

DOUGLAS SHIRE COUNCIL	
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Our Ref: 4839/01	

15 March 2017

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Donna Graham
Manager Development & Environment

Dear Sir,

**SUBMISSION OF DEVELOPMENT APPLICATION
RECONFIGURATION OF A LOT (1 LOT INTO 7)
2 OASIS DRIVE, WONGA BEACH**

Please find enclosed one (1) hard copy and one (1) electronic copy of the Supporting Information Report for a Development Application for a Reconfiguration of a Lot (1 Lot into 7), on land described as Lot 2 on SP259953 and located at 2 Oasis Drive, Wonga Beach.


To assist Council with the assessment of the Application, the following information is also attached:

- SARA IDAS Application Form 1 – Application details including owners consent; and
- SARA IDAS Form 7 – Reconfiguration of a Lot; and
- Cheque to the value of \$4,770.55 (incl. GST) being Application fees associated with the proposed Reconfiguration.

It would be appreciated if the receipt for Application fees paid could be forwarded to our office upon receipt of the Application with Council.

Should you have any further queries or concerns regarding the attached Application, please do not hesitate to contact the undersigned on (07) 4724 5737 or erin@flanaganconsulting.com.au

Yours faithfully
FLANAGAN CONSULTING GROUP


ERIN CAMPBELL
Senior Planner

40.2017.1961.1.

R/N.194796.

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Port Pacific Estates Pty Limited

For companies, contact name

C/- Flanagan Consulting Group

Postal address

PO Box 5820

Suburb CAIRNS

State QLD

Postcode

4870

Country Australia

Contact phone number

(07) 4724 5737

Mobile number (non-mandatory requirement)

0434 692 073

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

erin

@flanaganconsulting.com.au

Applicant's reference number (non-mandatory requirement)

R-EC1881

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☐ Material change of use ☒ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Seven (7) lot residential subdivision & drainage reserve
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
- ☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		2	Oasis Drive, WONGA BEACH	4873	2	SP259953	Douglas Shire
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Tourist and Residential Planning Area		Acid Sulfate Soils (below 20m AHD)
ii)			Natural Hazards (Bushfire Risk Analysis – Low Risk Hazard)
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)49,880m² (4.988 hectares)**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Vacant land

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

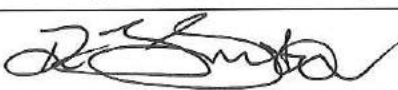
Name of owner/s of the land	Port Pacific Estates Pty Limited
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	 DIRECTOR
Date	10/3/2017

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

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

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 12. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Development Application and Supporting Information Report	Courier

13. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

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You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

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- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

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PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Port Pacific Estates Pty Limited

For companies, contact name

C/- Flanagan Consulting Group

Postal address

PO Box 5820

Suburb CAIRNS

State QLD

Postcode 4870

Country Australia

Contact phone number

(07) 4724 5737

Mobile number (non-mandatory requirement)

0434 692 073

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

erin

@flanaganconsulting.com.au

Applicant's reference number (non-mandatory requirement)

R-EC1881

1. What is the nature of the development proposed and what type of approval is being sought?**Table A—Aspect 1 of the application** (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☒ Reconfiguring a lot ☐ Building work ☐ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Seven (7) lot residential subdivision & drainage reserve

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment
Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment
Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		2	Oasis Drive, WONGA BEACH	4873	2	SP259953	Douglas Shire
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Tourist and Residential Planning Area		Acid Sulfate Soils (below 20m AHD)
ii)			Natural Hazards (Bushfire Risk Analysis – Low Risk Hazard)
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)49,880m² (4.988 hectares)**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Vacant land

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

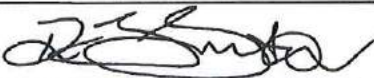
Name of owner/s of the land	Port Pacific Estates Pty Limited
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	 DIRECTOR
Date	10/3/2017

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
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- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

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

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 12. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)**

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13. Applicant's declaration

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Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
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OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

- complete *IDAS form 32—Compliance assessment*
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

Mandatory requirements

1. What is the total number of existing lots making up the premises? **One (1)**

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created	7			

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

NA

NA

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

--

10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	<input checked="" type="checkbox"/> Confirmed	

purposes • the final intended use of any new lots.		
For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

SUPPORTING INFORMATION REPORT

Development Application for a Reconfiguration of a Lot

Port Pacific Estates Pty Ltd



Project No. 4839/01
Reference No. R-EC1881
Date: March 2017

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DEVELOPMENT PARTICULARS

Application Details	Development Application for Reconfiguration of a Lot (1 Lot into 7 and drainage reserve)
Applicant	Port Pacific Estates Pty Limited
Land Owner	Port Pacific Estates Pty Limited
Applicant Contact	Flanagan Consulting Group Erin Campbell Senior Planner erin@flanaganconsulting.com.au Ph: (07) 4724 5737
Site Description	Lot 2 on SP259953
Street Address	2 Oasis Drive, Wonga Beach
Total Site Area	4.988 hectares
Assessment Manager	Douglas Shire Council
Planning Scheme	Douglas Shire Planning Scheme 2006
Planning Area	Tourist and Residential Planning Area
SARA	Coastal Management District

DEFINITIONS

'Applicant'	Port Pacific Estates Pty Ltd
'CLR'	Contaminated Land Register
'Council'	Douglas Shire Council
'DAMS'	Development Assessment Mapping Service
'DEHP'	Department of Environment and Heritage Protection
'DEO'	Desired Environmental Outcomes
'DNRM'	Department of Natural Resources and Mines
'EMR'	Environmental Management Register
'IDAS'	Integrated Development Assessment System
'P & E Court'	Planning and Environment Court
'Planning Scheme'	Douglas Shire Planning Scheme
'RoL'	Reconfiguration of a Lot
'SARA'	State Assessment and Referral Agency
'SPA'	<i>Sustainable Planning Act 2009</i>
'SPR'	<i>Sustainable Planning Regulation 2009</i>

1.0 INTRODUCTION

This Report has been prepared as Supporting Information for a Reconfiguration of a Lot (1 lot into 7 and drainage reserve) by Port Pacific Estates Pty Limited on land located at 2 Oasis Drive, Wonga Beach, described as Lot 2 on SP259953.

This Report sets out in detail the following:

- The Site;
- Previous Approvals;
- The Proposal;
- SPA provisions;
- Planning Scheme provisions; and
- Conclusions and Recommendations.

2.0 THE SITE

2.1 Site Description

The land the subject of this Application is described as Lot 2 on SP259953 and is located at 2 Oasis Drive, Wonga Beach. The location of the site is shown on **Figure 1 – Locality Plan**. The subject land is identified as being located in the Tourist and Residential Planning Area of the Coastal Suburbs, Villages and Township Locality of the Planning Scheme.



Figure 1 – Locality Plan (Source Qldglobe, Imagery Date: 24 February 2017)

Lot 2 on SP259953 has an area of 4.988 hectares, with frontage to Oasis Drive. Bells Reef Close, and Marlin Drive form cul-de-sacs at the common boundary with the site.

Lot 2 is not listed on DEHP's CLR or EMR (please refer to **Appendix A**). The land is not encumbered by easements. Please refer to the Survey Plan attached at **Appendix B**. The site is accessed by fully constructed sealed roads with kerb and channel. Essential urban services including power, water and telecommunications are available. There is no reticulated sewerage network servicing the site.

The Applicant owns Lot 2 on SP259953 in Fee Simple. A copy of the relevant Title Search is attached at **Appendix C**.

3.0 EXISTING APPROVALS

3.1 ROL 591/2014

On 10 September 2015, Douglas Shire Council issued a Negotiated Decision Notice for a Reconfiguration of a Lot (1 lot into 17) at 2 Oasis Drive, Wonga.

The Approval was subject to Conditions. A copy of the Negotiated Decision Notice is attached at **Appendix D**.

3.2 P & E Court Order March 2011

A previous RoL Application on the subject land was the subject of a P & E Court Appeal between Wroxall Investments (previous land owner) and Cairns Regional Council.

The previous Reconfiguration of a Lot proposed 2 lots into 53. The Final Order issued by the P & E Court, ordered the Development Application be Approved subject to Conditions.

The current RoL proposed by the Applicant is significantly different from the previous two proposals and has been designed to incorporate

The proposed lots vary in size from 5,000m² to 12,540m². A Schedule of the lot sizes is detailed in the following Table 1.

Table 1 – Schedule of Lot Areas

Lot Schedule	
Lot Area	No. of Lots
0 - 5,000m ²	2
5,000 - 6,000m ²	3
6,000 – 7,000m ²	1
>7,000m ²	1

Access to the proposed Lot 1 will be via Bell Reef Close. Access to the proposed Lots 2 and 3 will be via Oasis Drive. Access to the proposed Lots 4-7 will be via an extension of Marlin Drive to create a cul-de-sac with frontage to each of the proposed Lots 4-7.

4.2 Water Supply

It is proposed that the existing 100 mm dia. water main in Bells Reef Close cul-de-sac services Lot 1 and Lots 2 and 3 are to be serviced by the existing 150 mm dia. in the Oasis Drive cul-de-sac. Lots 4 - 7 are proposed to be serviced by an extension of the water main in Marlin Drive around the proposed cul-de-sac to a hydrant positioned between Lots 4 and 5 where a 63 mm dia. main shall continue around the cul-de-sac to service Lots 6 and 7 and provide connectivity to the water network.

The proposed water reticulation is detailed in **Figure 3 – Water Reticulation** and attached at **Appendix F**.

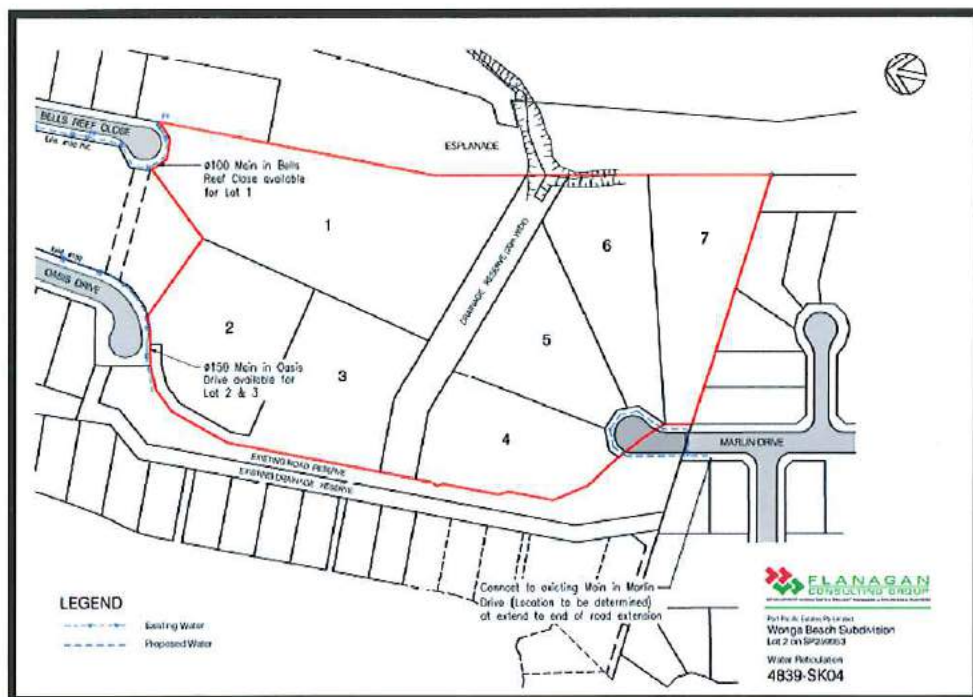


FIGURE 3 – WATER RETICULATION (4839-SK04)

4.3 On-site Waste Disposal

In the absence of a Council Sewerage System for Wonga Beach an on-site sewage disposal is proposed for each of the lots. An investigation into the feasibility of the on-site sewage disposal was undertaken by Gilbert & Sutherland in April 2010 (Copy of Report attached at **Appendix G**).

The Report concludes that there are only limited impediments with regards to on-site sewage disposal for lots with a minimum lot size of 800m². All lots will have a minimum lot size of 5000m² with a minimum building and treated effluent disposal area of 1000m².

4.4 Stormwater Drainage

The site is situated behind a frontal sand dune with interface with the inter-dunal catchment. A southern catchment conveys flows through a drainage easement with a channel on the western boundary of the site. Catchment flows build up from an approx. 11 ha catchment located to the south of the site within this drain until they overtop and are conveyed through the site in an open unlined drain of less than 3 m width from Marlin Drive to an existing natural beach outlet at the middle of the site to the ocean. This open channel through the site is not covered by a drainage reserve or easement.

A catchment of 4.1 ha within the site acts as an additional overflow from the drain to the west of the site but also drains centrally to a lake which drains to the same existing natural beach outlet at the middle of the site to the ocean through an outlet culvert structure. The remaining 0.13 ha of the site to the north currently drains within the inter-dunal drain to the north of the site.

The proposed site layout has allowed for reshaping of the man-made lake to ensure it sits entirely within lot 1. There is further allowance for infill of the southern drain and grading of the lots to direct flows towards a 20 m wide drainage easement located centrally, providing connectivity to the western drainage easement and the outlet through the coastal dune. Minor works within the western drainage easement is required to move a minor high point situated to the south of the proposed outlet easement to the northern side to ensure the Southern catchment can drain to this outlet. It is proposed to create a trapezoidal drain within the easement which will be significantly larger than the total current drainage area within the site which will provide better conveyance than under existing conditions. The proposed direction of fall on the lots and an indicative stormwater network Layout is shown in **Figure 4 – Stormwater Drainage** and attached at **Appendix H**. Details of the proposed trapezoidal drainage channel to be constructed through the site, and aligning with the existing natural beach outlet to the ocean is shown in **Figure 5 – Drainage Details** and attached at **Appendix I**.

