

## 5.4. L2 OASIS DRIVE WONGA BEACH RECONFIGURATION OF LOT (1 INTO 7)

<b>REPORT AUTHOR(S)</b>	Jenny Elphinstone, Senior Planning Officer
<b>GENERAL MANAGER</b>	Nick Wellwood, General Manager Operations
<b>DEPARTMENT</b>	Development Assessment and Coordination
<b>PROPOSAL</b>	Reconfiguring a Lot (1 lot into 7 lots and drainage reserve)
<b>APPLICANT</b>	Port Pacific Estates Pty Limited c/- Flanagan Consulting Group PO Box 5820 CAIRNS QLD 4870
<b>LOCATION OF SITE</b>	2L Oasis Drive Wonga Beach
<b>PROPERTY</b>	Lot 2 on SP259953
<b>LOCALITY PLAN</b>	



Figure 2 - Locality Plan

<b>LOCALITY</b>	Coastal Suburbs
<b>PLANNING AREA</b>	Tourist and Residential
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006
<b>REFERRAL AGENCIES</b>	Department of Infrastructure, Local Government and Planning.
<b>NUMBER OF SUBMITTERS</b>	Not Applicable.
<b>STATUTORY ASSESSMENT DEADLINE</b>	22 September 2017
<b>APPLICATION DATE</b>	16 March 2017
<b>RECOMMENDATION</b>	

- A. That Council approves the development application for Reconfiguration of a Lot (1 lot into 7 lots and drainage reserve) over land described as Lot 2 on SP259953, located at 2L 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
Proposal Plan	Flanagan Consulting Group Drawing 4839-SK01 dated 6 March 2017 and as amended by Condition 4 and the Concurrence agency Conditions	To be determined
Stormwater Drainage	Flanagan Consulting Group Drawing 4839-SK02	Undated and as submitted to Council on 16 March 2017
Proposed Drainage Channel	Flanagan Consulting Group Drawing 4839-SK02, Undated and as submitted to Council on 16 March 2017 and as amended by Condition 4.	To be determined
Water Reticulation	Flanagan Consulting Group Drawing 4839-SK04	Undated and as submitted to Council on 16 March 2017

**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. No lot is to have vehicle access to or from the Esplanade.

#### **Street Layout and Design**

4. The street layout and design is to be generally in accordance with Flanagan Consulting Group Proposal Plan, Sketch 4839-SK01 subject to:
  - a. The south-east corner of Lot 1 is to be truncated to facilitate access from the drainage reserve to the esplanade. The boundary of Lot 1 must be set back 5m from the top of bank for the existing drain based on a detailed survey of the site.
  - b. Provision of a minimum fill area of 1000m<sup>2</sup> on each lot for building work and onsite waste water disposal whereby:
    - i. Fill areas must not include any covenant areas as required by a concurrence agency;
    - ii. Setback of fill areas a minimum of 6m from the property boundary from all roads and Esplanade;
    - iii. Setback of fill areas a minimum of 3.0 metres from the southern boundary of proposed Lot 7;
    - iv. The fill pad for proposed Lots 1 and 2 must be extended to the respective northern boundary and retained or setback a minimum of 3.0 metres from the northern boundary;
    - v. Fill areas for the lots are at a level to provide an immunity to a 1% storm tide event and a 1% flood event;
    - vi. Fill for proposed lots must be graded away from the east to the west and must not result in ponding of water between the fill pad and the existing road reserve to the west; and

- vii. All fill is to drain to lawful point of discharge and must not detrimentally impact on upstream, downstream or surrounding land and/or proposed lots;
- c. Appropriate protection is to be provided at the Marlin Drive cul-de-sac to prevent non authorised vehicles from accessing the pedestrian link including at a minimum, barrier kerbing and bollards. The applicant is to assess the need for additional barriers and or landscaping in these areas;
- d. The access to the drainage channel is to be designed to facilitate normal maintenance machinery and is to be fitted with suitable gates;
- e. Provision of estuarine crocodile warning signs to the new road and public pedestrian pathways;
- f. A 6m setback area from the eastern boundary (to the Esplanade) is to be included in a conservation covenant area and is to be vegetated in accordance with Condition 25;
- g. Provision of suitable vehicle access for Council from the pedestrian pathway to the Esplanade and foreshore for maintenance purposes. These purposes include the ability to access to maintain the open channel drainage flow path;
- h. Provide a suitable surface cover and finish to the 20m wide drainage easement area and provide a naturally, vegetated invert to provide a stabilised channel that is able to be traversed by Council's maintenance equipment;
- i. The access strip to proposed Lot 3 must have a minimum width of 4m and a sealed pavement of not less than 3m; and
- j. 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.

#### **Water Supply**

- 5. Undertake water supply works internal to the subject land in accordance with the FNQROC development manual within the internal road system such that each lot can be connected to Council's water supply network at the lot frontage. A plan of the water supply reticulation network is to be

generally in accordance with Flanagan Consulting Group Sketch 4839-SK04 and must be supported by appropriate calculations including hydraulic network analysis demonstrating compliance with FNQROC. In particular, the plan must include:

- a. A minimum 100mm diameter main on one side and a 50mm (63mm OD) main on the opposite side to provide a looped service at the northern end of Marlin Drive;
- b. Provide the conduit for water supply for the full length of the access leg for proposed Lot 3. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage of the lots and at the end of the access leg for easy identification when a future house is constructed on this lot.

The plan must also identify any infrastructure external to the subdivision that may require upgrading to accommodate the development and achieve the minimum pressures for maximum hour and fire fighting scenarios.

All the above works must be designed and constructed 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 On-Site Sewage Disposal Assessment Report prepared by Gilbert and Sutherland (2010) must be reviewed and confirmation provided to Council that the report findings and recommendations remain consistent with current Codes and Standards.

