

CHANGE APPLICATION (MINOR CHANGE) TO THE DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 220 LOTS, NEW ROAD, 1 PARK LOT & 2 DRAINAGE LOTS) – 3L HICKLING ACCESS, GORDONVALE – DIVISION 1

8/19/16 | #7449611

PROPOSAL: CHANGE APPLICATION (MINOR CHANGE) TO THE DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 220 LOTS, NEW ROAD, 1 PARK LOT & 2 DRAINAGE LOTS)

LANDOWNER: MAHASIDE PTY LTD

APPLICANT: MAHASIDE PTY LTD
C/- SUBDIVISIONS (QLD) PTY LTD
PO BOX 268
NAMBOUR QLD 4560

INTERESTED PARTIES: SUBDIVISIONS (QLD) PTY LTD

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LOCATION OF SITE: 3L HICKLING ACCESS, GORDONVALE

PROPERTY: LOT 3 ON SP147279

ORIGINAL PLANNING SCHEME: CAIRNSPLAN 2016 V2.1

LOCAL PLAN: GORDONVALE LOCAL PLAN

ZONE: PART CONSERVATION AND
PART EMERGING COMMUNITIES

CURRENT PLANNING SCHEME: CAIRNSPLAN 2016 V3.1

LOCAL PLAN: GORDONVALE LOCAL PLAN

ZONE: PART CONSERVATION AND
PART EMERGING COMMUNITIES

REFERRAL AGENCIES: STATE ASSESSMENT AND REFERRAL AGENCY (ORIGINAL APPLICATION)

NUMBER OF SUBMITTERS: ONE (1) NOT PROPERLY MADE SUBMISSION WITH ORIGINAL APPLICATION

DATE OF ORIGINAL DECISION: 27 JANUARY 2021

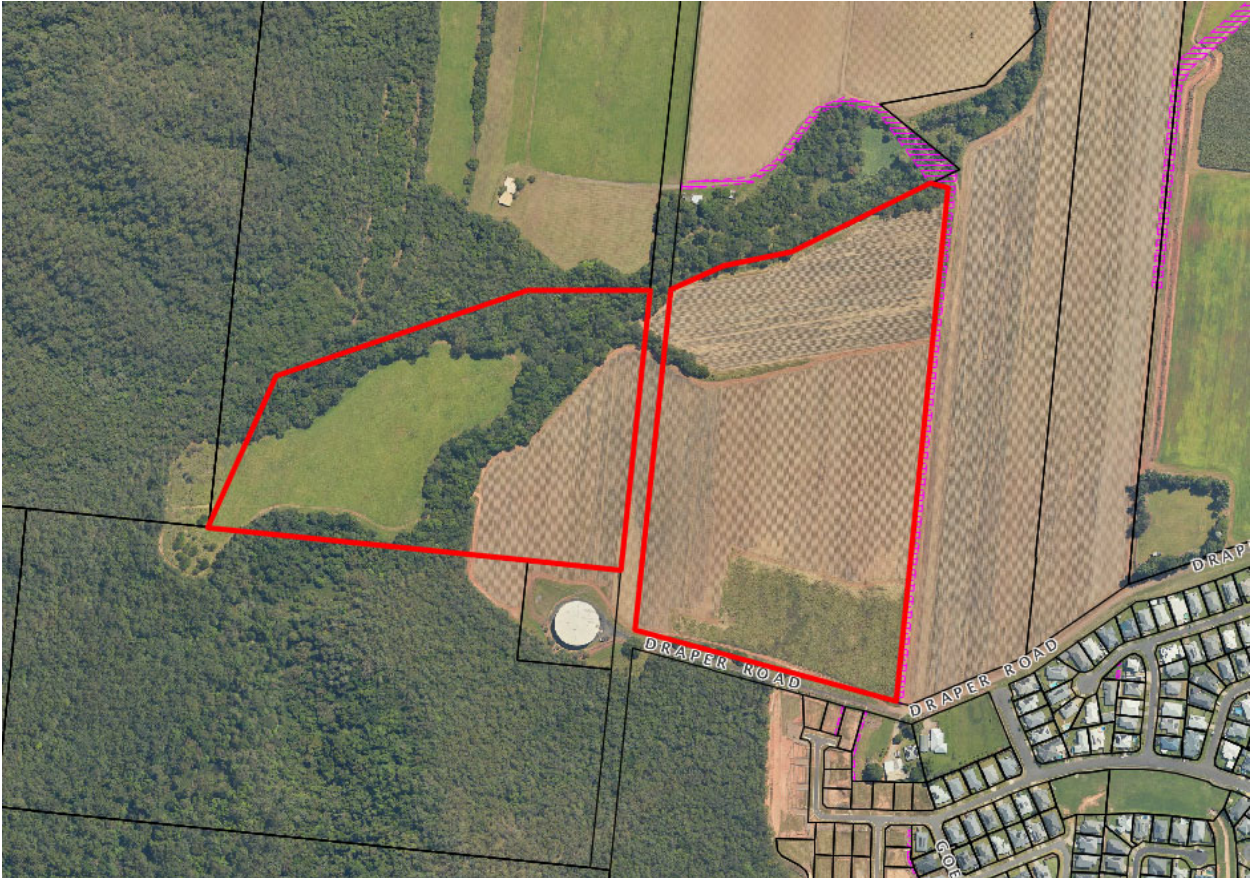
DATE OF CHANGE APPLICATION: 2 MAY 2024

STATUTORY ASSESSMENT DEADLINE: 10 JULY 2024

DIVISION: 1

- ATTACHMENTS:
- 1. APPROVED PLAN(S) & DOCUMENT(S)
 - 2. AMENDED CONDITIONS PACKAGE
 - 3. REFERRAL AGENCY RESPONSE
 - 4. INFRASTRUCTURE CHARGES CALCULATIONS

LOCALITY PLAN:



RECOMMENDATION:

That Council approves the Change Application (Minor Change) to the Development Permit for Reconfiguring a Lot (1 Lot into 220 Lots, New Road, 1 Park Lot, 2 Drainage Lots), over 8 Stages over land described as 3L Hickling Access, Gordonvale, located at Lot 3 on SP147279, subject to the following:

1. Change the table of Approved Drawing(s) and / or Document(s) to read as follows:

Drawing or Document	Reference	Date
Subdivision Layout Plan	1814-DA-S0-1D / Sheet 1 of 28	APRIL 2020
Staging Plan	1814-DA-S0-2D / Sheet 2 of 28	APRIL 2020
Subdivision Layout Plan – Colour Coded	1814-DA-S0-4D / Sheet 4 of 28	APRIL 2020
Road Layout Plan	1814-DA-S0-5D / Sheet 5 of 28	APRIL 2020
Concept Building Envelope Plan	1814-DA-S0-25D / Sheet 25 of 28	APRIL 2020
<u>Drawing Schedule</u>	<u>Drawing Ref: 1814-CA-S0-COVER, Prepared by Subdivisions (Qld) Pty Ltd Consulting Civil Engineers</u>	<u>February 2024</u>
<u>Overall Site Layout Plan / Draper Road Locality</u>	<u>Sheet Ref: 1814-CA-S0-1B, Issue B, Sheet No. 1 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Subdivision Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-2B, Issue B, Sheet No. 2 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Staging Plan</u>	<u>Sheet Ref: 1814-CA-S0-3B, Issue B, Sheet No. 3 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Existing Site Contours & Details Plan – Sheet 1 of 2</u>	<u>Sheet Ref: 1814-CA-S0-4B, Issue B, Sheet No. 4 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Existing Site Contours & Details Plan – Sheet 2 of 2</u>	<u>Sheet Ref: 1814-CA-S0-5B, Issue B, Sheet No. 5 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Subdivision Layout Plan – Colour Coded</u>	<u>Sheet Ref: 1814-CA-S0-6B, Issue B, Sheet No. 6 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Estate Roads Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-7B, Issue B, Sheet No. 7 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road Layout Plan – Site to Dempsey Street</u>	<u>Sheet Ref: 1814-CA-S0-8B, Issue B, Sheet No. 8 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Typical Road Cross Sections – Sheet 1 of 2</u>	<u>Sheet Ref: 1814-CA-S0-9B, Issue B, Sheet No. 9 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Typical Road Cross Sections – Sheet 2 of 2</u>	<u>Sheet Ref: 1814-CA-S0-10B, Issue B, Sheet No. 10 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH -40 to CH 260</u>	<u>Sheet Ref: 1814-CA-S0-11B, Issue B, Sheet No. 11 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH 260 to CH 480</u>	<u>Sheet Ref: 1814-CA-S0-12B, Issue B, Sheet No. 12 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH 480 to End</u>	<u>Sheet Ref: 1814-CA-S0- 13B, Issue B, Sheet No. 13 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Preliminary Cross Sections: CH -40 to CH 440</u>	<u>Sheet Ref: 1814-CA-S0- 14B, Issue B, Sheet No. 14 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Preliminary Cross Sections: CH 480 to CH 560</u>	<u>Sheet Ref: 1814-CA-S0- 15B, Issue B, Sheet No. 15 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road A Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0- 16B, Issue B, Sheet No. 16 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road A Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0- 17B, Issue B, Sheet No. 17 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 0 to CH 280</u>	<u>Sheet Ref: 1814-CA-S0- 18B, Issue B, Sheet No. 18 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 240 to CH 540</u>	<u>Sheet Ref: 1814-CA-S0- 19B, Issue B, Sheet No. 19 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 520 to CH 820</u>	<u>Sheet Ref: 1814-CA-S0- 20B, Issue B, Sheet No. 20 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 820 to CH End</u>	<u>Sheet Ref: 1814-CA-S0-21B, Issue B, Sheet No. 21 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Preliminary Cross Sections: CH40 to CH520</u>	<u>Sheet Ref: 1814-CA-S0-22B, Issue B, Sheet No. 22 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Preliminary Cross Sections: CH560 to CH1000</u>	<u>Sheet Ref: 1814-CA-S0-23B, Issue B, Sheet No. 23 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road D Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-24B, Issue B, Sheet No. 24 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road E Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-25B, Issue B, Sheet No. 25 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road G Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0-26B, Issue B, Sheet No. 26 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road G Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-27B, Issue B, Sheet No. 27 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road H Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-28B, Issue B, Sheet No. 28 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Road J Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0-29B, Issue B, Sheet No. 29 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road J Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-30B, Issue B, Sheet No. 30 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road K Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-31B, Issue B, Sheet No. 31 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road L Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-32B, Issue B, Sheet No. 32 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Sewer Reticulation Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-33B, Issue B, Sheet No. 33 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Trunk Sewer Main Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-34B, Issue B, Sheet No. 34 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Current LGIP Future Trunk Water Network Plan</u>	<u>Sheet Ref: 1814-CA-S0-35B, Issue B, Sheet No. 35 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Water Reticulation Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-36B, Issue B, Sheet No. 36 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

2. Insert the following new condition to read as follows:

Necessary Trunk Infrastructure – LGIP Identified – Section 128(1) Planning Act 2016

This condition is imposed under section 128(1) of the *Planning Act 2016* (Qld).

Provide the below described necessary infrastructure to the specified standard, in accordance with the timing identified for each infrastructure item, prior to works acceptance.

<u>Necessary Infrastructure to be provided</u>	<u>LGIP Item No.</u>	<u>Standard and specifications</u>	<u>Timing</u>
<u>Water Supply</u>	<u>WMF 154</u>	<u>DN375 following the proposed North/South Draper Road corridor, and Road J / Park corridor, and Road J / Park corridor.</u>	<u>Prior to Works Acceptance for the relevant stages containing the infrastructure.</u>
	<u>WMF 191 (Part)</u> <u>WMF 188 (Part)</u>	<u>DN225 following the proposed Road G corridor.</u> <u>All mains are to be designed to FNQROC and CRC specific requirements, and are to extend to the boundary of the development site, for continuation by others.</u>	
<u>Wastewater</u>	<u>GMF 132 (Extended to development property boundary)</u> <u>GMF 133</u> <u>GMF 134</u>	<u>DN225</u>	<u>Prior to Works Acceptance for any stage of the development.</u>
	<u>GMF 135</u> <u>GMF 136 (Part)</u>	<u>DN 300</u>	

		<u>All mains are to be designed to FNQROC and CRC specific requirements.</u> <u>Adopted diameter subject to refinement during design in consideration of grade and latest relevant development advice for downstream sites</u>	
<u>Park</u>	<u>OSF 048</u>	<u>Local Recreation Park</u> <u>Transfer to Council in fee simple on trust for the community purpose of park, the land shown as Lot 500 on the Approved Subdivision Layout Plan, Plan Reference: 1814-CA-S0-2B, dated: 19 April 2024 for the Public parks and land for community facilities network.</u>	<u>Prior to Works Acceptance for the relevant stages containing the infrastructure.</u>

Note:

Trunk sewer items identified on this notice are the subject of multiple development applications in the area. Construction status, diameters and alignments are to be confirmed prior to commencement of design works and will be dependent on status of external infrastructure provision requirements (construction may alternatively be provided by Council or an external party, subject to timing and need).

The trunk park item identified in this condition is to be improved in accordance with the specifications identified under Condition 39 of this approval.

3. Insert the following new condition to read as follows:

Bus Stops

Identify any potential future bus stop locations along the future bus route and indicate the locations on the Road Hierarchy Plan. Bus stop locations are to be indicated on both sides of the road for a future 2-way bus route.

The layout design must make spatial provision for a future accessible bus stop in accordance with the DTMR *Public Transport Infrastructure Manual* to be installed in each location indicated on the Road Hierarchy Plan, giving consideration to future bus stop requirements (accessible boarding points, signage, shelters, bus zones, etc.) and any infrastructure within the road reserve (street lights, street trees, driveways, kerb ramps, kerb inlet pits, etc.). Bus stop locations shall be preserved by identification of driveway exclusion zones.

The Updated Road Hierarchy Plan is to be submitted in conjunction with the first application for Operational Works.

Note: A Rates Notation to this effect will be placed on the property file for each affected lot. The location of future bus stops and driveway exclusion zones are to be included in any disclosure plans for the sale of lots.

4. Insert the following new condition to read as follows:

Provision for On-Street Parking

A minimum of 0.5 spaces per lot must be available on-street to accommodate parking in accordance with Section 4.3 of IPWEAQ Street Design Manual: Walkable Neighbourhoods. A plan demonstrating that this can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure must be provided prior to the issue of a Development Permit for Operational Work.

5. Insert the following new condition to read as follows:

Flood Impact Assessment

In conjunction with the first Development Application for Operational Works, the existing Flood Study prepared by Subdivisions Queensland, Revision 1, dated May 2020 is to be updated to reflect the current layout. Any new recommendations or mitigation strategies required as a result of the new layout should be included in the updated reporting.

6. Amend Condition 9 – Water Supply and Sewerage Master Plan with the following alternative wording:
9. An updated Water Supply and Sewerage Master Plan with interim stages accompanied by supporting calculations must be provided which demonstrates how the development can be serviced, along with the following:
- a. Provide all water modelling results inclusive of interim and ultimate scenarios with and without the booster pump station;
 - b. Provide all masterplan options that are consistent with the connection points identified in the Infrastructure Plan;
 - c. Include a risk assessment and risk management report for the booster pump station that details strategies for ensuring security of supply during emergencies;
 - d. Identifies the water booster pump station performance requirements (duty and flow range) for each stage of the development and demonstrates how the water booster pump station design manages change in duty over time (i.e. efficient and effective service of low flow and high flow operating windows); and
 - e. Demonstrates how the provided water supply network can be zoned in the future (utilising valving and mains provided by the network design) to provide an ultimate booster pump station catchment limited to servicing no more than 25 lots per section D6.19 of the FNQROC Development Manual

The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

7. Amend Condition 11 – Water Supply and Sewerage Works External with the following alternative wording:
11. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
- a. Extend water and sewer infrastructure to connect the site to Council's existing water and sewer infrastructure at a point that has sufficient capacity to service the development.

A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council's approval of the Plan of Survey.

~~*Note: Where providing necessary infrastructure identified within the Local Government Infrastructure Plan (ID: GMF132, GMF133, GMF 134, GMF 135 and GMF136), an offset or refund for the works may apply. It is Council's preference that the provision and associated cost of Necessary Infrastructure be subject to an infrastructure agreement between the Applicant and Council.*~~

8. Amend Condition 12 – Water Supply and Sewerage Works Internal with the following alternative wording:
12. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;
 - b. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage;
 - ~~c. Any proposed booster pump station must be limited to servicing 25 lots unless otherwise approved by Cairns Regional Council and submitting a report to satisfy the requirements of section D6.18 – Alternative Water Pumping Systems; and~~
 - dc. All water pump stations are to be contained within their own lot, unless otherwise agreed to by the Chief Executive Officer.**
 - d. The water pump station must be provided with a generator.**
 - e. The water pump station building must be in accordance with the FNQROC standard drawings S2040 and S2041 unless otherwise approved by Council.**
 - f. The lot to be dedicated for the water pump station is to be sized with sufficient clearance to boundaries and allow for access by Council maintenance truck.**
 - g. Individual lot water connections must not be taken directly from a trunk water main. A separate reticulation main must be installed for connection of lots.**

All the above works must be designed and constructed in accordance with the FNQROC Development Manual. A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council's approval of the Plan of Survey.

Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016.

9. Amend Condition 16 – External Works for Transport Network (Non Trunk) with the following alternative wording:

16. Undertake the following roadwork external to the subject site:

- a. Provide a full detailed design of Draper Road from the development site to the intersection of Draper Road / Dempsey Street ~~for a Major Collector Standard~~ to a Minor Collector Bus Route Standard as defined in Council's FNQROC Development, as part of the first application for Operational Works. Associated landscaping must be in accordance with the FNQROC Development Manual and the FNQROC CRC Specific Requirements for D9 Landscaping.
- b. Design and construct a 7m sealed pavement width along Draper Road from the development site ~~access~~ to the intersection of Draper Road / Dempsey Street that is compatible with the ultimate form of the road as an interim arrangement. The works must be undertaken prior to Council approval of the Plan of Survey for the first stage of development. Services are required to be installed suitable for the future road upgrade to a ~~Major Collector Standard~~ Minor Collector Bus Route Standard.
- ~~c. An analysis of the Draper Road / Dempsey Street intersection must be undertaken by an appropriately qualified and experienced RPEQ Traffic Engineer to determine the anticipated timing and / or number of lots that would trigger the need for the proposed roundabout recommended in the Technical Memorandum dated 17th April 2018 by Cardno. The analysis should also provide details of an interim upgrade that will be required prior to this time.~~

~~Design and construct the interim treatment as agreed to by Council inclusive of associated street lighting, landscaping, line-marking and signage prior to plan sealing of the first stage of development.~~

~~d. Design and construct a roundabout at Draper Road / Dempsey Street intersection inclusive of associated street lighting, landscaping, line-marking and signage at a time agreed to by Council based on the revised traffic analysis.~~

~~Note: Where providing necessary infrastructure identified within the Local Government Infrastructure Plan (ID: IRF06), an offset for the works may apply. The provision and associated cost of Trunk Infrastructure may be subject to a separate agreement between the Applicant and Council.~~

ec. Any proposed landscaping on Council managed land, other than street tree planting, must be discussed with Council, prior to the submission of the Operational Works Application. Landscaping other than street trees will require supporting irrigation plans designed to Council's Irrigation Standard to be included in the application for assessment. Contact Council to obtain the current standard for irrigation design and supply and obtain direction via PlanningAdmin@cairns.qld.gov.au.

~~All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in the application for Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council approval of the Plan of Survey.~~

~~Note: Unless otherwise specified, infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016~~

10. Amend Condition 17 – Access and Services Easements with the following alternative wording:

17. Create private easements for access and services (i.e. water, sewerage, electrical, telecommunications) for Lots 225/226, 193/194, 176/177 and 42/43 Lot 219 over Lot 220, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors endorsement at no cost to Council, prior to Council approval of the Plan of Subdivision.

~~The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.~~

11. Amend Condition 18 – Road Works and Street Layout / Design with the following alternative wording:

Road Works and Street Layout / Design Roads and Footpaths

18. ~~All streets must be designed and constructed in accordance with Complete Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:~~

Roads and Footpaths as shown on the Approved Plan(s), must be constructed in accordance with the relevant design and specifications section of the FNQROC Development Manual and the following requirements:

- a. Individual property access must be designed in accordance with the requirements of AS2890.1. Appropriate distances are required from intersections.

Where a property has two or more road frontages, access must be achieved off the lower order road.

- b. Accesses for lots adjacent to intersections must be provided at a location with maximum distance to the intersection. This must be demonstrated as part of the Operational Works application.

- ~~c. A minimum of 0.5 spaces per allotment must be available on-street to accommodate parking in accordance with Section 2.4 of Complete Streets.~~

- ~~dc. The diameter of every cul-de-sac must be suitable for a refuse collection vehicle to turn around in a forward direction.~~

- ~~e. The full length of Roads C and D must be constructed to an Access Place standard in accordance with Council's FNQROC Development Manual.~~

- ~~f. The full length of Roads A, B, E, F, and J must be constructed to an Access Street standard in accordance with Council's FNQROC Development Manual.~~

- ~~g. Road H must be constructed to an Access Place standard in accordance with FNQROC Development Manual.~~

~~*Note: The Applicant may at its discretion construct Road H with a 6m wide carriageway in a 15m reserve in lieu of the 5.5m wide standard carriageway for Access Place in accordance with Council's FNQROC Development Manual.*~~

- hd.** The full length of the Road G, north-south Draper Road, Road M and Draper Road from Road M to the eastern boundary of the development must be constructed to a Minor Collector/Bus Route standard in accordance with Council's FNQROC Development Manual.
- ~~i.~~ ~~Draper Road Frontage and the proposed 20m wide north-south road (Draper Road/Hickling Access) is to be constructed to a Major Collector/Bus Route standard in accordance with Council's FNQROC Development Manual.~~
- j.** All Access Streets or higher order roads must include a 2.0m wide footpath in accordance with the FNQROC development manual and indicated in the required application for Development Permit for Operational Works.~~in the absence of a Footpath Masterplan being submitted to Council for approval.~~
- ke.** A Street Tree Masterplan is required to be provided in conjunction with the first application for Operational Works. The Street Tree Masterplan must demonstrate the location and species for the proposed street trees in accordance with the FNQROC Development Manual and the FNQROC CRC Specific Requirements D9 Landscaping. Species diversity shall be achieved by a change of species within a cul-de-sac, or at an intersection, or at a regular nominated interval in considering the verge layout, infrastructure and services. No more than 20 street trees of the same species must be planted consecutively in an avenue without a species change.
- lf.** Details and specifications for the proposed treatment to boundaries to restrict vehicle access in public land in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S4171A-CRC Treatment to Boundaries Type Combination of Treatments and S4170A-CRC Treatment to Boundaries Type A-B.
- mg.** Details and specifications to provide maintenance machinery access in public land.
- nh.** Details on a plan of disturbed or degraded areas that are not suitable as grassed areas and require restoration and revegetation in accordance with the FNQROC Development Manual CRC Specific Requirements D9 Natural Area Restoration and Revegetation.

~~All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in the required application for Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer.~~

12. Amend Condition 20 – Lawful Point of Discharge with the following alternative wording:

20. All stormwater from the land property 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, in accordance with the Queensland Urban Drainage Manual, ~~Fourth Edition (2017)~~.

13. Amend Condition 35 – Community Purpose Infrastructure with the following alternative wording:

35. The land identified as park and labelled Lot 500, and on plan titled: Subdivision Layout Plan – Colour Coded, Job No: 1814, SHEET REF: 1814-DA-SO-4C, Sheet No. 4 of 26, dated April 2020 must be transferred to Council as freehold land for town planning purposes (park). The land must be transferred to Council at the same time as registering the Plan of Survey for the stage the lot is contained within.

The park is to be designed and embellished in accordance with a Park Development Plan, Landscaping Plan and the requirements of this condition. The applicant/owner is to enter into discussions and obtain agreement from Council regarding the design and embellishments prior to submission to Council of a Park Development Plan for determination.

The following items as a minimum are required to be shown on the Park Development and Landscaping Plans for the park lot as follows:

- a. ~~Replas post and steel rail barriers and the inclusion of natural barriers such as street trees in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S4171A-CRC Treatment to Boundaries Type Combination of Treatments to prevent vehicular access to the park;~~

Provision for treatments to boundaries to provide vehicle restrictions and provide Council access for maintenance machinery (via a gate) in accordance with the FNQROC Development Manual and the FNQROC Cairns Regional Council Specific Requirements and Standard Drawings, including recycled plastic post and rail;

- b. ~~Minimum of one play space/playground (including replas edging and sand soft fall) to be designed with and agreed to by Council. The play space must provide a suitable range of play items for ages 2 to 10 and include some all abilities play items. The play space is to be set back as far as possible from the adjacent roads to improve safety for children;~~

One play space/playground (including replas edging and sand soft fall) to be designed with and agreed to by Council. The play space is to be modest in size and must provide some all abilities play items. The play space is to be set back as far as possible from the adjacent roads to improve safety for children;

- c. ~~Two seats located adjacent to the path and/or within the play space in a shaded position;~~

Two Aluminium Powder Coated 2 metre bench seats with arm rests. Seats must be surface mounted (bolted to a concrete slab) and located adjacent to the path and/or within the play feature in a shaded position;

- d. ~~One all abilities drinking fountain and tap combination located adjacent to the path in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S9050-CRC PWD Drinking Fountain;~~

One all abilities drinking fountain and tap combination with dog bowl is to be located adjacent to the path and designed and installed in accordance with Cairns Regional Council Specific Standard Drawing PWD Drinking Fountain S9050-CRC, and with an isolation tap dedicated to the fountain only in an underground irrigation box;

- e. The play space/playground, seating and bubbler should be located within close proximity and connected by a pathway;

- f. ~~Shade structures are required over the play space (existing trees can be used to perform this role if they are present);~~

Shade is to be provided to the playground where possible. It is preferable that trees are planted to achieve this. Trees that are fast growing, provide a good canopy for shade, and have a root system that will minimise impact to adjacent improvements are preferred. Trees must be positioned in locations that will ultimately maximise shade throughout the day when they have grown to a suitable height. Tree species are to be nominated and agreed to by Council;

- ~~g. Landscaping indicating location of turfing areas, shade trees in grouped mulched island plantings, specimen trees and buffer planting and including a species list and location. The provision of trees to provide future shade and aesthetics to the park will be required to be a prominent feature of the landscaping plan. In ground irrigation of the landscaped areas is not permitted.~~

Landscaping indicating location of turfing areas, shade trees, revegetation and buffer plantings and including a species list and location. Trees are to be provided within close proximity to the play feature and positioned to provide morning and afternoon shade once fully matured. In ground irrigation of the landscaped areas is not permitted.

Note: Refer to FNQROC Development Manual CRC Specific Requirements D9 Public Open Space.

- ~~h. Removal of all pest plants in accordance with FNQROC Development Manual CRC Specific Requirements D9 Natural Area Restoration and Revegetation;~~

Weed management practices to be implemented across the site;

- ~~i. 1,000 sqm of the park is to be sited above the ARI 50 flood level. If necessary, this may require appropriate filling. The area to be embellished for the playground equipment and improvements is to be located within this area;~~

The area to be embellished for the play feature and other improvements is to be sited above the ARI 50 flood level;

- ~~j. Boundary fencing located on any boundary with a private property to a maximum height of 1.8m;~~
- ~~k. Park signage in accordance with the FNQROC Development Manual including park name sign with regulations and a sign in the playground advising that dogs are not permitted in the playground; and~~
- ~~l. A 2m wide concrete pathway linking from the nearest street footpath to the proposed the playground, seating and drinking fountain.~~

The park must be accessible on foot and by persons with disabilities. A 2-metre-wide concrete pathway linking from the nearest street footpath to the proposed play feature, seating and drinking fountain must be provided.

The Park Development Plans and Landscaping Plans must be submitted for Operational Works.

The Park Improvement Plan must be submitted with an application for Operational Work and be approved by Council.

All park improvements must be completed to the satisfaction of the Chief Executive Officer in accordance with the approved Park Development and Landscaping Plans and the FNQROC Development Manual, Design Guideline D9 – 01/09, Landscaping and FNQROC Development Manual CRC Specific Requirements.

The local park must be dedicated to Council and park improvements completed prior to Council approving the plan of subdivision unless otherwise approved by the Chief Executive Officer.

Utilities such as electricity substations, sewer and pump stations and the like are not permitted to be located within the parks. It is recommended that a separate utility lot be sited in a suitable location to enable provision of these services if necessary.

~~Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016~~

14. The following Rates Notation is to be included.

RATES NOTATIONS

- 1. The following attributed are notated to the site as follows:**

The location of future bus stops and driveway exclusion zones are to be included in any disclosure plans for the sale of lots.

15. The following additional Advice Note is to be included

As this development is proposed prior to development of downstream sites, evidence of authority to construct the required works is necessary to ensure efficient and cost effective construction for proposed external sewer mains.

16. The proposed changes to the development trigger a change to the Infrastructure Charges. As a consequence, an Amended Infrastructure Charges Notice will be issued.

17. Renumber all conditions as required.

18. All other conditions of Development Permit 8/19/16 remain the same.

EXECUTIVE SUMMARY

Council is in receipt of a Change Application (Minor Change) for the Development Permit for Reconfiguring a Lot (1 Lot into 226 Lots, New Road, 1 Park Lot, 2 Drainage Lots), over 8 Stages over 3L Hickling Access, Gordonvale more particularly described as Lot 3 on SP147279. The Change Application request was received on 2 May 2024.

The proposal seeks the following:

- A reduction in total allotment yield from 226 lots to 220 lots;
- Increase in park size from 3,500m² to 4,720m²;
- Traffic is to be diverted off Draper Road into the development via new Road M which avoids road construction clashes with trunk water main infrastructure at the western end of Draper Road. It also avoids the need for extensive retaining walls on the southern side of Draper Road which would otherwise be required by the Approved Plans, whilst at the same time maintaining the existing service access to Council's reservoir and Hickling Access;
- Road G has been realigned further north to better align with the approved development to the east and to which connectivity is desirable;
- Pedestrian links from the internal roads to Draper Road and Road G have been introduced to provide better pedestrian access to Draper Road and Road G, both of which Council has advised are intended as bus routes. The pedestrian links also have the added advantage of providing additional connectivity to the proposed parkland.
- The internal road arrangement and alignment has been adjusted to suit the revised Road G configuration;
- Road D has changed from a cul-de-sac to a through road to provide better connectivity and lot access;
- A dedicated water supply booster pump site has been provided within the development, but immediately adjacent to Council's existing water reservoir site;
- The Road C lot configuration has been improved with the relocated cul-de-sac which has been shifted a little south from the location on the Approved Plans;
- Road B west of Mackey Creek has been widened from 6m to 6.5m kerb to kerb in accordance with the previous approval condition requirements.

As a consequence of the proposed changes to the development, consequential changes are sought to both the approved plans of development and particular conditions of approval. Those conditions include:

- Condition 9 – Water Supply and Sewerage Master Plan;
- Condition 11 – Water Supply and Sewerage Works External;
- Condition 12 – Water Supply and Sewerage Works Internal;
- Condition 18 – External Works for Transport Network (Non-Trunk);
- Condition 19 – Access and Services Easements;
- Condition 21 – Roads and Footpaths;
- Condition 27 – Lawful Point of Discharge; and
- Condition 44 – Community Purpose Infrastructure.

The development also includes the imposition of the following new development conditions:

- Condition 16 – Necessary Trunk Infrastructure
- Condition 20 – Bus Stops;
- Condition 22 – Provision for on-street parking;
- Condition 25 – Flood Impact Assessment;

The proposed amendments to the conditions and proposed new conditions are directly related to the proposed changes outlined in the Change Application (Minor) and the submitted Plans of Development, in accordance with Section 81A(2) of the *Planning Act 2016* (Qld).

The Change Application (Minor Change) is, in part, a direct result of Council's decision on a Conversion Application (Council Reference: #6890630) made after the original development approval was issued in early 2021. As a consequence of Council's decision on the Conversion Application, the Applicant appealed that decision to the Planning & Environment Court. The future progress of that appeal, whilst a separate matter to this Change Application, will be influenced by Council's decision on this application.

The Change Application (Minor Change) has been assessed in accordance with Section 81 of the *Planning Act 2016* and Schedule 1 of the DA Rules. Assessment has been undertaken against the original planning scheme, CairnsPlan 2016 v2.1 and the current planning scheme, CairnsPlan 2016 v3.1.

Officers have assessed the Change Application (Minor Change) and recommend the application be approved, subject to the identified changes to conditions of approval and the addition of new conditions of approval.

PLANNING CONSIDERATIONS:

Background

On 26 April 2017, Council approved a request for consideration of the subdivision of the site under the superseded Planning Scheme being CairnsPlan 2009 (Council Reference: #5420407). The request sought to reconfigure the subject site and a small portion of three (3) adjoining lots to the south and west.

On 12 May 2018, the Chief Executive Officer, under Instrument of Delegation, approved a Preliminary Approval (Council Reference 8/13/2099 - #5869980) for Reconfiguring a Lot (1 Lot into 255 Lots and Park). The Development Application was lodged in pursuit of a Development Permit; however was not considered to comply with the relevant Assessment Benchmarks and was unable to be reasonably conditioned to comply. The development, assessed against the CairnsPlan 2009, was considered inconsistent with the Purpose of the Rural 2 Planning Area, which sought the timely conversion of non-urban land for urban purposes.

Furthermore, the subject site was unable to connect to reticulated water and wastewater infrastructure due to the absence of existing infrastructure and no planned infrastructure within a reasonable timing horizon. Sufficient grounds were established to justify the issue of a Preliminary Approval, with any subsequent Development Application subject to assessment against the relevant assessment benchmarks at the time of lodgement.

The application the subject of this change application was lodged in late June 2020 as a direct result of Council's issuance of the aforementioned Preliminary Approval. Council resolved to approve the development application at the Ordinary Meeting on 27 January 2021, with this decision being conveyed to the Applicant via Decision Notice dated 3 February 2021.

Proposal

The Change Application seeks the following changes to the approved development:

- A reduction in total allotment yield from 226 lots to 220 lots;
- Increase in park size from 3,500m² to 4,720m²;
- Traffic is to be diverted off Draper Road into the development via new Road M which avoids road construction clashes with trunk water main infrastructure at the western end of Draper Road. It also avoids the need for extensive retaining walls on the southern side of Draper Road which would otherwise be required by the Approved Plans, whilst at the same time maintaining the existing service access to Council's reservoir and Hickling Access;
- Road G has been realigned further north to better align with the approved development to the east and to which connectivity is desirable;
- Pedestrian links from the internal roads to Draper Road and Road G have been introduced to provide better pedestrian access to Draper Road and Road G, both of which Council has advised are intended as bus routes. The pedestrian links also have the added advantage of providing additional connectivity to the proposed parkland.
- The internal road arrangement and alignment has been adjusted to suit the revised Road G configuration;
- Road D has changed from a cul-de-sac to a through road to provide better connectivity and lot access;
- A dedicated water supply booster pump site has been provided within the development, but immediately adjacent to Council's existing water reservoir site;
- The Road C lot configuration has been improved with the relocated cul-de-sac which has been shifted a little south from the location on the Approved Plans;
- Road B west of Mackey Creek has been widened from 6m to 6.5m kerb to kerb in accordance with the previous approval condition requirements.

Consequential changes are sought to the approved plans of development and particular conditions of approval as outlined below. Further, new conditions relating to the change are also required to be introduced, including in respect of necessary infrastructure i.e. trunk infrastructure. For clarity, the comments provided below, where relating to an existing condition, utilises the existing condition number. Where reference is made to a new condition, the revised condition number has been used. A full copy of the changed conditions of approval is provided at Appendix 2.

Condition 9 – Water Supply and Sewerage Master Plan:

This condition has been amended to incorporate item (d) which requests the Applicant to identify the performance requirements for the water pump station to ensure that it is able to accommodate each stage of the development. Item (e) has also been incorporated which requests the applicant to demonstrate how the water supply network can be zoned in the future to provide an ultimate booster pump station catchment in accordance with the FNQROC Development Manual.

Condition 11 - Water Supply and Sewerage Works External:

This condition has been amended to incorporate item (b) which seeks to ensure that the Applicant provides written evidence from adjoining landowners associated with pulling the external sewerage infrastructure through impacted landowners prior to Council's approval of the Plan of Subdivision. The note that speaks to these works comprising of trunk infrastructure has also been removed and a new condition relating to trunk infrastructure for the water and sewer works has been imposed.

Condition 12 – Water Supply and Sewerage Works Internal:

This condition has been amended to remove item (c) which has now been captured under Condition 9 – Water Supply and Sewerage Master Plan. Items (e), (f) & (g) have been included based off discussions with the Applicant which determined that this condition wasn't clear in what was required (i.e., shed and generator to accommodate the water pump station) and item (h) was included based off preliminary discussions with the Applicant in which there was an assumption that water connections could be taken directly off the trunk main which is not allowed under the FNQROC Development Manual.

Condition 18 – External Works for Transport Network (Non-Trunk):

This condition has been amended to remove the requirement for a Major Collector Road Standard and allow for a Minor Collector Bus Route to be established to service the development. This condition was also updated to reflect the current requirements.

Condition 19 – Access and Services Easements:

This condition was amended to reflect the amended lot layout which now only requires an access and services easement over Lot 220 to service Lot 219.

Condition 21 – Roads and Footpaths:

The title of this condition has been amended to reflect the standard condition suite and the items within this condition have been amended to reflect the updated internal road layout and amended the standard from a Major Collector Road to a Minor Collector Bus Route Standard.

Condition 27 – Lawful Point of Discharge:

This condition has been amended to reflect the standard conditions suite.

Condition 33 – Private Drainage Assets:

This condition has been amended to reflect the standard conditions suite.

Condition 34 – Drainage Design:

This condition has been amended to reflect the standard conditions suite.

Condition 35 – Street Lighting Subdivision Detailed:

This condition has been amended to reflect the standard conditions suite for Street Lighting in subdivisions and item (d) has been included which seeks to specifically request street lighting to be upgraded along Draper Road from the intersection with Dempsey Street to the development to lighting category PR3.

Condition 39 – Evidence of Electrical and Telecommunication Connection:

This condition has been amended to reflect the standard conditions suite.

Condition 40 – Electrical Design:

This condition has been amended to reflect the standard conditions suite.

Condition 41 – Electrical Transformer:

Now that it is confirmed that a padmount transformer is required to service the development, this condition has been amended to reflect the standard conditions suite for electrical transformers.

Condition 44 – Community Purpose Infrastructure

A change is sought to this condition to better reflect Council's current requirements for parks. Item (i) has also been amended to ensure that only the play area achieves immunity to the ARI 50 flood level with the remainder of the park area able to be below this level.

Commentary in respect to the new conditions that have been imposed is provided below:

Condition 16 – Necessary Trunk Infrastructure:

This condition has been imposed to reflect the trunk infrastructure requirements under the LGIP for the water and sewer infrastructure and the proposed park. These conditions are standard.

Condition 20 – Bus Stops:

This condition has been imposed to require an amended layout to be provided that identifies any potential future bus stop locations along the future bus route given that the submitted plans did not include this information.

Condition 22 – Provision for on-street parking:

This condition has been imposed to reflect the requirements of Section 4.3 of the IPWEAQ Street Design Manual – Walkable Neighbourhoods and requests an amended plan be provided showing on-street parking spaces that don't conflict with property accesses, street lighting, street trees or essential infrastructure.

Condition 25 – Flood Impact Assessment:

This condition was imposed to ensure that the existing Flood Study that was undertaken for the original layout is updated to reflect the new layout to ensure that there are no conflicts or issues.

Change Application

Section 81 of the *Planning Act 2016* applies to a change application for a minor change to a development approval. When assessing the change application, the responsible entity must consider the following:

(2) *When assessing the change application, the responsible entity must consider—*

Section 81 of the <i>Planning Act 2016</i>	Officer Assessment
(a) <i>the information the applicant included with the application; and</i>	The assessment has considered information supplied by the applicant within the application material.
(b) <i>if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and</i>	The original application was Impact Assessable and received one (1) properly made submission in support of the development
(c) <i>any pre-request response notice or response notice given in relation to the change application; and</i>	No pre-request response was provided in relation to the change application.
(d) <i>if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and</i>	The Minister is not the responsible entity
(da) <i>if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and</i>	All matters have been considered as part of the assessment.
(e) <i>another matter that the responsible entity considers relevant.</i>	No other matters have been considered.

Officers have considered the current application against section 81 of the *Planning Act 2016* and find the proposed changes will not alter the nature or scale of the approved development such that it would have an additional impact on neighbouring properties.

In accordance with Section 81 (3) of the *Planning Act 2016*, Council has considered the following statutory instruments:

- CairnsPlan 2016 v2.1;
- CairnsPlan 2016 v3.1;
- State Planning Policy; and
- Far North Queensland Regional Plan (FNQRP) 2009-2031

Criteria for Minor Change

Schedule 1 of the DA Rules prescribes criteria when assessing a Change application for a Minor Change Request. One of the criteria for a minor change is that the proposed change does not result in a ‘substantially different development’, which is considered the following:

‘A change may be considered to result in a substantially different development if the proposed change:

Schedule 1 of the DA Rules – Minor Change Test	Officer Assessment
(a) <i>involves a new use; or</i>	The change does not involve a new land use.
(b) <i>results in the application applying to a new parcel of land; or</i>	The change does not apply to a new parcel of land.
(c) <i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The change does not dramatically change the built form in terms of scale, bulk and appearance.
(d) <i>changes the ability of the proposed development to operate as intended;</i>	The change does not impact upon the ability of the development to operate as intended.
(e) <i>removes a component that is integral to the operation of the development; or</i>	The change does not remove a component that is integral to the operation of the development.
(f) <i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The change will not result in any changes to traffic flow or the transport network.
(g) <i>introduces new impacts or increase the severity of known impacts; or</i>	The change will not introduce new impacts or increase the severity of known impacts.
(h) <i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The change does not remove an incentive or offset component.
(i) <i>impacts on infrastructure provisions.’</i>	The change will not impact upon infrastructure provisions.