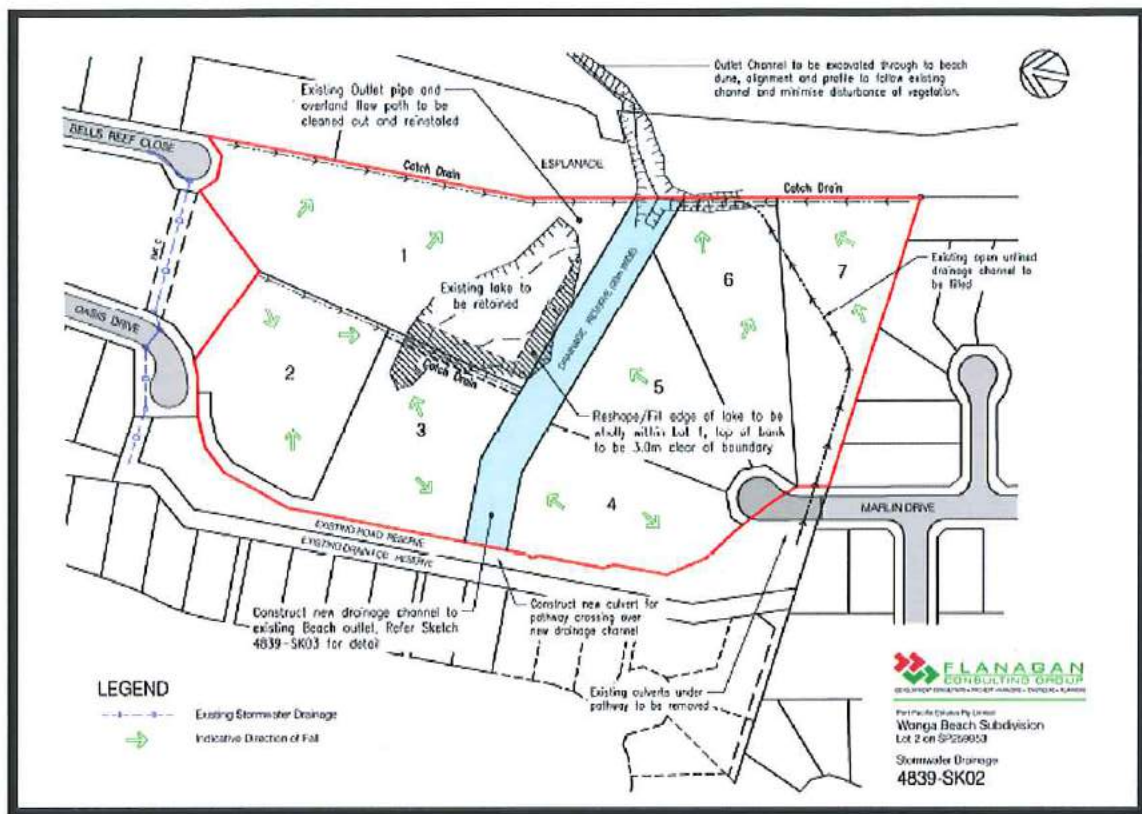


FIGURE 4 – STORMWATER DRAINAGE (4839-SK02)

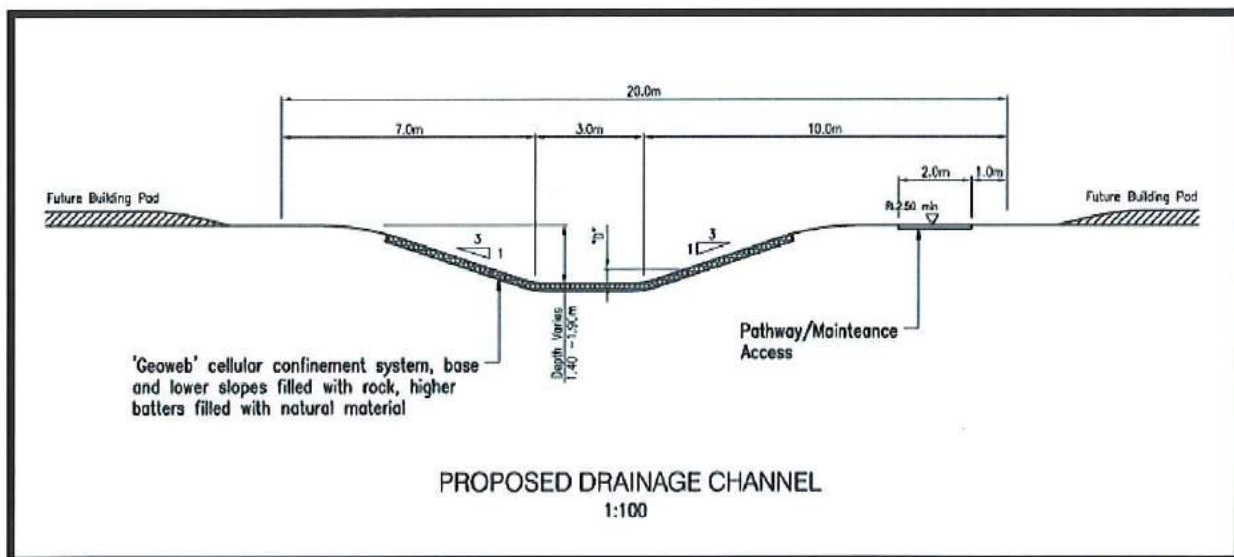


FIGURE 5 – DRAIN AEG DETAILS (4839-SK03)

The building pad for each lot is required to be built to RL 4.04 m AHD to be above the 1% AEP storm tide level and treated effluent disposal area is required to be constructed to meet the local 1% AEP local flood level of RL 2.90 AHD. At this stage of the development it is reasoned not appropriate to nominate the location for the building pad and effluent disposal area which shall be coupled with the Building Permit for each lot with the grading of these areas to be consistent with the overall lot grading to ensure they will be free draining without ponding.

The lots shall be shaped to ensure that they are free draining without ponding in accordance with the overall drainage strategy for the site. A catch drain is proposed to be constructed on the eastern boundary of Lots 1 & 6-7 to intercept runoff before the esplanade and direct flows to the beach outlet with an easement along the eastern boundary of Lot 6 in favour of Lot 7 to enable this. Lot 2 will require a catch drain and drainage easement along the eastern boundary of Lot 3 in favour of Lot 2 to enable stormwater to outlet to the drainage easement. Further to this, the culvert under the pathway at the end of Marlin Drive will require removal and reconstruction further north to enable the proposed Marlin Drive Cul-de-Sac to be constructed.

4.5 Power and Telecommunications

Electricity and telecommunications services will be provided to all proposed allotments in accordance with the relevant service provider requirements. It is expected that Council can condition the provision of electricity and telecommunication services accordingly.

5.0 THE SUSTAINABLE PLANNING ACT 2009

The SPA provides the framework for the preparation of Planning Schemes and the assessment of Development Applications. The SPR specifies the triggers for Development Applications that must be referred to various State agencies in accordance with the regulations.

5.1 Development Application

The proposal requires the issue of a Development Permit for a Reconfiguration of a Lot (1 lot into 7 and drainage reserve).

The Application is Code Assessable in accordance with the provisions of the Planning Scheme and is required to be assessed against the applicable Codes in the Planning Scheme pursuant to section 313(2)(e) of the SPA.

5.2 Assessment Manager

In accordance with Schedule 6, Table 1, Item 1 of the SPR, Douglas Shire Council is the Assessment Manager for the Development Application.

5.3 SARA

The Application for the Reconfiguration of a Lot will be referable to SARA for matters of State interest. Referral to SARA means where the State is the Assessment Manager or Referral Agency for a Development Application, the Chief Executive administering SPA will assess and may decide the Application. In assessing the Application, the Chief Executive will consider the Application from a State perspective, resolving any conflicts between State agencies and ensuring Conditions are reasonable and relevant.

The following State interests have been identified. The DAMS Mapping in **Figure 6** refers.

State Interest	Statutory Trigger	Agency	Referral Type
Coastal management District	Schedule 7, Table 2, Item 14	EHP	Concurrence

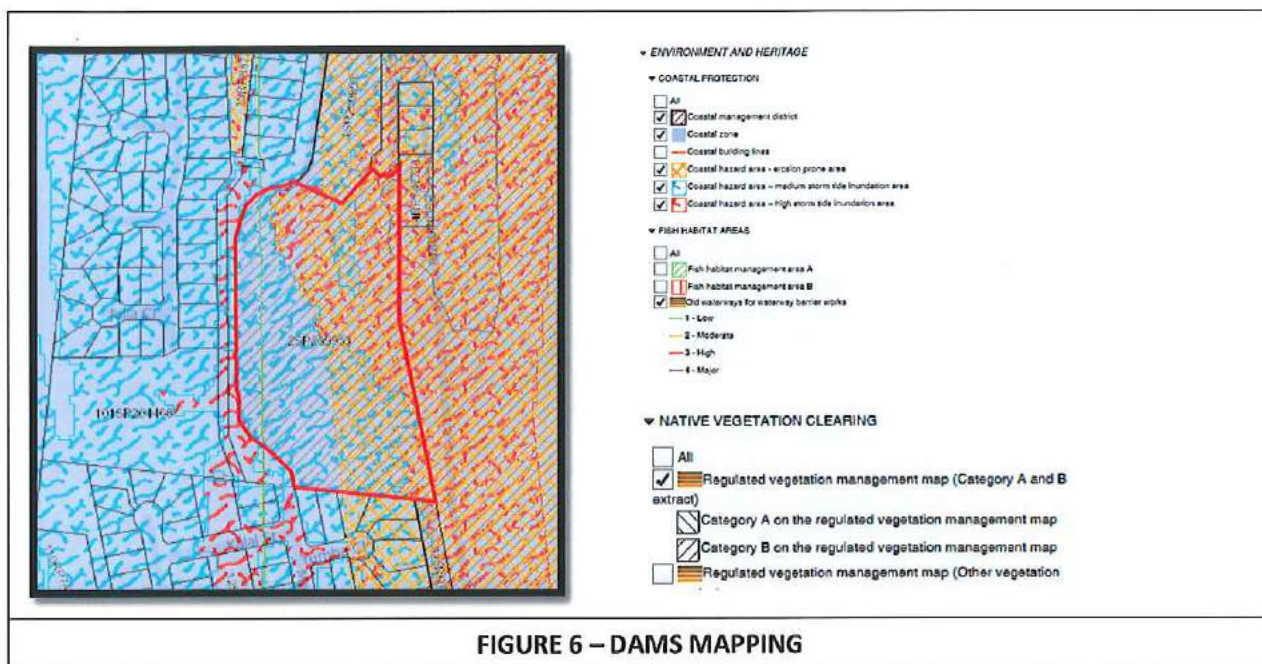


FIGURE 6 – DAMS MAPPING

The proposal has been considered against the SDAP Module 10 (Tidal works, or development in a coastal management district state code). A copy of the assessment is attached at **Appendix J**.

The SARA mapping also indicates that a very small portion of the site includes regulated vegetation (Category B). The following **Figure 7 – DAMS** extract refers.

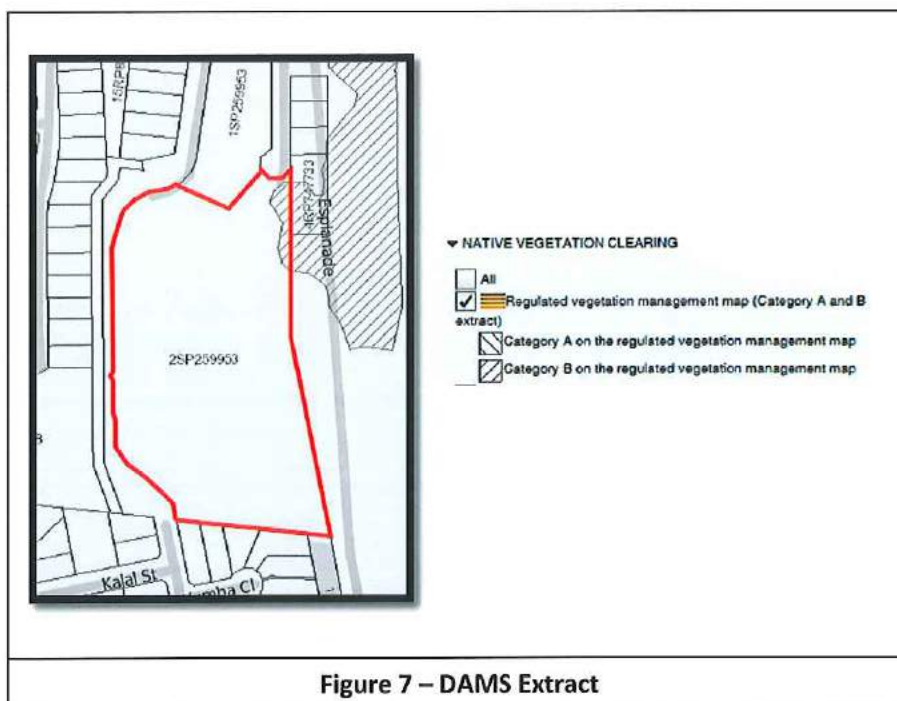


Figure 7 – DAMS Extract

The Application is not referable to SARA for vegetation clearing, noting that the subject land has an area of less than 5ha. Notwithstanding, a Vegetation Notice was placed on the title of the land on 15 July 2015 by the (former) Department of Natural Resources and Water.

The Conditions of the Vegetation Notice state the following:

'The Chief Executive of the Department of Natural Resources and Water directs that the following conditions must be imposed on any approval given by the Assessment Manager:

Any clearing of remnant vegetation that is not authorised to be carried out under this approval, will be subject to a development application for operational works, unless the clearing is exempt development under Schedule 8 of the Integrated Planning Act 1997'.

A copy of the Vegetation Notice is attached at **Appendix K**.

6.0 PLANNING SCHEME PROVISIONS

6.1 Douglas Shire Planning Scheme

The Planning Scheme for Douglas Shire divides the local government area into six (6) localities that cover the entire Planning Scheme area. The Planning Scheme also divides the Shire into eleven Planning Areas.

The subject land is located in the Tourist and Residential Planning Area of the Coastal Suburbs, Villages and Township Locality of the Planning Scheme. The following **Figure 4** extract from the Planning Scheme refers.

