

<b>ORDINARY MEETING</b>	<b>5.3</b>
<b>5 MAY 2015</b>	

RECONFIGURING A LOT (1 LOT INTO 5 LOTS) – 1L OASIS DRIVE WONGA  
**J Elphinstone, Senior Planning Officer: ROL 209/2014 #451776**

<u>PROPOSAL:</u>	RECONFIGURING A LOT (1 LOT INTO 5 LOTS)
<u>APPLICANT:</u>	FLORO PTY LTD C/- CHARLES O'NEILL SURVEYORS & PLANNERS PO BOX 5246 CAIRNS QLD 4870
<u>LOCATION OF SITE:</u>	1L OASIS DRIVE WONGA
<u>PROPERTY:</u>	LOT 1 ON SP259953
<u>LOCALITY:</u>	COASTAL SUBURBS
<u>PLANNING AREA:</u>	TOURIST AND RESIDENTIAL
<u>PLANNING SCHEME:</u>	DOUGLAS SHIRE PLANNING SCHEME 2008
<u>REFERRAL AGENCIES:</u>	NOT APPLICABLE
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	EXPIRED
<u>APPLICATION DATE:</u>	1 AUGUST 2014
<u>APPENDIX:</u>	<ol style="list-style-type: none"> <li>1. PROPOSAL PLAN(S) &amp; DOCUMENT(S) TO BE AMENDED BY THE CONDITIONS OF THE APPROVAL</li> <li>2. INFRASTRUCTURE CHARGES NOTICE</li> <li>3. SUPPORTING INFORMATION TO PLANNING REPORT</li> </ol>

**LOCALITY PLAN****RECOMMENDATION:**

- A. That Council approves the development application for reconfiguration over land described as Lot 1 on SP259953, located at 1L Oasis Drive, Wonga Beach, subject to the following:

**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
Plan of Proposed Lots	CNS Drawing 30728-PP01	As submitted to Council on 1 August 2014
Filling and Drainage Plan	PDR Engineers drawing 14810 – SK01 Revision A dated February 2015 and to be amended by the conditions of the approval	To be determined.

## **ASSESSMENT MANAGER CONDITIONS**

1. 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**

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

### **Access**

3. Access for Proposed Lot 1 must only be south of the proposed street trees to either Oasis Drive or Bells Reef Close as detailed on PDR Engineers drawing 14810 – Sk01 Revision A dated February 2015.

### **Layout and Design**

4. The lot fill design is to be generally in accordance with PDR Filling and Drainage plan 14810 – SK01 Revision A dated February 2015 subject to:
  - a. Setback of fill areas a minimum of 6m from the property boundary from all roads.
  - b. A minimum fill pad of 1000m<sup>2</sup> must be provided for each lot.
  - c. Fill lots in compliance with condition 9 below;
  - d. The fill pads for proposed Lots 3 and 5 are to be extended to the southern boundary of each lot and retained;
  - e. Appropriate protection is to be provided to prevent non authorised vehicles from entering the drainage easement including at a minimum, Barrier Kerbing. The applicant is to assess the need for additional barriers and or landscaping in these areas;
  - f. Delete the vehicle access from Bells Reef Close for proposed lot 5; and
  - g. Any amendments required to comply with the conditions and the requirements of Queensland Streets and the FNQROC Development Manual.

The detailed design plans incorporating the above requirements must be submitted to the satisfaction of the Chief Executive Officer with the application for 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 the issue of a Compliance Certificate for the Plan of Survey.

#### **External Works**

##### **5. Undertake the following works external to the site::**

- a. Provide a single water connection to each lot to connect the site to the existing water supply infrastructure. The Applicant is to verify that sufficient pressure is available in the existing system to meet the FNQROC Development Manual operating standard. Where not compliant the Applicant must identify and provide the necessary upgrade to achieve the required pressure; and
- b. Provide under ground power to all lots.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Works must be designed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

#### **On-Site Effluent Disposal**

6. The method of on-site effluent disposal must be in accordance with the recommendations contained in the On-Site Sewage Disposal Assessment Report prepared by Zammataro Plumbing Pty Ltd as dated 24 February 2015 or as otherwise approved by the Chief Executive Officer.

