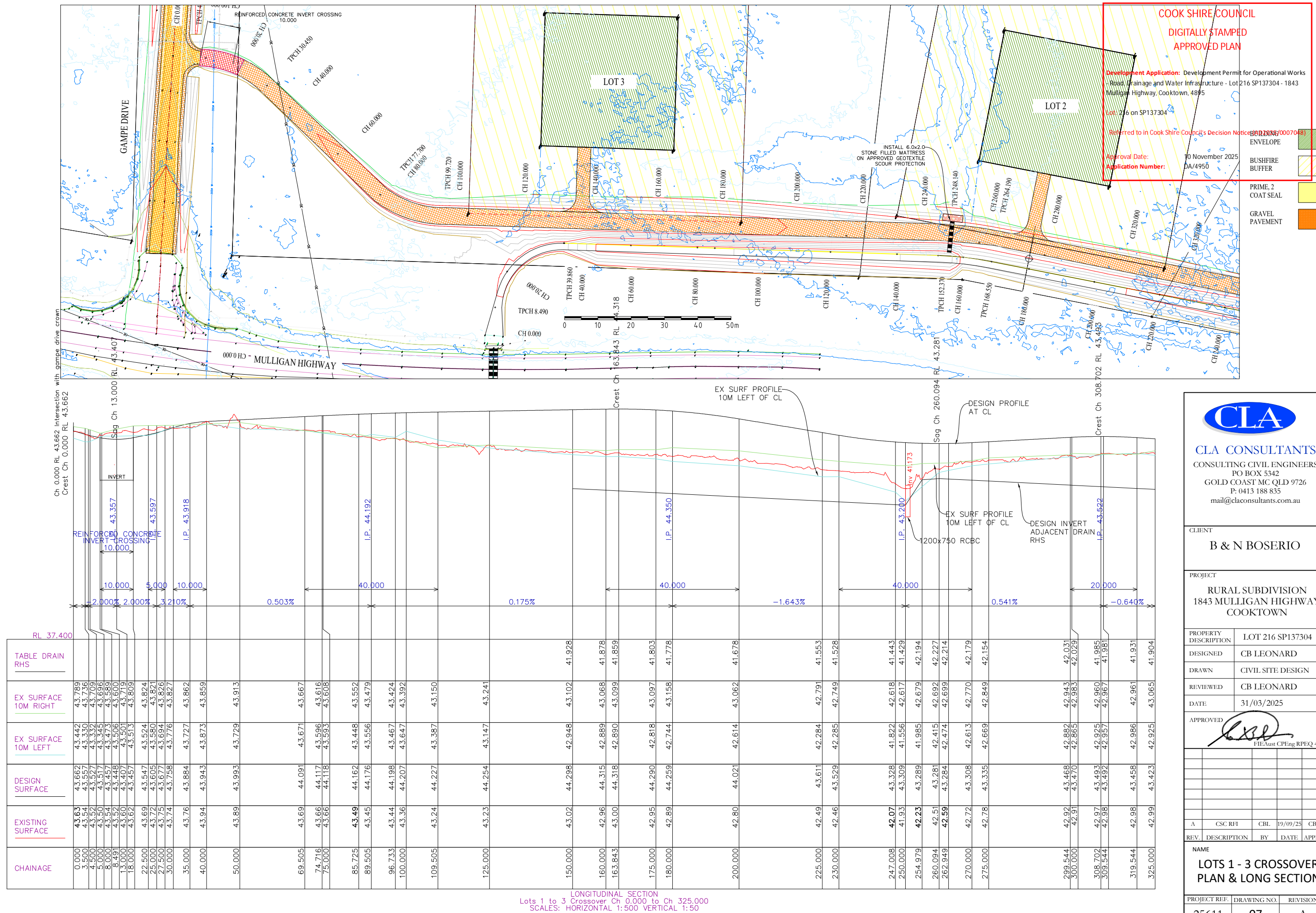
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REV.	DESCRIPTION	BY	DATE	APP

NAME

**LOTS 1 - 3 CROSSOVER
PLAN & LONG SECTION**

PROJECT REF.	DRAWING NO.	REVISION
25611	07	A



COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

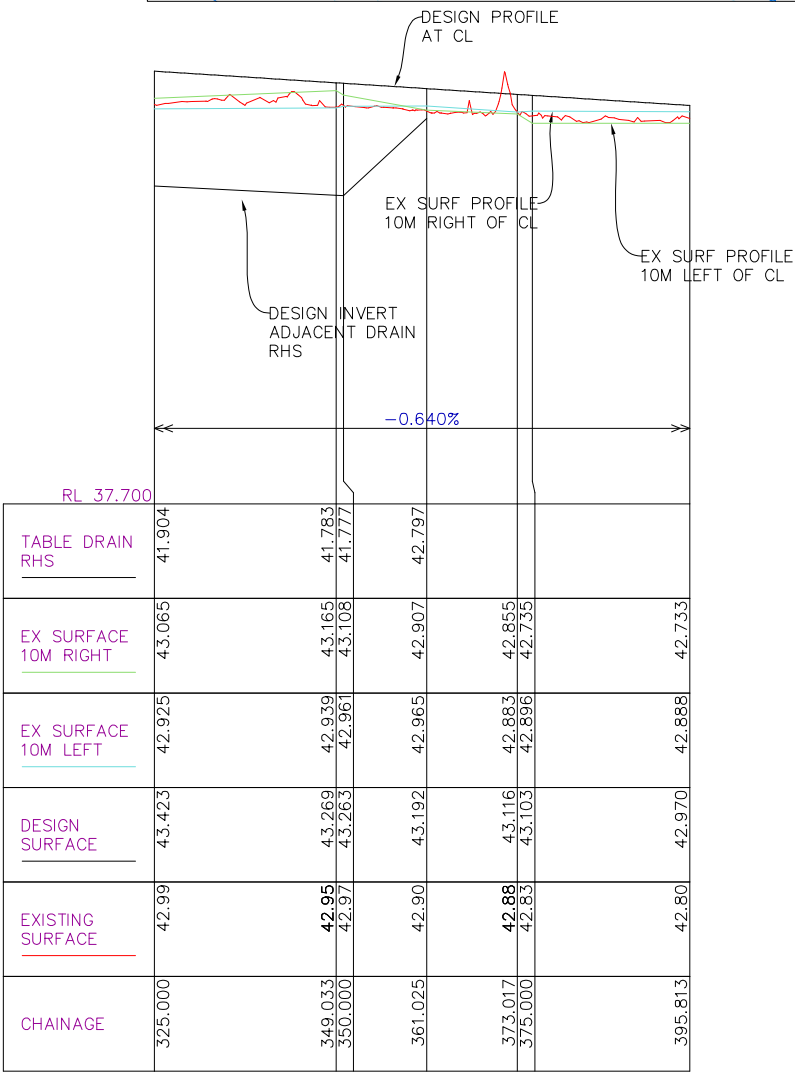
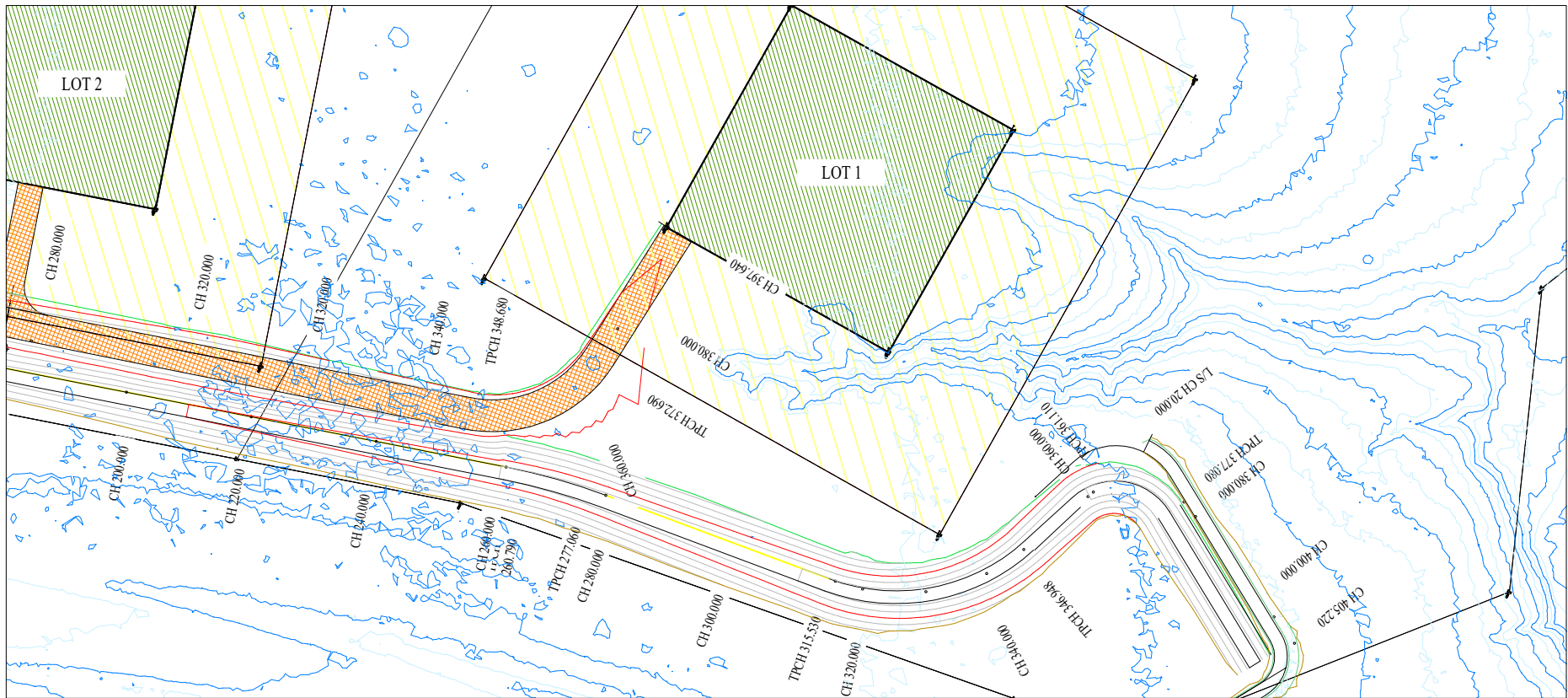
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Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

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- BUILDING
ENVELOPE
- BUSHFIRE
BUFFER
- PRIME, 2
COAT SEAL
- GRAVEL
PAVEMENT



LONGITUDINAL SECTION
Lots 1 to 3 Crossover Ch 325.000 to Ch 395.813
SCALES: HORIZONTAL 1:500 VERTICAL 1:50



