

Our Ref: LM: Imc:DA/4842 AD2026/0004578

Your Ref: DA/4320

12 August 2026

AJ Physick Investments Pty Ltd
c/- Spencer Civil Pty Ltd
PO Box 318
BUNGALOW QLD 4870
E-mail: daniel@spencercivil.com.au

Attention: Daniel Spencer

Dear Mr Spencer

Decision Notice - Approval
Given under section 63 of the *Planning Act 2016*

With reference to Development Application (DA/4842) 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 5 August 2026 .
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/4842
Approval Sought:	Development Permit for Operational Work
Description of the Development:	Operational Work - Access and Road Construction
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: Unnamed Road via Mulligan Highway, COOKTOWN 4895

Location - Real Property Description: Lot 1 on SP262357

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

All works not explicitly covered by this approval are required to be addressed through a separate Operational Works application.

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

In accordance with Section 85(c) of the *Planning Act 2016*, the currency period for this application is two (2) years. Should the approved use not commence within this time, the approval shall lapse.

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

enc:	Attachment 1	Conditions Imposed by the Assessment Manager
	Attachment 2	Approved Plans (D26/25146)
	Attachment 3	Notice of Decision – Statement of Reasons (AD2026/4577)
	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
6	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

APPROVED PLANS & DOCUMENTS																																												
7	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):			At all times																																								
<table><tr><th>Drawing No.</th><th>Sheet Title</th><th>Revision</th><th>Date</th></tr><tr><td>PHY10824-C01</td><td>General Arrangement</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C02</td><td>Typical Cross Sections (Earthworks, Pavement, Erosion & Sediment Control Notes)</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C03</td><td>Caroline Creek Causeway Details</td><td>B</td><td>June 2026</td></tr><tr><td>PHY10824-C04</td><td>Private Access – Plan View, Sheet 1 of 4</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C05</td><td>Private Access – Plan View, Sheet 2 of 4</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C06</td><td>Private Access – Plan View, Sheet 3 of 4</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C07</td><td>Private Access – Plan View, Sheet 4 of 4</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C08</td><td>Private Access – Longitudinal Section, Sheet 1 of 6</td><td>A</td><td>June 2026</td></tr><tr><td>PHY10824-C09</td><td>Private Access – Longitudinal Section, Sheet 2 of 6</td><td>A</td><td>June 2026</td></tr></table>					Drawing No.	Sheet Title	Revision	Date	PHY10824-C01	General Arrangement	A	June 2026	PHY10824-C02	Typical Cross Sections (Earthworks, Pavement, Erosion & Sediment Control Notes)	A	June 2026	PHY10824-C03	Caroline Creek Causeway Details	B	June 2026	PHY10824-C04	Private Access – Plan View, Sheet 1 of 4	A	June 2026	PHY10824-C05	Private Access – Plan View, Sheet 2 of 4	A	June 2026	PHY10824-C06	Private Access – Plan View, Sheet 3 of 4	A	June 2026	PHY10824-C07	Private Access – Plan View, Sheet 4 of 4	A	June 2026	PHY10824-C08	Private Access – Longitudinal Section, Sheet 1 of 6	A	June 2026	PHY10824-C09	Private Access – Longitudinal Section, Sheet 2 of 6	A	June 2026
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PHY10824-C10	Private Access – Longitudinal Section, Sheet 3 of 6	A	June 2026
PHY10824-C11	Private Access – Longitudinal Section, Sheet 4 of 6	A	June 2026
PHY10824-C12	Private Access – Longitudinal Section, Sheet 5 of 6	A	June 2026
PHY10824-C13	Private Access – Longitudinal Section, Sheet 6 of 6	A	June 2026
PHY10824-C14	Private Access – Cross Sections, Sheet 1 of 13	A	June 2026
PHY10824-C15	Private Access – Cross Sections, Sheet 2 of 13	A	June 2026
PHY10824-C16	Private Access – Cross Sections, Sheet 3 of 13	A	June 2026
PHY10824-C17	Private Access – Cross Sections, Sheet 4 of 13	A	June 2026
PHY10824-C18	Private Access – Cross Sections, Sheet 5 of 13	A	June 2026
PHY10824-C19	Private Access – Cross Sections, Sheet 6 of 13	A	June 2026
PHY10824-C20	Private Access – Cross Sections, Sheet 7 of 13	A	June 2026
PHY10824-C21	Private Access – Cross Sections, Sheet 8 of 13	A	June 2026
PHY10824-C22	Private Access – Cross Sections, Sheet 9 of 13	A	June 2026
PHY10824-C23	Private Access – Cross Sections, Sheet 10 of 13	A	June 2026
PHY10824-C24	Private Access – Cross Sections, Sheet 11 of 13	A	June 2026
PHY10824-C25	Private Access – Cross Sections, Sheet 12 of 13	A	June 2026
PHY10824-C26	Private Access – Cross Sections, Sheet 13 of 13	A	June 2026
PHY10824-C27	Private Access – Centreline Set-Out	A	June 2026

8	ENGINEERED DRAWINGS Provide scaled Engineering Drawings with appropriate Legend in accordance with AP1 Application Procedures of the FNQROC Development Manual.	Prior to the Pre-Start Meeting
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ROAD & ACCESS		
9	PRIVATE ACCESS ROAD EASEMENT Prior to the Pre-start meeting, the applicant must provide the following information to the Director Infrastructure or delegate for approval: i. Engineering Drawings to <u>clearly</u> show the private access road easement boundaries in relation to the designed road alignment. ii. Specify the minimum private access road easement width on the Engineering Drawings as a typical section. iii. The minimum width of the easement must be 8m and must fully contain both the road formation and table drains from road Chainage 0.000m to 3683.141m. iv. The easement boundaries must be widened or re-aligned on the engineering drawings for the sections of road not contained in the easement including between approximate road chainage 2320.000m to 2255.840m	Prior to the Pre-Start Meeting and as stated
10	PRIVATE ACCESS ROAD FORMATION WIDTH The Applicant must provide Engineering Drawings to nominate the road formation a minimum 6.5m formation width and a 3.5m pavement width in accordance with Section 3.2, Table 4 and Table 5 of the IPWEAQ Lower Order Road Design Guidelines (LORDG).	Prior to the Pre-Start Meeting and as stated

11	SIGHT DISTANCE – CAROLINE CREEK CROSSING AND BED LEVEL CROSSING i. Prior to the Pre-Start Meeting, the applicant must provide to Council for review prior to the Pre-start Meeting, the sight distance assessment undertaken for the Caroline Creek Culvert Crossing and the bed level crossing nominated at approximate road chainage 620.000m. ii. The requirements of the Change Application (Minor) RAL Decision Notice (Council Reference DA/4320) Condition 12 must be addressed to the satisfaction of Council's Director Infrastructure or delegate. iii. Where the minimum sight distance requirements of Austroads are not achieved; the RPEQ must nominate and certify the signage, line marking, and/or speed control treatment/s proposed to manage this risk. iv. Any nominated signage, line marking, and/or speed control treatment/s must be updated on the engineering drawings and provided to Council for approval prior to the Pre-Start Meeting. v. Any nominated signage, line marking, and/or speed control treatment/s must be constructed prior to Works Acceptance.	As stated
12	ACCESS CROSSOVERS TO LOTS 1–5 Nominate the location of the driveway and access crossover for Lots 1 to 5 from the private access road on the engineering drawings. The location and design for each (minimum) 3.5m wide access crossover must be in accordance with the Change Application (Minor) RAL Decision Notice (Council Reference DA/4320) Condition 7, and the requirements of FNQROC Standard Drawing S1105.	Prior to the Pre-Start Meeting

CAROLINE CREEK CULVERT		
13	CULVERT DESIGN LEVELS Prior to the Pre-start Meeting and works commencing, the Applicant must provide to the Director Infrastructure or delegate for approval a site plan and/or amend Spencer Civil Drawing PHY10824-C03, Revision B to detail additional information for the Caroline Creek culvert crossing including, but not limited to: i. Existing and design surface contours at the culvert crossing location; ii. Upstream and downstream culvert invert levels (spot levels); and iii. Confirm the minimum depth required for the upstream and downstream culvert apron cut-off walls. iv. The intent is to confirm the designed culvert is free draining and that the nominated culvert height aligns with the designed road centreline levels.	Prior to the Pre-Start Meeting and as stated
14	CULVERT CERTIFICATION The Applicant must provide a Form 15 compliance certificate for the Caroline Creek Culvert Crossing, including but not limited to: i. Culvert structural components (headwalls, wingwalls, aprons); and ii. Bed and bank scour protection treatments.	Prior to the Pre-Start Meeting
15	ROCK SCOUR PROTECTION The Applicant must provide the calculations for the rock scour protection as nominated on Spencer Civil Drawing PHY10824-C03. This must include flow velocities through the culvert and associated rock sizing.	Prior to the Pre-Start Meeting
16	CULVERT LEVEL OF SERVICE i. The Applicant must provide the calculations confirming that the level of service achieved by the Caroline Creek Culvert will maintain vehicle and pedestrian access up to and including the 10-year ARI rainfall event. ii. The requirements of the Change Application (Minor) RAL Decision Notice (Council Reference DA/4320) Condition 11 are referenced. iii. The information must include flow depth and velocity for any overtopping flows. The RPEQ must confirm the crossing has been assessed and complies with the requirements for trafficability, and road safety as nominated in the Queensland Urban Drainage Manual.	Prior to the Pre-Start Meeting and as stated

17	TABLE DRAIN CAPACITY The Applicant must provide the Open Channel Design – Table Drain information confirming the capacity for the roadside table drains can convey up to and including the 10-year ARI rainfall event.	Prior to the Pre-Start Meeting
EROSION & SEDIMENT CONTROL PLAN		
18	EROSION AND SEDIMENT CONTROL PLAN ENDORSEMENT - The Applicant must provide an Environmental Management Plan and Erosion and Sediment Control (ESC) Plan to Council for endorsement prior to the Pre-Start Meeting. - The ESC plan must be generally in accordance with the requirements of the Application Procedures AP1.32 of the FNQROC Development Manual. - This information must include identification of any vegetated areas proposed to be cleared within 10m of the top of bank for mapped waterways. - Works cannot commence until the Environmental Management Plan and the ESC Plan are approved by the Director Infrastructure or delegate.	As stated
COMMENCEMENT AND CONSTRUCTION MANAGEMENT		
19	COMMENCEMENT OF WORK Approved work must not commence until Council's Director Infrastructure or delegate has received and accepted a 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
20	PUBLIC NOTICE AND PROJECT SIGNAGE Public notice of the approved work must be given in accordance with the following requirements: - 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. - Once installed, project signage must remain erected for the duration of work.	Prior to commencement of works
21	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's Director Infrastructure or delegate.	Prior to commencement of works

22	CONSTRUCTION MANAGEMENT PLAN The Applicant must prepare and provide a Construction Management Plan (CMP) that addresses all operations associated with the permitted Operational Work, including but not limited to: (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 always 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
EROSION, SEDIMENT AND ENVIRONMENTAL MANAGEMENT		
23	EROSION AND SEDIMENT CONTROL All erosion and sediment controls 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 FNQROC Development Manual). Erosion and sediment control measures must be maintained at all times to the satisfaction of the Council's Director Infrastructure. All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines.	At all times
24	DUST AND AIR QUALITY Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.	At all times
25	EXISTING CREEK AND DRAINAGE AREAS 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).	At all times

INSPECTION, CERTIFICATION AND HANDOVER		
26	INSPECTION TEST PLANS (ITPs) 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.	At all times
27	AS CONSTRUCTED PLANS "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.	Prior to Works Acceptance
28	STORMWATER DRAINAGE 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.	Prior to Works Acceptance
29	LAWFUL POINT OF DISCHARGE 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.	At all times

B. Assessment Manager (Council) Advice

1. A development permit is required for carrying out Operational Works not covered by this Permit and a Building and Plumbing and Drainage approval/compliance permits are required for any Building or Plumbing and Drainage Works prior to construction of any buildings associated with this development.
2. In accordance with Section 85(c) of the *Planning Act 2016*, the currency period for this application is two (2) years. Should the approved use not commence within this time, the approval shall lapse.
3. The applicant/owner must notify Council their intention to commence the use after acceptable of and 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.

4. 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.
5. 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 (D26/25146)**

LEGEND:

- EXISTING CONTOURS - MAJOR
- EXISTING CONTOURS - MINOR
- EXISTING TRACKS
- RESOURCE BUFFER / SEPARATION AREA
- PROPOSED PRIVATE ROAD
- PROPOSED BUILDING ENVELOPE

EXISTING SERVICES:

1.

PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORK AREA.

SURVEY:

1.

PROPOSED BOUNDARIES AND TOPOGRAPHICAL INFORMATION SOURCED FROM DA APPROVED PLAN DRAWING NO. 401171-PP05-C PREPARED BY VERIS.
2.

REFER TO SURVEY PLANS FOR SET-OUT OF PROPERTY BOUNDARIES.

GENERAL:

1.

ALL DIMENSIONS, GRADIENTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
2.

ALL WORKS AND MATERIALS ARE TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS, ASSOCIATED SPECIFICATIONS AND AUSTRALIAN STANDARDS.
3.

ALL CLEARED VEGETATION, SURPLUS SPOIL AND REMOVED ITEMS ARE TO BE DISPOSED OF OFF SITE.

ENVIRONMENTAL PROTECTION:

1.

THE CONTRACTOR IS RESPONSIBLE FOR APPROVALS MANAGEMENT AND TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND AVOID POLLUTION IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT AND REGULATION.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCORPORATION OF APPROPRIATE CONTROL AND MANAGEMENT MEASURES CONFORMING WITH THE REQUIREMENTS OF THE ACT AND THE RELEVANT AUTHORITIES.

PROPERTY ACCESSES:

1.

PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL PROPERTY ACCESSES WITH THE SUPERINTENDENT AND COUNCIL.
2.

MINIMUM SIGHT DISTANCES ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. AS PER AS2890.1:2004 FIG. 3.2 - 40km/hr = 55m SD, 35m SSD (min. DOMESTIC PROPERTY ACCESS 30m).
3.

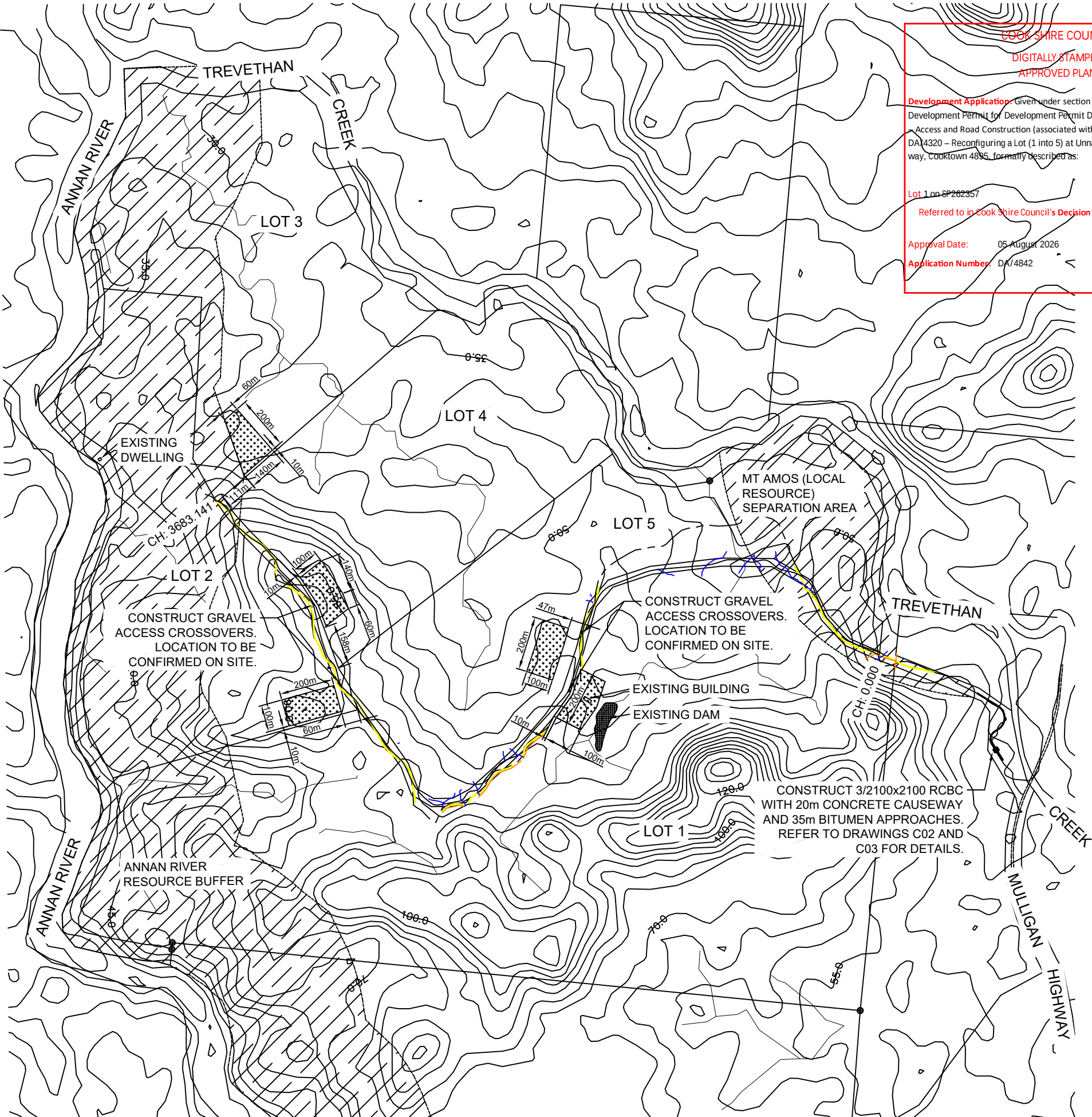
PROPERTY ACCESSES ARE TO BE CONSTRUCTED AS PER FNQROC STD DWG S1105.
4.

PROPERTY ACCESSES ARE TO 3.5m WIDE 150mm GRAVEL (min. CBR60) COMPACTED TO 98%RDD CONSTRUCTED TO THE PROPERTY BOUNDARY.
5.

LONGITUDINAL GRADIENTS OF PROPERTY ACCESSES ARE TO INITIALLY FALL AWAY FROM THE ROAD AT MINIMUM 1% FOR 1m. MAXIMUM DRIVEWAY LONGITUDINAL GRADIENT TO BE 16.6% (1 IN 6).
6.

LONGITUDINAL GRADIENTS OF ACCESSES TO HAVE MAXIMUM CHANGE IN GRADE OF 8% TO FACILITATE VEHICLE CLEARANCE.
7.

GUIDEPOSTS ARE TO BE INSTALLED AS PER FNQROC STD DWG S1105.



COOK SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application:

Given under section 63 of the Planning Act 2016.

Development Permit for Development Permit DA/4842 – Operational Works

Access and Road Construction (associated with Development Permit

DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan High-

way, Cooktown 4895, formally described as:

Lot 1 on SP262357

Referred to in Cook Shire Council's Decision Notice (AD2026/0004578)

Approval Date:

05 August 2026

Application Number:

DA/4842

			Drawing Status	N.T.S	Orig. Sheet	Disclaimer & Copyright	Client	Project	Drawing Title	Drawn	Designed	Verified
			FOR APPROVAL		A1	THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF SPENCER CIVIL AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN APPROVAL FROM THIS COMPANY.	AJ PHYSICK INVESTMENTS PTY LTD	RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN	GENERAL ARRANGEMENT	DPS	DPS	DPS
B	INCORPORATING INFORMATION REQUEST	08.06.26		DO NOT SCALE DRAWINGS						Approved RPEQ.20377		Date
A	ISSUED FOR APPROVAL	31.10.24										JUN 2026
Issue	Description	Date				© Spencer Civil Copyright				Drawing Number	Revision	
										PHY10824-C01	B	

EARTHWORKS:

1. EARTHWORKS SHALL BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL - EARTHWORKS SPECIFICATION (S1), ROAD PAVEMENTS (S2) AND MAIN ROADS MRTS04 GENERAL EARTHWORKS.

PAVEMENT NOTES:

1. ALL WORKS AND MATERIALS ARE TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
2. PAVEMENT DESIGN IS BASED ON AN ASSUMED SUBGRADE CBR 10.
3. THE CONTRACTOR IS TO CONFIRM SUBGRADE CBR DURING CONSTRUCTION. PAVEMENT DESIGN IS TO BE CONFIRMED WITH SUPERINTENDENT AND COUNCIL.
4. PRIVATE ACCESS TYPICAL CROSS SECTION TYPES TO BE SELECTED TO SUIT EXISTING TOPOGRAPHY. SELECTION IS TO MAINTAIN SHEET FLOW AND MINIMISE CONCENTRATED FLOWS. SELECTION OF CROSS SECTION TYPE TO BE APPROVED BY SUPERINTENDENT.
5. NEW ROADWORKS TO JOIN SMOOTHLY TO EXISTING WORKS. PROVIDE CUT BACK TO EXISTING SEALED ROADS WHERE NECESSARY.
6. TABLE DRAINS TO HAVE MINIMUM LONGITUDINAL GRADE OF 0.5%. ALL TABLE DRAINS ARE TO HAVE 150mm DEPTH ROCK PITCHING TO BE APPLIED TO THE TABLE DRAIN PROFILE ON GEOFABRIC BIDIM A24 OR SIMILAR.
7. ALL TABLE DRAINS ARE TO BE INSPECTED BY THE SUPERINTENDENT TO CONFIRM MATERIAL TYPE. WHERE TABLE DRAIN VELOCITY EXCEEDS EROSION VELOCITY FOR MATERIAL TYPE 150mm DEPTH ROCK PITCHING TO BE APPLIED TO THE TABLE DRAIN PROFILE ON GEOFABRIC BIDIM A24 OR SIMILAR.
8. FLAT BOTTOMED TABLE DRAINS CAN BE CONSTRUCTED AS ALTERNATIVE TO V-SHAPED TABLE DRAINS.
9. TABLE DRAINS TO BE TURNED OUT TO REDUCE FLOW VOLUMES. TURN OUT DRAINS ARE TO BE CONSTRUCTED AT LOCATIONS AS DIRECTED. TABLE DRAIN TURN OUTS ARE TO HAVE SAME PROTECTION TREATMENT AS THE UPSTREAM TABLE DRAIN.
10. TABLE DRAIN OUTLETS TO CREEKS/RIVERS ARE TO HAVE 150mm DEPTH ROCK PITCHING ON GEOFABRIC A24.
11. SIGNAGE AND GUIDEPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

EROSION AND SEDIMENT CONTROL:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO BE APPROVED BY THE SUPERINTENDENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION, MAINTENANCE AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES TO MINIMISE DISTURBANCE AND PROTECT THE NATURAL ENVIRONMENT.
3. THE CONTRACTOR IS TO NOTE REQUIREMENTS AND RESPONSIBILITIES FOR EROSION AND SEDIMENT CONTROL AS PER FNQROC SPECIFICATIONS.
4. STOCKPILES LOCATED AT SITE ARE TO BE TO THE ACCEPTANCE OF THE SUPERINTENDENT AND HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED.
5. ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSPECTED, MAINTAINED AND REINSTATED AFTER EACH STORM EVENT AND AT REGULAR INTERVALS.
6. CATCH DRAINS AND SEDIMENT TRAPS TO BE CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.
7. TABLE DRAINS DOWN STREAM OF WORK AREA ARE TO HAVE SILT FENCE OR SAND BAG CHECK DAMS INSTALLED.
8. ALL DISTURBED AREAS ARE TO BE REINSTATED WITH 100mm TOPSOIL AND GRASS COVER ESTABLISHED.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS AND CURRENT AUSTRALIAN STANDARDS AS3600 AND AS1379.
2. CONCRETE QUALITY:

ELEMENT	CONCRETE GRADE	SLUMP	MAX. SIZE AGGREGATE	CEMENT TYPE	ADMIXTURE
CAUSEWAY AND BATTER PROTECTION	N32	80	20	GP	

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH
(f'_c) AT 28 DAYS:

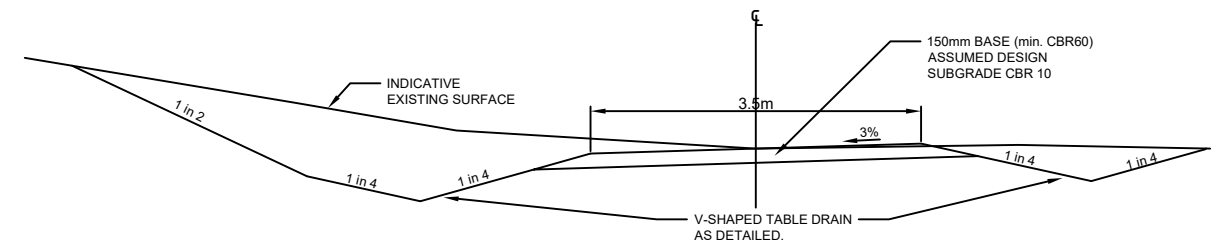
METHOD OF PLACEMENT - PUMPED

TYPE OF ASSESSMENT - PROJECT

3. ALL CONCRETE TO BE ADEQUATELY VIBRATED
4. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN. OF 20mm.
5. CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
6. ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY AFTER THE CONCRETE HAS SET.
7. ALL FORMWORK AND PROPPING TO SUSPENDED DECKS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.
8. ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS1302, AS1303, AS1304 AND SHALL BE DESIGNATED THUS:

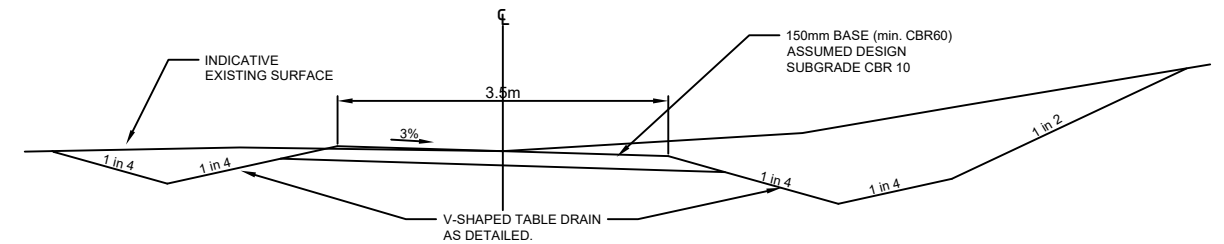
N	DEFORMED BARS	GRADE 500 PLUS
Y	HOT ROLLED DEFORMED BARS	GRADE 400Y
R	PLAIN ROUND BARS	GRADE 250R
F	WELDED WIRE FABRIC	GRADE 450F
W	STEEL WIRE, PLAIN AND DEFORMED	GRADE 450W

ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS
9. WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS
10. COVER TO REINFORCEMENT IS BASED ON A FRESH WATER ENVIRONMENT COVER WILL NEED TO BE INCREASED TO MEET EXPOSURE CLASSIFICATION OF AS300 FOR SITES BELOW H.A.T OR IN AGGRESSIVE ENVIRONMENTS.