Subject to the above confirmation of currency; 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 Gilbert and Sutherland or as otherwise approved by the Chief Executive Officer.

The review and advice on the Gilbert and Sutherland (2010) report is to be provided to Council with the Operational Works application for site works to verify that no additional works are required for effluent disposal.

#### **General External Works**

7. Undertake the following external works:-

- a. Provide a new pedestrian and cycle connection across the realigned drain to reinstate the pathway connection from the northern end of Marlin Drive to the pathway running to the west from the development site;

- b. The detail design in (a) above must include hydraulic assessment of the afflux through the new culverts and must maximise the waterway area to achieve minimum afflux through the culvert;
- c. The northern end of Marlin Drive currently has a levee/berm to prevent the stormwater flows within the drain entering Marlin Drive and creating flooding and trafficability issues. The construction of the Marlin Drive extension and cul-de-sac is to be graded and designed to achieve a similar barrier to protect Marlin Drive from external flows entering the street; and
- d. The applicant is to provide sufficient site level information to assess whether the bund in (c) above is required to extend west along the boundary with 102 Marlin Drive, Lot 92 on RP748442. Hydraulic information on the drainage path will be required per drainage conditions;

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. All works must be carried out in accordance with the approved plan prior to the issue of a Compliance Certificate for the Plan of Survey.

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

- 8. 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 DNRW – 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 DNRW: '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**

- 9. The design of the drainage infrastructure is to be generally in accordance with the drainage study for the site by DHI International. 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.

The pre and post-development stormwater levels in the “Existing Drainage Reserve,” identified on Flanagan Consulting Group Sketch SK02, south from the new drainage reserve are required to be shown on plans submitted with the application for operational works.

#### **Extent of Earthworks**

10. The extent of earthworks as detailed on Flanagan Consulting Group Sketch 4839 SK02 together with the areas of fill for each lot required under Condition 4 above, compliance with the on-site disposal and drainage conditions and subject to the following amendments:

- a. The earthworks fill zones are to avoid localised low points between properties;
- b. the existing drainage channel in proposed Lots 6 and 7 and the proposed infill lake areas in proposed lots 1 and 3 and the Drainage Reserve are to be filled and compacted to the appropriate standard for residential use/ drainage reserve use at no cost to Council. The applicant must provide a lot classification report for these lots and drainage reserve.
- c. A construction specification must be included for the decommissioning of the current drain and lake areas proposed to be filled. The construction specification must provide the requirements for clearing, ground preparation and testing prior to filling of these areas. The specification must be included in the operational works supporting information.
- d. The rear of allotments are to be graded evenly in accordance with the concepts shown on FCG Sketch 4839-SK02 to ensure that they remain free draining throughout the property and through to the drainage reserve or Esplanade area.
- c. The nominated fill level of 2.9m is to be increased to provide immunity to the 1% AEP stormtide event unless otherwise approved by Council. The Cairns BMT-WMB Cairns Region Storm Tide Inundation Study, Final Report and Mapping January 2013 (Council document reference D# 462510) identified the 1% AEP stormtide event as 4.04 metres AHD having regard to a 0.8m sea level rise and intensity of cyclonic action.

The Applicant's submitted DHI Water and Environment Pty Ltd hydrodynamic analysis dated 9 June 2015 (Council document

reference D#457391) utilised 0.3m AHD sea level rise and intensity of cyclonic action. The DHI hydrodynamic analysis is acceptable only where a 0.8m sea level rise is utilised and an amended study is required to be submitted to the satisfaction of the Chief Executive Officer.

Any reduction below a 0.8m sea level rise must be supported by an appropriate study that deals with sea level rise and intensity of cyclonic action to be approved by Council.

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.

#### **Access to Hatchet or Battleaxe Lots**

11. Construct a concrete driveway or other approved surface to battleaxe Lot 3 extending the full length of the access leg from adjacent kerb and channel with a standard crossover in accordance with FNQROC Development Manual Standard Drawing. Construction of the concrete driveway must be in accordance with FNQROC Development Manual Standard Drawing.

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

#### **Service Conduits**

12. Provide service conduits to Lot 3 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.

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

#### **Building Envelope Plan**

13. 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. No building, structure, infrastructure or fill shall be sited or vehicle /pedestrian access provided through to the Esplanade within the conservation covenant area for proposed lots 1, 6 or 7.

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

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

14. 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.
15. 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**

16. 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**

17. The applicant / owner must undertake the development of the land generally in accordance with the findings of the Drainage Study dated 28 November 2013 prepared by DHI Water and Environment Pty Ltd, (or as updated in accordance with Condition 9). The drainage reserve profile is to be generally as detailed by Flanagan Consulting Group Sketch 4839-SK02 and SK03 except that a 3m base width concrete channel lining is to be provided to facilitate trafficability and maintenance to the satisfaction of the Chief Executive Officer. The geoweb cellular confinement lining nominated on FCG Sketch 4839-SK03 is not approved.

Provision for the proposed maintenance access must be made on the northern side of the drainage reserve.

Drainage works in the western drainage swale to regrade the swale and direct runoff to the new drainage path are to be nominated on plans included in the application for operational works. The plans must show pre and post development surface levels and contours and must identify any significant trees that will be removed to construct the works.

A landscaping plan is required to show revegetation works in both the western swale and the new drainage reserve through to the Esplanade.