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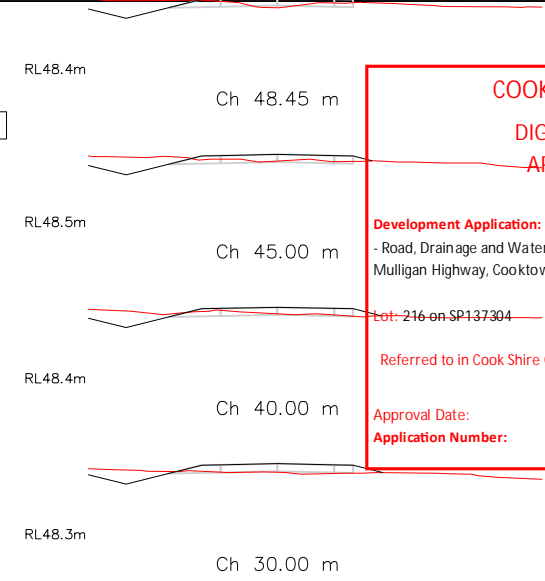
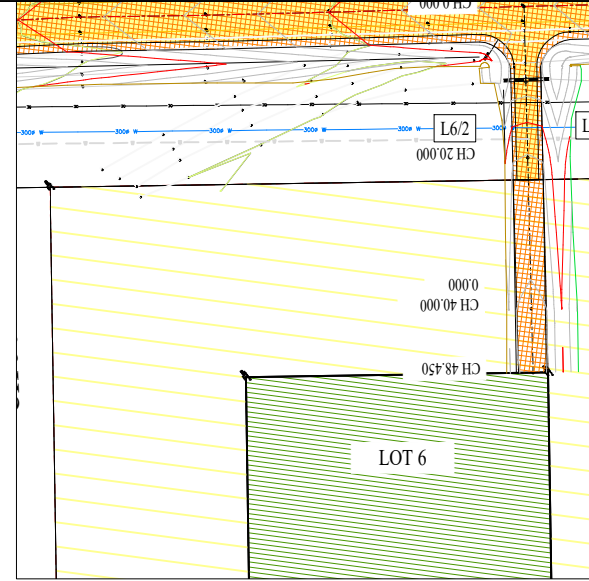
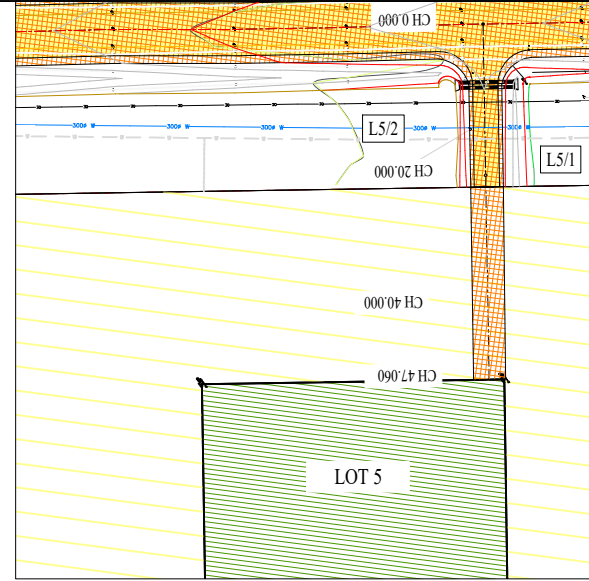
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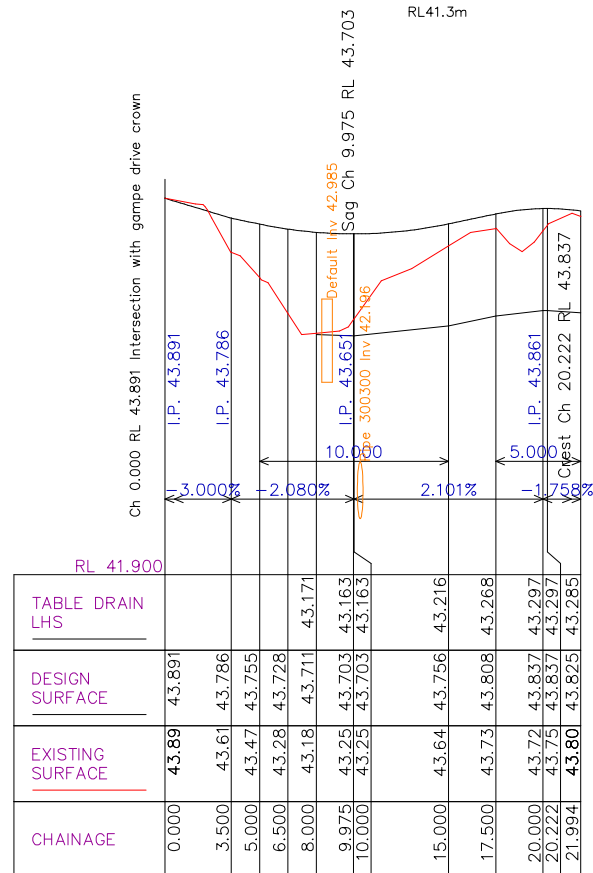
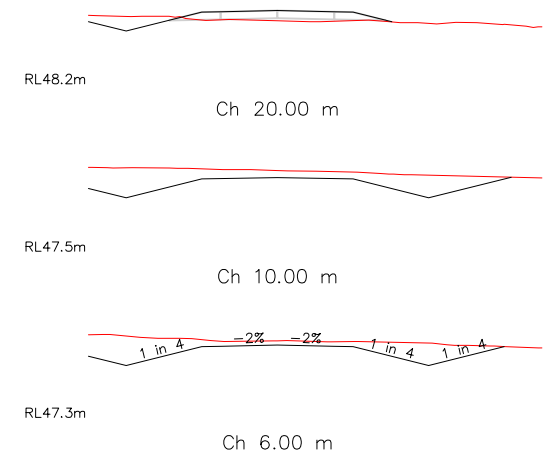
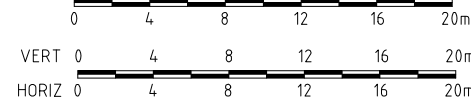
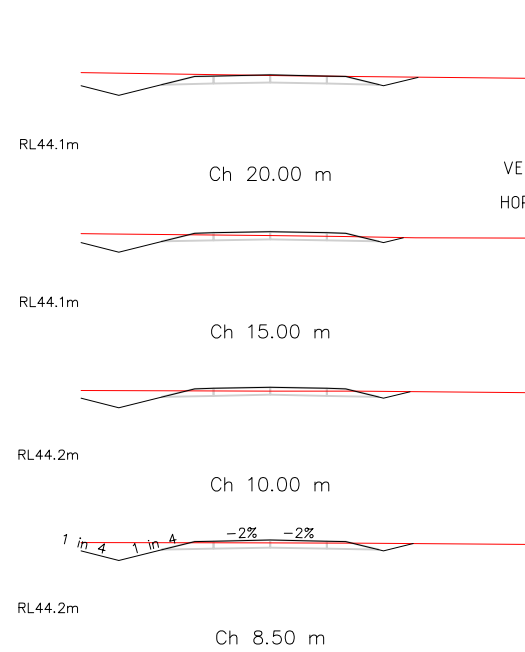
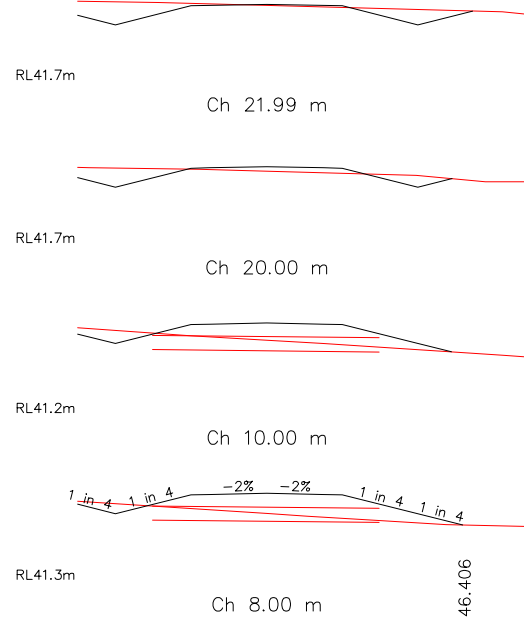
REV.	DESCRIPTION	BY	DATE	APPR'D
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NAME
LOTS 1 - 3 CROSSOVER
PLAN & LONG SECTION

PROJECT REF.	DRAWING NO.	REVISION
25611	08	A



Approval Date: 10 November 2025
Application Number: DA/4950



CHAINAGE	EXISTING SURFACE	DESIGN SURFACE	TABLE DRAIN RHS
0.000	46.41	46.406	
3.500	46.21	46.301	
6.000	46.15	46.274	
8.030	46.18	46.255	45.965
8.500	46.17	46.251	45.961
10.000	46.14	46.241	45.951
11.000	46.12	46.235	45.945
15.000	46.11	46.215	45.925
20.000	46.18	46.190	45.900
21.558	46.14	46.182	45.892

CHAINAGE	EXISTING SURFACE	DESIGN SURFACE	TABLE DRAIN RHS
0.000	49.80	49.647	RL 47.800
3.500	49.56	49.542	
7.999	49.73	49.587	
8.035	49.74	49.587	
8.500	49.76	49.592	
10.000	49.77	49.632	
11.500	49.77	49.721	
12.500	49.78	49.797	
15.000	49.81	49.979	
17.500	49.93	50.144	
20.000	50.00	50.269	
22.500	50.13	50.331	
30.000	50.20	50.424	
37.500	50.35	50.517	
40.000	50.36	50.539	
41.948	50.38	50.545	
42.500	50.39	50.544	
48.449	50.28	50.535	