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks apply to the development:

State Planning Instruments	
Far North Queensland Regional Plan (FNQRP) 2009-2031	The subject site is within the Urban Footprint. The Regional Plan has been appropriately integrated and reflected through CairnsPlan 2016.

State Planning Policy (SPP)	<p>The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development.</p> <p>The CairnsPlan 2016 advances the SPP except for erosion prone areas and coastal management district and therefore all the State interests have been appropriately reflected in CairnsPlan 2016.</p>
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Section 81(4) of the *Planning Act 2016* requires assessment against the Planning Scheme, the originating application was assessed under, CairnsPlan 2016 v2.1.

Strategic Framework Assessment

The proposed development has been assessed against the Strategic Framework of the *CairnsPlan 2016*.

Strategic Framework	
3.3 Settlement Pattern Theme	
3.3.1 Strategic Outcomes	<p>The subject site is identified within the mapped Future Urban Area of the Southern Growth Area and seeks to deliver appropriate urban development. The development, although located outside the Priority Infrastructure Area of the Local Government Infrastructure Plan, is considered to represent sequential growth, in accordance with the intent of the Gordonvale Local Plan area growth pattern. The overall Strategic Intent of the Strategic Framework outlines the expected population growth for the region is to be accommodated into the Future Urban Area of the Southern Growth Area.</p> <p>The development promotes infrastructure efficiencies, contributes to housing choice and appropriately responds to the natural constraints of the site.</p> <p>Therefore, it is considered that the proposed development remains compliant with the Strategic Outcomes of the Settlement Pattern Theme.</p>
3.4 Natural Areas and Features Theme	
3.4.1 Strategic Outcomes	<p>The proposed development has adequately demonstrated that the region's natural environment, ecological processes and biodiversity values are protected and enhanced over the site. The development maintains and protects areas of ecological significance over the site and surrounding area, maintaining mapped vegetation and areas of ecological value.</p> <p>Therefore, it is considered that the proposed development remains compliant with the Strategic Outcomes sought for the Natural Areas and Features Theme.</p>
3.5 Economic Theme	
3.5.1 Strategic Outcomes	<p>The proposed development supports the economic growth of the region through the provision of an appropriate land use, consistent with the scheme and regional plan.</p> <p>The development minimises land use conflicts, protects adjacent areas of significant infrastructure and seeks to establish a community with potential to support the surrounding agricultural industry.</p> <p>Therefore, it is considered that the proposed development remains compliant with the Strategic Outcomes sought for the Economic Theme.</p>

3.6 Infrastructure Theme	
3.6.1 Strategic Outcomes	<p>A component of the proposed development is the bringing forward of trunk infrastructure identified in the Local Government Infrastructure Plan as late as the year 2041. It is also noted that the subject site is situated outside Council's Priority Infrastructure Area.</p> <p>Significant technical reporting, modelling and planning has been undertaken to demonstrate the infrastructure requirements to adequately service the site. Though development is proposed to be delivered prior to the dates specified in the LGIP, it is considered that the extent of land use planning that has been undertaken on the matter substantiates the statement that the delivery of infrastructure is efficient, orderly and timely, as per Strategic Outcomes 3.6.1 (2) and 3.6.1 (4) of the Strategic Framework.</p> <p>The Gordonvale Local Plan Code makes provision for development of land identified as Precinct 4 – Draper Road to occur sequentially north from Draper Road. In light of this, the delivery of infrastructure to facilitate such development is considered efficient, orderly and timely.</p> <p>Furthermore, the proposed development, being the western-most lot along Draper Road (east of the Bruce Highway), seeks to establish linking infrastructure (gravity main to Kern Street Pump Station and Draper Road from the Dempsey intersection) that will provide eastern lots with access to infrastructure networks.</p> <p>Therefore, it is considered that the proposed development remains compliant with the Strategic Outcomes sought for the Infrastructure Theme.</p>

It is noted that the Strategic Framework elements have not changed between CairnsPlan v2.1 and the current CairnsPlan 2016 v3.1. Therefore, the assessment above confirms that the proposed development remains compliant with the applicable elements of the Strategic Framework.

Overall and Performance Outcomes Assessment

The proposed development has been assessed against the Overall Outcomes of the *CairnsPlan 2016*.

CairnsPlan 2016 v2.1	
Emerging Community Zone Code	The proposed development is considered to comply with the Overall and Performance Outcomes of the Emerging Community Zone Code as it seeks to deliver appropriate urban development. While the development is located outside the Priority Infrastructure Area of the Local Government Infrastructure Plan, is considered to represent sequential growth, in accordance with the intent of the Gordonvale Local Plan area growth pattern.
Conservation Zone Code	The proposed development footprint has been designed to avoid development within the mapped Conservation Zone and is proposed to be dedicated to Council ownership as drainage reserve (Lot 502).

Gordonvale Local Plan Code	<p>The proposed development is considered to comply with the Overall and Performance Outcomes of the Gordonvale Local Plan Code. The subject site is identified within Precinct 4 – Draper Road of the Local Plan. Performance Outcome PO14 of the Gordonvale Local Plan Area Code states that development in the precinct:</p> <ul style="list-style-type: none"> (a) is sequenced from Draper Road north to Mackey Creek; (b) provides for a range of housing needs; (c) delivers pedestrian, cycle and vehicular connections to surrounding communities; (d) provides community facilities, open space and recreation land as key focal points; (e) delivers integrated infrastructure networks; and (f) is designed to meet overlay outcomes. <p>The proposed development is sequenced north of Draper Road to Mackey Creek, provides a mix of lot sizes to accommodate for a range of housing needs, delivers a range of infrastructure to provide connections within, to and from the site, provides park and drainage reserve, delivers integrated infrastructure networks, and achieves an appropriate outcome with regard to the applicable overlays.</p> <p>As such, the development achieves an appropriate outcome with regard to the intent of the Gordonvale Local Plan Code.</p>
Airport Environs Overlay Code	<p>The development does not involve any buildings, structure or activities that could protrude into or adversely impact the operational airspace of the Cairns Airport. Therefore, the development</p>
Bushfire Hazard Overlay Code	<p>The development was made pursuant to a preliminary approval which approved a broader <i>master plan</i> over the site and acknowledged the intent of the Bushfire Hazard Overlay Code. It was determined that the proposed development results in residential lots which have been designed (in terms of frontage width, depth and accessibility) to allow for efficient emergency access to the lots. The development was considered to appropriately advance the intent of the code.</p>
Hillslopes Overlay Code	<p>The development was made pursuant to a preliminary approval which approved a broader <i>master plan</i> over the site and acknowledged the intent of Hillslopes Overlay Code. The proposed development is considered to achieve the Purpose of the code, with lots within the mapped overlay being serviceable and accessible, retaining areas of ecological significance, appropriately responding to the topographic constraints, whilst retaining the scenic amenity and visual quality as the backdrop to the City. The current proposal is considered to appropriately advance the intent of the code.</p>

Landscape Values Overlay Code	<p>The development was made pursuant to a preliminary approval which approved a broader <i>master plan</i> over the site and acknowledged the intent of Vegetation Conservation / Waterway Significance Code. The development sought to retain the balance of the vegetation and provided an appropriate setback to ensure the vegetation is retained and protected from any future development of the site (i.e. the construction of Dwelling Houses). The development was considered to appropriately advance the intent of the code, maintaining areas identified of High Landscape Value.</p>
Natural Areas Overlay Code	<p>The development was made pursuant to a preliminary approval which approved a broader <i>master plan</i> over the site and acknowledged the intent of Vegetation Conservation/Waterway Significance Code. The development sought to retain the balance of the vegetation and provide an appropriate setback to ensure the vegetation is retained and protected from any future development of the site (i.e. the construction of Dwelling Houses).</p> <p>The development in its current form was designed to avoid Mackey Creek, which traverses the northern portion of the site, with the exception of a single waterway crossing, and protects ecological values associated with the waterway. It is also noted that the waterway corridor is to be dedicated to Council ownership as drainage reserve.</p>
Transport Network Overlay Code	<p>The continuation of Draper Road from the Draper Road / Dempsey Road intersection is identified in <i>CairnsPlan 2016 v2.1</i> mapping as an existing Minor Rural Road. A condition has been imposed to upgrade Draper Road from this point to the subject site to a Major Collector Standard (with a 7m sealed pavement as an interim arrangement), providing an appropriate standard of transport network to service the development. Included in the upgrade of the road network is the delivery of the Draper Road / Dempsey Street roundabout (LGIP Item: IRF06). Delivery of the ultimate road network (external) is to be informed by reporting undertaken by a suitably qualified RPEQ Traffic Engineer at the detailed design stage. A condition to this effect has been imposed.</p> <p>Internally, vehicular access is proposed via Draper Road, which is proposed to extend to the north to a roundabout on Mackey Creek. The development includes a network of minor roads of varying widths/standards (Access place to Minor Collector).</p>
Environmental Performance Code	<p>Standard conditions have been imposed to ensure stormwater discharge from the subject site is directed to a lawful point of discharge and avoids nuisance or concentrated flows to adjoining properties. A Sediment and Erosion Control Plan is to be submitted for the construction phase. The proposed development seeks to manage stormwater quality through the delivery of three (3) bioretention basins to treat stormwater runoff, satisfying the relevant component of the State Planning Policy (July 2017).</p>
Excavation and Filling Code	<p>Details associated with bulk earthworks will be provided at the Operational Works stage and conditions were imposed to ensure that this occurs.</p>

Infrastructure Works Code	The development provides connections to water, wastewater, stormwater, electricity and telecommunications infrastructure. Significant technical reporting, modelling and planning has been undertaken to demonstrate the infrastructure requirements to adequately service the site.
Landscaping Code	The development has ensured that lots are a sufficient size to incorporate landscaping; however, as the location and design of future houses is unknown, it would not be reasonable to request landscaping to be provided at this stage of the development. This is better enforced at the Material Change of Use stage for each dwelling house or conditioned as part of the Operational Works once the detailed design of the development is better understood.
Reconfiguring a Lot Code	The proposed development is considered to comply with the Overall and Performance Outcomes of the Reconfiguring a Lot Code, providing a subdivision pattern that appropriately reflects the intent of the Code. The development proposes lots of varying sizes and configurations, whilst providing necessary infrastructure, open space and minimising impacts on environmentally significant portions of the site.

Section 81(5) of the *Planning Act 2016* states that the responsible entity may give the weight the responsible entity considers is appropriate in the circumstances to statutory instruments including a new or amended local planning instrument, that have come into effect since the original development application was decided.

For this change application, officers have assessed the development against the current Planning Scheme, CairnsPlan 2016 v3.1

CairnsPlan 2016 v3.1	
Emerging Communities Zone Code	Complies – The proposed development will continue to deliver appropriate, sequential urban development to the area.
Conservation Zone Code	Complies – No changes are proposed to Lot 502 which will continue to accommodate the Conservation zoned portion of the land.
Gordonvale Local Plan Code	Complies – The development will continue to provide a mix of lot sizes to accommodate for a range of housing needs, delivers a range of infrastructure to provide connections within, to and from the site, provides park and drainage reserve, delivers integrated infrastructure networks, and achieves an appropriate outcome with regard to the applicable overlays.
Airport Environs Overlay Code	Complies – The proposed development does not introduce any elements that could adversely impact upon the operational airspace of the Cairns Airport.
Bushfire Hazard Overlay Code	Complies – The proposed development has ensured that the changes retain a suitable design (in terms of frontage width, depth and accessibility) to allow for efficient emergency access to the lots.
Hillslopes Overlay Code	Complies – No new lots are proposed that would be impacted by the Hillslopes Overlay area.
Landscape Values Overlay Code	Complies – The proposed development has not introduced any new elements that would result in the clearing of vegetation that could result in a non-compliance with the Landscape Values Overlay Code.

Natural Areas Overlay Code	Complies – The development was initially designed to avoid Mackey Creek and the proposed development has sought to retain this design and does not propose to introduce any new elements that could adversely impact upon Mackey Creek.
Transport Network Overlay Code	Complies – The proposed development has sought to reduce the overall lot yield from 226 lots down to 220 lots and has sought to reduce the number of access points off Draper Road from two (2) to one (1). This will avoid road construction clashes with the trunk water main infrastructure at the western end of Draper Road and will avoid the need for extensive retaining walls on the southern side of Draper Road while ensuring that the existing service access to Council’s Reservoir and Hickling Access is maintained. A number of internal road realignments are also proposed; however, these works will not adversely impact upon the function of the internal road network
Environmental Performance Code	Complies – The proposed development does not involve the introduction of any new elements that could adversely impact upon sensitive receiving environments over and above that which was already considered and approved.
Excavation And Filling Code	Complies – The proposed development has not resulted in any changes to the anticipated bulk earthworks required to facilitate the development and the conditions will still require information regarding excavation and filling to be provided at the detailed design stage.
Infrastructure Works Code	Complies – Amended and new development conditions have been imposed that better reflect the current infrastructure requirements under the FNQROC Development Manual and Australian Standards. These conditions, once complied with, addresses connections to water and sewer infrastructure, electricity supply, drainage and damage to infrastructure.
Landscaping Code	Complies – The proposed development does has ensured that lots remain a sufficient size and depth to incorporate landscaping; however, this is to be more suitably determined at the Operational Works or Material Change of Use stage, once the locations of all infrastructure and services and future dwelling are confirmed.
Reconfiguring a Lot Code	Complies – The proposed development continues to provide a variety of lot sizes and layouts that appropriately reflect the intent of the code.

OTHER RELEVANT MATTERS

During the assessment of the proposed development, the Assessment Manager gave consideration to the following relevant matters.

Other Relevant Matters	Assessment
CairnsPlan 2016 Major Amendment	In accordance with section 45 of the Planning Act 2016 (Qld), consideration was given to the draft CairnsPlan 2016 Major Amendment Version 3.0 in the assessment of the development application. It is noted that the zoning and applicable overlays relative to the subject site remain unchanged. Therefore, the proposed development was not materially affected by the Planning Scheme Amendment.

<p>Local Government Infrastructure Plan (LGIP)</p>	<p>The Local Government Infrastructure Plan (LGIP) was adopted by Council on 28 June 2017 (commenced on 15 April 2019), and forms part of the CairnsPlan 2016. The purpose of the LGIP is to:</p> <ul style="list-style-type: none"> (a) integrate infrastructure planning with the land-use planning identified in the planning scheme; (b) provide transparency regarding a local government’s intentions for the provision of trunk infrastructure; (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning; (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and (e) provide a basis for the imposition of conditions about infrastructure on development approvals. <p>The LGIP includes the Priority Infrastructure Area (PIA), which identifies the prioritised areas throughout the LGA for the provision of trunk infrastructure to service the existing and assumed future urban development up to and including 2028. The LGIP identifies that the development is located outside of the PIA.</p> <p>Regardless, the Gordonvale Local Plan Code makes provision for development of land identified as Precinct 4 – Draper Road to occur sequentially north from Draper Road and importantly, there is capacity within the relevant infrastructure networks that permits the development to be serviced.</p> <p>Conditions have been imposed for the water and sewer external infrastructure and proposed park over Lot 500 which are now identified as trunk infrastructure based on discussions held to date.</p>
<p>Planning (Walkable Neighbourhoods) Amendment Regulation) 2020 (Qld)</p>	<p>The Queensland State Government has introduced a new subordinate legislation under the Planning Act 2016 (Qld), being the Planning (Walkable Neighbourhoods) Amendment Regulation 2020 (Qld) that commenced on 28 September 2020.</p> <p>This regulation applies to all new urban residential subdivisions that include road construction and introduces new benchmarks, which include a minimum of:</p> <ul style="list-style-type: none"> • Grid-like street patterns connecting to surrounding and future roads and paths; • A maximum block length of 250 metres; • Street trees, with a minimum of 1 tree per 15m each side of a new road; • Footpaths, where a new footpath is required to be provided on at least 1 side of the new road where it provides direct lot access; and • Access to existing or new park/s within 400 metres of each part of a block. <p>Although these provisions are noted as being “mandatory”, some of the benchmarks such as grid like patterns, connections, and access to parks requirements, are required to the extent permitted by topography and other physical constraints. The regulations are intended to ensure the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure, and exercise in the locality of new lots.</p> <p>Council, however, currently manages the design and layout of new residential subdivisions through various instruments that either reflect these benchmarks or provide alternate provisions that more appropriately consider the local context. These instruments include: the CairnsPlan 2016 Planning Scheme, the Public Open Space General Policy and the FNQROC Development Manual. In assessing the development, the proposed subdivision is considered to be consistent with these instruments. Regardless, the proposed development advances the intent of the Walkable Neighbourhoods document.</p>

With exception to the above, the Assessment Manager considered no further matters within the assessment of the application.

REFERRAL AGENCY ASSESSMENT

The original application required a referral to the State Assessment Referral Agency for State Transport Infrastructure (Infrastructure Related Referrals). The proposed change does not trigger any additional referral requirements. Officers understand from discussions with the Applicant that the State was approached with a Change Application, however was advised that it was not necessary and to withdraw the application that was made.

A copy of the original Referral Agency response is attached in Appendix 3.

INFRASTRUCTURE CHARGES

Infrastructure Charges were calculated under the Infrastructure Charges Resolution (No. 2) of 2017. The applicable charge has been calculated in accordance with the Resolution and section 120 of the *Planning Act 2016*.

An updated copy of the calculations is contained in Appendix 4.

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The proposal has been assessed in accordance with the provisions of the *Planning Act 2016* and the criteria for a Minor Change. The application has been assessed against CairnsPlan 2016 v2.1 and against the current benchmarks of CairnsPlan 2016 v3.1. It is considered the proposal is a Minor Change and is recommended for approval.

1. The proposed development has been assessed in accordance with the provisions of the CairnsPlan 2016 v2.1 and is considered to remain compliant with the outcomes of the relevant benchmarks.
2. The proposed development has been assessed in accordance with the provisions of the CairnsPlan 2016 v3.1 and is considered to be capable of complying with the outcomes of the applicable benchmarks.
3. The proposed development is made pursuant to Preliminary Approval 8/13/2099 (Council Reference: #5869980), for Reconfiguring a Lot (1 Lot into 255 Lots and Park).
4. The proposed development is supported by an appropriate infrastructure delivery plan which seeks to provide non-trunk infrastructure as well as infrastructure identified in the Local Government Infrastructure Plan as necessary infrastructure.

5. The proposed development has adequately demonstrated that the region's natural environment, ecological processes and biodiversity values are protected and enhanced over the site. The development maintains and protects areas of ecological significance over the site and surrounding area, maintaining mapped vegetation and areas of ecological value.
6. The proposed development has demonstrated that a high level of residential amenity is able to be achieved and maintained through the amended lot layout, having specific regard to lot sizes and configurations, setbacks, park/open space areas and the retention of vegetation.

RISK MANAGEMENT

Council Finance and the Local Economy

The development is to occur on privately owned land and all costs are the responsibility of the developer.

Community and Cultural Heritage

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

Natural Environment

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

ATTACHMENTS

1. APPROVED PLAN(S) & DOCUMENT(S)
2. AMENDED CONDITIONS PACKAGE
3. REFERRAL AGENCY RESPONSE
4. INFRASTRUCTURE CHARGES CALCULATIONS



Ed Johnson
Director Planning, Growth & Sustainability

ATTACHMENT 1: APPROVED PLAN(S) & DOCUMENT(S)

[DM#7452253](#)

PROPOSED RESIDENTIAL SUBDIVISION

FOR
MAHASIDE PTY LTD

AT
DRAPER ROAD,
GORDONVALE

(Lot 3 on SP147279)

COUNCIL FILE REF No: 8/13/2099

PROJECT No. 1814

FEBRUARY 2024

DRAWING SCHEDULE

220 ALLOTMENTS + PARK + DRAINAGE RESERVES

DWG No.	TITLE	REVISION
1	OVERALL SITE LAYOUT PLAN / DRAPER ROAD LOCALITY	B
2	SUBDIVISION LAYOUT PLAN	B
3	STAGING PLAN	B
4	EXISTING SITE CONTOURS & DETAILS PLAN – SHEET 1 OF 2	B
5	EXISTING SITE CONTOURS & DETAILS PLAN – SHEET 2 OF 2	B
6	SUBDIVISION LAYOUT PLAN – COLOUR CODED	B
7	ESTATE ROADS LAYOUT PLAN	B
8	DRAPER RPAD LAYOUT PLAN – SITE TO DEMPSEY STREET	B
9	TYPICAL ROAD CROSS SECTIONS – SHEET 1 OF 2	B
10	TYPICAL ROAD CROSS SECTIONS – SHEET 2 OF 2	B
11	DRAPER ROAD/ROAD M LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION: CH -40 TO CH 260	B
12	DRAPER ROAD/ROAD M LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION: CH 260 TO CH 480	B
13	DRAPER ROAD/ROAD M LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION: CH 480 TO END	B
14	DRAPER ROAD/ROAD M PRELIMINARY CROSS SECTIONS: CH -40 to CH 440	B
15	DRAPER ROAD/ROAD M PRELIMINARY CROSS SECTIONS: CH 480 to CH 560	B
16	ROAD A LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION	B
17	ROAD A PRELIMINARY CROSS SECTIONS	B
18	ROAD B LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION : CH 0 TO CH 280	B
19	ROAD B LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION : CH 240 TO CH 540	B
20	ROAD B LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION : CH 520 TO CH 820	B
21	ROAD B LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION : CH 820 TO END	B
22	ROAD B PRELIMINARY CROSS SECTIONS: CH40 to CH520	B
23	ROAD B PRELIMINARY CROSS SECTIONS: CH560 to CH1000	B

DWG No.	TITLE	REVISION
24	ROAD D LAYOUT PLAN & PRELIMINARY CROSS SECTIONS	B
25	ROAD E LAYOUT PLAN & PRELIMINARY CROSS SECTIONS	B
26	ROAD G LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION	B
27	ROAD G PRELIMINARY CROSS SECTIONS	B
28	ROAD H LAYOUT PLAN & PRELIMINARY CROSS SECTIONS	B
29	ROAD J LAYOUT PLAN & PRELIMINARY LONGITUDINAL SECTION	B
30	ROAD J PRELIMINARY CROSS SECTIONS	B
31	ROAD K LAYOUT PLAN & PRELIMINARY CROSS SECTIONS	B
32	ROAD L LAYOUT PLAN & PRELIMINARY CROSS SECTIONS	B
33	PRELIMINARY SEWER RETICULATION LAYOUT PLAN	B
34	PRELIMINARY TRUNK SEWER MAIN LAYOUT PLAN	B
35	CURRENT LGIP FUTURE TRUNK WATER NETWORK PLAN	B
36	PRELIMINARY WATER RETICULATION LAYOUT PLAN	B



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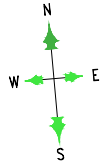
PO Box 268
Nambour Qld 4560

admin@subdivisionsqld.com.au

LEGEND:-

	PROPOSED NEW ROAD BY OTHERS
	PROPOSED NEW ROAD
	SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED
	CONCURRENT DEVELOPMENT APPLICATION/ PERMIT BY OTHERS
	POTENTIAL FUTURE DEVELOPMENT LAND
	PROPOSED ALLOTMENT AREA
	PROPOSED PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE FOOTPATH/DRIVEWAY
	CONCEPT BIORETENTION AREA

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha



00 50 100 150 1 : 2500 @ A1
 Scale (m). 1 : 5000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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 Noel Covey R.P.E.Q. No. 1180

Plan Title -
OVERALL SITE LAYOUT PLAN /DRAPER ROAD LOCALITY

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
DRAPER ROAD, GORDONVALE

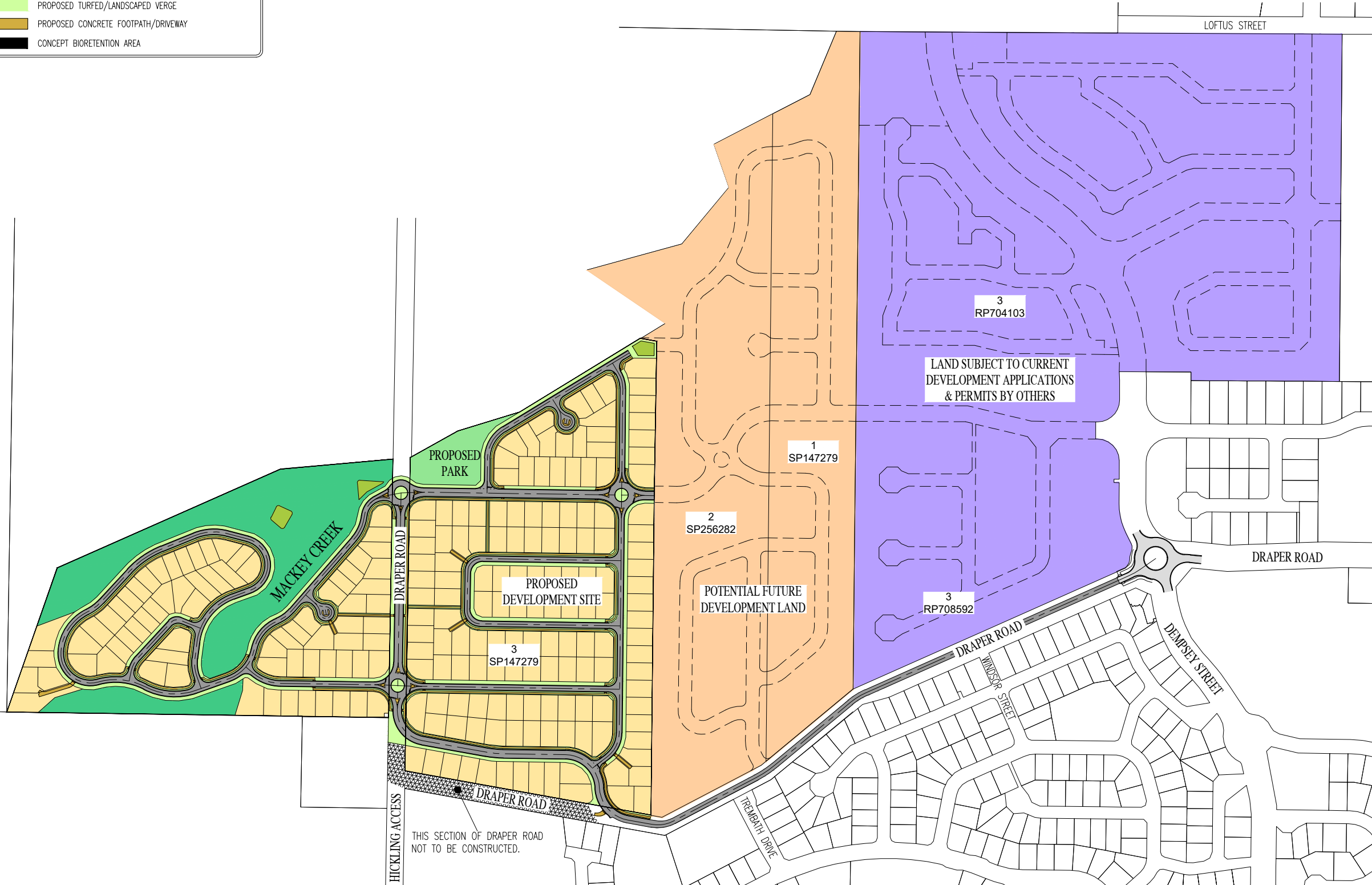
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Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	1 of 36
SHEET REF:	1814-CA-S0-1B		

OVERALL SITE LAYOUT PLAN / DRAPER ROAD LOCALITY

Scale:- 1:2500(A1) - 1:5000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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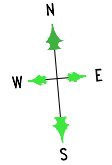


HICKLING ACCESS
 THIS SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED.

LEGEND:-

	PROPOSED NEW ROAD
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	ASSET PROTECTION ZONE
	SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED

PROPOSED ALLOTMENT DISTRIBUTION		
SMALLER ALLOTMENTS (450m ² to 599m ²)	36	(16%)
TRADITIONAL ALLOTMENTS (600m ² to 700m ²)	156	(71%)
LARGER ALLOTMENTS (>700m ²)	28	(13%)
TOTAL	220	



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Scale (m.) 1 : 1250 @ A1
1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

DATE	DESCRIPTION	INITIALS
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
	AMENDMENT	INIT.

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Noel Covey R.P.E.Q. No. 1180

Plan Title -
SUBDIVISION LAYOUT PLAN

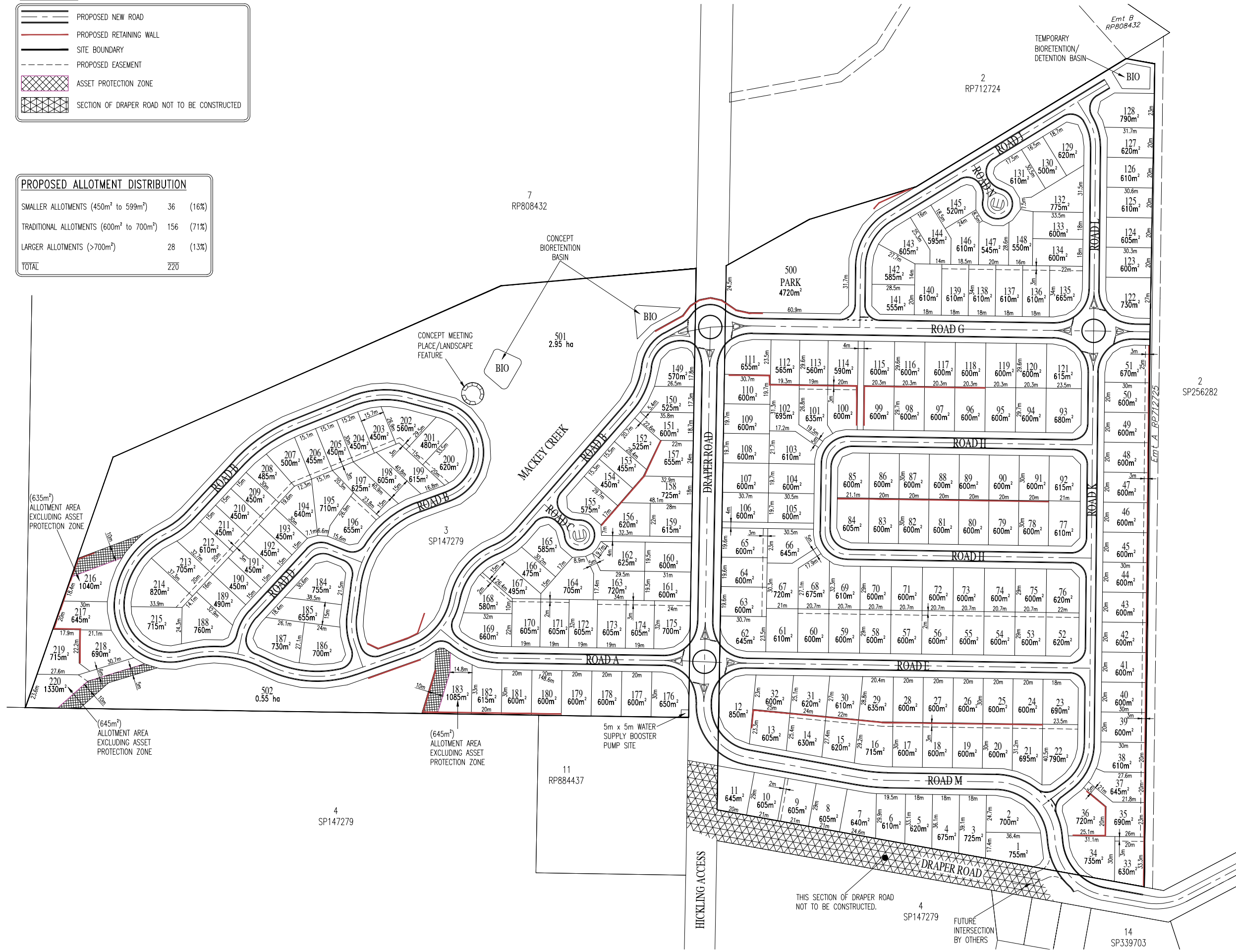
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

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Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	2 of 36
SHEET REF:	1814-CA-S0-2B		

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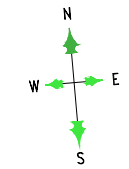
SUBDIVISION LAYOUT PLAN

Scale:- 1:1250(A1) - 1:2500(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

STAGING LEGEND:-

	STAGE BOUNDARY
	STAGE 1 - 28 ALLOTMENTS
	STAGE 2 - 20 ALLOTMENTS + PARK
	STAGE 3 - 25 ALLOTMENTS
	STAGE 4 - 44 ALLOTMENTS
	STAGE 5 - 38 ALLOTMENTS
	STAGE 6 - 28 ALLOTMENTS
	STAGE 7 - 37 ALLOTMENTS
	TOTAL - 220 ALLOTMENTS



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Scale (m). 1 : 1250 @ A1
1 : 2500 @ A3

REDUCED SCALE

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19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
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Plan Title -
STAGING PLAN

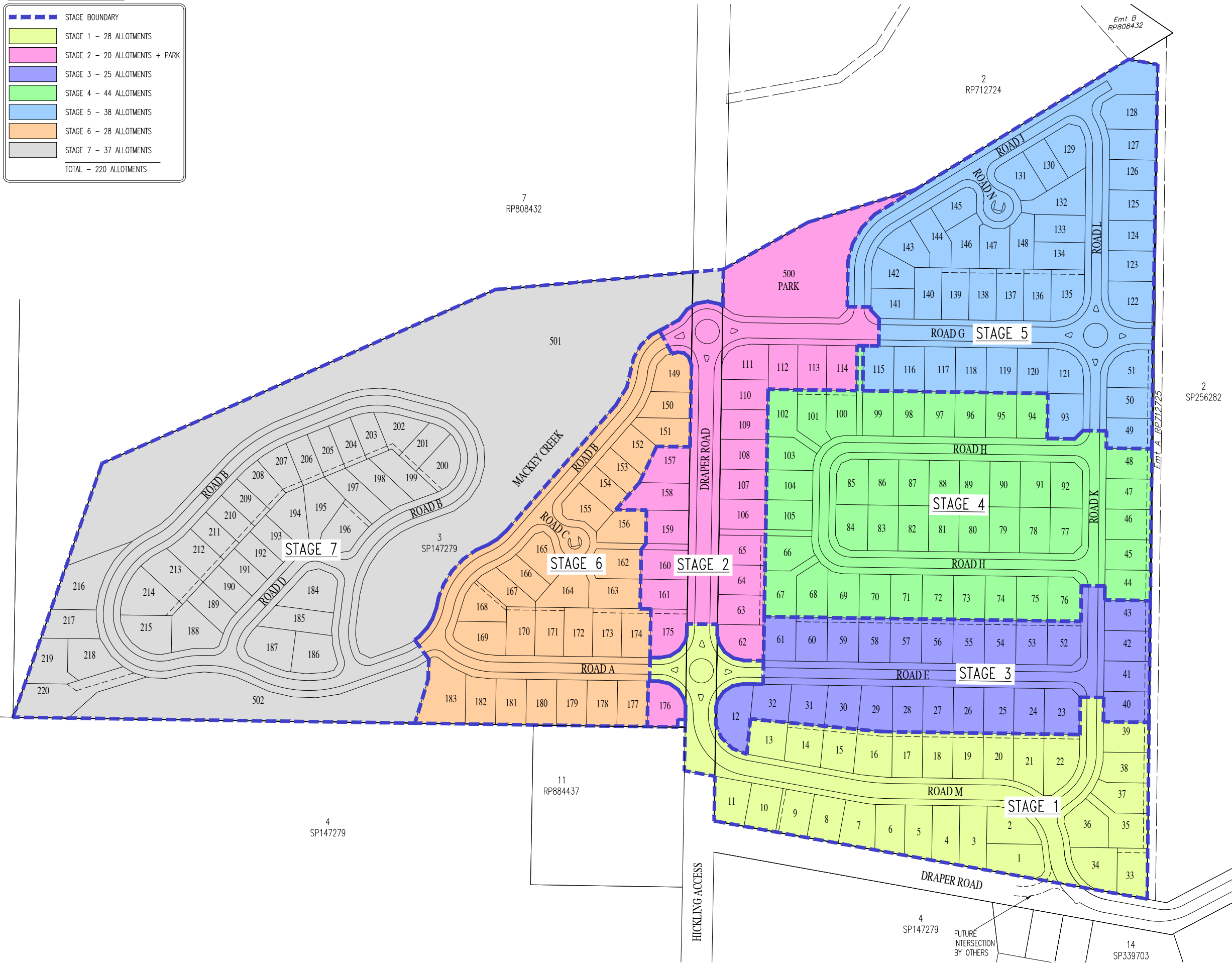
Project -
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Client -
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Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
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Job No.	1814	Sheet No.	3 of 36
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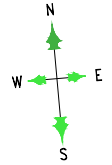


STAGING PLAN
Scale:- 1:1250(A1) - 1:2500(A3)

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LEGEND:-

	SITE BOUNDARY
	PROPOSED BOUNDARY
	EXISTING SURFACE CONTOUR
	EXISTING WATERCOURSE HIGH BANK LINE
	EXISTING EDGE OF VEGETATION LINE
	EXISTING 450mm DIA TRUNK WATERMAINS
	EXISTING STORMWATER PIPE/CULVERT
	EXISTING UNDERGROUND TELECOMMUNICATION LINE
	EXISTING OVERHEAD POWERLINE



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Scale (m). 1 : 1250 @ A1
1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
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Plan Title -
**EXISTING SITE CONTOURS
& DETAILS PLAN - SHEET
1 OF 2**

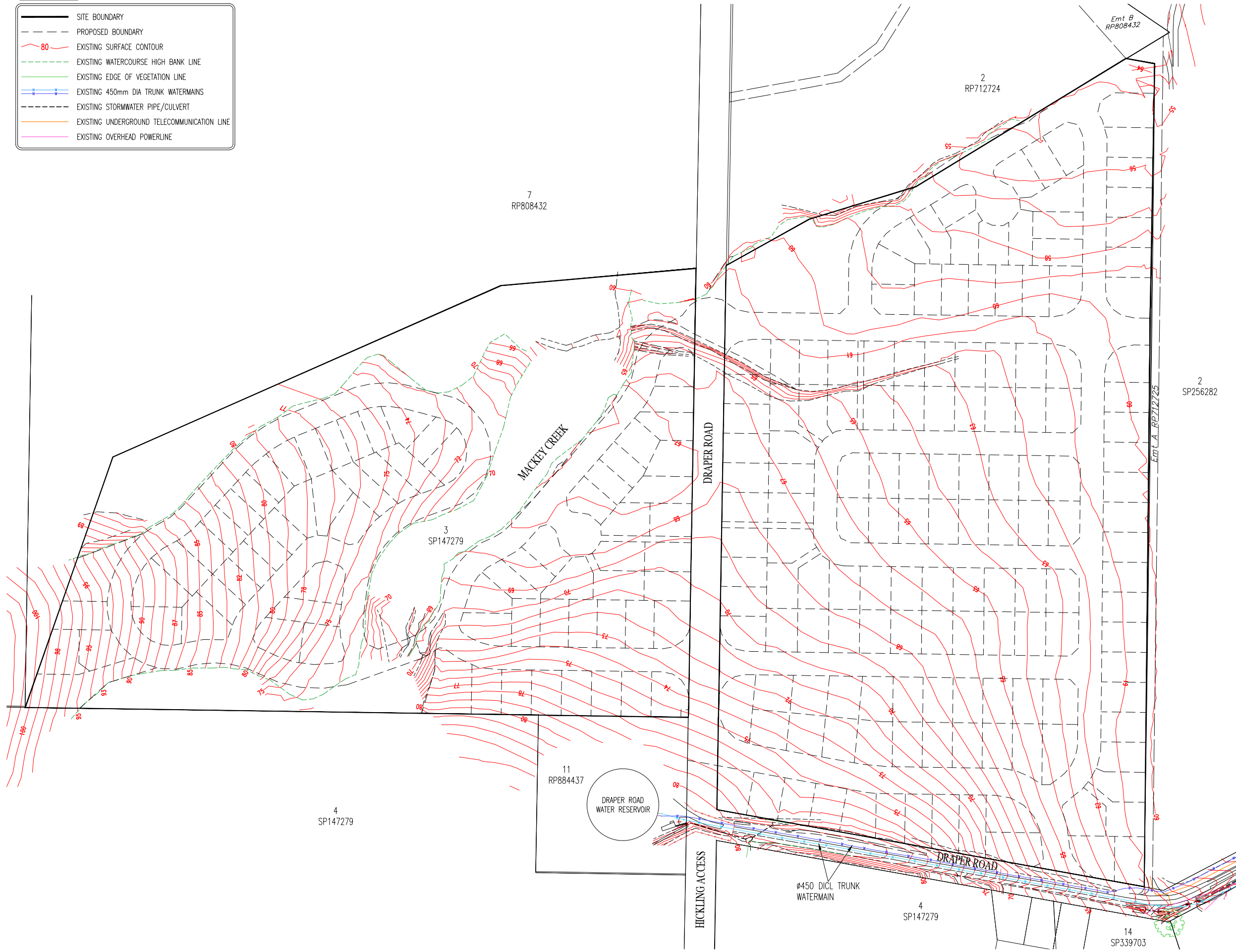
Project -
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Job No.	1814	Sheet No.	4 of 36
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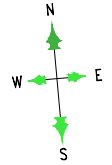
EXISTING SITE CONTOURS & DETAILS PLAN - SHEET 1 OF 2

