

From: "Aidan Reinaudo" <aidan@langtreeconsulting.com.au>
Sent: Thu, 29 Jan 2026 09:45:06 +1000
To: "Development" <Development@charterstowers.qld.gov.au>
Cc: "Brett Langtree" <brett@langtreeconsulting.com.au>; "jake jones" <jake.jpdcivil@outlook.com>; "Urban Space Consulting" <urbanspaceconsulting@outlook.com>
Subject: Operational Works Application - 148 Bluff Road, Millchester
Attachments: DA Form 1.pdf, 27.01.22 148 Bluff Road_OPW.pdf, EE-AR0323 148 Bluff Rd Engineers Estimate.pdf
Categories: Deb

Hi,

Langtree Consulting hereby submit the attached Operational Works Application for 148 Bluff Road, Millchester.

Regards,

AIDAN REINAUDO
SENIOR CIVIL ENGINEER
LANGTREE CONSULTING ENGINEERS

T: +61 7 4724 2546

M: 0448 666 512

A: Townsville: Level 1, 14 Ingham Road, West End, QLD 4810

E: aidan@langtreeconsulting.com.au

W: www.langtreeconsulting.com.au



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DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Langtree Consulting
Contact name <i>(only applicable for companies)</i>	Aidan Reinaudo
Postal address <i>(P.O. Box or street address)</i>	14 Ingham Road
Suburb	West End
State	QLD
Postcode	4810
Country	QLD
Contact number	0448666512
Email address <i>(non-mandatory)</i>	aidan@langtreeconsulting.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		148	Bluff Road	Millchester
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	28	SP118963	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfigure 1 lot into 10 lots with driveways and water connections

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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



6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

- Yes
- No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

\$140,508.50

PART 4 – ASSESSMENT MANAGER DETAILS

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

Charters Towers Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	RAL2025/0013	5/12/2025	Charters Towers Regional Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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



Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



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25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

CONSTRUCTION NOTES

1. ALL NEW WATER MAINS TO BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH PROJECT DRAWINGS, PROJECT SPECIFICATION AND STANDARD DRAWINGS.
2. ALL ROAD CROSSINGS SHALL BE CONSTRUCTED USING DICL UNLESS STATED OTHERWISE.
3. CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS AND CONSENT FROM THE RELEVANT AUTHORITIES AND SERVICE PROVIDERS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REINSTATE ALL PAVEMENT, KERB AND CHANNEL, VERGES PATHWAYS, PARKS AND DRIVEWAYS TO MATCH EXISTING AND TO THE RELEVANT AUTHORITIES STANDARD.
5. CONTRACTOR SHALL IMPLEMENT AN APPROVED TRAFFIC MANAGEMENT PLAN IN ACCORDANCE WITH MAIN ROADS STANDARDS PRIOR TO CONSTRUCTION.
6. ALL MAINS ARE TO BE HYDROSTATICALLY PRESSURE TESTED PRIOR TO CONNECTION TO THE MAINS AS PER THE RELEVANT SEQ – WATER SPECIFICATION. CONTRACTOR TO INCLUDE ALL NECESSARY VALVES AND ANCILLARY ITEMS FOR TESTING.
7. ALL MAINS ARE TO BE FLUSHED AND DISINFECTED PRIOR TO CONNECTING OF PROPERTY CONNECTIONS AS PER THE RELEVANT SEQ – WATER SPECIFICATION.
8. SEPARATION FROM EXISTING SERVICES TO BE IN ACCORDANCE WITH TABLE 1 BELOW.