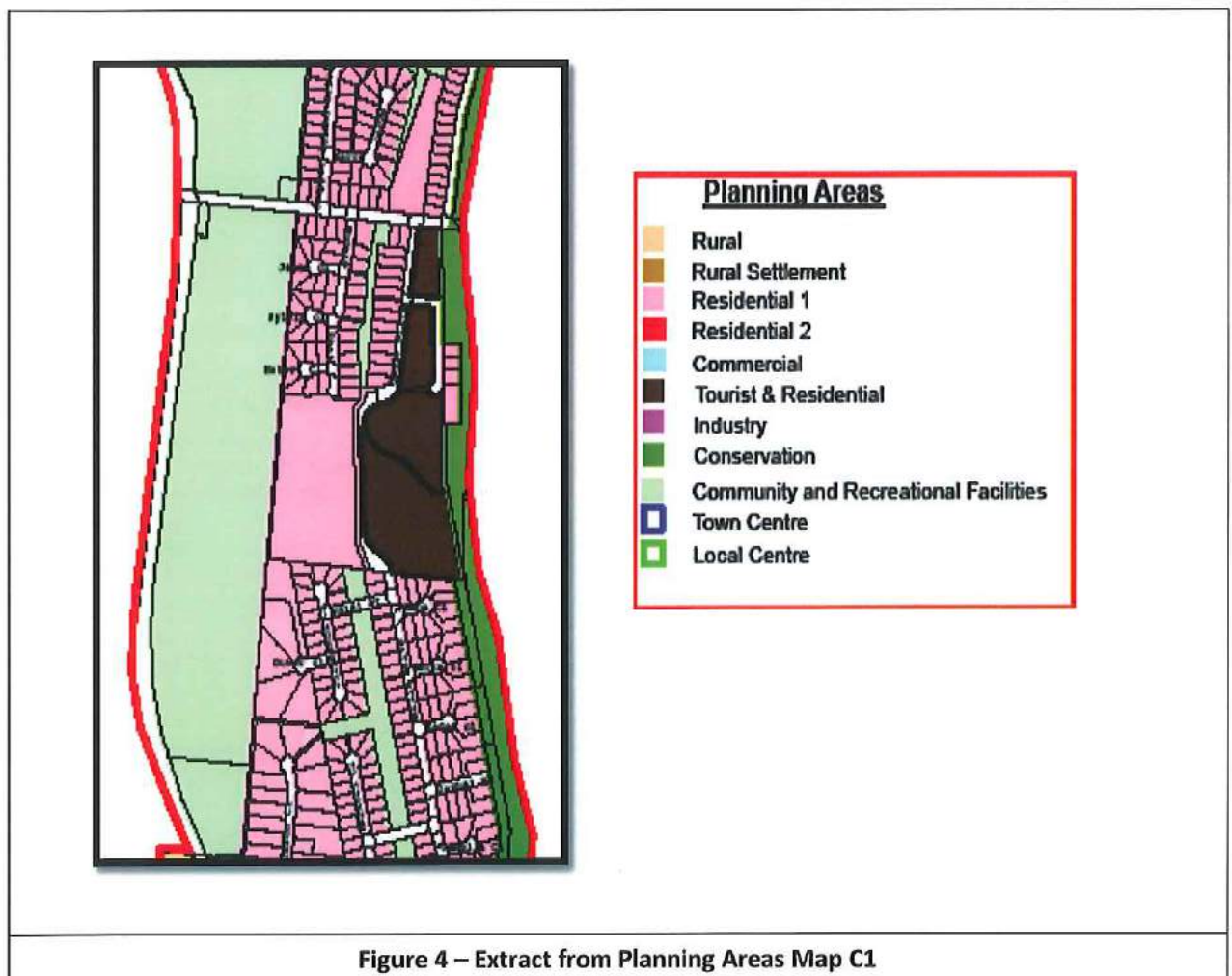


Figure 4 – Extract from Planning Areas Map C1

The proposed Reconfiguration of a Lot is required to be assessed against the following provisions and Codes of the Planning Scheme:

- DEOs
- Coastal Suburbs, Villages and Township Locality;
- Tourist and Residential Planning Area Code; and
- Reconfiguring a Lot Code.

The Overlays affecting the subject land include:

- Acid Sulfate Soils
 - below 20m AHD
- Natural Hazards
 - Bushfire Risk Analysis (Low Risk Hazard)

6.2 Desired Environmental Outcomes

Chapter 2 of the Planning Scheme sets out the DEOs expected to be achieved by the Scheme. Each DEO is supported by primary measures which are designed to help achieve the respective DEO. It is acknowledged that interrelationships of the DEOs is such that each will only be achieved the extent possible having regard to the competing interests of the DEO. DEOs relevant to the development proposal are assessed in **Table 2**.

Table 2: Desired Environmental Outcomes

DESIRED ENVIRONMENTAL OUTCOME
Ecological Processes and Natural Systems
The development is not located within or adjacent to areas of environmental value and ecological significance. As such, the proposal will not have any impact on ecological processes and natural systems.
Economic Development
The proposed development does not impact on the strong rural and tourism sectors of the Shire. The proposed development offers an opportunity to provide quality residential dwellings on large allotments in proximity to existing services at Wonga Beach. It is expected that the additional residents to the area will provide further economic benefits by utilising exiting services in the locality.
Further the proposed reconfiguration is able to be connected to existing urban services without additional economic impacts to the Shire.
Cultural, Economic, Physical & Social Well-being of the Community
The development site is not located within or adjacent to a place of cultural and heritage significance. Accordingly, culturally important areas will not be impacted by the development proposal.
The development proposes seven (7) large residential allotments which allow for a range of single detached dwellings to be constructed within each allotment. It is anticipated that the development will promote and encourage a high standard of dwellings types.
The development of an additional 7 lots at Wonga Beach will not detract from the township's sense of community nor community pride. The proposed development is located adjacent to existing residential development, and has been designed to integrate with surrounding residential development.

6.3 Coastal Suburbs, Villages and Township Locality Code

To comply with the purpose of the Coastal Suburbs, Villages and Townships Locality Code, development is required to comply with the Performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following Table 3.

Table 3: Coastal Suburbs, Villages and Township Locality Code

Performance Criteria	Development Compliance
General Requirements	
P1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.	The proposal is able to apply in accordance with the Acceptable Solutions. Council will have further opportunity at the Building Application stage to review and comment on the dwelling design proposed for each allotment.
P2 Development is connected to all urban services or to sustainable on site infrastructure services.	The proposed reconfiguration is able to be connected to existing urban services. In the absence of a Council Sewerage System the proposed reconfiguration is able to provide on-site sewage disposal in accordance with the Report by Gilbert & Sutherland in April 2010 (Copy of Report attached at Appendix G).
P3 Landscaping of development sites complements the existing character of the Coastal Suburbs, Villages and Townships Locality.	Street landscaping and all other landscaping associated with the proposed reconfiguration will be designed in accordance with the Planning Scheme Policy No 7.
P4 Development sites are provided with efficient and safe vehicle access and manoeuvring areas on site and to the site, to an acceptable standard for the locality.	Access to the proposed Lot 1 will be provided from Bells Reef Close. Access to the proposed Lots 2 and 3 will be provided from Oasis Drive. Access to the proposed Lots 4-7 will be provided via an extension of Marlin Drive to create a cul-de-sac with frontage to each of the proposed Lots 4-7.
P5 Local centres are provided in the Coastal Suburbs to service the needs of the local communities.	The development does not propose a Local Centre.
P6 Any expansion of residential development in the shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	It is acknowledged that the proposed reconfiguration is not occurring in a designated area. However, the subject land is located in the Tourist & Residential Planning Area of the Locality, and is considered an appropriate development in the context of the surrounds.
P7 The existing large residential allotments at Wonga Beach on the Rural Settlement Planning Area are retained to maintain diversity and the existing character of the locality.	The development proposes large residential allotments. The proposed development is not located in the Rural Settlement Planning Area.

Performance Criteria	Development Compliance
General Requirements contd.	
P8 The residential amenity of permanent residents of Wangetti is protected.	The proposed development is not located at Wangetti.

The proposed development is considered to comply with the Performance Criteria of the Coastal Suburbs, Villages and Township Code having regard to the Acceptable Solutions.

6.4 Tourist and Residential Planning Area Code

To comply with the purpose of the Tourist and Residential Area Planning Code, the development is required to comply with the Performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following Table 4.

Table 4: Tourist and Residential Area Planning Code

Performance Criteria	Development Compliance
Consistent & Inconsistent Uses	
P1 The establishment of uses is consistent with the outcomes sought for the Tourist and Residential Planning Area.	The proposed Reconfiguration of a Lot is not considered an inconsistent use in the Tourist and Residential Planning Area. The proposed development is appropriate in the context of existing surrounding residential development.
Fencing	
P4 Perimeter fencing to the frontage of a site is not visually obtrusive and does not detract from the residential character of the area.	Fencing details have not been contemplated as part of this RoL Application. It is considered that fencing details will be finalised at the Building Application stage by the respective owner of each allotment.
Recreation and Ancillary Facilities	
P7 Tourist developments include recreational and ancillary services and facilities for the enjoyment and convenience of guests.	The proposal does not involve a tourist development.

It is noted that Performance Criteria P2, P3, P5 and P6 apply to development other than a house. The proposed RoL anticipates a single dwelling on each allotment; therefore it is considered that these Performance Criteria are not relevant to the proposal.

Accordingly, the proposed development is considered to comply with the Performance Criteria of the Tourist and Residential Planning Area having regard to the Acceptable Solutions.

6.5 Reconfiguring a Lot Code

To comply with the purpose of the Reconfiguring a Lot Code, the development is required to comply with the Performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following Table 5.

Table 5: Reconfiguring a Lot Code

Performance Criteria	Development Compliance
Area and Dimensions of Lots	
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, landscaping, access and car parking associated with the particular form of development.	The proposed allotments are of sufficient area and dimensions to accommodate the development of a single 4839-SK01 attached at Appendix E provides further details proposed allotment areas. Each proposed allotment is greater than the minimum 1,000m ² in area.
Infrastructure for Local Communities	
P7 Provision is made for open space that: <ul style="list-style-type: none"> • meets the recreational needs of residents and visitors to the Shire; • provide a diverse range of settings; • creates effective linkages with other areas of open space and natural areas; and • contributes to the visual and scenic amenity of the Shire. 	Access to existing pedestrian paths and the surrounding road network is provided from the development.
P8 Informal parks and sporting parks are provided and sited to meet the needs of local residents in the Shire.	The proposed development does not necessitate the need for, or the provision of sporting parks. The proposed allotments are of sufficient area to accommodate outdoor recreational activities, also noting that the Wonga Beach esplanade is located within walking distance of the proposed development.
Road Network	
P9 The road network: <ul style="list-style-type: none"> • is integrated and consistent with the existing and proposed local road network; • is legible and retains existing features, views, topography and vegetation; • is convenient and safe for local residents; • facilitates walking and cycling within the neighbourhood; and • is compatible with the intended role of the State-controlled road and does not prejudice traffic safety or efficiency. 	The proposed Reconfiguration does not necessitate the provision of new roads. Access to the proposed Lots 1-7 can be provided via the existing road network.

Performance Criteria		Development Compliance	
Area and Dimensions of Lots			
P10 The road network for industrial/commercial reconfigurations ensures convenient movement and access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.		The development is not proposing an industrial / commercial reconfiguration.	
Pedestrian and Bicycle Network			
P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.		The proposed development will provide safe connectivity from the existing network to the West of the site through the drainage easement at the centre of the site to the beach. Further to this, connectivity of the existing network will be maintained across the drainage easement by provision of a bridging structure across the trapezoidal drain through the western pedestrian easement.	
Stormwater Drainage			
P12 Stormwater runoff is contained and managed so that it does not adversely affect: <ul style="list-style-type: none">• natural watercourse;• surface and underground water quality; or• the built environment either upstream or downstream of the site.		The proposed development will not adversely affect the existing drainage regime of the site or the adjoining properties. Please refer to Section 4.4 of this Report.	
Water Supply			
P13 An adequate, safe and reliable water supply of potable water is provided.		The proposed development is able to be connected to a reticulated water supply.	
Treatment and Supply of Effluent			
P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.		The development proposes separate on-site effluent disposal for each allotment.	
Energy Efficiency			
P22 The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.		The proposed development does not necessitate the provision of new roads. However the layout of the development is such that a dwelling on each of the new lots can be orientate in a general north south direction.	

Performance Criteria	Development Compliance
<p>P23 The road and lot layout minimises fossil fuel by:</p> <ul style="list-style-type: none"> • reducing the need for and length of local vehicle trips; • maximising public transport effectiveness; • encouraging walking and cycling; and • provision of appropriate street landscaping. 	<p>The development is located at Wonga Beach and as such there is an expectation that vehicles will be relied upon to some extent for local trips.</p> <p>However the proposed subdivision has been designed such that each lot has access to a constructed road network and existing local pedestrian networks.</p>

It is noted that P2 – P6 are not relevant to the development proposal as the subject land is not located in the Rural Planning Area, Rural Settlement Planning Area, the Residential 1 Planning Area or the Commercial/Industrial Planning Areas. Accordingly, the proposed development is considered to comply with the Performance Criteria of the Reconfiguring a Lot Code having regard to the Acceptable Solutions.

6.6 Acid Sulfate Soils

The proposed RoL is required to be assessed against the Acid Sulfate Soils Code. The purpose of this Code as it relates to the development is to ensure development which occurs in a site containing or potentially containing acid sulfate soils is undertaken in a manner such that potential risk associated with disturbing acid sulfate soils is minimised. The site is identified as being contained below the 20m AHD contour of the Acid Sulfate Soils Map C3. No soil testing has been conducted at this stage; however the extent of excavation as part of the reconfiguration will be relatively minor. Full details of the extent of excavation and filling, together with any ASS/PASS Management Plan (if required) will be provided as supporting information to an Application for a Development Permit for Operational Works.

It is noted that the Negotiated Decision Notice issued by Council on 10 September 2015 for the previous RoL proposal included the following Condition:

Acid Sulfate Soil Investigation

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 documents produced by Department of Natural Resources and Mines, 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'.

The Applicant is amenable to a similar Condition being included in the Development Application Decision Notice.

6.7 Natural Hazard Code

The proposed RoL is required to be assessed against the Natural Hazard Code for Bushfire Risk Analysis (Low Risk Hazard). The purpose of the Code is to ensure that development does not occur in areas prone to natural hazards of bushfire. Proposed Lots 2, 3 and 4 are identified as being located within or partially within the Bushfire Risk Analysis (Low Hazard Area). Given the low risk severity of the bushfire hazard, and proximity of existing surrounding urban development, it is considered that there is minimal risk from bushfire as a result of development.