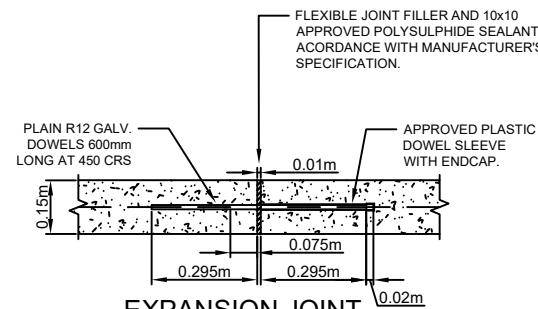
TYPICAL CROSS SECTION

PRIVATE ACCESS SINGLE LHS CROSS-FALL



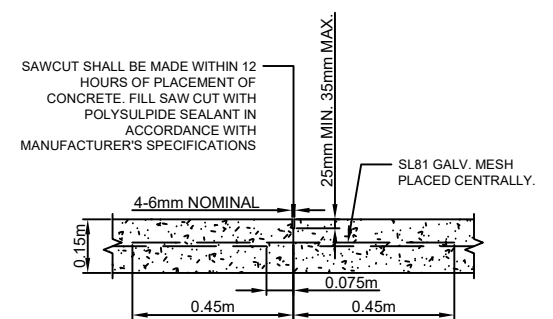
TYPICAL CROSS SECTION

PRIVATE ACCESS SINGLE RHS CROSS-FALL



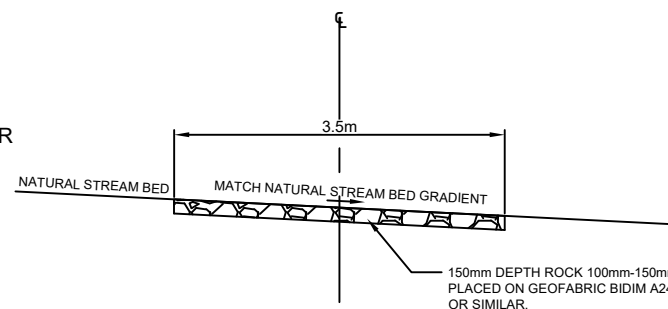
EXPANSION JOINT

NOT TO SCALE - SPACING 16m MAX



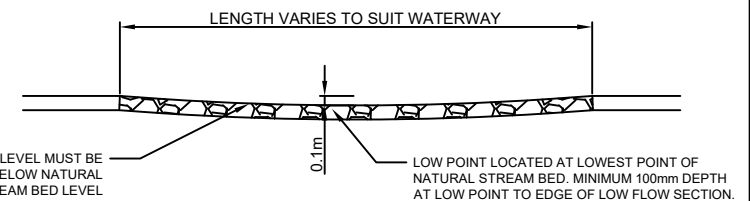
SAW JOINT

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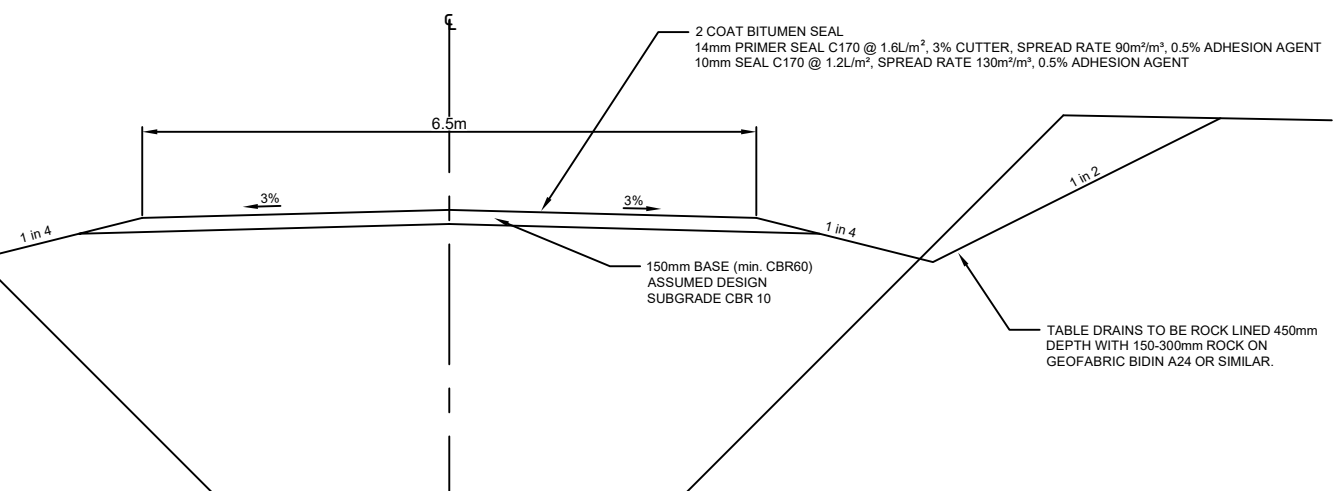
TYPICAL CROSS SECTION

BED LEVEL CROSSINGS



TYPICAL LONG SECTION

BED LEVEL CROSSINGS



TYPICAL CROSS SECTION

CAUSEWAY APPROACHES

B	INCORPORATING INFORMATION REQUEST	08.06.26
A	ISSUED FOR APPROVAL	31.10.24
Issue	Description	Date

Drawing Status

**FOR
APPROVAL**

N.T.S	Orig. Sheet A1
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Client

AJ PHYSICK
INVESTMENTS PTY LTD

Project	RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN
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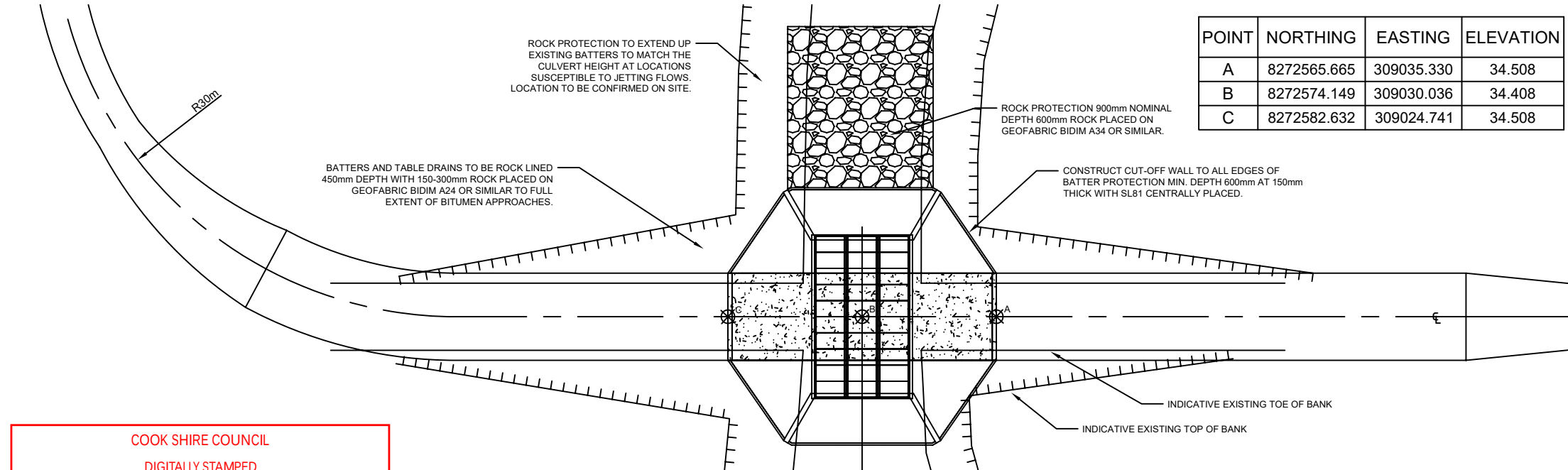
Drawing Title

TYPICAL CROSS SECTIONS

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ:20377		Date JUN 2026
Drawing Number PHY10824-C02		Revision B

WATERWAY BARRIER WORKS:
*FOR WORKS COMPLETED PRIOR TO 30 NOVEMBER 2026.

1. THE LOCATION OF ALL TEMPORARY AND PERMANENT WORKS IN WATERWAYS MUST BE CHECKED AGAINST THE "QUEENSLAND WATERWAYS FOR WATERWAY BARRIER WORKS SPATIAL MAPPING" TO IDENTIFY THE CLASSIFICATION OF FISH PASSAGE FOR THE WATERWAY. WATERWAY MAPPING COLOURS ARE GREEN (LOW), AMBER (MODERATE), RED (HIGH), PURPLE (MAJOR), GREY (MAJOR/TIDAL). THE CLASSIFICATION OF THE WATERWAY AND WORK TYPE WILL DETERMINE IF THE WORK IS ASSESSABLE OR ACCEPTED DEVELOPMENT.
2. WHERE A WATERWAY HAS ACCEPTED DEVELOPMENT SOLUTIONS ALL WORKS MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST VERSION OF QUEENSLAND DEPARTMENT OF AGRICULTURE AND FISHERIES "ACCEPTED DEVELOPMENT REQUIREMENTS FOR OPERATIONAL WORK THAT IS CONSTRUCTING OR RAISING WATERWAY BARRIER WORKS" (ADRWBW).
3. THE CONTRACTOR SHALL SUBMIT PRE-WORKS AND POST-WORKS NOTIFICATIONS INCLUDING PRE AND POST WORK PHOTOGRAPHS. COPIES OF THESE MUST BE PROVIDED TO THE SUPERINTENDENT.
4. SUMMARY OF REQUIREMENTS FOR NEW OR REPLACEMENT CULVERT CROSSINGS ON MODERATE IMPACT (AMBER) WATERWAY:
- WORKS MUST COMMENCE AND FINISH WITHIN 360 DAYS.
 - MINIMUM CULVERT APERTURE WIDTH OF 2.4M PLACED IN LOW FLOW CHANNEL, OR
 - COMBINED CULVERT APERTURE WIDTH SPANNING 100% MAIN CHANNEL WIDTH.
 - CULVERTS INSTALLED AT OR BELOW BED LEVEL.
 - OBVERT OF CULVERTS MINIMUM 300mm ABOVE COMMENCE TO FLOW WATER LEVEL OR BED LEVEL.
 - CULVERT FLOOR TO BE ROUGHENED WHERE INSTALLED <300mm BELOW BED LEVEL.
 - CULVERT GRADIENT TO BE NO STEEPER THAN WATERWAY BED GRADIENT.
 - CULVERT CELLS ALIGNED PARALLEL (WITHIN 10°) OF WATER FLOW.
 - APRONS MUST BE NO STEEPER THAN THE WATERWAY GRADIENT, JOINED FLUSH AND ROUGHENED.
 - SCOUR PROTECTION MUST BE NO STEEPER THAN 1:20 OR WATERWAY GRADIENT, INCORPORATE LOW FLOW CHANNEL, USE CLEAN ROCKS, ROCKS PLACED PROUD AND UNEVEN, AND ABUT FLUSH TO APRON.
6. SUMMARY OF REQUIREMENTS FOR NEW OR REPLACEMENT BED LEVEL CROSSINGS ON MODERATE IMPACT (AMBER) OR LOW IMPACT (GREEN) WATERWAY:
- WORKS MUST COMMENCE AND FINISH WITHIN 360 DAYS.
 - MAXIMUM WIDTH OF 15m (NOT INCLUDING SCOUR PROTECTION).
 - ALIGNED PARALLEL (WITHIN 10°) OF WATER FLOW.
 - USE CLEAN ROCKS, EQUIVALENT OR LARGER THAN NATURAL BED MATERIAL, LEFT ROUGH AND NOT OVER COMPACTED.
 - CONFIGURATION TO ADHERE TO OPTION 1 OR 2 AS PER ADRWBW TABLE 2 SECTION 2.2.
7. GUIDANCE TO MINIMISE IMPACTS:
- MINIMISE AREA OF DISTURBANCE AND DISTURBANCE OF BEDS AND BANKS.
 - ENSURE LEASE VOLUME OF SOIL IS DISTURBED.
 - SELECT APPROPRIATE SIZED MACHINERY AND LIMIT USE IN WATERWAYS.
 - IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES.
 - UNDERTAKE WORKS AT TIMES THAT MINIMISE DISRUPTION TO FISH MIGRATION AND FLOWERING AND FRUITING OF MARINE PLANTS.
 - AVOID FISH STRESS. SIGNS OF STRESS INCLUDE GASPING AT THE SURFACE, RAPID BREATHING, ROLLING OR LETHARGY.



POINT	NORTHING	EASTING	ELEVATION
A	8272565.665	309035.330	34.508
B	8272574.149	309030.036	34.408
C	8272582.632	309024.741	34.508

COOK SHIRE COUNCIL

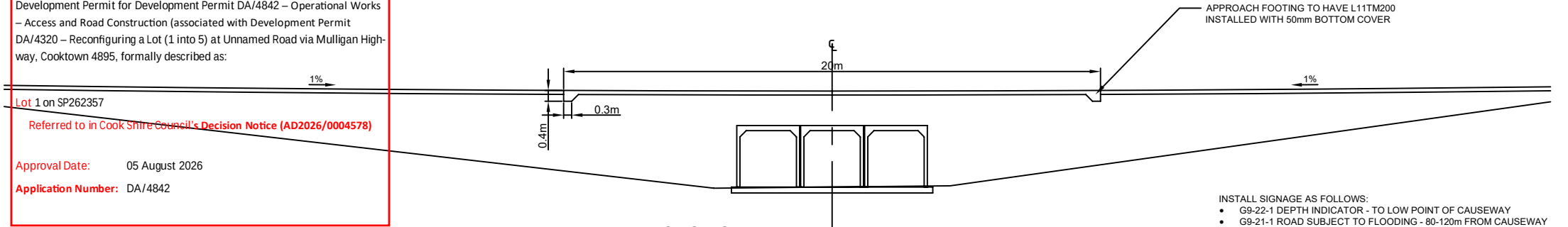
**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Given under section 63 of the *Planning Act 2016*.
Development Permit for Development Permit DA/4842 – Operational Works
– Access and Road Construction (associated with Development Permit DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan Highway, Cooktown 4895, formally described as:

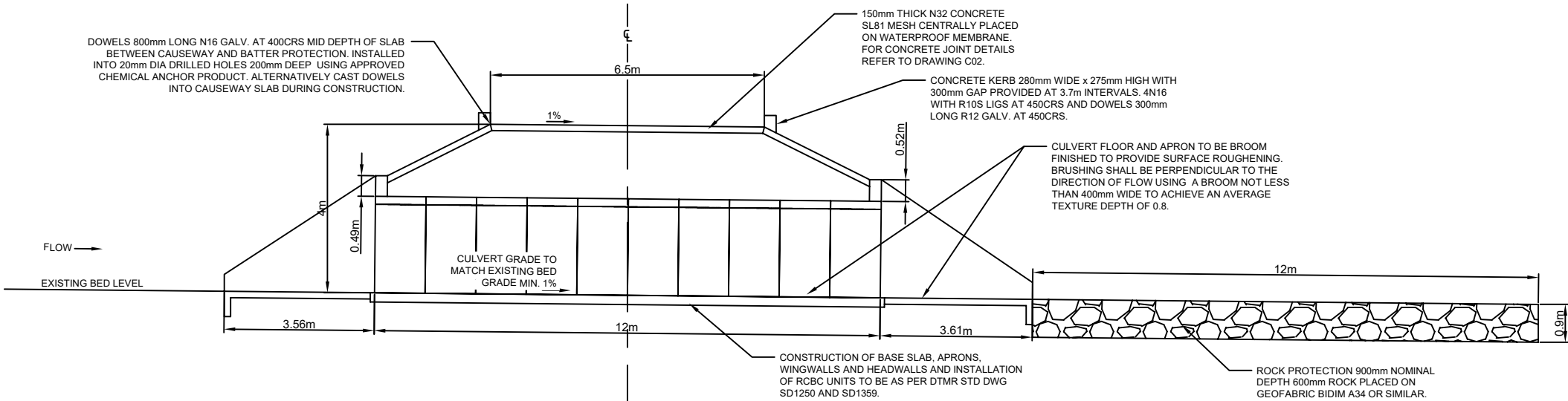
Lot 1 on SP262357

Referred to in Cook Shire Council's Decision Notice (AD2026/0004578)

Approval Date: 05 August 2026
Application Number: DA/4842



- INSTALL SIGNAGE AS FOLLOWS:
- G9-22-1 DEPTH INDICATOR - TO LOW POINT OF CAUSEWAY
 - G9-21-1 ROAD SUBJECT TO FLOODING - 80-120m FROM CAUSEWAY
 - W5-7-1 FLOODWAY - 50m FROM G9-21-1 SIGNS.
 - GUIDEPOSTS AT 25m SPACING AND AT THE START AND END OF CULVERTS AS PER MUTCD.



B	INCORPORATING INFORMATION REQUEST	08.06.26
A	ISSUED FOR APPROVAL	31.10.24
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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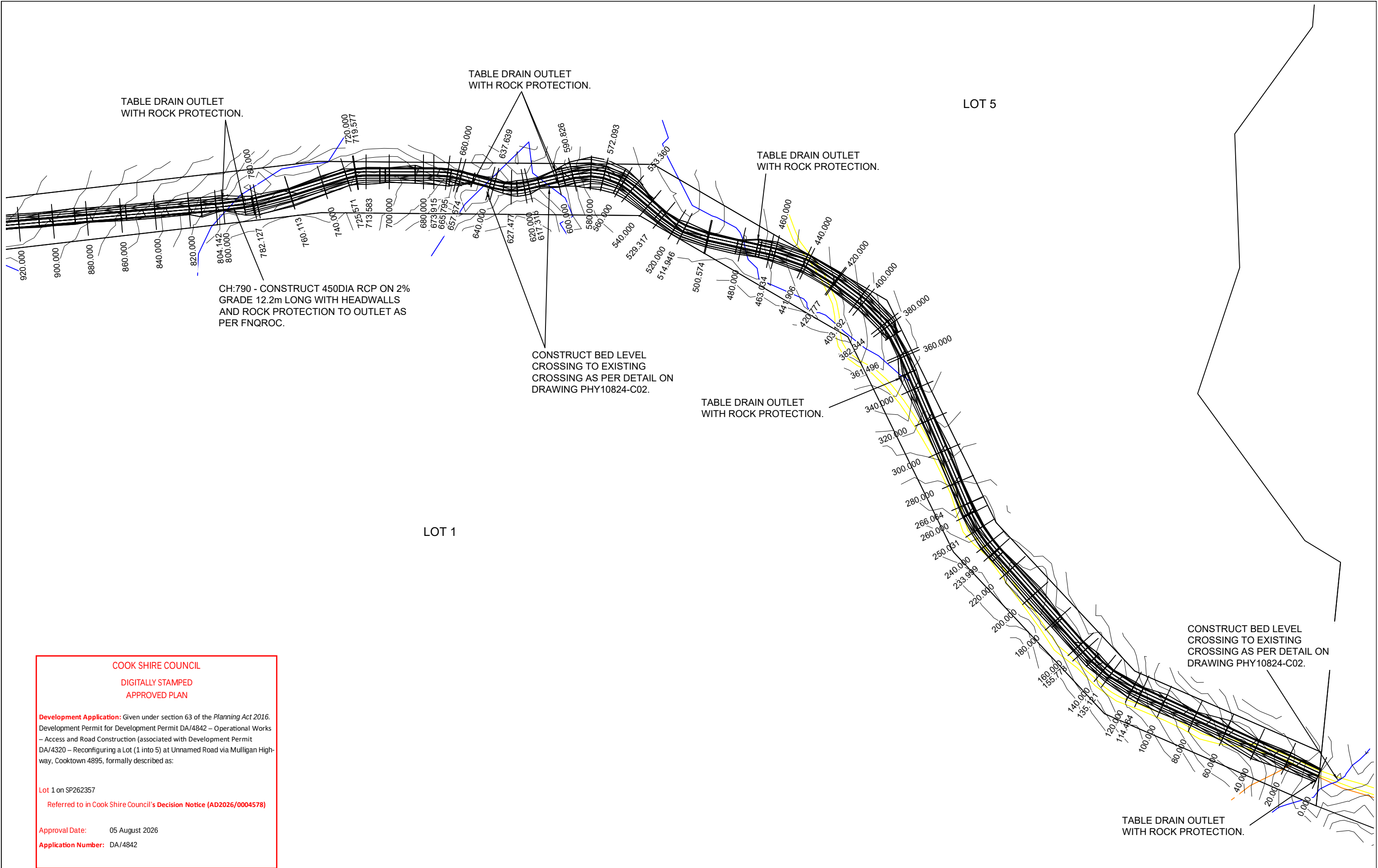


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
CAROLINE CREEK CAUSEWAY DETAILS

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C03	Revision B	



COOK SHIRE COUNCIL

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APPROVED PLAN

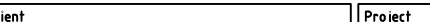
Development Application: Given under section 63 of the *Planning Act 2016*.
Development Permit for Development Permit DA/4842 – Operational Works
– Access and Road Construction (associated with Development Permit DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan Highway, Cooktown 4895, formally described as:

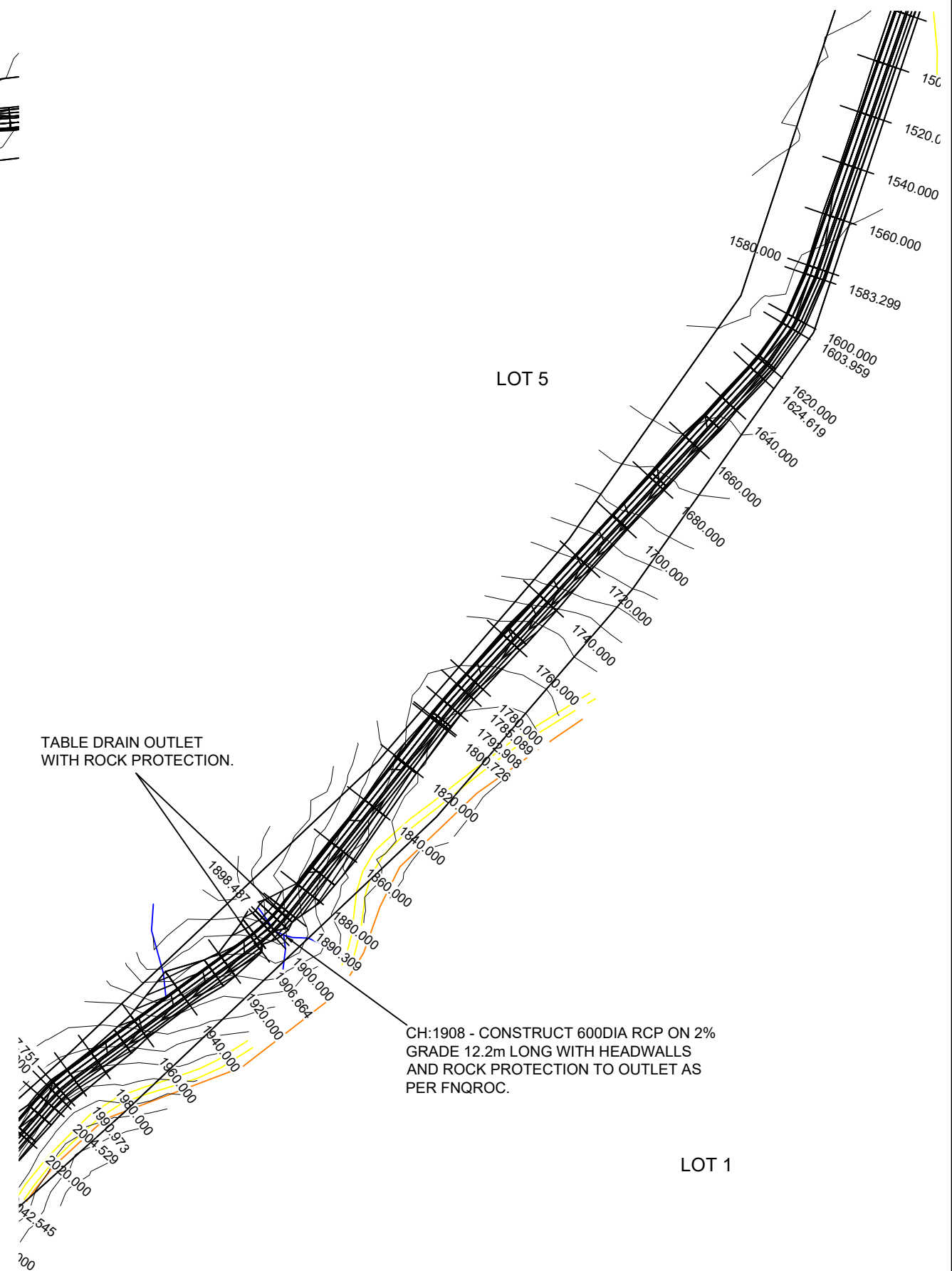
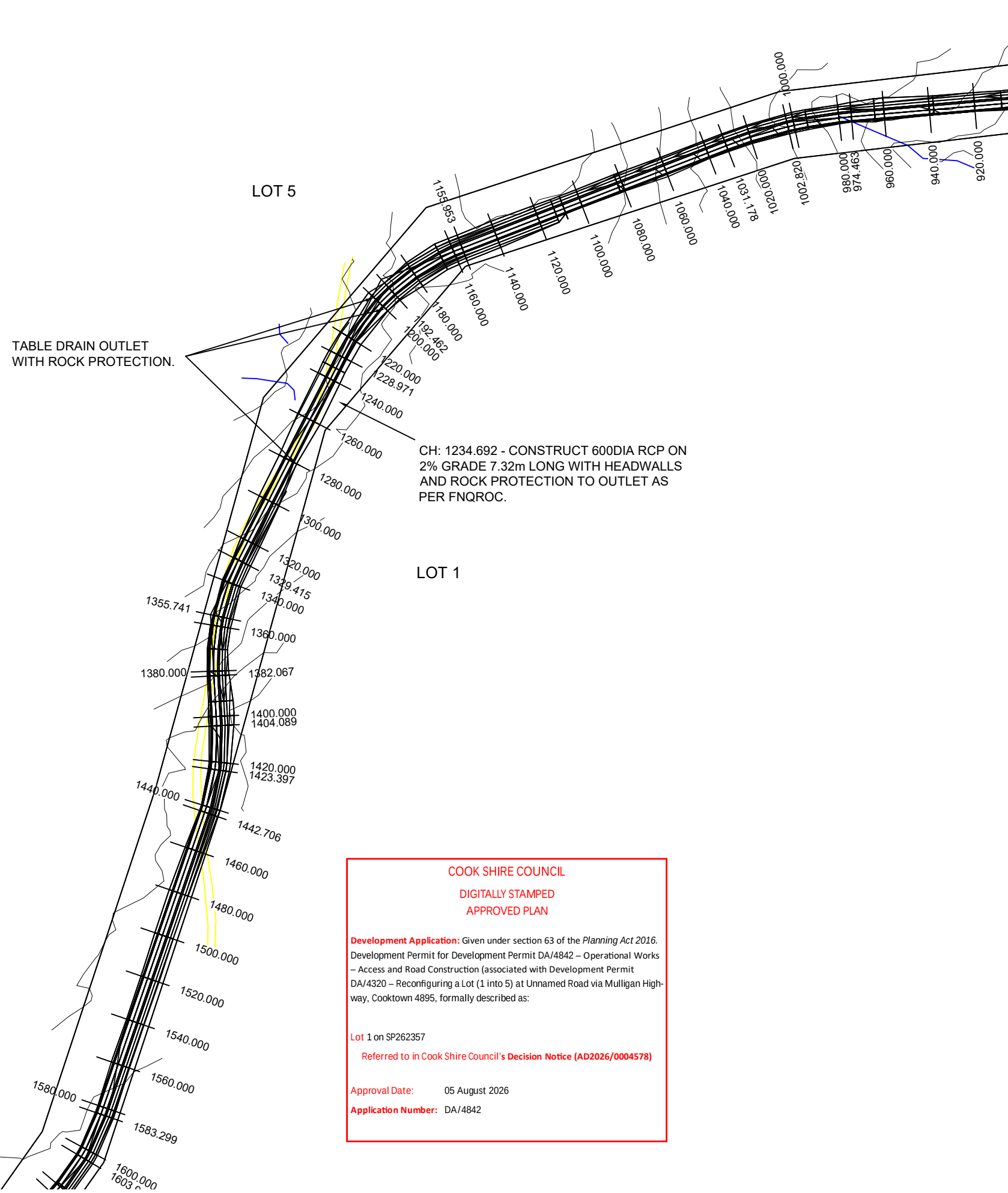
Lot 1 on SP262357

Referred to in Cook Shire Council's **Decision Notice (AD2026/0004578)**

Approval Date: 05 August 2026

Application Number: DA/4842

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A	INCORPORATING INFORMATION REQUEST			08.06.26	Drawing Number PHY10824-C04						Revision A			
Issue	Description	Date												



COOK SHIRE COUNCIL
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APPROVED PLAN

Development Application: Given under section 63 of the *Planning Act 2016*.
Development Permit for Development Permit DA/4842 – Operational Works
– Access and Road Construction (associated with Development Permit
DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan High-
way, Cooktown 4895, formally described as:

Lot 1 on SP262357
Referred to in Cook Shire Council's **Decision Notice (AD2026/0004578)**

Approval Date: 05 August 2026
Application Number: DA/4842

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FOR APPROVAL			DO NOT SCALE DRAWINGS							Approved RPEQ 20377		Date JUN 2026
A	INCORPORATING INFORMATION REQUEST	08.06.26								Drawing Number PHY10824-C05		Revision A
Issue	Description	Date										



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

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AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

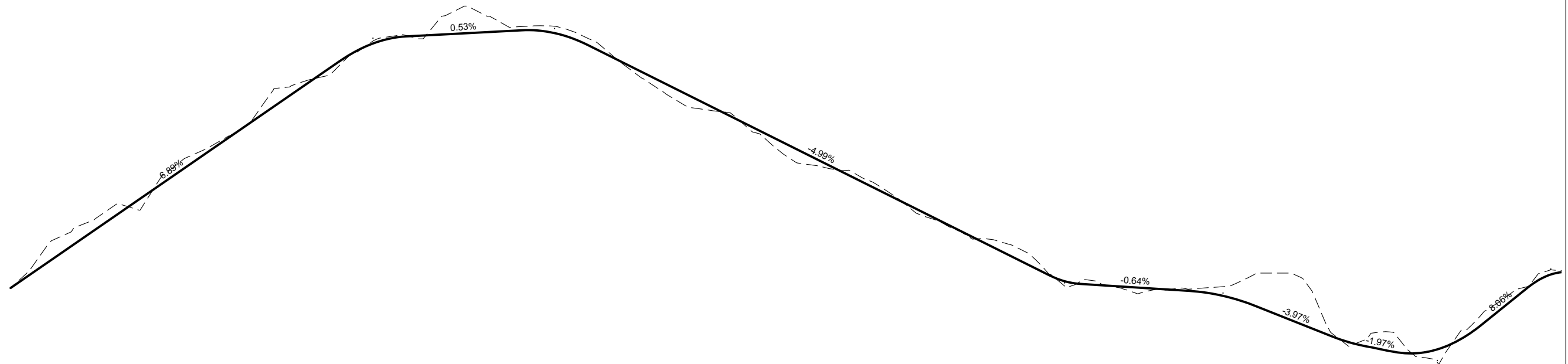
Drawing Title
PRIVATE ACCESS PLAN VIEW SHEET 4 OF 4

Drawn	Designed	Verified
DPS	DPS	DPS
Approved RPEQ 20377	Date	
	JUN 2026	
Drawing Number	Revision	
PHY10824-C07	A	

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Referred to in Cook Shire Council's **Decision Notice (AD2026/0004578)**

Application Number: DA/4842

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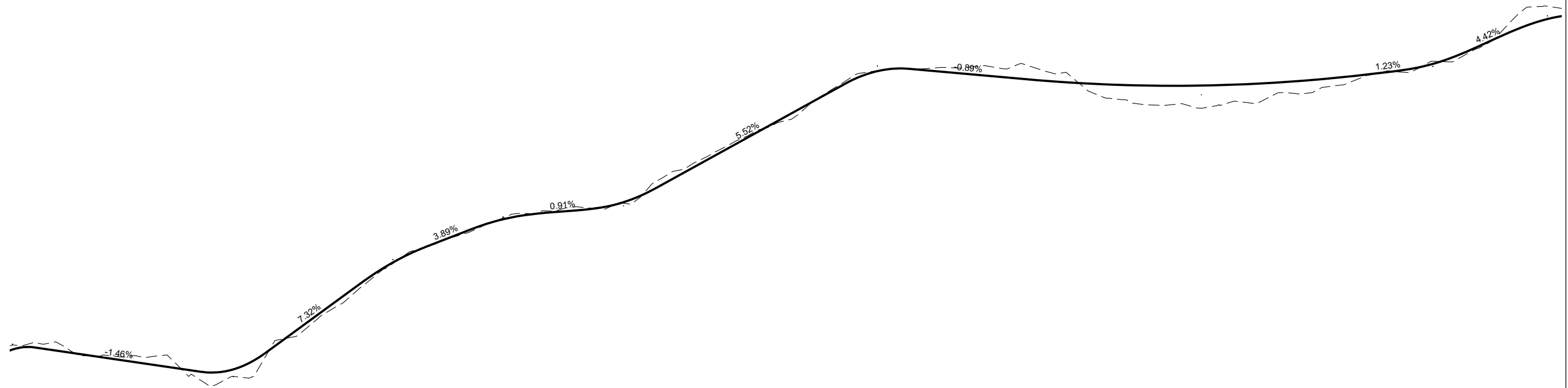
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A					INCORPORATING INFORMATION REQUEST		08.06.26																						
Issue					Description		Date																						
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Development Application: Given under section 63 of the *Planning Act 2016*. Development Permit for Development Permit DA/4842 – Operational Works – Access and Road Construction (associated with Development Permit DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan Highway, Cooktown 4895, formally described as:

Referred to in Cook Shire Council's Decision Notice (AD2026/0004578)

Application Number: DA/4842



Vertical Geometry	Chainage	Existing Surface Level	Design Surface Level	Cut (-) Fill (+)	
7.75 17.97	695.167	36.004	36.694		
	700.000	36.074	36.799	36.799	-0.079
	702.383	36.045	36.812	36.812	
	703.572	37.016	36.769	36.769	36.954
	720.000	36.781	36.578	36.578	-0.203
	740.000	36.009	36.285	36.285	-0.124
	760.000	36.066	35.992	35.992	-0.314
	780.000	35.431	35.700	35.700	0.269
	782.745	35.253	35.660	35.660	
	787.747	34.994	35.623	35.623	
	797.748	35.442	35.769	35.769	
	800.000	35.421	35.643	35.643	0.421
	812.748	36.373	36.538	36.538	36.170
	820.000	37.168	37.068	37.068	-0.099
	840.000	38.955	38.532	38.532	0.177
858.966	39.697	39.774	39.774	0.171	
860.000	39.820	39.990	39.990		
871.966	40.093	40.743	40.743		
880.000	41.248	41.156	41.156	-0.092	
886.966	41.154	41.435	41.435		
900.000	41.922	41.962	41.962	0.040	
908.068	42.176	42.275	42.275	42.239	
920.000	42.687	42.669	42.669	-0.018	
923.088	42.609	42.747	42.747		
938.068	43.032	42.995	42.995		
940.000	43.096	43.013	43.013	-0.083	
960.000	43.303	43.106	43.106	-0.108	
964.133	43.360	43.233	43.233		
975.133	43.497	43.542	43.542	0.087	
980.000	43.484	43.571	43.571		
994.133	44.098	44.167	44.167		
1000.000	44.850	44.521	44.521	-0.329	
1020.000	45.781	45.624	45.624	-0.157	
1040.000	46.715	46.726	46.726	-0.008	
1060.000	49.026	48.934	48.934	-0.092	
1082.047	49.159	49.047	49.047		
1097.047	49.686	49.634	49.634		
1100.000	49.691	49.683	49.683	0.003	
1107.876	49.768	49.760	49.760		
1112.047	49.544	49.741	49.741		
1120.000	49.753	49.670	49.670	-0.083	
1140.000	49.820	49.492	49.492	-0.328	
1160.000	49.646	49.314	49.314	-0.332	
1168.004	49.927	49.260	49.260		
1180.000	49.715	49.148	49.148	-0.566	
1200.000	48.506	49.033	49.033	0.527	
1220.000	48.961	48.969	48.969	0.008	
1234.692	48.085	48.965	48.965		
1247.646	47.907	48.965	48.965	0.073	
1260.000	48.153	48.966	48.966	0.043	
1280.000	48.464	49.086	49.086	0.623	
1300.000	48.882	49.231	49.231	0.349	
1320.000	49.248	49.426	49.426	0.170	
1329.285	49.533	49.535	49.535		
1340.206	49.591	49.669	49.669	0.075	
1355.206	50.092	49.972	49.972		
1360.000	50.076	50.120	50.120	0.044	
1370.206	50.390	50.516	50.516		
1380.000	50.887	50.949	50.949	0.062	
1393.394	52.140	51.511	51.511		
1400.000	52.614	51.804	51.804	-0.810	
1408.394	52.649	52.057	52.057		

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				DO NOT SCALE DRAWINGS		Approved RPEQ:20377					Date JUN 2026					
A	INCORPORATING INFORMATION REQUEST			08.06.26		Drawing Number PHY10824-C09					Revision A					
Issue	Description			Date												

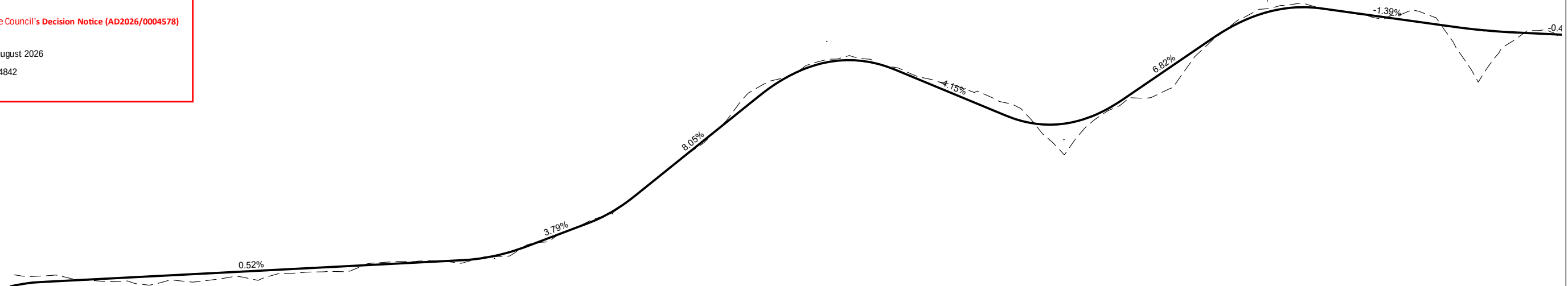
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APPROVED PLAN**

Lot 1 on SP262357

Referred to in Cook Shire Council's **Decision Notice (AD2026/0004578)**

Approval Date: 05 August 2026

Application Number: DA/4842

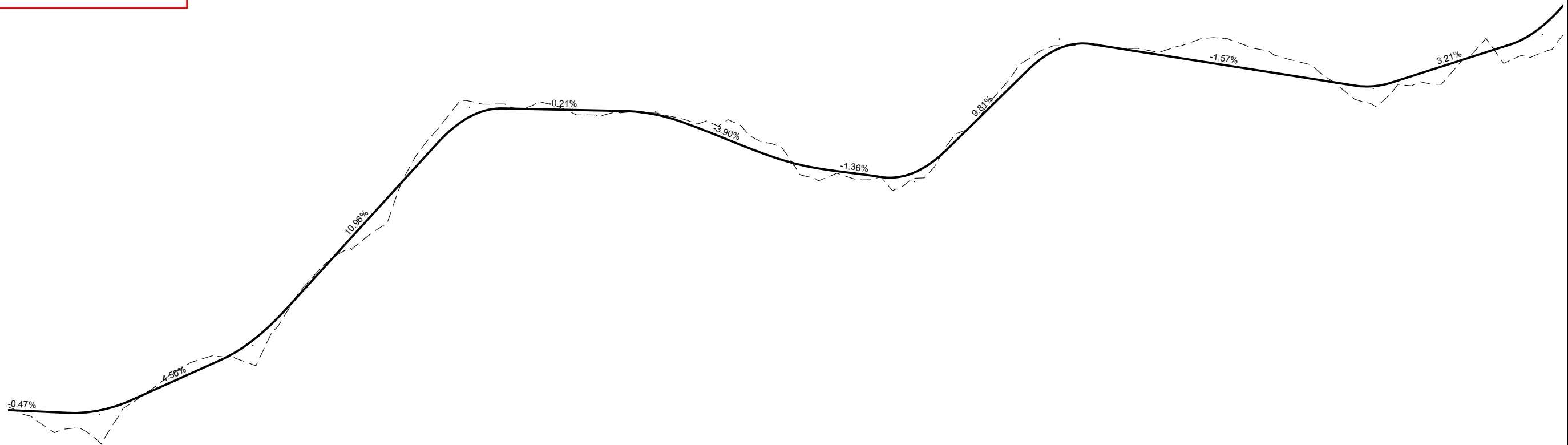
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A	INCORPORATING INFORMATION REQUEST	08.06.26			© Spencer Civil Copyright					Drawing Number PHY10824-C10	Revision A	
Issue	Description	Date										

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Application Number: DA/4842



Cut (-) Fill (+)	Station 1+00 to 2+00										Station 2+00 to 3+00										Station 3+00 to 4+00										Station 4+00 to 5+00										Station 5+00 to 6+00										Station 6+00 to 7+00										Station 7+00 to 8+00										Station 8+00 to 9+00										Station 9+00 to 10+00										Station 10+00 to 11+00										Station 11+00 to 12+00										Station 12+00 to 13+00										Station 13+00 to 14+00										Station 14+00 to 15+00										Station 15+00 to 16+00										Station 16+00 to 17+00										Station 17+00 to 18+00										Station 18+00 to 19+00										Station 19+00 to 20+00										Station 20+00 to 21+00										Station 21+00 to 22+00										Station 22+00 to 23+00										Station 23+00 to 24+00										Station 24+00 to 25+00										Station 25+00 to 26+00										Station 26+00 to 27+00										Station 27+00 to 28+00										Station 28+00 to 29+00										Station 29+00 to 30+00										Station 30+00 to 31+00										Station 31+00 to 32+00										Station 32+00 to 33+00										Station 33+00 to 34+00										Station 34+00 to 35+00										Station 35+00 to 36+00										Station 36+00 to 37+00										Station 37+00 to 38+00										Station 38+00 to 39+00										Station 39+00 to 40+00										Station 40+00 to 41+00										Station 41+00 to 42+00										Station 42+00 to 43+00										Station 43+00 to 44+00										Station 44+00 to 45+00										Station 45+00 to 46+00										Station 46+00 to 47+00										Station 47+00 to 48+00										Station 48+00 to 49+00										Station 49+00 to 50+00										Station 50+00 to 51+00										Station 51+00 to 52+00										Station 52+00 to 53+00										Station 53+00 to 54+00										Station 54+00 to 55+00										Station 55+00 to 56+00										Station 56+00 to 57+00										Station 57+00 to 58+00										Station 58+00 to 59+00										Station 59+00 to 60+00										Station 60+00 to 61+00										Station 61+00 to 62+00										Station 62+00 to 63+00										Station 63+00 to 64+00										Station 64+00 to 65+00										Station 65+00 to 66+00										Station 66+00 to 67+00										Station 67+00 to 68+00										Station 68+00 to 69+00										Station 69+00 to 70+00										Station 70+00 to 71+00										Station 71+00 to 72+00										Station 72+00 to 73+00										Station 73+00 to 74+00										Station 74+00 to 75+00										Station 75+00 to 76+00										Station 76+00 to 77+00										Station 77+00 to 78+00										Station 78+00 to 79+00										Station 79+00 to 80+00										Station 80+00 to 81+00										Station 81+00 to 82+00										Station 82+00 to 83+00										Station 83+00 to 84+00										Station 84+00 to 85+00										Station 85+00 to 86+00										Station 86+00 to 87+00										Station 87+00 to 88+00										Station 88+00 to 89+00										Station 89+00 to 90+00										Station 90+00 to 91+00										Station 91+00 to 92+00										Station 92+00 to 93+00										Station 93+00 to 94+00										Station 94+00 to 95+00										Station 95+00 to 96+00										Station 96+00 to 97+00										Station 97+00 to 98+00										Station 98+00 to 99+00										Station 99+00 to 100+00										Station 100+00 to 101+00										Station 101+00 to 102+00										Station 102+00 to 103+00										Station 103+00 to 104+00										Station 104+00 to 105+00										Station 105+00 to 106+00										Station 106+00 to 107+00										Station 107+00 to 108+00										Station 108+00 to 109+00										Station 109+00 to 110+00										Station 110+00 to 111+00										Station 111+00 to 112+00										Station 112+00 to 113+00										Station 113+00 to 114+00										Station 114+00 to 115+00										Station 115+00 to 116+00										Station 116+00 to 117+00										Station 117+00 to 118+00										Station 118+00 to 119+00										Station 119+00 to 120+00										Station 120+00 to 121+00										Station 121+00 to 122+00										Station 122+00 to 123+00										Station 123+00 to 124+00										Station 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		Drawing Status		N.T.S		Orig. Sheet A1	Disclaimer & Copyright		Client		Project		Drawing Title		Drawn DPS	Designed DPS	Verified DPS						
		FOR APPROVAL		DO NOT SCALE DRAWINGS			THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF SPENCER CIVIL AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN APPROVAL FROM THIS COMPANY. © Spencer Civil Copyright				AJ PHYSICK INVESTMENTS PTY LTD		RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN		PRIVATE ACCESS LONGITUDINAL SECTION SHEET 4 OF 6		Approved RPEQ:20377		Date JUN 2026				
A	INCORPORATING INFORMATION REQUEST			08.06.26																			
Issue	Description			Date																			



Vertical Geometry		Chainage	Existing Surface Level	Design Surface Level	Cut (-) Fill (+)
5	13.23%	2840.00	80.556	82.036	1.480
	57.97 13.23%	2850.241	81.747	83.215	
		2860.00	82.862	84.506	1.644
	L30.00 R216.49	2880.00	87.018	87.152	0.134
		2900.00	91.006	89.797	-1.208
	14.40 -0.63%	2908.213	92.548	90.884	
		2920.00	93.243	92.122	-1.122
	L30.00 R354.77	2923.213	93.275	92.348	
		2936.849	93.289	92.777	
	14.40 -0.63%	2940.00	93.477	92.762	-0.715
		2952.016	92.698	92.682	
	L30.00 R354.77	2960.00	92.789	92.559	-0.230
		2967.616	92.268	92.271	
	7.65 0.09%	2980.00	91.157	91.453	0.077
		2990.270	90.407	90.530	
L30.00 R349.70	3000.00	89.386	89.781	0.395	
	3005.270	89.532	89.498		
L23.99 R256.95	3020.00	89.572	89.082	-0.480	
	3030.270	89.543	89.051		
29.63 8.83%	3040.00	89.242	88.391	-0.251	
	3050.00	88.542	88.889	0.348	
L30.00 R290.64	3068.845	87.984	88.844	0.860	
	3070.248	88.033	89.840		
45.97 -1.49%	3080.00	87.698	89.008	1.310	
	3090.00	87.953	89.063	1.110	
L26.17 R358.02	3102.861	93.910	93.557		
	3160.00	93.844	93.446	-0.188	
35.31 -8.81%	3180.00	93.253	93.147	-0.105	
	3198.531	93.516	92.870		
L12.56 R185.43	3200.00	93.762	92.845	-0.917	
	3211.618	93.074	92.436		
69.10 -2.03%	3220.00	91.888	91.906	0.017	
	3224.706	91.385	91.522		
L30.00 R249.73	3240.00	90.070	90.176	0.106	
	3260.00	88.263	87.582	-0.681	
9.36 14.05%	3260.00	88.263	87.582	-0.681	
	3272.576	87.728	87.732		
L32.04 R399.63	3280.00	87.823	87.582	-0.241	
	3300.00	87.779	87.175	-0.605	
18.15 -6.03%	3320.00	87.230	86.788	-0.442	
	3340.00	86.523	86.392	-0.131	
L30.00 R249.73	3341.680	86.703	86.327		
	3356.680	85.642	85.572		
9.36 14.05%	3360.00	85.277	85.283	0.006	
	3371.680	84.996	84.915		
L32.04 R399.63	3380.00	82.648	82.747	0.099	
	3381.039	82.606	82.601		
58.24 -15.57%	3397.660	80.983	80.672		
	3400.00	80.568	80.387	-0.181	
L30.00 R314.50	3413.680	79.625	79.385		
	3420.00	79.081	78.988	-0.093	
19.19 -4.91%	3431.230	78.294	78.291		
	3440.00	77.852	77.540	-0.312	
L30.00 R281.89	3446.230	77.511	77.029		
	3460.00	75.239	75.240	0.001	
19.19 -4.91%	3461.230	75.097	75.051		
	3469.272	72.603	72.610	0.007	
58.24 -15.57%	3480.00	71.980	72.128	0.148	
	3500.00	68.649	69.016	0.367	
L30.00 R281.89	3519.472	65.790	65.984	0.194	
	3520.00	65.718	65.903	0.185	
19.19 -4.91%	3534.472	63.941	64.		

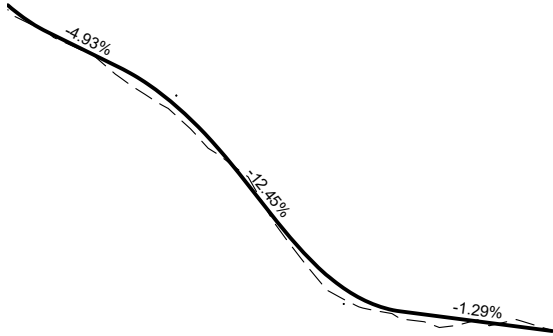
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		FOR APPROVAL				A1		THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF SPENCER CIVIL AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN APPROVAL FROM THIS COMPANY.				AJ PHYSICK INVESTMENTS PTY LTD		RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN		PRIVATE ACCESS LONGITUDINAL SECTION SHEET 5 OF 6		DPS		DPS	
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A				INCORPORATING INFORMATION REQUEST		08.06.26												JUN 2026			
Issue		Description		Date										Drawing Number		Revision					
														PHY10824-C12		A					

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Given under section 63 of the *Planning Act 2016*.
Development Permit for Development Permit DA/4842 – Operational Works
– Access and Road Construction (associated with Development Permit
DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan High-
way, Cooktown 4895, formally described as:

Lot 1 on SP262357
Referred to in Cook Shire Council's **Decision Notice (AD2026/0004578)**

Approval Date: 05 August 2026
Application Number: DA/4842



DATUM: 54.000

Cut (-) Fill (+)	0.134	0.014	61.949	0.277	-0.082	0.282	0.069	0.095	55.124	-0.088	
Design Surface Level	63.536	62.910	62.392	61.968	61.245	60.944	59.359	58.191	57.592	56.794	56.132
Existing Surface Level	63.402	62.903	62.378	61.712	60.958	60.889	59.373	59.276	57.402	56.501	55.439
Chainage	3540.000	3548.472	3560.000	3568.654	3580.000	3593.654	3598.654	3600.000	3612.624	3620.000	3627.624
Vertical Geometry	19.18 -4.93%	L30.00 R398.51			14.27 -12.45%	L30.00 R288.80			40.22 -1.29%		