DUCTILE IRON PIPEWORK NOTES

1. ALL DUCTILE IRON PIPES SHALL BE MANUFACTURED AND CEMENT LINED IN ACCORDANCE WITH AS 2280 BY AN AUSTRALIAN STANDARDS ENDORSED COMPANY.
2. ALL DICL FLANGED PIPEWORK SHALL BE FLANGE CLASS UNLESS NOTED OTHERWISE.
3. ALL FITTINGS SHALL BE DICL CLASS PN35.
4. ALL FLANGES TO BE PN16 TO AS4087, U.N.O.
5. ALL FLANGED JOINTS TO HAVE S.S. GRADE 316 BOLTS, NUTS, WASHERS AND GASKETS TO AS4087, U.N.O.
6. ALL BURIED DICL PIPE TO BE WRAPPED WITH LOOSE POLYETHYLENE SLEEVING 0.25mm THICK AND COLOURED COLOUR "BLUE" FOR POTABLE WATER SUPPLY AND TO AS 3680 U.N.O. WRAPPING AND TAPPING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS. ALTERNATIVELY, ZANALIUM PIPEWORK MAY BE USED IN ACCORDANCE WITH AS/NZ25.

M-PVC PIPEWORK NOTES

1. ALL NEW WATER MAINS TO BE M-PVC RRJ SERIES 2 PN16, UNLESS NOTED OTHERWISE, AND MANUFACTURED IN ACCORDANCE WITH AS 4765 BY AN AUSTRALIAN STANDARDS QUALITY ENDORSED COMPANY.
2. ALL PIPES SHALL BE COLOUR BLUE FOR POTABLE WATER SUPPLY.
3. INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH AS2032.
4. DEFLECT RUBBER RING JOINTED PIPES USING JOINT DEFLECTIONS WHERE REQUIRED TO ACHIEVE HORIZONTAL AND VERTICAL ALIGNMENT.
5. MAXIMUM JOINT DEFLECTION TO BE AS PER MANUFACTURERS SPECIFICATION.
6. ALL FITTINGS USED IN CONJUNCTION WITH NEW M-PVC MAINS SHALL BE DICL UNLESS NOTED OTHERWISE.

SERVICES NOTES

1. SOME INFORMATION ON LOCATION OF SERVICES HAS BEEN OBTAINED FROM 'DIAL BEFORE YOU DIG' AND COUNCIL RECORDS.
2. CONTRACTOR TO VERIFY ALL SERVICE LOCATIONS, INVERT LEVELS, SURFACE LEVELS, CLEARANCES AND COVERS ARE CORRECT AND TO BE OBTAINABLE BEFORE COMMENCEMENT OF ANY WORKS. ALL UNDERGROUND SERVICES SHOWN ON THESE PLANS ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM THE RELEVANT AUTHORITIES' RECORDS. SERVICES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ON SITE THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ANY DAMAGE TO ANY UNDERGROUND SERVICE.

GENERAL NOTES

1. THE CONTRACTOR IS TO PROTECT ALL EXISTING SERVICES AND STRUCTURES CLOSE TO NEW PIPELINES AND SUPPORT AS REQUIRED UNLESS NOTED OTHERWISE.
2. CONTRACTOR WILL LIAISE WITH ERGON ENERGY TO CONFIRM SUPPORTS FOR POWER POLES AND STAY WIRES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL LIAISE WITH CASSOWARY COAST REGIONAL COUNCIL FOR ROAD CLOSURES AND INTERRUPTIONS TO LOCAL BUSINESS DUE TO CONSTRUCTION ACTIVITIES.
4. EXCEPT WHERE NOMINATED FOR REMOVAL, THE CONTRACTOR SHALL PROTECT AND RETAIN ALL TREES ALONG THE ROUTE UNLESS WRITTEN CONSENT HAS BEEN PROVIDED BY SUPERINTENDENT.