In this regard, it is noted that the Negotiated Decision Notice dated 10 September 2015 did not include a Condition about bushfire management.

7.0 RECOMMENDATIONS AND CONCLUSIONS

Having regard to the facts and circumstances outlined in this Report, it is recommended that Douglas Shire Council approve the Development Application for a Reconfiguration of a Lot on land located at 2 Oasis Drive, Wonga Beach.

It is considered that Council can justifiably approve the Development Application subject to reasonable and relevant Conditions, on the following grounds:

- the proposed allotments are of sufficient area to accommodate a single residential dwellings including onsite waste water disposal;
- all other urban services can be provided to the proposed development; and
- the development is considered consistent with the provisions of the Douglas Shire Planning Scheme 2006.

In accordance with the above, the Development Application is hereby recommended to Council for its favourable consideration.



FLANAGAN
CONSULTING GROUP
Trusted Advisor to Northern Australia

APPENDIX: A

DEHP's CLR & EMR Searches (Lot 2 on SP259953)



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.ehp.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50358731 EMR Site Id: 27 February 2017
This response relates to a search request received for the site:
Lot: 2 Plan: SP259953

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if EHP has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if EHP has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

APPENDIX: B

Survey Plan (Lot 2 on SP259953)

Land Title Act 1994; Land Act 1994
Form 21 Version 3

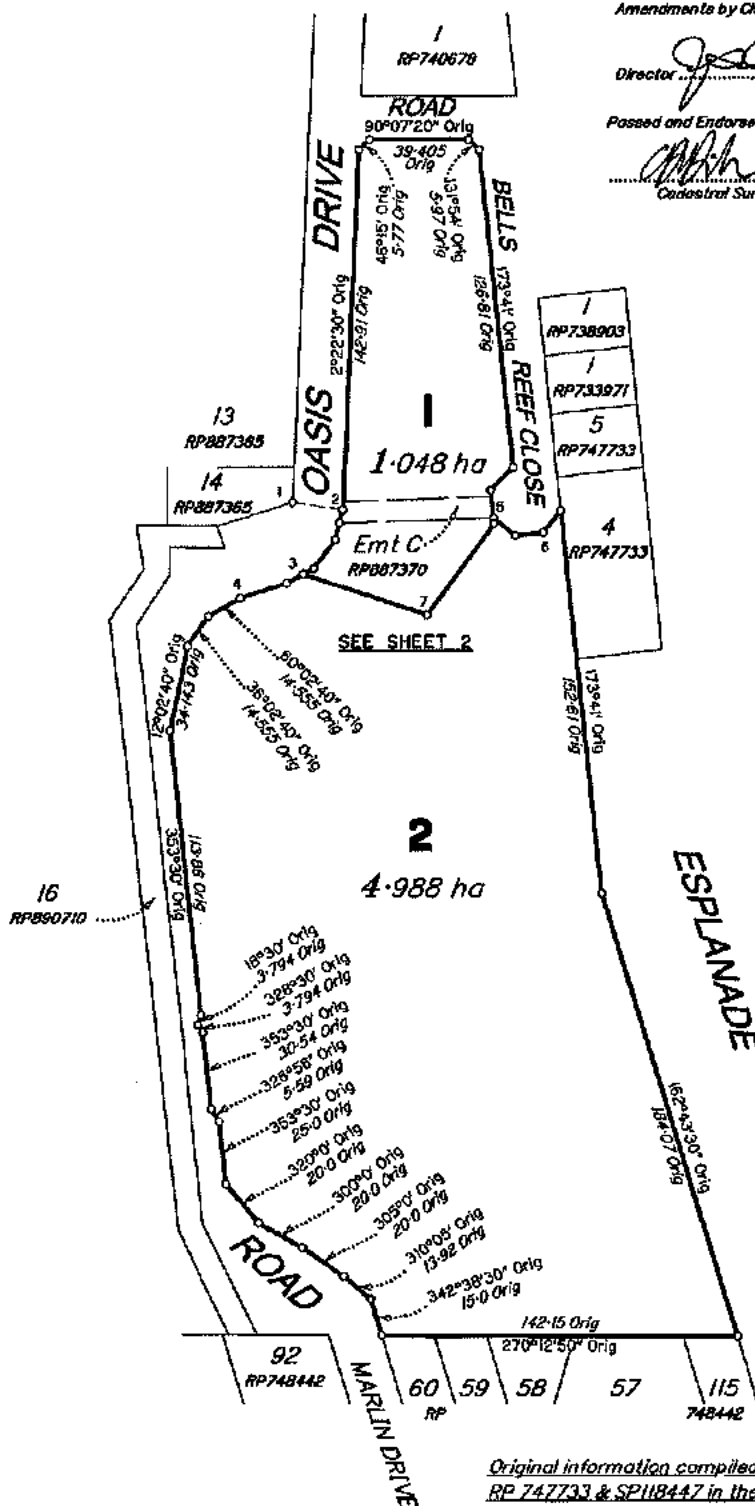
SURVEY PLAN

Sheet
1 of 2

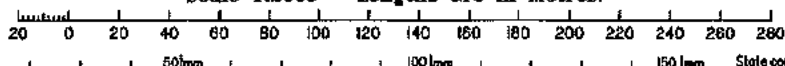
Amendments by Charles O'Neill Pty Ltd (ACN 010 329 174)

Director *[Signature]* Date 15/7/13

Passed and Endorsed:

[Signature] 15/7/13
Cadastral SurveyorOriginal information compiled from
RP 747733 & SP118447 in the
Department of Natural Resources and Mines.

Scale 1:2000 - Lengths are in Metres.



CHARLES O'NEILL PTY. LTD. (ACN 010 329 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Kevin Eric Thorne, Registered Surveying Associate, for whose work this corporation accepts responsibility, under the supervision of Grant Harold Phillips, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/03/2013.

Charles Edward O'Neill,
DirectorJulie Anna O'Neill,
Director

Date: 05/6/2013

Plan of Lots 1 & 2

Cancelling Lot 2 on RP747733 & Lot 17 on SP118447

LOCAL

GOVERNMENT: Calms Regional Council/ LOCALITY: Wonga

Maidon: RP747733

F/N's: No

Scale: 1:2000

Format: STANDARD



SP259953

Plan Status:

7427057-11 7427055-11 9/4/13

715209063

\$477.80
18/07/2013 10:52

NR 400 NT

Lodged/Endorsed
By: 477/2013/0001/0001
117WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

s. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We WROXALL INVESTMENTS PTY. LTD.
ACN 010 172 728

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

RODNEY THOMAS FORLESTER (Director)

WJ Freeman
WILLIAM JOHN FREEMAN (DIRECTOR)

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS REGIONAL COUNCIL

hereby approves this plan in accordance with the:

%

SUSTAINABLE PLANNING ACT 2009

DATE OF APPLICATION : 15 MAY 2013

Dated this FIRST day of JULY 2013DELEGATED OFFICER
GRAHAM BOYD, MANAGER
DEVELOPMENT AND
REGULATORY SERVICES* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : 8/13/1733

Surveyor : 7427WEY

6.

Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
21397215	Lot 2 on RP747733	1 & 2		
50284671	Lot 17 on SP118447	2		

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
701345809 (Emt C on RP887370)	1

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
711137143	1 & 2	

1,2

Por 46

Lots

Orig

7. Portion Allocation :

a. Map Reference :
7965-213249. Parish:
WHYANBEEL10. County:
Solander

11. Passed & Endorsed :

By: CHARLES O'NEILL PTY LTD.
ACN 010 329 174
Date: 25/06/2013
Signed: [Signature]
Designation: Cadastral Surveyor

12. Building Format Plans only.

I certify that:
* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road;
* Part of the building shown on this plan
encroaches onto adjoining lots and roadLicensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$14. Insert
Plan
Number

SP250953



TRAVERSES		
LINE	BEARING	DIST
1-2	98°24'50"	20-105

Peg placed at all new corners.

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kerb	RP2827365	50°39'	7.97
2	CHP	RP7477733	278°40'20"	2.005
3	Nail in Kerb		278°38'	8.08
4	CHP	RP287365	346°44'	1.0
5	O Nail in Kerb	RP287365	46°46'	5.665
6	O Nail in Kerb	RP287370	328°03'	5.085
7	CHP		138°38'	4.807

PERMANENT MARKS					
PM	ORIGIN	BENDING	EIST	MO	TYPE
1-OPW	R9887363	14°34'	7.2	96326	Standard
4-OPW	R9748442	17°29'35"	3.6-8.9	98373	Standard

State copyright reserved.

Insert
Fion
Number

SP250953

Scale 1:500 - Lengths are in Metres.

APPENDIX: C

Title Search (Lot 2 on SP259953)

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 25424188

Search Date: 27/02/2017 10:21

Title Reference: 50919565

Date Created: 22/07/2013

Previous Title: 21397215
50284671

REGISTERED OWNER

Dealing No: 717502438 09/09/2016

PORT PACIFIC ESTATES PTY LIMITED A.C.N. 112 832 685

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 259953
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20211168 (POR 46)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716631660	VEG NOTICE	16/07/2015 13:02	CURRENT
VEGETATION MANAGEMENT ACT 1999			

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]
Requested By: D-ENQ CITEC CONFIRM



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CONSULTING GROUP
Trusted Advisor to Northern Australia

APPENDIX: D

DSC Negotiated Decision Notice (ROL 591/2014, dated 10 September 2015)

YOUR REF: 3969/01 L-EC1624
OUR REF: ROL 591/2014 (465141)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902



10 September 2015

Wroxall Investments Pty Ltd
C/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Dear Sir/Madam

**NEGOTIATED DECISION NOTICE UNDER S 363 SUSTAINABLE
PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR
2L OASIS DRIVE, WONGA**

With reference to the abovementioned request for a Negotiated Decision, which was determined by Council at the Ordinary Meeting held on 8 September 2015, please find attached the relevant Negotiated Decision Notice.

The Notice includes extracts from the Act with respect to lodging an Appeal.

This Notice also includes an Amended Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Negotiated Decision Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Wroxall Investments Pty Ltd
C/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

ADDRESS

2L Oasis Drive, Wonga

REAL PROPERTY DESCRIPTION

Lot 2 on SP259953

PROPOSAL

Reconfiguring a Lot (1 Lot into 17 Lots)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

This Negotiated Decision Notice dated 8 September 2015 replaces the
Decision Notice dated 14 April 2015.

TYPE

Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

**DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO
BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME,
STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN
(IF YES, INCLUDE STATEMENT OF REASONS)**

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S) AND TO BE AMENDED BY THE CONDITIONS OF THE APPROVAL

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

Drawing or Document	Reference	Date
Proposal Plan	Flanagan Consulting Group, Sketch 3969-SK03 dated 3 December 2014 and to be amended by the conditions of the approval.	To be determined.
Water Reticulation Plan	Flanagan Consulting Group, Sketch 3969-SK04, as submitted to Council on 10 December 2014 and to be amended by the conditions of the approval.	To be determined.
Stormwater Drainage Plan	Flanagan Consulting Group, Sketch 3969-SK05 as submitted to Council on 10 December 2014 and to be amended by the conditions of the approval.	To be determined.
Drainage Details / Earthworks Plan	Flanagan Consulting Group, Sketch 3969-SK06 as submitted to Council on 10 December 2014 and to be amended by the conditions of the approval.	To be determined.
Marlin Drive Turnaround	Flanagan Consulting Group, Sketch 3969-SK07 as submitted to Council on 10 December 2014 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. No lot is to be accessed from the Esplanade.

Street Layout and Design

4. The street layout and design is to be generally in accordance with Flanagan Consulting Group (FCG) Proposal Plan, Sketch 3969-SK03 subject to:
 - a. Deletion of the catch drain and easement at the eastern boundary of Lots 1-6 and Lots 15-17 inclusive;
 - b. Setback of fill areas a minimum of six (6) metres from the property boundary from all roads and Esplanade.
 - c. Setback of fill areas a minimum of three (3) metres from the southern boundary of proposed Lot 17.
 - d. The fill pad for proposed Lot 7 is to be extended to the northern boundary and retained;
 - e. The fill pad for Lots 1 to 6 inclusive must be a continual plane with the pads draining to the new road to the west.
 - f. The fill pad for Lots 7 to 14 inclusive must be a continual plane with the pads draining to the new road to the east. The rear of these lots is to be graded to the west to negate ponding of water between the fill pad and the existing road reserve;
 - g. The fill pad for Lots 15 to 17 inclusive to be a continual plane with the pads draining to the new drainage reserve
 - h. On-street car parking spaces in the vicinity of lots 15 to 17 are to be provided as shown on FCG Sketches 3969-SK03 to 06 and the maintenance access to the new drainage reserve are to be designed with minimal increase of stormwater drainage to Marlin Drive.
 - i. Appropriate protection is to be provided to prevent non authorised vehicles from entering the drain including at a minimum, Barrier Kerbing. The applicant is to assess the need for additional barriers and or landscaping in these areas;
 - j. The access to the drainage channel is to be designed to facilitate normal maintenance machinery and is to be fitted with suitable gates;
 - k. Provision of estuarine crocodile warning signs to new road and public pedestrian pathways;
 - l. A six (6) metre 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;

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- m. 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;
- n. Provide a suitable lining and finish to the 20 metre wide drainage easement area to provide a stabilised channel that is able to be traversed by Council's maintenance equipment; and
- o. 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 FCG Sketch 3969-SK04 and must be supported by appropriate calculations including hydraulic network analysis demonstrating compliance with the *FNQROC Development Manual*. In particular, the plan must include:

- a. A minimum 100mm main on one side and a 50mm (63mm OD) main on the opposite side to provide a looped service;
- b. A minimum 100mm connection from the southern end of the cul-de-sac to the northern end of Marlin Drive;
- c. Provide the conduit for water supply for the full length of the access leg for proposed Lots 15 and 16. 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*.

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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 Gilbert and Sutherland or as otherwise approved by the Chief Executive Officer.

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 culvert and must maximise the water way 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 turnaround is to be graded and designed to achieve a similar barrier to protect Marlin Drive from external flows entering the street. Council will be guided by advice from the designer on the appropriate configuration for stormwater infrastructure and overland flow path from Marlin Drive.

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.