#### **Acid Sulfate Soil Investigation**

7. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in 'Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland' (1998) or updated version of document produced by Department of Natural Resources and Mines (Previously DNRW – QASSIT), and State Planning Policy 2/02 – 'Planning and Managing Development involving Acid Sulfate Soils'. The results of this investigation must be submitted to Council for approval prior to any earthworks or clearing being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: ‘Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland’ (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRM: ‘Queensland Acid Sulfate Soil Technical Manual’ (2002), including Soil Management Guidelines (updated Feb 2003), which must be prepared to the satisfaction of the Chief Executive Officer.

#### **Drainage Study of Site**

8. The design of the drainage infrastructure is to be generally in accordance with the drainage study for the site by PDR Engineers. The applicant must certify that there are no adverse drainage impacts on upstream and downstream properties and/or identify the mitigation measures required to minimise such impacts.

The study must be endorsed as remaining current for this development or must be updated and approved by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

#### **Extent of Earthworks**

9. The concept for excavation and earthworks as detailed on PDR Engineers Fill and Drainage Plan Drawing 14810 – SK01 Revision A dated February 2015 is generally approved subject to compliance with the on-site disposal and drainage conditions and subject to the following amendments:
  - a. The earthworks fill zones are to be continuous to the southern boundaries of Lots 3 and 5;
  - b. For lots 1, 2, 3 and 5 the nominated fill level of 3.4m is to be increased to 4.04m AHD level unless otherwise approved by Council. Any reduction below 4.04m AHD must be supported by a further study, to the satisfaction of Council, to a lower level than 4.04 but no lower than 3.54m AHD. Any reduction below 4.04m AHD must utilise at least a 0.3 Sea Level Rise (SLR) and increase in intensity of cyclone action.

The final earthworks design is to be lodged with the application for a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans prior to the issue of a Compliance Certificate for the Plan of Survey.

#### **Future Redevelopment of Proposed Lot 4**

10. In the event that the proposed Lot 4 is redeveloped prior to any such redevelopment the lot must be land must be filled to a level of 4.04m AHD level unless otherwise approved by Council. Any reduction below 4.04m AHD must be supported by a further study, to the satisfaction of Council, to a lower level than 4.04 but no lower than 3.54m AHD. Any reduction below 4.04m AHD must utilise at least a 0.3 Sea Level Rise (SLR) and increase in intensity of cyclone action.

### **Building Envelope Plan**

11. A building envelope plan for each of the lots must be lodged with Council prior to the issue of a Compliance Certificate for the Plan of Survey. The building envelope plan must comply with the following requirements:
  - a. The building envelope must be pegged on site to the requirements and satisfaction of the Chief Executive Officer; and
  - b. Identify the area of fill that meets the requirements of Condition 10 above.

The applicant / owner must also ensure that the endorsed building envelope plans are made known to all prospective purchasers of the lots.

### **Vehicle Access to Proposed Lot 5**

12. Other than authorised Council access no vehicle access from Bells Reef Close is permitted for proposed lot 5

### **Stockpiling and Transportation of Fill Material**

13. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
  - b. before 7:00 am or after 6:00 pm Monday to Friday; or
  - c. before 7:00 am or after 1:00 pm Saturdays; or
  - d. on Sundays or Public Holidays.
14. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

### **Storage of Machinery and Plant**

15. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

### **Drainage Construction**

16. The applicant / owner must undertake the development of the land in accordance with the findings of the Concept, Filling and Drainage Plan prepared by PDR Engineers as detailed on drawing 154810 – SK01 revision A dated February 2015.

### **Lawful Point of Discharge**

17. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.

### **Sediment and Erosion Control**

18. 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).

### **Existing Services**

19. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:
  - a. Relocate the services to comply with this requirement; or
  - b. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of a Compliance Certificate for the Plan of Survey creating the lot.