PIPEWORK NOTES

1. INSTALLATION OF THE PIPELINE SHALL BE IN ACCORDANCE WITH SEQ AND CHARTERS TOWERS STANDARD DRAWINGS.
2. PIPEWORK SHALL BE DICL UNDER ALL ROADWAYS. PIPEWORK SHALL BE mPVC IN ALL OTHER LOCATIONS UNLESS NOTED OTHERWISE.
3. HYDROSTATIC TEST PRESSURES SHALL BE = 1200 kPa
4. MINIMUM PIPE COVER TO BE AS:
 - UNDER VERGES = 600mm
 - UNDER KERBED ROADS = 900mm
 - UNDER UNKERBED ROADS = 900mm
5. DETECTABLE IDENTIFICATION TAPE SHALL BE LAID LONG THE LINE OF NON-METALLIC MAINS A MINIMUM OF 150mm BELOW FINISHED SURFACE.
6. THE POSITION OF ALL VALVES AND HYDRANTS SHALL BE INDICATED BY KERB MARKER PLATE, PAINTED KERB MARKER AND/OR MARKER POST. THE CONTRACTOR SHALL LIAISE WITH SUPERINTENDENT TO CONFIRM TYPE AND LOCATION.
7. MAXIMUM PIPE DEFLECTION FOR DICL = 3.5'
8. MAXIMUM PIPE DEFLECTION FOR M-PVC = 1'

FIRE HYDRANTS

1. WHERE EXISTING RETICULATION PIPE LINES ARE ABANDONED THE CONTRACTOR SHALL LOCATE NEW FIRE HYDRANTS ON THE NEW MAIN TO MEET ALL STATUTORY REQUIREMENTS.
2. FIRE HYDRANT INSTALLATIONS SHALL COMPLY WITH THE RELEVANT SEQ – WATER SPECIFICATION AND STANDARD DRAWINGS. THE CONTRACTOR SHALL INSTALL PAINTED ROAD MARKERS AT ALL NEW HYDRANTS IN ACCORDANCE WITH CASSOWARY COAST REGIONAL COUNCIL STANDARDS AND REMOVE REDUNDANT MARKERS. ALL EXISTING REDUNDANT HYDRANTS SHALL BE REMOVED AFTER THE WORKS ARE COMPLETED.
3. ALL HYDRANTS TO BE MAXI FLOW 2000 TYPE DN80 WITH SO-SP-FL TEE UNLESS NOTED OTHERWISE.

STANDARD DRAWING:

1. DRG No. SEQ-WAT-1300-2 REV C FOR VALVE BOX INSTALLATION
2. DRG No. SEQ-WAT-1304-1 REV B TYPICAL AIR VALVE INSTALLATION FOR TRUNK MAIN
3. DRG No. SEQ-WAT-1205-1 REV B TYPICAL THRUST BLOCK DETAILS MASS CONCRETE
4. DRG No. SEQ-WAT-1206-1 REV C TYPICAL THRUST AND ANCHOR BLOCKS FOR VALVES

NOTES:

1. VERTICAL CLEARANCES NOTED IN TABLE 1 APPLY WHEN WATER MAINS CROSS ONE ANOTHER AND OTHER UTILITY SERVICES, EXCEPT IN THE CASE OF SEWERS WHEN A VERTICAL SEPARATION SHALL ALWAYS BE MAINTAINED, EVEN WHEN THE WATER MAIN AND SEWER ARE PARALLEL. THE MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER TO MINIMISE THE POSSIBILITY OF BACKFLOW CONTAMINATION IN THE EVENT OF A MAIN BREAK.
2. CLEARANCES CAN BE FURTHER REDUCED TO 150mm FOR DISTANCES UP TO 2m WHEN PASSING INSTALLATIONS SUCH AS POLES, PITS AND SMALL STRUCTURES, PROVIDING THE STRUCTURE IS NOT DESTABILIZED IN THE PROCESS.
3. WATER MAINS SHOULD ALWAYS CROSS OVER SEWERS AND STORMWATER DRAINS. FOR CASES WHERE THIS IS NO ALTERNATIVE AND THE MAIN MUST CROSS UNDER THE SEWER, CONSTRUCTION SHALL BE IN ACCORDANCE WITH WSAA STANDARD DRAWING WAT-1211.
4. WHEN A SEWER IS AT THE MINIMUM VERTICAL CLEARANCE BELOW THE WATER MAIN (500mm), MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 1000mm. THIS MINIMUM HORIZONTAL CLEARANCE CAN BE PROGRESSIVELY REDUCED TO 600mm AS THE VERTICAL CLEARANCE IS INCREASED TO 750mm.
5. CLEARANCE FOR KERBS SHALL BE MEASURED FROM THE NEAREST POINT OF THE KERB. FOR WATER MAINS ≤DN375 CLEARANCES FROM KERBS CAN BE PROGRESSIVELY REDUCED UNTIL THE MINIMUM OF 150mm IS REACHED FOR MAINS ≤DN200.