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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 February 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.

Extent of Earthworks

10. The concept for excavation and earthworks as detailed on FCG Sketch 3969-SK05 and SK06 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 across the boundaries of lots to avoid localised low points between properties;
 - b. The rear of allotments are to be graded evenly in accordance with the concepts shown on FCG Sketch 3969-SK05 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 4.04 metres AHD level unless otherwise approved by Council. Any reduction below 4.04 metres AHD must be supported by a further study, to the satisfaction of Council, to a lower level than 4.04 but no lower than 3.54 metres AHD. Any reduction below 4.04 metres AHD must utilise at least a 0.3 Sea Level Rise (SLR) and increase in intensity of cyclone action.~~
 - 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.

DECISION NOTICE DETAILS
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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 Lots 15 and 16 extending the full length of the access leg from adjacent kerb and channel with a standard crossover in accordance with the *FNQROC Development Manual* Standard Drawing. Construction of the concrete driveway must be in accordance with the *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 Lots 15 and 16 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 Lots 1 to 6 and 15 to 17 inclusive.

DECISION NOTICE DETAILS
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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 in accordance with the findings of the Drainage Study dated 28 November 2013 prepared by DHI Water and Environment Pty Ltd as detailed by FCG Sketch 3969-SK05 and SK06 with a robust channel base lining to facilitate trafficability and maintenance to the satisfaction of the Chief Executive Officer.

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 FCG sketch 3969-SK05. In particular:
- a. Drainage infrastructure in accordance with the *FNQROC Development Manual*;

DECISION NOTICE DETAILS
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- b. The drainage system from the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQIDs), namely:
 - i. End-of-line stormwater quality improvement devices (SQIDs) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.
 - ii. SQIDs shall remove at least 95 per cent of all foreign matter with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQIDs treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.
 - iii. The design of the SQIDs shall not compromise the hydraulic performance of the overall drainage system.
 - iv. SQIDs shall be positioned so as to provide appropriate access for maintenance equipment.
- c. All new allotments shall have immunity from flooding associated with an ARI 100 year 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 via storm water quality device(s). Note the drainage easement shown on FCG Sketch 3969-SK05 in the eastern side of Lots 2 to 6, 15 and 16 is not required.

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. 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

DECISION NOTICE DETAILS
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- 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 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.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- 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

25. 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 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.

Damage to Council Infrastructure

26. 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/owner's/builder's 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*.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

2. In respect of Condition 17, Council's current preference is for the base and the toe of the batter to a flow depth of 200mm to be concrete to enable trafficability and maintenance.
3. 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.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

Infrastructure Charges Notice

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

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

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

The amount in the Amended 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 Amended Adopted Infrastructure Charges Notice.

6. For information relating to the *Sustainable Planning Act 2009* log on to 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.

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.

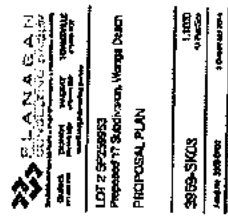
Further information on the EPBC Act can be obtained from the Department of the Environment's website www.environment.gov.au/epbc EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct 2009).

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

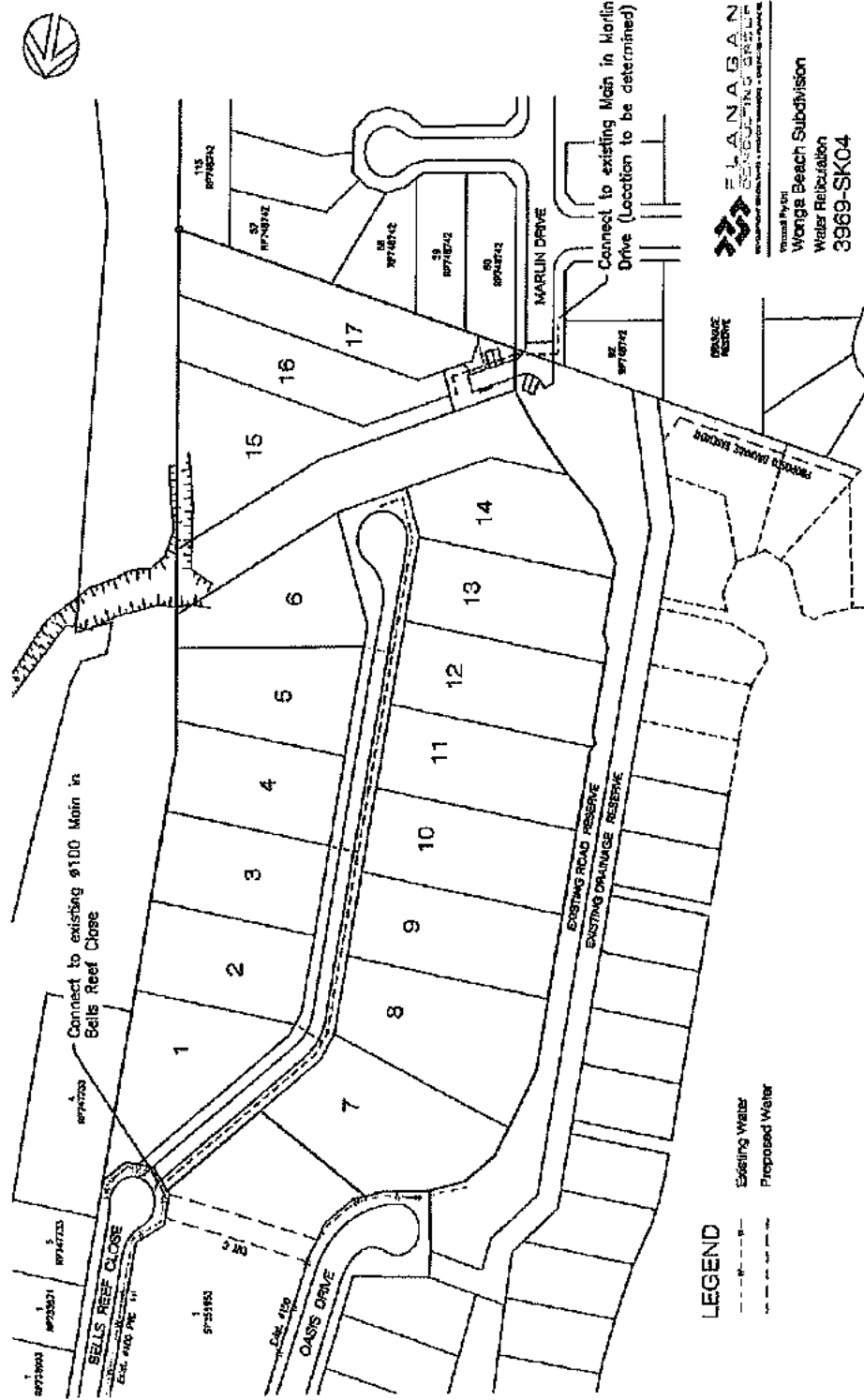
RIGHTS OF APPEAL
Attached

End of Decision Notice

10-10-1964

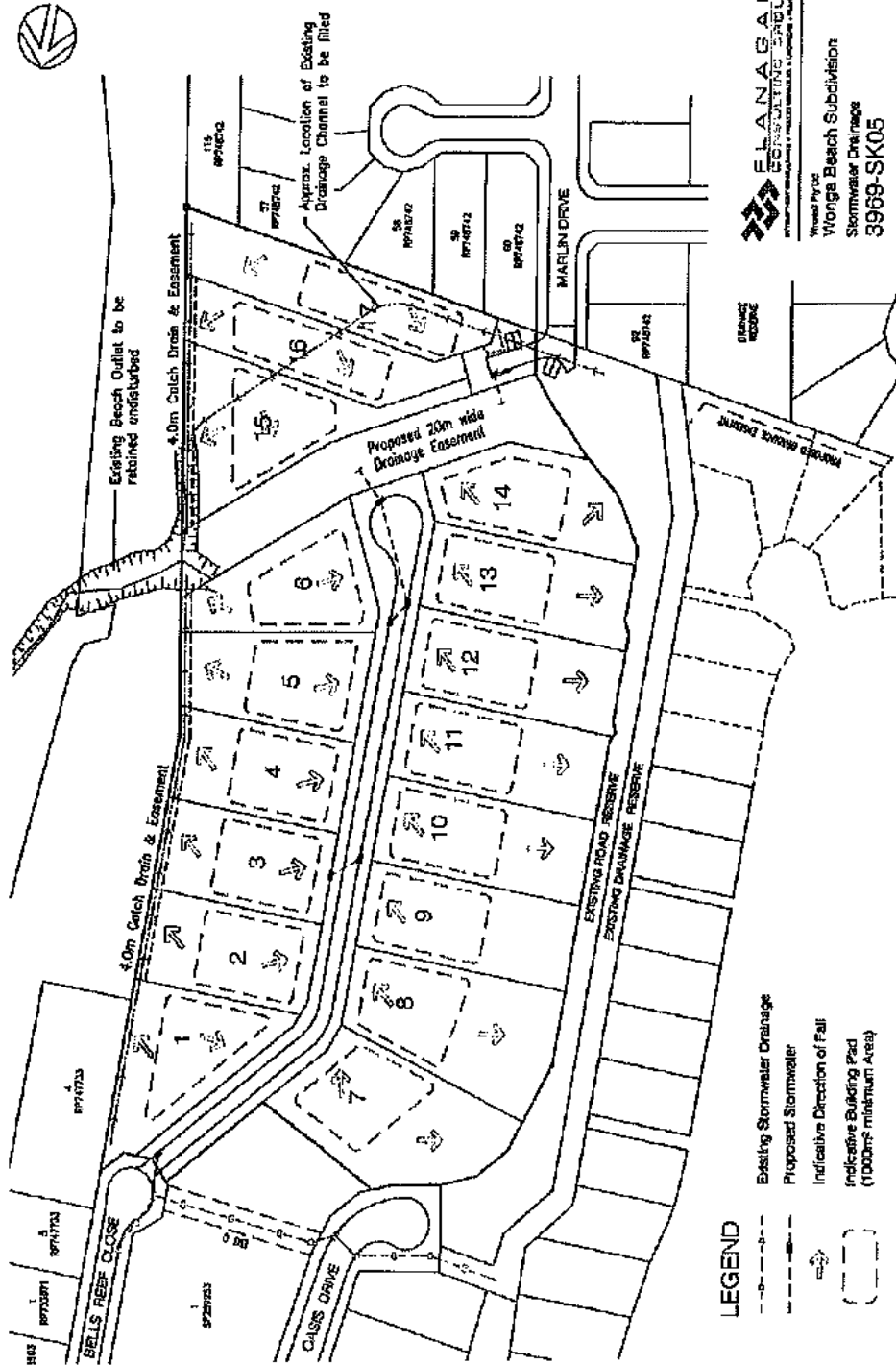


DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**



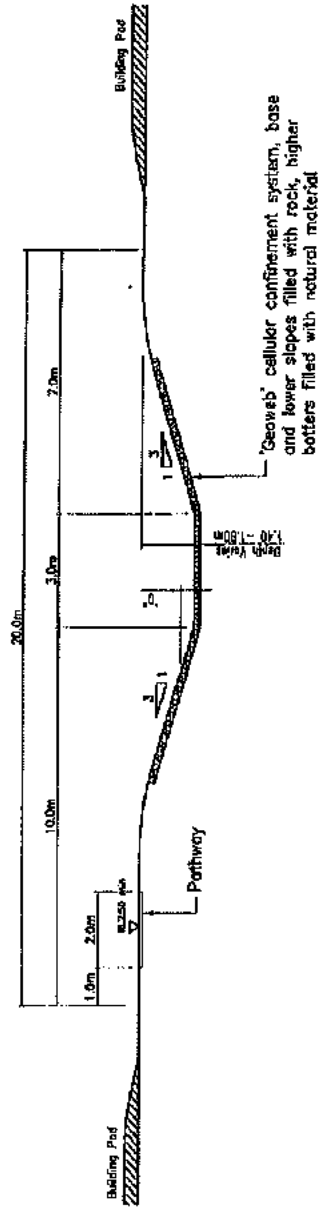
ELANABAN
 Environmental Planning
 Wonga Beach Subdivision
 Water Relocation
 3989-SK04

DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**

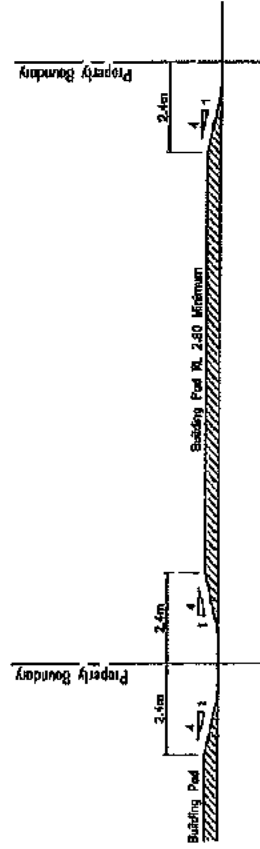


ELANAGAN
ENGINEERING
 3969 SK05
 Wonga Beach Subdivision
 Stormwater Drainage

DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**



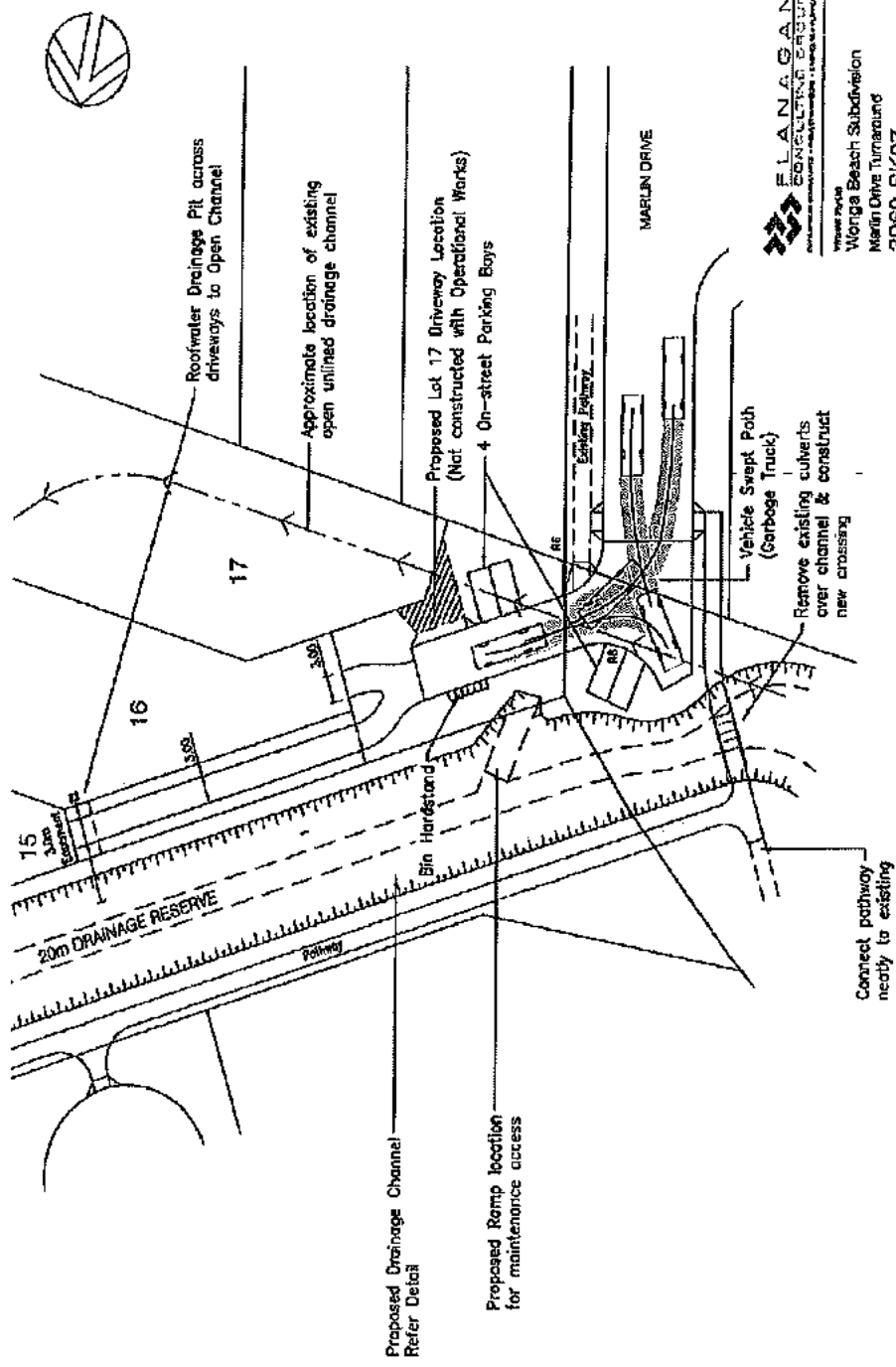
PROPOSED DRAINAGE CHANNEL
1:100



TYPICAL BUILDING PAD
1:100

ELANAGAN
 CONSTRUCTION
 WONGA BEACH
 Wonga Beach Subdivision
 Drainage Details / Earthworks Pad
 3969-SK06

DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**



ELANAGAN CONSULTING GROUP
 WONGA BEACH SUBDIVISION
 MARLIN DRIVE TURNAROUND
 3969-SK07

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

APPENDIX 2: AMENDED INFRASTRUCTURE CHARGES NOTICE

DOUGLAS SHIRE COUNCIL		2008 Douglas Shire Planning Schemes Applications	
ADOPTED INFRASTRUCTURE CHARGES NOTICE			
Wrexall Pty Ltd	0	0	
DEVELOPERS NAME	ESTATE NAME	STAGE	
2L Oasis Drive	Wonga Beach	L2 SP269953	
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL 17 lots	ROL 691/2614		4
DEVELOPMENT TYPE	COUNCIL FI	VALIDITY PERIOD (years)	
484320	1		
DSC Reference Doc. No.	VERSION No.		

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only	proposed	0	0.00		
	0	0.00	0.00		
	existing	0	0.00		
	Total		0.00		
Urban Areas - Water only	proposed	17	12,832.47	219,151.99	
	0	0.00	0.00		
	existing	1	12,832.47	12,832.47	
	Total		206,319.62		
Urban Areas - Water & Sewer	proposed	0	0.00		
	0	0.00	0.00		
	existing	0	0.00		
	Total		0.00		
TOTAL			\$206,319.62		

Prepared by	J Elphinstone	31-May-15	Amount Paid	
Checked by	R Beck	1-Sep-15	Date Paid	
Bills Payable				Receipt No.
Amendments	Date			Cashier

Note:

The Infrastructure Charges in this Notice are payable in accordance with Section 630 of the Sustainable Planning Act 2009 (SPA) 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

YOUR REF: 3969/01 L-EC1624
OUR REF: ROL 591/2014 (465141)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

10 September 2015

Wroxall Investments Pty Ltd
C/- Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

Dear Sir/Madam

**AMENDED ADOPTED INFRASTRUCTURE CHARGES NOTICE
FOR 2L OASIS DRIVE, WONGA**

Please find attached an Amended Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

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

The amount in the Amended 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.

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Amended Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Amended Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Amended Adopted Infrastructure Charges Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

41.2014.591
21/22

AMENDED ADOPTED INFRASTRUCTURE CHARGES NOTICE

DOUGLAS SHIRE COUNCIL	2008 Douglas Shire Planning Schemes Applications
ADOPTED INFRASTRUCTURE CHARGES NOTICE	

Wroxall Pty Ltd	0	0
DEVELOPERS NAME	ESTATE NAME	STAGE
2L Oaks Drive	L2 SP259963	157270
STREET No. & NAME	SUBURB	LOT & RP No.s
ROL 17 lots	ROL 5912014	PARGEL No.
DEVELOPMENT TYPE	COUNCIL F	VALIDITY PERIOD (year)
464320	1	
DSC Reference Doc. No.	VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only	proposed	0	0.00		
	0	0.00	0.00		
	existing	0	0.00		
	Total		0.00		
Urban Areas - Water only	proposed	17	12,832.47	218,151.03	
	0	0.00	0.00		
	existing	1	12,832.47	12,632.47	
	Total		205,319.52		
Urban Areas - Water & Sewer	proposed	0	0.00	0.00	
	0	0.00	0.00		
	existing	0	0.00	0.00	
	Total		0.00		
TOTAL			\$205,319.52		

Prepared by	J. Elphinstone	31-May-15	Amount Paid	
Checked by	H. Beck	1-Sep-15	Date Paid	
Date Payable				
Amendments	Date	Receipt No.		
		Cash:		

Note:

The Infrastructure Charges in this Notice are payable in accordance with Section 630 of the Sustainable Planning Act 2009 (SPA) as from Council's resolution from the Special meeting held on 24 June 2015.

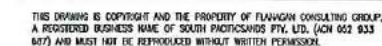
Charge rates under the current Policy are not subject to indexing

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.

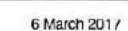
Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

APPENDIX: E

Concept Plan (4839-SK01, Flanagan Consulting Group)

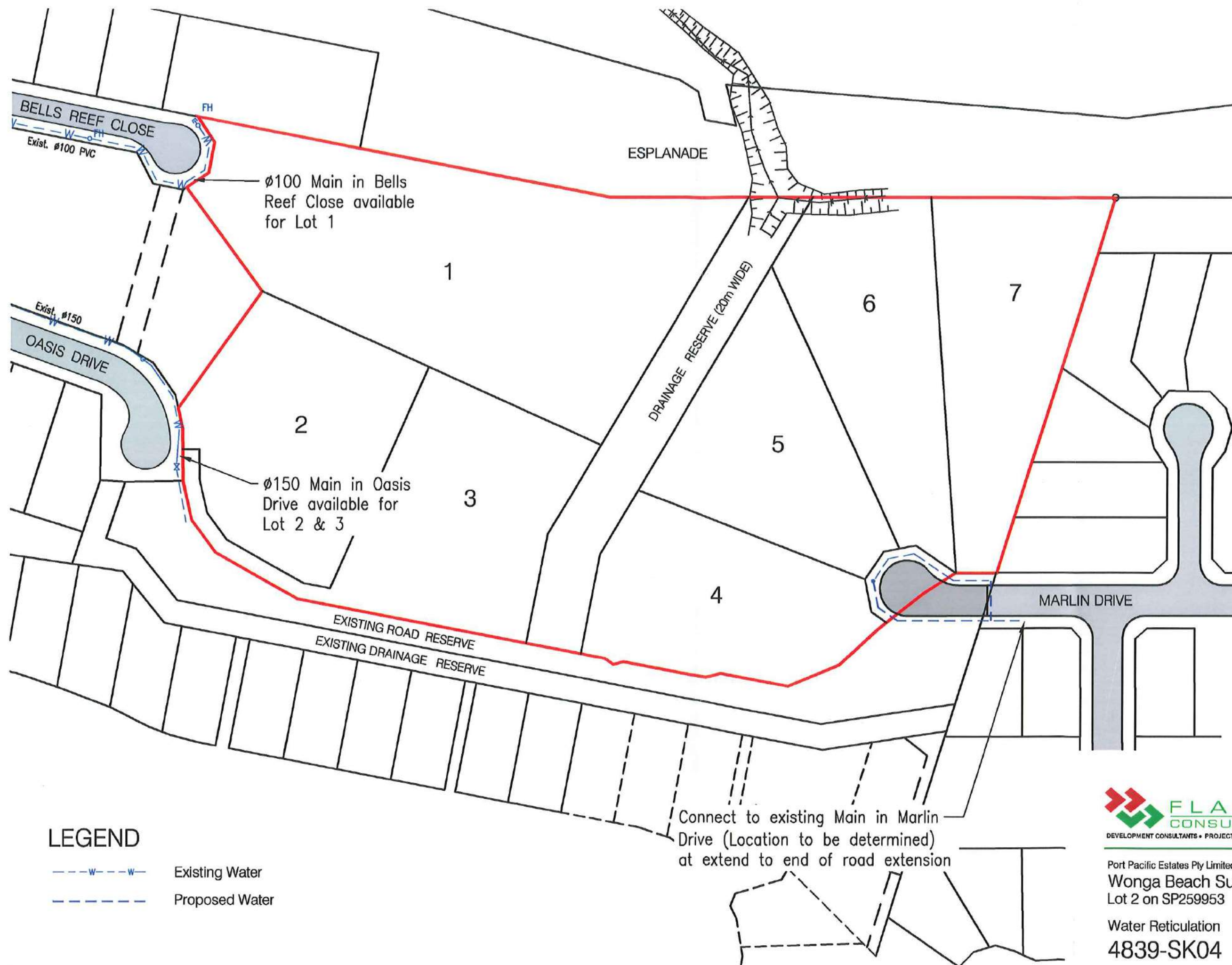
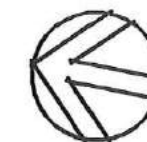


DISCLAIMER
All allotment areas & dimensions are preliminary only subject to verification by surveyor.



APPENDIX: F

Water Network Plan (4839-SK04, Flanagan Consulting Group)



LEGEND

- W---W--- Existing Water
- Proposed Water

 **FLANAGAN**
CONSULTING GROUP
DEVELOPMENT CONSULTANTS • PROJECT MANAGERS • ENGINEERS • PLANNERS

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

APPENDIX: G

On-site Waste Disposal (Gilbert & Sutherland)

April 21, 2010

IPA LAW
Level 2,
4-6 Innovation Parkway
Birtinya
Q 4575

Attention: Andrew Davis

Dear Andrew,

RE: PRELIMINARY SITE ASSESSMENT, SITE AT OASIS DRIVE, WONGA BEACH

Further to your request, please find as follows our preliminary assessment of the Wonga Beach site for the purposes of determining the suitability of an 800m² minimum lot size for on-site effluent disposal. This incorporates a preliminary site assessment and desktop review of the information provided to date.

Desktop Review

From a review of the Golder Associates assessment, the site soils consist of predominantly 0.5 - 0.75m brown silty SAND overlying yellow brown to pale grey SAND to 3 - 3.5m overlying dark grey CLAYEY SILTS to SANDY CLAYEY SILTS.

Exceptions to this were soils encountered in the vicinity of boreholes BH05 and BH11 of the 12 boreholes drilled in total. BH05 had 0.75m of SILTY SAND FILL from near surface (0.00m) overlying approx. 0.5m of SILTY CLAY FILL overlying the natural sand horizon. BH11 had 1m of SILTY CLAY FILL from near surface (0.25m) overlying the sand.

The watertable was generally encountered from 1-1.35m NSL (BHs 01, 02, 04, 08, 10, 11, 12) but was encountered at shallow depth in boreholes 03 and 07 (0.55m and 0.3m NSL respectively). No groundwater was encountered to the maximum depth of 5.5m in boreholes 05, 06 and 09.

These soils are similar to those encountered at 'The Ives'. However, groundwater was encountered at greater depth at 'The Ives' (1.8 to 2.1m NSL). This may be a reflection of both the increased site elevation and the date of observation given the much drier rainfall average for October (39.7mm) compared to January (397mm) (source BOM Cairns Airport).

Preliminary Site Assessment

A preliminary site assessment was undertaken on 12.04.10 by Gilbert & Sutherland staff. This incorporated a general inspection of the soil surface conditions and any impediments to on-site effluent disposal and an inspection of the recent drainage works by Council.

The hotel shown on the attached 2003 Google Earth image and Drawing 7427WEY-04 has been removed, however the asphalt roads still exist (although are degraded). The existing pond shown on the image and drawing in the central section of the site exists

and is approximately 0.3-0.5m below NSL (near surface level) (See attached Plates 2, 3 and 7). On initial inspection the pond appears to be a groundwater window - this will be confirmed with an additional inspection later this week or early next week.

There are three existing stormwater drains on the site:

- The northern drain which flows east-west
- The western drain which flows north-south; and
- The southern drain which flows east-west

The northern drain had a standing water level measured at 0.57m below the headwall at the eastern end of the drain (see Plate 15) and a depth of 0.07m; and 0.94m below the headwall at the western end of the drain (Plate 1) and a depth of 0.18m.

The western drain runs adjacent to a paved bike path which forms the western boundary of the site. The standing water level (taken adjacent the proposed loop road near lots 45-49 on Drawing M2186-07) was approximately 0.6m below NSL (Plate 11) with a depth of 0.19m.