Associated earthworks and landscaping must be completed in accordance with the approved plans prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Lawful Point of Discharge**

- 18. 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.**

### **Plan of Drainage Works**

- 19. The subject land must be drained to the satisfaction of the Chief Executive Officer generally in accordance with Flanagan Consulting Group Sketch 4839-SK02 . In particular:**
  - a. Construction of proposed drainage channel within the drainage reserve per condition 17 above, at no cost to Council;**
  - b. Drainage infrastructure in catch drains and roads in accordance with the FNQROC Development Manual;**
  - c. All fill areas within the proposed building envelopes allotments shall have immunity from flooding associated with an ARI 100 year (1% AEP) rainfall event; and**
  - d. Where practical, all new allotments must be drained to the road frontages, drainage easements or drainage reserves and discharged to the existing drainage system.**

### **Sediment and Erosion Control**

- 20. 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**

- 21. Written confirmation of the location of existing services for the land must be provided. This includes the existing overhead power lines along the western boundary. 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**

- 22. 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**

- 23. 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**

- 24. The following arrangements for the installation of street lighting within the proposed subdivision 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 element, Cul-de-sacs (at the northern end of Marlin Drive only)**

- 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 – Conservation Covenant Areas**

- 25. Undertake landscaping of the conservation covenant areas for Lots 1, 6 and 7 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 the conservation covenant area including ground, lower, middle and upper storey canopy vegetation using species in accordance with the Planning Scheme Landscaping Policy;**
  - b. The revegetation of cut and fill batters;**
  - c. provision of suitable street trees; and**
  - d. 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.**

#### **Landscape Plan**

- 26. Undertake landscaping of the site and street frontages of new roads 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. Planting of the footpath with trees, using appropriate species with regard to any overhead powerline constraints;**
  - b. The revegetation of cut and fill batters;**
  - c. Species to have regard to the Planning Scheme Landscaping Policy;**
  - d. Remediation and revegetation works to be undertaken within the both the major drainage line and the drainage reserve;**
  - e. 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**

27. 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.

#### **REFERRAL AGENCY CONDITIONS & REQUIREMENTS**

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
Department of Infrastructure, Local Government & Planning	SDA-0317-038201	29 June 2017	D#820403

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

#### **ADVICE**

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 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 appeals 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 Assessment and Coordination 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* and the *Planning Act 2016* log on to [www.dilgp.qld.gov.au](http://www.dilgp.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).
6. Advice Statement for Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

You are advised that the EPBC Act applies to action that has, will have, or is likely to have, a significant impact on matters of national environmental significance.

Further information on the EPBC Act can be obtained from the Department of the Environment's website [www.environment.gov.au/epbc](http://www.environment.gov.au/epbc) EPBC Act Policy Statement 1.1 *Significant Impact Guidelines Matters of National Environmental Significance* (Oct 2009).

- B. The following notation will be placed on Council's future rates record in respect of the new lots:

1. For each of the proposed Lots 1, 6 and 7:
  - a. There are conservation covenants registered over part of the land, as required under Development Approval ROL 1961/2017, being: a 6m setback from the eastern property boundary to the Esplanade as required by the Assessment Manager; and a further area of setback

**from the eastern boundary as required by the Concurrence Agency, the Department of Infrastructure, Local Government and Planning. No building, structure or infrastructure may be developed in this covenanted area.**

**b. Vehicle access to the Esplanade from this lot is prohibited.**

**2. For all lots:**

**a. The area of fill on the proposed lots must be setback 6m from all roads and Esplanade, refer to Development Approval ROL 1961/2017.**

## **EXECUTIVE SUMMARY**

Application has been made to reconfigure the land, that was part of the former Redback's resort site, into seven, large residential lots and a new drainage reserve. The land is currently vacant. The proposed development maintains pedestrian and cycle connectivity between the two residential areas of Wonga Beach without vehicle connectivity.

The conditions of the approval require a fill area of 1000m<sup>2</sup> on each new lot to cater for the future development of a House and associated onsite wastewater treatment. It is appropriate that the fill areas are provided through the associated operational works thereby enabling the released lots to be immediately capable of development. Conditions of the approval require the fill pad to be of a height to suitably address the 1% flood and storm tide inundation levels.

The design relocates the existing stormwater drain to the centre of the land utilising the current discharge point to the ocean. The new stormwater drain will be a drainage reserve and will be of sufficient width and profile to allow access and maintenance by Council. The applicant has proposed to use geomesh fabric lining for the new stormwater drain. This is not considered to be an appropriate finish. Having regard to a number of matters, including the cost of the building fill pads, conditions reasonably require the stormwater drain to have a naturally vegetated finish.

No vehicle access is permitted to the Esplanade and each lot fronting Esplanade includes conservation covenanted area that must be revegetated. Fill areas are setback from roads, neighbouring boundaries and outside the covenanted areas.

The report recommends the application be approved subject to conditions.

## **TOWN PLANNING CONSIDERATIONS**

### **Background**

The land is constrained by the existing drainage channel, the low lying nature of the land, an existing lake, the foreshore area and the natural, underlying sand dune swale system.

The land previously supported the Redback's Resort and Tavern. During this period of use, the former Douglas Shire Council constructed a wide, open, stormwater drain along the southern and eastern boundaries to the foreshore area, with the former owner's consent.

No formal drainage easement was created to accompany these works. Council has maintained the clearing of this drain including annual clearing of the channel mouth to the sea. During its history of use, the drain has posed problems due to the low lying nature of the land and lack of significant discharge to enable self-opening through to the sea.

A previous approval was issued over this land, together with neighbouring land to the north, for a residential subdivision consisting of a significant number of additional lots. This approval, through a Court Order, required costly drainage infrastructure connecting the existing drainage reserve to the west to the foreshore.

The land was reconfigured into its current form through Development Permit 8/13/1733 for a boundary realignment, with the neighbouring land, issued by Cairns Regional Council on 19 June 2013.

On the 15 September 2015, Council issued a Negotiated Decision for a Development Permit (ROL 591/2014) to reconfigure the land into seventeen lots and a drainage reserve with no change to the location of the stormwater drain.