UTILITY (EXISTING SERVICE)	MINIMUM HORIZONTAL CLEARANCE (mm)	MINIMUM VERTICAL CLEARANCE (mm)
	NEW MAIN SIZE ≤DN200	
WATER MAINS ≤DN375	300 (REFER NOTE 2)	150
GAS MAINS	300 (REFER NOTE 2)	150
TELECOMMUNICATION CONDUITS AND CABLES	300 (REFER NOTE 2)	150
ELECTRICITY CONDUITS AND CABLES	500	225
DRAINS	300 (REFER NOTE 2)	150 (REFER NOTE 3)
SEWERS / GRAVITY	1000 (REFER NOTE 4) / 600	500 (REFER NOTE 3)
SEWERS / PRESSURE AND VACUUM	600	300
KERBS	150	150 (WHERE POSSIBLE)

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m 0400 699 979
e brett@langtreeconsulting.com.au

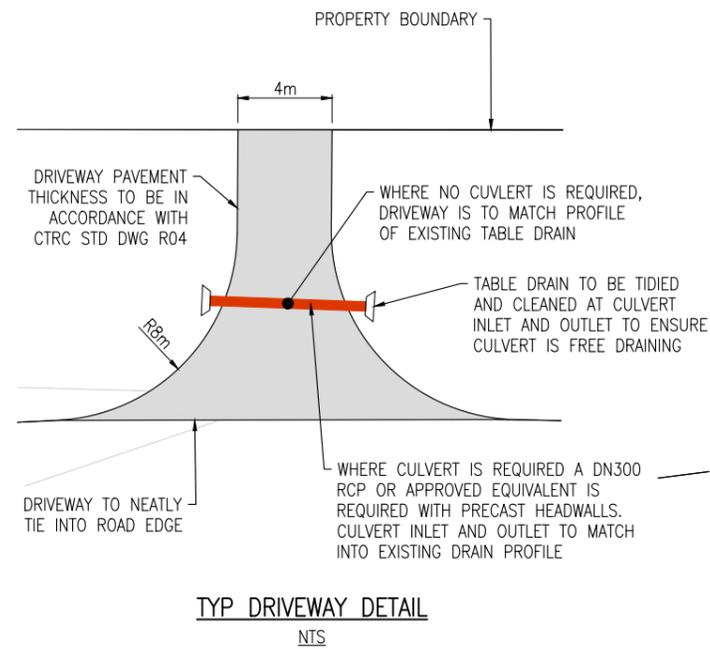
RJB BUILDERS		SCALE	AS SHOWN
148 BLUFF ROAD MILLCHESTER LOT 28 ON SP118963		SHEET	1 OF 2
DRAWINGS NOTES		REVISION	
		DRG No.	1508-001