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B & N BOSERIO

PROJECT

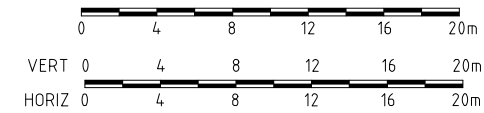
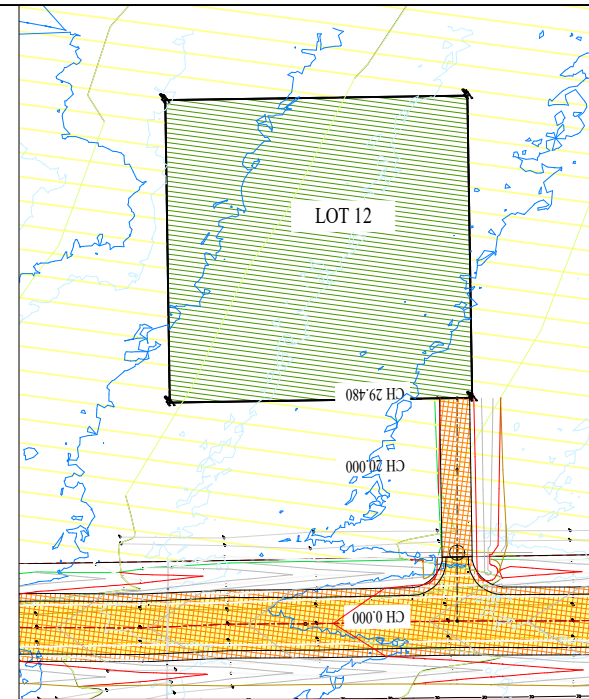
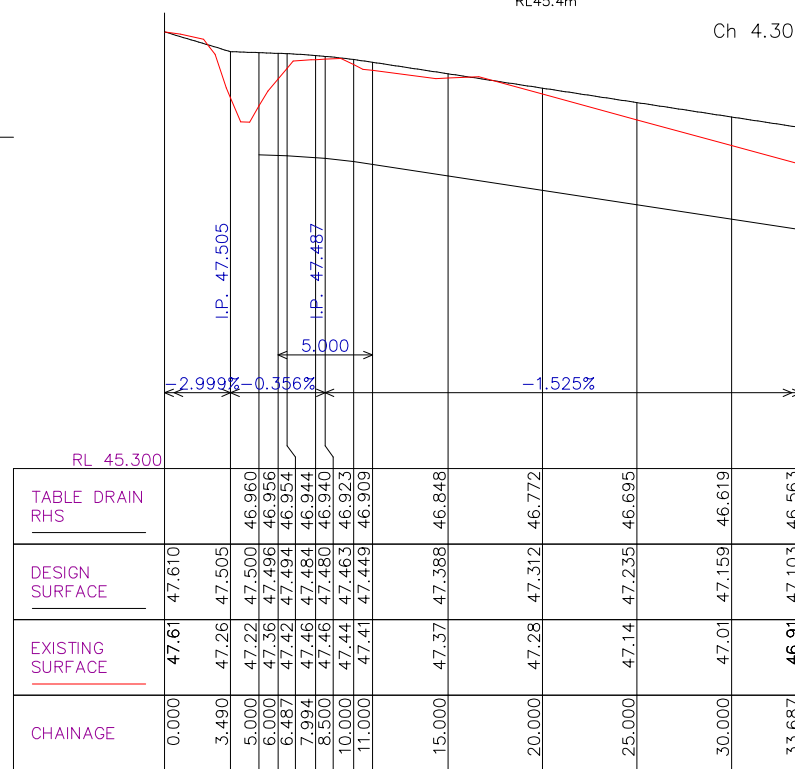
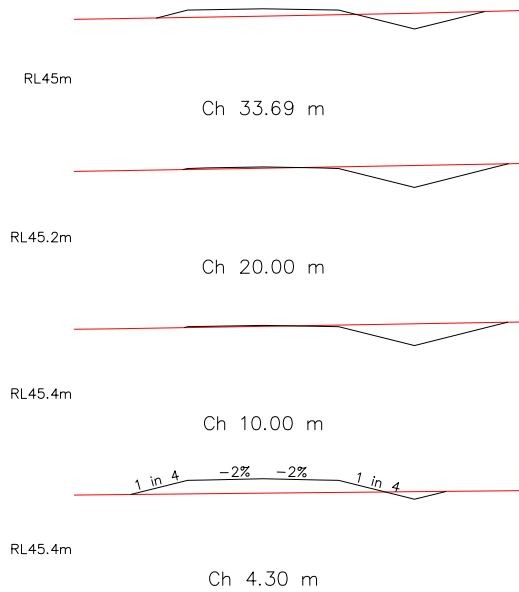
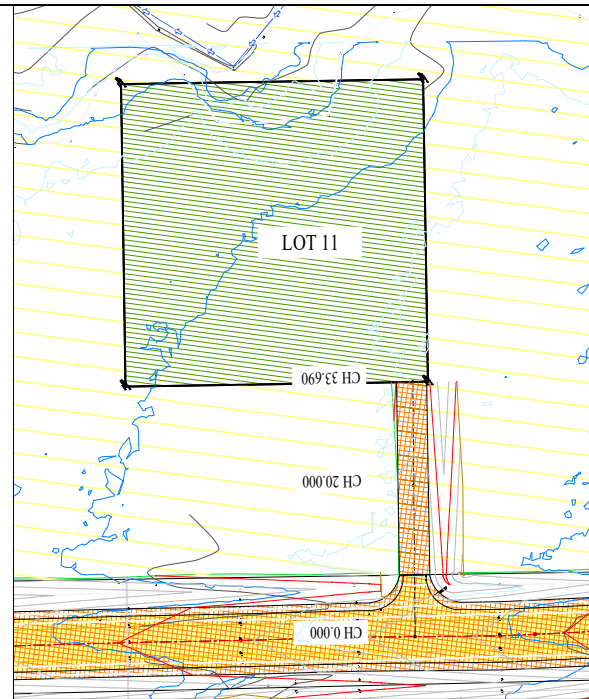
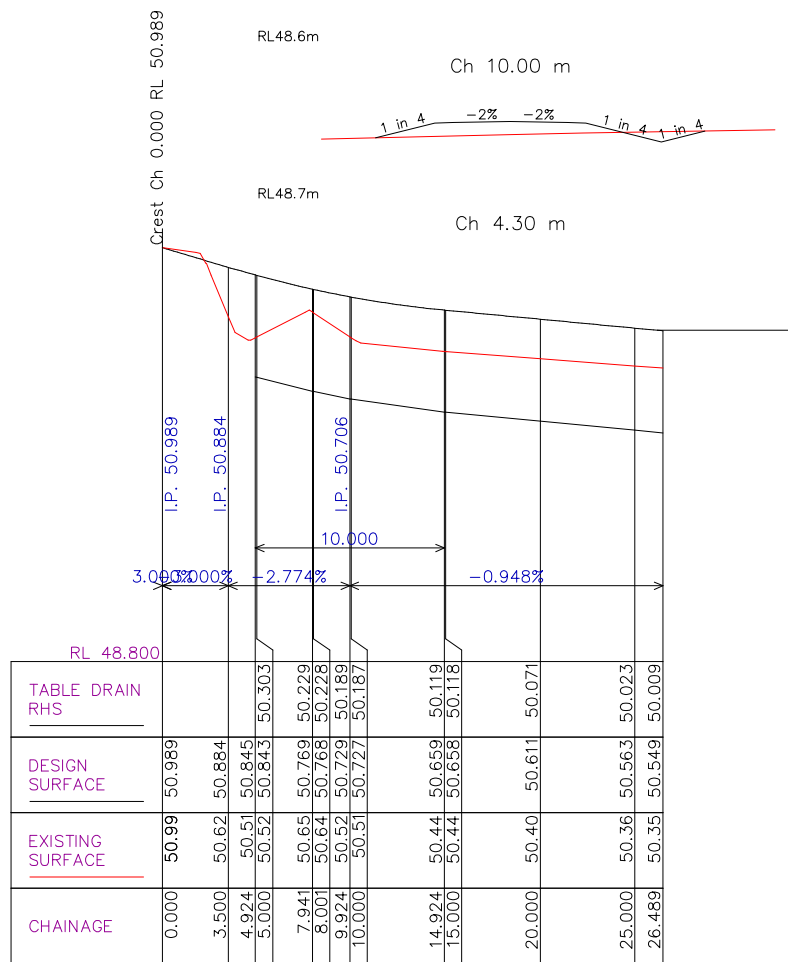
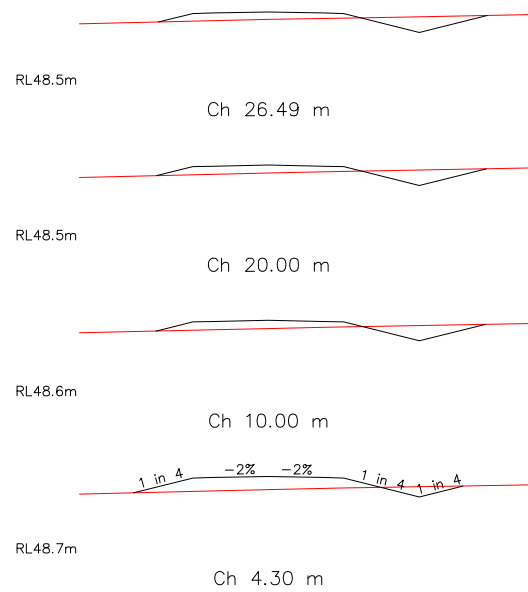
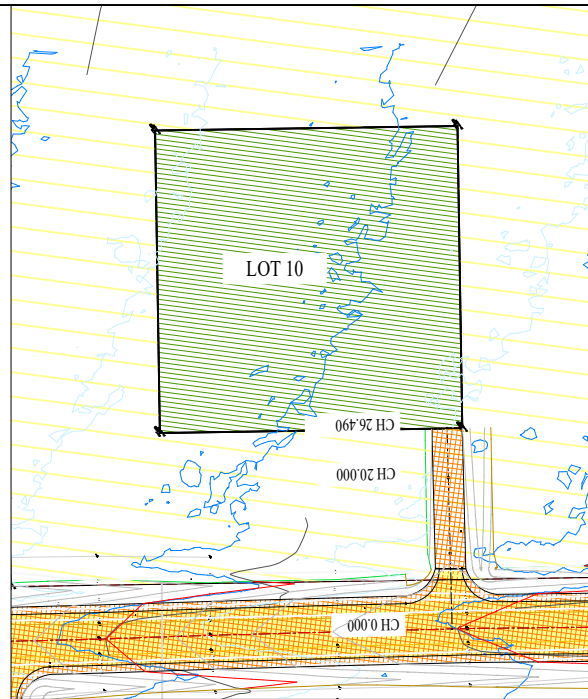
RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304			
DESIGNED	CB LEONARD			
DRAWN	CIVIL SITE DESIGN			
REVIEWED	CB LEONARD			
DATE	31/03/2025			
APPROVED	 FIEAust CPEng RPEQ 4293			
A	CSC RFI	CBL	19/09/25	CBL
REV.	DESCRIPTION	BY	DATE	APPR'D

NAME _____

LOTS 4 - 6 CROSSOVERS
PLAN & SECTIONS

PROJECT REF.	DRAWING NO.	REVISION
25611	09	A



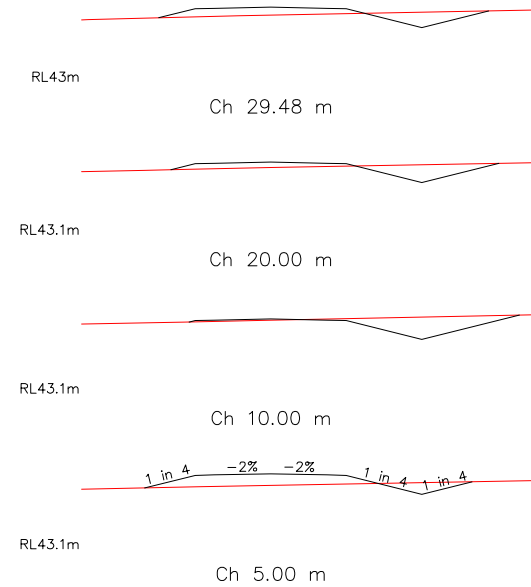
COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843
Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304
Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date: 10 November 2025
Application Number: DA/4950

BUILDING ENVELOPE	
BUSHFIRE BUFFER	
PRIME, 2 COAT SEAL	
GRAVEL PAVEMENT	



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PROJECT
**RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN**

PROPERTY DESCRIPTION	LOT 216 SP137304
DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025

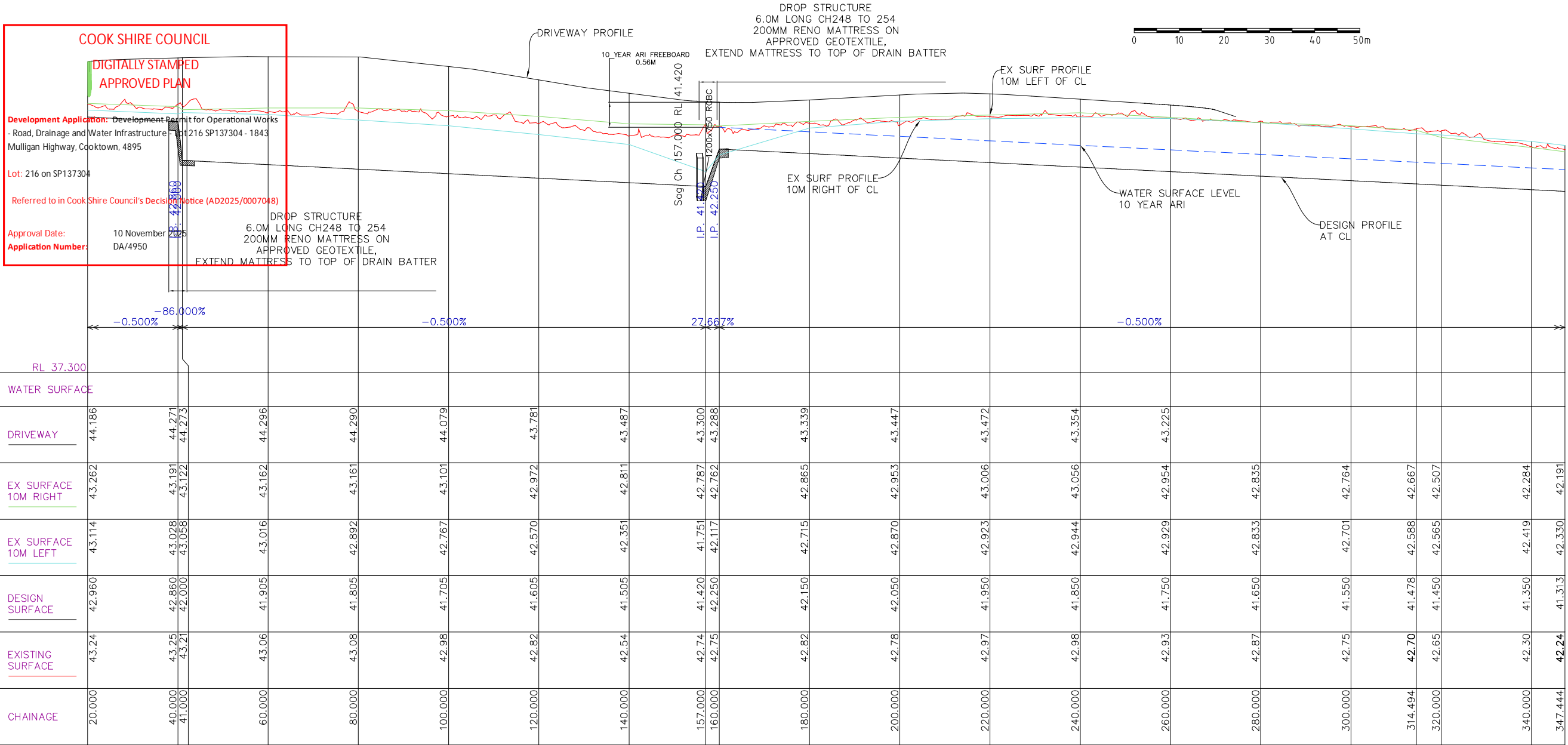
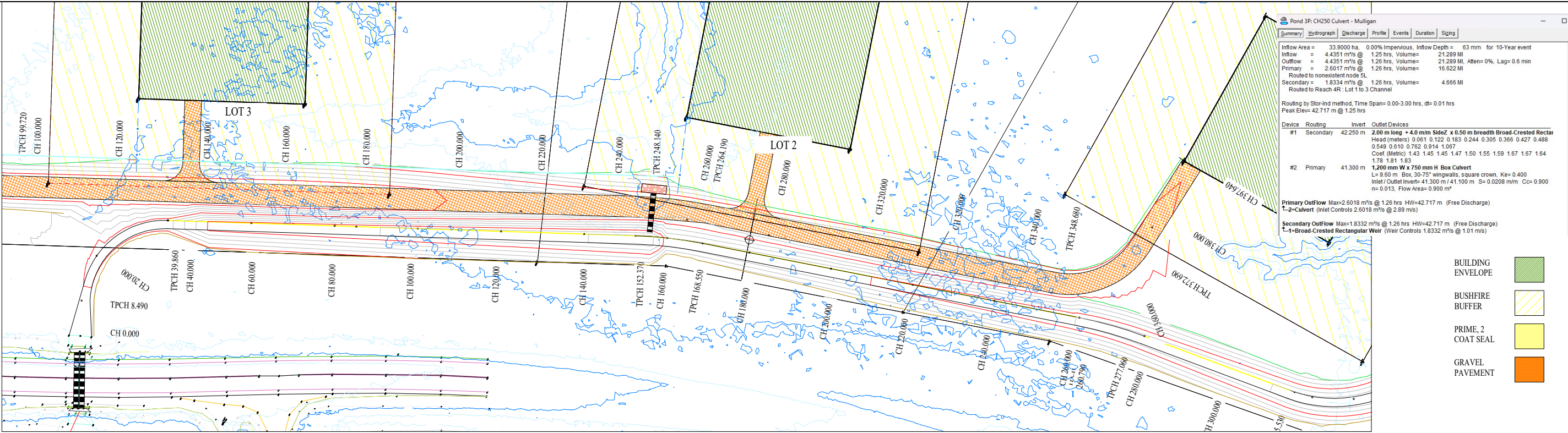
APPROVED