### **Proposal**

Application has been made to reconfigure the land into seven large lots: one lot to be accessed from Bells Reef Close; two lots to be access from Oasis Drive; and four lots to be accessed from Marlin Drive. Works associated with the reconfiguration include a short cul-de-sac extension to Marlin Drive, fill of the existing stormwater drain and part of the artificial lake, and excavation of a new stormwater drain (with a geofabric lining) through the centre of the site.

The remaining area of the artificial lake will be contained entirely within proposed Lot 1. Each new lot has a minimum area of 5,000m<sup>2</sup> and Lot 1 has an area of 12,450m<sup>2</sup>. These areas easily meet the minimum 1,000m<sup>2</sup> area of the Planning Scheme Acceptable Solution under the Reconfiguring a Lot Code. The applicant has requested that the areas of fill be provided through a condition of approval, prior to the development of a House on each lot. .

No Park is provided with the development.

No vehicle connectivity is provided through the estate. The cycle / pedestrian connectivity to the west of the land will be maintained and a new crossing will be constructed over the new drainage channel.

Details of the proposed design are included in Attachment 1.

### **State Planning Requirements**

The State Planning Policy (SPP) requires consideration be given to State interests, including a principle position of 0.8m sea level rise. The applicant is fully aware of this requirement and a condition of the approval addresses this issue.

## Douglas Shire Planning Scheme Assessment 2006 Planning Scheme

Assessment against the current 2006 Planning Scheme is tabled below.

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

### Compliance Issues

The current stormwater drain near the southern boundary is unlined and maintained by Council. The relocated stormwater drain will be more appropriately located in the centre of the land.

The land has an underlying profile of coastal, dunal swale systems. The proposed drainage channel has been reviewed by an experienced RPEQ Engineer having regard to the needs of the local drainage system and the ability for future maintenance by Council. The proposed design profile is found to be suitable.

The Applicant has nominated a “geoweb’ cellular confinement system” along the drain profile for the base and lower slopes and rock and higher batters filled with natural materials.

The use of the geoweb fabric enables water to drain through to the sand below and to enable Council to clear deposited soil from the geoweb surface. However, the geoweb lining is not considered a suitable material. Two alternatives to using geoweb surface are:

- a more expensive, but more efficient 3m wide concrete lining to the base of the drainage channel;
- or a lower initial cost, but higher maintenance more natural, vegetation finish.

The *Sustainable Planning Act 2009* requires that conditions be reasonable and relevant. While the concrete lining would be the preferred design it is not considered reasonable given the number of lots being created, the existing drain which Council currently maintains is vegetated and that the vegetated lining would reflect similar drains in the area.

The applicant contests the requirement to provide filled areas on each lot at this stage of the development, preferring Council bond the requirement and the fill be constructed at a later stage when each of the lots are subsequently developed. The applicant envisages the fill would occur prior to the issue of a Development Permit for Building Work.

Concern is raised with the request for the fill pads to be provided at a later stage. The development of a house on each new lot is self-assessable development under the current planning scheme. Each new lot should have a filled area capable of supporting a house and its associated onsite waste water treatment facility at the time the new lot is created.

Bonding an approval or requiring fill pads prior to the issue of a Development Permit for Building Work novates the requirement to either Council or a future owner. It would also be difficult for Council to call up the monetary bond and construct the fill areas as this is not a normal process or type of construction that Council should not be responsible for.

The request is not supported and conditions of the approval require the fill pads to be constructed as part of the reconfiguration. The conditions enable the fill areas to be relocated on a lot, where desired by a future owner, having regard to certain setback constraints.

Setback of the fill pads from the Esplanade and revegetation will provide a suitable buffer to remnant vegetation, marine vegetation and the foreshore.

Setback of the fill pad from the southern boundary will protect amenity to existing, neighbouring lots from future houses constructed at higher levels. The higher fill levels have regard to severe weather events including both the 1% flood inundation and the 1% storm tide with a 0.8m sea level rise by the year 2100.

Concern has been raised by the community in relation to vehicle connectivity through the land between the residential areas of “south” and “north” Wonga. This concern was raised again in association with the community consultation associated with the proposed planning scheme.

The community preference, particularly from the residents in Wonga South, is to avoid any vehicular connection through the land to alleviate the burden of additional traffic in Marlin Drive. The proposed development maintains pedestrian and bicycle connectivity between the two areas. However, no through vehicular access is proposed.

There is no specific requirement for vehicle connectivity through the site in the current Planning Scheme. The proposed planning scheme proposes to avoid such connectivity.

## Douglas Shire Planning Scheme Assessment – Proposed 2016 Planning Scheme

Assessment against the proposed 2016 Planning Scheme is tabled below.

Proposed 2017 Douglas Shire Planning Scheme		Code Applicability	Compliance
<b>Zone</b>	Low Density Residential Zone Code	✓	Complies
<b>Local Plan</b>	Coastal Communities Local Plan	✓	Complies refer to comment
<b>Precinct / Sub Precinct</b>	Precinct 2 – Wonga Beach Low Density Residential	✓	Complies, refer to comment
<b>State Codes</b>	Community Residence Code	X	NA
	Forestry For Wood Production Code	X	NA
	Reconfiguring A Lot (Subdividing One Lot Into Two Lots) And Associated Operational Work Code	X	NA
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✓	<ul style="list-style-type: none"> <li>ASS &lt;5m AHD</li> </ul> Satisfactory through condition.
	Bushfire Hazard Code	✓	<ul style="list-style-type: none"> <li>Potential Impact Buffer</li> </ul> Satisfactory as in an urban area and new development will be fire compliant for construction and accommodation purposes.
	Coastal Environment Overlay Code	✓	<ul style="list-style-type: none"> <li>Part Erosion Prone Area</li> <li>Outside Scheme mapped Coastal Management District</li> </ul> Referred to State through current coastal mapping and satisfactorily address through assessment manager and concurrence agency conditions.
	Flood And Storm Tide Hazard Overlay Code	✓	<ul style="list-style-type: none"> <li>Part High and Part Medium Storm Tide Hazard</li> <li>Flood Assessment Overlay area</li> </ul> Satisfactory through conditions of approval.
	Hillslopes Overlay Code	X	Not mapped
	Landscape Values Overlay Code	✓	<ul style="list-style-type: none"> <li>Part Coastal Scenery</li> </ul> Satisfactory addressed through conditions of approval for a re-vegetated conservation covenant area
	Natural Areas Overlay Code	✓	Part MSES – regulated Vegetation (Of Concern Regional Ecosystem) along the western boundary and northeast corner. Along the western boundary the vegetation occurs in the neighbouring road and drainage reserve. Vegetation on the Esplanade is protected through conditions of the approval for the re-vegetated covenant area.