A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

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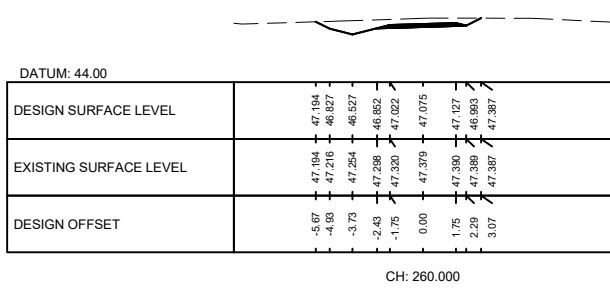
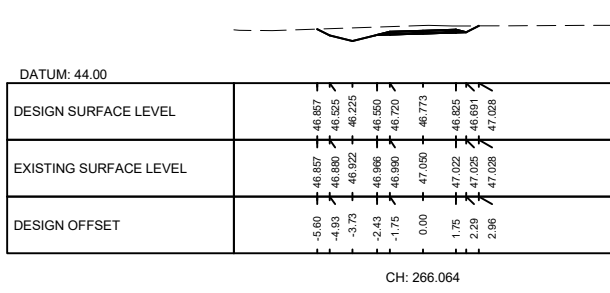
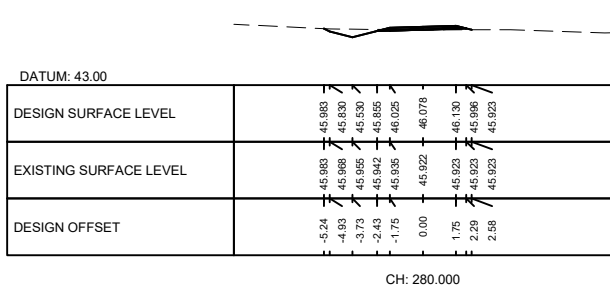
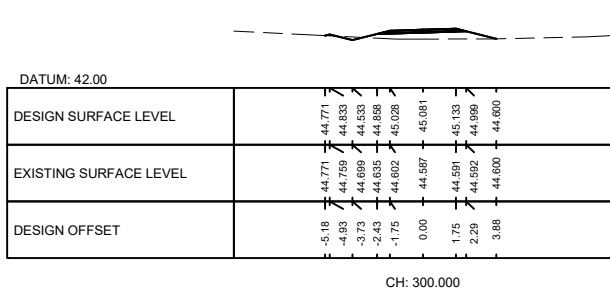
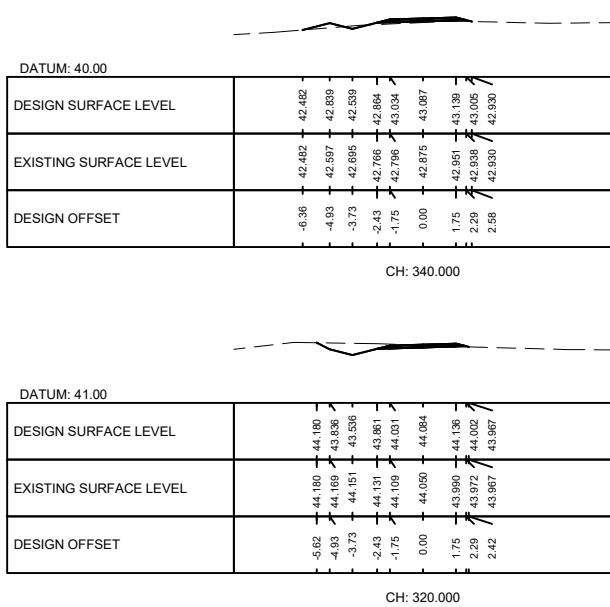
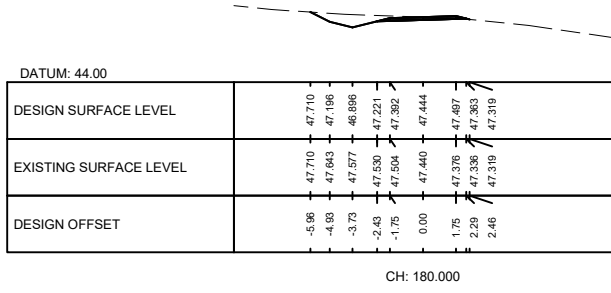
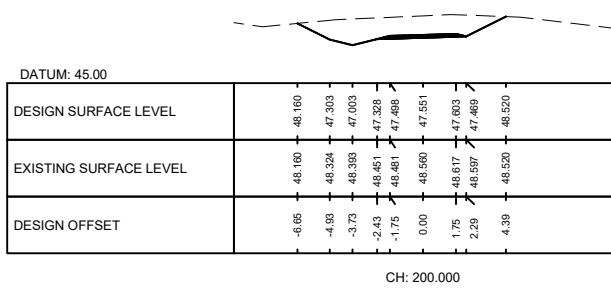
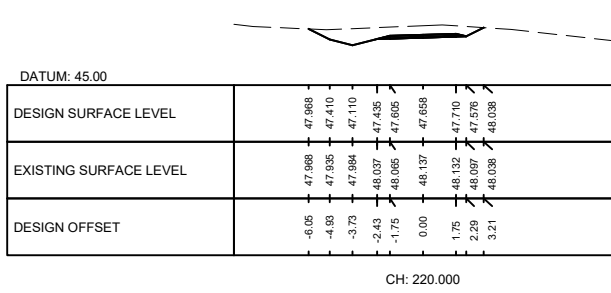
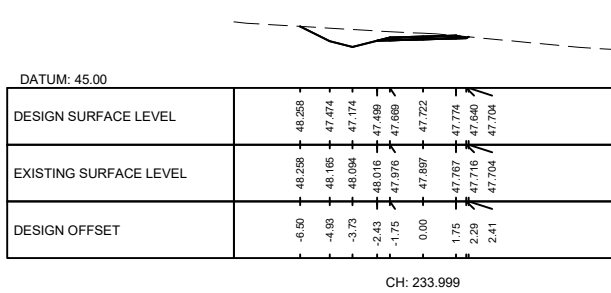
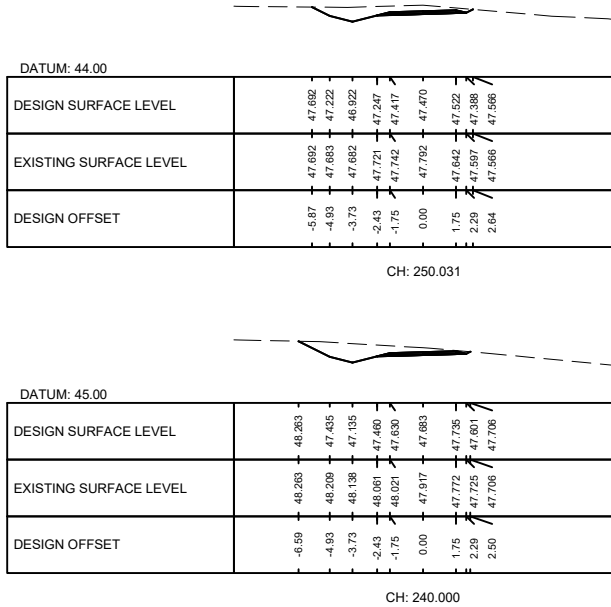
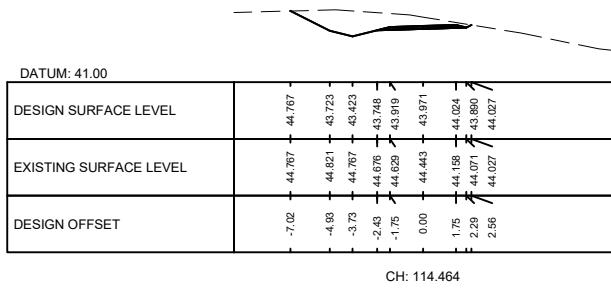
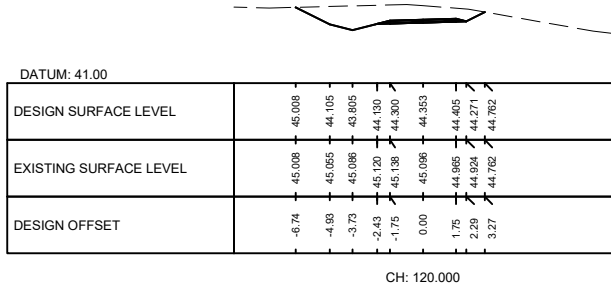
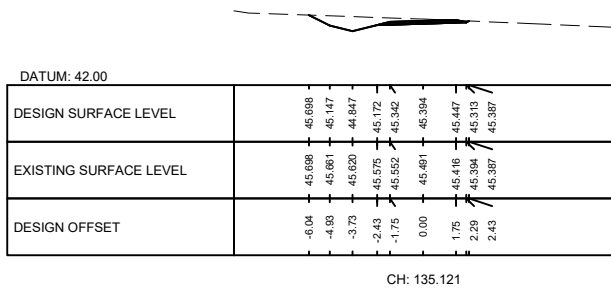
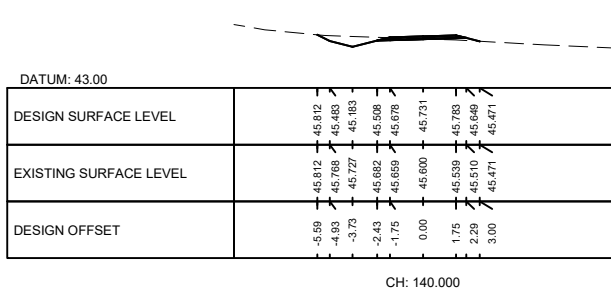
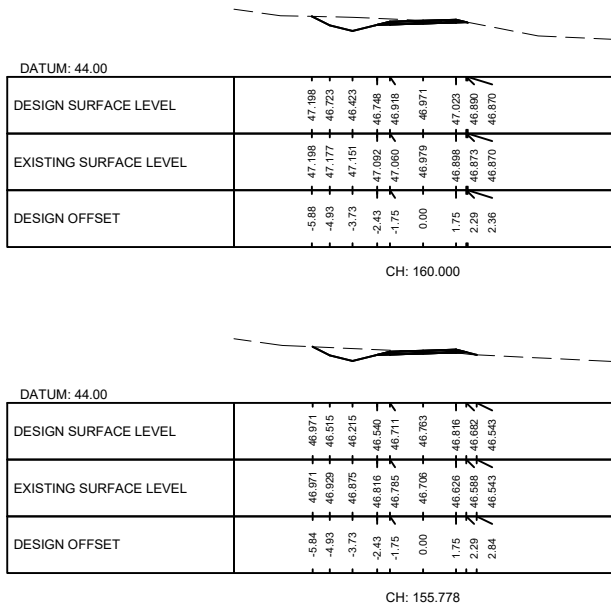
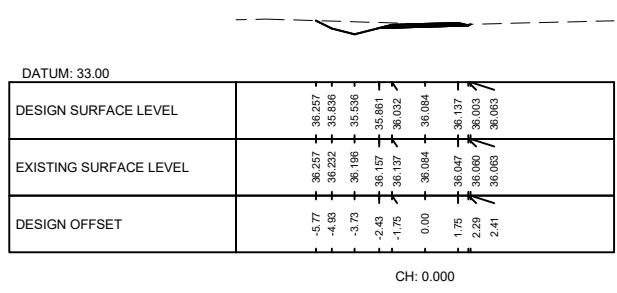
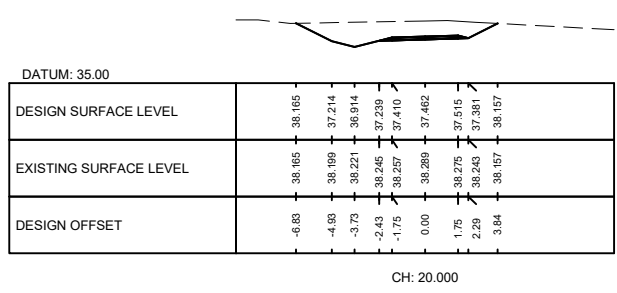
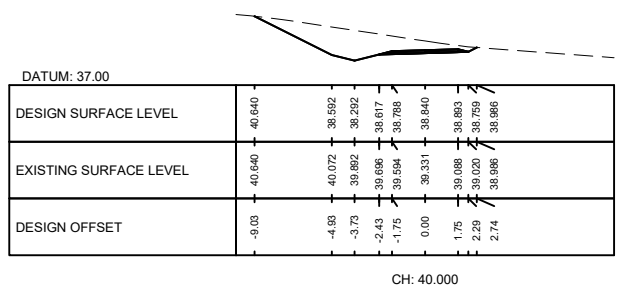
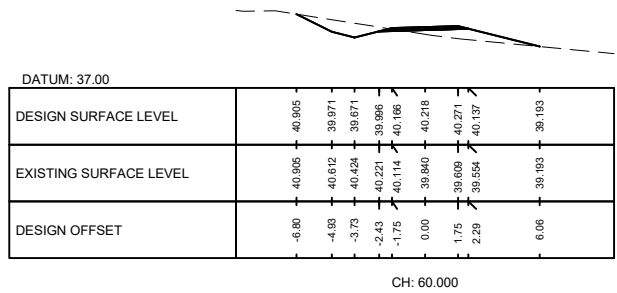
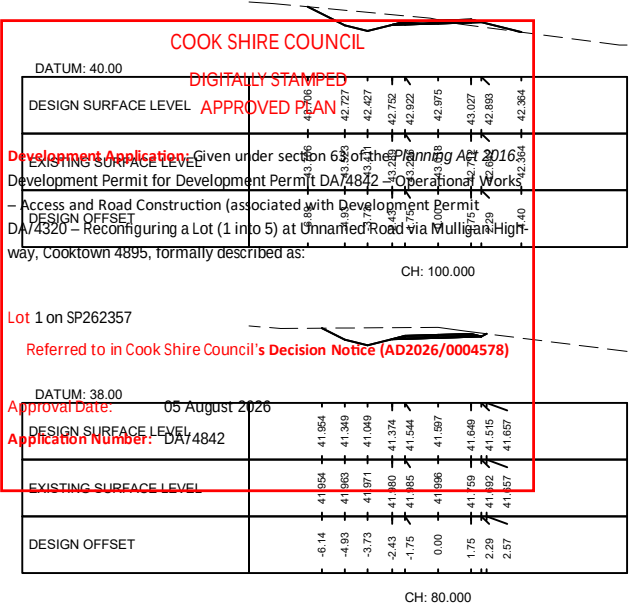


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS LONGITUDINAL SECTION SHEET 6 OF 6

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377		Date JUN 2026
Drawing Number PHY10824-C13		Revision A



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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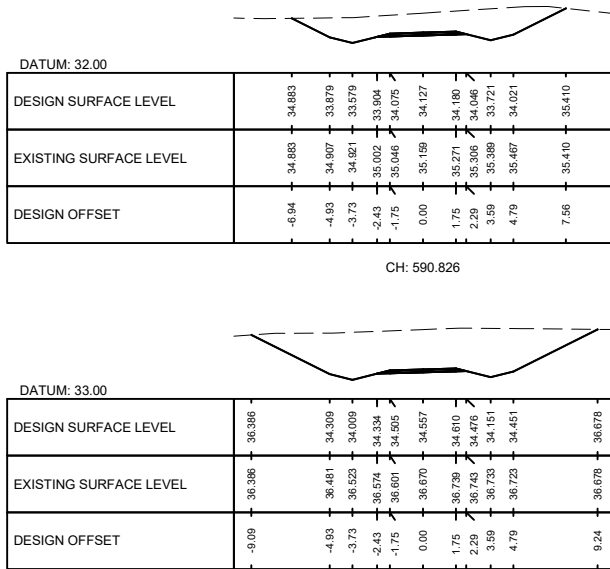
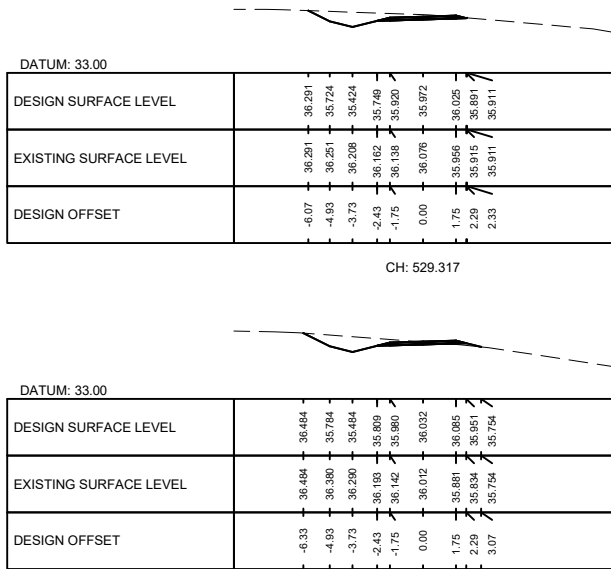
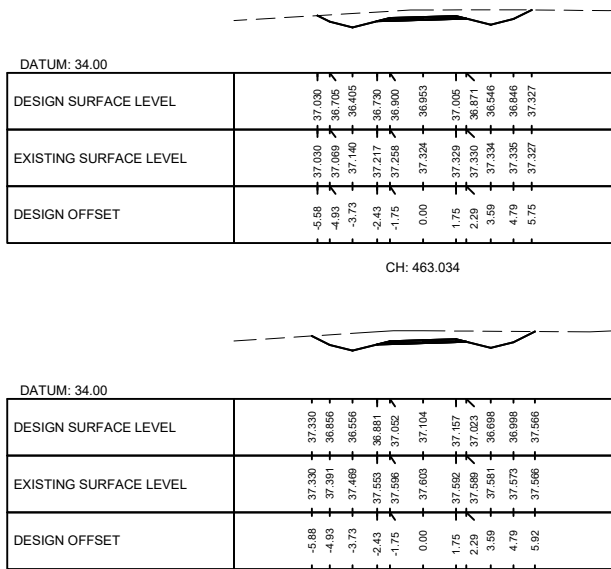
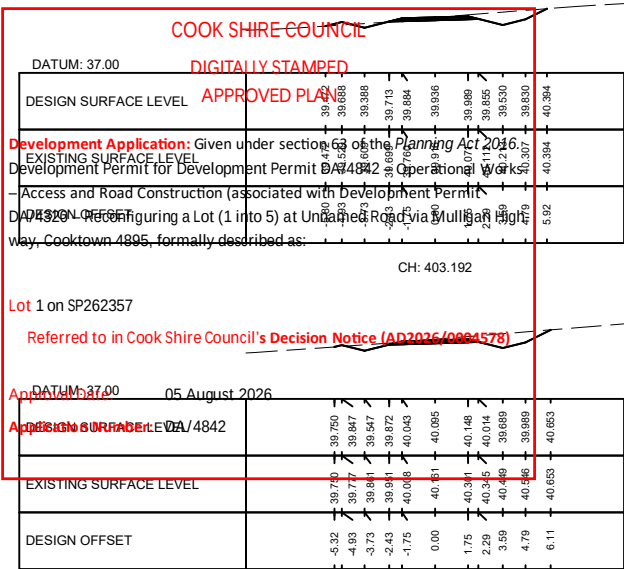


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 1 OF 13

Drawn DPS	Digned DPS	Verified DPS
Approved RPEQ20377	Date JUN 2026	
Drawing Number PHY10824-C14	Revision A	



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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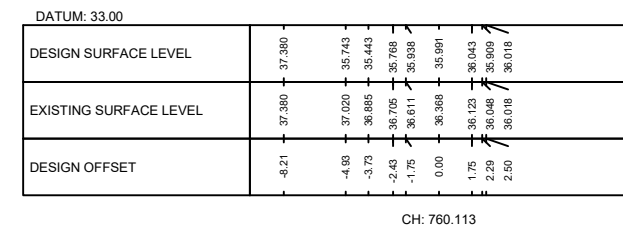
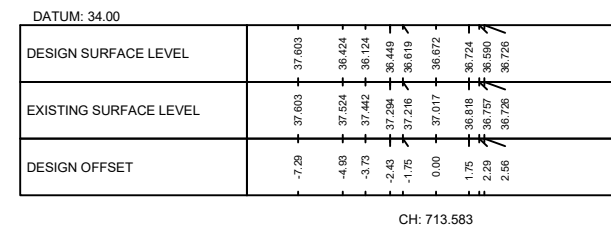
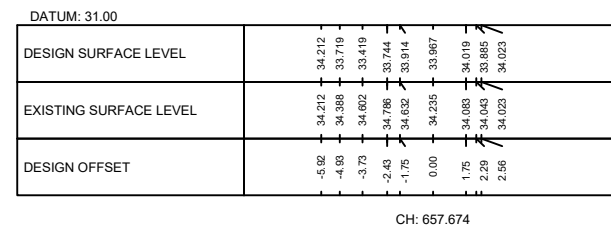
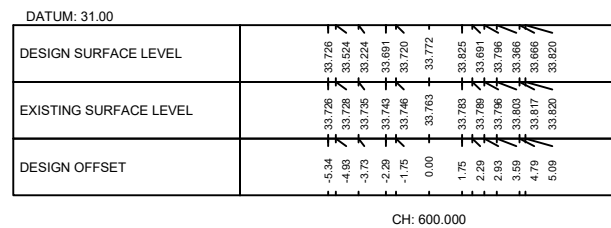


Client
AJ PHYSICK INVESTMENTS PTY LTD

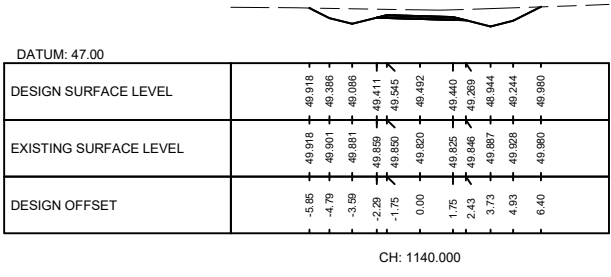
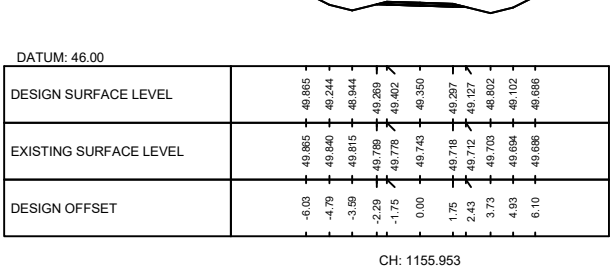
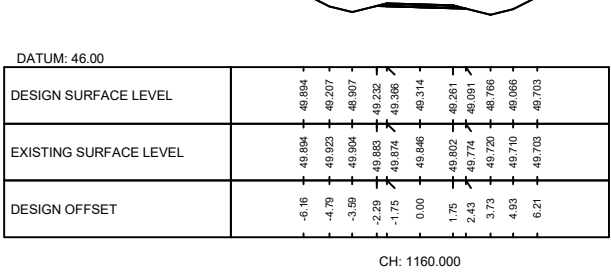
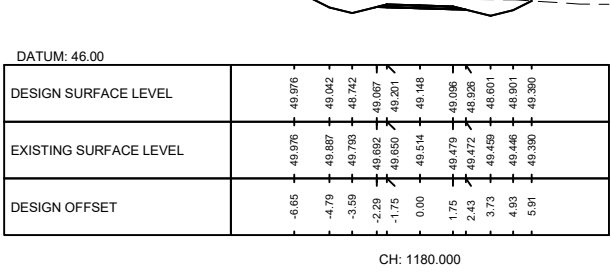
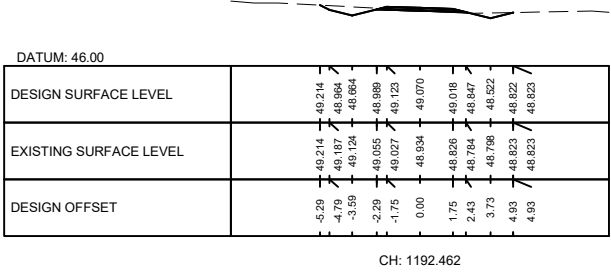
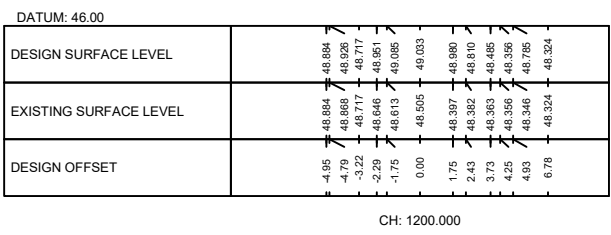
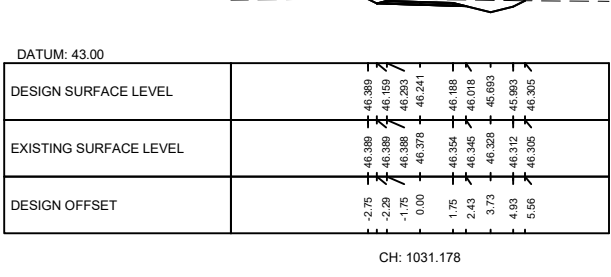
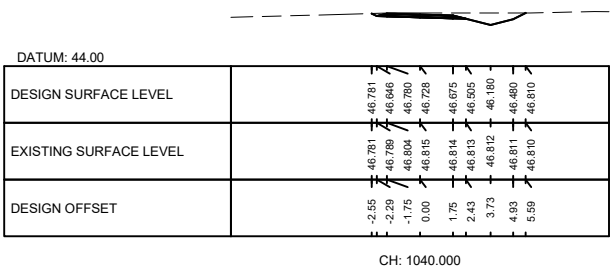
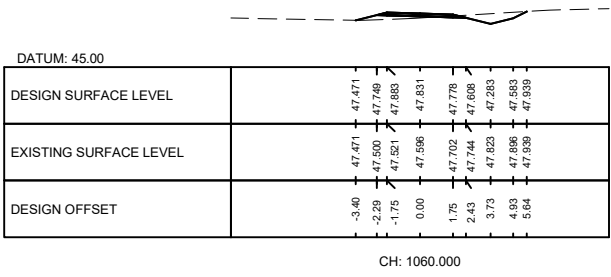
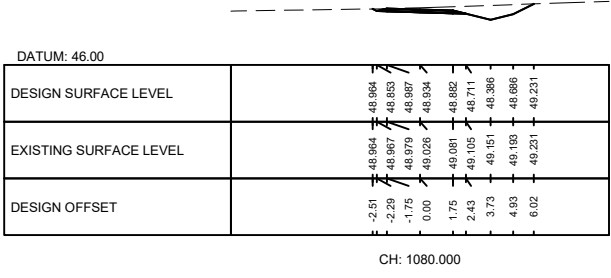
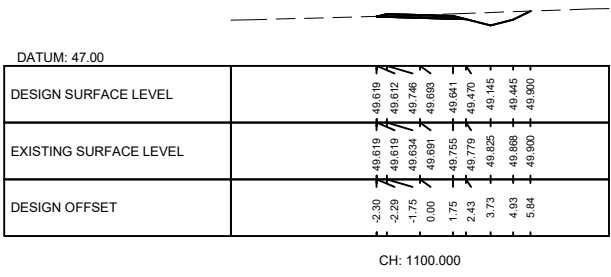
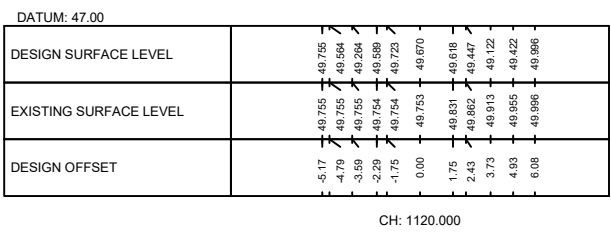
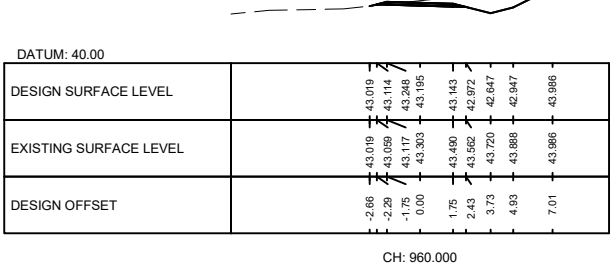
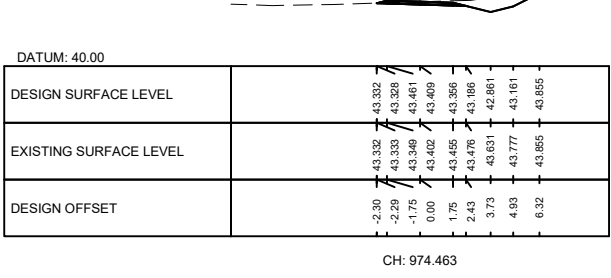
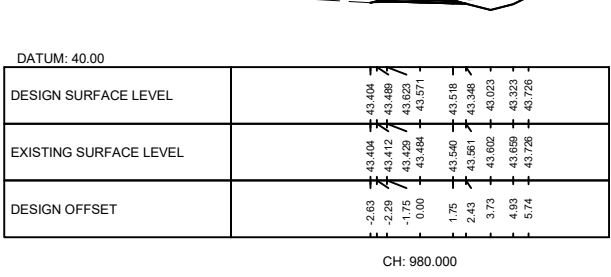
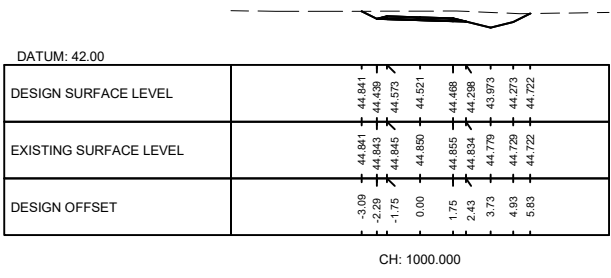
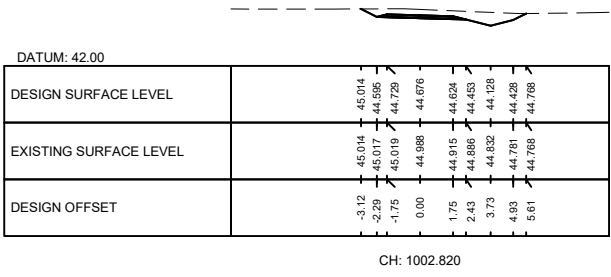
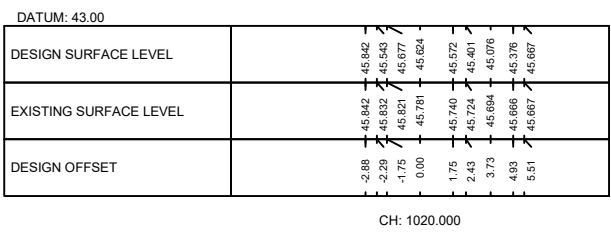
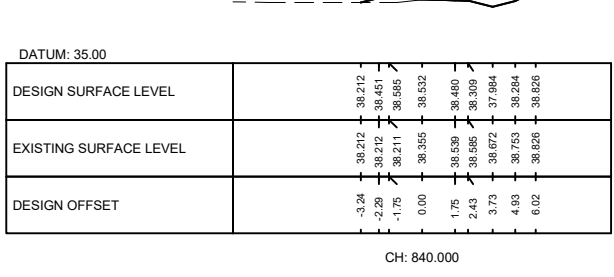
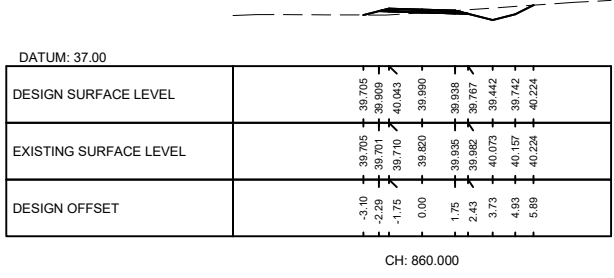
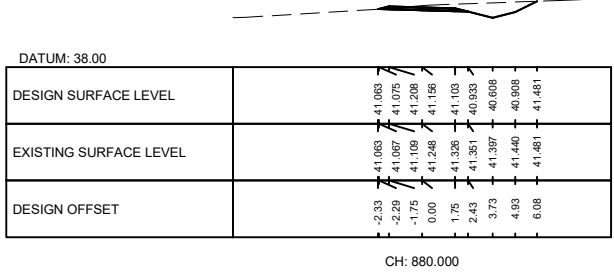
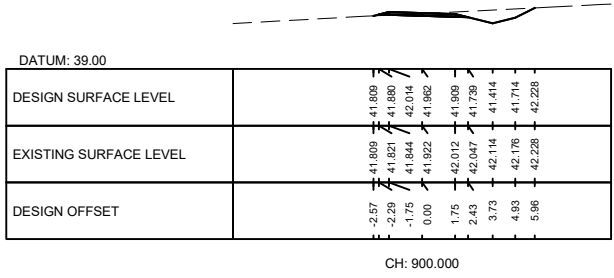
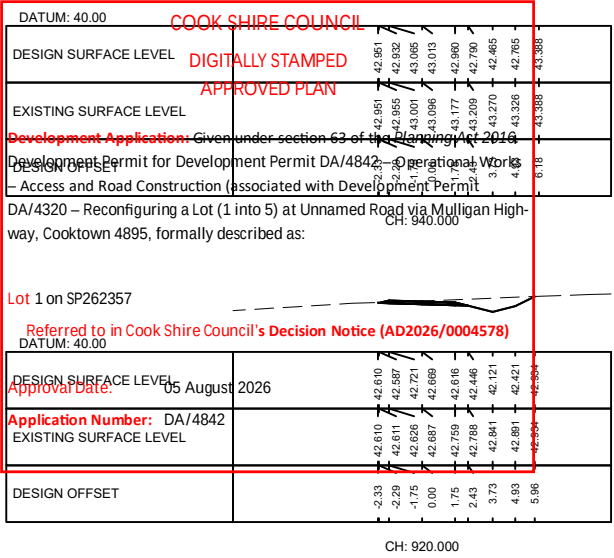
Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 2 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C15	Revision A	



Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ:20377		Date JUN 2026
Drawing Number PHY10824-C16		Revision A



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet
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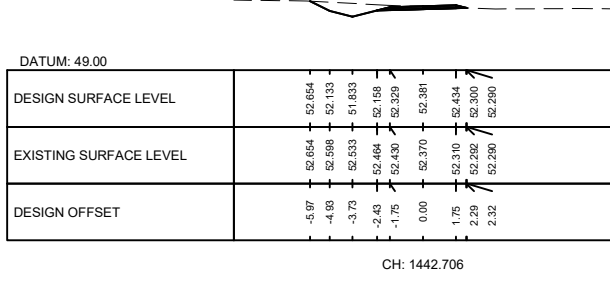
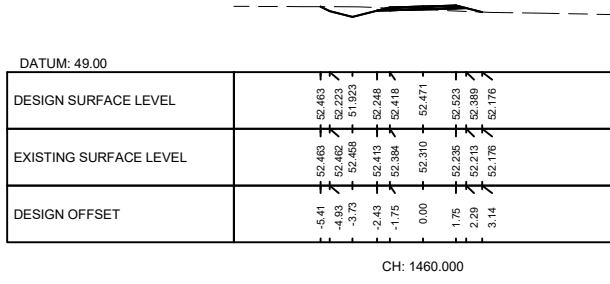
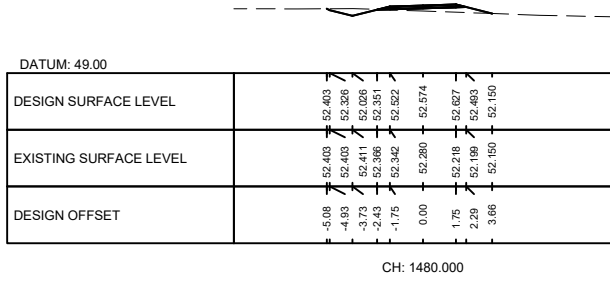
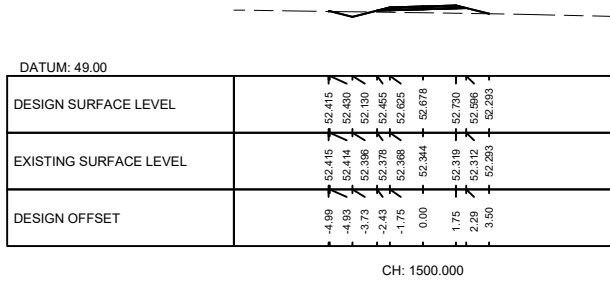
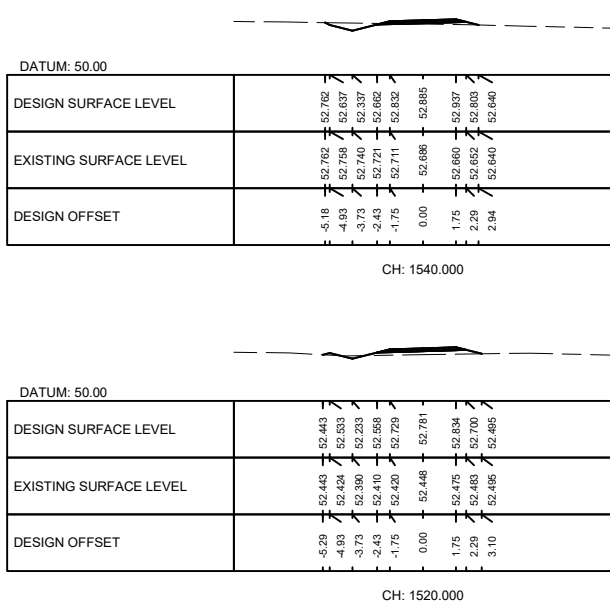
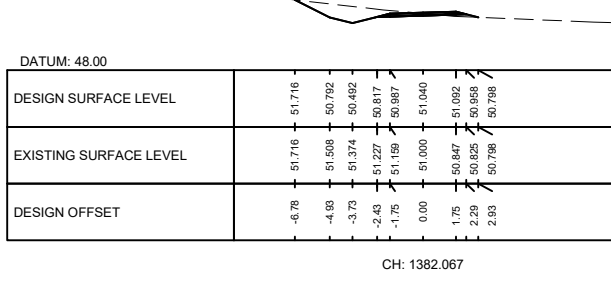
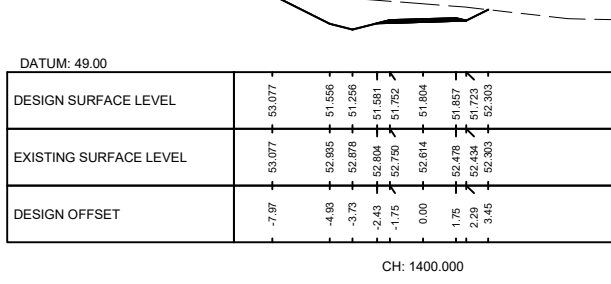
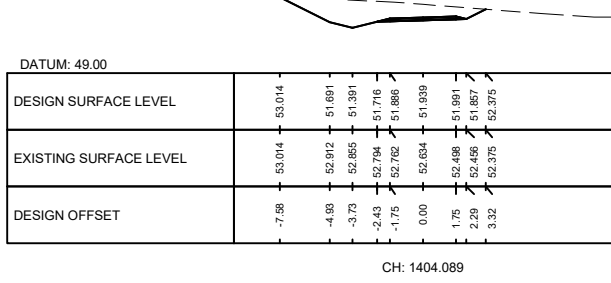
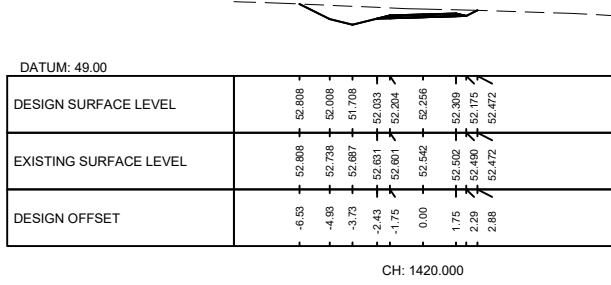
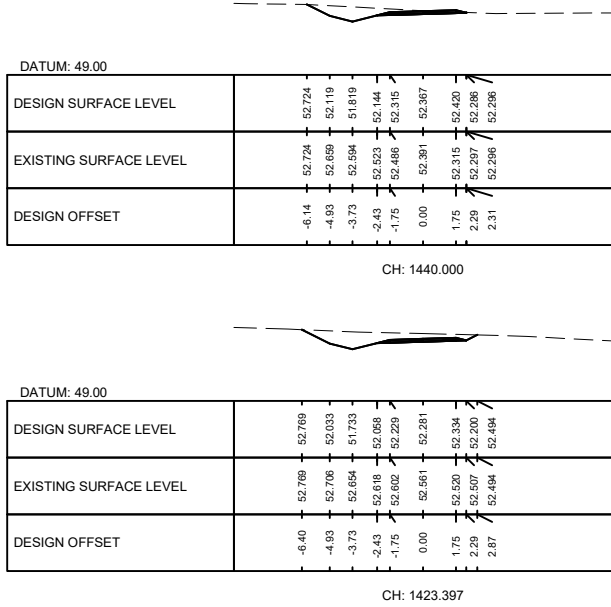
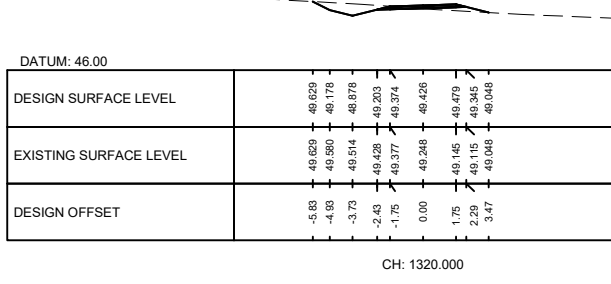
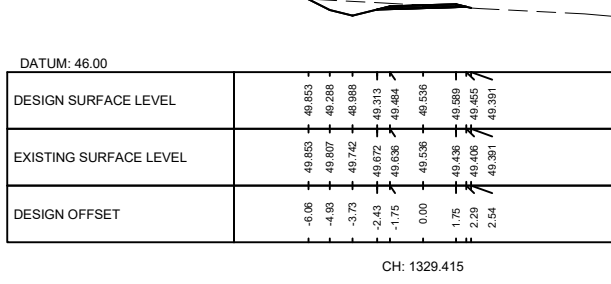
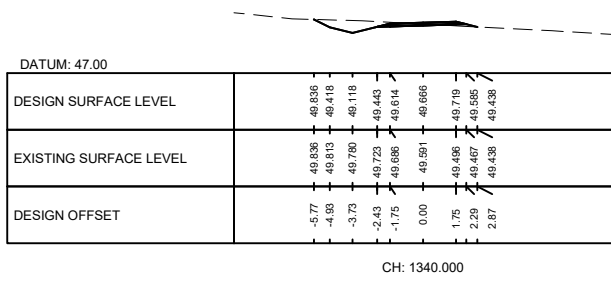
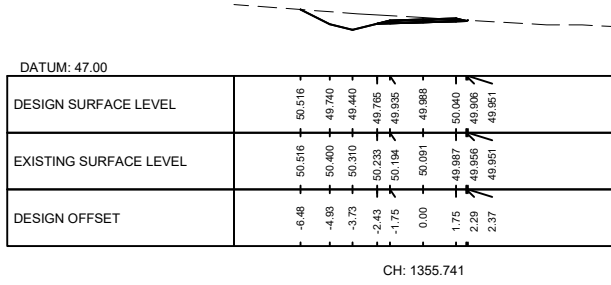
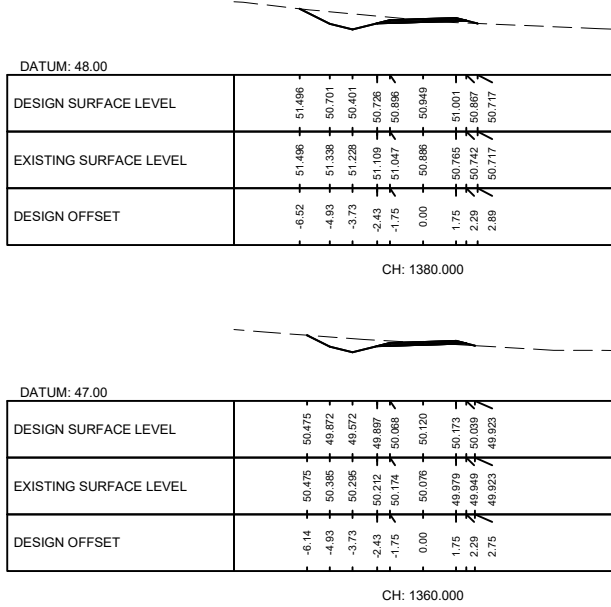
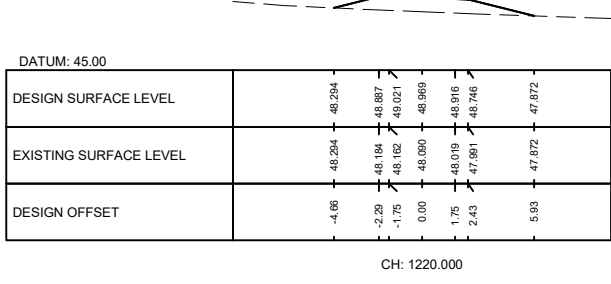
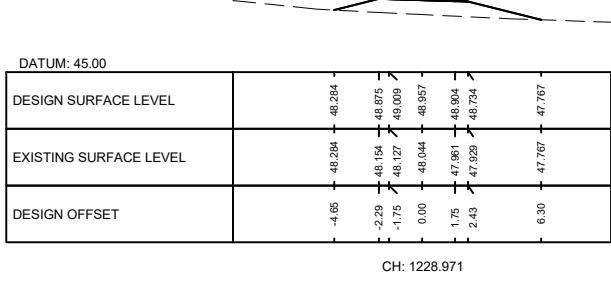
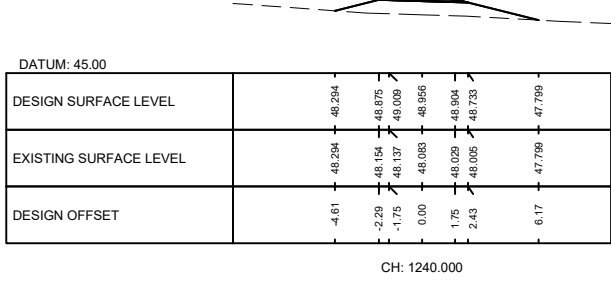
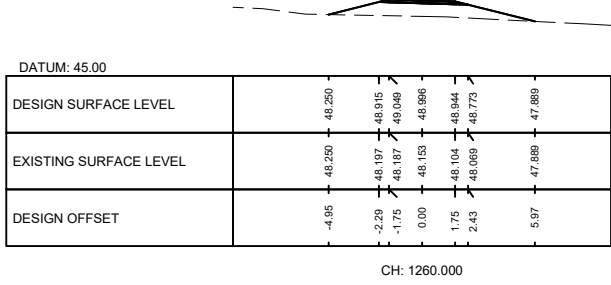
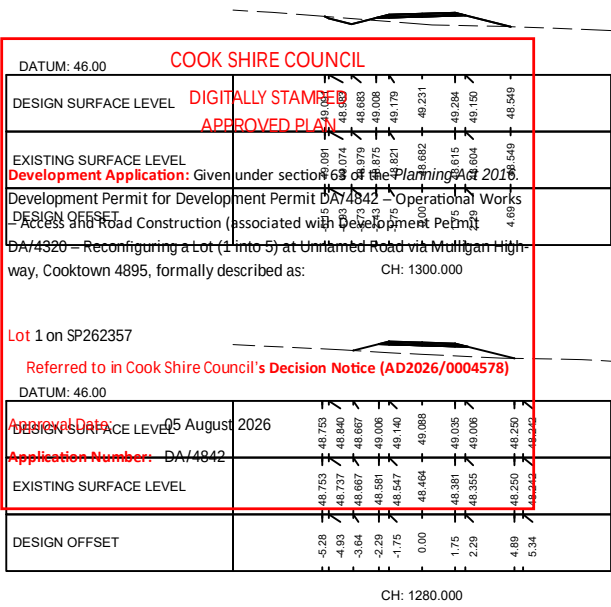


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 4 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C17	Revision A	



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 5 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ20377	Date JUN 2026	
Drawing Number PHY10824-C18	Revision A	

DATUM: 50.00

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Given under section 333 of the Planning Act 2016, Development Permit for Development Permit DA/4842 - Operations Works - Design of Road Construction (associated with Development Permit DA/4320 - Reconfiguring a Lot 1 into 5) at Unnamed Road via Mulligan Highway, Cooktown 4895, formally described as:

CH: 1620.000

DATUM: 50.00

Approval Date: 05 August 2026
Application Number: DA/4842

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1603.959

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1600.000

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1583.299

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1580.000

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1560.000

DATUM: 55.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1720.000

DATUM: 53.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1700.000

DATUM: 52.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1680.000

DATUM: 51.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1660.000

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1640.000

DATUM: 50.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1624.619

DATUM: 60.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1800.000

DATUM: 60.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1792.908

DATUM: 59.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

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DATUM: 59.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

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DATUM: 58.00

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DATUM: 57.00

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EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1740.000

DATUM: 56.00

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EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1890.309

DATUM: 57.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1880.000

DATUM: 58.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1860.000

DATUM: 59.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1840.000

DATUM: 59.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1820.000

DATUM: 60.00

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

DESIGN OFFSET

CH: 1800.726

A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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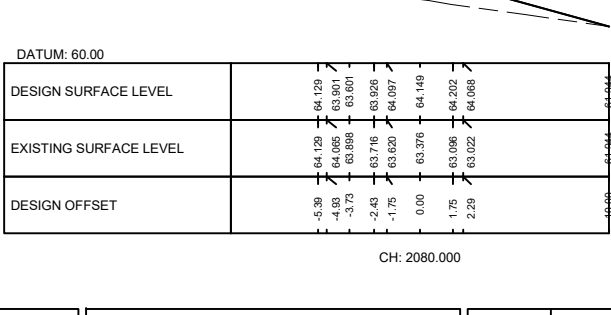
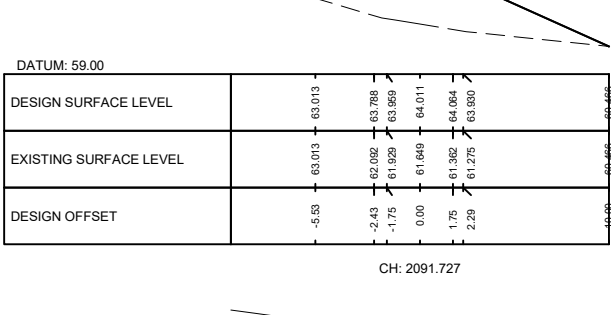
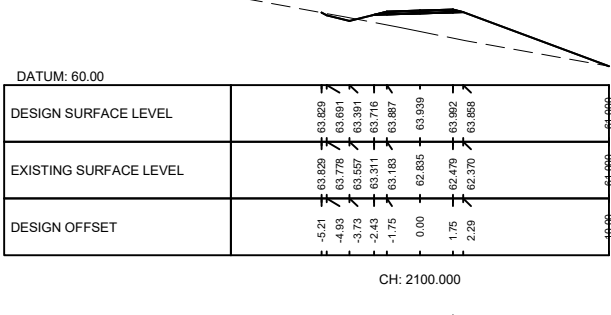
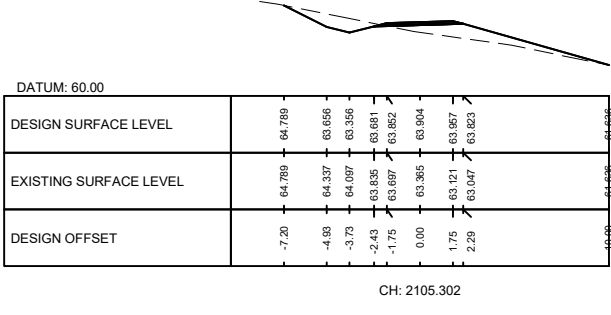
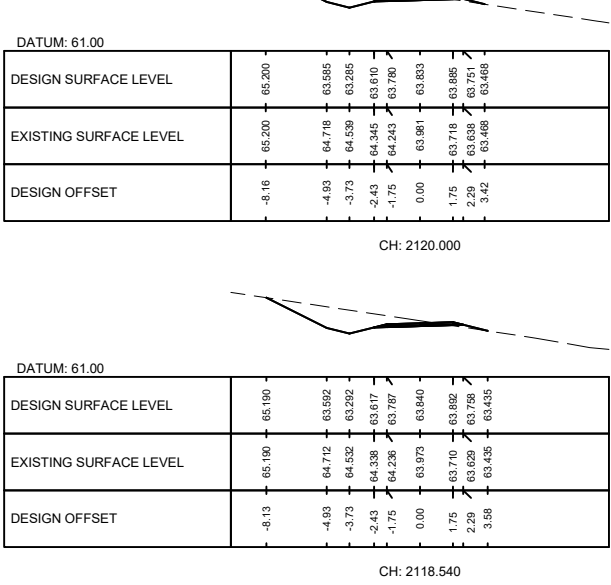
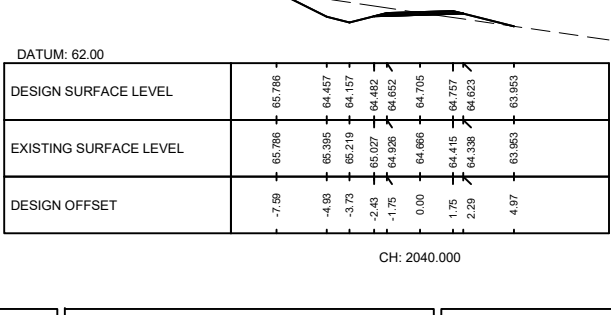
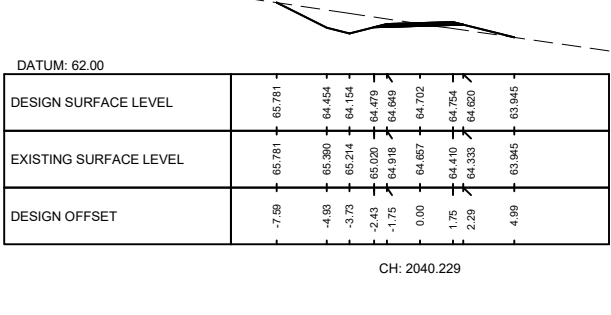
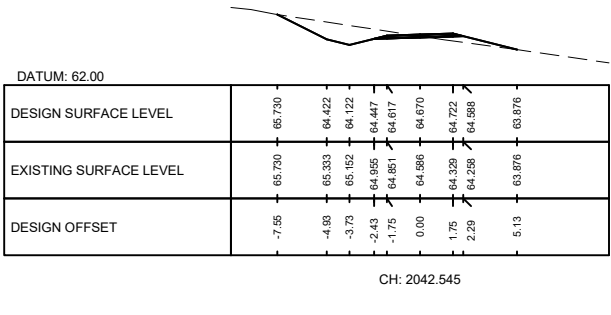
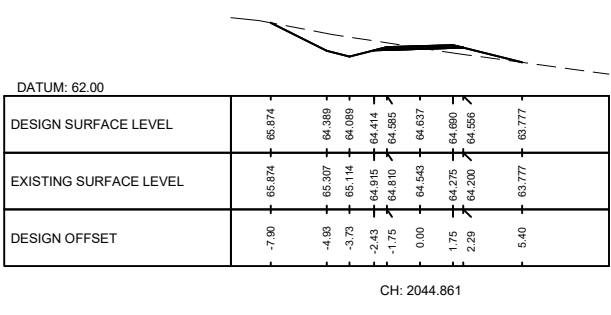
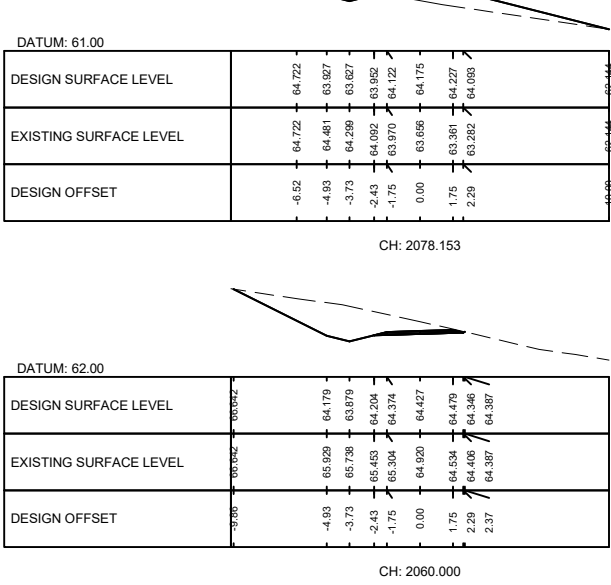
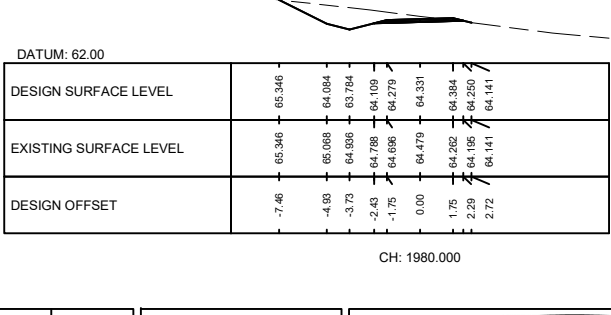
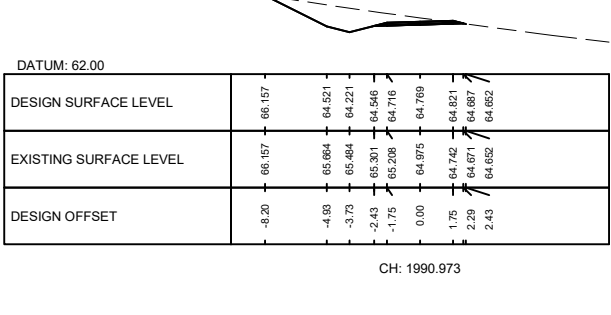
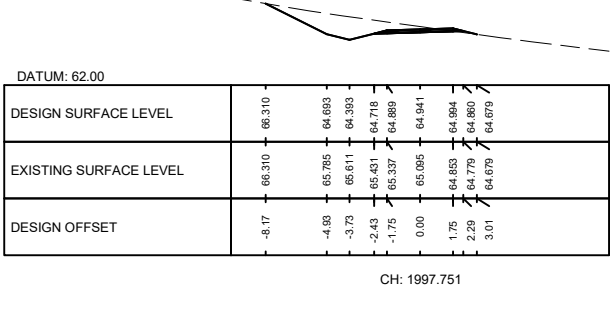
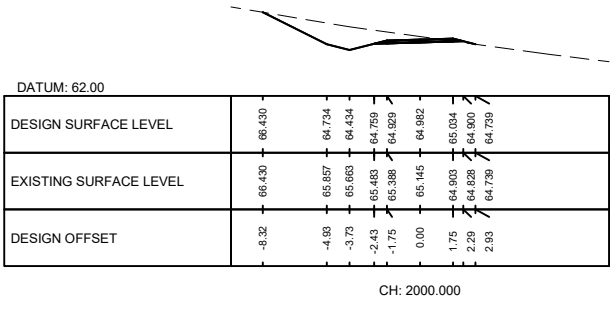
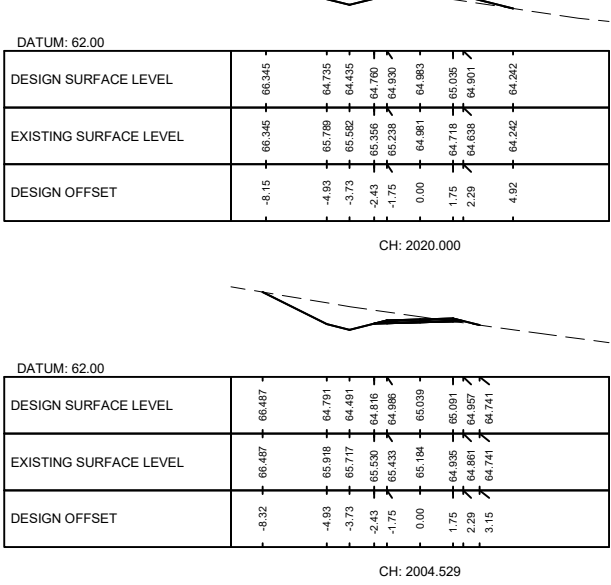
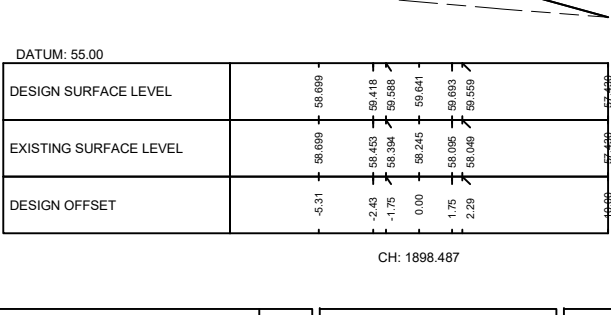
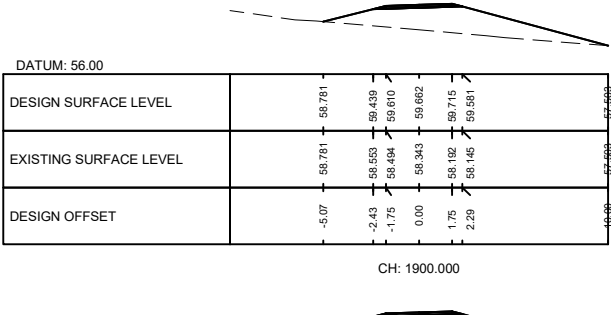
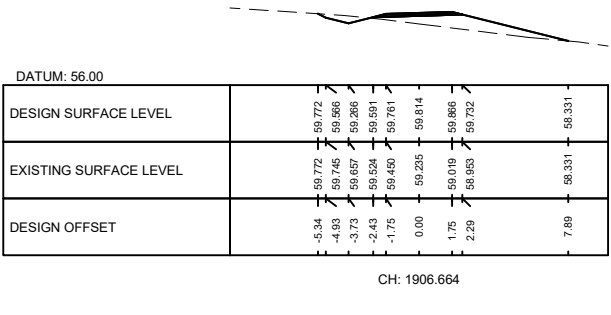
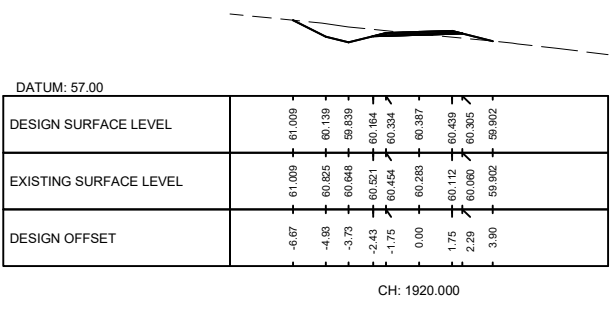
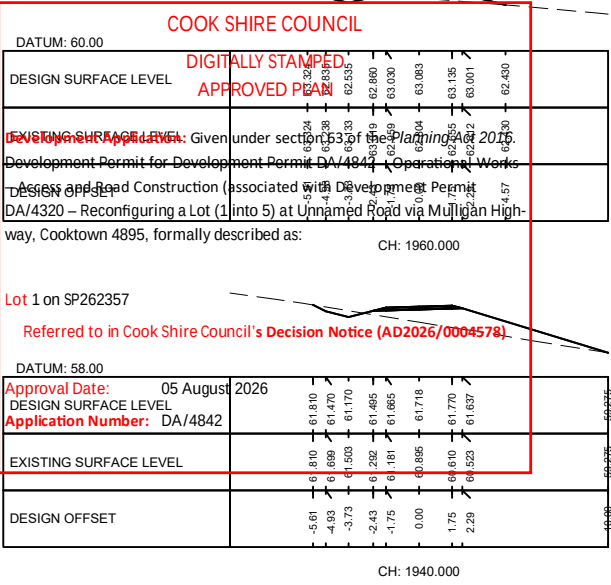