### **Electricity Supply**

20. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

### **Electricity and Telecommunications**

21. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Street Lighting**

22. The following arrangements for the installation of street lighting for the frontage of the proposed subdivision to Oasis Drive and Bells Reef Close must be provided prior to the issue of a Compliance Certificate for the Plan of Survey:

- a. Prior to the approval and dating of the Plan of Survey, a Rate 2 lighting scheme is to be prepared by Ergon Energy or its 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 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 as identified in the FNQROC Development Manual.

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

- Intersections
- Pedestrian Refuges
- Cul-de-sacs (Including the new turnaround at the northern end of Marlin Drive)
- LATM Devices (Including Roundabouts)

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.

- b. Prior to the issue of a Compliance Certificate for 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.
- c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.
- d. Where an existing intersection is required to be upgraded as part of a development approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category.

#### **Landscape Plan**

23. Undertake landscaping of the conservation covenant areas for Lots 1 to 6 and 15 to 17 inclusive in accordance with FNQROC Development Manual and in accordance with a landscape plan. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work. In particular, the plan must show:
- a. The revegetation of cut and fill batters;
  - b. provision of suitable street trees; and



- c. **Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the applicant's Landscape Architect / Designer.**

**Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Areas to be landscaped must be established prior to approval and dating of the Plan of Survey and must be maintained for the duration of the on-maintenance period to the satisfaction of the Chief Executive Officer.**

#### **Damage to Council Infrastructure**

- 24. **In the event that any part of Council's existing water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of any Use.**

#### **ADVICE**

- 1. **This approval, granted under the provisions of the Sustainable Planning Act 2009, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the Sustainable Planning Act 2009.**
- 2. **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.**
- 3. **This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**

#### **Infrastructure Charges Notice**

- 4. **A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.**

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

**Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Sustainable Planning Act 2009 confers rights to make representations and appeal in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.**

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development and Environment at Council for review of the charge amount prior to payment.

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

5. For information relating to the Sustainable Planning Act 2009 log on to [www.dsdp.qld.gov.au](http://www.dsdp.qld.gov.au). To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).
- B. The following notation will be placed on Council's future rates record in respect of the new lots:**
1. For all lots:
    - a. The area of fill on the proposed lots must be setback 6m from all roads. Development is limited to a building envelope plan for each lot.
  2. For Proposed Lot 4:
    - a. In the event that the proposed Lot 4 is redeveloped prior to any such redevelopment the lot must be land must be filled to a level of 4.04m AHD level unless otherwise approved by Council. Any reduction below 4.04m AHD must be supported by a further study, to the satisfaction of Council, to a lower level than 4.04 but no lower than 3.54m AHD. Any reduction below 4.04m AHD must utilise at least a 0.3 Sea Level Rise (SLR) and increase in intensity of cyclone action.
  3. For Proposed Lot 5
 

Other than authorised Council access no vehicle access is permitted from Bells Reef Close.

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**EXECUTIVE SUMMARY:**

The land supports a single House, a drain and is otherwise vacant. Having frontage to two streets the application seeks reconfiguration of the land into five lots each lot gaining frontage to both streets. The lots layout satisfactorily meets the Planning Scheme requirements. Conditions of the approval reflect the current standard for fill of 4.04m AHD as published in the BMT-WBM study. Conditions of the approval limit access to Lot 5 to Oasis Drive due to the narrow frontage to Bells Reef Close. The report recommends the application be supported subject to conditions.

## **TOWN PLANNING CONSIDERATIONS:**

### **Background**

The land previously supported part of the Redbacks Resort and Tavern. Previous approval issued over this land, together with neighbouring land to the south, for a residential subdivision of significantly more lots through a Court Order. This approval required costly drainage infrastructure connecting the existing drainage reserve to the west to the foreshore. A copy of this previous design layout is included in Appendix 3.

The land was reconfigured into its current form through Development Permit 8/13/1733 (boundary realignment) issued by Cairns Regional Council on 19 June 2013. Detail of the existing survey plan is included in Appendix 3. The land currently supports a drain and a Dwelling.