Works have recently occurred in the southern drain. Standing water level was measured at 1.15m below the headwall at the western end (Plates 4, 5 and 12) with a depth of 0.10m, and approximately 1.3m below NSL at the eastern end (Plate 13) with a depth of 0.2m. Pictures were taken along the central section of the drain (Plates 8, 10 and 16) and the far western and eastern ends (Plates 5 and 9).

There was approximately 40-60m of veg between the eastern border and HAT. The site itself is highly disturbed and has been previously cleared of vegetation, and consists mainly of grasses. The southern section adjacent to the drain has recently been stripped.

An area of reasonably poor drainage was identified in the vicinity of (i.e. between) Golder Associates borehole locations BH06 and BH07 (i.e. lot 20) (Plate 14).

Drain works

As discussed above, Plates 8, 10 and 16 show the recent drainage works along the southern drain.

Preliminary conclusions

From the preliminary site assessment and review of supplied information, there appears to be only limited impediment with regard to on-site effluent disposal in relation to the proposed minimum lot size of 800m². Impediments include clay fill at shallow depth in the vicinity of Golder Associates borehole BH11 and some more poorly drained areas associated with a small drainage depression in the vicinity of Golder Associates boreholes BH06 and BH07.

This will be confirmed by another site visit either this week or early next week.

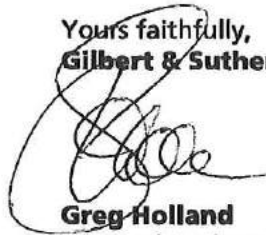
We have attached for your reference the Golder borehole logs with a handdrawn borehole locations map over the lot layout extrapolated from the Golder Report.

To aid in further detailed assessment it would be very helpful if we could get the contour Drawing 7427WEY-04 by Charles O'Neil in ACAD to confirm these standing

water level measurements in mAHD – particularly at the headwalls (the levels are very hard to read on the photocopied version). An ACAD version of the existing stormwater layout with Z levels would also be very helpful.

We trust this is acceptable. Please contact us if you have any queries regarding this preliminary assessment.

Yours faithfully,
Gilbert & Sutherland Pty Ltd

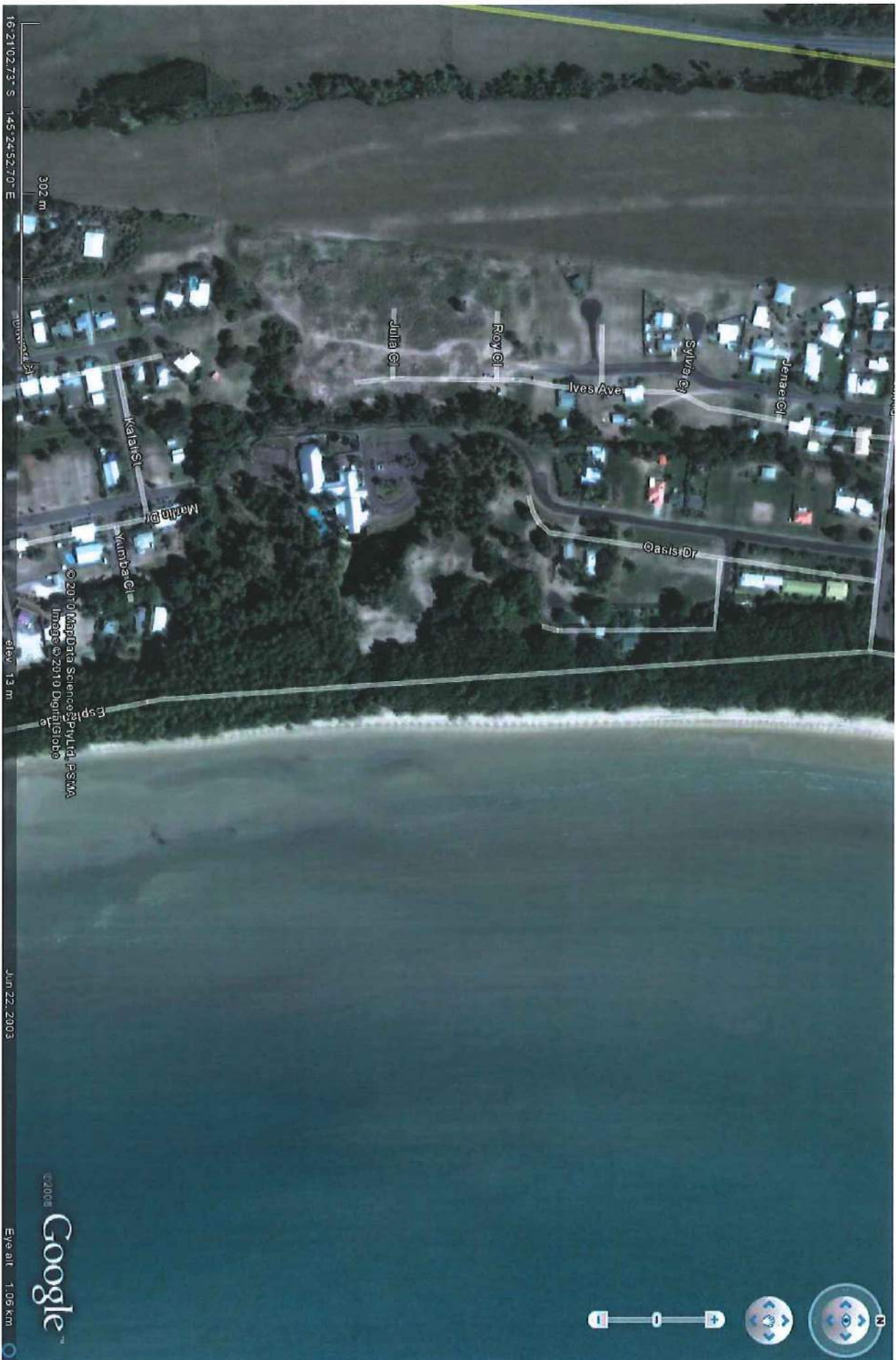


Greg Holland
Principal Environmental Scientist



Megan Hancock
Environmental Scientist

ATTACHMENT 1 – Google Earth Map 2003 and survey map Drawing 7427WEY-04 by Charles O'Neill Pty Ltd Consulting Surveyors



16°21'02.73" S 145°24'52.70" E

302 m

© 2010 MapData Science PVT. LTD. PSMA
Image © 2010 DigitalGlobe

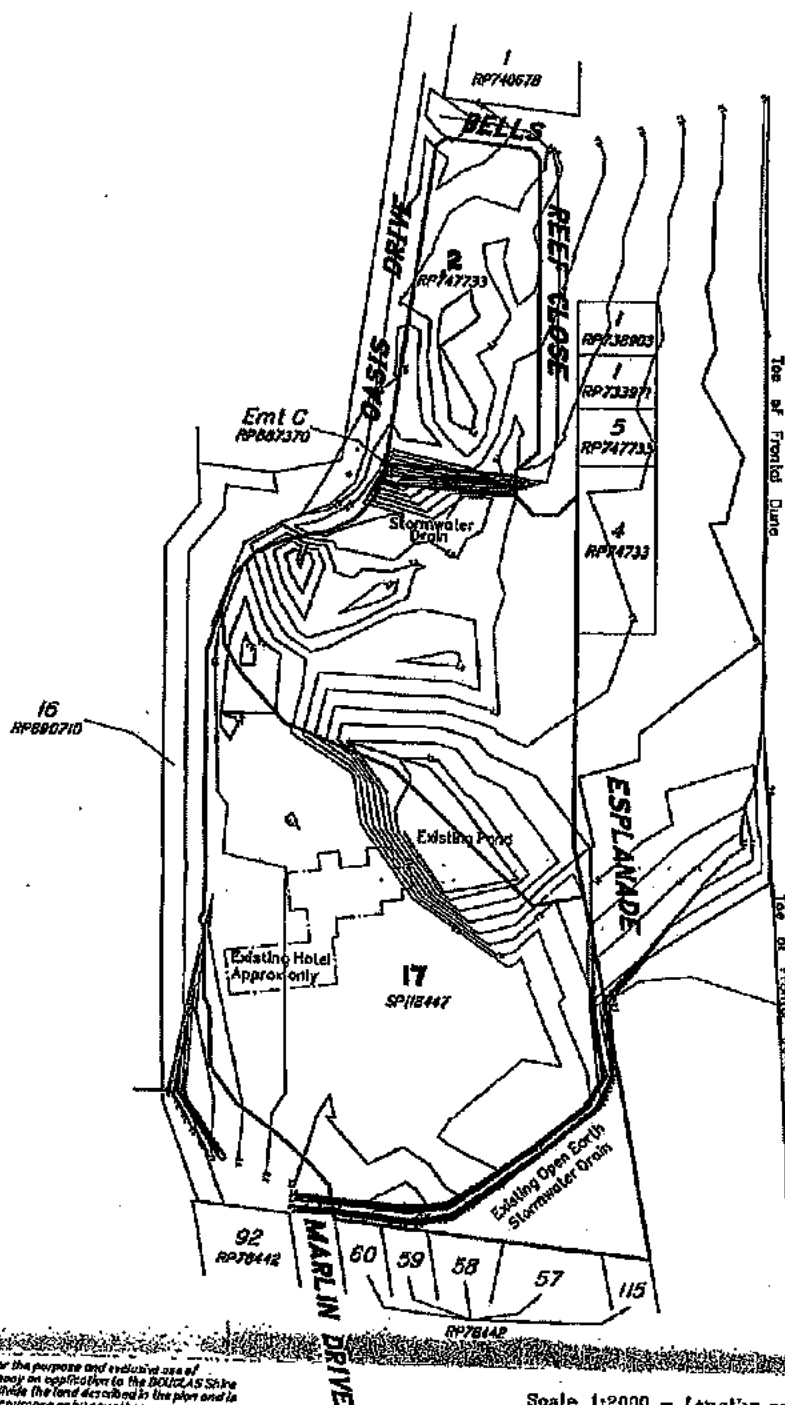
elev 13 m

Jun 22, 2003

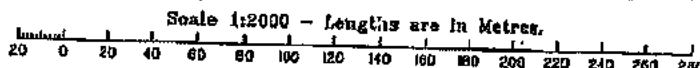
© 2008
Google

Eye alt 1.05 km





Horizontal Datum: GDA84
Horizontal Datum: AHD FM 54B20
Scale: 1:2000 - lengths are in metres.



DISCLAIMER
(i) This plan was prepared for the purpose and exclusive use of CHARLES O'NEILL PTY LTD to accompany an application to the DODGAS Shire Council for approval to subdivide the land described in the plan and is not to be used for any other purpose or by any other person or corporation. CHARLES O'NEILL PTY LTD, accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) to (iv) hereof.

(ii) The contours shown on this plan are derived from preliminary field work, or other sources and are reliable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.

(iii) The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(iv) Unless stated otherwise, no investigations have been carried out by CHARLES O'NEILL PTY LTD, into whether or not any of the land has been filled, and it is recommended that such investigation be undertaken by a suitably qualified person.

(v) Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.

(vi) This plan may not be photocopied unless this note is included.

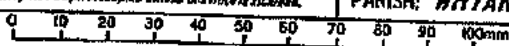
Charles O'Neill Pty. Ltd.
Consulting Surveyors

Penang Office 2D - 25 Griffin Street
P.O. Box 6246 CAUGREYS 4870
Phone (07) 4091 6788 Fax (07) 4031 1440
Email: manager@charlesosurveyors.com.au
ACH 010 329 174

**Contour Plan of Lot 2 on
RP747733 Easement C on
RP887370 and Lot 17 on
SP118447**

PARISH: **WHYANBEEL** COUNTY: **SOLANDER**

Scale: **1:2000 - A3**
Drawn: **AD** Checked: **ERS**
Cad Ref: **742701-04** Date: **09/07**
PASSED & ENDORSED:
By: **S. Spence** Date:
Signed: **Charles O'Neill**
Professional Surveyor
Plan No. **7427WEY-04**



ATTACHMENT 2 – Golder Associates Borehole logs and locations overlay



REPORT OF BOREHOLE: BH01

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.0 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzlProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling		Field Material Description			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (m)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION
								MOISTURE CONSISTENCY DENSITY
								STRUCTURE AND ADDITIONAL OBSERVATIONS
PT			0.0	2.00	BH01/1			Silty SAND
			0.25	1.75	DS 0.00-0.25m			Fine to coarse grained, brown, trace fine roots
			0.50	1.50	BH01/2			Dark brown
			0.75	1.25	DS 0.25-0.50m			
			1.00	1.00	BH01/3			SAND
			1.25	0.75	DS 0.50-0.75m			Fine to medium grained, pale yellow brown, no roots
			1.50	0.50	BH01/4			Fine grained
			1.75	0.25	DS 0.75-1.00m			
			2.00	0.00	BH01/5			
			2.25	-0.25	DS 1.00-1.25m			
			2.50	-0.50	BH01/6			Fine to coarse grained
			2.75	-0.75	DS 1.25-1.50m			
			3.00	-1.00	BH01/7			
			3.25	-1.25	DS 1.50-1.75m			
			3.50	-1.50	BH01/8			
			3.75	-1.75	DS 1.75-2.00m			
			4.00	-2.00	BH01/9			
			4.25	-2.25	DS 2.00-2.25m			
			4.50	-2.50	BH01/10			
			4.75	-2.75	DS 2.25-2.50m			
			5.00	-3.00	BH01/11			
			5.25	-3.25	DS 2.50-2.75m			
			5.50	-3.50	BH01/12			
			5.75	-3.75	DS 2.75-3.00m			
			6.00	-4.00	BH01/13			Pale grey
			6.25	-4.25	DS 3.00-3.25m			
			6.50	-4.50	BH01/14			With some small to medium shells
			6.75	-4.75	DS 3.25-3.50m			
			7.00	-5.00	BH01/15			Sandy Clayey SILT
			7.25	-5.25	DS 3.50-3.75m			Pale grey, fine to medium grained sand, trace fine shells
			7.50	-5.50	BH01/16			Clayey SILT
			7.75	-5.75	DS 3.75-4.00m			Dark grey, trace fine grained sand and shell
			8.00	-6.00	BH01/17			
			8.25	-6.25	DS 4.00-4.25m			
			8.50	-6.50	BH01/18			
			8.75	-6.75	DS 4.25-4.50m			
			9.00	-7.00	BH01/19			
			9.25	-7.25	DS 4.50-4.75m			
			9.50	-7.50	BH01/20			
			9.75	-7.75	DS 4.75-5.00m			
			10.00	-8.00	BH01/21			
			10.25	-8.25	DS 5.00-5.25m			
			10.50	-8.50	BH01/22			
			10.75	-8.75	DS 5.25-5.50m			
			11.00	-9.00	END OF BOREHOLE @ 5.50 m			