Scale:- 1:1250(A1) - 1:2500(A3)

Subdivisions (Qld) Pty Ltd.
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LEGEND:-

	SITE BOUNDARY
	PROPOSED BOUNDARY
	EXISTING SURFACE CONTOUR
	EXISTING WATERCOURSE HIGH BANK LINE
	EXISTING EDGE OF VEGETATION LINE
	EXISTING 450mm DIA TRUNK WATERMANS
	EXISTING WATER MAIN
	EXISTING STORMWATER PIPE/CULVERT
	EXISTING UNDERGROUND TELECOMMUNICATION LINE
	EXISTING OVERHEAD POWERLINE



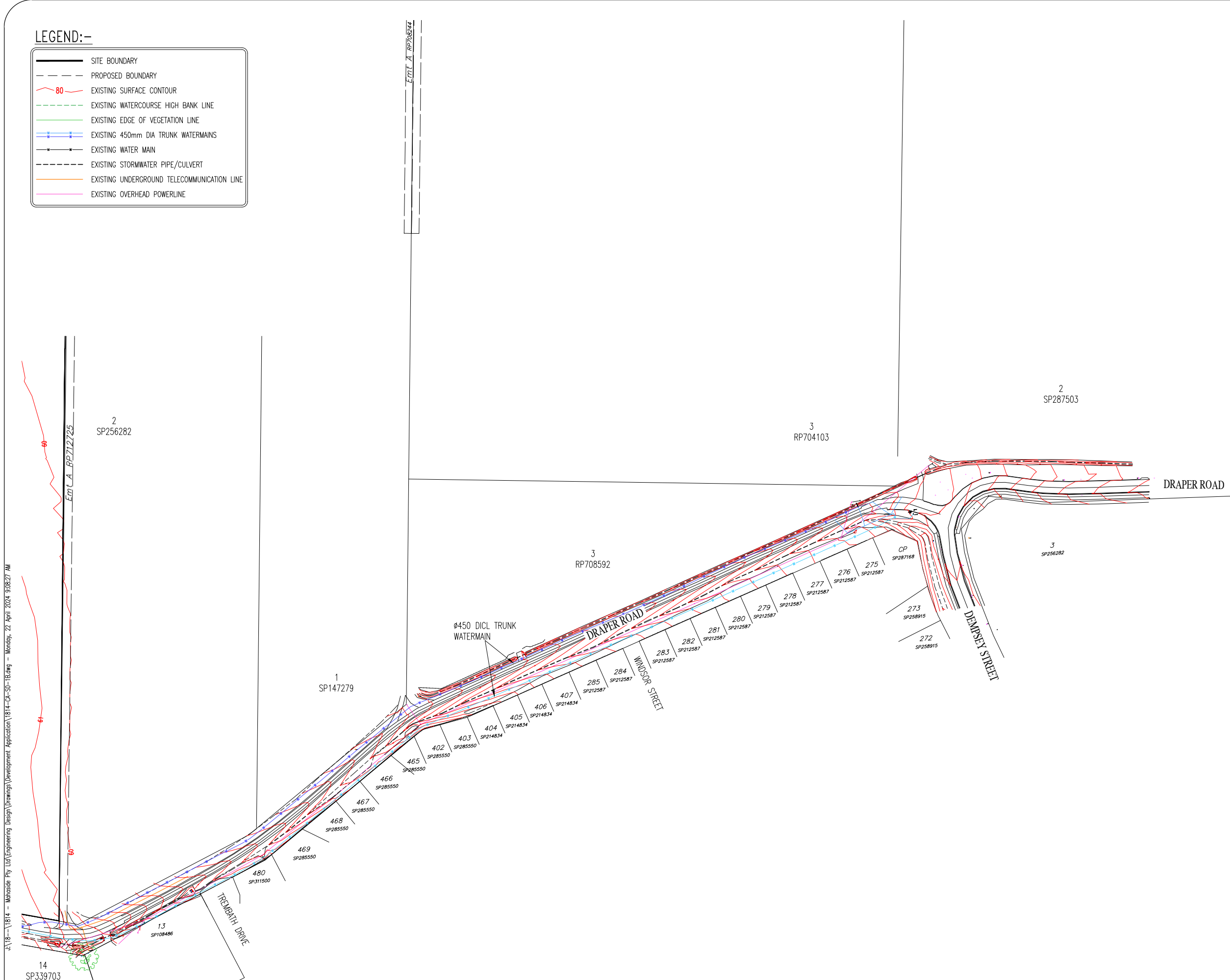
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REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
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EXISTING SITE CONTOURS & DETAILS PLAN - SHEET 2 OF 2

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Plan Title -
**EXISTING SITE CONTOURS
& DETAILS PLAN - SHEET
2 OF 2**

Project -
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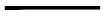







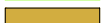



Site -
**DRAPER ROAD,
GORDONVALE**

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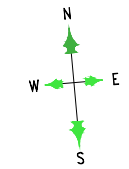
Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS

LEGEND:-

-  PROPOSED NEW ROAD
-  PROPOSED RETAINING WALL
-  SITE BOUNDARY
-  PROPOSED EASEMENT
-  ASSET PROTECTION ZONE
-  PROPOSED ALLOTMENT (450m² to 599m²)
-  PROPOSED ALLOTMENT (600m² to 700m²)
-  PROPOSED ALLOTMENT (>700m²)
-  PROPOSED PARK
-  PROPOSED DRAINAGE RESERVE
-  PROPOSED TURFED/LANDSCAPED VERGE
-  PROPOSED CONCRETE FOOTPATH/DRIVEWAY
-  CONCEPT BIORETENTION/DETENTION AREA
-  SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED

PROPOSED ALLOTMENT DISTRIBUTION

SMALLER ALLOTMENTS (450m² to 599m²)	36	(16%)
TRADITIONAL ALLOTMENTS (600m² to 700m²)	156	(71%)
LARGER ALLOTMENTS (>700m²)	28	(13%)
TOTAL	220	



00 10 20 30 40 50 60 70
Scale (m.) 1 : 1250 @ A1
1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**SUBDIVISION LAYOUT PLAN -
COLOUR CODED**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	6 of 36
SHEET REF:	1814-CA-S0-6B		

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SUBDIVISION LAYOUT PLAN - COLOUR CODED

Scale:- 1:1250(A1) - 1:2500(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

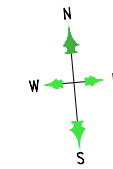
Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS

ESTATE ROADS CROSS SECTIONS DETAILS

ROAD	TYPICAL CROSS SECTION (refer sheets 9&10)	RESERVE WIDTH	CARRIAGEWAY WIDTH	VERGE WIDTH (minimum)
DRAPER ROAD CH 0 to CH-280	5 / 5A	Nominal 20m (existing)	7m (seal width)	4.5m
DRAPER ROAD CH-280 to CH-620	6 / 6A	Nominal 25m (existing)	7m (seal width)	4.5m
DRAPER ROAD FRONTAGE	4	20m	10m	4.5m
ROAD M	3	18m	10m	4.0m
ROAD G	3	18m	10m	4.0m
ROAD A	1	15.5m	6.5m	4.5m
ROAD B	2	15.5m	6.5m	4.5m
ROAD C (cul-de-sac)		VARIES	5.5m	4.5m
ROAD D	1	15.5m	6.5m	4.5m
ROAD E	1	15.5m	6.5m	4.5m
ROAD F	1	15.5m	6.5m	4.5m
ROAD H	1	15.5m	6.5m	4.5m
ROAD J	2	15.5m	6.5m	4.5m
ROAD K	1	15.5m	6.5m	4.5m
ROAD L	1	15.5m	6.5m	4.5m
ROAD N (cul-de-sac)		VARIES	5.5m	4.5m

NOTE 1 - EXISTING RESERVE WIDTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY
 NOTE 2 - CARRIAGEWAY WIDTH IS MEASURED BETWEEN FACE OF KERBS WHERE KERB & CHANNEL IS PROVIDED.

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha



00 10 20 30 40 50 60 70
 Scale (m). 1 : 1250 @ A1
 1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

DATE	DESCRIPTION	BY
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
	AMENDMENT	INIT.

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 Noel Covey R.P.E.Q. No. 1180

Plan Title -
 ESTATE ROADS LAYOUT PLAN

Project -
 RESIDENTIAL SUBDIVISION

Client -
 MAHASIDE PTY LTD

Site -
 DRAPER ROAD,
 GORDONVALE

Design - N.R.C./D.P.C. Checked - N.R.C.

Drawn - D.P.C. Approved -

Scales - 1:1250 (A1) Date - FEBRUARY 2024

Document Stage - CHANGE APPLICATION

Job No. 1814 Sheet No. 7 of 36

SHEET REF: 1814-CA-S0-7B



Subdivisions (old) Pty Ltd.
 CONSULTING CIVIL ENGINEERS

LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED



ESTATE ROADS LAYOUT PLAN

Scale:- 1:1250(A1) - 1:2500(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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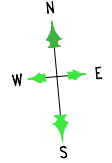
	FUTURE ROAD BY OTHERS
	PROPOSED NEW SEALED PAVEMENT
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT

DRAPER ROAD CROSS SECTIONS DETAILS

ROAD	TYPICAL CROSS SECTION (refer sheet 10)	RESERVE WIDTH (existing)	CARRIAGEWAY WIDTH TO BE CONSTRUCTED / ULTIMATE DESIGN	VERGE WIDTH
DRAPER ROAD CH 0 to CH-280	5 / 5A	Nominal 20m	7m (seal width) / 10m (between kerbs)	4.5m MIN
DRAPER ROAD CH-280 to CH-620	6 / 6A	Nominal 25m	7m (seal width) / 10m (between kerbs)	4.5m MIN

NOTE 1 - EXISTING RESERVE WIDTHS ARE APPROXIMATE ONLY
NOTE 2 - CARRIAGEWAY WIDTH IS MEASURED BETWEEN FACE OF KERBS WHERE KERB & CHANNEL IS PROVIDED.

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



00 10 20 30 40 50 60 70
Scale (m). 1 : 1250 @ A1
1 : 2500 @ A3

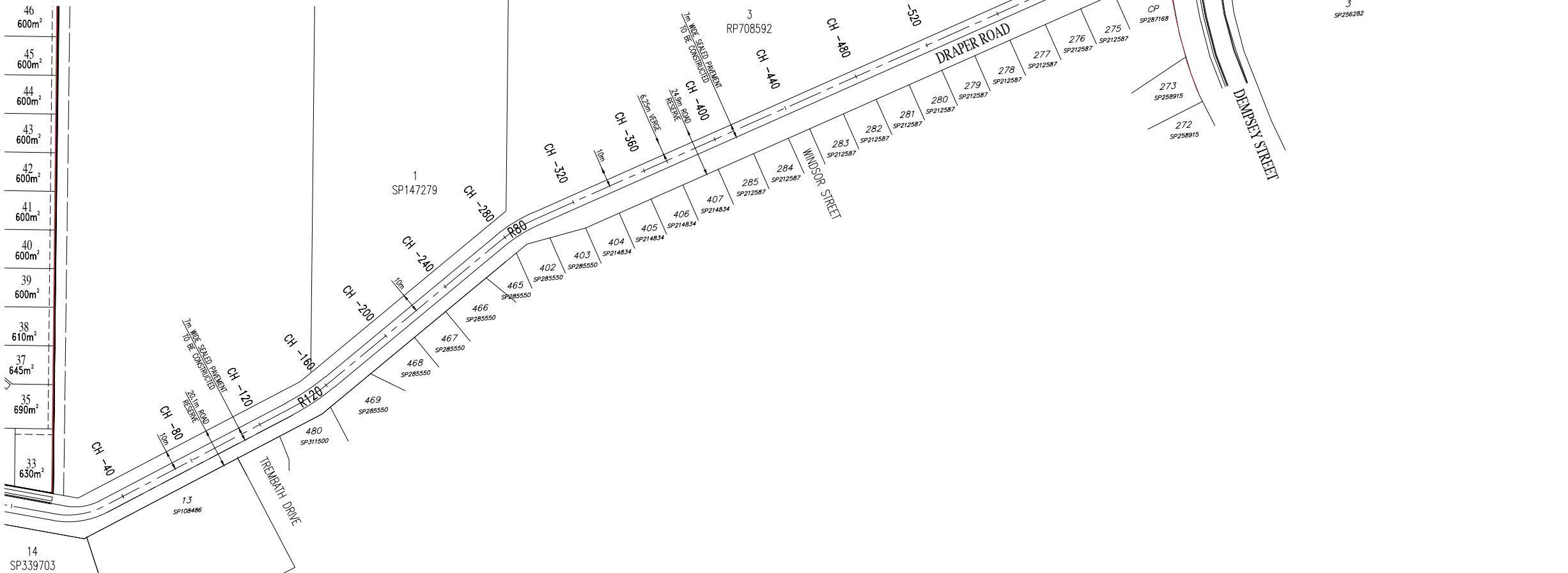
REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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46	600m ²
45	600m ²
44	600m ²
43	600m ²
42	600m ²
41	600m ²
40	600m ²
39	600m ²
38	610m ²
37	645m ²
35	690m ²
33	630m ²
14	SP339703



DRAPER ROAD LAYOUT PLAN - SITE TO DEMPSEY STREET

Scale:- 1:1250(A1) - 1:2500(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

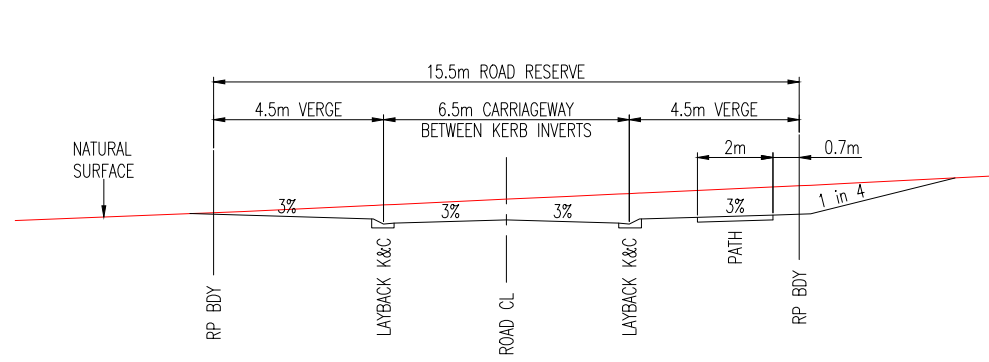
Plan Title -
**DRAPER ROAD LAYOUT PLAN
- SITE TO DEMPSEY STREET**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

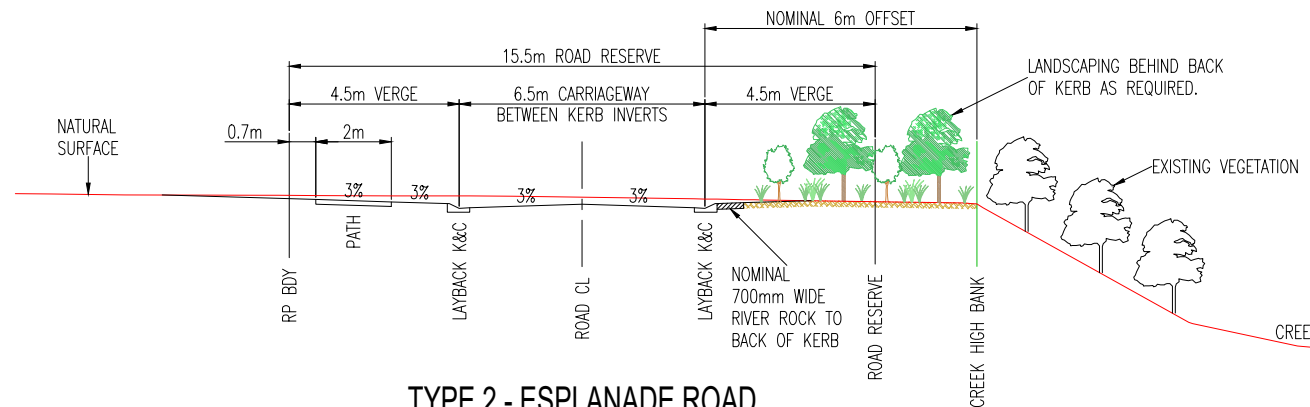
Site -
DRAPER ROAD,
GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	8 of 36
SHEET REF:	1814-CA-S0-8B		



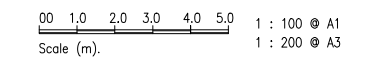
TYPE 1 - 6.5m WIDE ROAD / 15.5m RESERVE

Scale:- 1:100(A1) - 1:200(A3)



TYPE 2 - ESPLANADE ROAD

Scale:- 1:100(A1) - 1:200(A3)

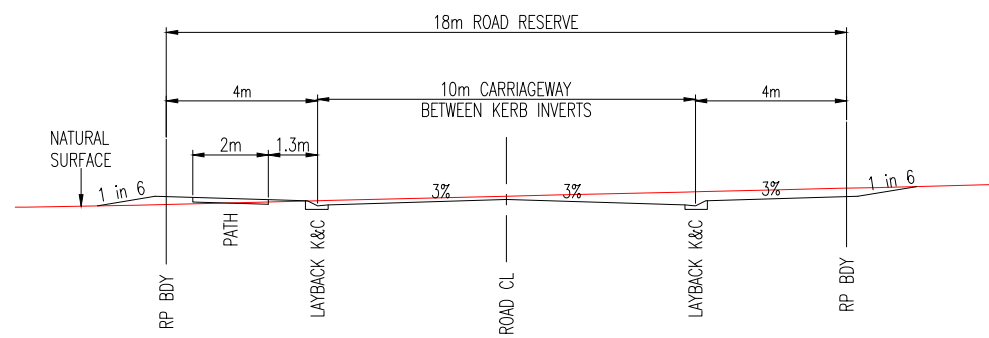


REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

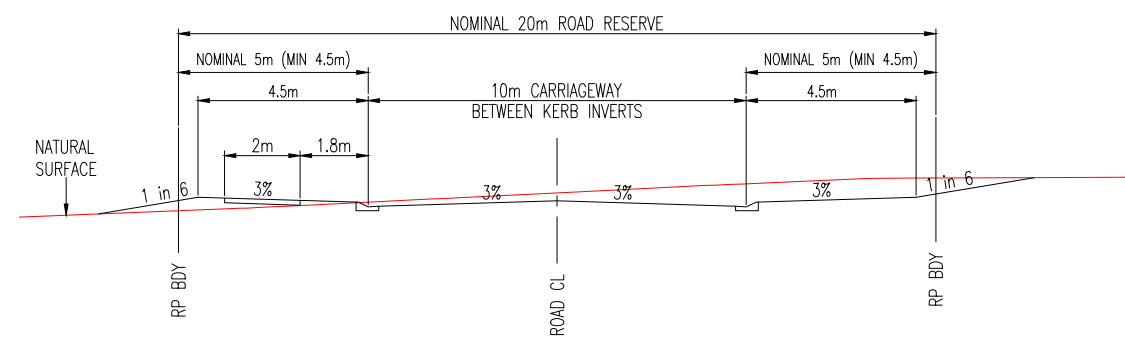
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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TYPE 3 - 10m WIDE ROAD / 18m RESERVE

Scale:- 1:100(A1) - 1:200(A3)



TYPE 4 - 10m WIDE ROAD / 20m RESERVE

Scale:- 1:100(A1) - 1:200(A3)



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Noel Covey R.P.E.Q. No. 1180

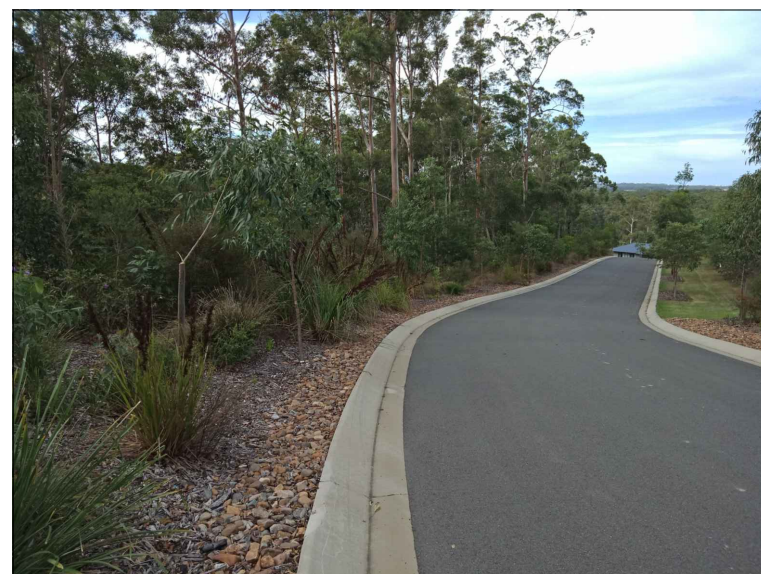
Plan Title -
**TYPICAL ROAD
CROSS SECTIONS**
- SHEET 1 OF 2

Project -
RESIDENTIAL SUBDIVISION

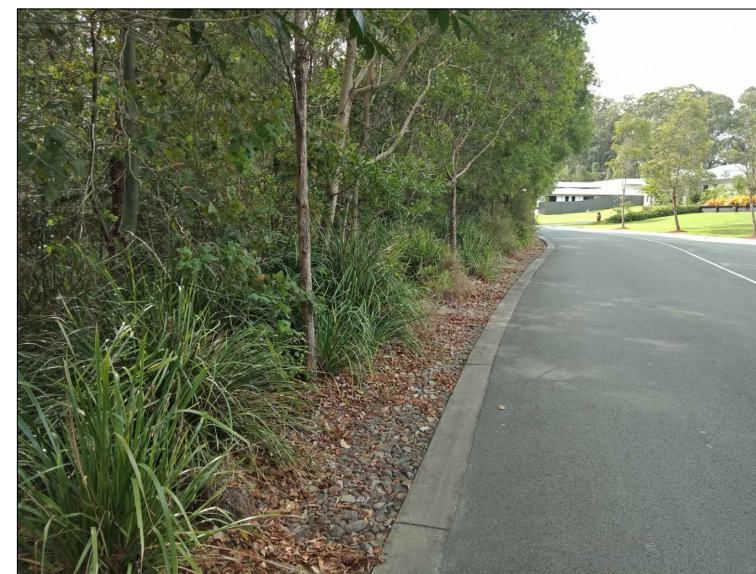
Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:100 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	9 of 36
SHEET REF:	1814-CA-S0-9B		

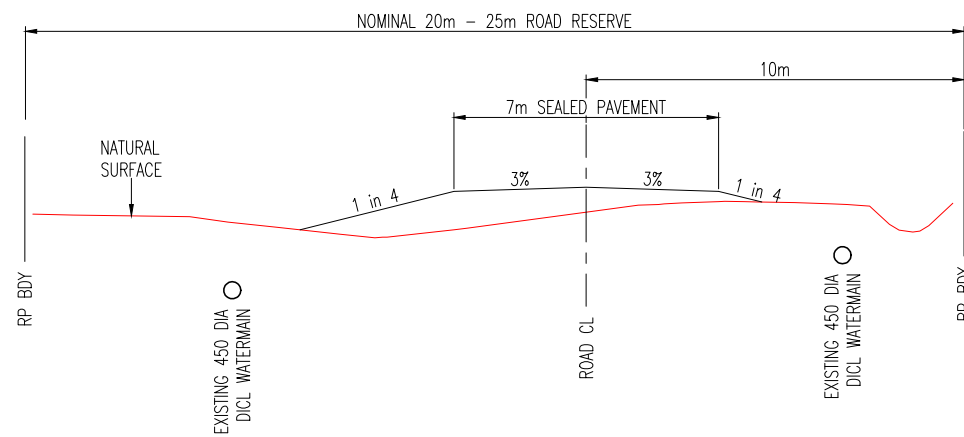


A) LAYBACK KERB & CHANNEL



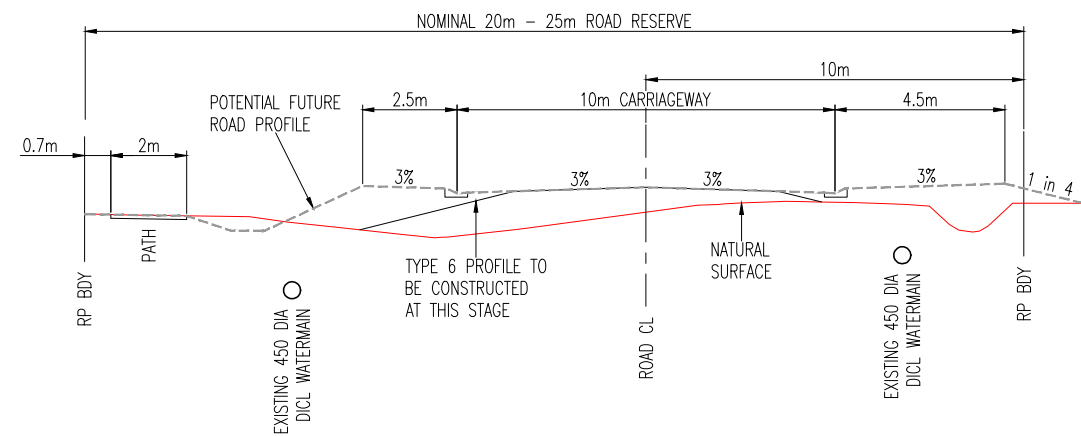
B) EDGE RESTRAINT

EXAMPLES OF ESPLANADE ROAD EDGE TREATMENTS



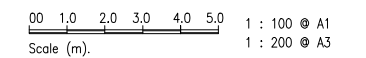
TYPE 6 - TO BE CONSTRUCTED AT THIS STAGE

Scale:- 1:100(A1) - 1:200(A3)



TYPE 6A - POTENTIAL FUTURE MINOR COLLECTOR ROAD (BUS ROUTE)

Scale:- 1:100(A1) - 1:200(A3)

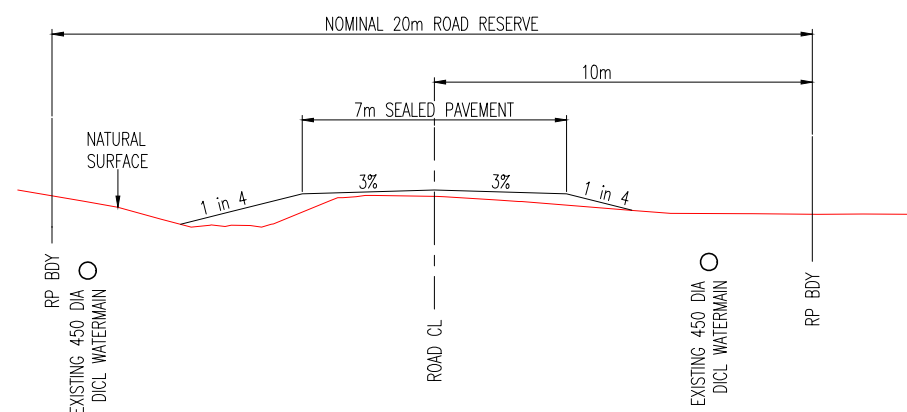


REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

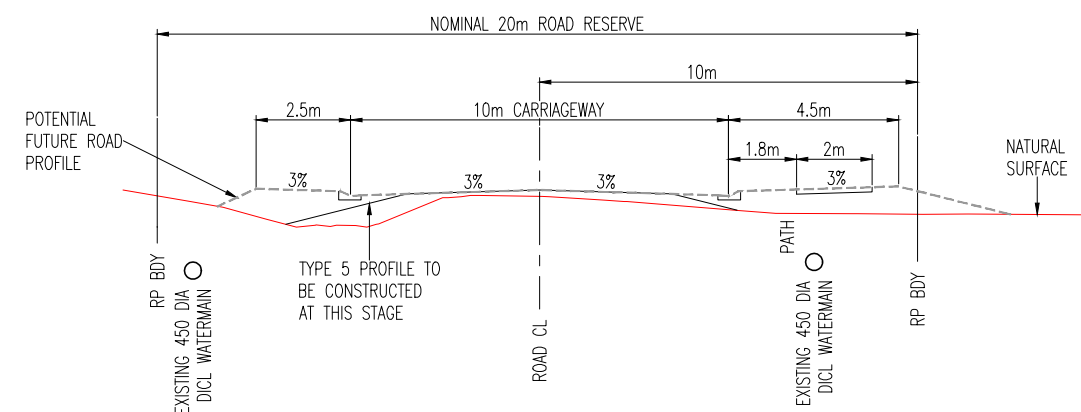
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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TYPE 5 - TO BE CONSTRUCTED AT THIS STAGE

Scale:- 1:100(A1) - 1:200(A3)



TYPE 5A - POTENTIAL FUTURE MINOR COLLECTOR ROAD (BUS ROUTE)

Scale:- 1:100(A1) - 1:200(A3)

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Plan Title -
**TYPICAL ROAD
CROSS SECTIONS**
- SHEET 2 OF 2

Project -
RESIDENTIAL SUBDIVISION

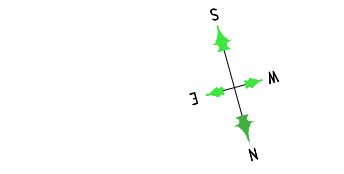
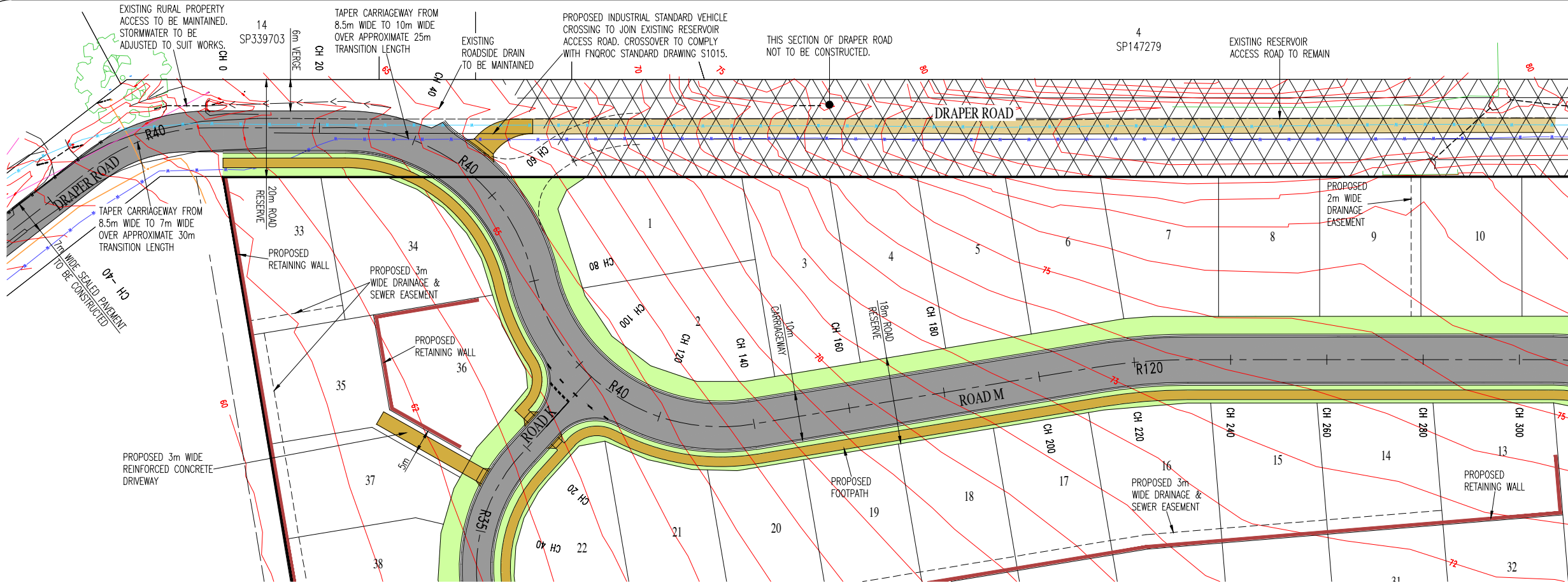
Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:100 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	10 of 36
SHEET REF:	1814-CA-S0-10B		



Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS



0 0.5 1.0 1.5 2.0
 Scale (m). 1 : 50 @ A1
 1 : 100 @ A3

00 5 10 15 20
 Scale (m). 1 : 500 @ A1
 1 : 1000 @ A3

REDUCED SCALE

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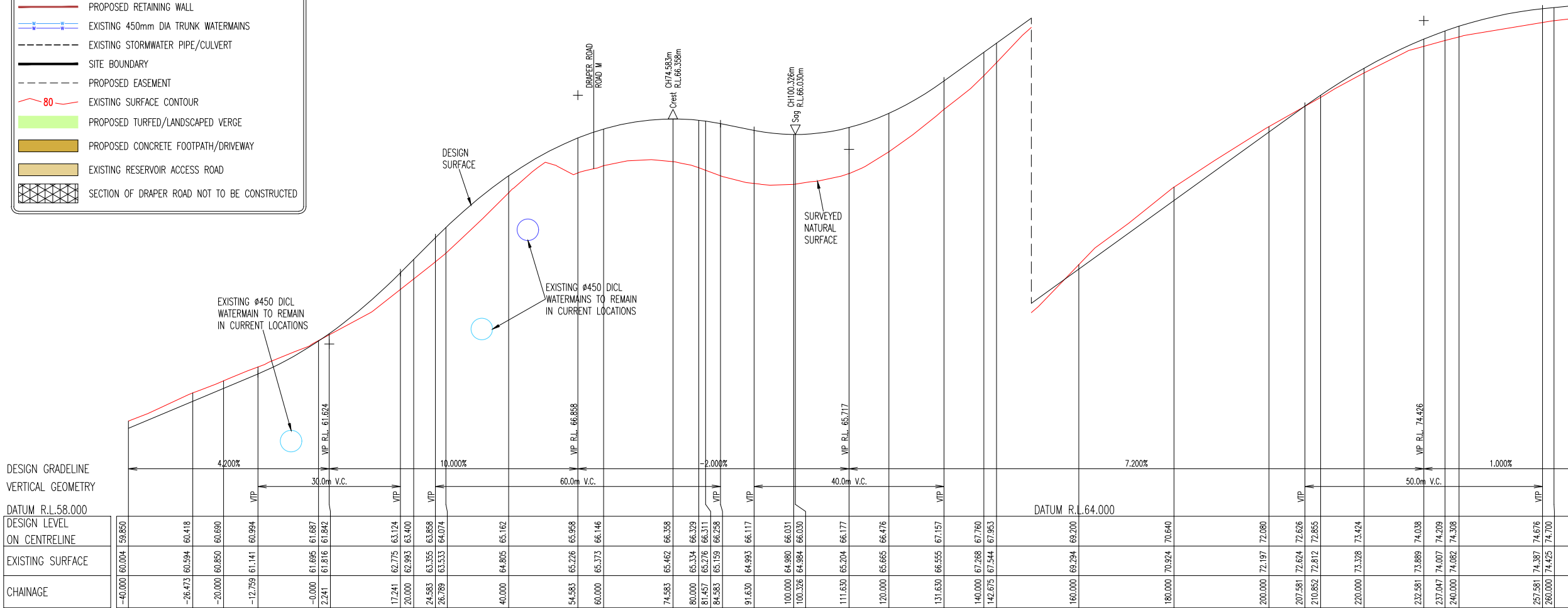
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- EXISTING 450mm DIA TRUNK WATERMAINS
- EXISTING STORMWATER PIPE/CULVERT
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- PROPOSED TURF/LANDSCAPED VERGE
- PROPOSED CONCRETE FOOTPATH/DRIVEWAY
- EXISTING RESERVOIR ACCESS ROAD
- SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED

DRAPER ROAD / ROAD M LAYOUT PLAN
 Scale:- 1:500(A1) - 1:1000(A3)



DESIGN GRADELINE VERTICAL GEOMETRY

CHAINAGE	DESIGN LEVEL ON CENTRELINE	EXISTING SURFACE
-40.000	60.004	59.850
-26.473	60.594	60.418
-20.000	60.850	60.690
-12.759	61.141	60.994
-0.000	61.685	61.687
2.241	61.816	61.842
17.241	62.775	63.124
20.000	62.983	63.400
24.583	63.355	63.858
26.789	63.533	64.074
40.000	64.805	65.162
54.583	65.226	65.958
60.000	65.373	66.146
74.583	65.462	66.358
80.000	65.314	66.379
81.657	65.276	66.311
84.583	65.159	66.258
91.630	64.993	66.117
100.000	64.980	66.031
100.326	64.984	66.030
111.630	65.204	66.177
120.000	65.665	66.476
131.630	66.555	67.157
140.000	67.268	67.760
142.675	67.544	67.953
160.000	69.294	69.200
180.000	70.924	70.640
200.000	72.197	72.080
207.591	72.624	72.626
210.852	72.812	72.855
220.000	73.328	73.424
232.591	73.889	74.038
237.047	74.007	74.209
240.000	74.882	74.308
257.591	74.387	74.676
260.000	74.425	74.700

DRAPER ROAD / ROAD M PRELIMINARY LONGITUDINAL SECTION: CH - 40 TO CH 260
 Scale:- Horizontal 1:500(A1) - 1:1000(A3)

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 Noel Covey R.P.E.Q. No. 1180

Plan Title -
**DRAPER ROAD/ ROAD M
 LAYOUT PLAN & PRELIMINARY
 LONGITUDINAL SECTION:**
 CH -40 TO CH 260

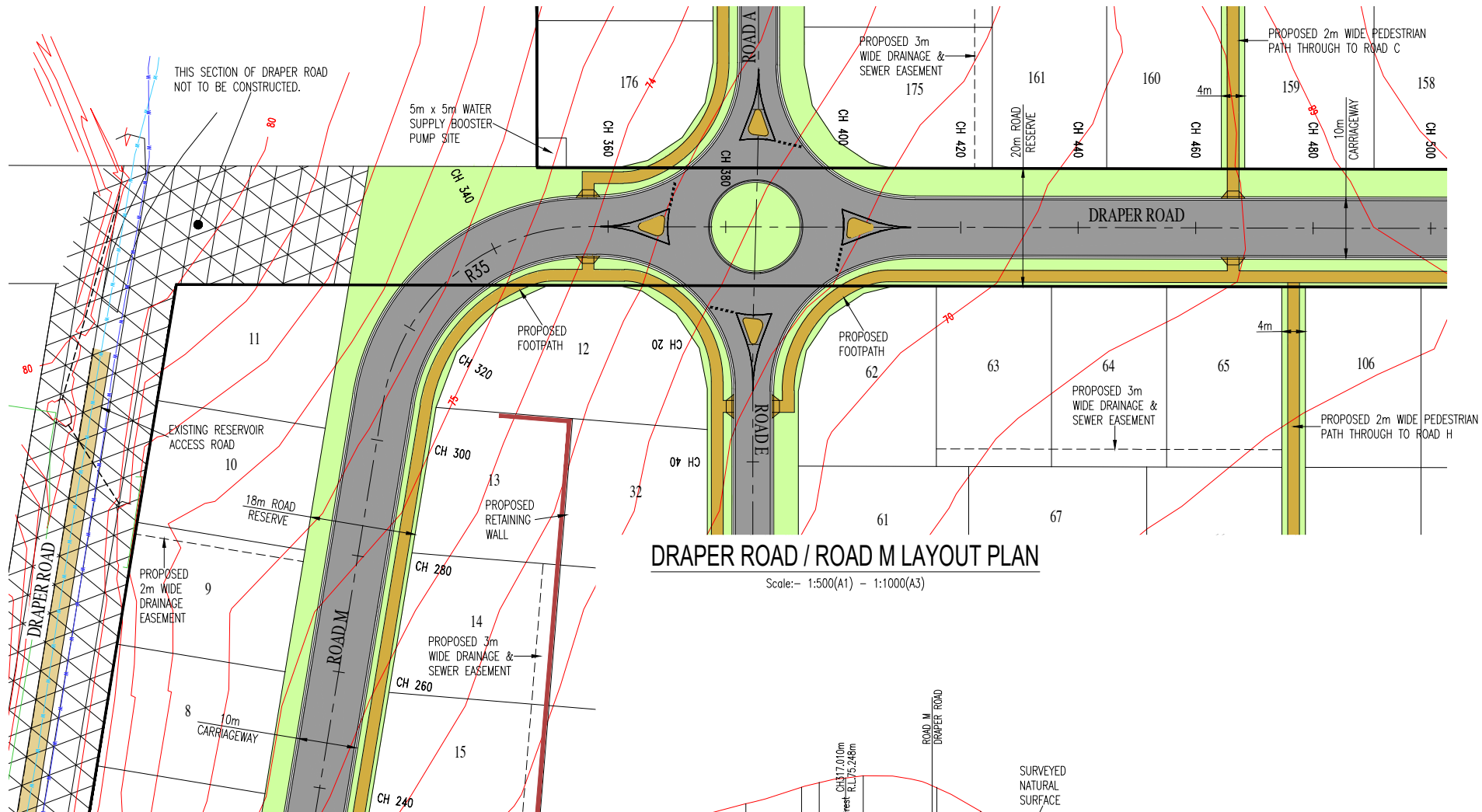
Project -
 RESIDENTIAL SUBDIVISION

Client -
 MAHASIDE PTY LTD

Site -
 DRAPER ROAD,
 GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	11 of 36
SHEET REF:	1814-CA-S0-11B		

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LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- EXISTING 450mm DIA TRUNK WATERMAINS
- EXISTING STORMWATER PIPE/CULVERT
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE/FOOTPATH/DRIVEWAY
- EXISTING RESERVOIR ACCESS ROAD
- SECTION OF DRAPER ROAD NOT TO BE CONSTRUCTED