Separate approval has recently issued to the neighbouring land to the south to reconfigure this lot into seventeen lots. A condition of the approval required the lots to be filled to a minimum of 4.04m AHD with the ability to reduce this height on the acceptance of suitable further engineer advice. The fill height had regard to storm tide inundation, sea level rise and increase in cyclonic intensity.

### **Proposal**

Application has been made to reconfigure the land into five lots. The lots will range in area from 1944m<sup>2</sup> to 2269m<sup>2</sup>. The largest lot contains the existing drain and its accompanying easement. Each lot has frontage to Bells Reef Close and Oasis Drive. The existing House will be contained on the proposed Lot 4.

The Applicant has provided a proposed filling and drainage plan nominating fill to the majority of the sites. A copy of this design is included in Appendix 1. The Applicant has nominated proposed vehicle accesses. For proposed lot 1 these access points are located away from the street intersections.

### **Douglas Shire Planning Scheme Assessment**

<b>Douglas Shire Coastal Suburbs Planning Locality</b>		<b>Code Applicability</b>	<b>Compliance</b>
<b>Locality</b>	Coastal Suburbs	✓	Complies
<b>Planning Area</b>	Tourist and Residential	✓	Complies
<b>Defined Use</b>	Reconfigure a Lot	✓	Complies through conditions, refer to comment
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✓	Complies through conditions
	Cultural Heritage and Valuable Sites Code	✗	-
	Natural Hazards Code	✗	-
<b>General Codes</b>	Design and Siting of Advertising Devices Code	✗	-
	Filling and Excavation Code	✗	-
	Landscaping Code	✓	Complies through conditions
	Natural Areas and Scenic Amenity Code	✗	-
	Reconfiguring a Lot Code	✓	Complies through conditions refer to comment
	Vehicle Parking and Access Code	✗	-
	Sustainable Development Code	✗	-

## **Compliance Issues**

### **Extent of Fill**

Concern is raised with the proposed level of fill having regard to the published requirement of 4.04m AHD under the CRC commissioned BMT-WMN Study for storm tide. It is acknowledged that this published standard is higher than the level that has been traditionally required. The condition provides for a reduced level upon the lodgement of suitable engineering advice. Similar conditions have been applied to the neighbouring lot to the south.

The Applicant has proposed that the majority of the lot is filled to the required height. This is not necessary where the expected outcome is a single House. The conditions of the approval provide for a reduced area of each site to be filled that still meets the Scheme standard for a House and its associated onsite waste treatment infrastructure. The final extent of fill, above the scheme standard of 1000m<sup>2</sup> remains as the Applicant's preference.

The proposed Lot 4, on which the existing House is situated is below the required fill level for the new lots. Having regard to the Applicant's intent to retain this House the conditions of the approval move the fill requirement for this lot to a future point to when the land is redeveloped. This requirement is reflected in the conditions of the approval and a proposed note on Council's rate record.

### **Access for Lot 5**

Concern is raised with the proposed access for proposed Lot 5 from Bells Reef Close. Due to the adjacent drainage easement there is insufficient frontage available for a vehicle crossing. A condition of the approval requires that all access for this lot must be from Oasis Drive and no access is permitted from Bells Reef Close. A property notation on Council's rates records will also reflect these requirements.

## **ADOPTED INFRASTRUCTURE CHARGES**

The proposed development triggers Adopted Infrastructure Charges. Refer to Appendix 3 to view calculations.

## **COUNCIL'S ROLE**

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S) - TO BE AMENDED BY CONDITIONS OF THE APPROVAL



**ROL - Oasis Drive**  
For  
**Floro Pty Ltd**

**IMPORTANT NOTES**  
These notes are an integral part of this plan. This plan may be subject to change by the Council or the Department of Planning and Infrastructure. It is not to be used for any other purpose or as a basis for any other plan or contract. The user of this plan is advised to check the current status of this plan with the Council or the Department of Planning and Infrastructure.