FIEAust CPEng RPEQ 4293

REV.	DESCRIPTION	BY	DATE	APPR'D
A	CSC RFI	CBL	19/09/25	CBL

NAME
**LOTS 10-12 CROSSOVERS
PLAN & SECTIONS**

PROJECT REF.	DRAWING NO.	REVISION
25611	11	A



LONGITUDINAL SECTION
lots 1 to 3 Diversion Drain Ch 20.000 to Ch 347.444
SCALES: HORIZONTAL 1:500 VERTICAL 1:50

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PROJECT

RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025

APPROVED

[Signature]

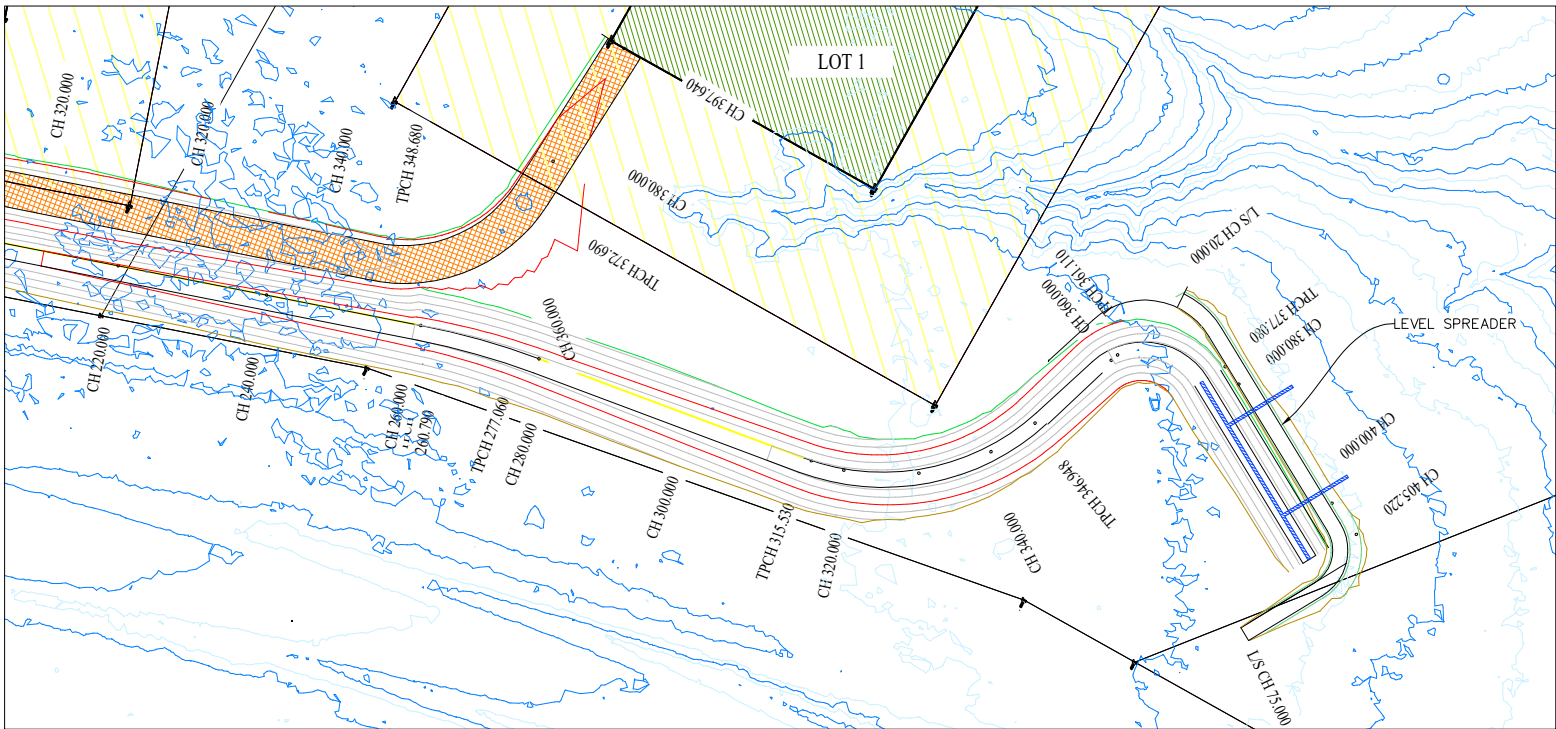
FIEAust CPEng RPEQ 4293

REV.	DESCRIPTION	BY	DATE	APPR'D
A	CSC RFI	CBL	19/09/25	CBL

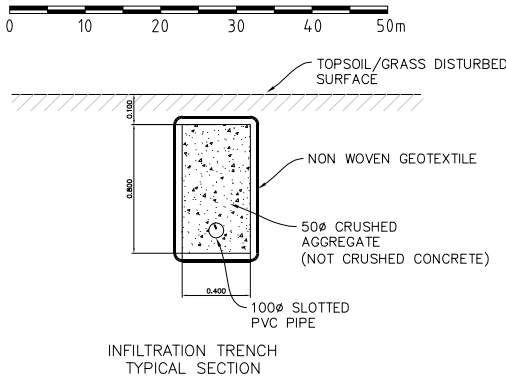
NAME

LOTS 1 - 3 CROSSOVER DRAIN
PLAN & LONG SECTION
SHEET 1 OF 2

PROJECT REF.	DRAWING NO.	REVISION
25611	12	A



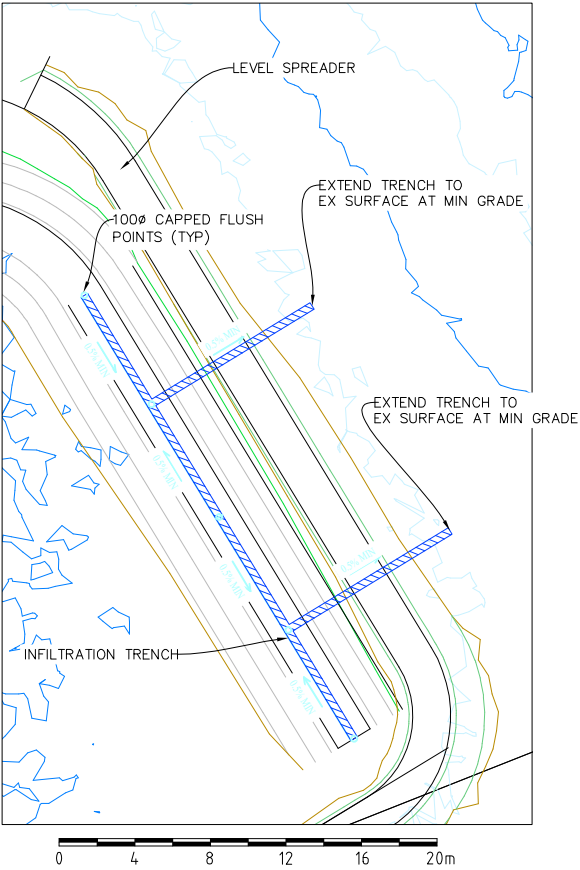
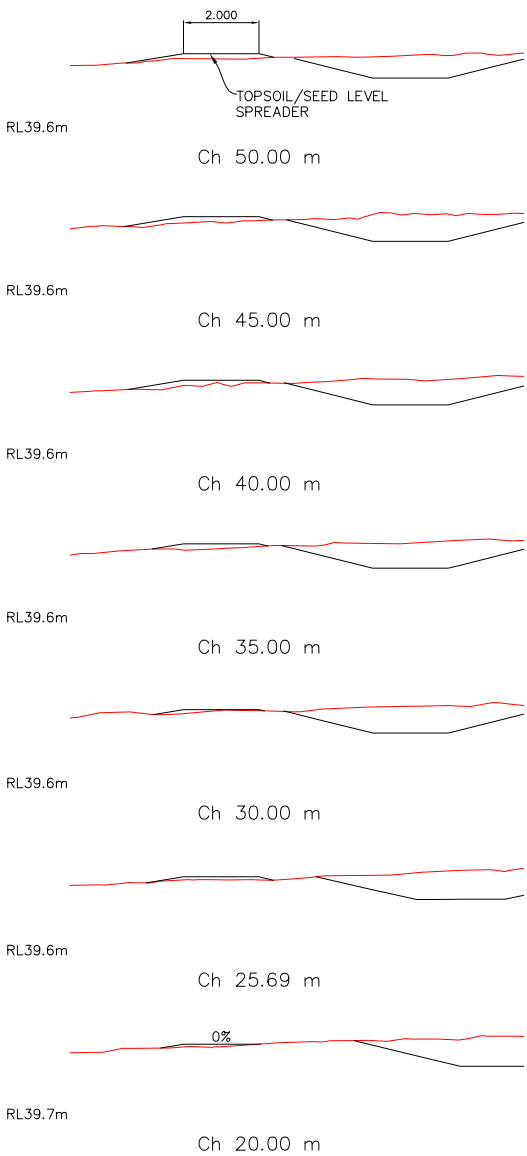
- BUILDING ENVELOPE
- BUSHFIRE BUFFER
- PRIME, 2 COAT SEAL
- GRAVEL PAVEMENT



- NOTES
1. INFILTRATION TRENCH TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NS 3500.3.2 PARTS 6.4 & 6.5
 2. TRENCH TO BE AT LEAST 3.0M UPSTREAM OF DOWNSTREAM PROPERTY BOUNDARY.
 3. DOWNSTREAM BOUNDARY FENCES TO BE RAISED BY 100MM ABOVE FINISHED SURFACE LEVEL TO AVOID THE PONDING OF SURFACE FLOW.
 4. GRADE 100mm PIPE AT MIN 0.5% TOWARDS OUTLET

LONGITUDINAL SECTION	
lots 1 to 3 Diversion Drain Ch 347.444 to Ch 402.554	
SCALES: HORIZONTAL 1:500 VERTICAL 1:50	
RL 37.100	
EX SURFACE 10M RIGHT	42.191
EX SURFACE 10M LEFT	42.330
DESIGN SURFACE	41.313
EXISTING SURFACE	42.24
CHAINAGE	347.444
	357.451
	360.000
	375.099
	380.000
	400.000
	402.000
	402.554

LONGITUDINAL SECTION	
level spreader Ch 10.000 to Ch 78.664	
EX SURFACE 10M RIGHT OF DES LINE	41.800
EX SURFACE 10, LEFT OF DESIGN LINE	41.800
DESIGN SURFACE	41.800
EXISTING SURFACE	41.800
CHAINAGE	10.000
	20.000
	25.689
	30.000
	35.000
	40.000
	45.000
	50.000
	55.000
	55.810
	60.000
	63.664
	65.000
	70.000
	75.000
	78.664



COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Development Permit for Operational Works

- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

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CLIENT

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PROJECT

RURAL SUBDIVISION

1843 MULLIGAN HIGHWAY

COOKTOWN

PROPERTY DESCRIPTION

LOT 216 SP137304

DESIGNED

CB LEONARD

DRAWN

CIVIL SITE DESIGN

REVIEWED

CB LEONARD

DATE

31/03/2025

APPROVED

FIEAust CPEng RPEQ 4293

NAME

LOTS 1 - 3 CROSSOVER DRAIN

PLAN AND LONG SECTION

SHEET 2 OF 2

PROJECT REF.