0 0.5 1.0 1.5 2.0
Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

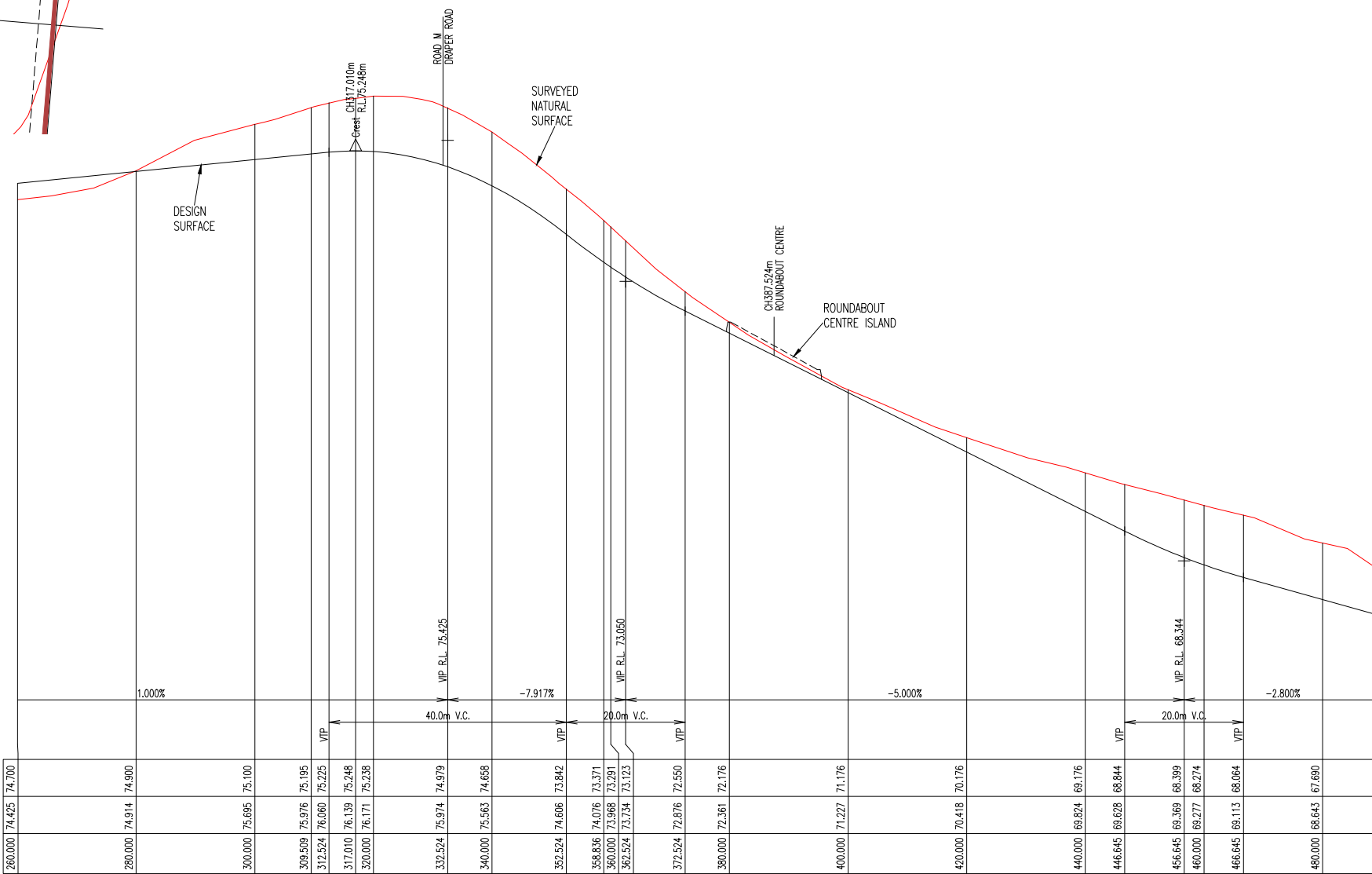
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DATE	AMENDMENT	INIT.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
ISSUE No.	A B	

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DRAPER ROAD / ROAD M LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)



CHAINAGE	EXISTING SURFACE	DESIGN LEVEL ON CENTRELINE	DATUM R.L.65.000
260.000	74.425	74.700	
280.000	74.914	74.900	
300.000	75.695	75.100	
309.509	75.976	75.195	
312.524	76.060	75.225	VTP
317.010	76.139	75.248	
320.000	76.171	75.238	
332.524	75.974	74.979	V.P. R.L. 75.425
340.000	75.563	74.658	
352.524	74.606	73.842	VTP
358.836	74.076	73.371	
360.000	73.988	73.291	V.P. R.L. 73.050
362.524	73.754	73.123	
372.524	72.876	72.550	VTP
380.000	72.361	72.176	
400.000	71.227	71.176	
420.000	70.418	70.176	
440.000	69.824	69.176	VTP
446.645	69.628	68.844	
456.645	69.369	68.399	V.P. R.L. 68.344
460.000	69.277	68.274	
466.645	69.113	68.064	VTP
480.000	68.643	67.690	

DRAPER ROAD / ROAD M PRELIMINARY LONGITUDINAL SECTION: CH 260 TO CH 480

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**DRAPER ROAD/ ROAD M
LAYOUT PLAN & PRELIMINARY
LONGITUDINAL SECTION:
CH 260 TO CH 480**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

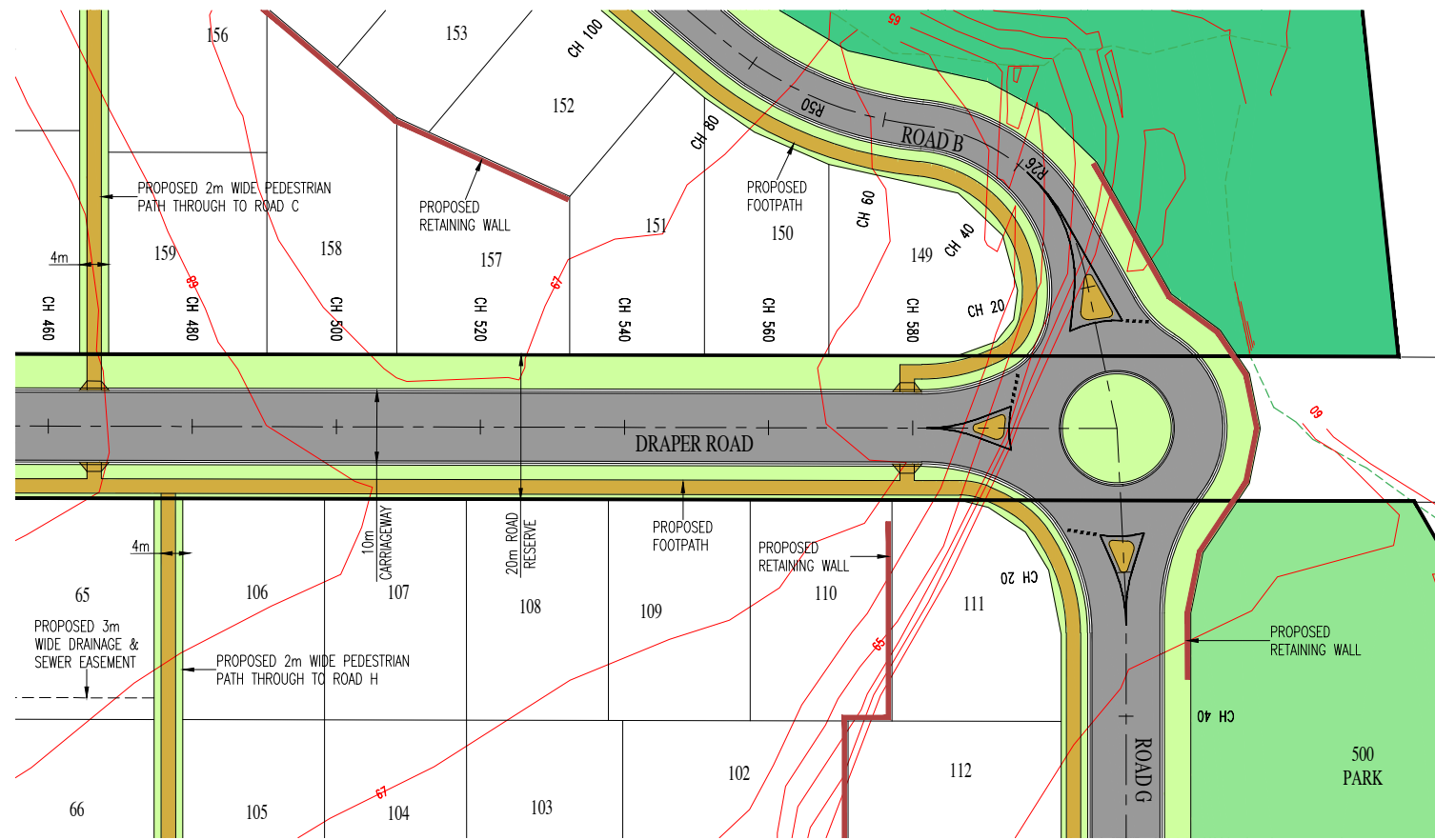
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Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	12 of 36
SHEET REF:	1814-CA-S0-12B		



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LEGEND:-

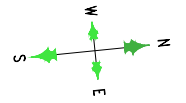
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	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	PROPOSED PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH/DRIVEWAY



DRAPER ROAD / ROAD M LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



0 0.5 1.0 1.5 2.0
Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

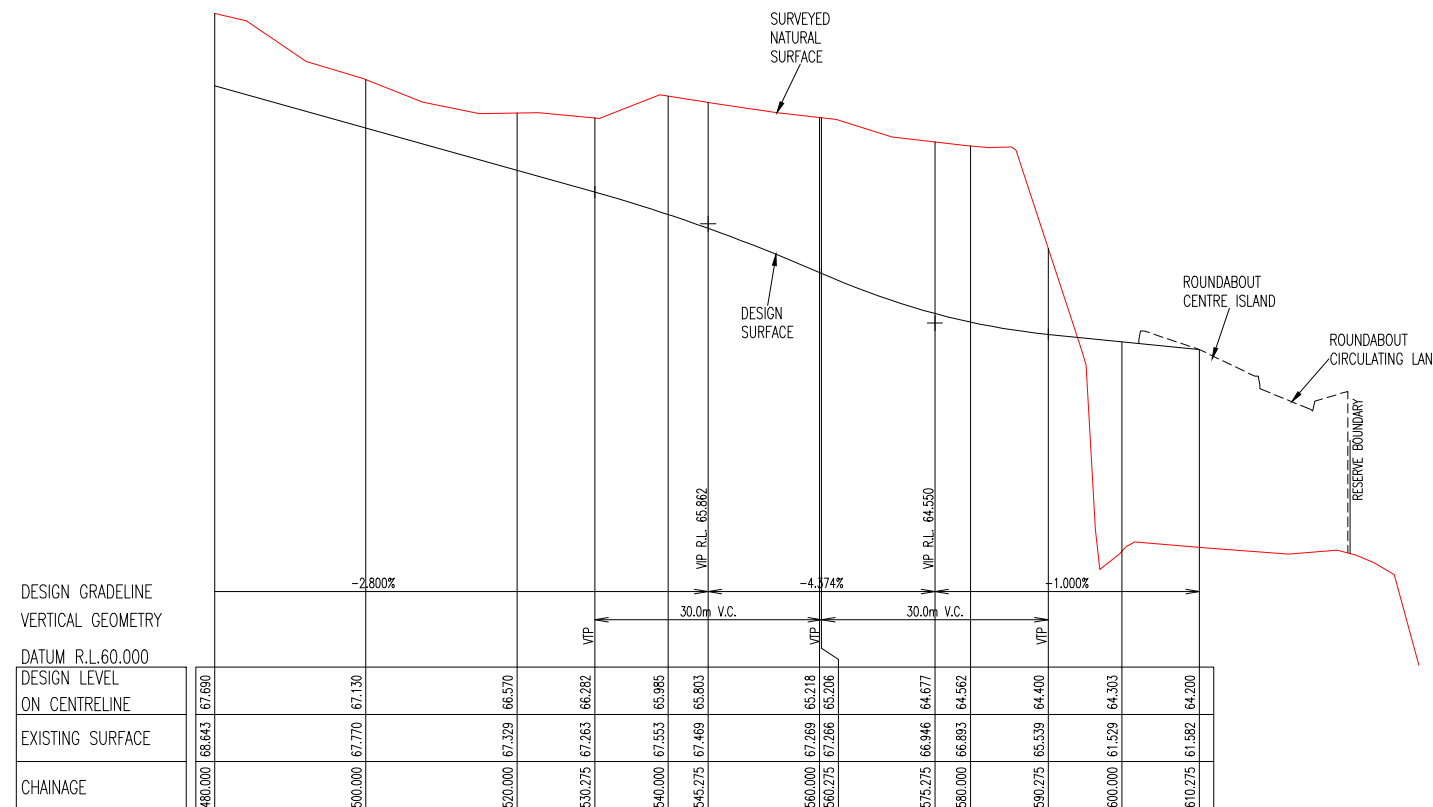
Plan Title -
**DRAPER ROAD/ ROAD M
LAYOUT PLAN & PRELIMINARY
LONGITUDINAL SECTION:
CH 480 TO END**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	13 of 36
SHEET REF:	1814-CA-S0-13B		

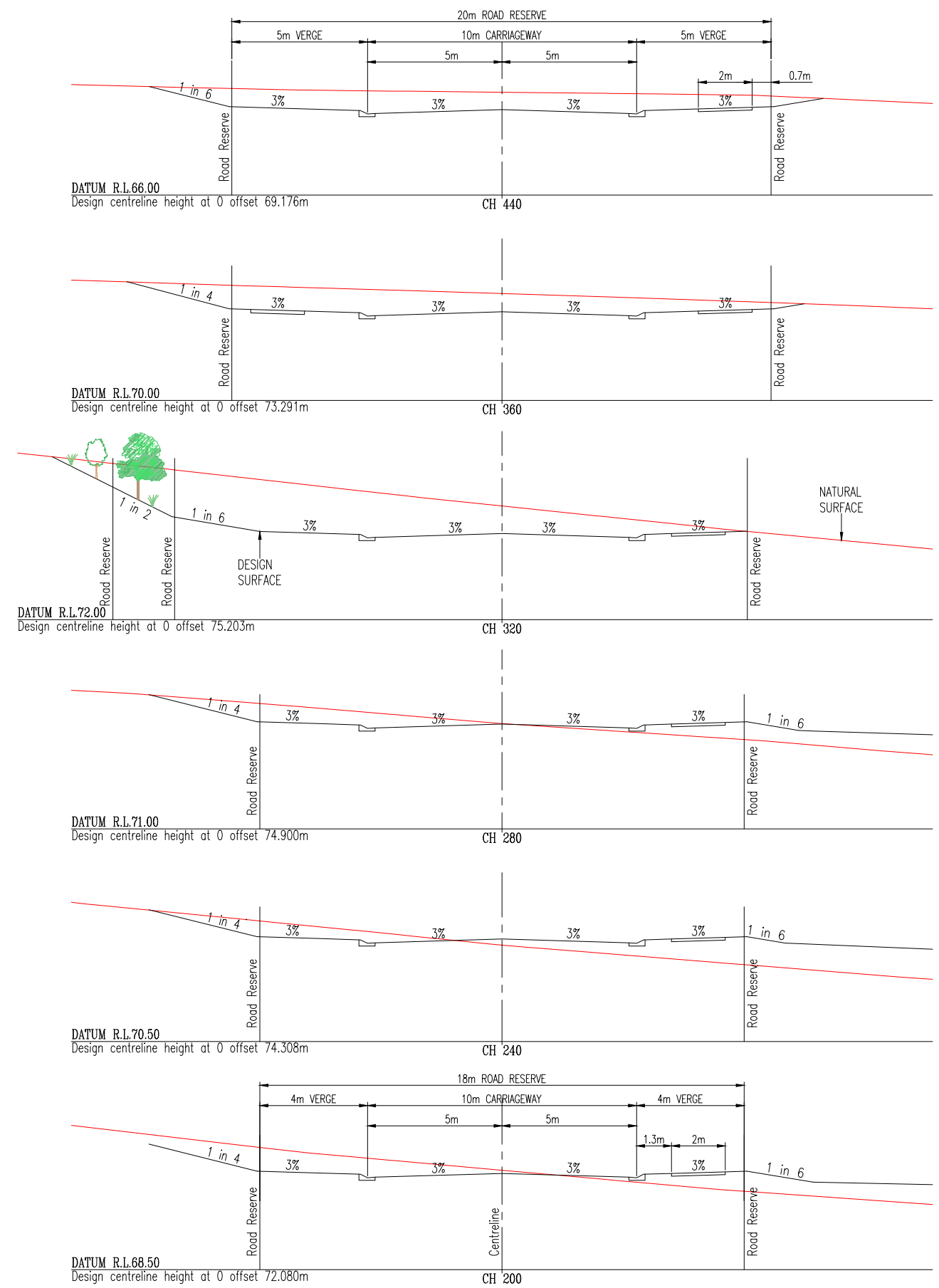
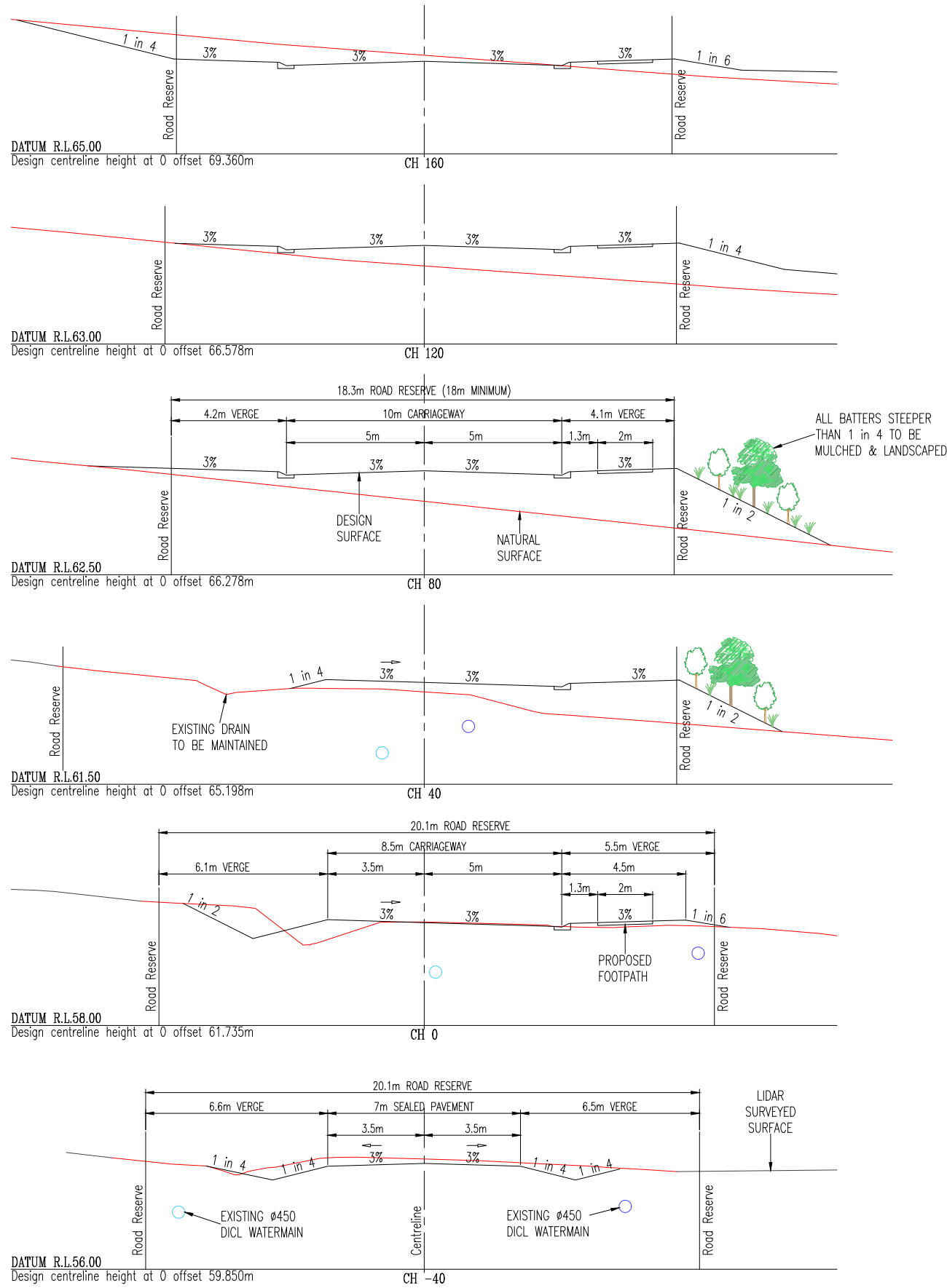


DESIGN GRADELINE	
VERTICAL GEOMETRY	
DATUM R.L.60.000	
DESIGN LEVEL	
ON CENTRELINE	
EXISTING SURFACE	
CHAINAGE	

DRAPER ROAD / ROAD M PRELIMINARY LONGITUDINAL SECTION: CH 480 TO END

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941



DRAPER ROAD / ROAD M PRELIMINARY CROSS SECTIONS: CH 0 TO CH 440

REDUCED SCALE
 Scale (m): 0 1.0 2.0 3.0 4.0 5.0
 1 : 100 @ A1
 1 : 200 @ A3

Scale:- 1:100(A1) - 1:200(A3)

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha

Plan Title -
**DRAPER ROAD / ROAD M
 PRELIMINARY CROSS SECTIONS:
 CH -40 TO CH 440**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**HICKLING ACCESS,
 GORDONVALE**



Subdivisions (Qld) Pty Ltd
CONSULTING CIVIL ENGINEERS
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 P.O. Box 268, Mobile: 0439 09 09 02
 NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
 admin@subdivisionsqld.com.au
 10 July 2024

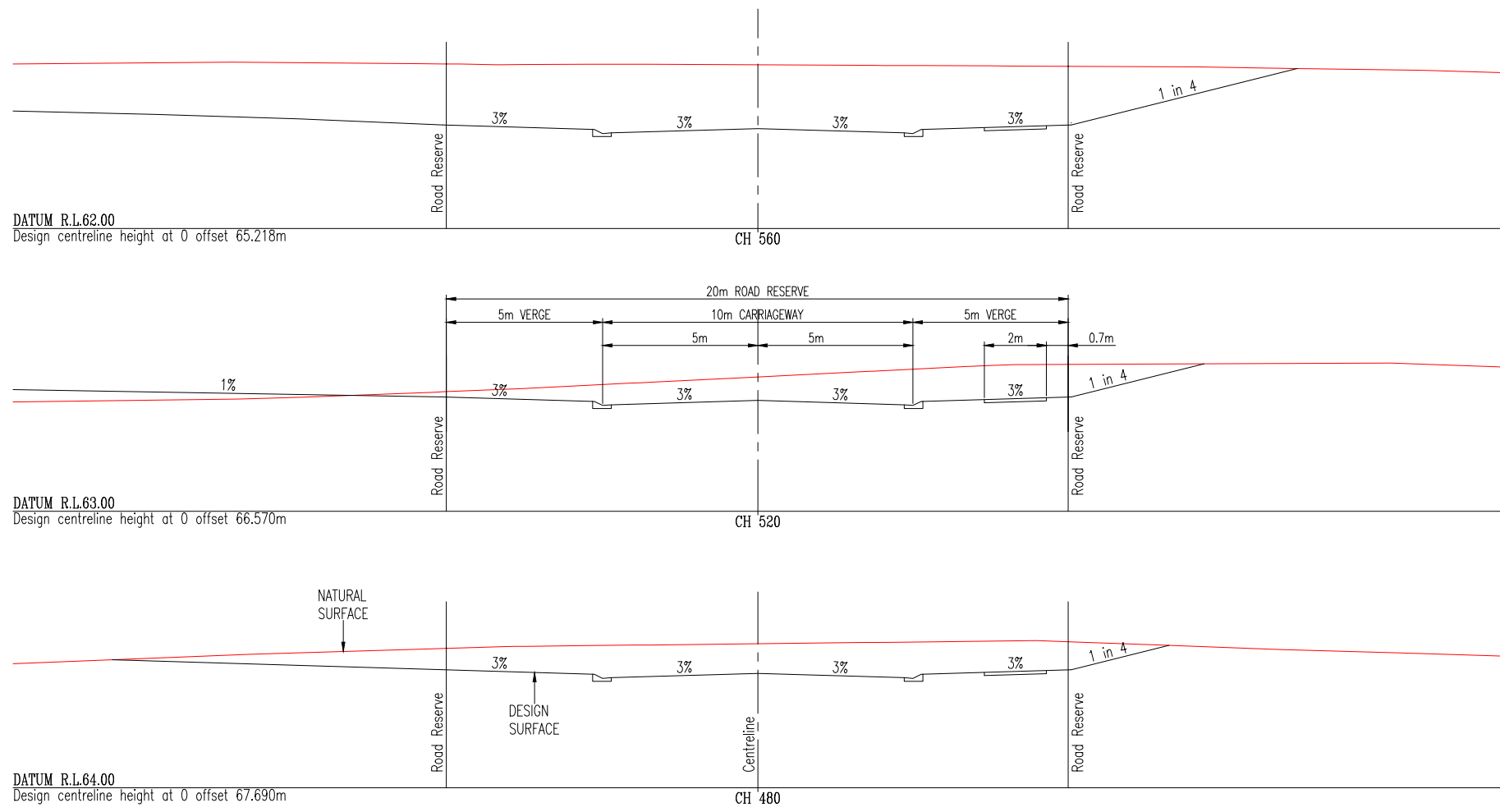
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.

Design - N.R.C./D.P.C. Checked - N.R.C.
 Drawn - D.P.C. Approved -
 Scales - 1:100 (A1) Date - FEBRUARY 2024
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 Job No. 1814 Sheet No. 14 of 36
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DRAPER ROAD / ROAD M PRELIMINARY CROSS SECTIONS: CH 480 TO CH 560

Scale:- 1:100(A1) - 1:200(A3)

REDUCED SCALE
 Scale (m): 0 1.0 2.0 3.0 4.0 5.0
 1 : 100 @ A1
 1 : 200 @ A3

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha

Plan Title -
**DRAPER ROAD / ROAD M
 PRELIMINARY CROSS SECTIONS:
 CH 480 TO CH 560**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

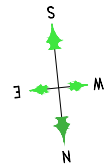
Site -
**HICKLING ACCESS,
 GORDONVALE**

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 Subdivisions No. 1760

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9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.

Design - N.R.C./D.P.C. Checked - N.R.C.
 Drawn - D.P.C. Approved -
 Scales - 1:100 (A1) Date - FEBRUARY 2024
 Check all dimensions before commencement of work.
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 Document Stage - CHANGE APPLICATION
 Job No. 1814 Sheet No. 15 of 36
 SHEET REF: 1814-CA-S0-15B



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 Scale (m). 1 : 50 @ A1
 1 : 100 @ A3

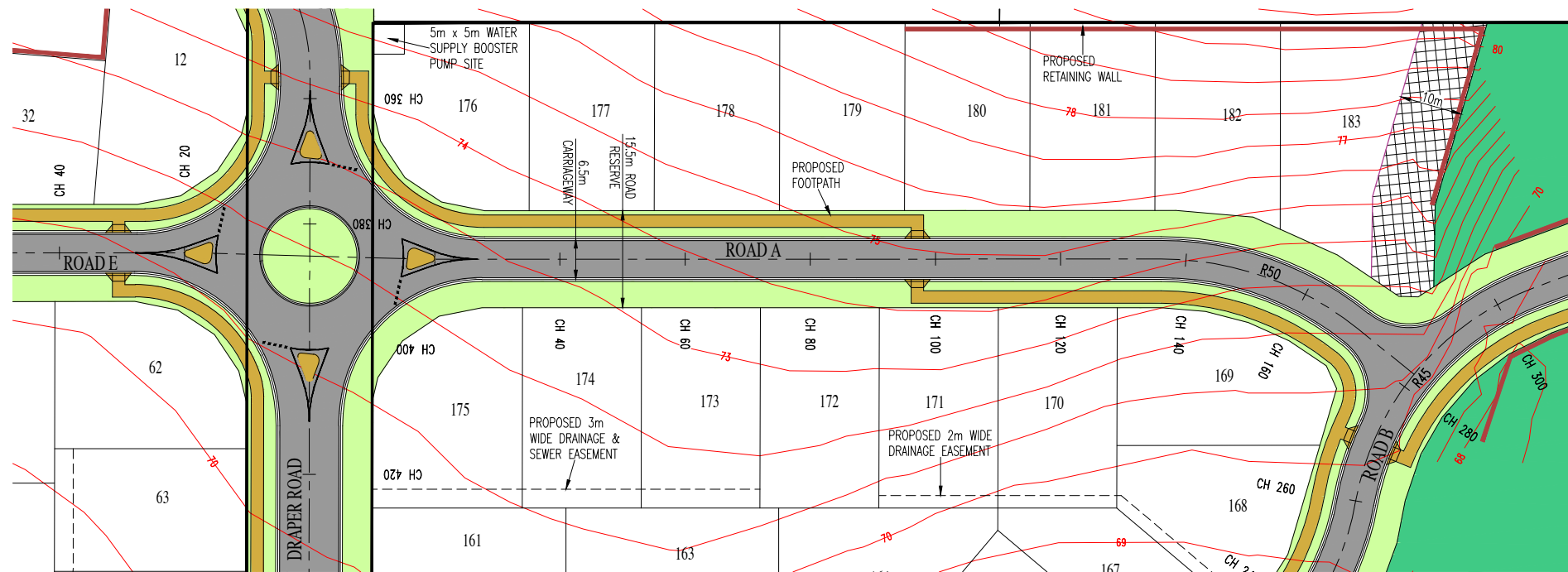
0 5 10 15 20
 Scale (m). 1 : 500 @ A1
 1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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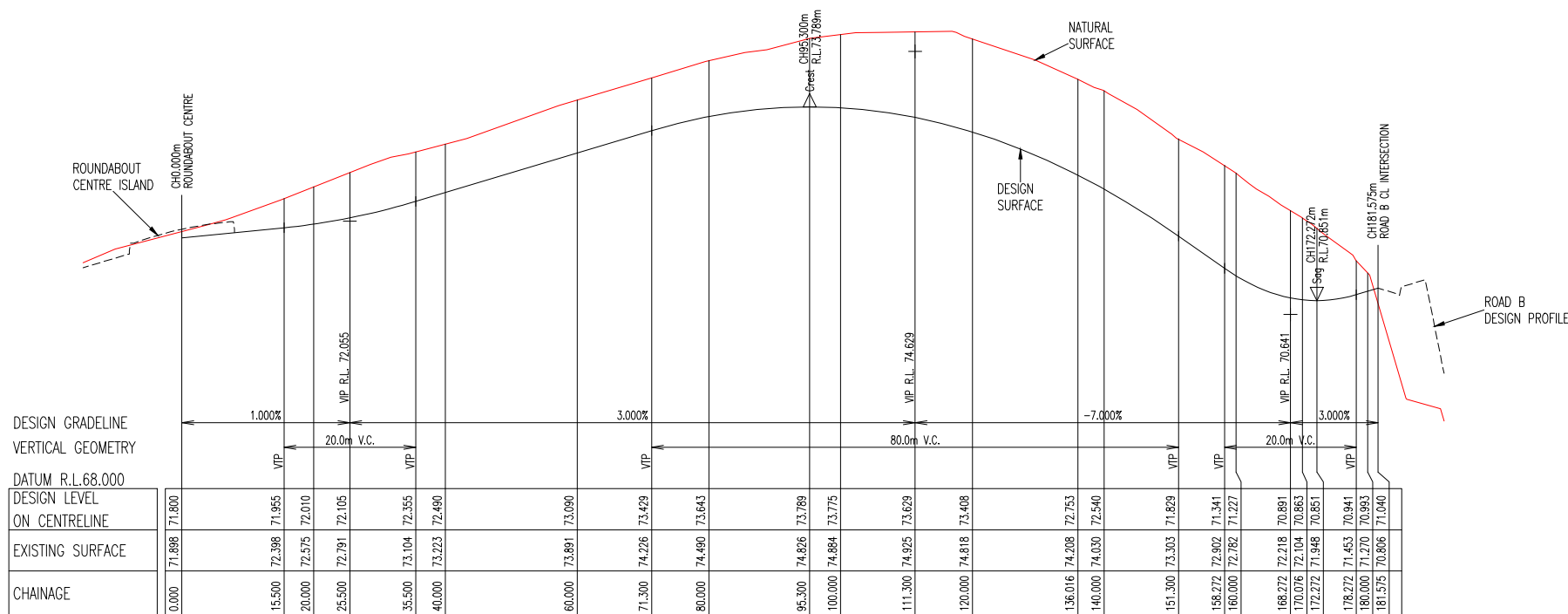


ROAD A LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

	PROPOSED NEW ROAD
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	ASSET PROTECTION ZONE
	PROPOSED PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH



ROAD A PRELIMINARY LONGITUDINAL SECTION

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Vertical 1:50(A1) - 1:100(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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 admin@subdivisionsqld.com.au
 Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD A LAYOUT PLAN
 & PRELIMINARY LONGITUDINAL
 SECTION**

Project -
RESIDENTIAL SUBDIVISION

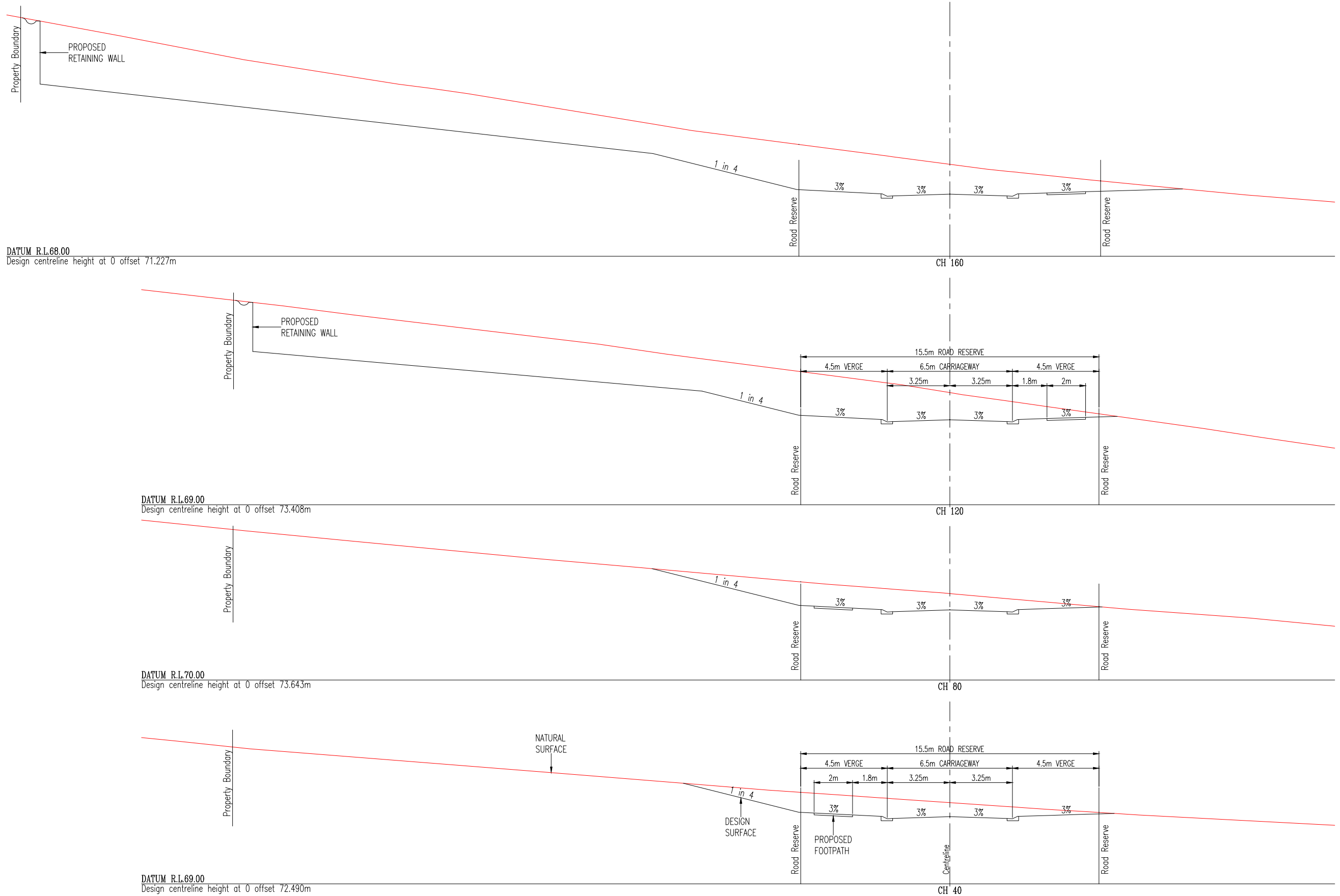
Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
 GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	16 of 36
SHEET REF:	1814-CA-S0-16B		



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DATUM R.L.68.00
Design centreline height at 0 offset 71.227m

DATUM R.L.69.00
Design centreline height at 0 offset 73.408m

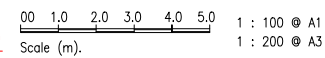
DATUM R.L.70.00
Design centreline height at 0 offset 73.643m

DATUM R.L.69.00
Design centreline height at 0 offset 72.490m

ROAD A PRELIMINARY CROSS SECTIONS

Scale:- 1:100(A1) - 1:200(A3)

REDUCED SCALE



COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha

Plan Title -
**ROAD A PRELIMINARY
CROSS SECTIONS**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**HICKLING ACCESS,
GORDONVALE**



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19/04/2024
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9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.

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Drawn - D.P.C. Approved -

Scales - 1:100 (A1) Date - FEBRUARY 2024

Check all dimensions before commencement of work.

Check Site boundary dimensions from the Title plans

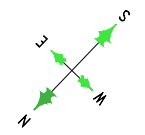
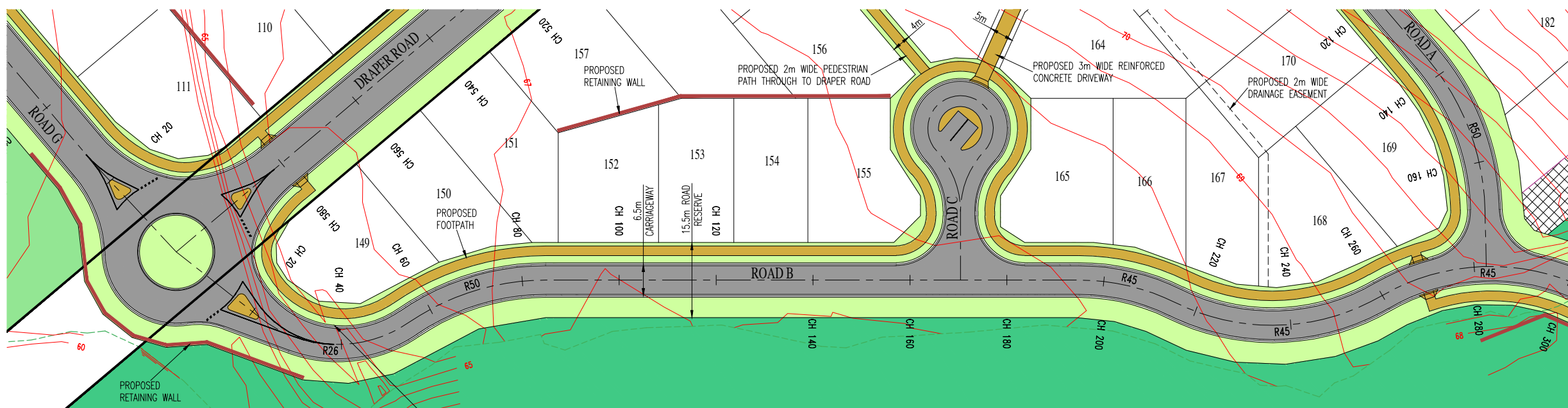
Check Building Boundary clearances by set out.