**THESE DIMENSIONS AND DIMENSIONS ARE CORRECT**  
AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CNS

State Number	
City	
County / Township	
Lot Number	
Engineering Design	
Architectural Design	
Landscaping Design	

+	+	+
+	+	+
+	+	+
+	+	+
+	+	+
+	+	+
+	+	+
+	+	+
+	+	+
+	+	+

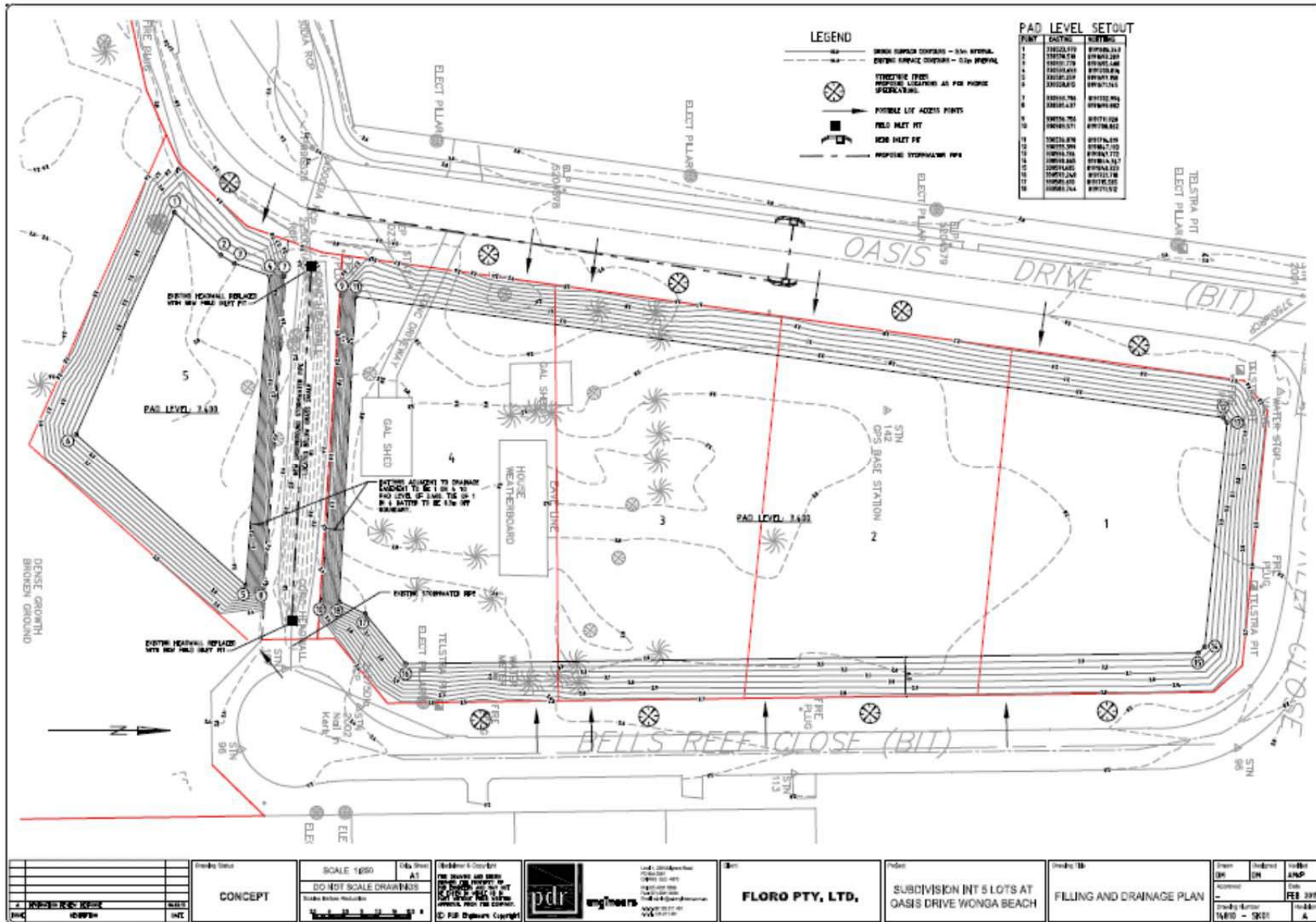
Plan No.	WHYARRIEL
County	SOLANDER
Local Authority	WONGA
Local Authority	DOUGLAS SPRING
Map Reference 1	7504-21234
Map Reference 2	50010544
Horizontal Method	
Vertical Level Datum	
Level Datum	
Scale	1:1000
Surveyed	
Designed	
Drawn	MAT
Checked	GP
Plan Date	28/5/14
Computer	SET24-PP01