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 6 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377		Date JUN 2026
Drawing Number PHY10824-C19		Revision A



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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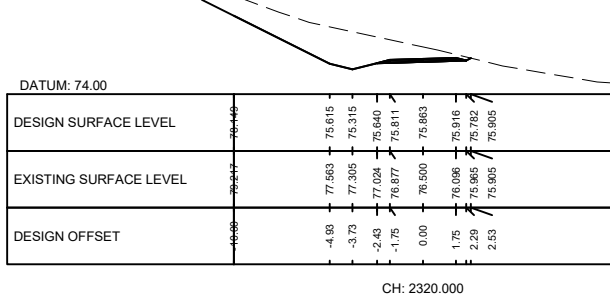
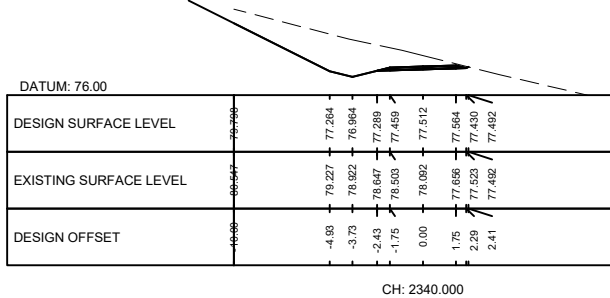
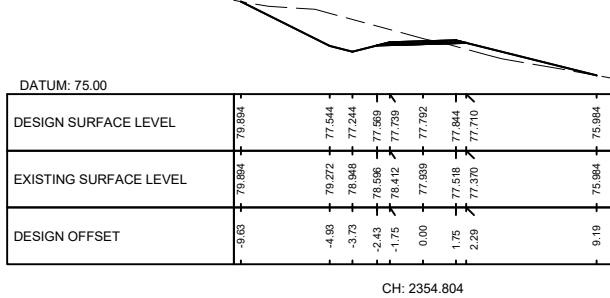
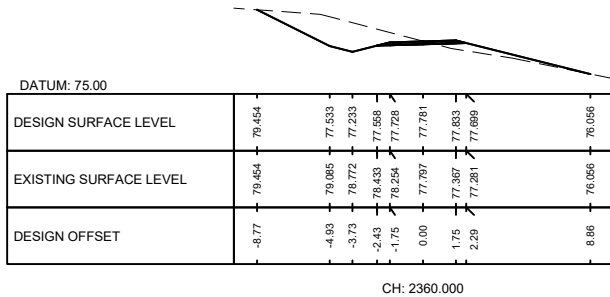
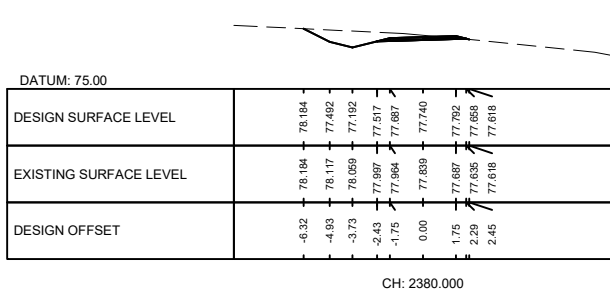
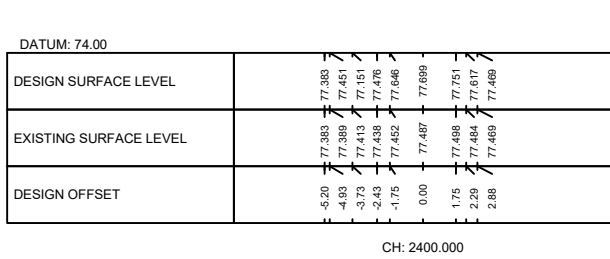
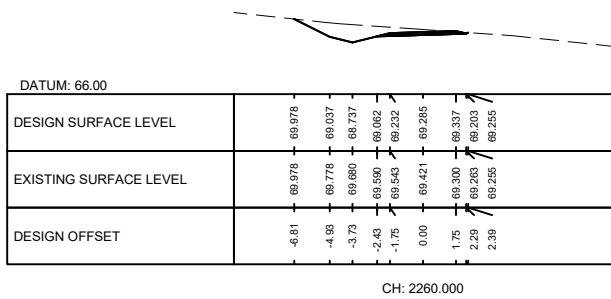
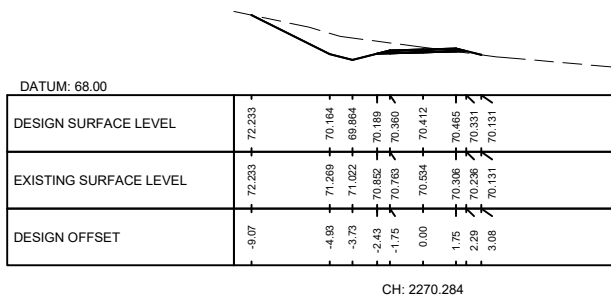
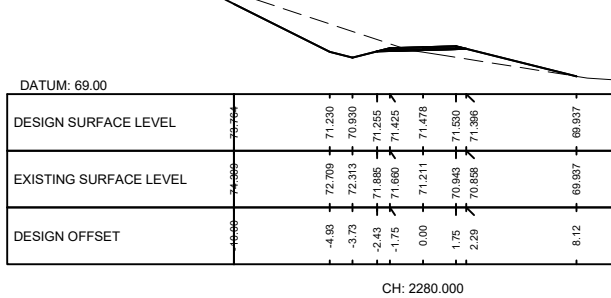
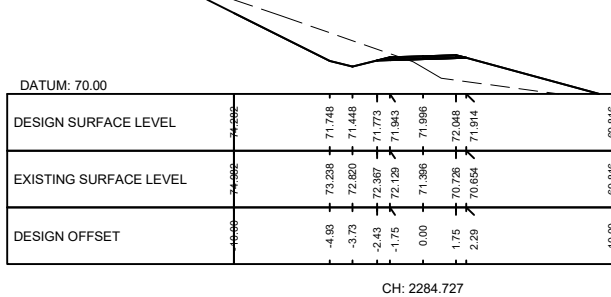
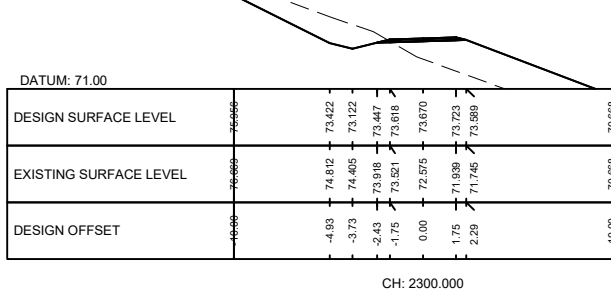
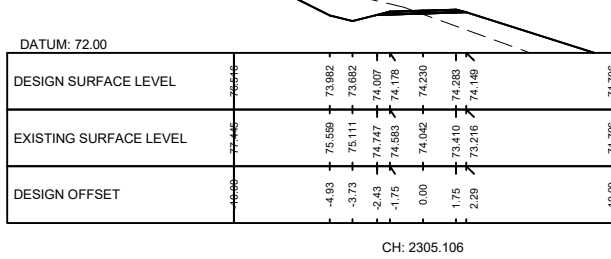
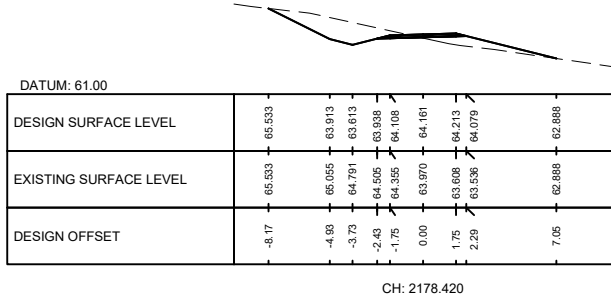
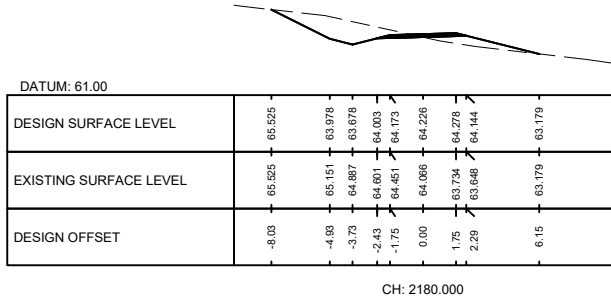
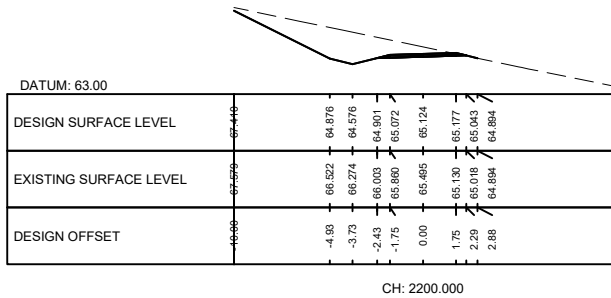
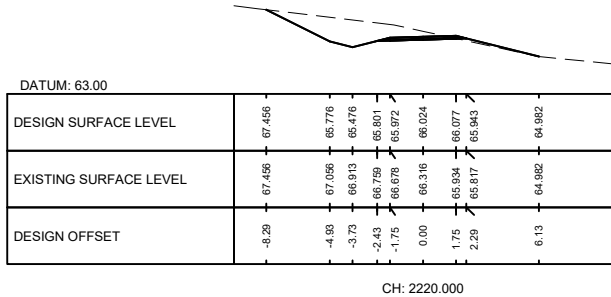
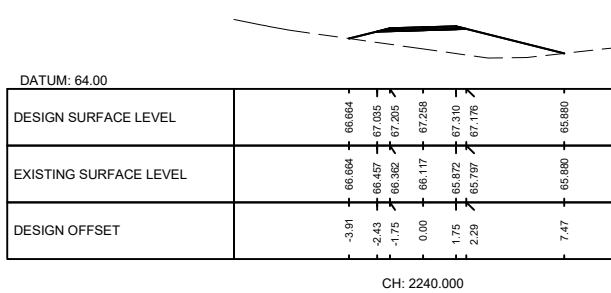
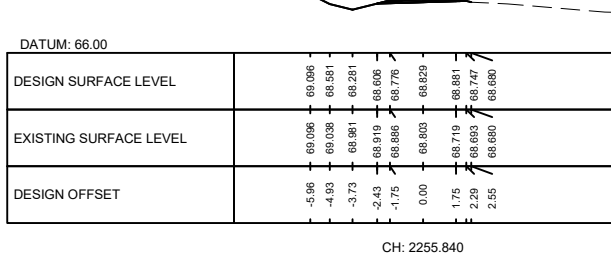
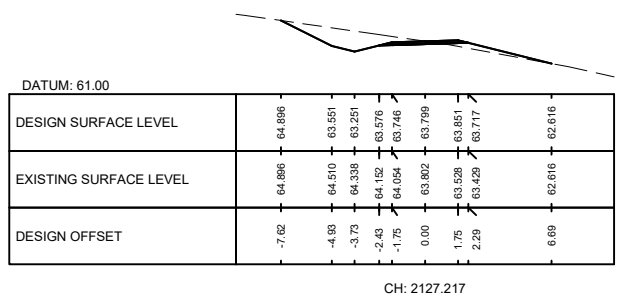
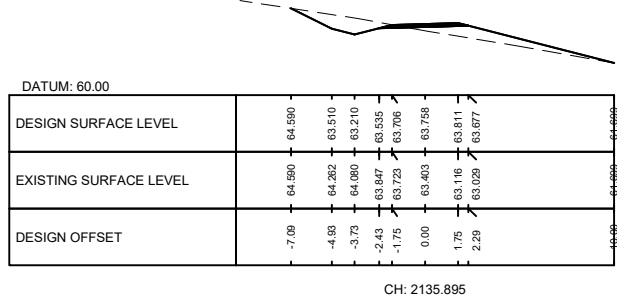
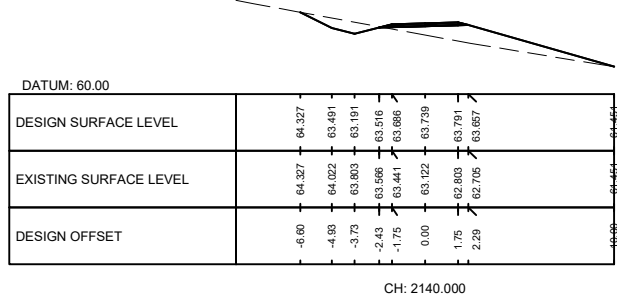
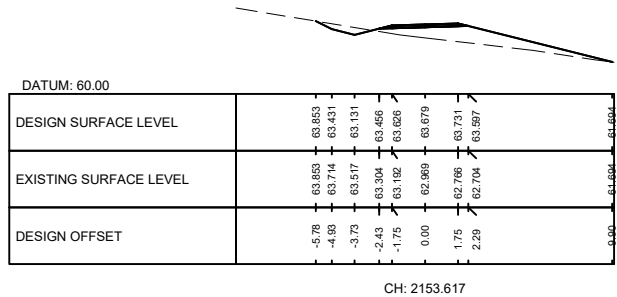
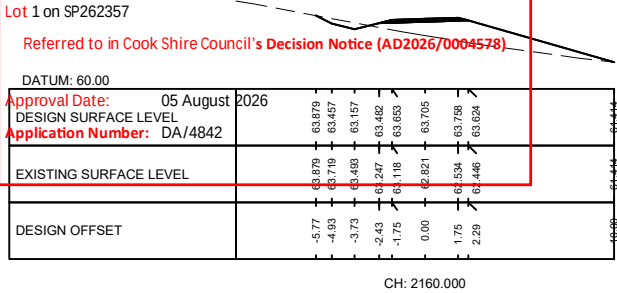
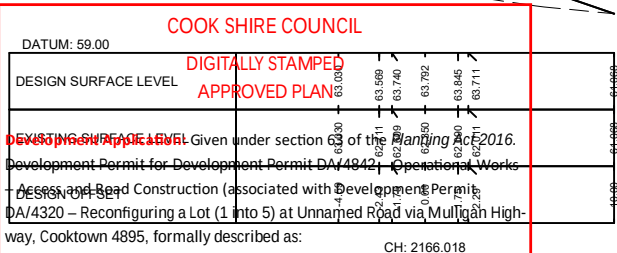


Client
AJ PHYSICK INVESTMENTS PTY LTD

Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 7 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C20	Revision A	



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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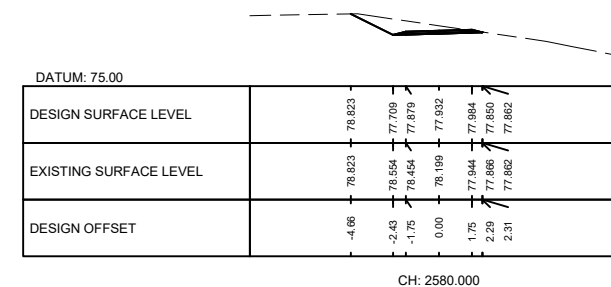
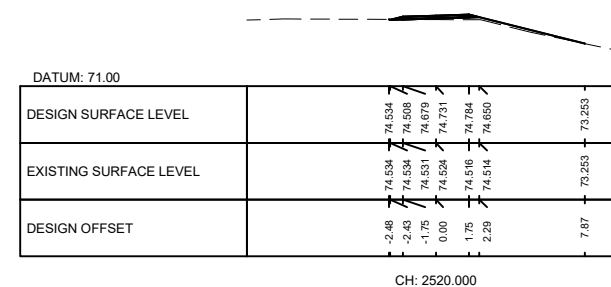
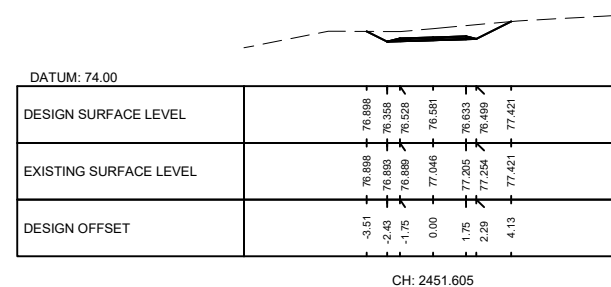
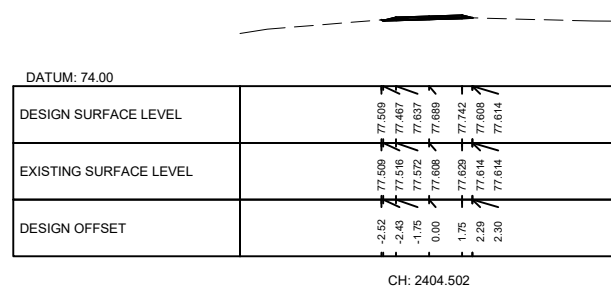


Client
AJ PHYSICK INVESTMENTS PTY LTD

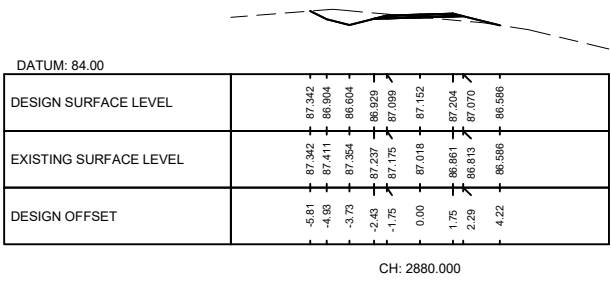
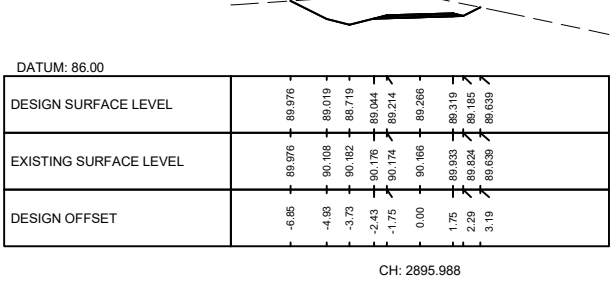
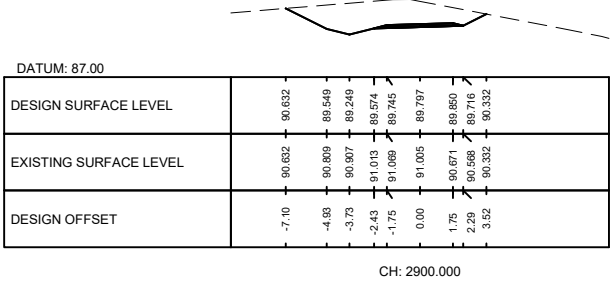
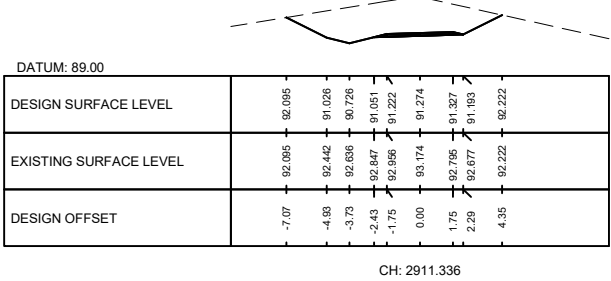
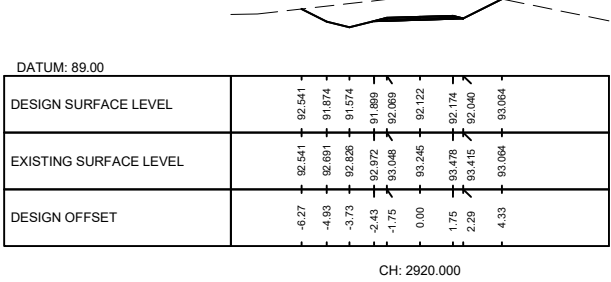
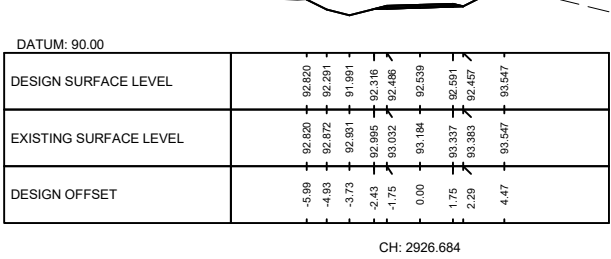
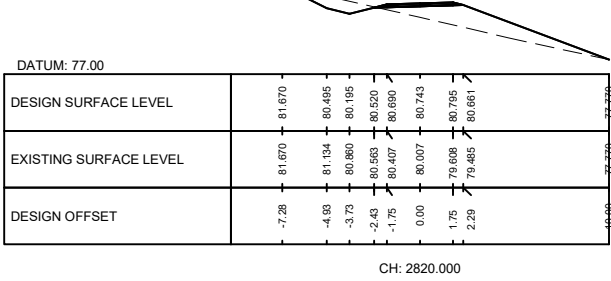
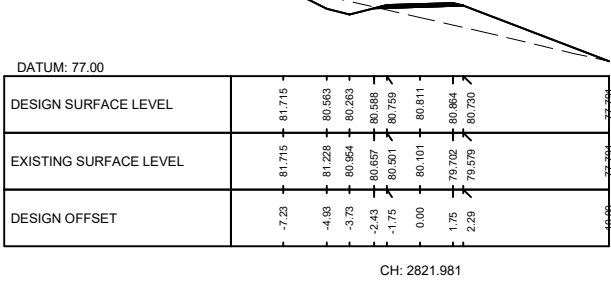
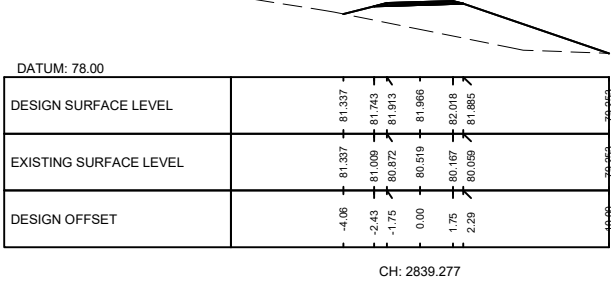
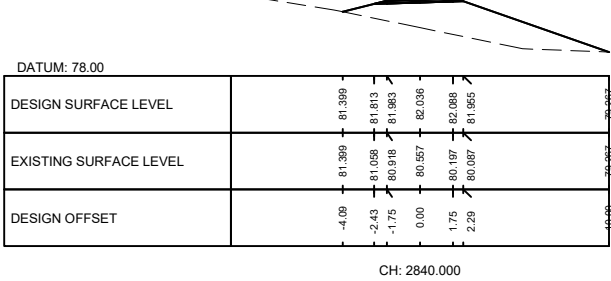
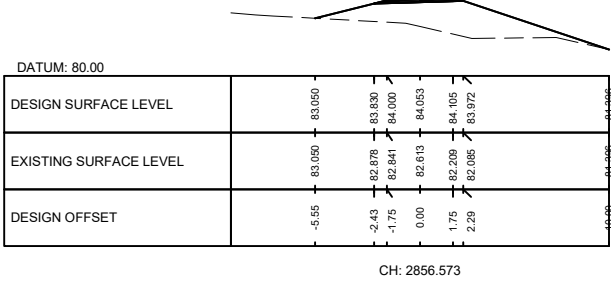
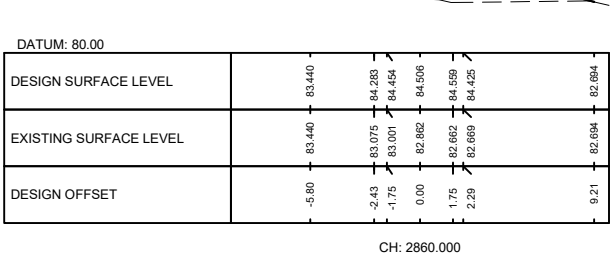
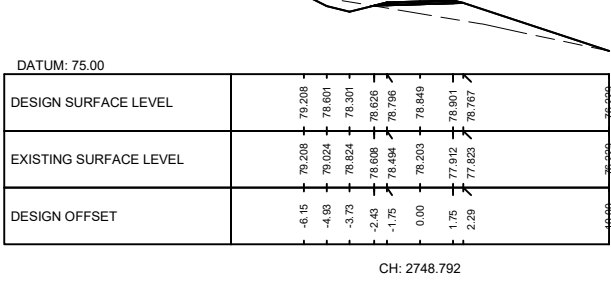
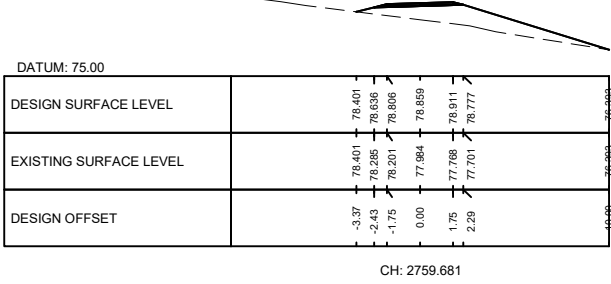
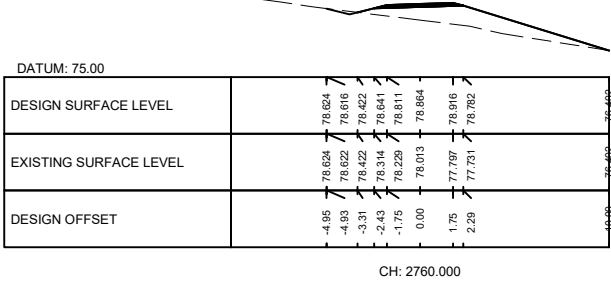
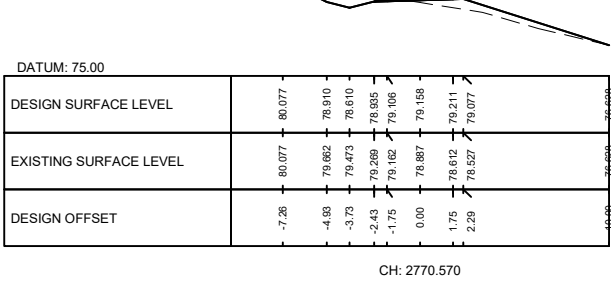
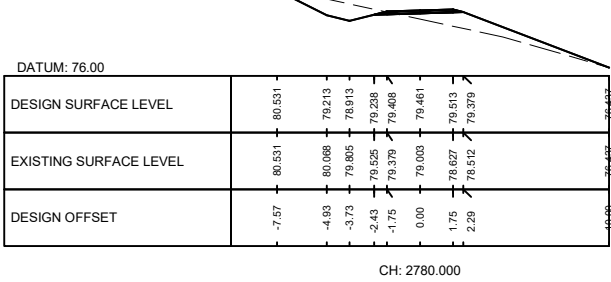
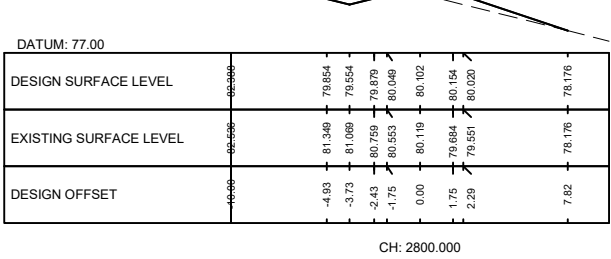
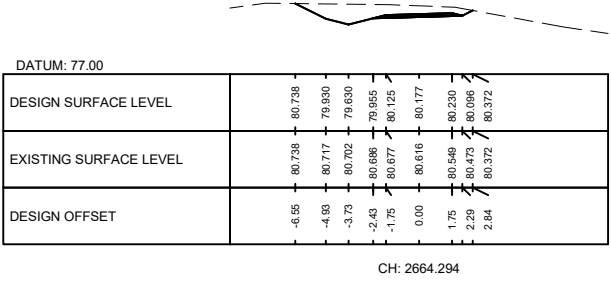
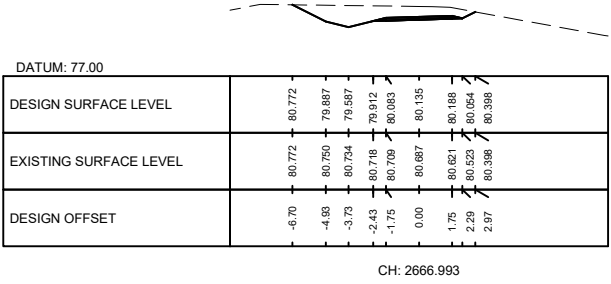
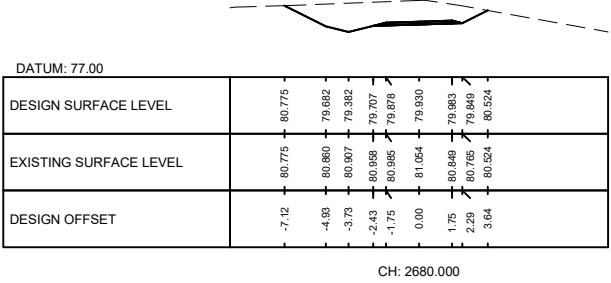
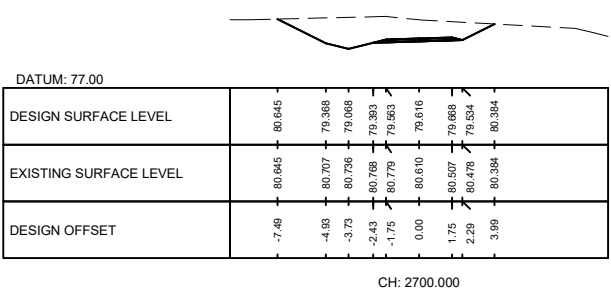
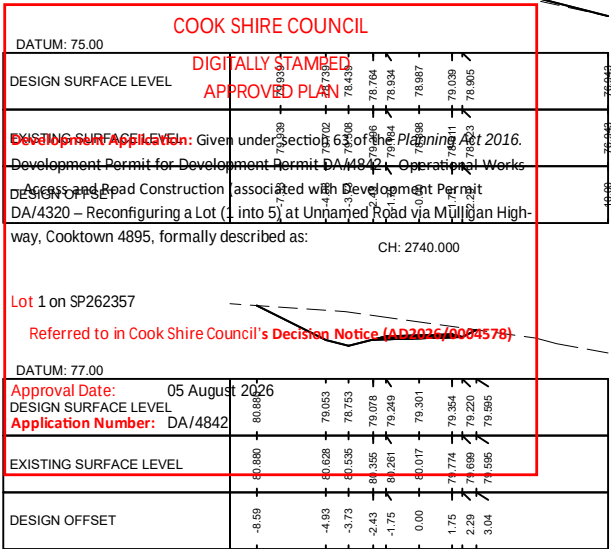
Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 8 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377		Date JUN 2026
Drawing Number PHY10824-C21		Revision A



Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ:20377		Date JUN 2026
Drawing Number PHY10824-C22		Revision A



A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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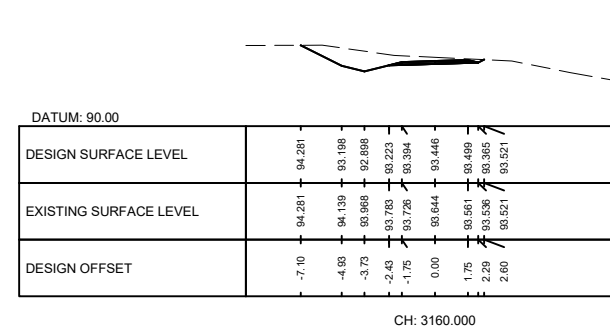
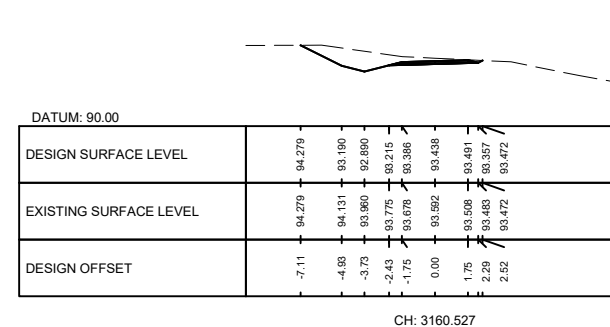
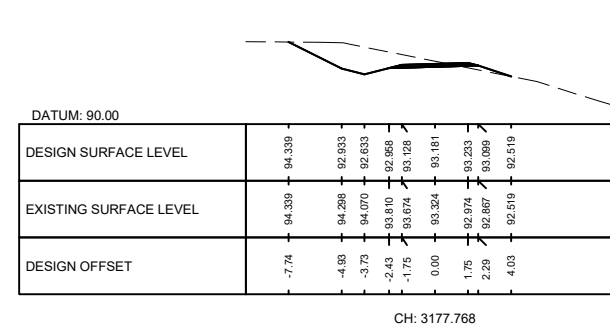
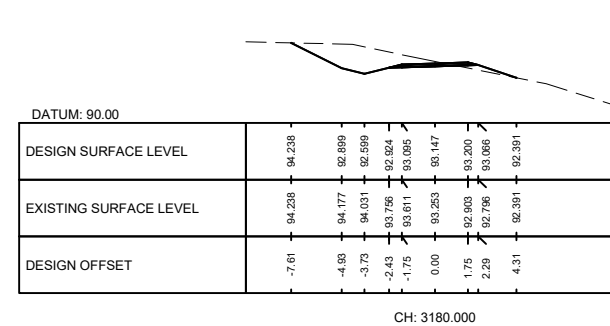
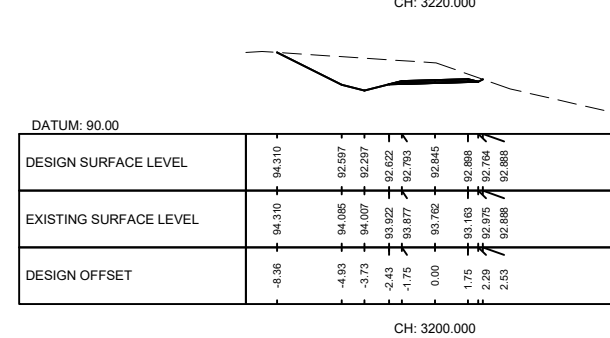
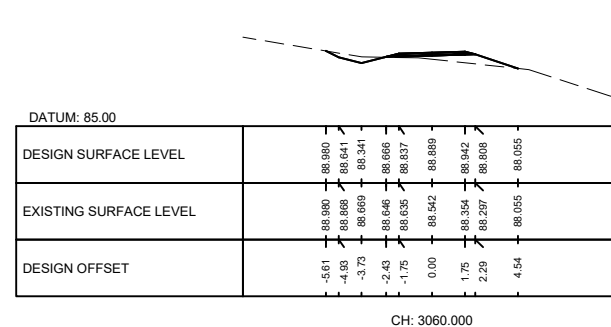
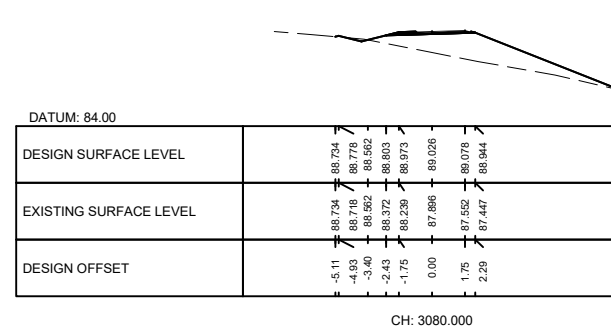
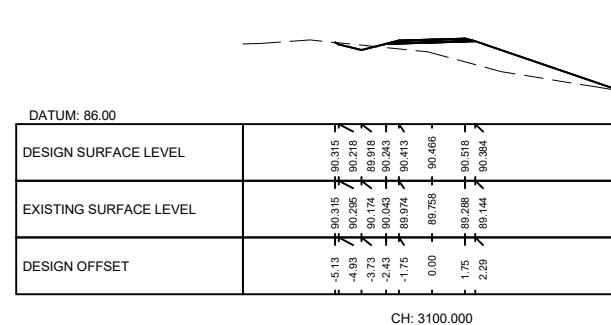
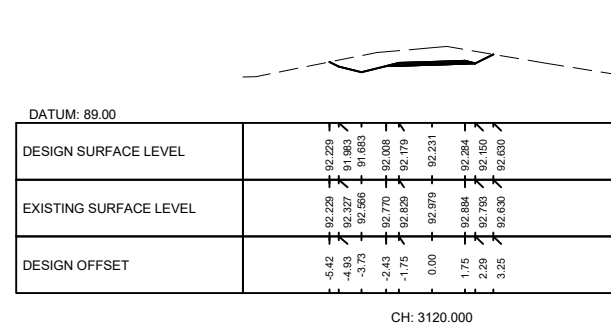
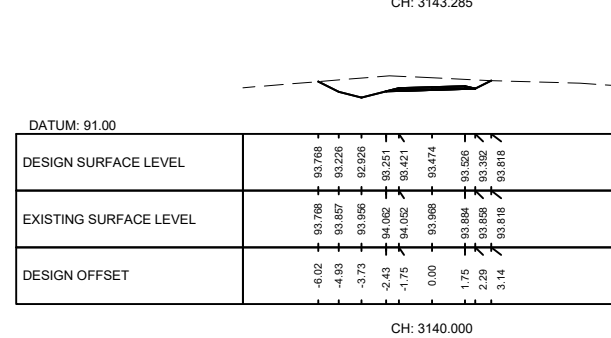
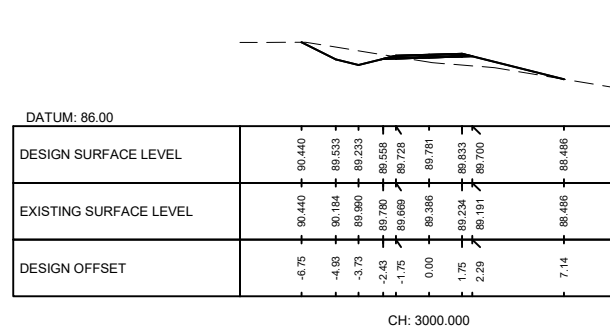
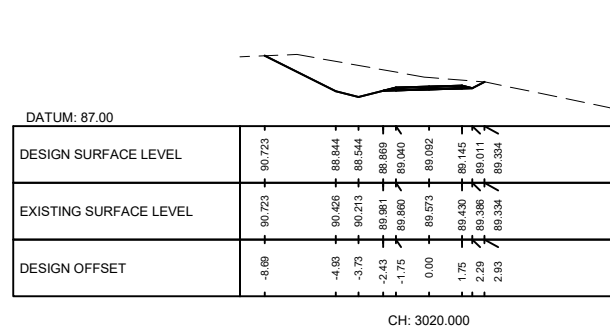
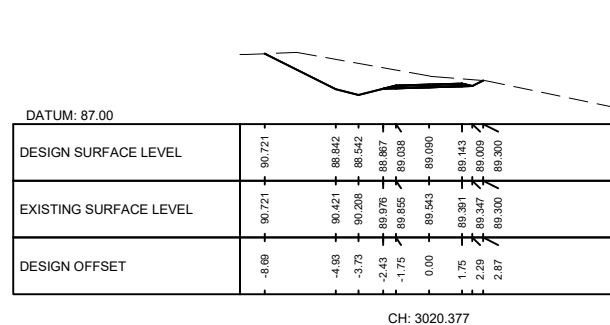
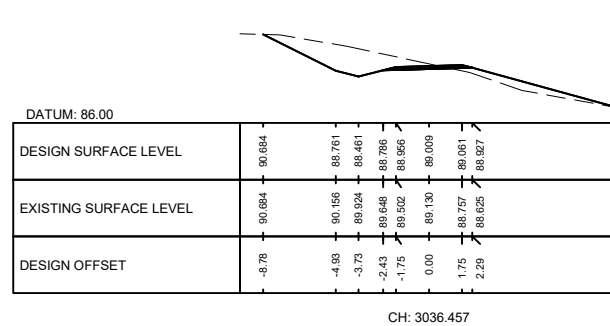
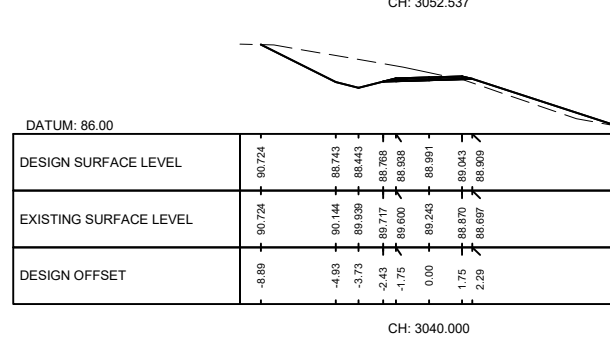
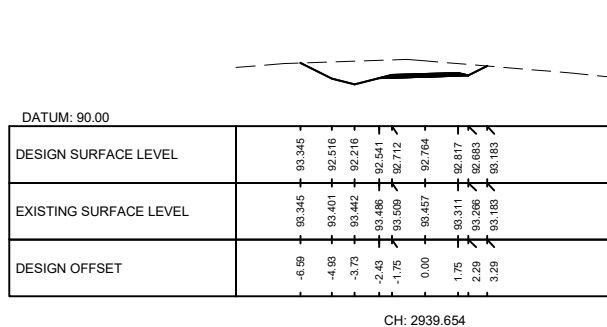
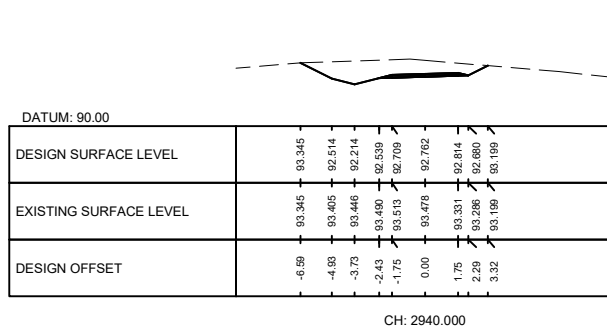
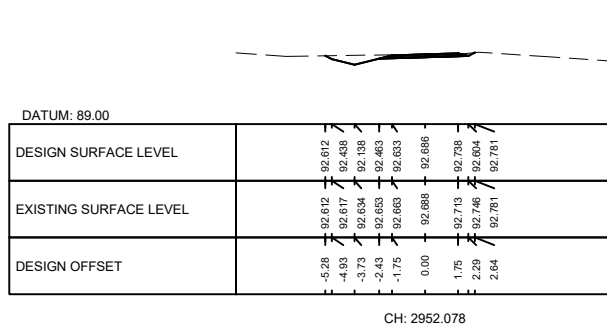
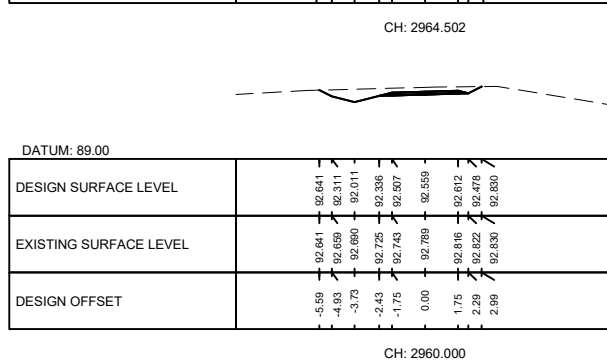
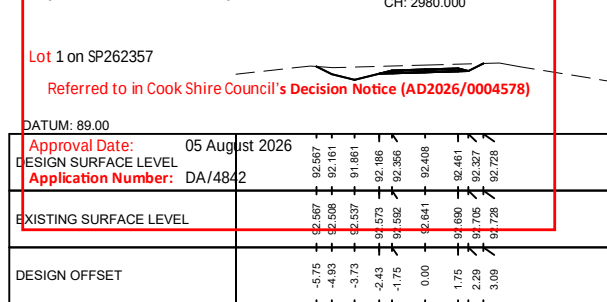


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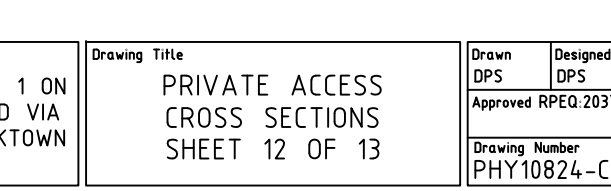
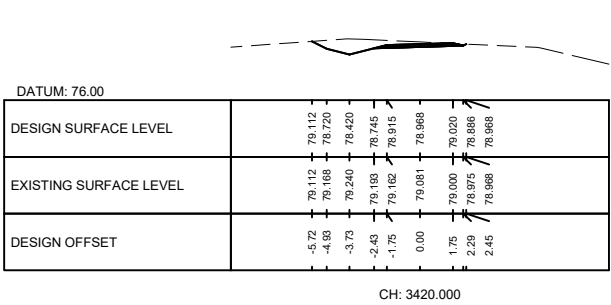
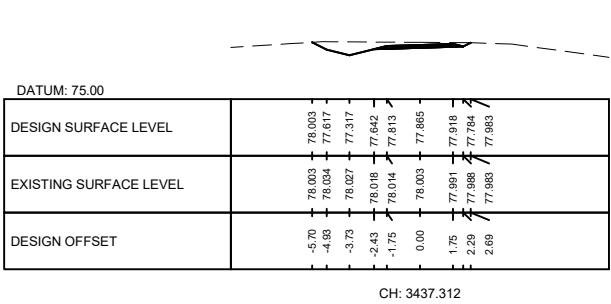
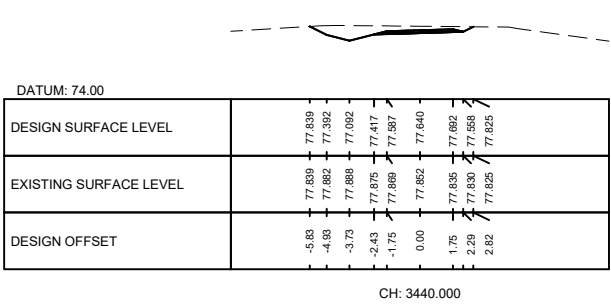
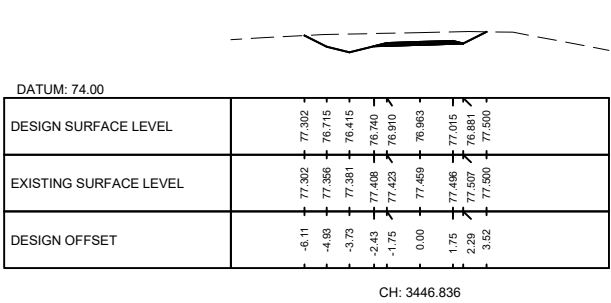
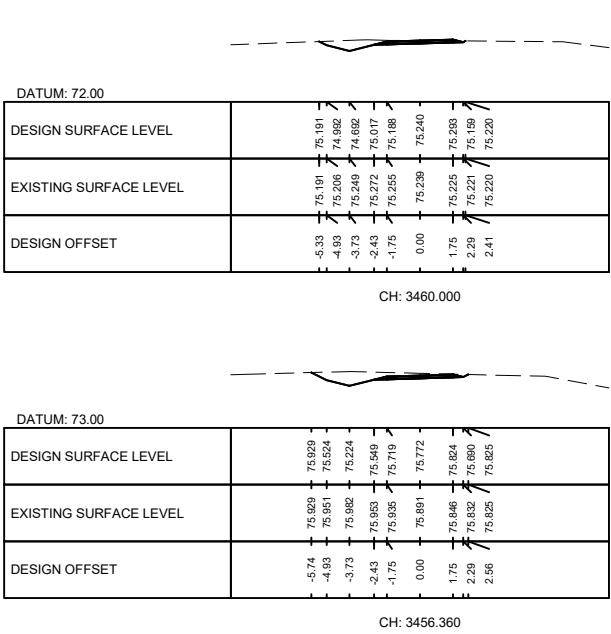
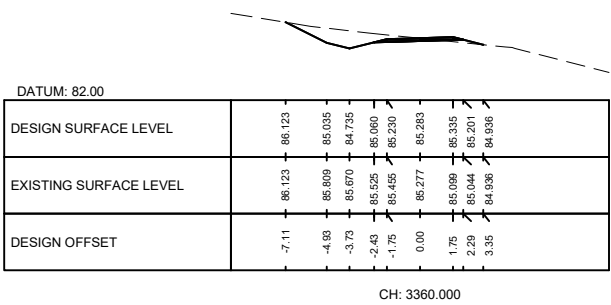
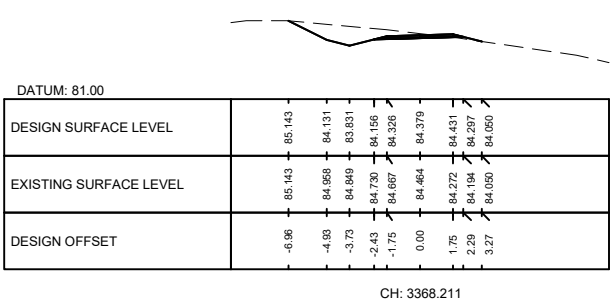
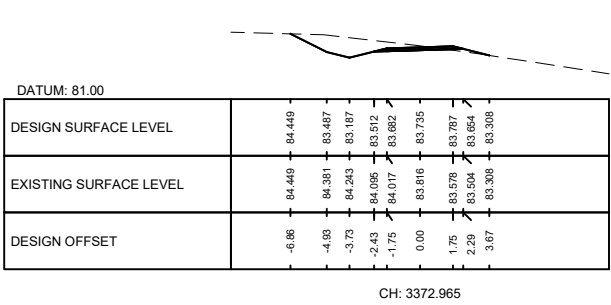
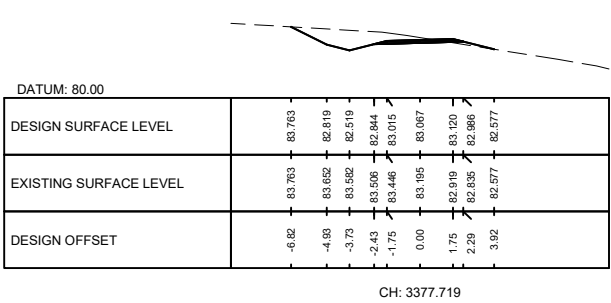
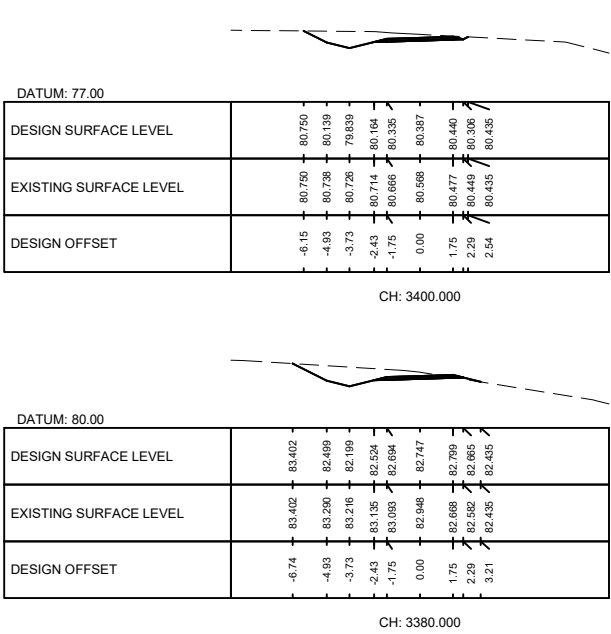
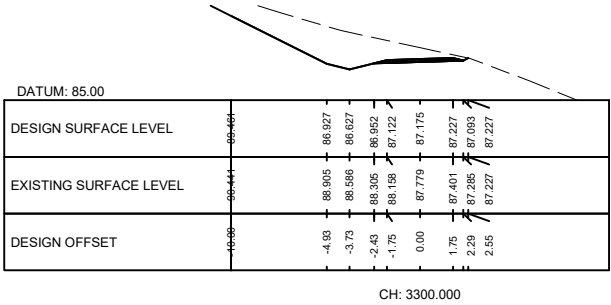
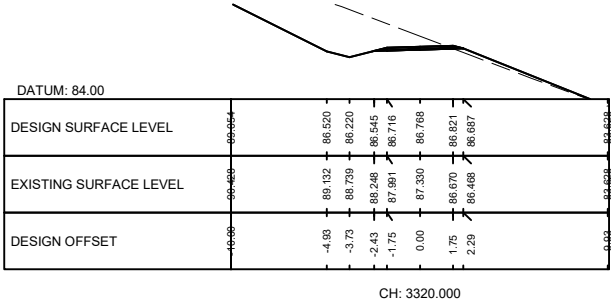
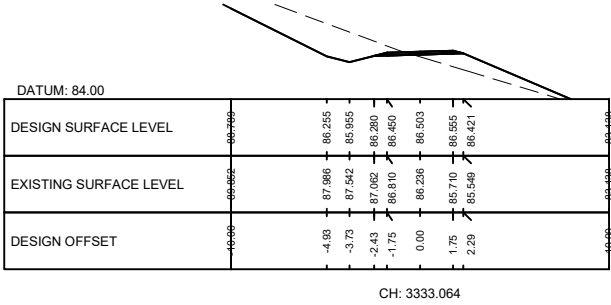
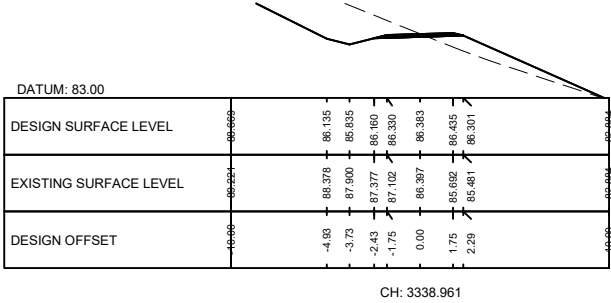
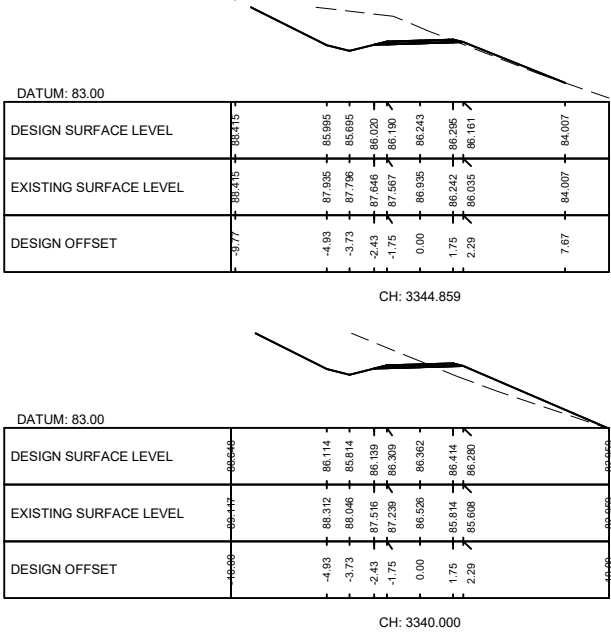
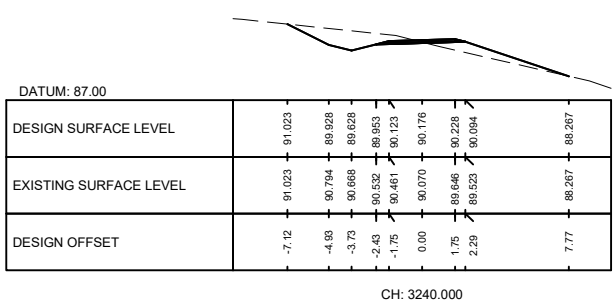
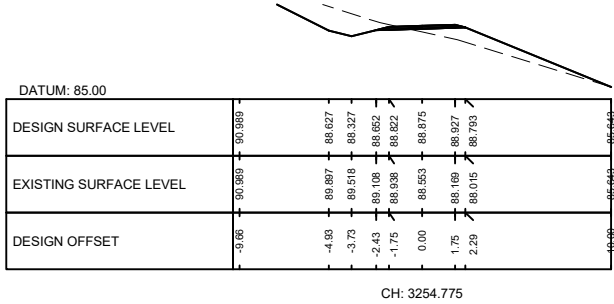
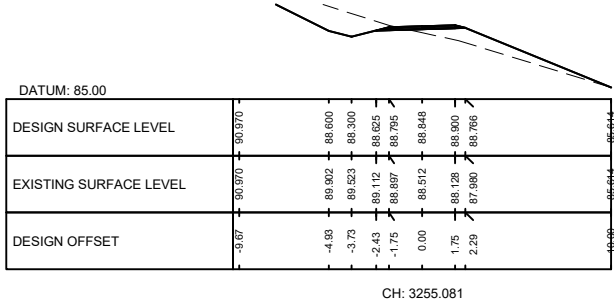
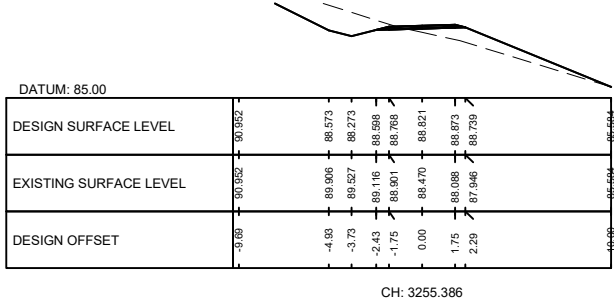
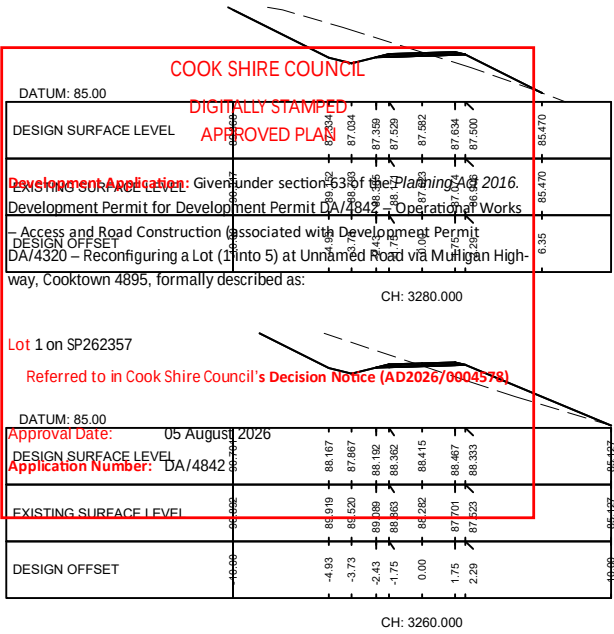
Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 10 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C23	Revision A	