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Document Stage - CHANGE APPLICATION

Job No. 1814 Sheet No. 17 of 36

SHEET REF: 1814-CA-S0-17B



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Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

ROAD B LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

	PROPOSED NEW ROAD
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	ASSET PROTECTION ZONE
	PROPOSED PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH/DRIVEWAY

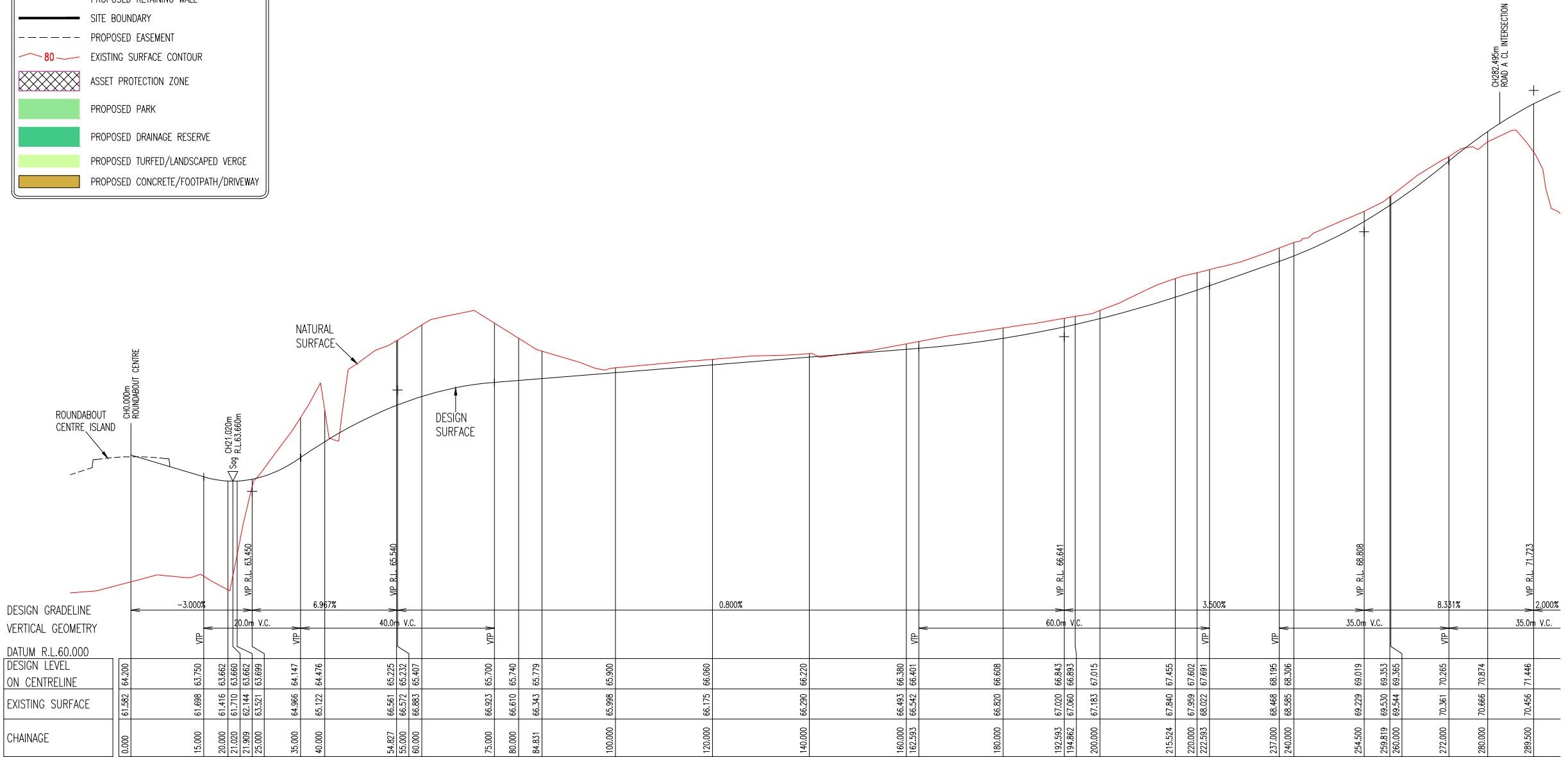
REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
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ROAD B PRELIMINARY LONGITUDINAL SECTION: CH 0 TO CH 280

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941



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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

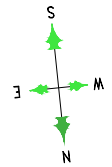
Plan Title -
**ROAD B LAYOUT PLAN
& PRELIMINARY LONGITUDINAL
SECTION: CH 0 TO CH 280**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	18 of 36
SHEET REF:	1814-CA-S0-18B		



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Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
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Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD B LAYOUT PLAN
& PRELIMINARY LONGITUDINAL
SECTION: CH 240 TO CH 540**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design - N.R.C./D.P.C. Checked - N.R.C.

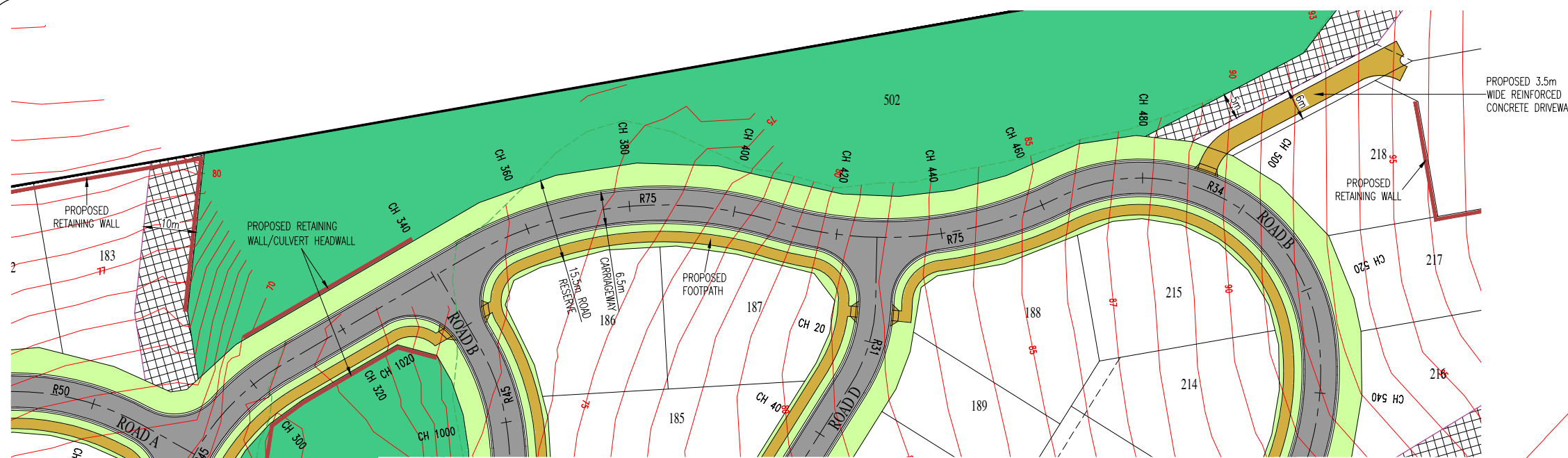
Drawn - D.P.C. Approved -

Scales - AS SHOWN Date - FEBRUARY 2024

Document Stage - CHANGE APPLICATION

Job No. 1814 Sheet No. 19 of 36

SHEET REF: 1814-CA-S0-19B

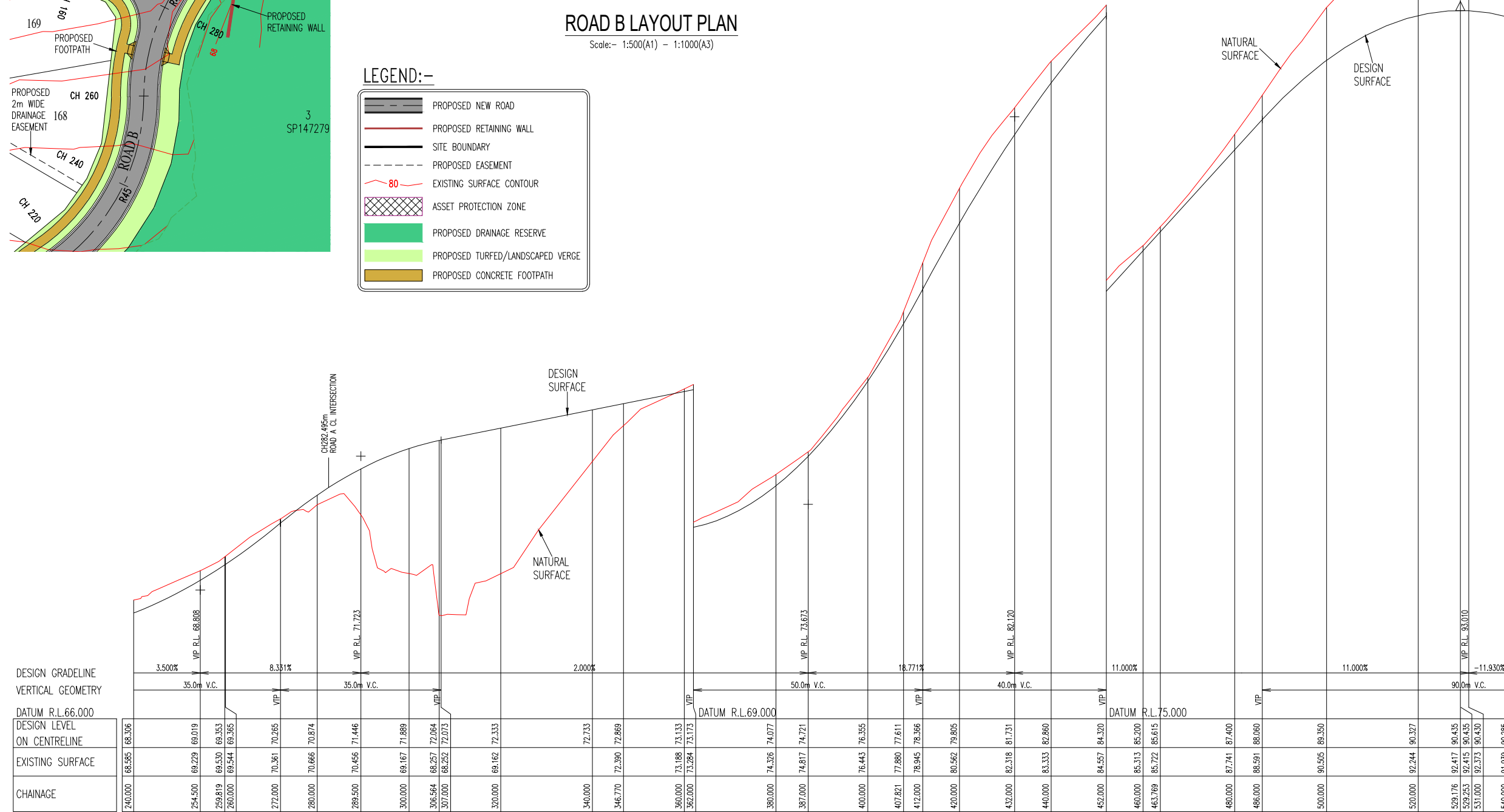


ROAD B LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

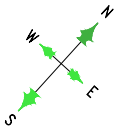
- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- ASSET PROTECTION ZONE
- PROPOSED DRAINAGE RESERVE
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE FOOTPATH



ROAD B PRELIMINARY LONGITUDINAL SECTION: CH 240 TO CH 540

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941



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Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
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Check Building Boundary clearances by set out.

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9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
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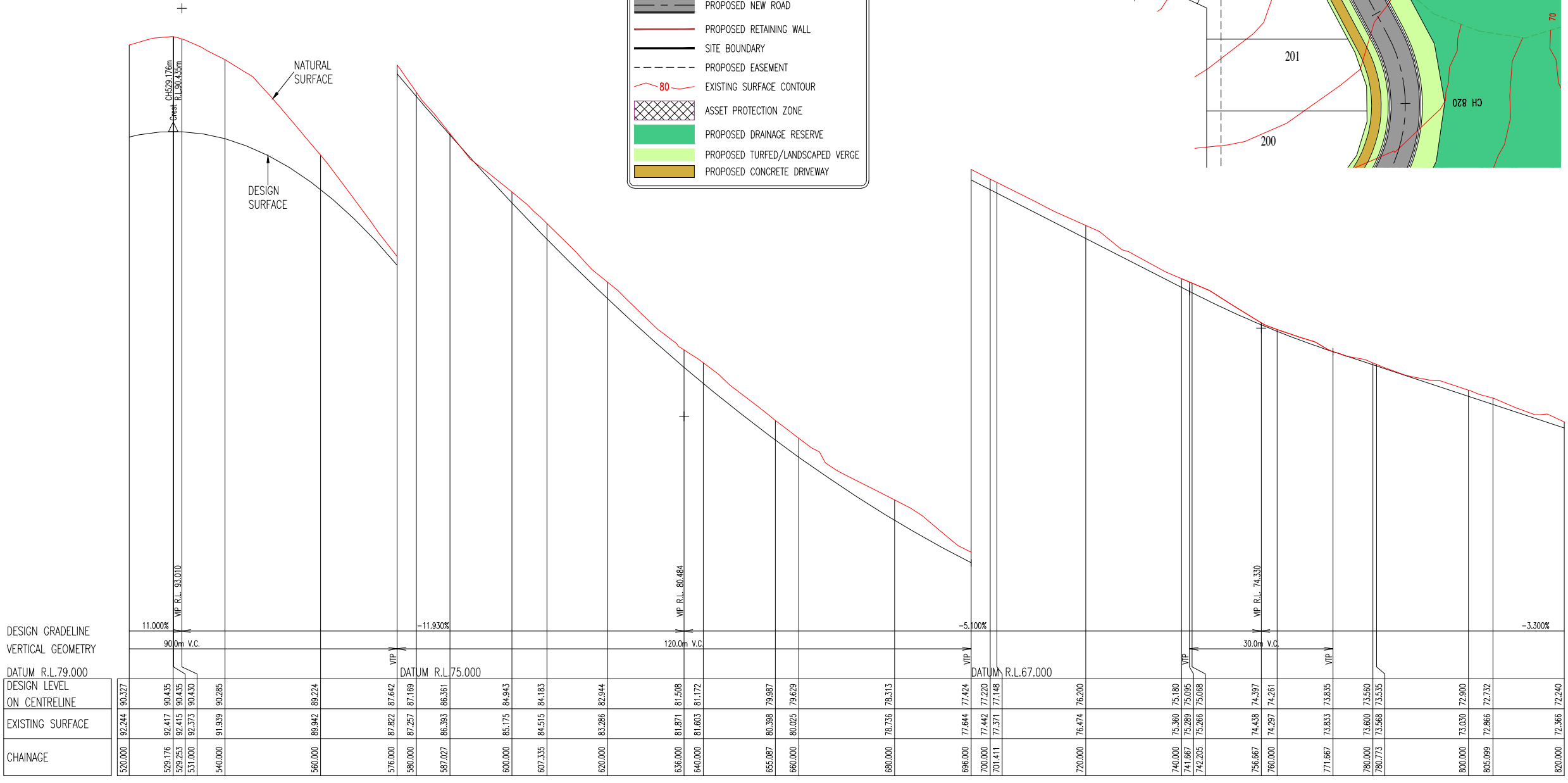


ROAD B LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- ASSET PROTECTION ZONE
- PROPOSED DRAINAGE RESERVE
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE DRIVEWAY



ROAD B PRELIMINARY LONGITUDINAL SECTION: CH 520 TO CH 820

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD B LAYOUT PLAN
& PRELIMINARY LONGITUDINAL
SECTION: CH 520 TO CH 820**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

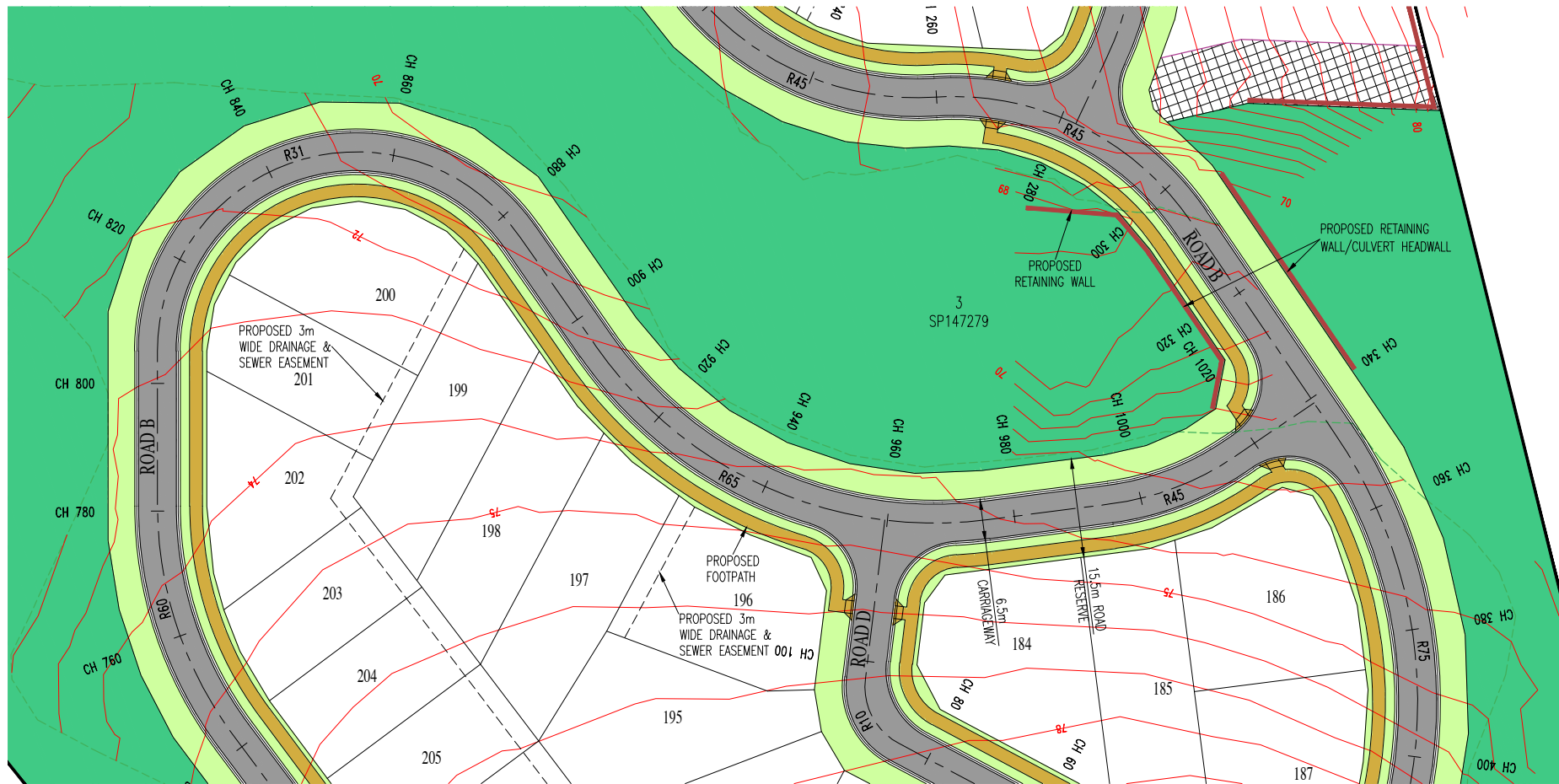
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Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	20 of 36
SHEET REF:	1814-CA-S0-20B		



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CONSULTING CIVIL ENGINEERS

LEGEND:-

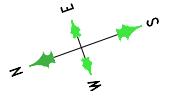
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	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	ASSET PROTECTION ZONE
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE FOOTPATH/DRIVEWAY



ROAD B LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



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Scale (m). 1 : 100 @ A3

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Scale (m). 1 : 1000 @ A3

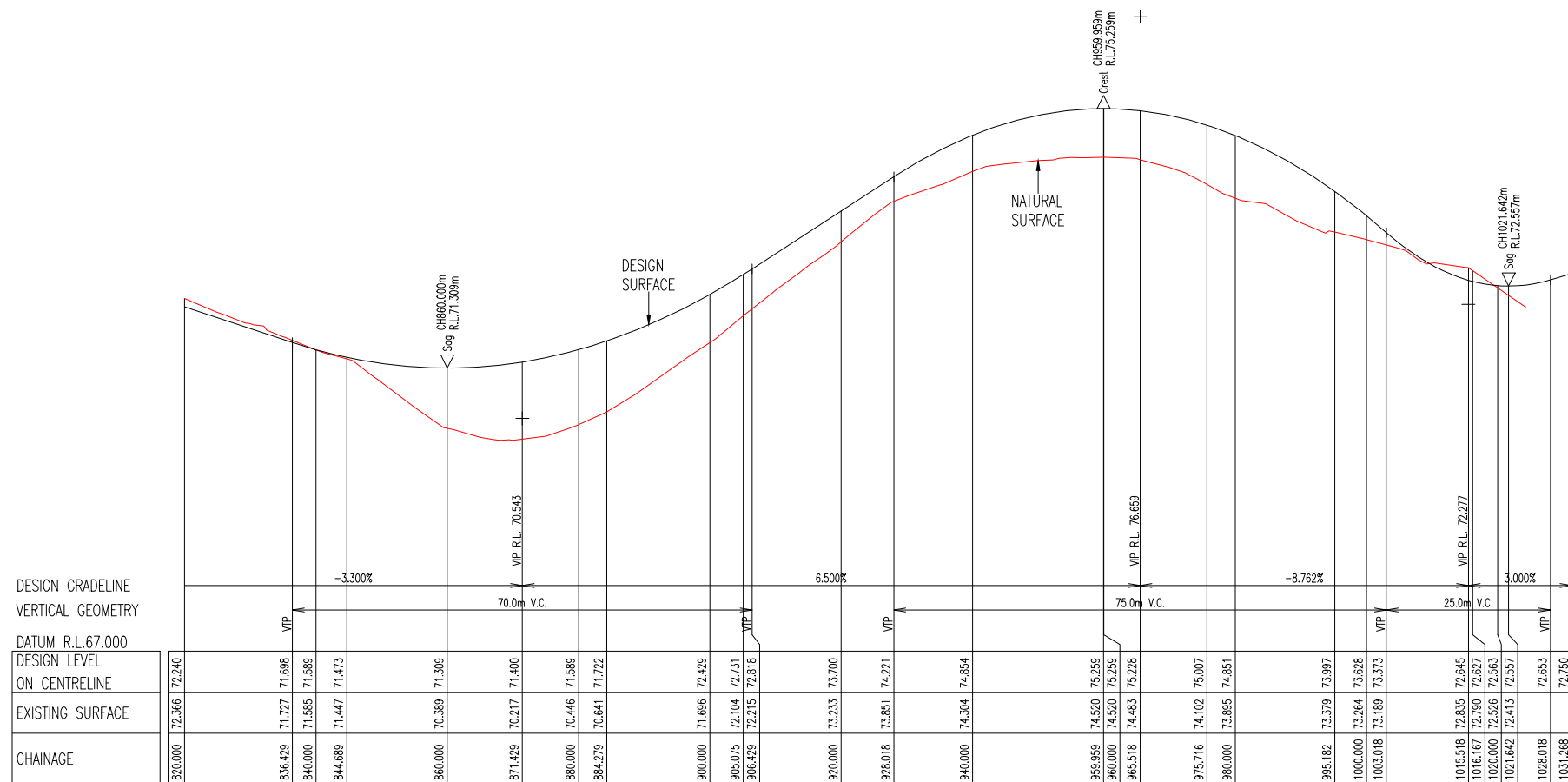
REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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ROAD B PRELIMINARY LONGITUDINAL SECTION: CH 820 TO END

Scale:- Horizontal 1:500(A1) - 1:1000(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD B LAYOUT PLAN
& PRELIMINARY LONGITUDINAL
SECTION: CH 820 TO END**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design - N.R.C./D.P.C. Checked - N.R.C.

Drawn - D.P.C. Approved -

Scales - AS SHOWN Date - FEBRUARY 2024

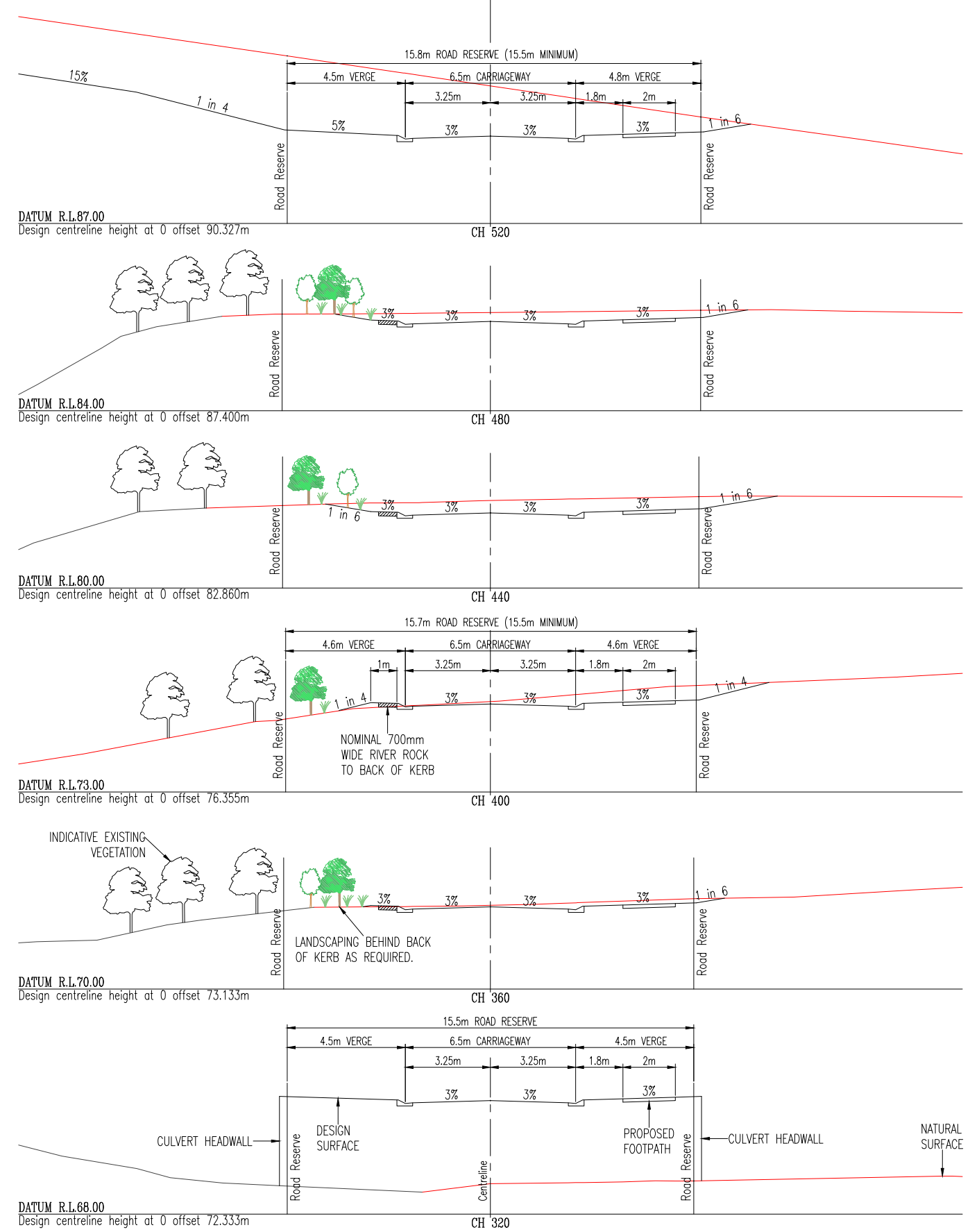
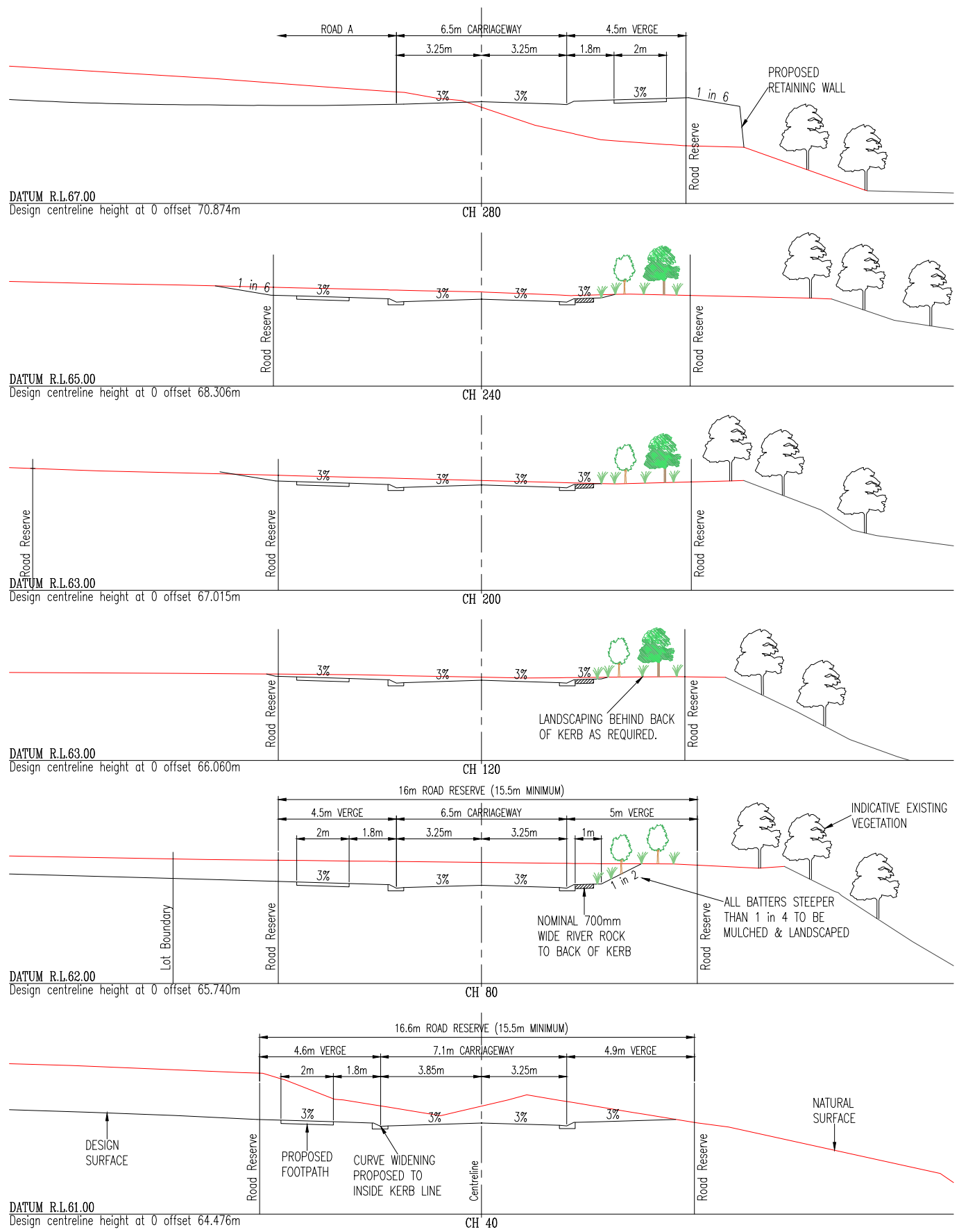
Document Stage - CHANGE APPLICATION

Job No. 1814 Sheet No. 21 of 36

SHEET REF: 1814-CA-S0-21B



Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS



ROAD B PRELIMINARY CROSS SECTIONS : CH 40 TO CH 520

REDUCED SCALE
 Scale (m): 00 1.0 2.0 3.0 4.0 5.0
 1 : 100 @ A1
 1 : 200 @ A3

Scale: 1:100(A1) - 1:200(A3)

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha

Plan Title -
ROAD B PRELIMINARY CROSS SECTIONS: CH 40 TO CH 520

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
HICKLING ACCESS, GORDONVALE



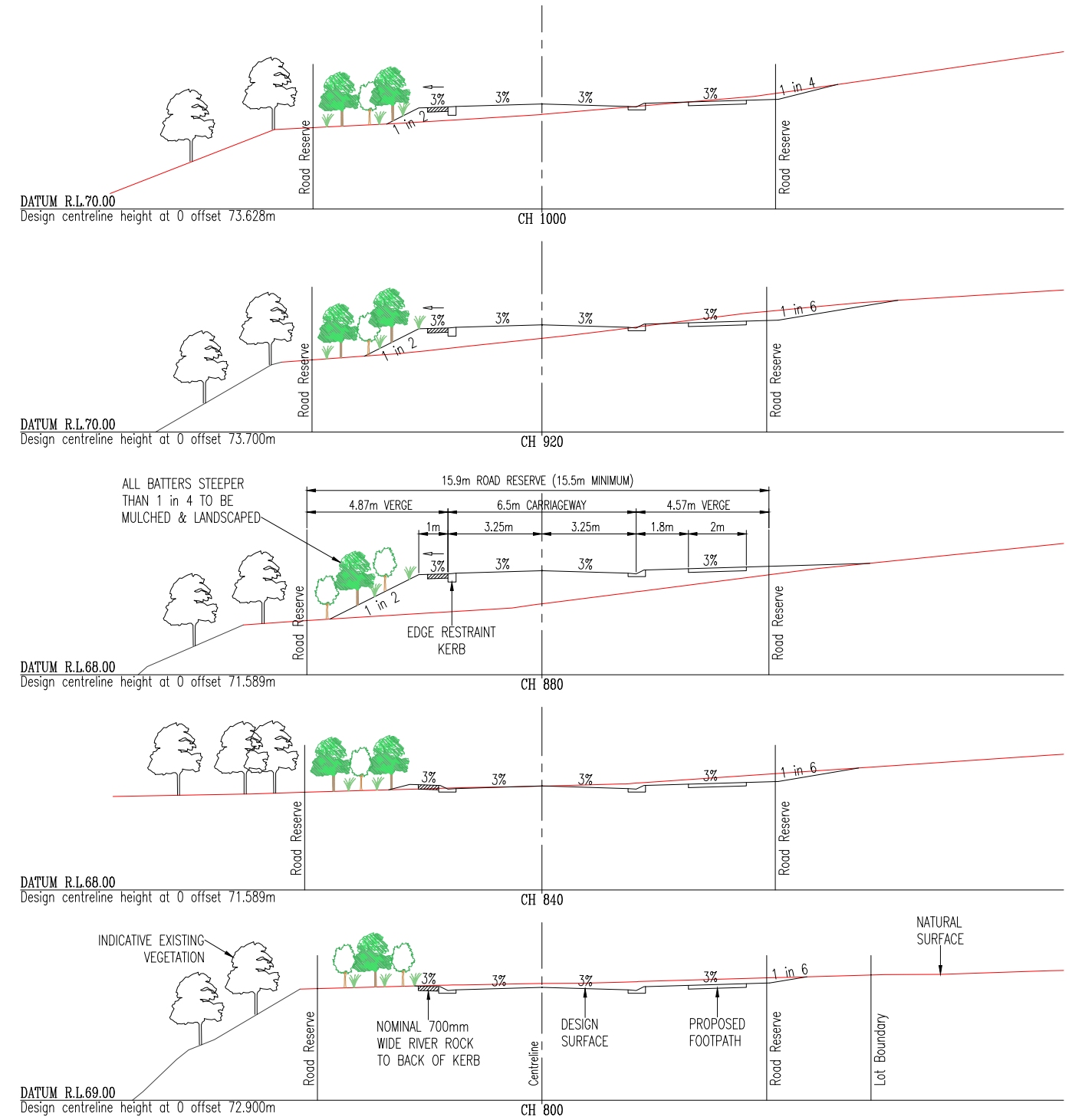
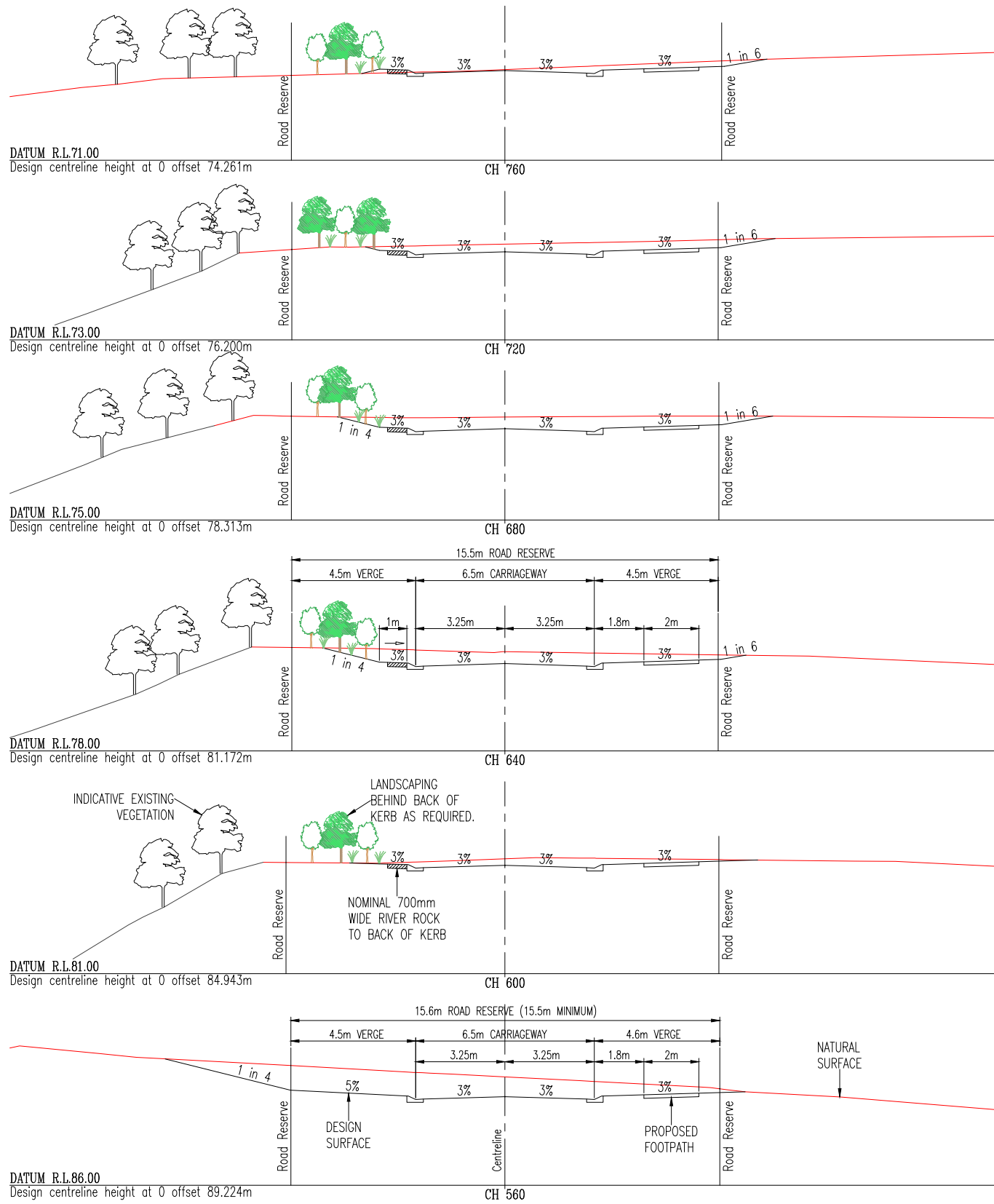
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 66 Howard St. Ph: (07) 5476 4506
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 P.O. Box 268, Mobile: 0439 09 09 02
 NAMBOUR QLD 4560. A/Hrs: (07) 5446 7511
 admin@subdivisionsqld.com.au

DATE	AMENDMENT	S.B. D.C. INT.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
		INT.