Proposed 2017 Douglas Shire Planning Scheme		Code Applicability	Compliance
	Places Of Significance Overlay Code	x	Not mapped
	Potential Landslide Hazard Overlay Code	x	Not mapped
	Transport Network Overlay Code: (Pedestrian and Cycle) Overlay	✓	<ul style="list-style-type: none"> <li>Pedestrian bicycle path to the west of the site is identified as a neighbourhood Route</li> </ul> Complies
	Transport Network Overlay Code: (Road Hierarchy) Overlay	✓	<ul style="list-style-type: none"> <li>Bells Reef Close and Oasis Drive are Access Roads</li> <li>Marlin Drive is a Collector Road.</li> </ul> Complies
	Transport Network Overlay Code: (Transport Noise Corridor) Overlay	x	Not mapped
	Land Use Code	x	NA
<b>Other Development Codes</b>	Access, Parking And Servicing Code	x	NA
	Advertising Devices Code	x	NA
	Environment Performance Code	x	NA
	Filling And Excavation Code	✓	Complies through conditions of approval. Refer to comment
	Infrastructure Works Code	✓	Complies through conditions of approval.
	Landscaping Code	✓	Complies through conditions of approval.
	Reconfiguring A Lot Code	✓	Complies, refer to comment
	Ship-Sourced Pollutants Reception Facilities In Marina Code	x	NA
	Vegetation Management Code	✓	Complies through conditions of approval.

## Compliance Issues

### Coastal Communities Local Plan Code

The Local Plan maintains the current position of no vehicle connectivity between new and old Wonga residential estates at this site. The proposed reconfiguration design is consistent with this desired outcome.

For Precinct 2, the Code seeks as an acceptable outcome of low density housing and open space. While the proposed reconfiguration does not provide any additional open space, previous reconfiguration of the land provided the adjacent pedestrian and bicycle and stormwater drainage areas. These previous allocations are considered satisfactory in respect to limited number and large size of the proposed lots.

Acceptable Outcome A09 seeks the development of a constructed public esplanade road along the eastern side of the precinct, clear of the foreshore vegetation. This requirement is superseded by the State concurrence requirement for a vegetated conservation covenant to

esplanade. The drainage reserve will include a pathway connecting the pedestrian and bicycle path to the west to the foreshore and esplanade to the east and this connection is considered sufficient to achieve the respective performance outcome.

### **Filling and Excavation Code**

Filling of the new lots has regard to the requirement of achieving immunity from storm tide inundation and flooding inundation. As the land and neighbourhood is not connected to sewer, the fill areas also need to accommodate the onsite wastewater disposal areas. The code has an acceptable outcome of setting fill areas a minimum of 2m from site boundaries. Conditions of the approval require the fill to be setback 6m from road and 3m common boundaries to the south and north so as to achieve improved amenity to the surrounding area. The applicant has not raised concern with the proposed condition for fill setbacks.

### **Reconfiguring a Lot Code**

The ability to further reconfigure the lots is constrained by the ability to achieve suitable frontage of at least 15m to the street. The proposed cul-de-sacs negate this ability with the exception of proposed Lot 1. Proposed Lot 1 is constrained by the proposed lake. As each new lot has a size equal to or greater than 5,000m<sup>2</sup>, the need for a structure plan will apply for any further reconfiguration.

### **Referral Agency Requirements**

The land is included in the Coastal Management District and the Department of Infrastructure, Local Government and Planning, as the Concurrence agency, has issued conditions to be incorporated in the approval. A copy of the referral agency response is included in Attachment 2. The Department has required the applicant provide an environmental covenant of approximately thirty metres of setback area that will exclude, *“all buildings and structures (including swimming pools, tennis courts, retaining walls), on-site stormwater infrastructure, on-site wastewater treatment, on-site parking for the lot.”*

### **ADOPTED INFRASTRUCTURE CHARGES**

The proposed development triggers Adopted Infrastructure Charges. Refer to Attachment 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 area outlines 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.

## **ATTACHMENTS**

1. 2 Oasis Dve ROL Attachment 1 Proposal Plan **[5.4.1]**
2. 2 Oasis Dve ROL Attachment 2 Concurrence Response **[5.4.2]**
3. 2 Oasis Dve ROL Attachment 3 Adopted Charges **[5.4.3]**



# LEGEND

- Site Boundary
- Proposed Lots
- Proposed Road Reserve
- Proposed Drainage Reserve