25611

DRAWING NO.

13

REVISION

A

COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application:

Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot:

216 on SP137304

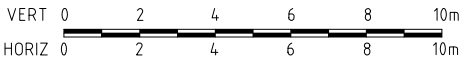
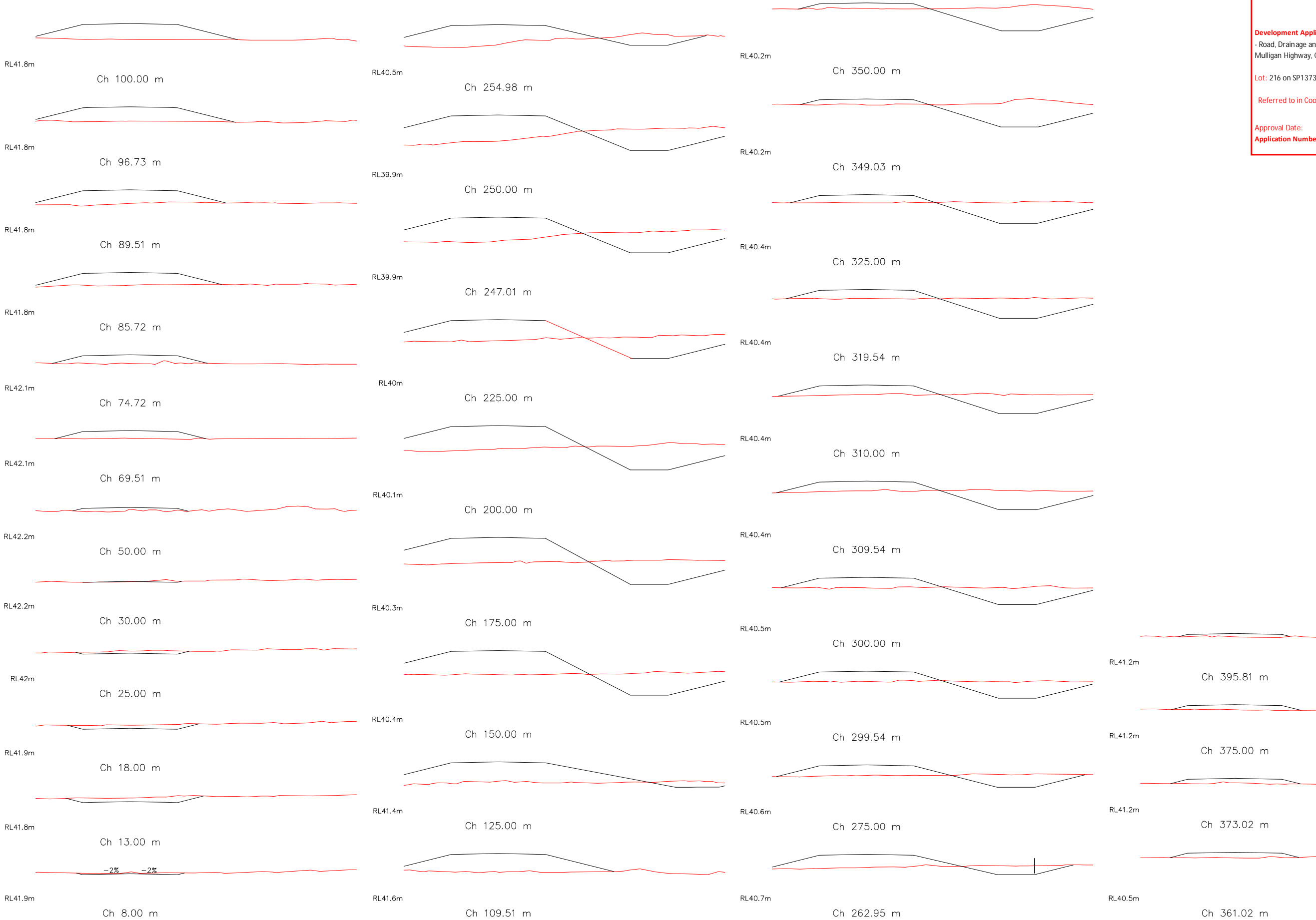
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Approval Date:

10 November 2025

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DA/4950



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PROJECT

RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025

APPROVED

FIEAust CPEng RPEQ 4293

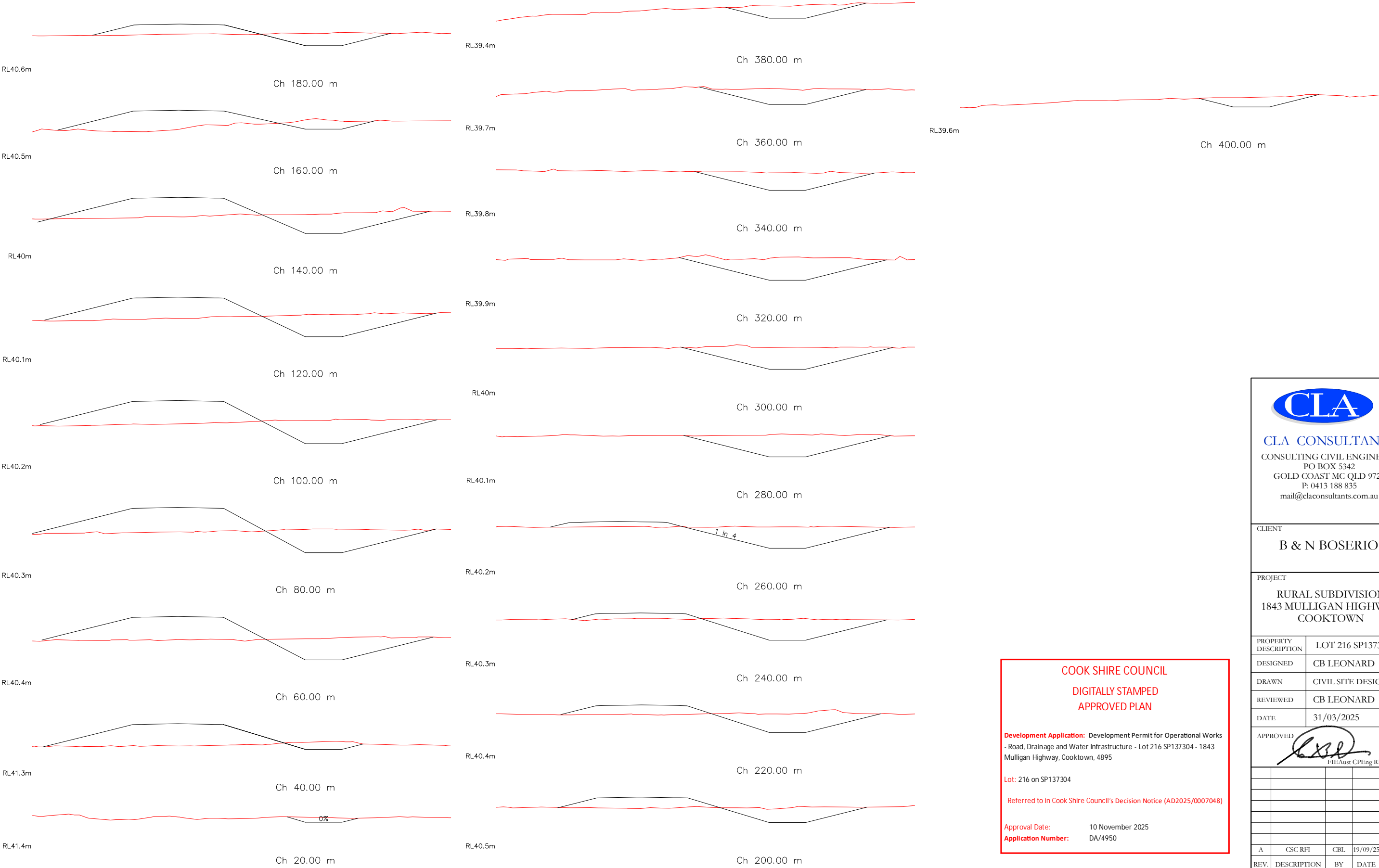
A	CSC RFI	CBL	19/09/25	CBL	

REV.	DESCRIPTION	BY	DATE	APPR'D

NAME

LOTS 1 - 3 CROSSOVER CROSS SECTIONS

PROJECT REF.	DRAWING NO.	REVISION
25611	14	A



COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application:

Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot:

216 on SP137304

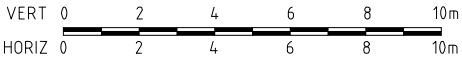
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Approval Date:

10 November 2025

Application Number:

DA/4950



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RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
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DRAWN	CIVIL SITE DESIGN
REVIEWED	CB LEONARD
DATE	31/03/2025

APPROVED

FIEAust CPEng RPEQ 4293

A	CSC RFI	CBL	19/09/25	CBL	
REV.	DESCRIPTION	BY	DATE	APPR'D	NAME

LOTS 1 - 3 CROSSOVER DRAIN

CROSS SECTIONS

PROJECT REF.	DRAWING NO.	REVISION
25611	15	A

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works
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Lot: 216 on SP137304

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Application Number: DA/4950

1-3/01

1-3/02

L4/1

L4/2 L5/1

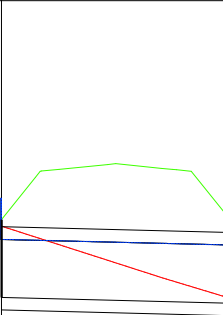
L5/2 L6/1

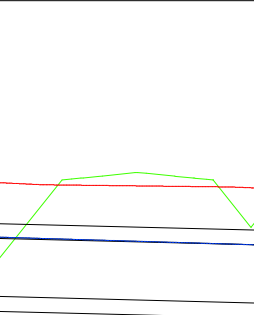
L6/2L8/1

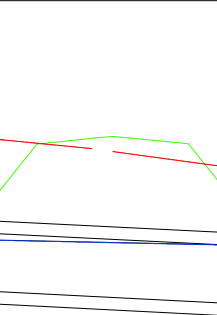
L8/2

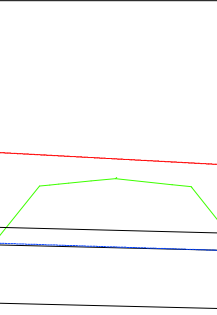
L9/1

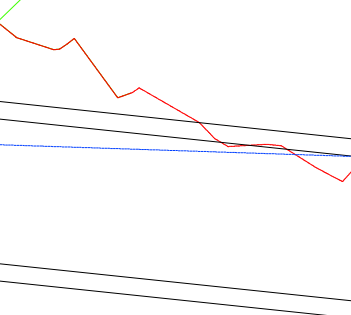
L9/2

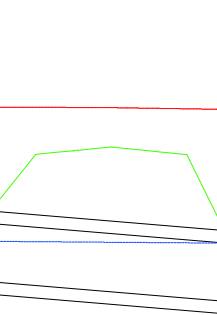
PIT TYPE	Headwall	Headwall
FLOW (L/S) – Q10	156.310	
VELOCITY (m/s)	1.142	
HGL LEVEL (m)	43.525	43.277
		
DATUM RL 42.37		
DIAMETER (mm) CLASS	450x300ø RCBC	
SLOPE/GRADE	0.50% 1: 200.00	
INVERT LEVEL (m)	43.000	42.970
FINAL SURFACE LEVEL	43.412	43.423
CHAINAGE	0.000	6.000

Headwall	Headwall
386.797	
1.667	
46.155	45.871
	
DATUM RL 44.96	
750x300ø RCBC	
0.50% 1: 200.00	
45.600	45.564
45.731	46.031
0.000	7.200

Headwall	Headwall
168.887	
1.762	
45.309	49.047
	
DATUM RL 48.14	
450x300ø RCBC	
1.00% 1: 99.74	
48.800	48.740
49.326	49.342
0.000	5.985

Headwall	Headwall
681.963	
1.850	
53.184	52.878
	
DATUM RL 52.00	
1200x300ø RCBC	
0.50% 1: 200.00	
52.600	52.570
52.943	52.995
0.000	6.000

Headwall	Headwall
4.574	
42.775	41.865
	
DATUM RL 40.50	
1200x750ø RCBC	
2.10% 1: 47.54	
41.300	41.100
42.575	43.012
0.000	9.508

Headwall	Headwall
100.000	
1.831	
51.851	51.707
	
DATUM RL 50.80	
450x300 RCBC	
1.67% 1: 59.88	
51.500	51.400
51.928	52.414
0.000	5.988

1
SCALES: HORIZONTAL 1:100 VERTICAL 1:20



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CLIENT
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PROJECT
RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION
LOT 216 SP137304