Design - N.R.C./D.P.C. Checked - N.R.C.
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 Scales - 1:100 (A1) Date - FEBRUARY 2024
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 Job No. 1814 Sheet No. 22 of 36
 SHEET REF: 1814-CA-S0-22B

1814 - Mahaside Pty Ltd Engineering Design Drawings Development Application 1814-CA-S0-18.dwg - Monday, 22 April 2024 9:09:52 AM



ROAD B PRELIMINARY CROSS SECTIONS: CH560 TO CH 1000

REDUCED SCALE
 Scale (m): 0 1.0 2.0 3.0 4.0 5.0
 1 : 100 @ A1
 1 : 200 @ A3

Scale:- 1:100(A1) - 1:200(A3)

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha

Plan Title -
**ROAD B PRELIMINARY
 CROSS SECTIONS :**
 CH 560 TO CH 1000

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**HICKLING ACCESS,
 GORDONVALE**



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 admin@subdivisionsqld.com.au
 19/04/2024
 9/2/2024

DATE	AMENDMENT	S.B.	D.C.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	INIT.	
9/2/2024	ORIGINAL ISSUE		

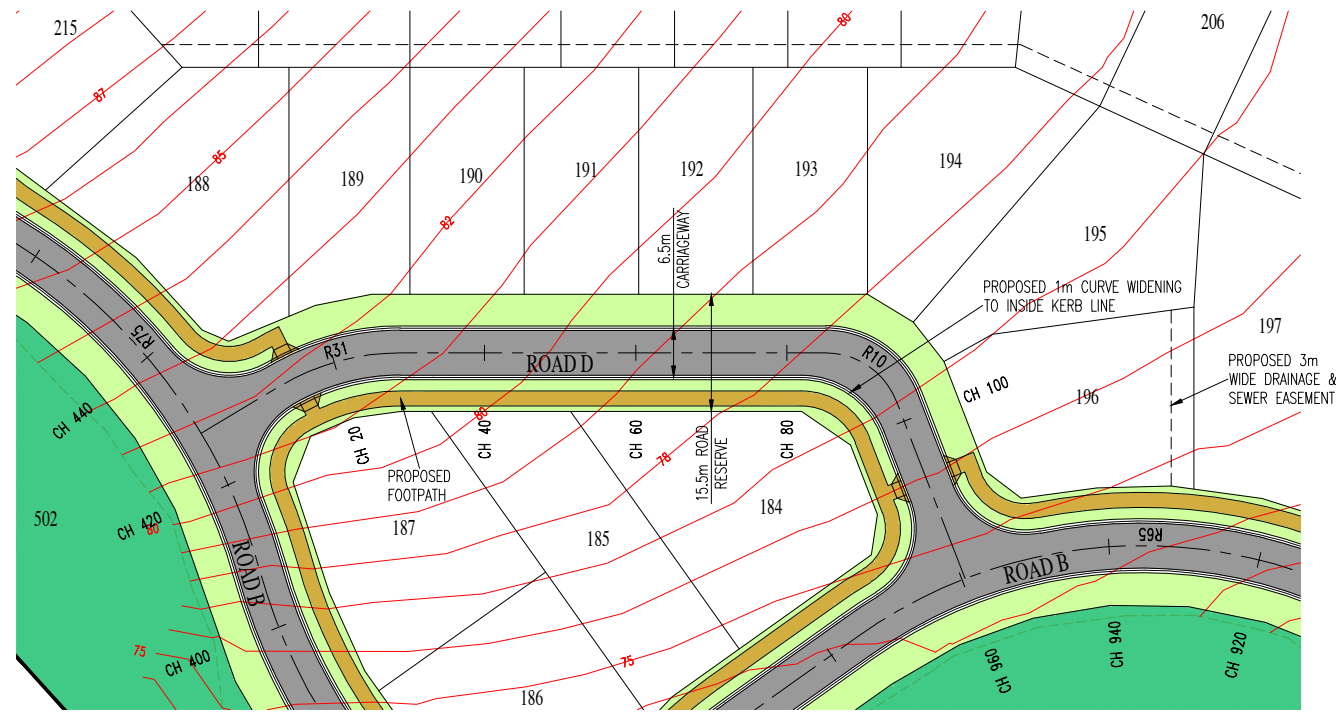
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 Drawn - D.P.C. Approved -
 Scales - 1:100 (A1) Date - FEBRUARY 2024
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 Job No. 1814 Sheet No. 23 of 36
 SHEET REF: 1814-CA-S0-23B

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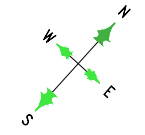
LEGEND:-

	PROPOSED NEW ROAD
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE FOOTPATH



ROAD D LAYOUT PLAN
Scale:- 1:500(A1) - 1:1000(A3)

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



00 1.0 2.0 3.0 4.0 5.0
Scale (m). 1 : 100 @ A1
1 : 200 @ A3

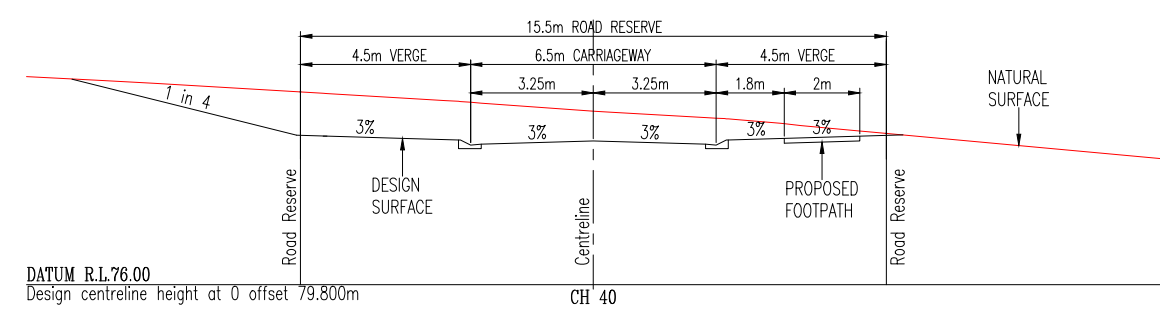
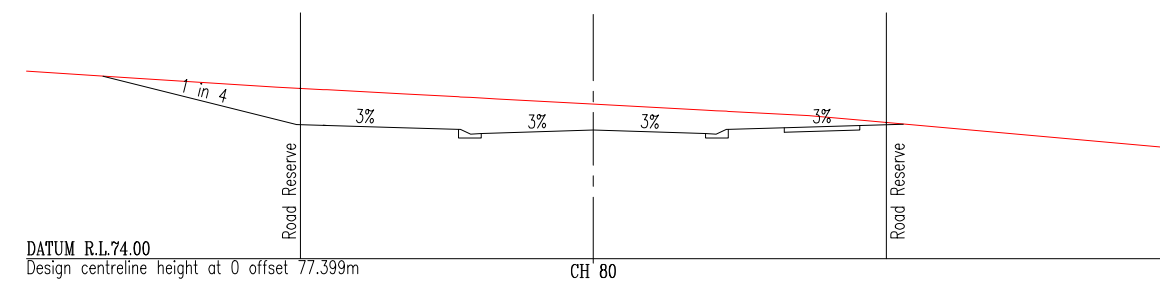
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Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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ROAD D PRELIMINARY CROSS SECTIONS
Scale:- 1:100(A1) - 1:200(A3)

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NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
ROAD D LAYOUT PLAN & PRELIMINARY CROSS SECTIONS

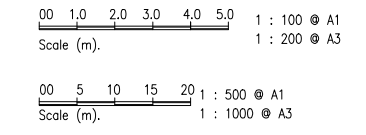
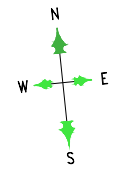
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
DRAPER ROAD,
GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	24 of 36
SHEET REF:	1814-CA-S0-24B		

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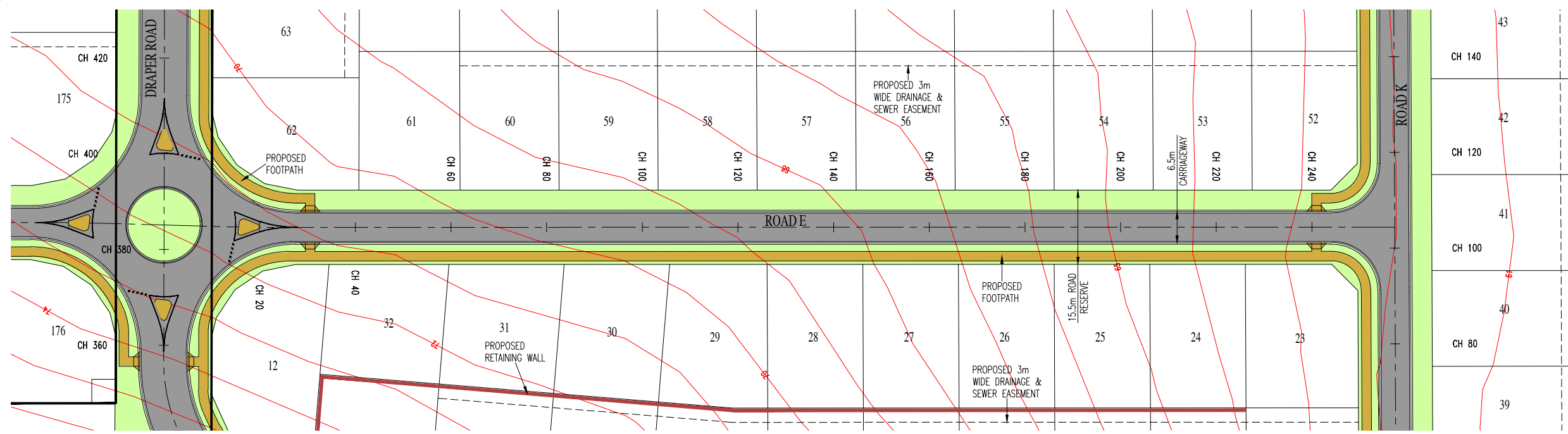


REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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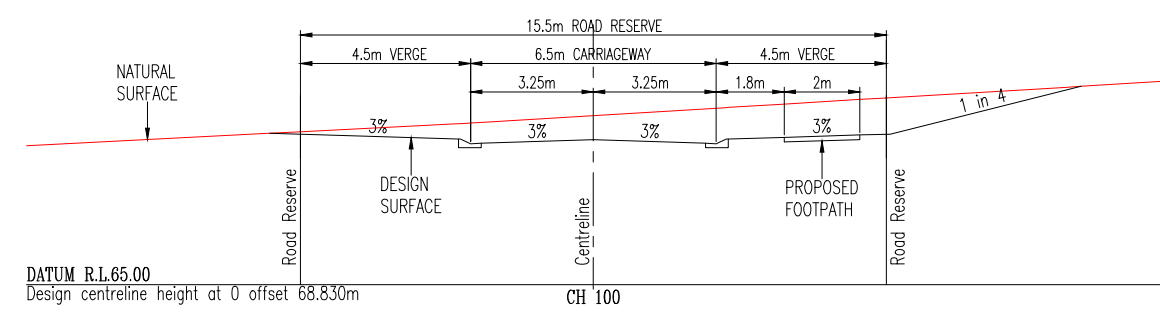
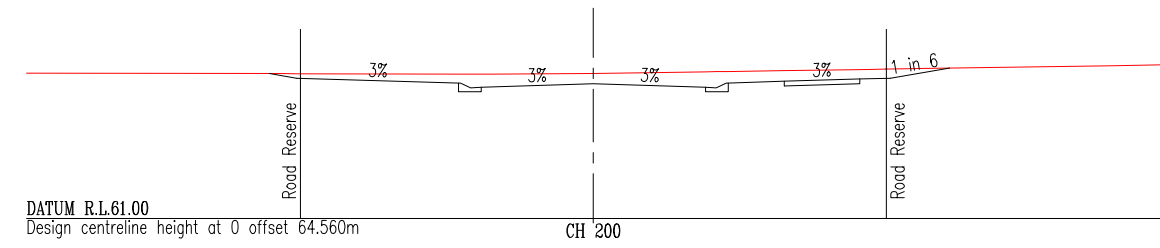


ROAD E LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

	PROPOSED NEW ROAD
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH



ROAD E PRELIMINARY CROSS SECTIONS

Scale:- 1:100(A1) - 1:200(A3)

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

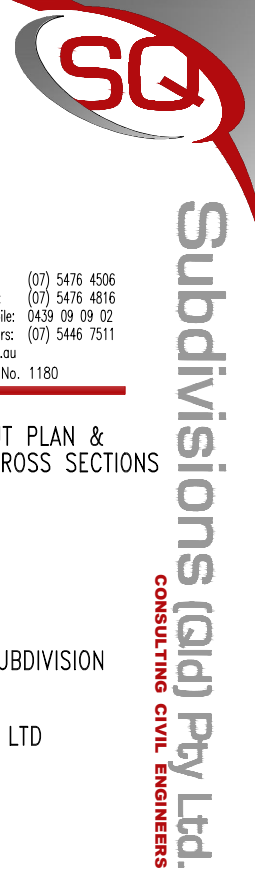
Plan Title -
ROAD E LAYOUT PLAN & PRELIMINARY CROSS SECTIONS

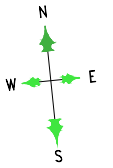
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
DRAPER ROAD, GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	25 of 36
SHEET REF:	1814-CA-S0-25B		





0 0.5 1.0 1.5 2.0
 Scale (m). 1 : 50 @ A1
 1 : 100 @ A3

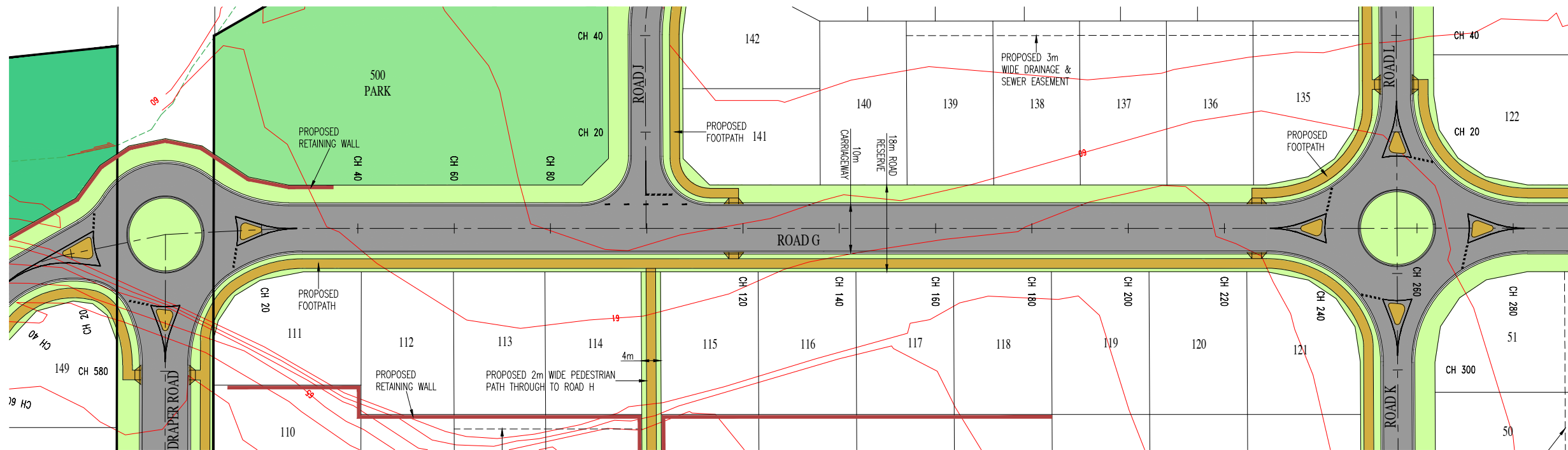
0 5 10 15 20
 Scale (m). 1 : 500 @ A1
 1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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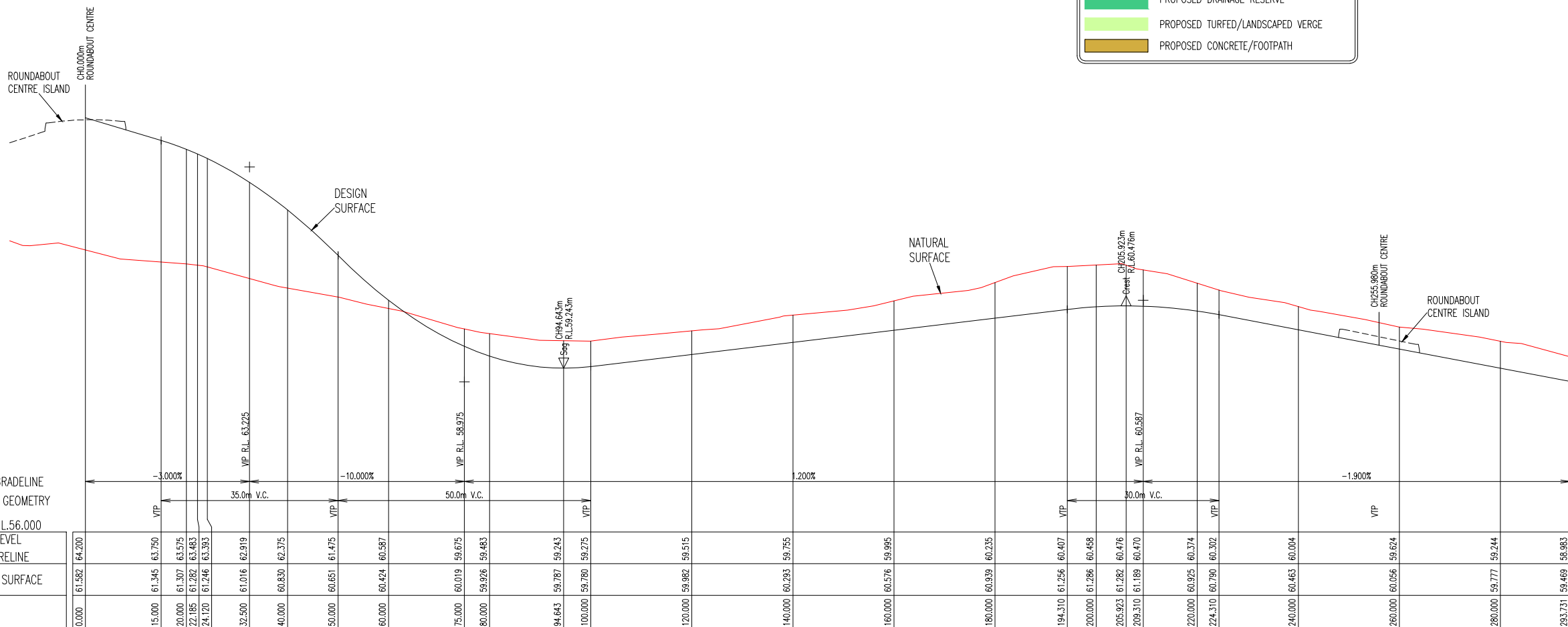


ROAD G LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

	PROPOSED NEW ROAD
	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	PROPOSED PARK
	PROPOSED DRAINAGE RESERVE
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH



ROAD G PRELIMINARY LONGITUDINAL SECTION

Scale:- Horizontal 1:500(A1) - 1:1000(A3)
 Vertical 1:50(A1) - 1:100(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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 Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD G LAYOUT PLAN
 & PRELIMINARY LONGITUDINAL
 SECTION**

Project -
RESIDENTIAL SUBDIVISION

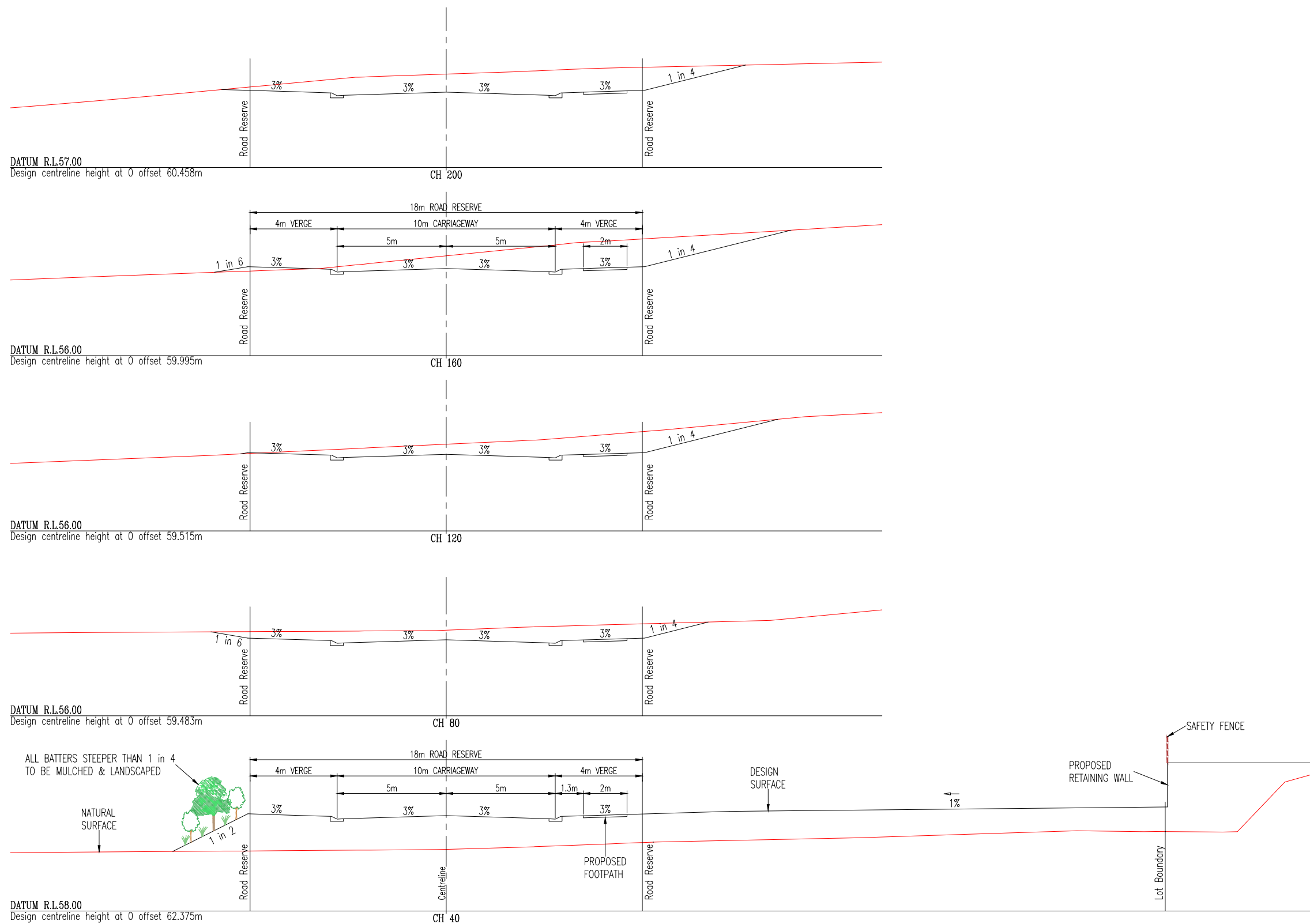
Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
 GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	26 of 36
SHEET REF:	1814-CA-S0-26B		



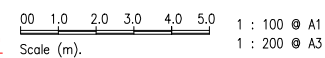
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 CONSULTING CIVIL ENGINEERS



ROAD G PRELIMINARY CROSS SECTIONS

Scale:- 1:100(A1) - 1:200(A3)

REDUCED SCALE



COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha

Plan Title -
**ROAD G PRELIMINARY
CROSS SECTIONS**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**HICKLING ACCESS,
GORDONVALE**



Subdivisions QLD Pty Ltd
CONSULTING CIVIL ENGINEERS

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Open Session Agenda - Ordinary Meeting 10 July 2024 - #745894

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A	B

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	[Signature]
Scales -	1:100 (A1)	Date -	FEBRUARY 2024
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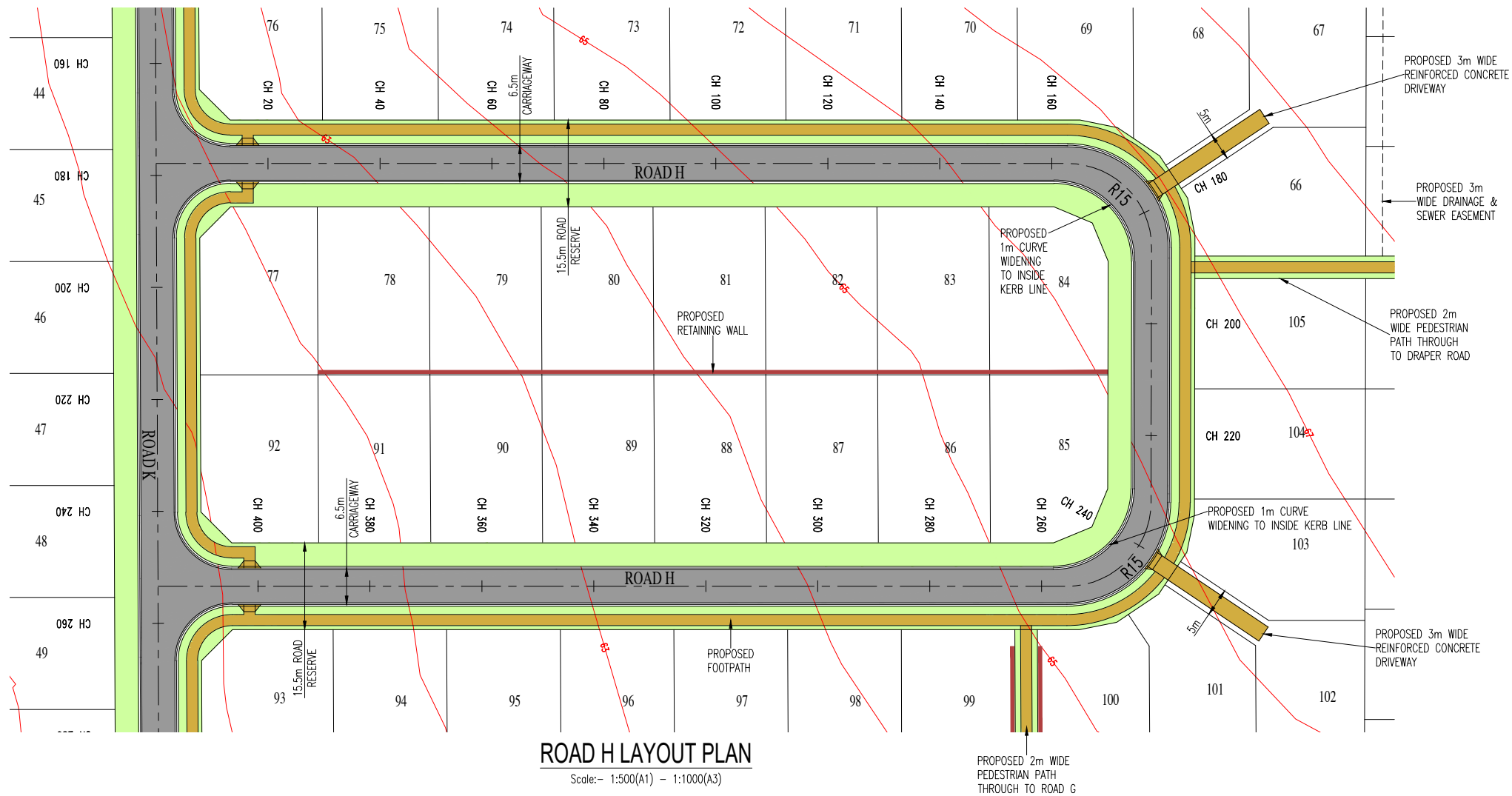
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SHEET REF: **1814-CA-S0-27B**

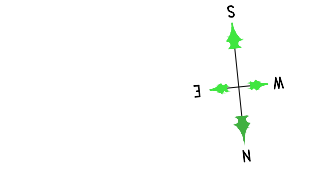
J:\18--\1814 - Mahaside Pty Ltd\Engineering Design\Drawings\Development Application\1814-CA-S0-18.dwg - Monday, 22 April 2024 9:10:17 AM

LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE FOOTPATH/DRIVEWAY



COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



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Scale (m). 1 : 100 @ A1
1 : 200 @ A3

00 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

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Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
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Noel Covey R.P.E.Q. No. 1180

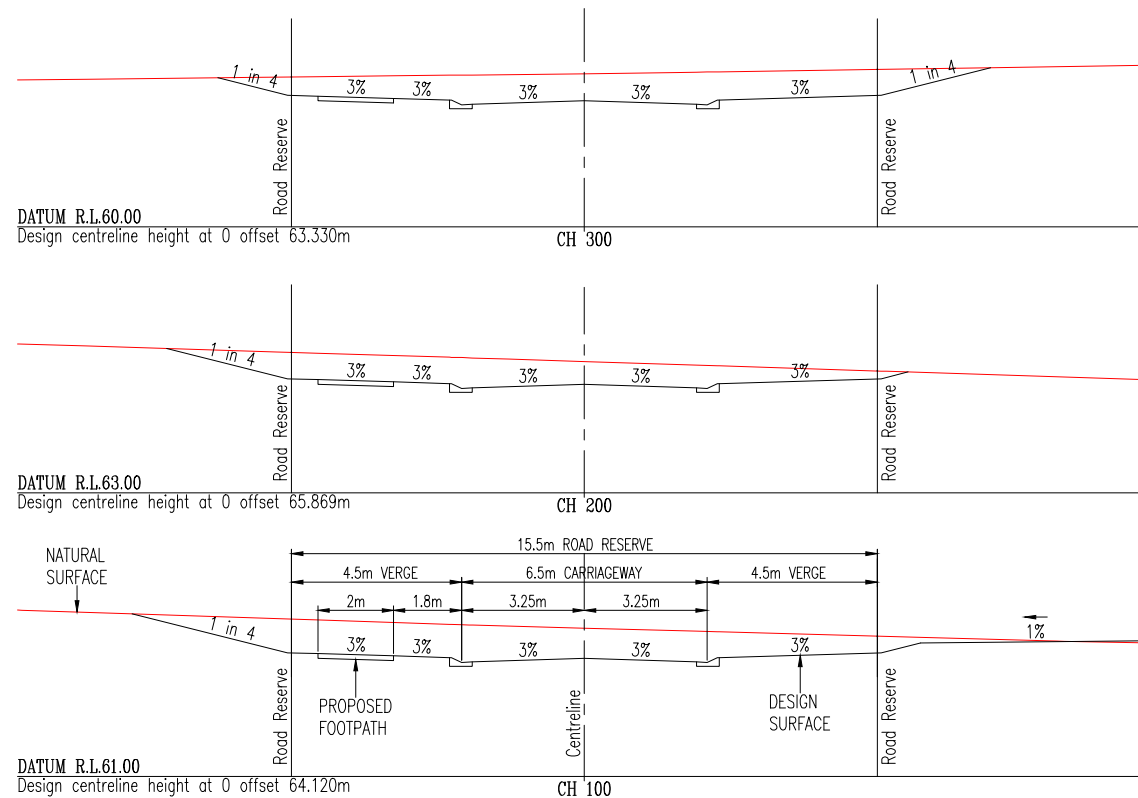
Plan Title -
ROAD H LAYOUT PLAN & PRELIMINARY CROSS SECTIONS

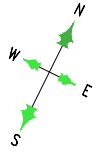
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
DRAPER ROAD, GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	28 of 36
SHEET REF:	1814-CA-S0-28B		





0 0.5 1.0 1.5 2.0
Scale (m). 1 : 50 @ A1
1 : 100 @ A3

0 5 10 15 20
Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**ROAD J LAYOUT PLAN
& PRELIMINARY LONGITUDINAL
SECTION**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design - N.R.C./D.P.C. Checked - N.R.C.

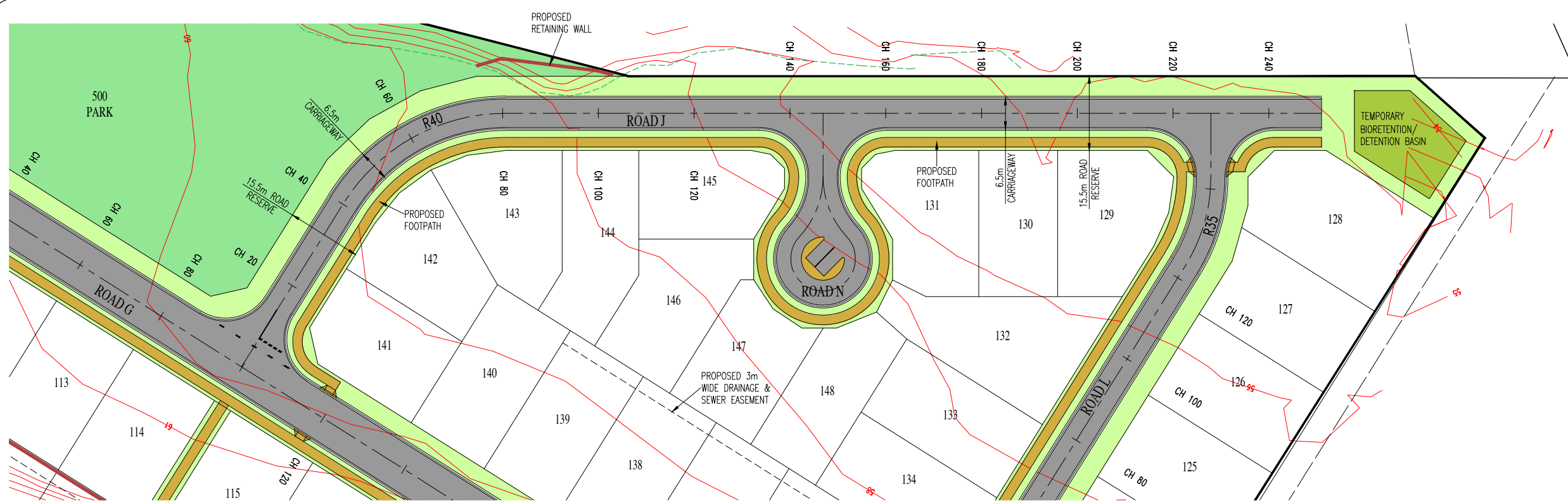
Drawn - D.P.C. Approved -

Scales - AS SHOWN Date - FEBRUARY 2024

Document Stage - CHANGE APPLICATION

Job No. 1814 Sheet No. 29 of 36

SHEET REF: 1814-CA-S0-29B

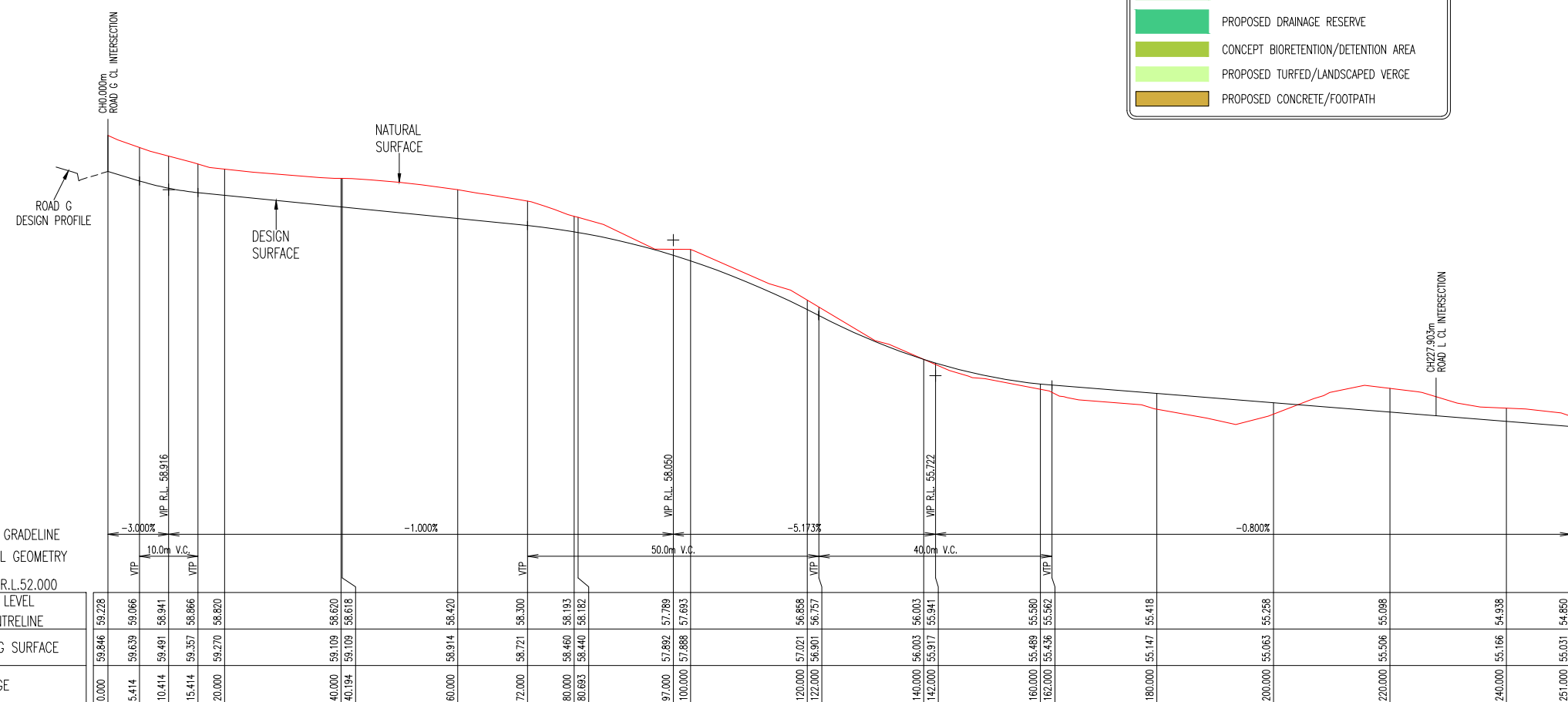


ROAD J LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- PROPOSED PARK
- PROPOSED DRAINAGE RESERVE
- CONCEPT BIORETENTION/DETENTION AREA
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE/FOOTPATH



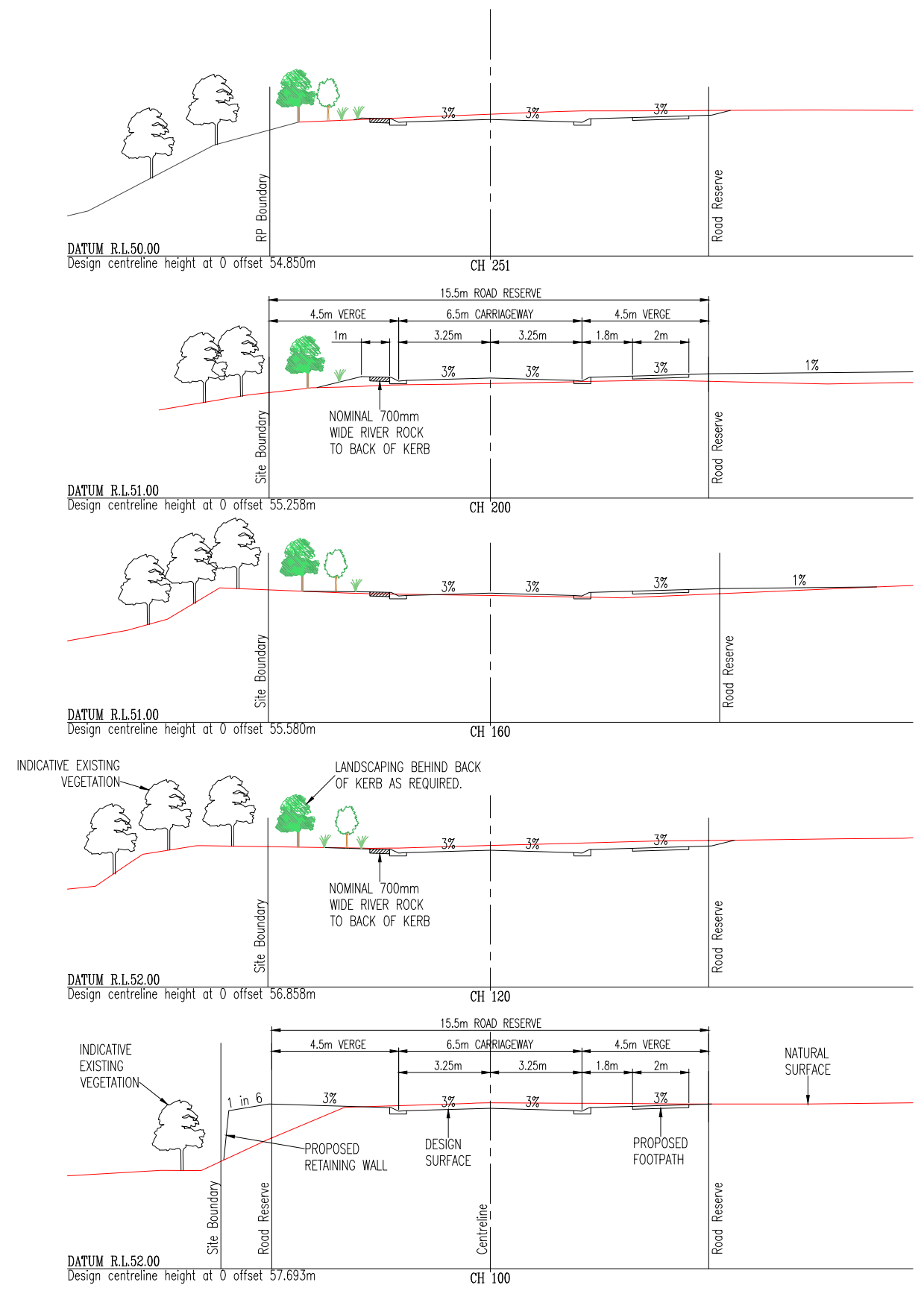
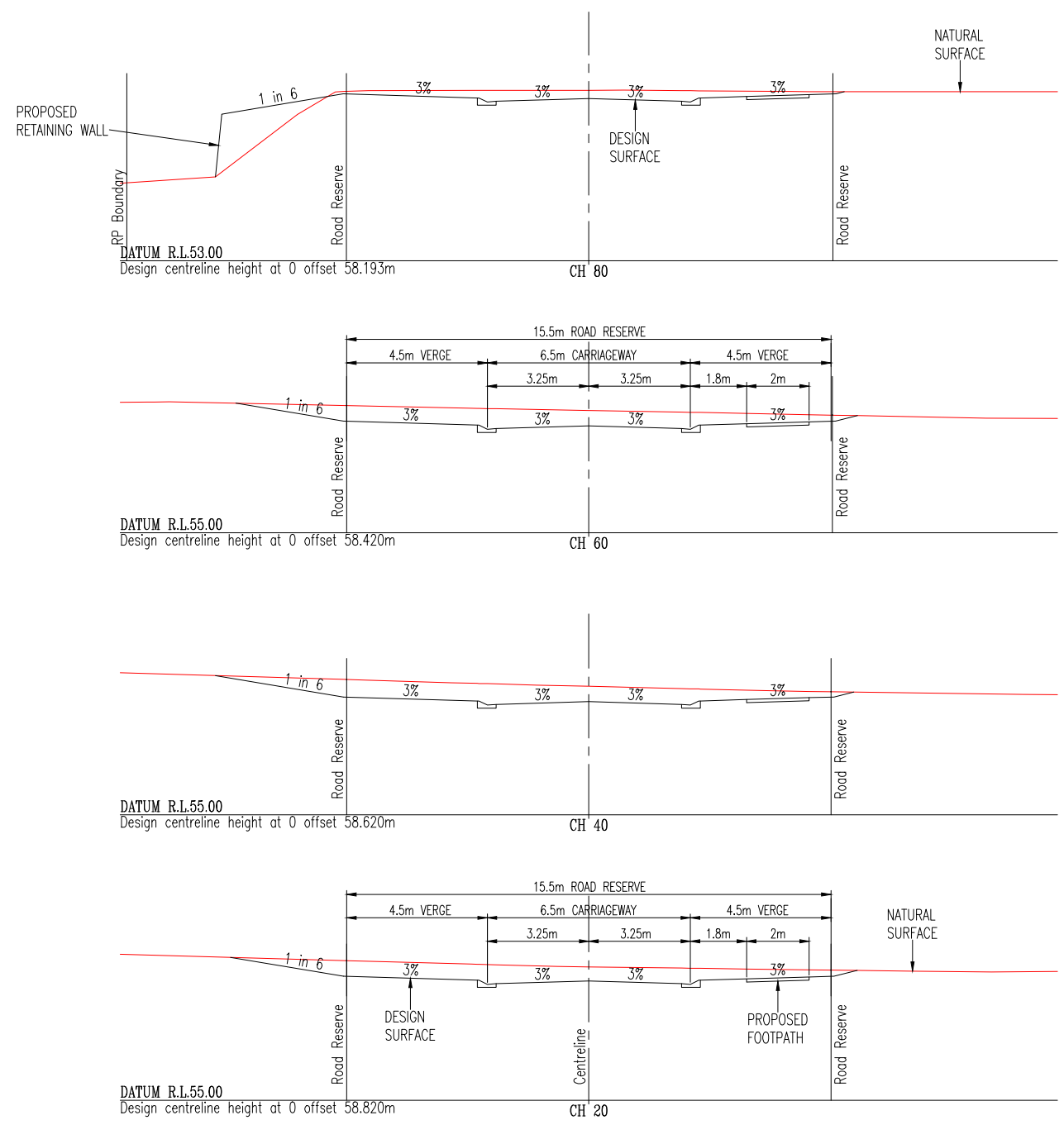
ROAD J PRELIMINARY LONGITUDINAL SECTION