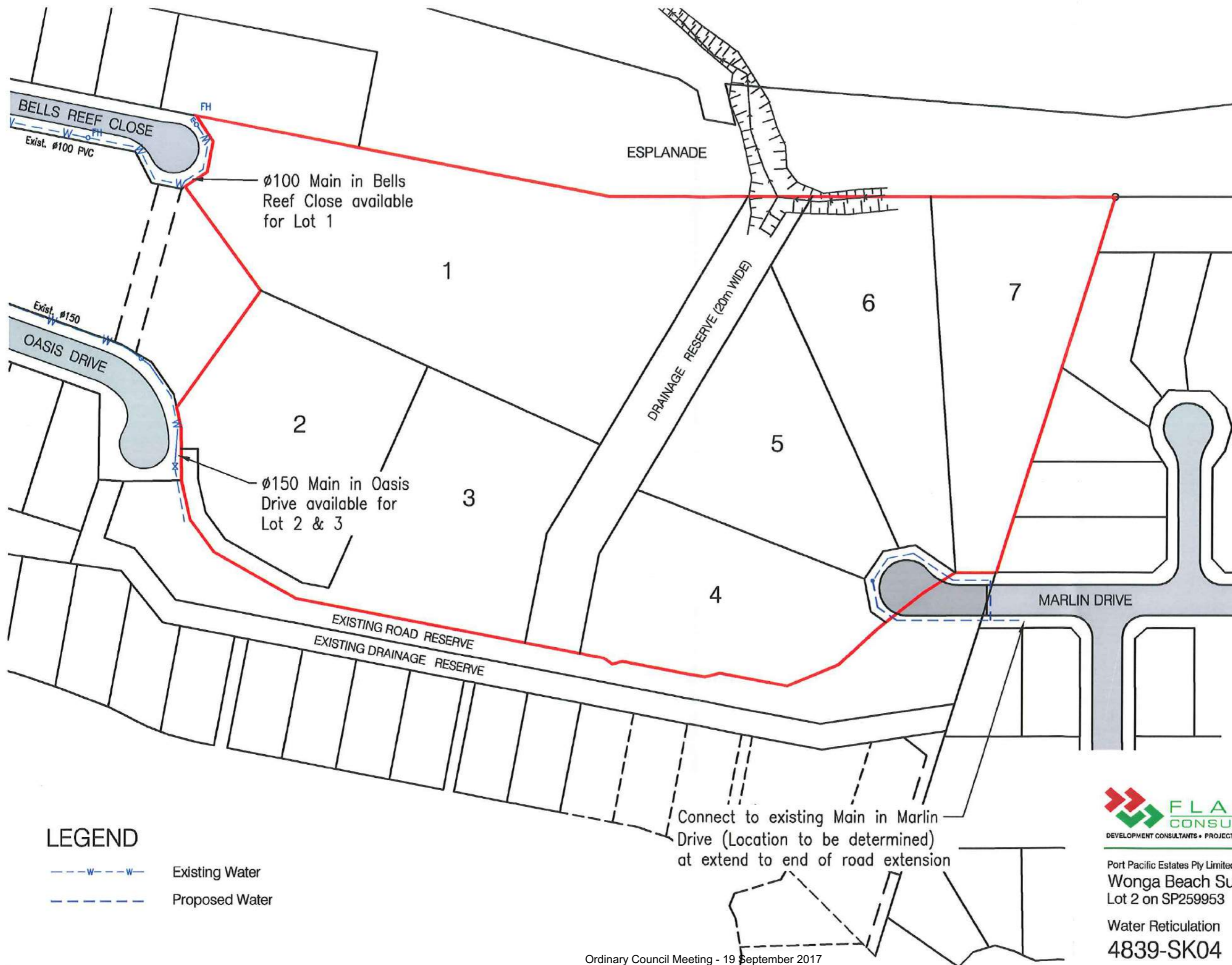
**DISCLAIMER**  
All allotment areas & dimensions are preliminary only subject to verification by surveyor.

**FLANAGAN CONSULTING GROUP**  
DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS  
CAIRNS DARWIN MACKAY TOWNSVILLE  
(07) 4031 3100 (08) 8943 0620 (07) 4944 1200 (07) 4724 5737  
www.flanaganconsulting.com.au

Port Pacific Estates Pty Limited  
Proposed 7 Lot Subdivision  
Wonga Beach  
Lot 2 on SP259953  
Proposal Plan