DESIGNED
CB LEONARD

DRAWN
CIVIL SITE DESIGN

REVIEWED
CB LEONARD

DATE
31/03/2025

APPROVED

FIE Aust CP Eng RPEQ 4293

A	CSC RFI	CBL	19/09/25	CBL

REV. DESCRIPTION BY DATE APPR'D

NAME
CULVERT
LONG SECTIONS

PROJECT REF.	DRAWING NO.	REVISION
25611	16	A

CATCHMENT	U/S STRUCTURE	D/S STRUCTURE	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)	PIPE FLOW	REACH LENGTH	PIPE GRADE	PIPE SIZE	No. OF PIPES (1 IF BLANK)	PIPE CLASS	FLOW VELOCITY	TIME OF FLOW IN REACH	CAPACITY FLOW (MANNINGS)	CAPACITY FLOW (HGL)	PART FULL	PART FULL DEPTH	PART FULL VELOCITY	DESIGN LEVELS	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	I mm/hr		C	A ha	CxA ha	Sum CxA ha	Q L/s		tc min	I mm/hr	Sum CxA ha	Qp L/s	L m	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	156	6	1	450x300		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	387	7	0	750x300		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	169	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	682	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
Lot 8 Overflow	L9/1	L9/2	STRUCTURE INFLOW	-		-	-	-	-	100		-	-	-	100	6	0	450X300		RCBC	0.73	0.055	275	348		0.31	1.85		51.807	51.807	51.851	51.707	51.928	51.928

1800dia Q10 under road Gampe 100-Year Duration=54 min, Inten=110.6 mm/hr, Cx=1.20
Prepared by CLA Consultants
HydroCAD® 10.00-26, s/n 03905, © 2020 HydroCAD Software Solutions LLC Page 3

Summary for Pond 2P: Ex 1800 CSP

Inflow Area = 116.4000 ha, 0.00% Impervious, Inflow Depth = 84 mm for 100-Year event
Inflow = 30.0449 m³/s @ 0.90 hrs, Volume= 97.325 Ml
Outflow = 30.0449 m³/s @ 0.90 hrs, Volume= 97.325 Ml, Atten= 0%, Lag= 0.0 min
Primary = 10.3897 m³/s @ 0.90 hrs, Volume= 53.010 Ml
Secondary = 19.6552 m³/s @ 0.90 hrs, Volume= 44.315 Ml
Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.10 hrs
Peak Elev= 42.981 m @ 0.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	40.010 m	1,800 mm Round Culvert L=10.00 m, Box, 30-75° wingwalls, square crown, Ke=0.400 Inlet / Outlet Invert= 40.010 m / 39.910 m, S= -0.010 m/m, Cc= 0.900, n= 0.013, Flow Area= 2.545 m²
#2	Secondary	42.620 m	Asymmetrical Weir, Cx=1.81 Offset (meters) 50.000 60.000 65.000 60.000 65.000 70.000 75.000 80.000 85.000 90.000 95.000 100.000 105.000 110.000 115.000 120.000 125.000 130.000 135.000 140.000 145.000 150.000 155.000 160.000 165.000 170.000 175.000 180.000 185.000 190.000 195.000 200.000 205.000 210.000 215.000 220.000 225.000 230.000 235.000 240.000 245.000 250.000 255.000 260.000 Height (meters) 1.43 1.34 1.30 1.25 1.21 1.17 1.12 1.06 1.01 0.94 0.87 0.80 0.73 0.65 0.58 0.52 0.44 0.35 0.25 0.18 0.13 0.07 0.05 0.04 0.03 0.01 0.01 0.00 0.02 0.07 0.12 0.18 0.23 0.32 0.41 0.50 0.61 0.72 0.86 0.96 1.19 1.31 1.43

Primary Outflow Max=10.3845 m³/s @ 0.89 hrs HW=42.980 m (Free Discharge)
1-Culvert (Barrel Controls 10.3845 m³/s @ 4.08 m/s)

Secondary Outflow Max=19.4651 m³/s @ 0.90 hrs HW=42.980 m (Free Discharge)
2-Asymmetrical Weir (Weir Controls 19.4651 m³/s @ 0.89 m/s)

1800dia Q10 under road Gampe 100-Year Duration=54 min, Inten=110.6 mm/hr, Cx=1.20
Prepared by CLA Consultants
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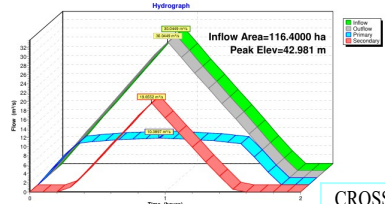
Summary for Subcatchment 1S: Gampe 1800

Runoff = 30.0449 m³/s @ 0.90 hrs, Volume= 97.325 Ml, Depth= 84 mm
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.10 hrs
Gampe 100-Year Duration=54 min, Inten=110.6 mm/hr, Cx=1.20

Area (ha)	C	Adj.	Description
116.4000	0.70	0.84	Weighted Average, Frequency Adjusted 100.00% Pervious Area
116.4000			
Tc	Length	Slope	Velocity Capacity Description (min) (meters) (m/m) (m/sec) (m³/s)
53.0			Direct Entry,

1800dia Q10 under road Gampe 100-Year Duration=54 min, Inten=110.6 mm/hr, Cx=1.20
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Pond 2P: Ex 1800 CSP



CROSSING C02
1800Ø CSP

Summary for Subcatchment 1S: Mulligan

Runoff = 6.8231 m³/s @ 1.25 hrs, Volume= 32.75 Ml, Depth= 101 mm
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Gampe 100-Year Duration=80 min, Inten=90.5 mm/hr, Cx=1.20

Area (ha)	C	Adj.	Description
32.3000	0.70	0.84	Weighted Average, Frequency Adjusted 100.00% Pervious Area
32.3000			
Tc	Length	Slope	Velocity Capacity Description (min) (meters) (m/m) (m/sec) (m³/s)
75.0			Direct Entry,

Summary for Subcatchment 7S: EC04

Runoff = 0.3380 m³/s @ 0.32 hrs, Volume= 1.62 Ml, Depth= 101 mm
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Gampe 100-Year Duration=80 min, Inten=90.5 mm/hr, Cx=1.20

Area (ha)	C	Adj.	Description
1.6000	0.70	0.84	Weighted Average, Frequency Adjusted 100.00% Pervious Area
1.6000			
Tc	Length	Slope	Velocity Capacity Description (min) (meters) (m/m) (m/sec) (m³/s)
19.0			Direct Entry,

Level Spreader cbl 21.09.2 Gampe 100-Year Duration=80 min, Inten=90.5 mm/hr, Cx=1.2
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Summary for Pond 3P: CH250 Culvert

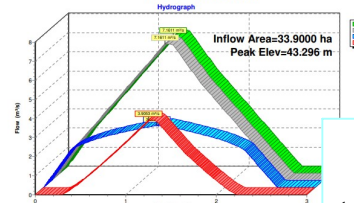
Inflow Area = 33.9000 ha, 0.00% Impervious, Inflow Depth = 101 mm for 100-Year event
Inflow = 7.1611 m³/s @ 1.25 hrs, Volume= 34.373 Ml
Outflow = 7.1611 m³/s @ 1.25 hrs, Volume= 34.373 Ml, Atten= 0%, Lag= 0.0 min
Primary = 3.2557 m³/s @ 1.25 hrs, Volume= 21.360 Ml
Secondary = 3.9053 m³/s @ 1.25 hrs, Volume= 13.013 Ml
Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 43.296 m @ 1.25 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	41.300 m	1,200 mm W x 750 mm H Box Culvert L=9.60 m, Box, 30-75° wingwalls, square crown, Ke=0.400 Inlet / Outlet Invert= 41.300 m / 41.100 m, S= -0.0208 m/m, Cc= 0.900, n= 0.013, Flow Area= 0.900 m²
#2	Secondary	42.250 m	2.00 m long Sharp-Crested Rectangular Weir 2 End Contractions, 1.00 m Crest Height

Primary Outflow Max=3.2558 m³/s @ 1.25 hrs HW=43.296 m (Free Discharge)
1-Culvert (Inlet Controls 3.2558 m³/s @ 3.62 m/s)

Secondary Outflow Max=3.9053 m³/s @ 1.25 hrs HW=43.296 m (Free Discharge)
2-Sharp-Crested Rectangular Weir (Weir Controls 3.9053 m³/s @ 2.08 m/s)

Pond 3P: CH250 Culvert

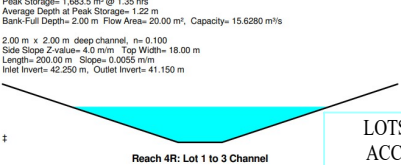


LOTS 1-3
ACCESS
CH250
1.2x0.75 RCBC

Level Spreader cbl 21.09.2 Gampe 100-Year Duration=80 min, Inten=90.5 mm/hr, Cx=1.20
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Summary for Reach 4R: Lot 1 to 3 Channel

Inflow = 5.0090 m³/s @ 1.26 hrs, Volume= 19.134 Ml
Outflow = 4.9061 m³/s @ 1.45 hrs, Volume= 19.096 Ml, Atten= 2%, Lag= 11.2 min
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 0.56 m/s, Min. Travel Time= 5.7 min
Avg. Velocity= 0.39 m/s, Avg. Travel Time= 8.5 min
Peak Storage= 1.663.5 m³ @ 1.35 hrs
Average Depth at Peak Storage= 1.22 m
Bank-Full Depth= 2.00 m Flow Area= 20.00 m², Capacity= 15.6280 m³/s
2.00 m x 2.00 m deep channel, n= 0.100
Side Slope 2-vertical= 4.0 m, Top Width= 18.00 m
Length= 200.00 m Slope= 0.0055 m/m
Inlet Invert= 42.250 m, Outlet Invert= 41.150 m



LOTS 1-3
ACCESS
OPEN
CHANNEL

450dia Raintail Duration=15 min, Inten=196.0 mm/hr, Cx=1.20
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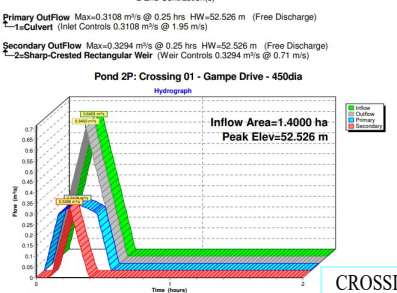
Summary for Pond 2P: Crossing 01 - Gampe Drive - 450dia

Inflow Area = 1.4000 ha, 0.00% Impervious, Inflow Depth = 41 mm
Inflow = 0.6403 m³/s @ 0.25 hrs, Volume= 0.576 Ml
Outflow = 0.6403 m³/s @ 0.25 hrs, Volume= 0.576 Ml, Atten= 0%, Lag= 0.0 min
Primary = 0.3108 m³/s @ 0.25 hrs, Volume= 0.406 Ml
Secondary = 0.3295 m³/s @ 0.25 hrs, Volume= 0.170 Ml
Routing by Stor-Ind method, Time Span= 0.00-2.00 hrs, dt= 0.01 hrs
Peak Elev= 52.526 m @ 0.25 hrs