Scale:- Horizontal 1:500(A1) - 1:1000(A3)
Vertical 1:50(A1) - 1:100(A3)

Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS

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ROAD J PRELIMINARY CROSS SECTIONS

REDUCED SCALE
Scale (m): 0 1.0 2.0 3.0 4.0 5.0
1 : 100 @ A1
1 : 200 @ A3

Scale:- 1:100(A1) - 1:200(A3)

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha

Plan Title -
**ROAD J PRELIMINARY
CROSS SECTIONS**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

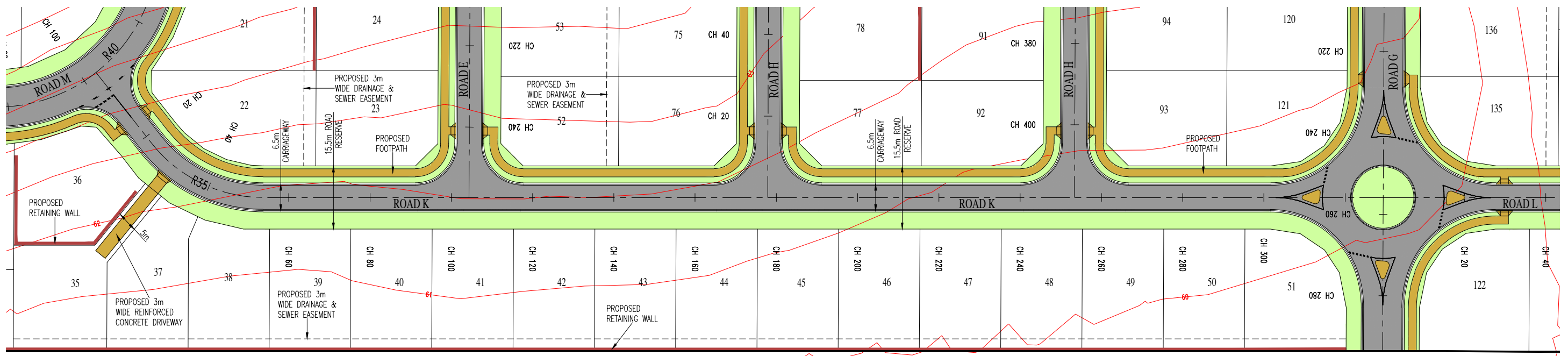
Site -
**HICKLING ACCESS,
GORDONVALE**

Subdivisions (Qld) Pty Ltd
CONSULTING CIVIL ENGINEERS
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NAMBOUR. Fax: (07) 5476 4816
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NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
admin@subdivisionsqld.com.au
19/04/2024
9/2/2024

DATE	AMENDMENT	S.B.	D.C.	INIT.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS			
9/2/2024	ORIGINAL ISSUE			

Design - N.R.C./D.P.C. Checked - N.R.C.
Drawn - D.P.C. Approved -
Scales - 1:100 (A1) Date - FEBRUARY 2024
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Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

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Job No. **1814** Sheet No. **30** of **36**
SHEET REF: **1814-CA-S0-30B**

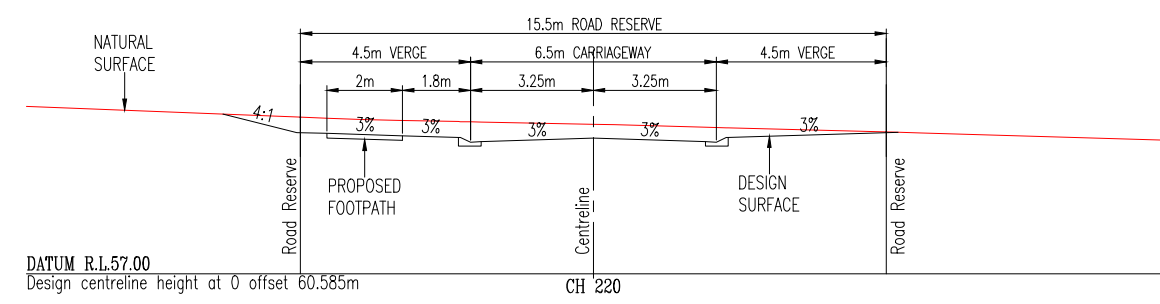
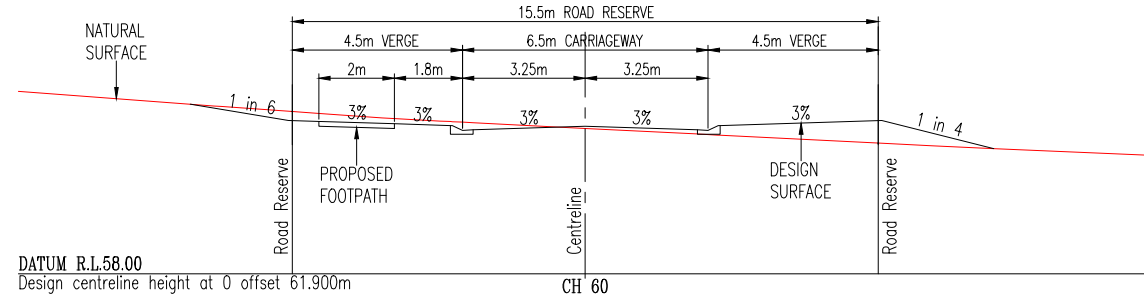
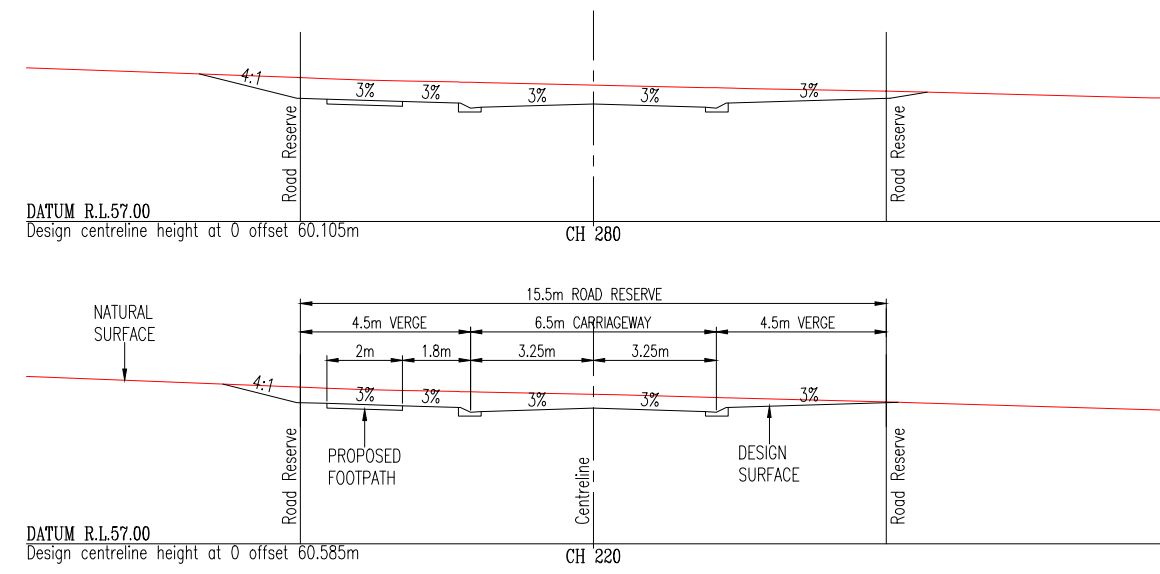
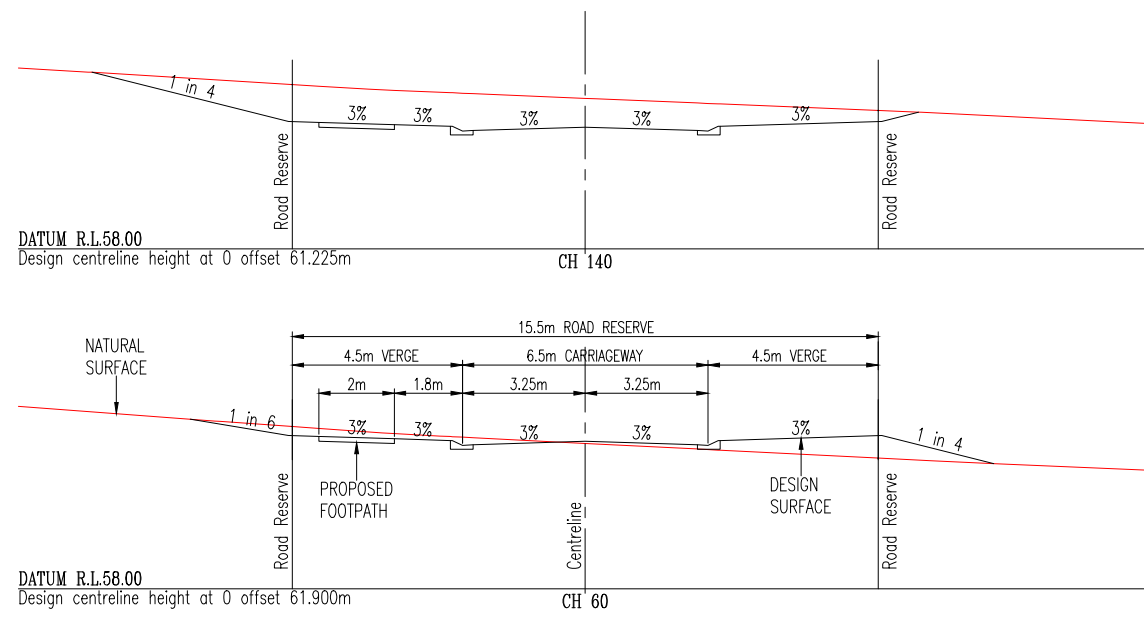
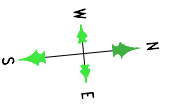


ROAD K LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

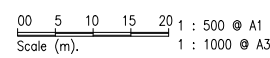
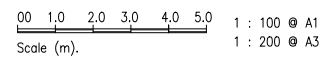
LEGEND:-

- PROPOSED NEW ROAD
- PROPOSED RETAINING WALL
- SITE BOUNDARY
- PROPOSED EASEMENT
- EXISTING SURFACE CONTOUR
- PROPOSED TURFED/LANDSCAPED VERGE
- PROPOSED CONCRETE/FOOTPATH



ROAD K PRELIMINARY CROSS SECTIONS

Scale:- 1:100(A1) - 1:200(A3)



REDUCED SCALE

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha

Plan Title -
**ROAD K LAYOUT PLAN
& PRELIMINARY CROSS SECTIONS**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**HICKLING ACCESS,
GORDONVALE**



Subdivisions (Qld) Pty Ltd
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P.O. Box 268, Mobile: 0439 09 09 02
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admin@subdivisionsqld.com.au

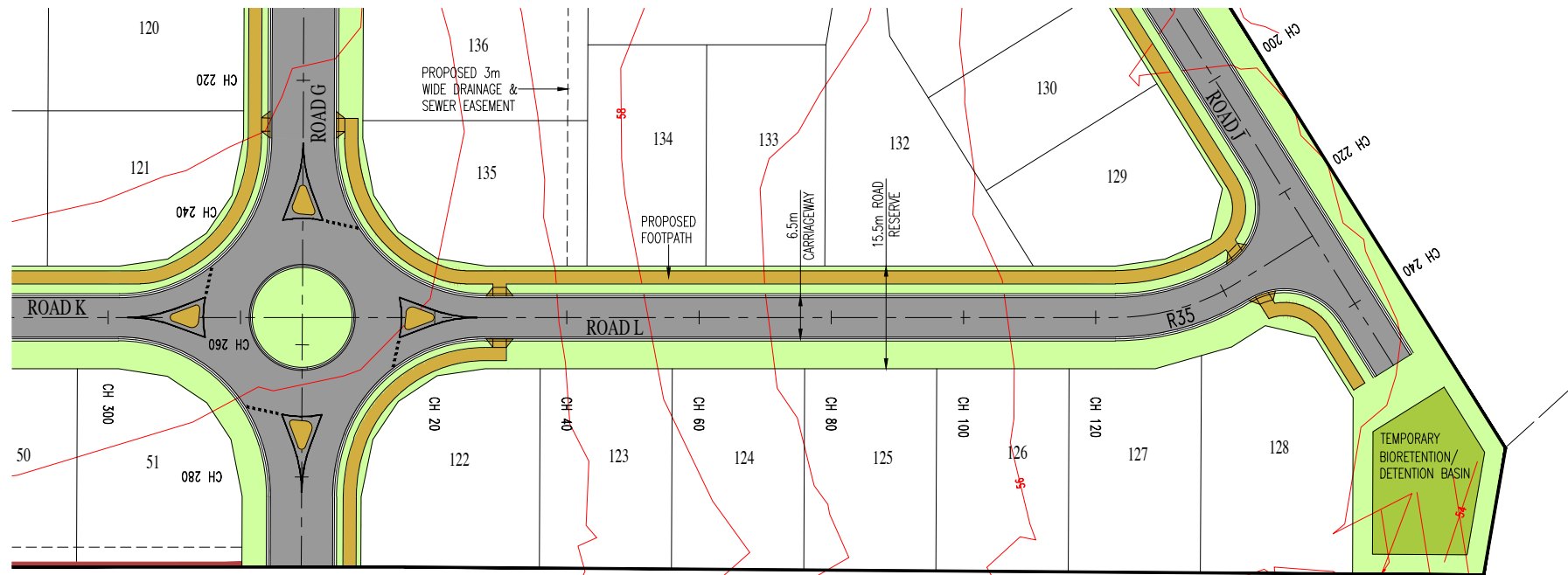
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.

Design - N.R.C./D.P.C. Checked - N.R.C.
Drawn - D.P.C. Approved -
Scales - AS SHOWN Date - FEBRUARY 2024
Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

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Document Stage - CHANGE APPLICATION
Job No. 1814 Sheet No. 31 of 36
SHEET REF: 1814-CA-S0-31B

LEGEND:-

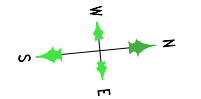
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	PROPOSED RETAINING WALL
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING SURFACE CONTOUR
	CONCEPT BIORETENTION/DETENTION AREA
	PROPOSED TURFED/LANDSCAPED VERGE
	PROPOSED CONCRETE/FOOTPATH



ROAD L LAYOUT PLAN

Scale:- 1:500(A1) - 1:1000(A3)

COUNCIL FILE REF. No. 8/13/2099
R.P.D. LOT 3 on SP147279
SITE AREA:- 23.85 Ha



00 1.0 2.0 3.0 4.0 5.0
Scale (m). 1 : 100 @ A1
1 : 200 @ A3

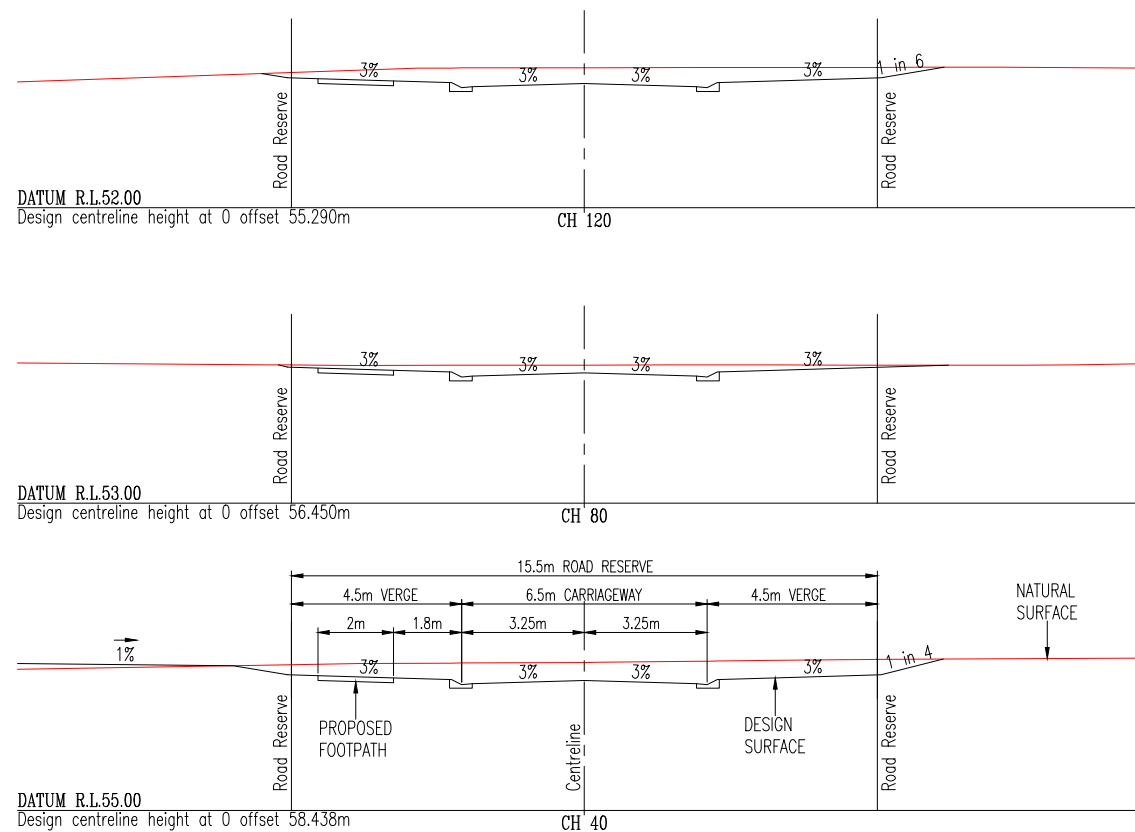
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Scale (m). 1 : 500 @ A1
1 : 1000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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ROAD L PRELIMINARY CROSS SECTIONS

Scale:- 1:100(A1) - 1:200(A3)



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CONSULTING CIVIL ENGINEERS

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NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
ROAD L LAYOUT PLAN & PRELIMINARY CROSS SECTIONS

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

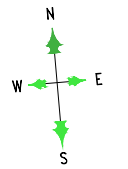
Site -
DRAPER ROAD, GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	32 of 36
SHEET REF:	1814-CA-S0-32B		

LEGEND:-

- PROPOSED NEW ROAD
- SITE BOUNDARY
- EXISTING SURFACE CONTOUR
- PROPOSED Ø150 RETICULATION SEWER
- PROPOSED DN225 TRUNK SEWER MAIN

COUNCIL FILE REF. No. 8/13/2099
 R.P.D. LOT 3 on SP147279
 SITE AREA:- 23.85 Ha



00 10 20 30 40 50 60 70
 Scale (m). 1 : 1250 @ A1
 1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B	

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 admin@subdivisionsqld.com.au
 Noel Covey R.P.E.Q. No. 1180

Plan Title -
**PRELIMINARY SEWER
 RETICULATION LAYOUT PLAN**

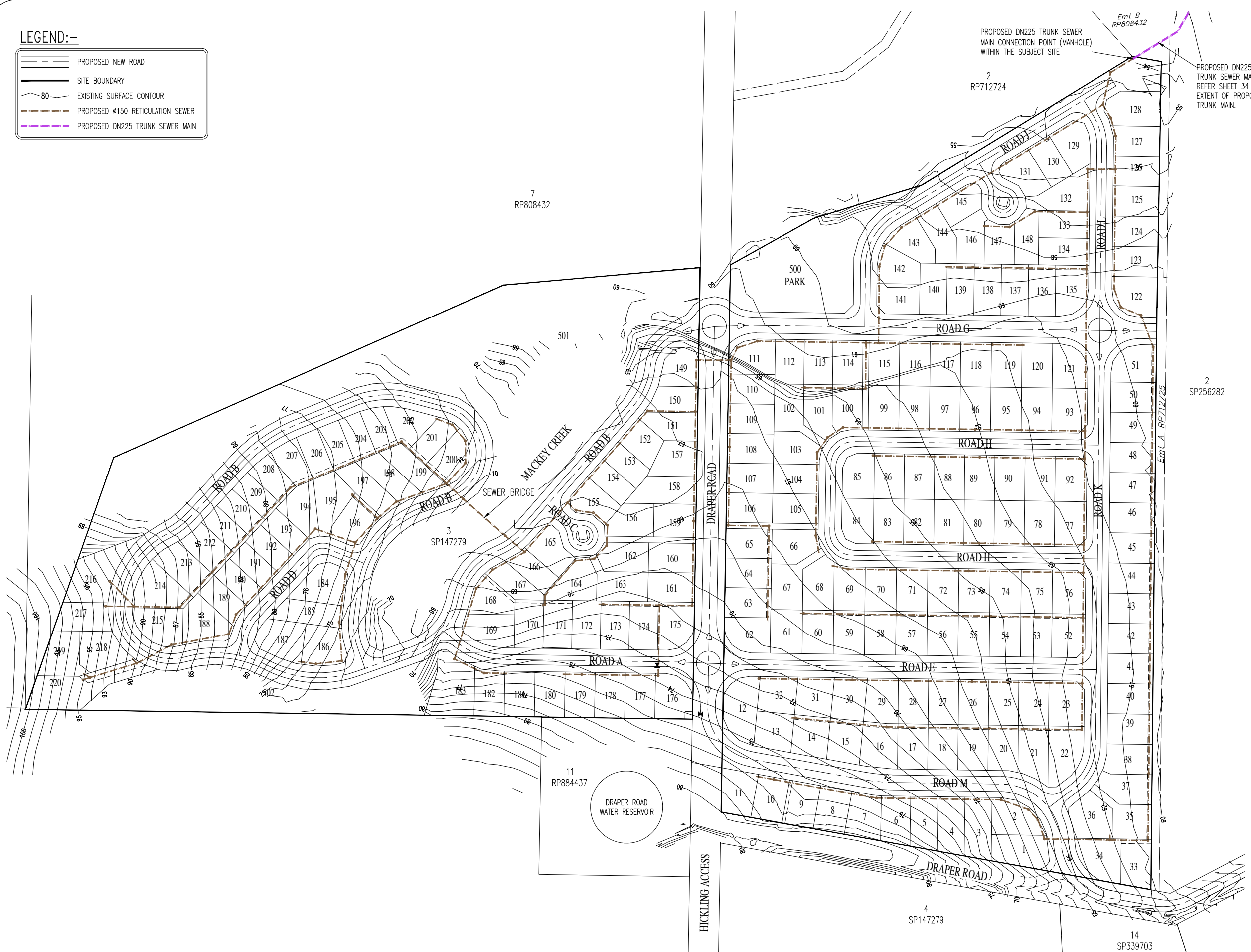
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
 GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	33 of 36
SHEET REF:	1814-CA-S0-33B		

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PRELIMINARY SEWER RETICULATION LAYOUT PLAN





Scale:- 1:1250(A1) - 1:2500(A3)

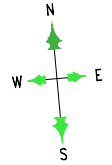
Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

Subdivisions (Qld) Pty Ltd.
 CONSULTING CIVIL ENGINEERS



LEGEND:-

	PROPOSED EASEMENT
	PROPOSED DN225 TRUNK SEWER MAIN
	CURRENT LGIP FUTURE TRUNK SEWER MAIN
	EXISTING SEWAGE PUMP STATION



0 50 100 150 200 1 : 4000 @ A1
Scale (m). 1 : 8000 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

DATE	AMENDMENT	INIT.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**PRELIMINARY TRUNK SEWER
MAIN LAYOUT PLAN**

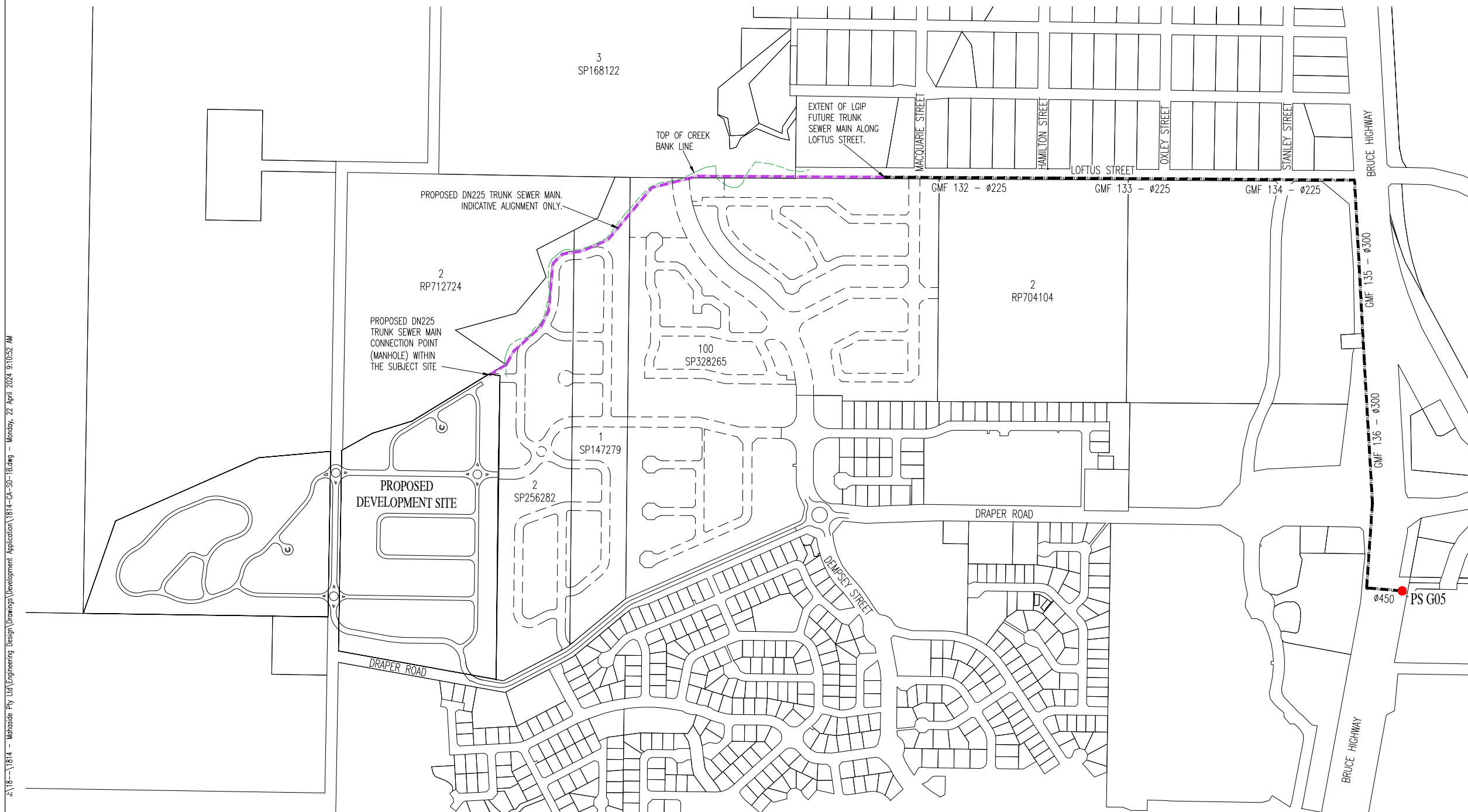
Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:4000 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	34 of 36
SHEET REF:	1814-CA-S0-34B		

Subdivisions (Qld) Pty Ltd.
CONSULTING CIVIL ENGINEERS



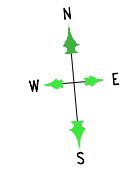
PRELIMINARY TRUNK SEWER MAIN LAYOUT PLAN

Scale:- 1:4000(A1) - 1:8000(A3)

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LEGEND:-

	PROPOSED NEW ROAD
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING 450mm DIA WATER MAIN
	CURRENT LGIP FUTURE TRUNK WATER MAIN



00 10 20 30 40 50 60 70
Scale (m). 1 : 1250 @ A1
1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.

19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
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admin@subdivisionsqld.com.au
Noel Covey R.P.E.Q. No. 1180

Plan Title -
**CURRENT LGIP FUTURE TRUNK
WATER NETWORK PLAN**

Project -
RESIDENTIAL SUBDIVISION

Client -
MAHASIDE PTY LTD

Site -
**DRAPER ROAD,
GORDONVALE**

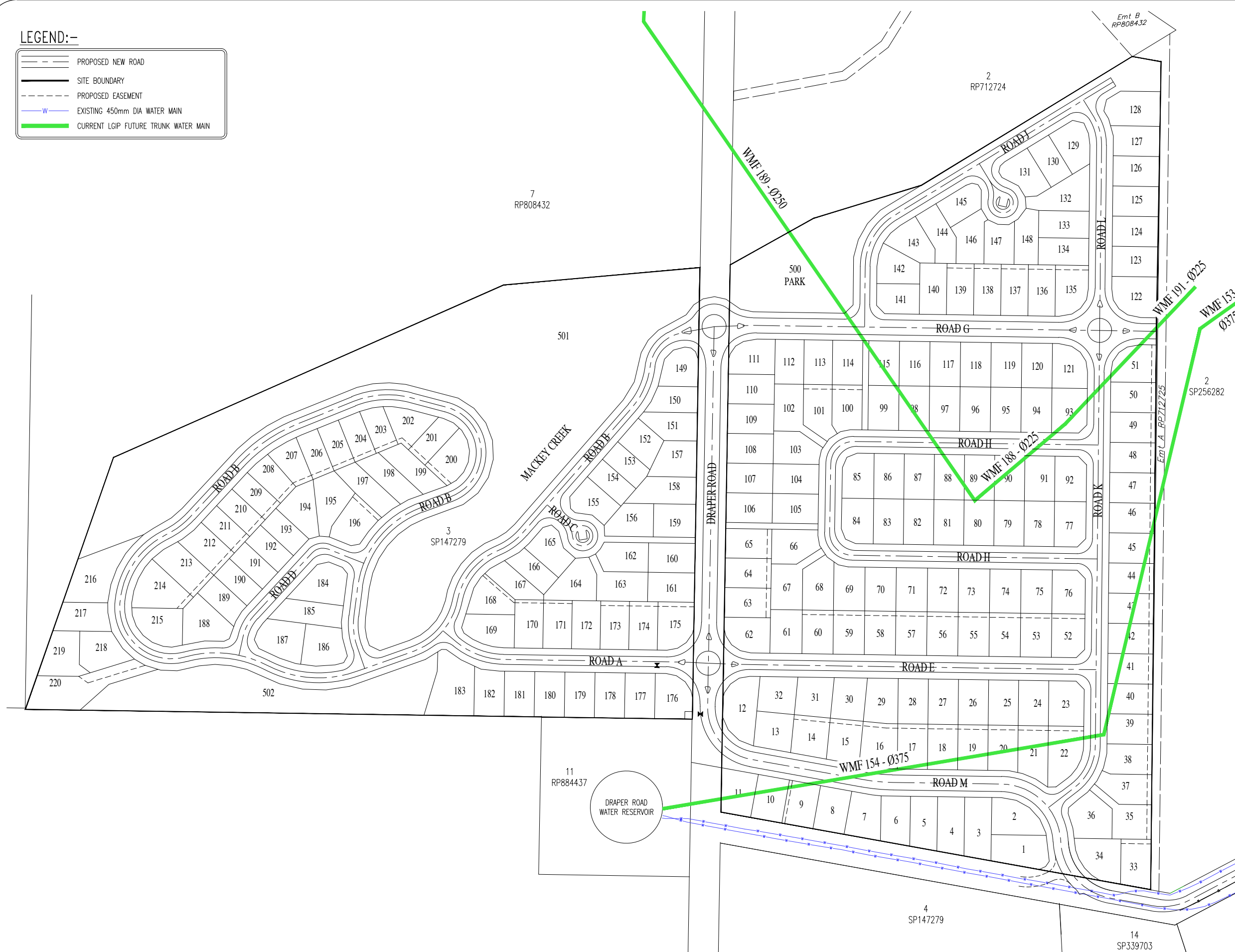
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Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	35 of 36
SHEET REF:	1814-CA-S0-35B		

CURRENT LGIP FUTURE TRUNK WATER NETWORK PLAN

Scale:- 1:1250(A1) - 1:2500(A3)

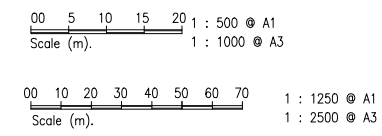
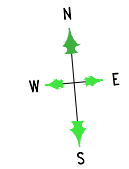
Open Session Agenda - Ordinary Meeting - 10 July 2024 - #7458941

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LEGEND:-

	PROPOSED NEW ROAD
	SITE BOUNDARY
	PROPOSED EASEMENT
	EXISTING 450mm DIA TRUNK MAIN
	PROPOSED O.D. 63mm RIDER MAIN
	PROPOSED 100mm RETICULATION MAIN
	PROPOSED 150mm RETICULATION MAIN
	WMF188- 225 LGIP TRUNK WATER MAIN
	WMF191- 225 LGIP TRUNK WATER MAIN
	WMF189- 250 LGIP TRUNK WATER MAIN
	WMF154 & WMF153 - 375 LGIP FUTURE (BY COUNCIL) TRUNK WATER MAINS



REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

DATE	AMENDMENT	INIT.
19/04/2024	WATER NOTATION AND GENERAL AMENDMENTS	S.B.
9/2/2024	ORIGINAL ISSUE	D.C.
		INIT.

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 NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
 admin@subdivisionsqld.com.au
 Noel Covey R.P.E.Q. No. 1180

Plan Title -
**PRELIMINARY WATER
 RETICULATION LAYOUT PLAN**

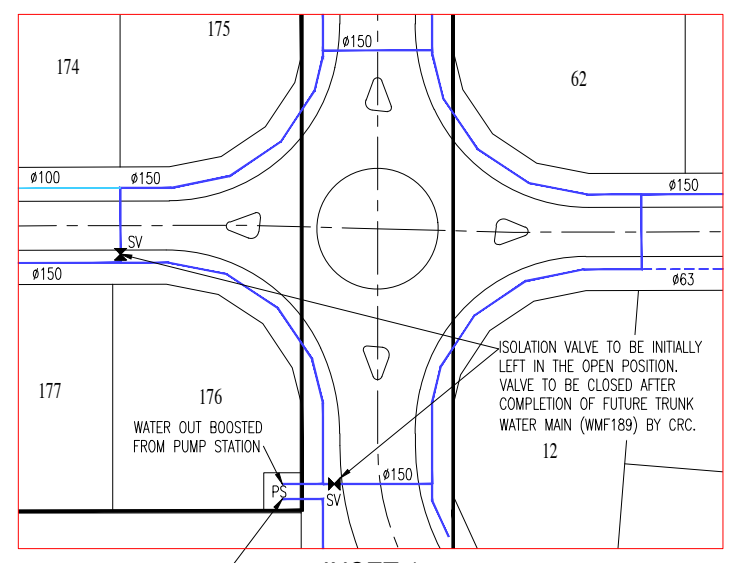
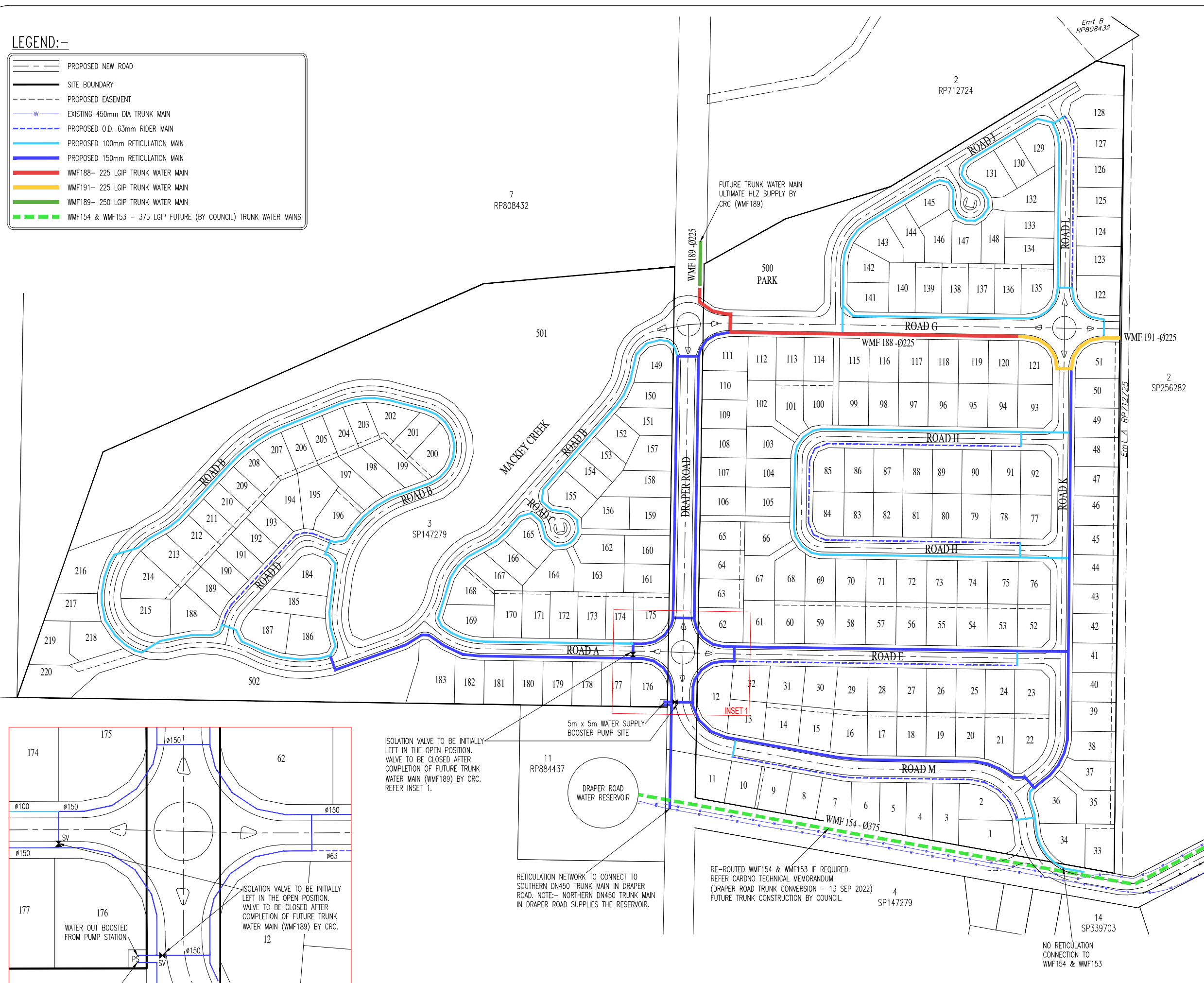
Project -
 RESIDENTIAL SUBDIVISION

Client -
 MAHASIDE PTY LTD

Site -
 DRAPER ROAD,
 GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	AS SHOWN	Date -	FEBRUARY 2024
Document Stage -	CHANGE APPLICATION		
Job No.	1814	Sheet No.	36 of 36
SHEET REF:	1814-CA-S0-36B		

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ISOLATION VALVE TO BE INITIALLY LEFT IN THE OPEN POSITION. VALVE TO BE CLOSED AFTER COMPLETION OF FUTURE TRUNK WATER MAIN (WMF189) BY CRC. REFER INSET 1.

5m x 5m WATER SUPPLY BOOSTER PUMP SITE

DRAPER ROAD WATER RESERVOIR

RETICULATION NETWORK TO CONNECT TO SOUTHERN DN450 TRUNK MAIN IN DRAPER ROAD. NOTE:- NORTHERN DN450 TRUNK MAIN IN DRAPER ROAD SUPPLIES THE RESERVOIR.

RE-ROUTED WMF154 & WMF153 IF REQUIRED. REFER CARDNO TECHNICAL MEMORANDUM (DRAPER ROAD TRUNK CONVERSION - 13 SEP 2022) FUTURE TRUNK CONSTRUCTION BY COUNCIL.