**Plan of Proposed Lots**  
1-5  
**Cancelling**  
Lot 1 on SP259953


**CNS**

CARRS	MACKEY	PROUDMAN
05 494 8222	05 494 1081	05 494 7112
05 494 1081	05 494 1081	05 494 1081
05 494 1081	05 494 1081	05 494 1081

Drinking No. 3072S-PP01



## APPENDIX 2: INFRASTRUCTURE CHARGES NOTICE

		<b>2006 &amp; 2008 Douglas Shire Planning Schemes Applications</b>					
<b>INFRASTRUCTURE CHARGES NOTICE</b>							
Floror Pty Ltd		0	0				
DEVELOPERS NAME		ESTATE NAME	STAGE				
1L Oasis Drive	Wonga Beach	L1 SP259953	157269				
STREET No. & NAME		SUBURB	LOT & RP No.s				
ROL		41.2014.209	31-Dec-14				
DEVELOPMENT TYPE		COUNCIL FILE NO.	R&B INDEX QUARTER ENDING      VALIDITY PERIOD				
451792		1	This logsheet is indexed appropriately only for payments made within the quarter noted above.				
DSC Reference Doc. No.		VERSION No.					
	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
<b>WATER</b>							
Existing	6	14,140.17 X	4.00	0.00	\$56,560.66		856 GL 07470.0135.0823
Proposed	6	0.00 X	4.00	0.00	\$0.00		870 GL 07470.0135.0824
<b>Wonga Water sub - total</b>					<b>\$56,560.66</b>		
<b>SEWERAGE</b>							
Existing	8	0.00 X	0.00	0.00	\$0.00		0
Proposed	8	0.00 X	0.00	0.00	\$0.00		0
<b>None Sewerage sub - total</b>					<b>\$0.00</b>		
<b>OPEN SPACE</b>							
DSC Area					\$20,000.00		894 GL 07230.0135.0825
Off-Site Car Parking		0.00			\$0.00		
<b>TOTAL</b>					<b>\$76,560.66</b>		
Prepared by	J Elphinstone		on	2-Apr-15	Amount Paid		
Checked by	N Beck		on	2-Apr-15	Date Paid		
Date Payable							
Amendments				Date			
					Cashier		

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009 (SPA)*.

Charge rates are subject to index adjustments (QLD Road & Bridge Index, ABS data as per SPA). The total charge amount indicated on this notice is current at the date of issue. **The total charge due at the date of payment must reflect the current indexed value. Please contact the Development & Environment Douglas Shire Council prior to payment for review.**