LEGEND

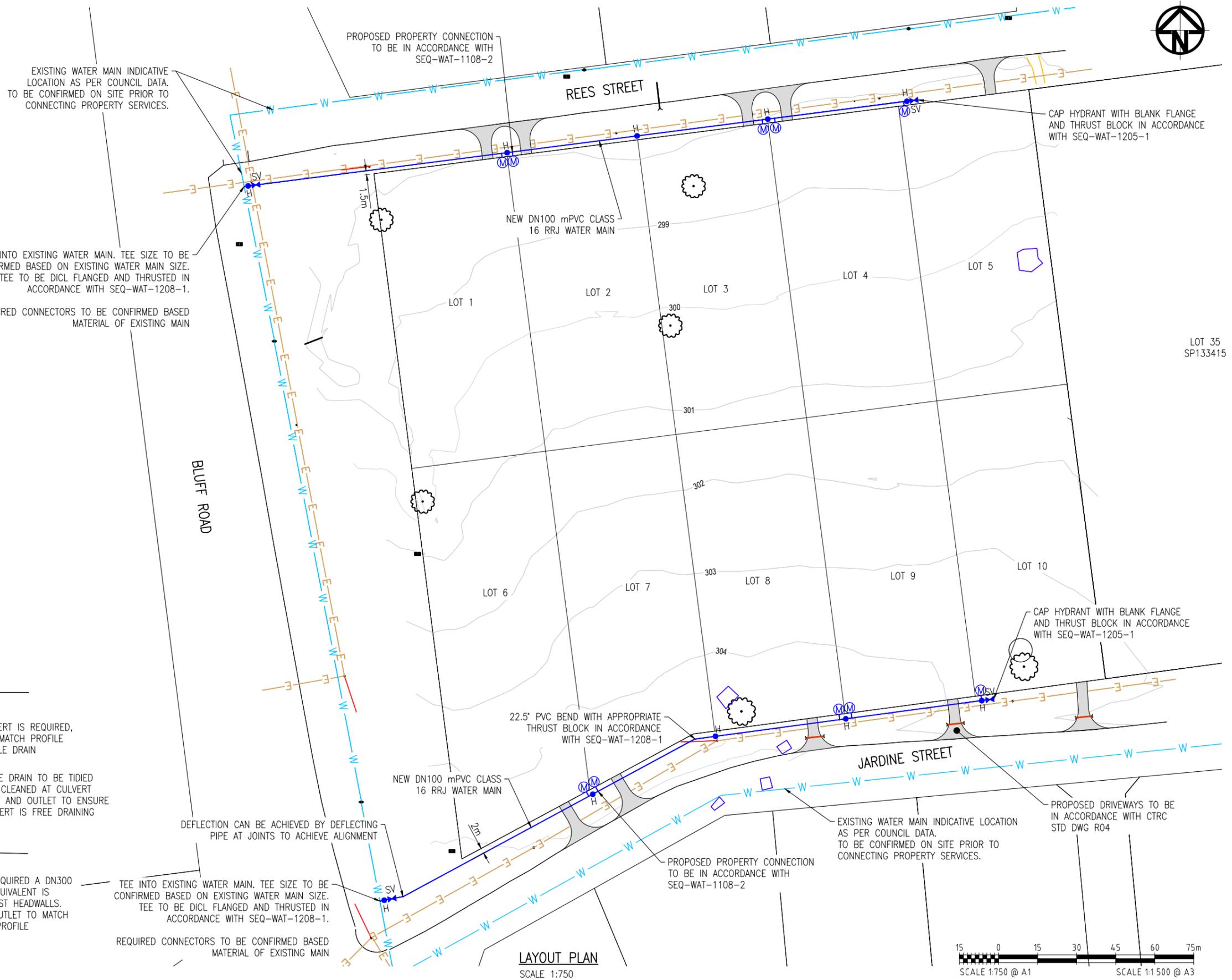
- W — EXISTING WATER MAIN
- PROPOSED PROPERTY CONNECTION
- ⊙ PROPOSED WATER METER
- E — EXISTING POWER LINE
- STAY WIRE
- PROPOSED DRIVEWAY
- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- ⊕ PROPOSED SLUICE VALVE

NOTES

1. DRIVEWAYS TO BE COMPACTED TO MINIMUM 98% RDD STD.
2. CULVERT INSTALLATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CTCR STD DRG R04



TYP DRIVEWAY DETAIL
NTS



LAYOUT PLAN
SCALE 1:750

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LANGTREE CONSULTING ENGINEERS
 m 0400 699 979
 e brett@langtreeconsulting.com.au