4839-SK01 1:1000  
A1 Full Size

Acad No. 4839-SK01 6 March 2017

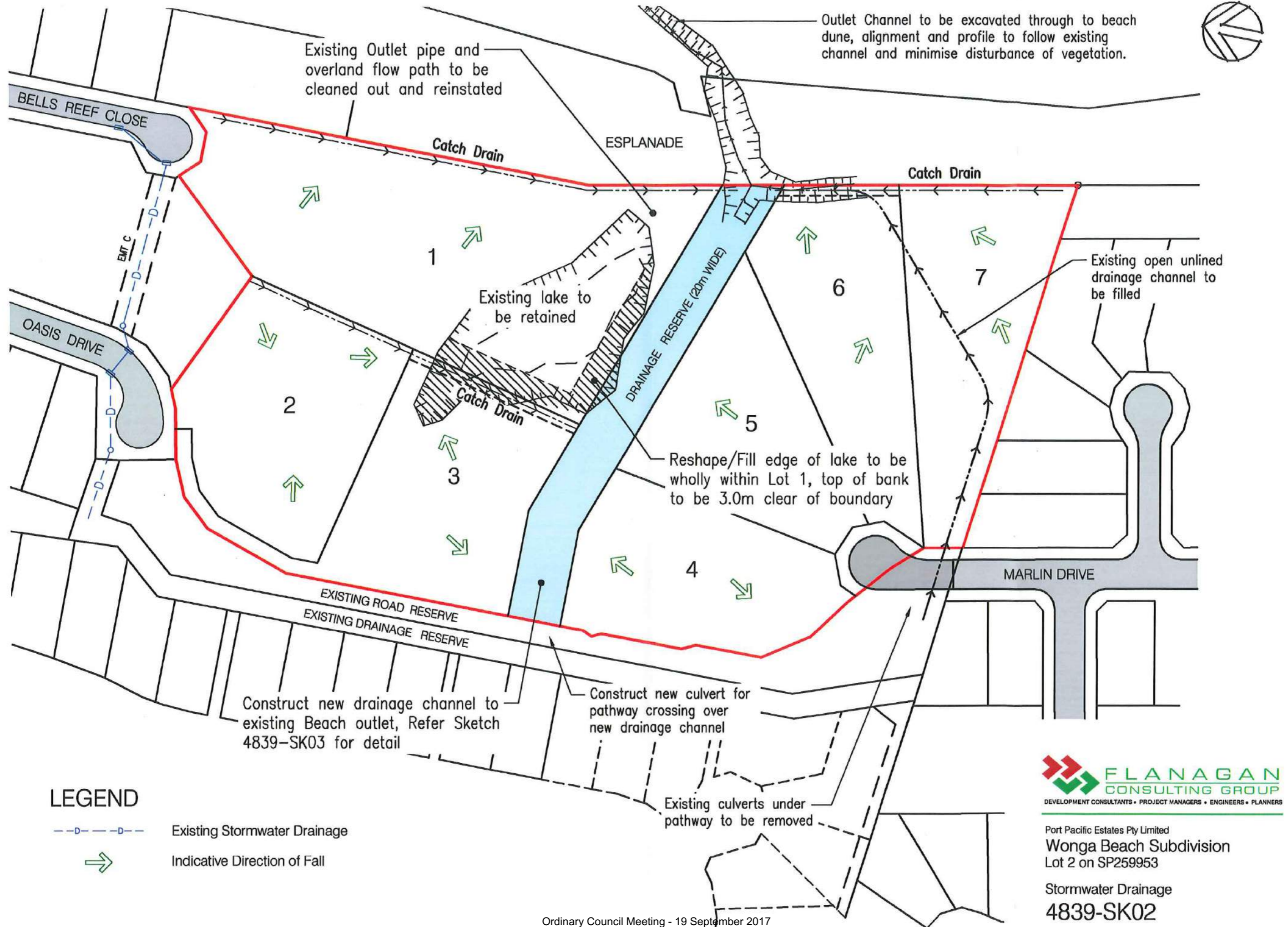


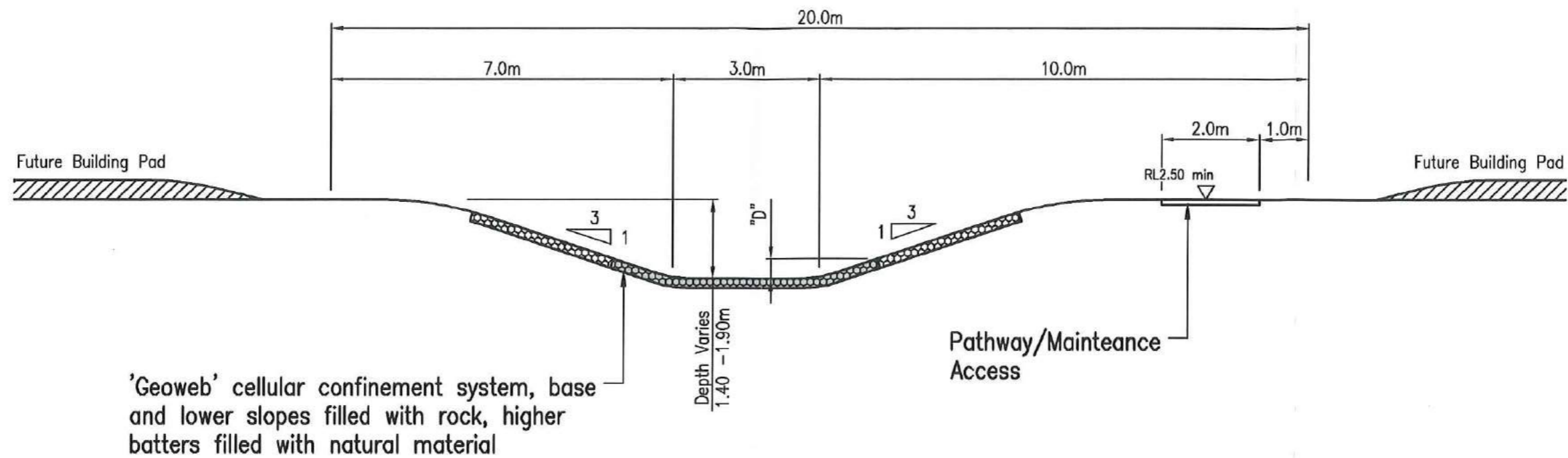
# LEGEND

- w---w--- Existing Water
- r---r--- Proposed Water



Port Pacific Estates Pty Limited  
Wonga Beach Subdivision  
Lot 2 on SP259953  
Water Reticulation  
4839-SK04





PROPOSED DRAINAGE CHANNEL  
1:100



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0317-038201  
Applicant reference: 4839/01 L-EC1882  
Council reference: ROL 1961/2017

29 June 2017

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

[enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Dear Sir /Madam

**Concurrence agency response—with conditions**

2L Oasis Drive, Wonga Beach QLD – Lot 2 on SP259953

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 30 March 2017.