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au



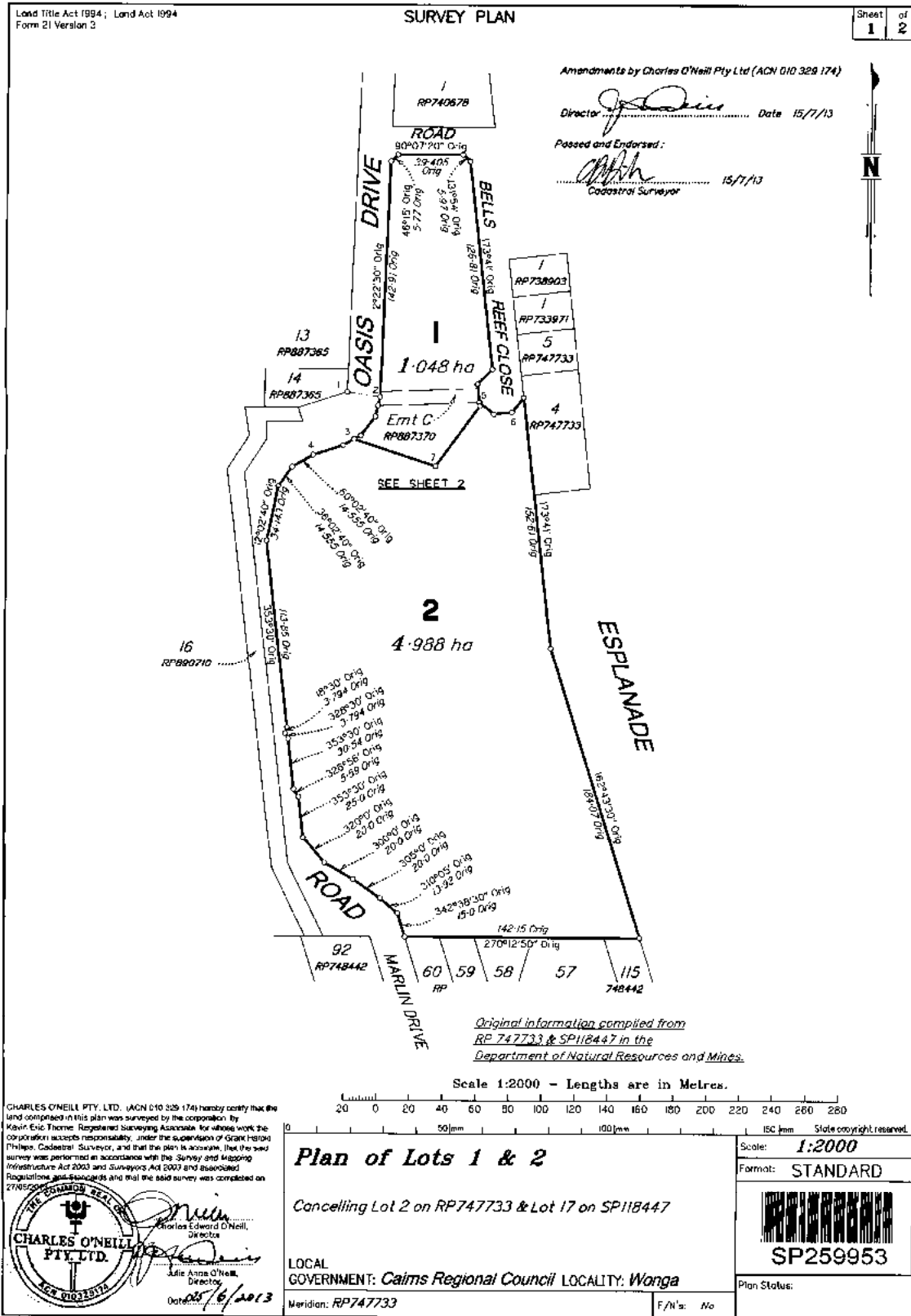
**APPENDIX 3: SUPPORTING INFORMATION TO PLANNING REPORT**

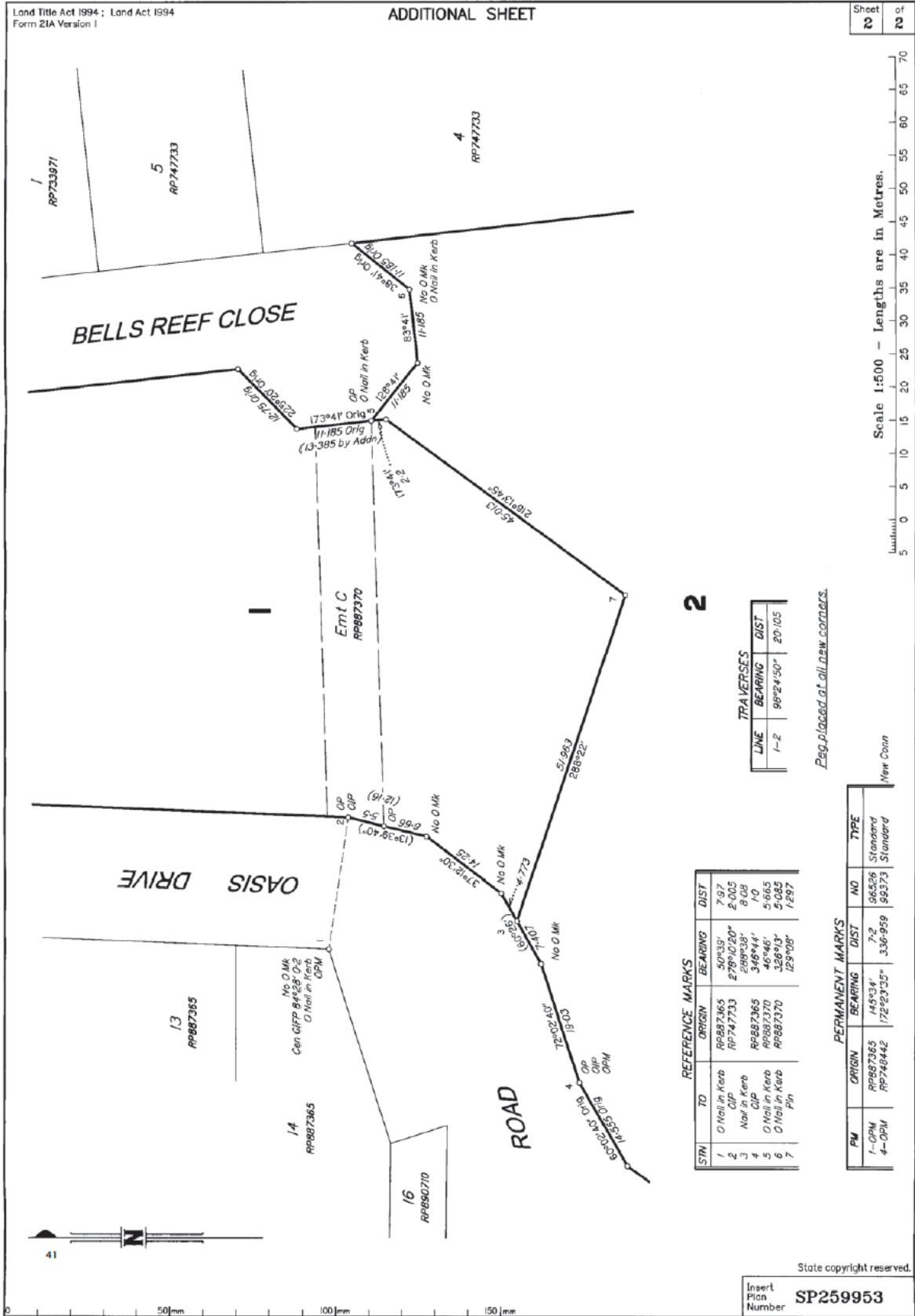
Extract from Previous Court Order for Planning and Environment Court Appeal 3105 of 2008 (Brisbane)

Appendix 1 Approved Plan









**2**

**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kerb	RP887365	50°33'	7.97
2	CIP	RP747733	278°10'20"	2.005
3	Nail in Kerb	RP887365	288°38'	8.08
4	CIP	RP887370	348°44'	1.0
5	O Nail in Kerb	RP887370	46°46'	5.665
6	O Nail in Kerb	RP887370	326°13'	5.085
7	Pin		129°08'	1.297

TRAVERSES		
LINE	BEARING	DIST
1-2	99°24'50"	20.105

Req. placed at all new corners.

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	RP887365	149°34'	7.2	96526	Standard
4-OPM	RP746442	172°23'25"	336.959	99373	Standard

(New Corn)