NO RETICULATION CONNECTION TO WMF154 & WMF153

PRELIMINARY WATER RETICULATION LAYOUT PLAN

Scale:- 1:1250(A1) - 1:2500(A3)

ATTACHMENT 2: AMENDED CONDITIONS PACKAGE

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Subdivision Layout Plan	1814-DA-S0-1D / Sheet 1 of 28	APRIL 2020
Staging Plan	1814-DA-S0-2D / Sheet 2 of 28	APRIL 2020
Subdivision Layout Plan – Colour Coded	1814-DA-S0-4D / Sheet 4 of 28	APRIL 2020
Road Layout Plan	1814-DA-S0-5D / Sheet 5 of 28	APRIL 2020
Concept Building Envelope Plan	1814-DA-S0-25D / Sheet 25 of 28	APRIL 2020
Drawing Schedule	Drawing Ref: 1814-CA-S0-COVER, Prepared by Subdivisions (Qld) Pty Ltd Consulting Civil Engineers	February 2024
Overall Site Layout Plan / Draper Road Locality	Sheet Ref: 1814-CA-S0-1B, Issue B, Sheet No. 1 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Subdivision Layout Plan	Sheet Ref: 1814-CA-S0-2B, Issue B, Sheet No. 2 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Staging Plan	Sheet Ref: 1814-CA-S0-3B, Issue B, Sheet No. 3 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Existing Site Contours & Details Plan – Sheet 1 of 2	Sheet Ref: 1814-CA-S0-4B, Issue B, Sheet No. 4 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Existing Site Contours & Details Plan – Sheet 2 of 2	Sheet Ref: 1814-CA-S0-5B, Issue B, Sheet No. 5 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Subdivision Layout Plan – Colour Coded	Sheet Ref: 1814-CA-S0-6B, Issue B, Sheet No. 6 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Estate Roads Layout Plan	Sheet Ref: 1814-CA-S0-7B, Issue B, Sheet No. 7 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024
Draper Road Layout Plan – Site to Dempsey Street	Sheet Ref: 1814-CA-S0-8B, Issue B, Sheet No. 8 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers	19 April 2024

<u>Typical Road Cross Sections – Sheet 1 of 2</u>	<u>Sheet Ref: 1814-CA-S0-9B, Issue B, Sheet No. 9 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Typical Road Cross Sections – Sheet 2 of 2</u>	<u>Sheet Ref: 1814-CA-S0-10B, Issue B, Sheet No. 10 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH -40 to CH 260</u>	<u>Sheet Ref: 1814-CA-S0-11B, Issue B, Sheet No. 11 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH 260 to CH 480</u>	<u>Sheet Ref: 1814-CA-S0-12B, Issue B, Sheet No. 12 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Layout Plan & Preliminary Longitudinal Section: CH 480 to End</u>	<u>Sheet Ref: 1814-CA-S0-13B, Issue B, Sheet No. 13 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Preliminary Cross Sections: CH -40 to CH 440</u>	<u>Sheet Ref: 1814-CA-S0-14B, Issue B, Sheet No. 14 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Draper Road/Road M Preliminary Cross Sections: CH 480 to CH 560</u>	<u>Sheet Ref: 1814-CA-S0-15B, Issue B, Sheet No. 15 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road A Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0-16B, Issue B, Sheet No. 16 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road A Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-17B, Issue B, Sheet No. 17 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 0 to CH 280</u>	<u>Sheet Ref: 1814-CA-S0-18B, Issue B, Sheet No. 18 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 240 to CH 540</u>	<u>Sheet Ref: 1814-CA-S0-19B, Issue B, Sheet No. 19 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 520 to CH 820</u>	<u>Sheet Ref: 1814-CA-S0-20B, Issue B, Sheet No. 20 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Layout Plan & Preliminary Longitudinal Section: CH 820 to CH End</u>	<u>Sheet Ref: 1814-CA-S0-21B, Issue B, Sheet No. 21 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Preliminary Cross Sections: CH40 to CH520</u>	<u>Sheet Ref: 1814-CA-S0-22B, Issue B, Sheet No. 22 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road B Preliminary Cross Sections: CH560 to CH1000</u>	<u>Sheet Ref: 1814-CA-S0-23B, Issue B, Sheet No. 23 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road D Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-24B, Issue B, Sheet No. 24 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road E Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-25B, Issue B, Sheet No. 25 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road G Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0-26B, Issue B, Sheet No. 26 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road G Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-27B, Issue B, Sheet No. 27 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road H Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-28B, Issue B, Sheet No. 28 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

<u>Road J Layout Plan & Preliminary Longitudinal Section</u>	<u>Sheet Ref: 1814-CA-S0-29B, Issue B, Sheet No. 29 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road J Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-30B, Issue B, Sheet No. 30 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road K Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-31B, Issue B, Sheet No. 31 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Road L Layout Plan & Preliminary Cross Sections</u>	<u>Sheet Ref: 1814-CA-S0-32B, Issue B, Sheet No. 32 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Sewer Reticulation Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-33B, Issue B, Sheet No. 33 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Trunk Sewer Main Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-34B, Issue B, Sheet No. 34 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Current LGIP Future Trunk Water Network Plan</u>	<u>Sheet Ref: 1814-CA-S0-35B, Issue B, Sheet No. 35 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>
<u>Preliminary Water Reticulation Layout Plan</u>	<u>Sheet Ref: 1814-CA-S0-36B, Issue B, Sheet No. 36 of 36, Prepared by Subdivisions (QLD) Pty Ltd Consulting Civil Engineers</u>	<u>19 April 2024</u>

Assessment Manager Conditions

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.
2. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:

- a. The specifications, facts and circumstances as set out in the application submitted to Council; and
- b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

3. The conditions of the Development Permit must be effected prior to Council approval of the Plan of Survey, except where specified otherwise in these conditions of approval.

Operational Works

4. An Operational Works approval is required for the earthworks, roadworks, private and public infrastructure works (sewer and water) and landscaping (excluding street trees on Access Streets, Access Place and Minor Collector) associated with the development for each stage. Approval is required to be obtained prior to the commencement of any works on the site for each stage. All such works must be completed to the satisfaction of the Chief Executive Officer ~~prior to~~ prior to Council approval of the Plan of Survey for the relevant stage.

Staging

5. The development may be undertaken in stages, generally in accordance with the stages indicated on the Approved Plans of Development, to the satisfaction of the Chief Executive Officer. Any changes to the approved stage layout must be submitted to and endorsed by the Chief Executive Officer.

RPEQ Certification

6. Geotechnical certification must be supplied to Council for the gabion wall and the aerial sewer crossing at Works Acceptance by way of the submission of Queensland Building Forms 15 and 16.
7. Where during the course of construction it is found that the ground conditions differ from the Geotechnical design assumptions made in the reports, subsequent Geotechnical reports must be submitted to Council for review. Where a subsequent Geotechnical Report recommends changes to the design, an amended set of plans must be submitted to Council for review and approval.

Geotechnical

8. A Geotechnical Assessment must be undertaken and certified by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) appropriately experienced in slope stability investigations in accordance with the reporting guidelines set out in the Australian Geomechanics Society Volume 42 No.1 March 2007. The report should include, but not limited to:
 - a. A slope stability assessment of retaining measures beside any proposed roads adjacent to the waterway corridor and steep banks adjacent to roads;
 - b. Recommendations on the design of all retaining structures and foundations; and
 - c. Demonstrate how any gabion walls / structures / drainage / infrastructure / naturally damaged vegetation within the waterway is proposed to be accessed and maintained by Council.

The Geotechnical Report is to be submitted as part of the Development Permit for Operational Works documentation for the development.

Water Supply and Sewerage Master Plan

9. An updated Water Supply and Sewerage Master Plan with interim stages accompanied by supporting calculations must be provided which demonstrates how the development can be serviced, along with the following:
 - a. Provide all water modelling results inclusive of interim and ultimate scenarios with and without the booster pump station;
 - b. Provide all masterplan options that are consistent with the connection points identified in the Infrastructure Plan;
 - c. Include a risk assessment and risk management report for the booster pump station that details strategies for ensuring security of supply during emergencies;
 - d. Identifies the water booster pump station performance requirements (duty and flow range) for each stage of the development and demonstrates how the water booster pump station design manages change in duty over time (i.e. efficient and effective service of low flow and high flow operating windows); and
 - e. Demonstrates how the provided water supply network can be zoned in the future (utilising valving and mains provided by the network design) to provide an ultimate booster pump station catchment limited to servicing no more than 25 lots per section D6.19 of the FNQROC Development Manual

The Water Supply and Sewerage Master Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Water Supply and Sewerage Infrastructure Plan

10. An updated Water Supply and Sewerage Infrastructure Plan and supporting information including hydraulic network analysis must be submitted demonstrating how the development will be serviced by Council's Infrastructure. In particular the plan must:
 - a. Identify external catchments that will be connected to the internal sewer or water networks;
 - b. Identify how the development will connect to trunk infrastructure and any upgrading to trunk infrastructure required to cater for the development;
 - c. Identify any trunk infrastructure in the LGIP that will be constructed with this development; and
 - d. Identify how the development will connect to any alternative sewerage connection point that, at the time of Operational Works has sufficient capacity to service the development i.e. PS G05.

The Water Supply and Sewerage Infrastructure Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Advice Note: Future development over adjoining lots will require landowners' consent. This approval does not imply consent for works over lots not the subject of this development application.

Water Supply and Sewerage Works External

11. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - a. Extend water and sewer infrastructure to connect the site to Council's existing water and sewer infrastructure at a point that has sufficient capacity to service the development.

A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council's approval of the Plan of Survey.

~~Note: Where providing necessary infrastructure identified within the Local Government Infrastructure Plan (ID: GMF132, GMF133, GMF 134, GMF 135 and GMF136), an offset or refund for the works may apply. It is Council's preference that the provision and associated cost of Necessary Infrastructure be subject to an infrastructure agreement between the Applicant and Council.~~

Water Supply and Sewerage Works Internal

12. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;
 - b. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage;
 - ~~c. Any proposed booster pump station must be limited to servicing 25 lots unless otherwise approved by Cairns Regional Council and submitting a report to satisfy the requirements of section D6.18 – Alternative Water Pumping Systems; and~~
 - ~~dc.~~ All water pump stations are to be contained within their own lot, unless otherwise agreed to by the Chief Executive Officer.
 - d. The water pump station must be provided with a generator.
 - e. The water pump station building must be in accordance with the FNQROC standard drawings S2040 and S2041 unless otherwise approved by Council.
 - f. The lot to be dedicated for the water pump station is to be sized with sufficient clearance to boundaries and allow for access by Council maintenance truck.
 - g. Individual lot water connections must not be taken directly from a trunk water main. A separate reticulation main must be installed for connection of lots.

All the above works must be designed and constructed in accordance with the FNQROC Development Manual. A plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Council's approval of the Plan of Survey.

Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016

Inspection of Sewers

13. CCTV inspections of all constructed sewers must be undertaken. An assessment of the CCTV records must be undertaken by the developer's consultant and a report along with the footage submitted to Council for approval. Identified defects are to be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Council's approval of the Plan of Survey.

Damage to Infrastructure

14. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced by Cairns Regional Council, at the developer's cost, prior to Council approval of the Plan of Survey.

Sewer Easement

15. Create an easement in favour of Council subject to Council's relevant standard terms document over sewers on non-standard alignments to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council. The approved easement document must be submitted at the same time as seeking Council's approval of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Necessary Trunk Infrastructure – LGIP Identified – Section 128(1) Planning Act 2016

16. This condition is imposed under section 128(1) of the *Planning Act 2016* (Qld).

Provide the below described necessary infrastructure to the specified standard, in accordance with the timing identified for each infrastructure item, prior to works acceptance.

<u>Necessary Infrastructure to be provided</u>	<u>LGIP Item No.</u>	<u>Standard and specifications</u>	<u>Timing</u>
<u>Water Supply</u>	<u>WMF 154</u>	<u>DN375 following the proposed North/South Draper Road corridor, and Road J / Park corridor, and Road J / Park corridor.</u>	<u>Prior to Works Acceptance for the relevant stages containing the infrastructure.</u>

	<u>WMF 191 (Part)</u> <u>WMF 188 (Part)</u>	<u>DN225 following the proposed Road G corridor.</u> <u>All mains are to be designed to FNQROC and CRC specific requirements, and are to extend to the boundary of the development site, for continuation by others.</u>	
<u>Wastewater</u>	<u>GMF 132 (Extended to development property boundary)</u> <u>GMF 133</u> <u>GMF 134</u> <u>GMF 135</u> <u>GMF 136 (Part)</u>	<u>DN225</u> <u>DN 300</u> <u>All mains are to be designed to FNQROC and CRC specific requirements. Adopted diameter subject to refinement during design in consideration of grade and latest relevant development advice for downstream sites</u>	<u>Prior to Works Acceptance for any stage of the development.</u>
<u>Park</u>	<u>OSF 048</u>	<u>Local Recreation Park</u> <u>Transfer to Council in fee simple on trust for the community purpose of park, the land shown as Lot 500 on the Approved Subdivision Layout Plan, Plan Reference: 1814-CA-S0-2B, dated: 19 April 2024 for the Public parks and land for community facilities network.</u>	<u>Prior to Works Acceptance for the relevant stages containing the infrastructure.</u>

Note:

Trunk sewer items identified in this condition are the subject of multiple development applications in the area. Construction status, diameters and alignments are to be confirmed prior to commencement of design works and will be dependent on status of external infrastructure provision requirements (construction may alternatively be provided by Council or an external party, subject to timing and need).

The trunk park item identified in this condition is to be improved in accordance with the specifications identified under Condition 39 of this approval.

External Works for Transport Network (Non-Trunk)

167. Undertake the following roadwork external to the subject site:

- a. Provide a full detailed design of Draper Road from the development site to the intersection of Draper Road / Dempsey Street ~~for a Major Collector Standard~~ to a Minor Collector Bus Route Standard as defined in Council's FNQROC Development, as part of the first application for Operational Works. Associated landscaping must be in accordance with the FNQROC Development Manual and the FNQROC CRC Specific Requirements for D9 Landscaping.
- b. Design and construct a 7m sealed pavement width along Draper Road from the development site ~~access~~ to the intersection of Draper Road / Dempsey Street that is compatible with the ultimate form of the road as an interim arrangement. The works must be undertaken prior to Council approval of the Plan of Survey for the first stage of development. Services are required to be installed suitable for the future road upgrade to a ~~Major Collector Standard~~ Minor Collector Bus Route Standard.
- ~~c. An analysis of the Draper Road / Dempsey Street intersection must be undertaken by an appropriately qualified and experienced RPEQ Traffic Engineer to determine the anticipated timing and / or number of lots that would trigger the need for the proposed roundabout recommended in the Technical Memorandum dated 17th April 2018 by Cardno. The analysis should also provide details of an interim upgrade that will be required prior to this time.~~

~~Design and construct the interim treatment as agreed to by Council inclusive of associated street lighting, landscaping, line marking and signage prior to plan sealing of the first stage of development.~~

- ~~d. Design and construct a roundabout at Draper Road / Dempsey Street intersection inclusive of associated street lighting, landscaping, line marking and signage at a time agreed to by Council based on the revised traffic analysis.~~

~~Note: Where providing necessary infrastructure identified within the Local Government Infrastructure Plan (ID: IRF06), an offset for the works may apply. The provision and associated cost of Trunk Infrastructure may be subject to a separate agreement between the Applicant and Council.~~

ec. Any proposed landscaping on Council managed land, other than street tree planting, must be discussed with Council, prior to the submission of the Operational Works Application. Landscaping other than street trees will require supporting irrigation plans designed to Council's Irrigation Standard to be included in the application for assessment. Contact Council to obtain the current standard for irrigation design and supply and obtain direction via PlanningAdmin@cairns.qld.gov.au.

~~All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in the application for Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council approval of the Plan of Survey.~~

~~Note: Unless otherwise specified, infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016~~

Access and Services Easements

178. Create private easements for access and services (i.e. water, sewerage, electrical, telecommunications) for ~~Lots 225/226, 193/194, 176/177 and 42/43~~ Lot 219 over Lot 220, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors endorsement at no cost to Council, prior to Council approval of the Plan of Subdivision.

~~The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources, Mines and Energy (DNRME) in conjunction with the Plan of Survey.~~

Bus Stops

1819. Identify potential future bus stop locations along the future bus route and indicate the locations on the Road Hierarchy Plan. Bus stop locations are to be indicated on both sides of the road for a future 2-way bus route.

The layout design must make spatial provision for a future accessible bus stop in accordance with the DTMR *Public Transport Infrastructure Manual* to be installed in each location indicated on the Road Hierarchy Plan, giving consideration to future bus stop requirements (accessible boarding points, signage, shelters, bus zones, etc.) and any infrastructure within the road reserve (street lights, street trees, driveways, kerb ramps, kerb inlet pits, etc.). Bus stop locations shall be preserved by identification of driveway exclusion zones.

The Updated Road Hierarchy Plan is to be submitted in conjunction with the first application for Operational Works.

Note: A Rates Notation to this effect will be placed on the property file for each affected lot. The location of future bus stops and driveway exclusion zones are to be included in any disclosure plans for the sale of lots.

Road Works and Street Layout / Design Roads and Footpaths

~~1820. All streets must be designed and constructed in accordance with Complete Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:~~

Roads and Footpaths as shown on the Approved Plan(s), must be constructed in accordance with the relevant design and specifications section of the FNQROC Development Manual and the following requirements:

a. Individual property access must be designed in accordance with the requirements of AS2890.1. Appropriate distances are required from intersections.

Where a property has two or more road frontages, access must be achieved off the lower order road.

b. Accesses for lots adjacent to intersections must be provided at a location with maximum distance to the intersection. This must be demonstrated as part of the Operational Works application.

~~c. A minimum of 0.5 spaces per allotment must be available on street to accommodate parking in accordance with Section 2.4 of Complete Streets.~~

~~dc. The diameter of every cul-de-sac must be suitable for a refuse collection vehicle to turn around in a forward direction.~~

~~e. The full length of Roads C and D must be constructed to an Access Place standard in accordance with Council's FNQROC Development Manual.~~

~~f. The full length of Roads A, B, E, F, and J must be constructed to an Access Street standard in accordance with Council's FNQROC Development Manual.~~

~~g. Road H must be constructed to an Access Place standard in accordance with FNQROC Development Manual.~~

~~— Note: The Applicant may at its discretion construct Road H with a 6m wide carriageway in a 15m reserve in lieu of the 5.5m wide standard carriageway for Access Place in accordance with Council's FNQROC Development Manual.~~

- hd. The full length of the Road G, north-south Draper Road, Road M and Draper Road from Road M to the eastern boundary of the development must be constructed to a Minor Collector/Bus Route standard in accordance with Council's FNQROC Development Manual.
- ~~i. Draper Road Frontage and the proposed 20m wide north-south road (Draper Road/Hickling Access) is to be constructed to a Major Collector/Bus Route standard in accordance with Council's FNQROC Development Manual.~~
- j. All Access Streets or higher order roads must include a 2.0m wide footpath in accordance with the FNQROC development manual and indicated in the required application for Development Permit for Operational Works.~~in the absence of a Footpath Masterplan being submitted to Council for approval.~~
- ke. A Street Tree Masterplan is required to be provided in conjunction with the first application for Operational Works. The Street Tree Masterplan must demonstrate the location and species for the proposed street trees in accordance with the FNQROC Development Manual and the FNQROC CRC Specific Requirements D9 Landscaping. Species diversity shall be achieved by a change of species within a cul-de-sac, or at an intersection, or at a regular nominated interval in considering the verge layout, infrastructure and services. No more than 20 street trees of the same species must be planted consecutively in an avenue without a species change.
- lf. Details and specifications for the proposed treatment to boundaries to restrict vehicle access in public land in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S4171A-CRC Treatment to Boundaries Type Combination of Treatments and S4170A-CRC Treatment to Boundaries Type A-B.
- mg. Details and specifications to provide maintenance machinery access in public land.
- nh. Details on a plan of disturbed or degraded areas that are not suitable as grassed areas and require restoration and revegetation in accordance with the FNQROC Development Manual CRC Specific Requirements D9 Natural Area Restoration and Revegetation.

~~All the above works must be designed and constructed in accordance with the FNQROC Development Manual and indicated in the required application for Development Permit for Operational Works. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer.~~

Provision for On-Street Parking

21. A minimum of 0.5 spaces per lot must be available on-street to accommodate parking in accordance with Section 4.3 of IPWEAQ Street Design Manual: Walkable Neighbourhoods. A plan demonstrating that this can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure must be provided prior to the issue of a Development Permit for Operational Work.

Flood Impact Assessment

22. In conjunction with the first Development Application for Operational Works, the existing Flood Study prepared by Subdivisions Queensland, Revision 1, dated May 2020 is to be updated to reflect the current layout. Any new recommendations or mitigation strategies required as a result of the new layout must be included in the updated reporting.

Ponding and/or Concentration of Stormwater

1923. The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.

Lawful Point of Discharge

204. All stormwater from the land property 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, in accordance with the Queensland Urban Drainage Manual, ~~Fourth Edition (2017)~~.

Sediment and Erosion Control

245. A sediment and erosion control plan must be submitted prior the issue of a Development Permit for Operational Works. Such plans must be installed / implemented prior to 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). The ESCP must:

- a. be prepared by a suitably qualified and experienced professional as determined by Council;
- b. relate to each phase of the works (including clearing, earthworks, civil construction, services installation and landscaping) and detail the type, location, sequence and timing of measures and actions to effectively minimise erosion, manage flows and capture sediment;
- c. be consistent with current best practice standards to the extent that the standards are not inconsistent with the conditions of approval and considering all environmental constraints including erosion hazard, season, climate, soils and proximity to waterways; and

- d. include details of proposed flocculants and automatic dosing systems for sediment basins, including jar testing results. Demonstrate the suitability of the proposed flocculant having regard to the downstream receiving environment and water quality.

Stormwater Quality Improvement Devices (SQIDS)

226. Council must approve the location of any Stormwater Quality Improvement Devices (SQIDS) prior to installation. SQIDS (e.g. GPTs) shall include a removal basket equivalent or similar to the CleansAll product, to allow simple and economical maintenance of the device. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access shall be provided to the hard standing area in the form of a crossover or lay back kerb, constructed in accordance with the provisions of FNQROC Development Manual, and access from the public road reserve to the SQID must remain unrestricted, prior to the issue of a Development Permit for Operational Works.

Inspection of Infrastructure

227. Closed Circuit Television (CCTV) inspection is to be carried out through all stormwater constructed as part of this development and the consultant is to assess the CCTV footage and prepare a report on the condition of as-constructed stormwater infrastructure, including any SQIDS. The report shall be submitted and approved by Cairns Regional Council prior to issue of Works Acceptance. Rectification to sub-standard stormwater infrastructure shall be carried out to the satisfaction of Council, at no cost to Council prior to Council approval of the Plan of Survey.

2428. A subsequent CCTV inspection and report is to be provided for any preceding stage of the development where that stage provides the downstream stormwater infrastructure for the stage of development to which this approval relates. The additional inspection and report is to include all as-constructed stormwater infrastructure, including any SQIDS, within the previous downstream stage, and the report shall be submitted and approved by Cairns Regional Council prior to issue of Works Acceptance for the subject stage, as described above. Cleaning of stormwater infrastructure within the previous downstream stage, including any SQIDS, if required, shall be carried out to the satisfaction of Council.

Inter Allotment Drainage

2529. As per the requirements of FNQROC Section D4.13; all inter allotment drainage is to be conveyed by above ground open channel catch drains.

Private Drainage Assets

2630. All rear allotment drainage pits and associated pipework contained within the lot boundaries of this development site shall be private infrastructure and shall not become an asset of Council.

Plan of Drainage Works

2731. Design and construct, at no cost to Council, all necessary stormwater management and drainage works (internal and external to the site) required to satisfactorily drain the subject land. The subject land must be drained to the satisfaction of the Chief Executive Officer, in particular:

- a. Drainage infrastructure in accordance with the FNQROC Development Manual; and
- b. Detailed design drawings of stormwater layout catchment plan and calculations, stormwater long sections and erosion and sediment control plans, are to be provided to Council for approval.

The above drainage measures should be submitted in conjunction with the application for Operational Works for the development. All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council approval of the Plan of Survey.

Street Lighting

2832. Prior to the issue of Development Approval for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant current Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 in the FNQROC Development Manual. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services.

The design must provide the applicable illumination level specified in the current Road Lighting Standard AS/NZS 1158 at the following road elements:

- i. Intersections
- ii. Pedestrian Refuges
- iii. Cul-de-sacs
- iv. Local Area Traffic Management (LATM) Devices (Including Roundabouts)
- v. LATM Devices are to be shown on the civil layout design. The electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.

353. Prior to Council approval of the Plan of Survey, written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted to ensure that the street lighting will be constructed.
364. Street lighting along Draper Road from the intersection with Dempsey Street to the Development is to be upgraded to Lighting Category V5. The new Rate 2 street lighting is to be designed in accordance with Section D8 of FNQROC Development Manual and the relevant current Road Lighting Standard AS/NZS 1158. Lighting columns are to be of steel construction with LED Aeroscreen luminaires and underground service.

Electricity and Telecommunications

3435. The applicant/owner must provide written evidence from the electricity and telecommunication authorities stating that underground services have or will be provided to each lot prior to Council approval of the Plan of Survey for each stage. Such evidence from an electricity provider (Ergon Energy) must be in the form of a "Certificate of Supply", or alternatively a receipt for the full payment of the amount detailed under an "Offer of Supply". Such evidence from a telecommunications provider (NBN Co.) must be in the form of a receipt for the full payment of the NBN Co. "Development Application" or alternatively provide Council with a copy of the NBN Co. "Council Letter".

Electrical Design

3236. An underground electricity reticulation must be provided to the subdivision in accordance with requirements of the FNQROC Development Manual.

Electrical Transformer

3337. Where Ergon Energy requires the installation of a substation to augment their network, a padmount type is to be incorporated within the development and positioned so that it does not detract from the appearance of the streetscape and must be clear of footpath areas. An overhead service line and / or pole mount transformer is not permitted. A dedicated vehicle access and parking space must be provided for access and maintenance by Ergon. Details of the electrical substation positioning must be endorsed by the Chief Executive Officer.

Community Purpose Infrastructure

338. The land identified as Proposed Drainage Reserve and labelled Lot 501 and 502, and on plan titled: Subdivision Layout Plan – Colour Coded, Job No: 1814, SHEET REF: 1814-DA-SO-4C, Sheet No. 4 of 26, dated April 2020 must be transferred to Council as freehold land for town planning purposes (drainage). The land must be transferred to Council at the same time as registering the Plan of Survey for the stage the lot is contained within. Public vehicle access to the drainage reserve is to be prevented with appropriate barriers where necessary.

3539. The land identified as park and labelled Lot 500, and on plan titled: Subdivision Layout Plan – Colour Coded, Job No: 1814, SHEET REF: 1814-DA-SO-4C, Sheet No. 4 of 26, dated April 2020 must be transferred to Council as freehold land for town planning purposes (park). The land must be transferred to Council at the same time as registering the Plan of Survey for the stage the lot is contained within.

The park is to be designed and embellished in accordance with a Park Development Plan, Landscaping Plan and the requirements of this condition. The applicant/owner is to enter into discussions and obtain agreement from Council regarding the design and embellishments prior to submission to Council of a Park Development Plan for determination.

The following items as a minimum are required to be shown on the Park Development and Landscaping Plans for the park lot as follows:

- a. ~~Replas post and steel rail barriers and the inclusion of natural barriers such as street trees in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S4171A CRC Treatment to Boundaries Type Combination of Treatments to prevent vehicular access to the park;~~

Provision for treatments to boundaries to provide vehicle restrictions and provide Council access for maintenance machinery (via a gate) in accordance with the FNQROC Development Manual and the FNQROC Cairns Regional Council Specific Requirements and Standard Drawings, including recycled plastic post and rail;

- b. ~~Minimum of one play space/playground (including replas edging and sand soft fall) to be designed with and agreed to by Council. The play space must provide a suitable range of play items for ages 2 to 10 and include some all abilities play items. The play space is to be set back as far as possible from the adjacent roads to improve safety for children;~~

One play space/playground (including replas edging and sand soft fall) to be designed with and agreed to by Council. The play space is to be modest in size and must provide some all abilities play items. The play space is to be set back as far as possible from the adjacent roads to improve safety for children;

- c. ~~Two seats located adjacent to the path and/or within the play space in a shaded position;~~

Two Aluminium Powder Coated 2 metre bench seats with arm rests. Seats must be surface mounted (bolted to a concrete slab) and located adjacent to the path and/or within the play feature in a shaded position;

- d. ~~One all abilities drinking fountain and tap combination located adjacent to the path in accordance with the FNQROC Development Manual CRC Specific Standard Drawing S9050 CRC PWD Drinking Fountain;~~

One all abilities drinking fountain and tap combination with dog bowl is to be located adjacent to the path and designed and installed in accordance with Cairns Regional Council Specific Standard Drawing PWD Drinking Fountain S9050-CRC, and with an isolation tap dedicated to the fountain only in an underground irrigation box;

- e. The play space/playground, seating and bubbler should be located within close proximity and connected by a pathway;
- f. ~~Shade structures are required over the play space (existing trees can be used to perform this role if they are present);~~

Shade is to be provided to the playground where possible. It is preferable that trees are planted to achieve this. Trees that are fast growing, provide a good canopy for shade, and have a root system that will minimise impact to adjacent improvements are preferred. Trees must be positioned in locations that will ultimately maximise shade throughout the day when they have grown to a suitable height. Tree species are to be nominated and agreed to by Council;

- g. ~~Landscaping indicating location of turfed areas, shade trees in grouped mulched island plantings, specimen trees and buffer planting and including a species list and location. The provision of trees to provide future shade and aesthetics to the park will be required to be a prominent feature of the landscaping plan. In ground irrigation of the landscaped areas is not permitted.~~

Landscaping indicating location of turfed areas, shade trees, revegetation and buffer plantings and including a species list and location. Trees are to be provided within close proximity to the play feature and positioned to provide morning and afternoon shade once fully matured. In ground irrigation of the landscaped areas is not permitted.

Note: Refer to FNQROC Development Manual CRC Specific Requirements D9 Public Open Space.

- h. ~~Removal of all pest plants in accordance with FNQROC Development Manual CRC Specific Requirements D9 Natural Area Restoration and Revegetation;~~

Weed management practices to be implemented across the site;

- i. ~~1,000 sqm of the park is to be sited above the ARI 50 flood level. If necessary, this may require appropriate filling. The area to be embellished for the playground equipment and improvements is to be located within this area;~~

The area to be embellished for the play feature and other improvements is to be sited above the ARI 50 flood level;

- j. Boundary fencing located on any boundary with a private property to a maximum height of 1.8m;
- k. Park signage in accordance with the FNQROC Development Manual including park name sign with regulations and a sign in the playground advising that dogs are not permitted in the playground; and
- l. ~~A 2m wide concrete pathway linking from the nearest street footpath to the proposed the playground, seating and drinking fountain.~~

The park must be accessible on foot and by persons with disabilities. A 2-metre-wide concrete pathway linking from the nearest street footpath to the proposed play feature, seating and drinking fountain must be provided.

The Park Development Plans and Landscaping Plans must be submitted for Operational Works.

The Park Improvement Plan must be submitted with an application for Operational Work and be approved by Council.

All park improvements must be completed to the satisfaction of the Chief Executive Officer in accordance with the approved Park Development and Landscaping Plans and the FNQROC Development Manual, Design Guideline D9 – 01/09, Landscaping and ~~FNQROC Development Manual CRC Specific Requirements.~~

The ~~local~~ park must be dedicated to Council and park improvements completed prior to Council approving the plan of subdivision unless otherwise approved by the Chief Executive Officer.

Utilities such as electricity substations, sewer and pump stations and the like are not permitted to be located within the parks. It is recommended that a separate utility lot be sited in a suitable location to enable provision of these services if necessary.

~~*Note: Infrastructure works required by this condition are considered to be non-trunk infrastructure for the purposes of Section 145 of the Planning Act 2016*~~

Street Trees

- ~~3640.~~ Undertake landscaping of the site and street frontages of new roads generally in accordance with an endorsed Street Tree Masterplan and in accordance with the FNQROC Development Manual and FNQROC CRC Specific Requirements a minimum of 13 weeks prior to the Final Works Acceptance of the associated Operational Works stage. Street tree planting must include:

- a. A minimum of one (1) street tree per lot and a maximum twenty (20) meter spacing. If at the time of planting, the endorsed locations of the street trees do not comply with the FNQROC Development Manual Design Guidelines, particularly setbacks from services and infrastructure such as streetlights, stormwater drainage pits and driveways, these proposed locations are to be adjusted to achieve compliance and ensure inclusion of street trees
- b. Root barrier is to be installed on both sides of all trees where foot paths or services are adjacent, in accordance with Standard Drawing S4210 of the FNQROC Development Manual.
- c. The specified trees must be well established at the time of planting. All trees must be formatively pruned at the Final Works Acceptance Inspection in accordance with the CairnsPlan 2016 Planning Scheme Policy SC6.4 Crime Prevention through Environmental Design.
- d. All landscaping other than street trees on Council managed land (excluding Sub-Arterial/Arterial Roads) such as, garden beds and revegetation requires a Landscaping Plan to be submitted to Council for Endorsement by a suitably qualified person. Fencing and entrance statements must be entirely located on private property and maintained by the property owner.
- e. Any changes to the endorsed street tree species as noted on the Street Tree Masterplan must be approved in writing by Councils Development Services via DevelopmentServices@cairns.qld.gov.au. Contact the Development Services team to arrange for a Practical Completion Inspection to commence the minimum 13-week establishment period following installation of the street trees.

Vegetation Clearing

3741. Existing native vegetation on the subject land must be retained in all areas except those affected by construction of road works/access driveways and/or installation of services as detailed on the approved plans. Any further clearing requires an Operational Works Approval.
3842. Vegetation to be retained is to be identified and adequately fenced off for protection purposes prior to construction work commencing on the site.
3943. All existing trees to be retained within an area identified as a waterway corridor must be managed and protected during construction activities to avoid any of the following:
- a. structural damage to the trees trunk or canopy;
 - b. compaction of the root plate;
 - c. filling or excavation within the Tree Protection Zone; and
 - d. long term harm to the health of the tree.

Restoration and Revegetation Report

4044. Any proposed native vegetation clearing within the waterway buffer area or disturbed areas as a result of civil works pursuant to Condition 18 requires the following supporting information to be included with the Operational Works Application for approval:
- a. a report detailing proposed clearing and disturbance;
 - b. a plan of works;
 - c. details and specifications for proposed vegetation clearing; and
 - d. details and specifications for restoration and revegetation in accordance with the FNQROC Development Manual CRC Specific Requirements D9 Natural Area Restoration and Revegetation.

The report must be prepared by a suitably qualified person such as an environmental consultant with the proposed civil plans and documentation. The reporting must illustrate that all measures have been explored to ensure the least environmental disturbance will occur as a result of civil works/vegetation clearing and proposed restoration and revegetation.

4145. Any damaged, diseased or hazardous vegetation, weeds or inappropriate exotic species that are adjacent or overhanging the road corridor from within adjacent existing vegetation must be identified by a suitably qualified person and proposed for removal and replacement in the Operational Works submission. This vegetation must be removed prior to Works Acceptance and at no cost to Council.

4246. Rehabilitation must be undertaken in accordance with the Restoration and Revegetation Report prior to Works Acceptance.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
SARA	2007-17749 SRA	20 August 2020	#6463343

Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

RATES NOTATIONS

1. The following attributed are notated to the site as follows:

The location of future bus stops and driveway exclusion zones are to be included in any disclosure plans for the sale of lots.

ADVICE

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. As this development is proposed prior to development of downstream sites, evidence of authority to construct the required works is necessary to ensure efficient and cost effective construction for the proposed external sewer mains.

Infrastructure Charges Notice

34. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. The original Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.

The time when payment is due is contained in the Infrastructure Charges Notice.

Infrastructure Agreement

45. Council may seek an infrastructure agreement with the Applicant in relation to the costs associated with the delivery of Necessary Infrastructure, identified in Condition 16 ~~and Condition 16 (d)~~.
56. Council will be implementing "smart" meters during the currency of this development. The Plumbing contractor must confirm with Council, at the time of making a Development Application for Plumbing Works, what type of water meter should be installed.
67. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au>. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au

ATTACHMENT 3: REFERRAL AGENCY RESPONSE

[DM#7449956](#)



Queensland Treasury

SARA reference: 2007-17749 SRA
 Council reference: 8/19/16
 Applicant reference: Q184108A

20 August 2020

Chief Executive Officer
 Cairns Regional Council
 PO Box 359
 Cairns Qld 4870
 PlanningAdmin@cairns.qld.gov.au

Attention: Keanu Johnston

Dear Sir/Madam

SARA response—3L Draper Road, Gordonvale

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 22 July 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	20 August 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Reconfiguring a lot (1 Lot into 226 Lots, 1 Park Lot and 2 Drainage Lots)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 1, Subdivision 1, Table 1, Item 1 – Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument (Planning Regulation 2017)	

Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley
 Street, Cairns
 PO Box 2358, Cairns QLD 4870

SARA reference: 2007-17749 SRA
Assessment Manager: Cairns Regional Council
Street address: 3L Draper Road, Gordonvale
Real property description: Lot 3 on SP147279
Applicant name: Mahaside Pty Ltd
Applicant contact details: Locked Bag 4006
Fortitude Valley QLD 4006
kassim.mahomed@cardno.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Jarrod Clarke, Planning Officer, on 40373208 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Mahaside Pty Ltd, kassim.mahomed@cardno.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Reconfiguring a Lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>The 'potential future bus route' shown on the Subdivision Layout Plan, prepared by Subdivisions (QLD) Pty Ltd, dated 20 May 2020, sheet reference 1814-DA-S0-1C and issue C, as amended in red, must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Design Vehicles and Turning Path Templates</i>; • Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018); and • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. 	Prior to submitting the Plan of Survey to the local government for approval, for the relevant stage.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- With conditions, SARA is satisfied the proposed development complies with the relevant provisions of SDAP.
- The proposed development does not:
 - o create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of fatality or serious injury.
 - o result in a worsening of the physical condition or operating performance of a state-controlled road and the surrounding network
 - o compromise the state's ability to maintain and operate a state-controlled road; and
 - o compromise the state's ability to construct a future state-controlled road or future busway.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Attachment 5—Approved plans and specifications

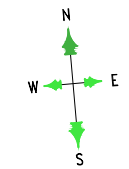
(page left intentionally blank – attached separately)

LEGEND:-

	PROPOSED NEW ROAD
	ROAD RESERVE LINK (FUTURE CONSTRUCTION BY OTHERS)
	SITE BOUNDARY
	PROPOSED EASEMENT
	WATERCOURSE HIGH BANK ALLOTMENT SETBACK BUFFER

PROPOSED ALLOTMENT DISTRIBUTION

SMALLER ALLOTMENTS (450m ² to 599m ²)	:37	(17%)
TRADITIONAL ALLOTMENTS (600m ² to 700m ²)	:159	(70%)
LARGER ALLOTMENTS (>700m ²)	:30	(13%)
TOTAL	:226	



Scale (m.) 0 10 20 30 40 50 60 70
 1 : 1250 @ A1
 1 : 2500 @ A3

REDUCED SCALE

Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans
 Check Building Boundary clearances by set out.

20/5/2020	CONCEPT BIORETENTION AREAS SHOWN	D.C.
27/4/2020	EX EMT OVER WESTERN PART OF SITE DELETED	D.C.
17/4/2020	ORIGINAL ISSUE	D.C.
DATE	AMENDMENT	INIT.
ISSUE No.	A B C	

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 NAMBOUR QLD. 4560. A/Hrs: (07) 5446 7511
 admin@subdivisionsqld.com.au
 Noel Covey R.P.E.O. No. 1180

Plan Title -
SUBDIVISION LAYOUT PLAN

Project -
 RESIDENTIAL SUBDIVISION

Client -
 MAHASIDE PTY LTD

Site -
 HICKLING ACCESS,
 GORDONVALE

Design -	N.R.C./D.P.C.	Checked -	N.R.C.
Drawn -	D.P.C.	Approved -	
Scales -	1:1250 (A1)	Date -	APRIL 2020
Document Stage -	DEVELOPMENT APPLICATION		
Job No.	1814	Sheet No.	1 of 26
SHEET REF:	1814-DA-S0-1C		

Potential future bus route

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2007-17749 SRA

Date: 20 August 2020

Amended in red by SARA on 20 August 2020




SUBDIVISION LAYOUT PLAN

Scale:- 1:1250(A1) - 1:2500(A3)

C:\18-1814 - Mahaside Pty Ltd\Engineering Design\Drawings\Development Application\1814-DA-S0-1C.dwg - Monday, 25 May 2020 8:38:18 AM

ATTACHMENT 4: INFRASTRUCTURE CHARGES CALCULATIONS

Appendix A to Infrastructure Charges Notice				 Cairns Regional COUNCIL	
Applicant:	Mahaside Pty Ltd	DA/ICN Number:	8/19/16	DM5 Ref:	#7449949
Address:	3L Hickling Access, Gordonvale	Development Type:		ROL	
Parcel Number/s:	110276	Contributions Issued Under:	Infrastructure Charges Resolution (No.2) 2017		
Lot & RP Number/s:	Lot 3 on SP147279	Index Used:	CPI	31-Mar-24	139.2
Levied Charge Calculation				Adopted Charge Rate	Capped Charge Rate
C - (EXISTING LAND USE CHARGE)					
Category	Use			Quantity	Charge
Residential	Dwelling house - 3 or more bedroom dwelling	Use Charge	\$ 25,200.00	per 3 or more bedroom dwelling 1	\$25,200.00
		Stormwater Charge	\$ -	No stormwater charge 0	\$0.00
				EXISTING CHARGE	\$25,200.00
<i>* Existing Deductions:</i>				* TOTAL DEDUCTIONS	\$16,380.00 65%
				FINAL EXISTING	\$8,820.00
AC - (PROPOSED LAND USE CHARGE)					
Category	Use			Quantity	Charge
Residential	Dwelling house - 3 or more bedroom dwelling	Use Charge	\$ 25,200.00	per 3 or more bedroom dwelling 220	\$5,544,000.00
		Stormwater Charge	\$ -	No stormwater charge 0	\$0.00
				PROPOSED CHARGE	\$5,544,000.00
				LC (LEVIED CHARGE)	\$5,535,180.00 Account: T648 05446
CHECKED BY: _____		OFFICE USE ONLY:		DATE PAYABLE	ROL - before the Local Government approves the plan of subdivision
				DATE PAID	
				RECEIPT NUMBER	