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A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

N.T.S	Orig. Sheet A1
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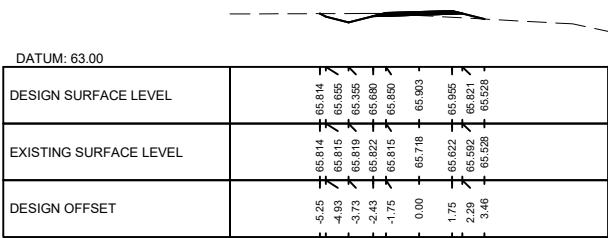


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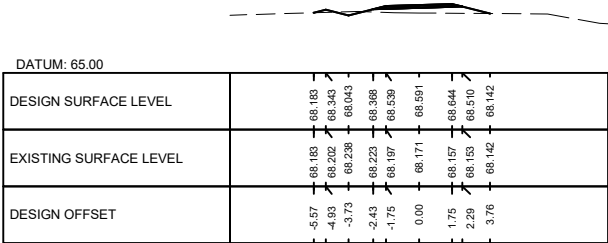
Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 12 OF 13

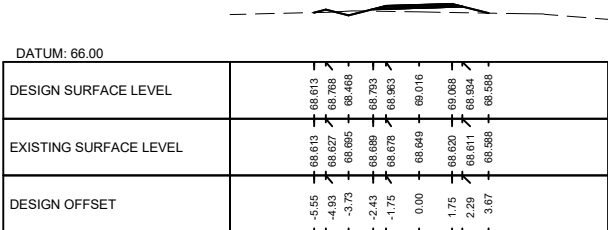
Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C25	Revision A	



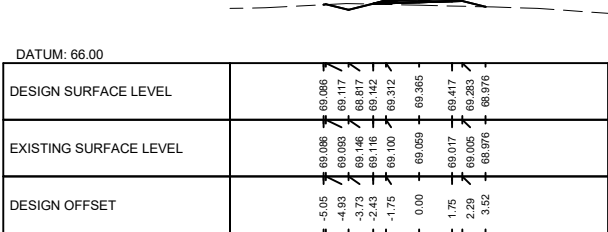
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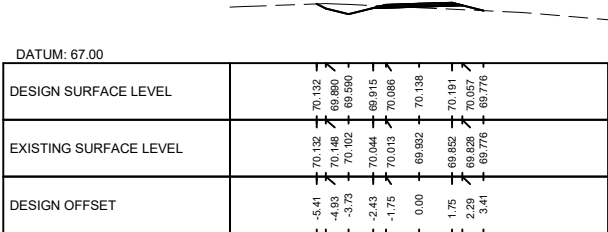
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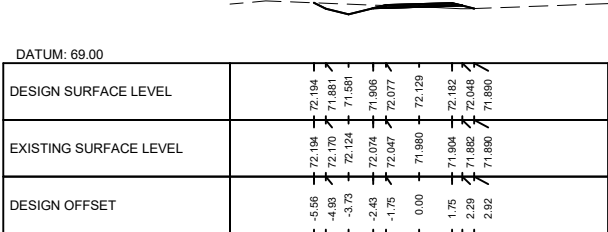
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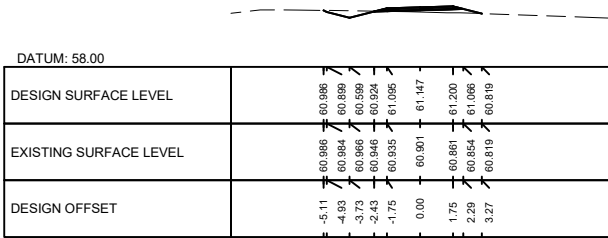
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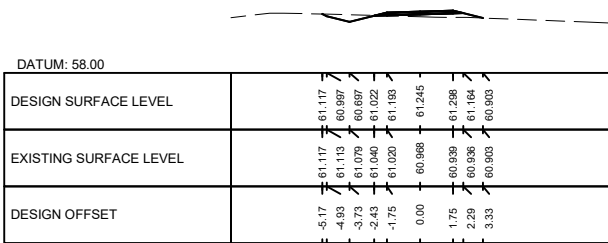
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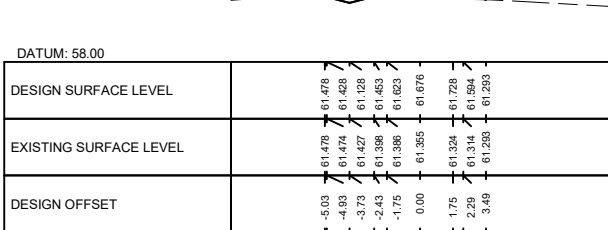
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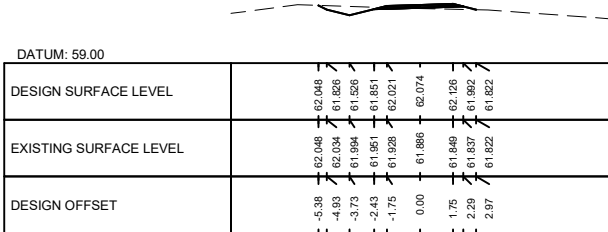
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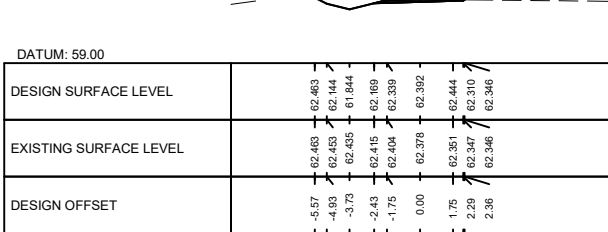
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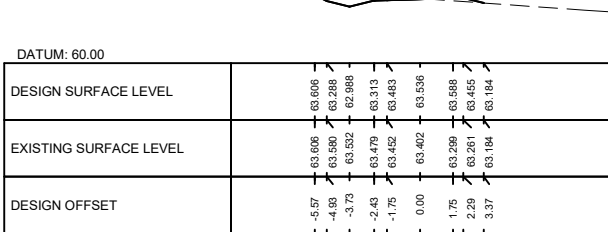
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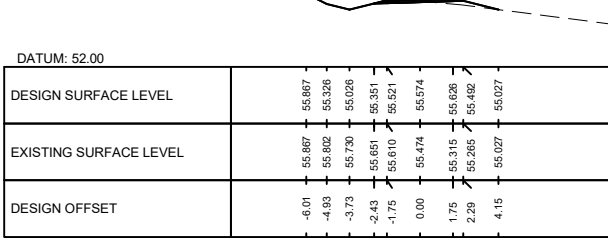
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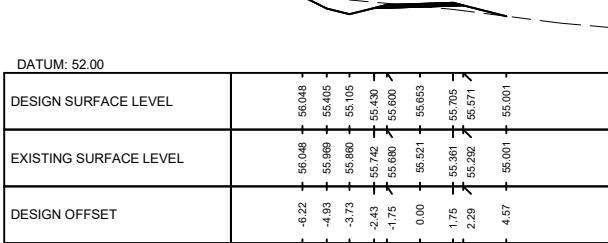
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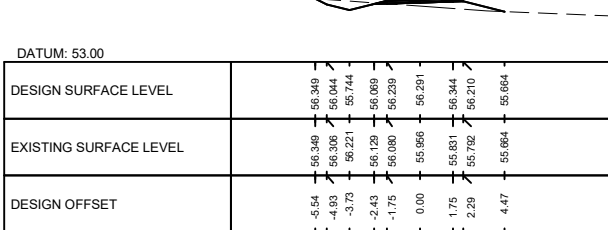
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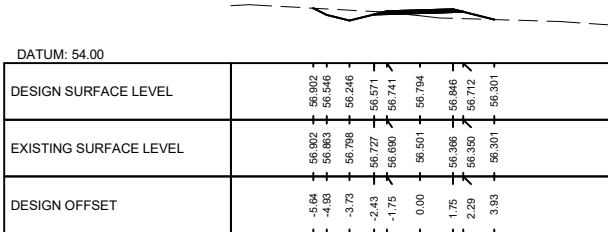
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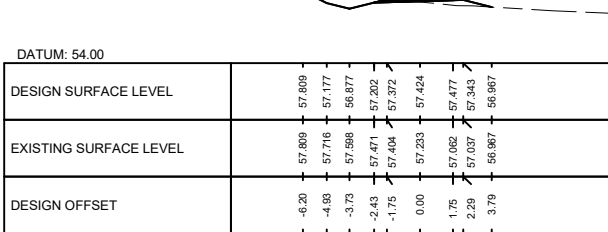
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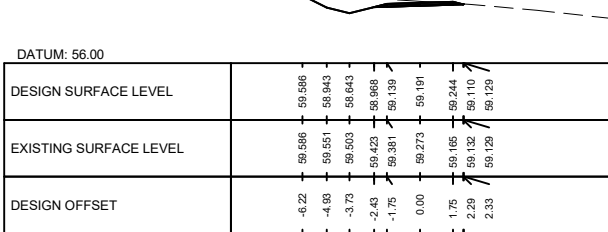
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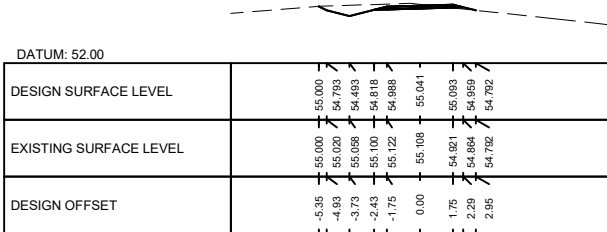
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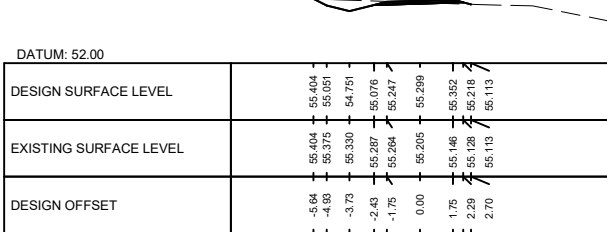
CH: 3600.000



CH: 3683.141



CH: 3680.000



CH: 3660.000

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Given under section 63 of the *Planning Act 2016*.
Development Permit for Development Permit DA/4842 – Operational Works
– Access and Road Construction (associated with Development Permit
DA/4320 – Reconfiguring a Lot (1 into 5) at Unnamed Road via Mulligan Highway,
Cooktown 4895, formally described as:

Lot 1 on SP262357
Referred to in Cook Shire Council's Decision Notice (AD2026/0004578)

Approval Date: 05 August 2026
Application Number: DA/4842

A	INCORPORATING INFORMATION REQUEST	08.06.26
Issue	Description	Date

Drawing Status
FOR APPROVAL

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Project
RECONFIGURATION OF LOT 1 ON SP262357 UNNAMED ROAD VIA MULLIGAN HIGHWAY, COOKTOWN

Drawing Title
PRIVATE ACCESS CROSS SECTIONS SHEET 13 OF 13

Drawn DPS	Designed DPS	Verified DPS
Approved RPEQ 20377	Date JUN 2026	
Drawing Number PHY10824-C26	Revision A	

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114.460	8272972.292	308494.9132	43.971
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260.000	8273076.556	308395.3477	47.075
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266.060	8273082.05	308392.782	46.773
280.000	8273094.849	308387.2697	46.078
300.000	8273113.218	308379.3589	45.081
320.000	8273131.587	308371.4482	44.084
340.000	8273149.956	308363.5375	43.087
350.000	8273159.141	308359.5821	42.588
360.000	8273168.325	308355.6267	42.089
361.500	8273169.699	308355.035	42.015
373.840	8273180.616	308349.2989	41.399
380.000	8273185.701	308345.8244	41.092
382.340	8273187.563	308344.4009	40.976
400.000	8273200.119	308332.0392	40.095
403.190	8273202.083	308329.5233	39.936
420.000	8273212.16	308316.0714	39.098
420.780	8273212.627	308315.4493	39.059
440.000	8273222.607	308299.055	38.101
441.910	8273223.42	308297.3319	38.006
460.000	8273229.467	308280.3037	37.104
463.030	8273230.175	308277.3538	36.953
468.940	8273231.466	308271.5903	36.658
470.890	8273231.892	308269.6876	36.567
480.000	8273233.883	308260.7979	36.301
482.640	8273234.461	308258.2206	36.273
500.000	8273238.255	308241.2816	36.161
500.570	8273238.381	308240.7211	36.157
514.950	8273243.164	308227.2054	36.065
520.000	8273245.595	308222.7762	36.032
529.320	8273251.017	308215.2103	35.972
532.290	8273252.929	308212.9376	35.953
540.000	8273257.894	308207.0358	35.87
553.360	8273266.495	308196.8127	35.571
560.000	8273270.33	308191.4009	35.349
562.290	8273271.436	308189.3992	35.261
572.090	8273274.823	308180.2235	34.871
580.000	8273275.864	308172.3982	34.557
590.830	8273274.767	308161.6613	34.127
596.270	8273273.487	308156.3695	33.911
600.000	8273272.611	308152.7441	33.772
611.230	8273269.971	308141.8248	33.466
617.320	8273268.541	308135.9134	33.346
620.000	8273267.998	308133.285	33.293
624.170	8273267.508	308129.148	33.211
627.480	8273267.427	308125.8405	33.159
631.990	8273267.756	308121.3454	33.134
637.640	8273268.879	308115.8108	33.174
640.000	8273269.511	308113.5359	33.215
650.420	8273272.299	308103.4958	33.563
657.670	8273274.24	308096.5061	33.967
660.000	8273274.819	308094.2536	34.124
663.900	8273275.592	308090.4338	34.419
665.790	8273275.877	308088.5587	34.572
673.920	8273276.428	308080.4631	35.226
680.000	8273276.429	308074.3783	35.716
684.820	8273276.43	308069.5557	36.105
700.000	8273276.432	308054.3783	36.799
702.380	8273276.433	308051.9954	36.812

CH	NORTHING	EASTING	RL
705.570	8273276.433	308048.8059	36.789
713.580	8273276.435	308040.795	36.672
719.580	8273275.978	308034.8244	36.584
720.000	8273275.911	308034.4068	36.578
725.570	8273274.616	308028.9931	36.496
740.000	8273270.271	308015.2341	36.285
760.000	8273264.248	307996.1626	35.992
760.110	8273264.214	307996.0548	35.991
780.000	8273259.177	307976.8248	35.7
782.130	8273258.752	307974.7403	35.669
782.750	8273258.632	307974.1317	35.66
787.750	8273257.736	307969.2135	35.623
800.000	8273256.062	307957.0774	35.843
804.140	8273255.664	307952.9548	36.016
812.750	8273254.927	307944.3805	36.538
820.000	8273254.306	307937.1548	37.068
840.000	8273252.593	307917.2283	38.532
856.970	8273251.139	307900.3252	39.774
860.000	8273250.88	307897.3018	39.99
880.000	8273248.166	307877.3753	41.156
886.970	8273248.57	307870.4354	41.455
900.000	8273247.453	307857.4488	41.962
908.070	8273246.762	307849.4108	42.275
920.000	8273245.74	307837.5223	42.669
938.070	8273244.193	307819.5211	42.995
940.000	8273244.027	307817.5958	43.013
960.000	8273242.314	307797.6693	43.195
964.130	8273241.96	307793.5512	43.233
974.460	8273241.075	307783.2595	43.409
980.000	8273240.525	307777.7501	43.571
994.130	8273238.43	307763.7758	44.197
1000.000	8273237.272	307758.0249	44.521
1002.820	8273236.655	307755.2729	44.676
1020.000	8273232.066	307738.7229	45.624
1031.180	8273228.324	307728.1918	46.241
1040.000	8273225.139	307719.9643	46.728
1060.000	8273217.919	307701.3129	47.831
1080.000	8273212.7	307682.6615	48.934
1082.050	8273209.961	307680.7529	49.047
1100.000	8273200.638	307664.0101	49.693
1107.880	8273200.437	307656.6653	49.76
1112.050	8273199.131	307652.7759	49.741
1120.000	8273196.26	307645.3588	49.67
1140.000	8273189.04	307626.7074	49.492
1155.950	8273183.281	307611.8305	49.35
1160.000	8273181.744	307608.0866	49.314
1166.000	8273179.188	307602.655	49.26
1180.000	8273172	307590.6589	49.148
1192.460	8273164.246	307580.9138	49.07
1200.000	8273158.988	307575.5144	49.033
1220.000	8273143.227	307563.2569	48.969
1228.970	8273135.427	307558.831	48.957
1234.690	8273130.33	307556.2334	48.955
1240.000	8273125.6	307553.8236	48.956
1260.000	8273107.781	307544.743	48.996
1280.000	8273089.961	307535.6625	49.088
1300.000	8273072.141	307526.582	49.231
1320.000	8273054.321	307517.5015	49.426
1329.290	8273046.048	307513.2857	49.535
1329.410	8273045.933	307513.227	49.536
1340.000	8273036.265	307508.9286	49.666
1340.210	8273036.073	307508.8553	49.669
1355.740	8273021.182	307504.4816	49.988
1360.000	8273016.998	307503.691	50.12
1370.210	8273006.863	307502.5266	50.516
1380.000	8272997.074	307502.3856	50.949
1382.070	8272995.008	307502.4784	51.04
1393.390	8272983.699	307503.1039	51.541
1400.000	8272977.103	307503.4687	51.804
1404.090	8272973.021	307503.6944	51.939
1420.000	8272957.131	307503.3081	52.256
1423.390	8272953.762	307502.8991	52.281
1423.400	8272953.758	307502.8985	52.281
1440.000	8272937.578	307499.2657	52.367
1442.710	8272935.007	307498.4212	52.381
1460.000	8272918.651	307492.8021	52.471
1480.000	8272899.736	307486.3037	52.574
1500.000	8272880.821	307479.8053	52.678
1520.000	8272861.907	307473.3069	52.781
1540.000	8272842.992	307466.8085	52.885

CH	NORTHING	EASTING	RL
1560.000	8272824.077	307460.3101	52.988
1580.000	8272805.162	307453.8117	53.092
1583.300	8272802.042	307452.7397	53.109
1600.000	8272786.773	307446.0227	53.195
1603.960	8272783.333	307444.0635	53.216
1619.180	8272770.902	307435.3086	53.295
1620.000	8272770.27	307434.7827	53.299
1624.620	8272766.801	307431.7339	53.339
1640.000	8272755.486	307421.3158	53.639
1649.180	8272748.735	307415.1011	53.941
1660.000	8272740.772	307407.7692	54.351
1678.340	8272727.283	307395.35	55.046
1680.000	8272726.058	307394.2227	55.111
1699.660	8272711.593	307380.9046	56.308
1700.000	8272711.345	307380.6762	56.336
1720.000	8272696.631	307367.1297	57.947
1740.000	8272681.917	307353.5832	59.557
1756.810	8272669.549	307342.1964	60.911
1760.000	8272667.204	307340.0367	61.159
1780.000	8272652.49	307326.4002	62.263
1785.090	8272648.746	307323.0432	62.422
1792.910	8272642.892	307317.8612	62.568
1798.770	8272638.371	307314.1268	62.601
1800.000	8272637.41	307313.3617	62.6
1800.730	8272636.84	307312.9119	62.598
1820.000	8272621.684	307301.0048	62.169
1820.370	8272621.39	307300.7742	62.153
1840.000	8272605.957	307288.6489	61.34
1860.000	8272590.23	307276.293	60.51
1871.740	8272580.996	307269.0382	60.023
1880.000	8272574.504	307263.9372	59.75
1890.310	8272566.397	307257.5683	59.604
1892.160	8272564.958	307256.4012	59.6
1895.000	8272562.826	307254.5291	59.608
1898.490	8272560.331	307252.0944	59.641
1900.000	8272559.292	307250.9932	59.662
1905.000	8272556.066	307247.1755	59.767
1906.660	8272555.064	307245.847	59.814
1920.000	8272547.183	307235.0891	60.387
1925.770	8272543.775	307230.4372	60.747
1940.000	8272535.363	307218.9554	61.718
1960.000	8272523.543	307202.8218	63.083
1968.060	8272518.781	307196.3216	63.633
1980.000	8272511.724	307186.6881	64.331
1990.970	8272505.238	307177.8362	64.769
1997.750	8272500.933	307172.6061	64.941
2000.000	8272499.377	307170.9824	64.982
2004.530	8272496.065	307167.8948	65.039
2009.970	8272491.946	307164.3357	65.063
2018.510	8272485.488	307158.7561	65.003
2020.000	8272484.359	307157.7801	64.983
2040.000	8272469.225	307144.7043	64.705
2040.230	8272469.052	307144.5546	64.702
2042.540	8272467.242	307143.1108	64.67
2044.860	8272465.325	307141.8134	64.637
2060.000	8272452.462	307133.828	64.427
2078.150	8272437.04	307124.2533	64.175
2078.930	8272436.384	307123.8339	64.164
2080.000	8272435.502	307123.2311	64.149
2085.000	8272431.685	307120.0103	64.085
2091.730	8272427.495	307114.7647	64.011
2095.000	8272425.908	307111.905	63.98
2100.000	8272424.108	307107.2463	63.939
2105.300	8272423.075	307102.0527	63.904
2108.930	8272422.684	307098.4446	63.885
2118.540	8272421.65	307088.8921	63.84
2120.000	8272421.438	307087.4478	63.833
2127.220	8272418.839	307080.7598	63.799
2135.890	8272412.771	307074.6594	63.758
2140.000	8272409.299	307072.4679	63.739
2151.450	8272399.621	307066.3581	63.685
2153.620	8272397.785	307065.1858	63.679
2154.290	8272397.223	307064.834	63.678
2160.000	8272392.789	307061.2451	63.705
2165.000	8272389.528	307057.4629	63.773
2166.020	8272388.943	307056.6288	63.792
2170.000	8272386.939	307053.192	63.883
2178.420	8272384.289	307045.629	64.161
2180.000	8272384.005	307043.6747	64.226
2181.450	8272383.745	307042.253	64.289

Attachment 3 **Notice of Decision – Statement of Reasons (AD2026/4577)**

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/4842
Applicant:	AJ Physick Investments Pty Ltd c/- Spencer Civil Pty Ltd
Proposal:	Development Permit for Operational Works
Description of the Development:	Operational Work - Access and Road Construction
Street Address:	Unnamed Road via Mulligan Highway, COOKTOWN 4895
Real Property Description:	Lot 1 on SP262357
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 Work - Access and Road Construction
Date of Decision:	5 August 2026

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 referable 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 State Planning Policy 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 of assessment (Development Permit DA/4320 – Reconfiguring of a Lot (1 into 5)). The proposed development demonstrated compliance with the relevant benchmarks.

The works forming part of this application (DA/4842) 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 proposed development demonstrated compliance.
- b. The proposed development will have no detrimental impact on the property, surrounding properties, or the environment itself.

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.