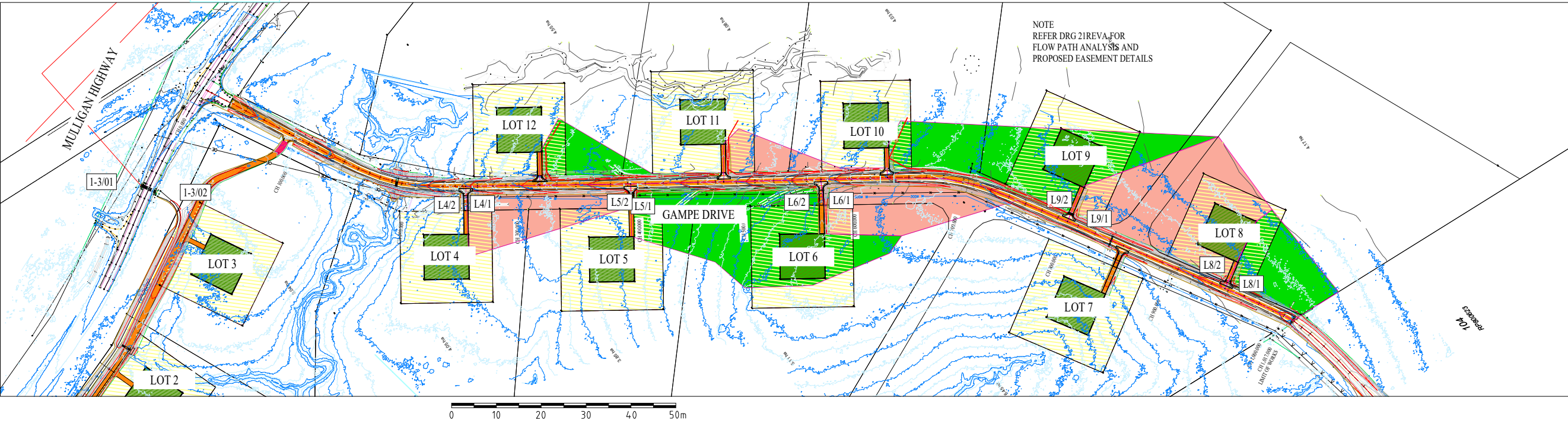
Device	Routing	Invert	Outlet Devices
#1	Primary	51.760 m	450 mm Round Culvert L=9.60 m, RCP, square edge headwall, Ke=0.500 Inlet / Outlet Invert= 51.760 m / 51.500 m, S= -0.0271 m/m, Cc= 0.900, n= 0.013, Flow Area= 0.159 m²
#2	Secondary	52.370 m	3.00 m long Sharp-Crested Rectangular Weir 2 End Contractions

Primary Outflow Max=0.3108 m³/s @ 0.25 hrs HW=52.526 m (Free Discharge)
1-Culvert (Inlet Controls 0.3108 m³/s @ 1.95 m/s)

Secondary Outflow Max=0.3294 m³/s @ 0.25 hrs HW=52.526 m (Free Discharge)
2-Sharp-Crested Rectangular Weir (Weir Controls 0.3294 m³/s @ 0.71 m/s)



CROSSING C01
450Ø RCP



COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843
Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date: 10 November 2025
Application Number: DA/4950



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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
DATE	31/03/2025

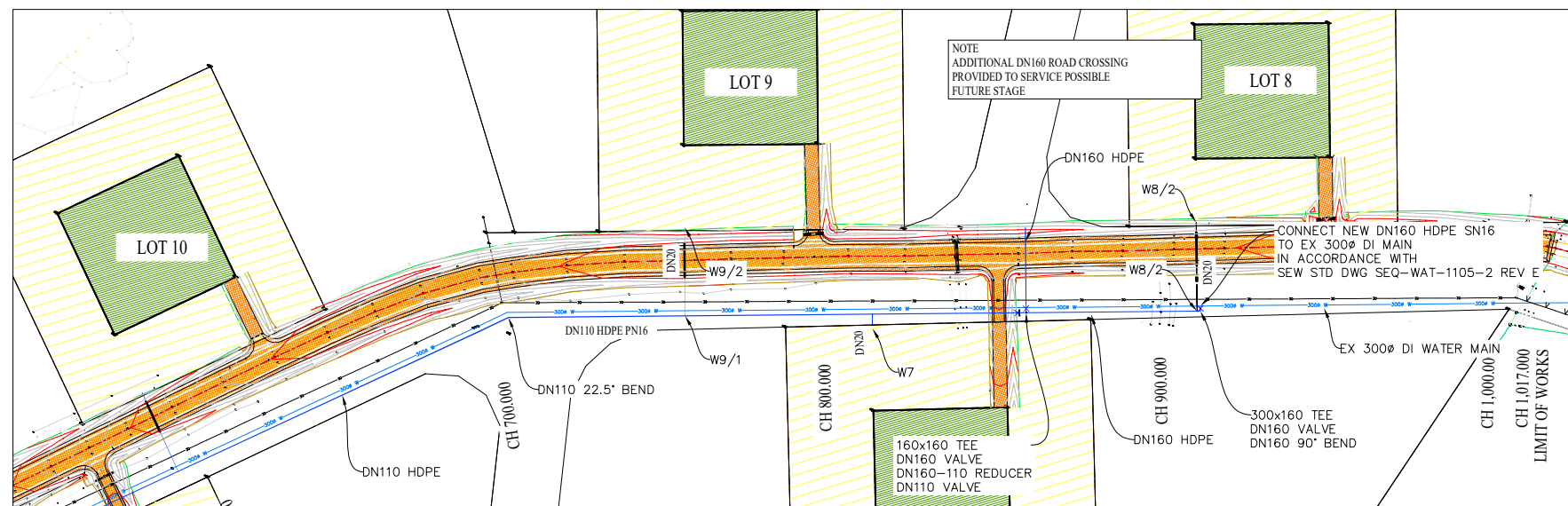
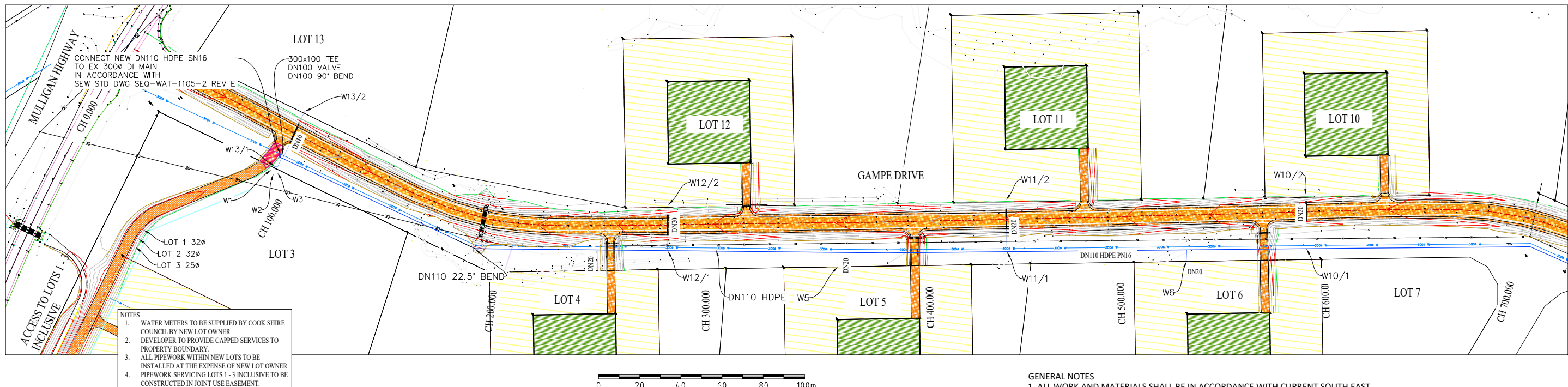
APPROVED

FIE Aust CPEng RPEQ 4293

REV.	DESCRIPTION	BY	DATE	APPR'D
A	CSC RFI	CBL	19/09/25	CBL

NAME
STORMWATER DRAINAGE
CATCHMENT PLAN &
CALCULATIONS

PROJECT REF.	DRAWING NO.	REVISION
25611	17	A

**GENERAL NOTES**

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 AUSTRALIAN 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 SEQ-SP.
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 ASSESSED 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 INFRASTRUCTURE

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 STOCKPILES.
- 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 WORK.
- 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.

REHABILITATION

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

SAFETY

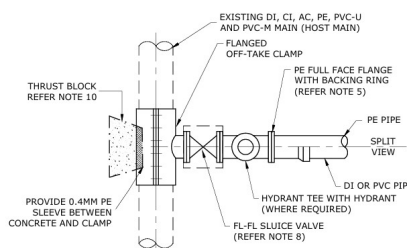
- A. THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL Development Application: Development Permit for Operational Works - Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843 Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date: 10 November 2025

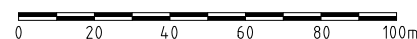
Application Number: DA/4950



UNDER PRESSURE CONNECTION METHOD
(REFER WSA03 APPENDIX 'C' UPRIC)
(USING FULL WRAP FLANGED OFF-TAKE)
USE OF THIS METHOD IN LCC AREAS SUBJECT TO PRIOR APPROVAL

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. S.S. OFF-TAKE CLAMP TO BE GRADE 316 S.S. AND OF FULL WRAP CONFIGURATION.
3. ALL DI/CI PIPE AND FITTINGS TO BE SLEEVED OR RE-SLEEVED WITH POLYETHYLENE SLEEVING OR PETROLATUM TAPE SYSTEM.
4. PE ELECTROFUSION (EF) FITTINGS TO BE CLASS PN 16 ALTERNATIVE PE CONNECTIONS SHOWN IN SEQ-WAT-1313-1.
5. BACKING RINGS FOR PE FLANGES TO BE MANUFACTURED FROM 316 S.S. ALL BOLTS, NUTS & WASHERS TO BE 316 GRADE S.S.
6. USE GASKETS IN ACCORDANCE WITH CODE FOR ALL FLANGED CONNECTIONS.
7. DO NOT USE 'UNDER PRESSURE CONNECTIONS' ON GRP PIPE.
8. ALL VALVES SHALL BE THRUST RESTRAINED BY EITHER FORMAT SHOWN IN SEQ-WAT-1206-1.
9. WHERE A CUT-IN CONNECTION IS REQUIRED INTO AN EXISTING AC MAIN, THE AC MAIN SHALL BE REPLACED FROM COLLAR TO COLLAR WITH AN APPROVED PIPE MATERIAL.
10. FOR UNDER PRESSURE CONNECTIONS, THRUST BLOCKS ARE NOT REQUIRED FOR EXISTING HOST MAINS SMALLER THAN DN300. THRUST BLOCKS ARE REQUIRED FOR DN300 AND LARGER BRANCHES, IN WHICH CASE THE THRUST BLOCK MAY BE REDUCED IN SIZE BY 50%.
11. REFER TO DRAWINGS SEQ-WAT-1102-1 AND SEQ-WAT-1105-1 FOR NOTES.



W1	110x32 TEE, DN32 VALVE, DN32 END
W2	110x25 TEE, DN25 VALVE, DN25 END
W3	110x20 TEE, DN20 VALVE, DN20 END
W4	110x20 TEE, DN20 VALVE, DN20 END
W5	110x20 TEE, DN20 VALVE, DN20 END
W6	110x20 TEE, DN20 VALVE, DN20 END
W7	110x20 TEE, DN20 VALVE, DN20 END
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 END

Lot Number	Class	Pipe Type	Diameter	Length	Source RL	Outlet RL	Q	V	Static Head
			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



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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

DATE

31/03/2025

APPROVED

FILE: Aust CP/Eng RPEQ 4293

COOK SHIRE COUNCIL
DIGITALLY STAMPED
REVISED PLAN

REVISIONS

REV.	DESCRIPTION	BY	DATE	APPR'D
A	CSC RFI	CBL	19/09/25	CBL

NAME

GAMPE DRIVE

WATER RETICULATION

PROJECT REF.