**Applicant details**

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Applicant name:	Port Pacific Estates Pty Limited
Applicant contact details:	PO Box 5820 CAIRNS QLD 4870 <a href="mailto:erin@flanaganconsulting.com.au">erin@flanaganconsulting.com.au</a>

**Site details**

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Street address:	2L Oasis Drive WONGA BEACH QLD 4873
Lot on plan:	Lot 2 on SP259953
Local government area:	DOUGLAS SHIRE

### Application details

Proposed development: Development Permit for Reconfiguring a Lot (1 lot into 7 lots and drainage reserve)

### Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	Seven (7) lot residential subdivision & drainage reserve	Code Assessment

### Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 14 – Coastal management district

### Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

### Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

### Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: reconfiguration of lot</b>				
Proposed 7 Lot Subdivision Wonga Beach	Flanagan Consulting Group	6 March 2017	4839-SK01	amended by the Department of Local Government and Planning on 28 June 2017

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

For further information, please contact Tony Croke, Principal Planning Officer, SARA Far North QLD on 4037 3205, or email [tony.croke@dilgp.qld.gov.au](mailto:tony.croke@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

cc: Port Pacific Estates Pty Limited, [erin@flanaganconsulting.com.au](mailto:erin@flanaganconsulting.com.au)

enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0317-038201  
 Applicant reference: 4839/01 L-EC1882  
 Council reference: ROL 1961/2017

### Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Aspect of development: Reconfiguring a Lot</b>		
Schedule 7, Table 2, Item 14 – Coastal management district —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>Proposed 7 Lot Subdivision Wonga Beach prepared by Flanagan Consulting Group dated 6 March 2017, reference 4839-SK01 (as amended by the Department of Local Government and Planning on 28 June 2017 to identify a development free buffer).</li> </ul>	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times
2.	<p>(a) Statutory Environmental Covenant</p> <p>Enter into an environmental covenant with the Department of Natural Resources and Mines pursuant to Section 97A of the <i>Land Title Act 1994</i> to ensure the appropriate management of the land identified as Areas A1 and A2 on Proposed 7 Lot Subdivision Wonga Beach prepared by Flanagan Consulting Group dated 6 March 2017, reference 4839-SK01 and as amended by the Department of Local Government and Planning on 28 June 2017 for the purpose of preserving vegetation / coastal protection.</p> <p>(b) Submit Covenant</p> <p>Submit to Department of Environment and Heritage Protection, Permit and License Management, Implementation and Support Unit, GPO Box 2454, Brisbane Qld 4001 the environmental covenant for endorsement. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following:</p> <p>I. Exclusion from the covenant area of all buildings and structures (including swimming pools, tennis courts, retaining walls), on-site stormwater infrastructure, on-site wastewater treatment, on-site parking for the lot.</p> <p>(c) Lodge Covenant</p> <p>Lodge the endorsed Covenant Form 31 with the Registrar of Titles for the relevant Queensland State Government Authority.</p>	<p>a) Prior to sealing of the plan of subdivision with the local government</p> <p>b) Prior to an application for plan sealing with the local government</p> <p>c) Within 6 months of the local government's notation of the</p>

No.	Conditions	Condition timing
	<p>(d) Submit Copy of Registered Covenant</p> <p>Submit to Department of Environment and Heritage Protection, Permit and License Management, Implementation and Support Unit, GPO Box 2454, Brisbane Qld 4001, a copy of the registered Covenant Form 31.</p>	<p>plan of subdivision</p> <p>d) Within 2 weeks of the registration of the covenant</p>

Our reference: SDA-0317-038201  
Applicant reference: 4839/01 L-EC1882  
Council reference: ROL 1961/2017

## **Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application, as amended by the Department of Environment and Heritage Protection on 19 June 2017.
- To maintain the erosion prone area as a development free buffer zone that protects people and infrastructure from coastal hazards and increases the community's resilience to natural hazards.
- To ensure that adequate buffer zones are provided to minimise the potential for activity to impact on the identified environmental values.

Our reference: SDA-0317-038201  
Applicant reference: 4839/01 L-EC1882  
Council reference: ROL 1961/2017

#### **Attachment 4—Approved plans and specifications**

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Amended by the  
Department of  
Infrastructure Local  
Government and  
Planning on 27 June  
2017



- 



**DISCLAIMER**  
All allotment areas & dimensions are preliminary only subject to verification by surveyor.




Port Pacific Estates Pty Limited  
Proposed 7 Lot Subdivision  
Wonga Beach  
Lot 2 on SP259963  
Proposal Plan

4839-SK01

1:1000  
At Full Size

Author's address: 4039-5901

6 March 2017

		<b>2008 Douglas Shire Planning Schemes Applications</b>	
<b>ADOPTED INFRASTRUCTURE CHARGES NOTICE</b>			

<b>Port Pacific Estates Pty Ltd</b>	<b>0</b>	<b>0</b>
DEVELOPERS NAME	ESTATE NAME	STAGE
<b>2L Oasis Dve Wonga Beach</b>	<b>Port Douglas</b>	<b>L2 SP259953</b>
STREET No. & NAME	SUBURB	LOT & RP No.s
<b>ROL (1 into 7 Lots)</b>		<b>157270</b>
DEVELOPMENT TYPE		PARCEL No.
<b>D#822906</b>	<b>1</b>	<b>4</b>
DSC Reference Doc. No.	VERSION No.	COUNCIL FILE NO.      VALIDITY PERIOD (year)

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code	
<b>Rural Areas - Water Only</b>						
proposed	0	0.00	0.00		<b>Code 895</b> <b>GL 07500.0135.0825</b>	
	0	0.00	0.00			
existing	0	0.00	0.00			
Total			<b>0.00</b>			
<b>Urban Areas - Water only</b>						
proposed	7	12,832.47	89,827.29			
	0	0.00	0.00			
existing	1	12,832.47	12,832.47			
Total			<b>76,994.82</b>			
<b>Urban Areas - Water &amp; Sewer</b>						
	0	0.00	0.00			
	0	0.00	0.00			
	0	0.00	0.00			
	0	0.00	0.00			
Total			<b>0.00</b>			
<b>TOTAL</b>			<b>\$76,994.82</b>			

Prepared by	J Elphinstone	31-Jul-17	Amount Paid	
Checked by	D Lamond	31-Jul-17	Date Paid	
Date Payable			Receipt No.	
Amendments			Cashier	

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Special meeting held on 24 June 2015.

Charge rates under the current Policy are not subject to indexing.

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](mailto:enquiries@douglas.qld.gov.au)