RJB BUILDERS
 148 BLUFF ROAD MILLCHESTER
 LOT 28 ON SP118963
 LAYOUT PLAN

SCALE	AS SHOWN
SHEET	2 OF 2
REVISION	
DRG No.	1508-002

ITEM	DESCRIPTION	TOTAL
1	SCHEDULE A - PRELIMINARIES	\$17,500.00
2	SCHEDULE B - EARTHWORKS	\$3,915.00
3	SCHEDULE B - ROADWORKS FOR DRIVEWAY ACCESSES	\$24,100.00
4	SCHEDULE D - WATER INFRASTRUCTURE	\$58,420.00
5	SCHEDULE E - STORMWATER	\$23,800.00
SUBTOTAL		\$127,735.00
10% GST		\$12,773.50
CONSTRUCTION TOTAL		\$140,508.50

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	SCHEDULE A - PRELIMINARIES				
1.1	Project Management	Item	1.0	\$5,000.00	\$5,000.00
1.2	Site Establishment/Dis-establishment	Item	1.0	\$5,000.00	\$5,000.00
1.3	Soil Erosion and Sediment Control measures	Item	1.0	\$1,500.00	\$1,500.00
1.4	As-constructed plans	Item	1.0	\$2,000.00	\$2,000.00
1.5	Provision for Traffic management	Item	1.0	\$2,500.00	\$2,500.00
1.6	Site survey and set out	Item	1.0	\$1,500.00	\$1,500.00
SCHEDULE A - PRELIMINARIES (EXCL. GST)					\$17,500.00
2	SCHEDULE B - EARTHWORKS				
2.1	Clearing and grubbing	m ²	900.0	\$0.25	\$225.00
2.2	Stripping of topsoil (50mm), stockpile and respread over site after earthworks.	m ³	45.0	\$7.00	\$315.00
2.3	Earthworks: (a) Cut to spoil	m ³	225.0	\$15.00	\$3,375.00
SCHEDULE B - EARTHWORKS (EXCL. GST)					\$3,915.00
3	SCHEDULE C - ROADWORKS FOR DRIVEWAY ACCESSES				
3.1	Pavement material as specified including supply, spreading, watering and compaction: (a) Base course (Type 2.3)	m ³	225.0	\$100.00	\$22,500.00
	(c) Remove unsuitable under driveway as directed and replace with Type 2.5 (Provisional Qty)	m ³	20.0	\$80.00	\$1,600.00
SCHEDULE C - ROADWORKS FOR DRIVEWAY ACCESSES (EXCL. GST)					\$24,100.00
4	SCHEDULE D - WATER INFRASTRUCTURE				
4.1	Supply and install water mains complete, including excavation, bedding, backfill, special pipes, fittings and thrust blocks for the following: (a) DN100 mPVC Class 16 RRJ including fittings	m	506.0	\$70.00	\$35,420.00
4.3	Connection to existing water mains including cutin, valves, hydrants and fittings	Item	2.0	\$3,000.00	\$6,000.00
4.4	Supply and installation of DN100 hydrants	No.	8.0	\$850.00	\$6,800.00
4.5	Supply and installation of DN100 sluice valve	No.	2.0	\$850.00	\$1,700.00
4.6	Supply and installation of DN100 end caps	No.	2.0	\$250.00	\$500.00
4.7	New water service connections to water main (a) Single connection	Item	10.0	\$800.00	\$8,000.00
SCHEDULE D - WATER INFRASTRUCTURE (EXCL. GST)					\$58,420.00
5	SCHEDULE E - STORMWATER				
5.1	Supply and install 300 RCP Driveway culverts (for lots 5, 8, 9, 10)	m	22.0	\$400.00	\$8,800.00
5.2	Precast headwall complete including supply and construction	No.	6.0	\$2,000.00	\$12,000.00
5.3	Regrade table drain to suit driveway culverts. (Including topdressing and regrassing.)	No.	6.0	\$500.00	\$3,000.00
SCHEDULE E - STORMWATER (EXCL. GST)					\$23,800.00