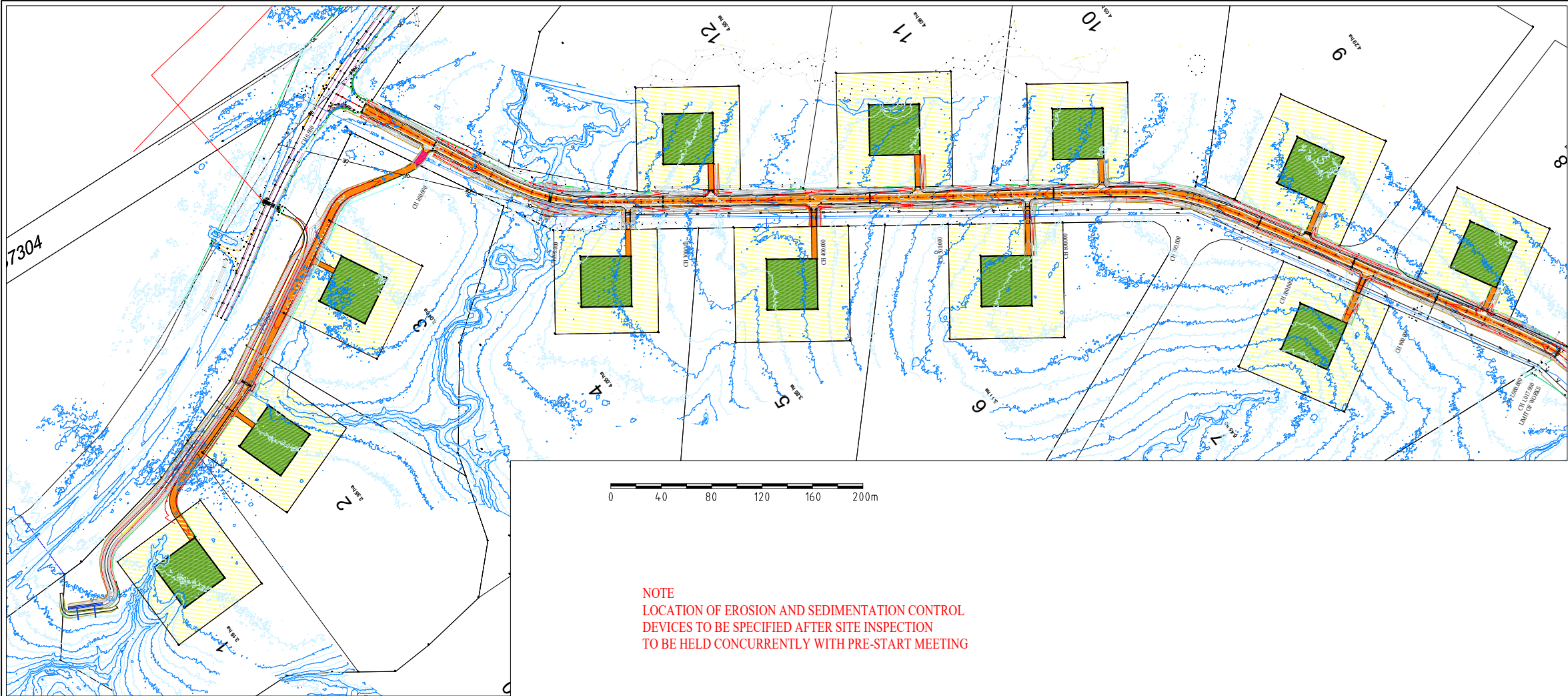
DRAWING NO.

REVISION

25611

18

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COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application:

Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843
Mulligan Highway, Cooktown, 4895

Lot:

216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date:

10 November 2025

Application Number:

DA/4950

LEGEND

- TEMPORARY SILT POND
- VEHICLE SHAKEDOWN
- SILT FENCE



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PROJECT
RURAL SUBDIVISION
1843 MULLIGAN HIGHWAY
COOKTOWN

PROPERTY DESCRIPTION	LOT 216 SP137304
DESIGNED	CB LEONARD
DRAWN	CIVIL SITE DESIGN
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DATE	31/03/2025

APPROVED

FIEAust CPEng RPEQ 4293

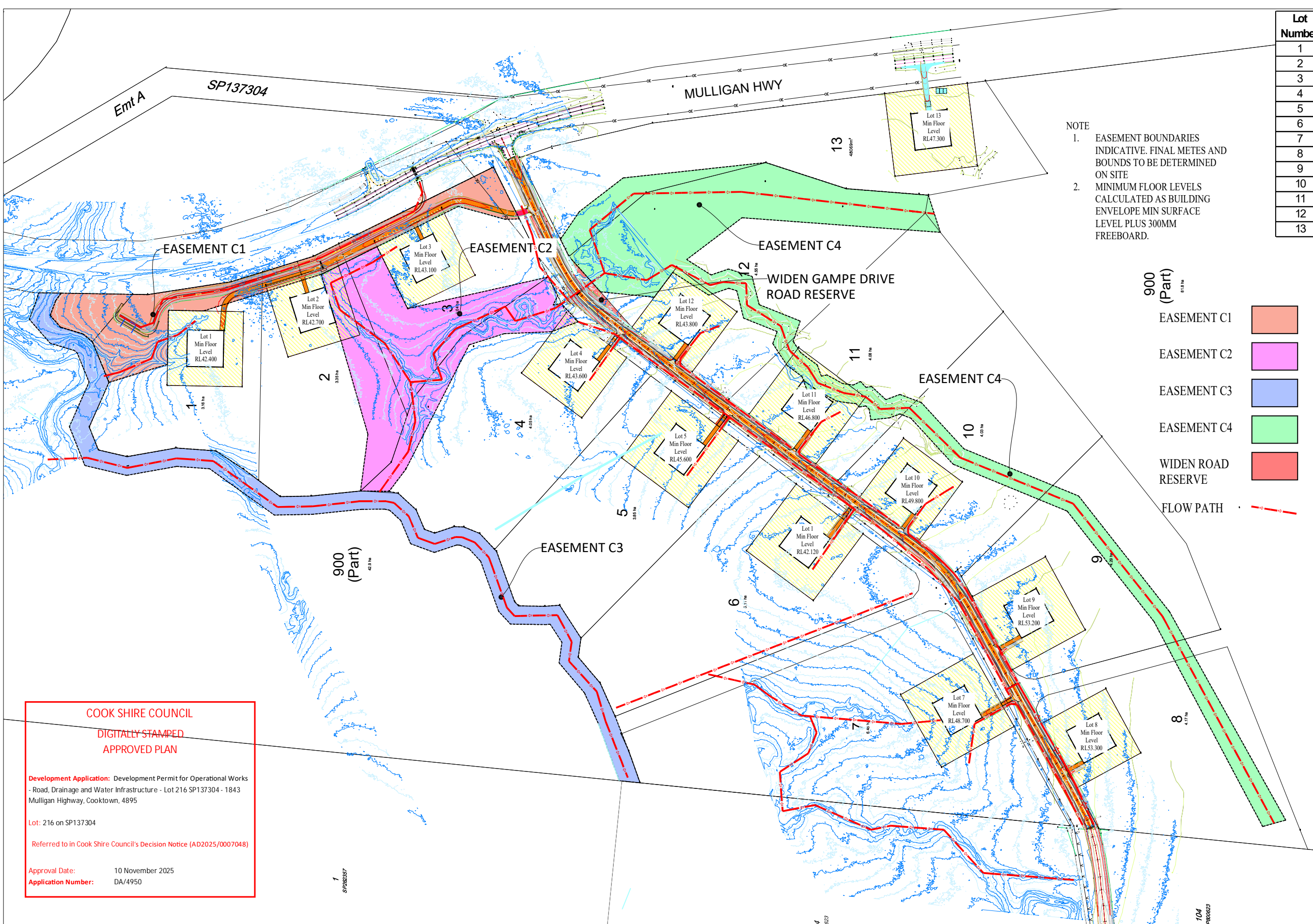
REV.	DESCRIPTION	BY	DATE	APPR'D
A	CSC RFI	CBL	19/09/25	CBL

NAME
EROSION/SEDIMENTATION
CONTROL PLAN

PROJECT REF.	DRAWING NO.	REVISION
25611	20	A

- Sedimentation and Erosion Control
- 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.
 - Sediment and erosion control measures shall be provided as required to prevent the movement of dust and/or silt from the site.
 - Sediment and erosion control measures shall be installed downstream of any work area prior to the commencement of work in that area.
 - 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.
 - 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.
 - 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.
 - Sediment and erosion control measures around stockpiles shall include but not necessarily be limited to:-
 - Provision of a silt fence below the stockpile, as indicated by the natural slopes of the land,
 - Provision of grass cover if stockpile is to remain in place for more than 30 days,
 - Provision of a surface emulsion or approved equivalent to prevent wind erosion.
 - Diversion of runoff around stockpiles.
 - Place 600mm width turf at both top and toes of retaining walls and tops of new kerb.
 - Water areas of construction regularly as required to obviate potential for dust nuisance to adjoining properties and the site generally.
 - Contractor to be responsible for removal of silt that is washed onto Council or private property, from subject site.
 - Contractor to make provision for containment of waste materials on site including waste oils etc from machinery servicing.
 - Contractor to be responsible for the 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.



Lot Number	Lawful Points of Discharge
1	Easement C1
2	Easement C2
3	Easement C2
4	Easements C2, C3
5	Easement C3
6	Easement C3
7	Easement C3
8	Gampe Drive, Easement C4
9	Gampe Drive, Easement C4
10	Easement C4
11	Easement C4
12	Easement C4
13	Easement C4

NOTE

- EASEMENT BOUNDARIES INDICATIVE. FINAL METES AND BOUNDS TO BE DETERMINED ON SITE
- MINIMUM FLOOR LEVELS CALCULATED AS BUILDING ENVELOPE MIN SURFACE LEVEL PLUS 300MM FREEBOARD.

- EASEMENT C1
- EASEMENT C2
- EASEMENT C3
- EASEMENT C4
- WIDEN ROAD RESERVE
- FLOW PATH

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works
- Road, Drainage and Water Infrastructure - Lot 216 SP137304 - 1843
Mulligan Highway, Cooktown, 4895

Lot: 216 on SP137304

Referred to in Cook Shire Council's Decision Notice (AD2025/0007048)

Approval Date: 10 November 2025
Application Number: DA/4950

Easement ID	Type	Beneficiary	Purpose
C1	In Gross	Cook Shire Council, Lots 1 to 3 Inclusive	Stormwater Drainage, Access, Potable Water Services
C2	In Gross	Cook Shire Council	Stormwater Drainage
C3	In Gross	Cook Shire Council	Stormwater Drainage
C4	In Gross	Cook Shire Council	Stormwater Drainage

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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
DATE	31/03/2025
APPROVED	<div><div></div><div>FIEAust CPEng RPEQ 4293</div></div>

A	CSC RFI	CBL	19/09/25	CBL
REV.	DESCRIPTION	BY	DATE	APPR'D

EASEMENTS, LAWFUL
POINTS OF DISCHARGE

PROJECT REF.	DRAWING NO.	REVISION
25611	21	A

Attachment 3 **Notice of Decision – Statement of Reasons (AD2025/0007047)**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	DA/4950
Applicant:	Brian Boserio c/- CLA Consultants
Proposal:	Development Permit for Operational Works
Description of the Development:	Operational Works for Road, Drainage and Water Infrastructure
Street Address:	1843 Mulligan Highway, Cooktown 4895
Real Property Description:	Lot 216 on SP137304
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0
Land Zoning:	Rural Zone
Assessment Type:	Code Assessment

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Operational Works - Road Work, Drainage Work and Water Infrastructure
Date of Decision:	10 November 2025

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Assessment Benchmarks	Comment
<i>Planning Regulation 2017</i> (Schedule 9)	Schedule 9 is not applicable as the application is not for building work under the Building Act
<i>Planning Regulation 2017</i> (Schedule 10)	Schedule 10 of the Planning Regulation 2017 is not applicable as the development application does not include any referrable works.
Regional Plan	Section 2.2 of the Planning Scheme identifies that the Cape York Regional Plan has been adequately reflected in the Planning Scheme. A separate assessment against the Regional Plan is not required.
State Planning Policy (SPP), Part E	Section 2.1 of the Planning Scheme identifies that the superseded version of the <i>State Planning Policy</i> is integrated in the Planning Scheme. A review of the current version of the SPP (July 2017) and assessment benchmark mapping applicable to Part E has determined that the state interests are reflected in the Planning Scheme and no additional assessment provisions in the current SPP (Part E) or updated mapping are applicable requiring further assessment against the SPP.
Temporary State Planning Policy	There are no Temporary State Planning Policies.

Local Categorising Instrument (Cook Shire Council Planning Scheme 2017):

Assessment against the relevant provisions of the planning scheme was undertaken at the Reconfiguring a Lot stage (Development Permit DA/4609). The development demonstrated compliance with the relevant benchmarks. The works forming part of this application for Operational Work have either been designed to meet the requirements of the Works, Services and Infrastructure Code and FNQROC Development Manual, or conditioned to comply.

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

Not Applicable

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- a. An assessment was made against the applicable assessment benchmarks and the development demonstrated compliance with the prescribed matters.
- b. Development conditions have been imposed to:
 - i. limit any adverse impact on the locality or adjoining lots; and
 - ii. address the hazards and constraints of the site.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not Applicable

OTHER DETAILS

If you wish to obtain more information about Council's decision, including a copy of Council's Decision Notice and any conditions or plans relating to the development, please refer to Council's webpage.

Attachment 4 Extract of Appeal Provisions (Chapter 6 part 1 of the *Planning Act 2016*)

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

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- (iii) who is a co-respondent in an appeal of the matter;
and
- (iv) who may elect to be a co-respondent in an appeal
of the matter.

Note—

For limitations on appeal rights in relation to a development approval
for development requiring social impact assessment, see section 106ZJ.

(2) An appellant may start an appeal within the appeal period.

(3) The *appeal period* is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
- (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (g) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and*

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Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
- (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
- (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

- (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

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- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

- (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

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- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

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