This report of borehole must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

GAP GINT FN. F01a
RL2



REPORT OF BOREHOLE: BH02

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.8 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzlProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling		Field Material Description			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (m)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION
								STRUCTURE AND ADDITIONAL OBSERVATIONS
PT	Standard Penetration Test @ 1.5m		0.0	2.80	BH02/1 DS 0.00-0.25m			Silty SAND Fine to medium grained, dark brown, trace fine roots
			0.5	0.50	BH02/2 DS 0.25-0.50m			
			0.5	0.50	BH02/3 DS 0.50-0.75m			Fine to coarse grained, pale brown
			0.5	0.75	BH02/4 DS 0.75-1.00m			
			1.0	1.00	BH02/5 DS 1.00-1.25m			SAND Fine to coarse grained, pale yellow brown
			1.0	1.25	BH02/6 DS 1.25-1.50m			Fine to medium grained
			1.5	1.50	BH02/7 DS 1.50-1.75m			
			1.5	1.75	BH02/8 DS 1.75-2.00m			Fine to coarse grained, with some imbedded dark brown fine to medium grained silty sand
			2.0	2.00	BH02/9 DS 2.00-2.25m			Fine to coarse grained, pale yellow brown and pale grey
			2.5	2.25	BH02/10 DS 2.25-2.50m			
			2.5	2.50	BH02/11 DS 2.50-2.75m			
			3.0	3.00	BH02/12 DS 2.75-3.00m			
			3.0	3.25	BH02/13 DS 3.00-3.25m			
			3.5	3.50	BH02/14 DS 3.25-3.50m			
			3.5	3.75	BH02/15 DS 3.50-3.75m			
			4.0	4.00	BH02/16 DS 3.75-4.00m			Pale grey, with some silt
			4.0	4.25	BH02/17 DS 4.00-4.25m			
			4.5	4.50	BH02/18 DS 4.25-4.50m			Sandy Clayey SILT Dark grey
			4.5	4.75	BH02/19 DS 4.50-4.75m			Trace fine shell
			5.0	5.00	BH02/20 DS 4.75-5.00m			
			5.0	5.25	BH02/21 DS 5.00-5.25m			
			5.5	5.50	BH02/22 DS 5.25-5.50m			
			5.5	5.70	END OF BOREHOLE @ 5.50 m			

This report of borehole must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

GAP gINT FN. F01a
RL2



REPORT OF BOREHOLE: BH03

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077873054

POSITION: Refer to Site Plan
SURFACE RL: 2.4 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzilProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling				Sampling		Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH (m)	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS	
PT			Groundwater Encountered @ 0.55m	0.0	BH03/1			Silty SAND	M		
				0.25	DS 0.00-0.25m			Fine to medium grained, brown, through to pale yellow brown, trace fine roots			
				0.50	BH03/2			Pale brown			
				0.75	DS 0.25-0.50m						
				1.00	BH03/3			SAND			Fine to medium grained, pale yellow brown
				1.25	DS 0.50-0.75m						
				1.50	BH03/4						Fine to coarse grained
				1.75	DS 0.75-1.00m						
				2.00	BH03/5						Pale grey
				2.25	DS 1.00-1.25m						
				2.50	BH03/6						Medium to coarse grained
				2.75	DS 1.25-1.50m						
				3.00	BH03/7						Fine to coarse grained
				3.25	DS 1.50-1.75m						
3.50	BH03/8		With some silt								
3.75	DS 1.75-2.00m										
4.00	BH03/9										
4.25	DS 2.00-2.25m										
4.50	BH03/10										
4.75	DS 2.25-2.50m										
5.00	BH03/11										
5.25	DS 2.50-3.00m										
5.50	BH03/12										
5.75	DS 3.00-3.50m										
6.00	BH03/13										
6.25	DS 3.50-4.50m										
6.50	BH03/14										
6.75	DS 4.50-5.00m										
7.00	BH03/15										
7.25	DS 5.00-5.50m										
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REPORT OF BOREHOLE: BH04

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.2 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/06
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling			Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (meters)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
PT	Groundwater Encountered @ 1.1m		0.0	2.20	BH04/1 DS 0.00-0.25m				Silty SAND Fine to medium grained, brown, trace fine roots	M			
			0.5	0.60	BH04/2 DS 0.25-0.50m			SAND Fine to coarse grained, pale yellow brown					
			1.0	1.00	BH04/3 DS 0.50-0.75m			Fine to medium grained					
			1.5	1.20	BH04/4 DS 0.75-1.00m			With some imbedded dark brown fine to medium grained silty sand					
			2.0	1.50	BH04/5 DS 1.00-1.25m			Fine to coarse grained, no imbedded silty sand					
			2.5	1.75	BH04/6 DS 1.25-1.50m			Pale yellow brown and pale grey					
			3.0	2.00	BH04/7 DS 1.50-1.75m			Pale grey, trace roots					
			3.5	2.25	BH04/8 DS 1.75-2.00m			No roots					
			4.0	2.50	BH04/9 DS 2.00-2.25m								
			4.5	2.75	BH04/10 DS 2.25-2.50m								
			5.0	3.00	BH04/11 DS 2.50-3.00m								
			5.5	3.25	BH04/12 DS 3.00-3.50m								
			6.0	3.50	BH04/13 DS 3.50-3.75m			Clayey SILT Dark grey, trace medium to coarse grained sand					
			6.5	3.75	BH04/14 DS 3.75-4.00m			Clayey SILT Grey, trace fine shell					
			7.0	4.00	BH04/15 DS 4.00-4.25m								
			7.5	4.25	BH04/16 DS 4.25-4.50m								
			8.0	4.50	BH04/17 DS 4.50-5.00m								
	8.5	4.75	BH04/18 DS 5.00-5.50m										
	9.0	5.00			END OF BOREHOLE @ 5.50 m								
			9.5	5.25									
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REPORT OF BOREHOLE: BH05

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077873054

POSITION: Refer to Site Plan
SURFACE RL: 2.9 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EziProbe
DRILLER: GAP-AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling				Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (meters)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
PT	Groundwater Not Encountered		0.0	2.00	BH05/1 DS 0.00-0.25m				FILL: Silty SAND Fine to coarse grained, dark brown through to brown, trace fine roots				
			0.5	0.50	BH05/2 DS 0.25-0.50m				Fine to medium grained, pale brown, with some fine to medium gravel, with some clay				
			1.0	1.00	BH05/3 DS 0.50-0.75m				FILL: Silty CLAY Pale brown and pale red brown, trace fine to medium grained gravel, trace fine to medium grained sand Trace fine to coarse grained gravel				
			1.5	1.50	BH05/4 DS 0.75-1.00m				Silty SAND Fine to coarse grained, pale yellow brown				
			2.0	2.00	BH05/5 DS 1.00-1.25m				SAND Fine grained, pale yellow brown				
			2.5	2.50	BH05/6 DS 1.25-1.50m				Fine to medium grained sand				
			3.0	3.00	BH05/7 DS 1.50-1.75m				Fine to coarse grained sand				
			3.5	3.50	BH05/8 DS 1.75-2.00m				Pale yellow brown and pale gray				
			4.0	4.00	BH05/9 DS 2.00-2.25m				Pale gray				
			4.5	4.50	BH05/10 DS 2.25-2.50m								
			5.0	5.00	BH05/11 DS 2.50-2.75m								
			5.5	5.50	BH05/12 DS 2.75-3.00m								
			6.0	6.00	BH05/13 DS 3.00-3.25m								
			6.5	6.50	BH05/14 DS 3.25-3.50m								
			7.0	7.00	BH05/15 DS 3.50-3.75m								
			7.5	7.50	BH05/16 DS 3.75-4.00m								
			8.0	8.00	BH05/17 DS 4.00-4.25m								
			8.5	8.50	BH05/18 DS 4.25-4.50m								
			9.0	9.00	BH05/19 DS 4.50-4.75m								
			9.5	9.50	BH05/20 DS 4.75-5.00m								
			10.0	10.00	BH05/21 DS 5.00-5.25m								
			10.5	10.50	BH05/22 DS 5.25-5.50m								
11.0	11.00		END OF BOREHOLE @ 5.50 m										

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GAP gINT FN. F01a
RL2



REPORT OF BOREHOLE: BH06

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.5 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzlProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling			Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (meters)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
FT	Groundwater Not Encountered		0.0	2.50	BH06/1				Silty SAND				
			DS 0.00-0.25m	Fine to coarse grained, brown, trace fine roots									
			0.25	2.25	BH06/2				Becoming pale yellow brown				
			0.50	2.00	BH06/3				SAND				
			0.75	1.75	BH06/4				Fine to medium grained, pale yellow brown				
			1.00	1.50	BH06/5				Fine grained				
			1.25	1.25	BH06/6				Fine to coarse grained				
			1.50	1.00	BH06/7				Trace roots				
			1.75	0.75	BH06/8								
			2.00	0.50	BH06/9								
			2.25	0.25	BH06/10				Medium to coarse grained, pale grey, trace fine shell				
			2.50	0.00	BH06/11				Fine to coarse grained				
			2.75	-0.25	BH06/12								
			3.00	-0.50	BH06/13				Sandy Clayey SILT				
			3.25	-0.75	BH06/14				Dark gray, trace fine shells				
			3.50	-1.00	BH06/15								
			3.75	-1.25	BH06/16								
			4.00	-1.50	BH06/17				No shells				
			4.25	-1.75	BH06/18				Trace fine shells				
			4.50	-2.00	BH06/19								
			4.75	-2.25	BH06/20								
			5.00	-2.50	BH06/21								
			5.25	-2.75	BH06/22								
5.50	-3.00	END OF BOREHOLE @ 5.50 m											
6.0													
6.5													
7.0													
7.5													
8.0													

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GAP gINT FN. F01a
RL2



REPORT OF BOREHOLE: BH07

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.3 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EziProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 11/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling			Field Material Description			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY
PT			0.0	2.30	BH07/1 DS 0.00-0.25m			Silty SAND Fine to medium grained, brown, trace fine roots	
			0.5	1.55	BH07/2 DS 0.25-0.50m			SAND Fine to medium grained, pale yellow brown	
			0.75	1.55	BH07/3 DS 0.50-0.75m			With some dark brown fine to medium grained silty sand	
			1.0	1.55	BH07/4 DS 0.75-1.00m			No silty sand	
			1.5	1.55	BH07/5 DS 1.00-1.25m			Pale grey, medium to coarse grained	
			1.75	1.55	BH07/6 DS 1.25-1.50m				
			2.0	1.55	BH07/7 DS 1.50-1.75m				
			2.25	1.55	BH07/8 DS 1.75-2.00m				
			2.5	1.55	BH07/9 DS 2.00-2.25m				
			2.75	1.55	BH07/10 DS 2.25-2.50m				
			3.0	1.55	BH07/11 DS 2.50-2.75m				
			3.25	1.55	BH07/12 DS 2.75-3.00m				
			3.5	1.55	BH07/13 DS 3.00-3.25m				
			3.75	1.55	BH07/14 DS 3.25-3.50m				
			4.0	1.55	BH07/15 DS 3.50-3.75m				
			4.25	1.55	BH07/16 DS 3.75-4.00m				
			4.5	1.55	BH07/17 DS 4.00-4.25m				
			4.75	1.55	BH07/18 DS 4.25-4.50m				
			5.0	1.55	BH07/19 DS 4.50-4.75m				
			5.25	1.55	BH07/20 DS 4.75-5.00m				
			5.5	1.55	BH07/21 DS 5.00-5.25m				
			5.75	1.55	BH07/22 DS 5.25-5.50m				
			6.0	1.55	END OF BOREHOLE @ 5.50 m				

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GAP gINT FN. FD1a
RL2



REPORT OF BOREHOLE: BH08

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2 m DATUM: AHD
INCLINATION: -80°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzlProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 12/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling		Field Material Description			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (meters)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION
								MOISTURE CONSISTENCY DENSITY
								STRUCTURE AND ADDITIONAL OBSERVATIONS
PT	Groundwater Encountered @ 1.2m		0.0	2.00	BH08/1			Silty SAND
			0.25	1.75	DS 0.00-0.25m			Fine to coarse grained, brown, trace fine to medium roots
			0.5		BH08/2			SAND
					DS 0.25-0.50m			Fine to medium grained, pale yellow brown, trace medium roots
			0.75		BH08/3			Fine grained
					DS 0.50-0.75m			
			1.0		BH08/4			
					DS 0.75-1.00m			
			1.25		BH08/5			
					DS 1.00-1.25m			
			1.5		BH08/6			
					DS 1.25-1.50m			
			1.75		BH08/7			
					DS 1.50-1.75m			
			2.0		BH08/8			Fine to medium grained
					DS 1.75-2.00m			
			2.25		BH08/9			Pale yellow brown and pale grey, trace roots
					DS 2.00-2.25m			
			2.5		BH08/10			Fine to coarse grained, pale grey
					DS 2.25-2.50m			
			2.75		BH08/11			No roots
					DS 2.50-2.75m			
			3.0		BH08/12			
					DS 2.75-3.00m			
			3.25		BH08/13			
					DS 3.00-3.25m			
			3.5		BH08/14			Medium to coarse grained
					DS 3.25-3.50m			
			3.75		BH08/15			Sandy Clayey SILT
					DS 3.50-3.75m			Pale grey, trace fine shell
			4.0		BH08/16			Dark grey
					DS 3.75-4.00m			
			4.25		BH08/17			
					DS 4.00-4.25m			
			4.5		BH08/18			
					DS 4.25-4.50m			
			4.75		BH08/19			
					DS 4.50-5.00m			
			5.0		BH08/20			
					DS 5.00-5.50m			
			5.5					END OF BOREHOLE @ 5.50 m
			6.0					
			6.5					
			7.0					
			7.5					
			8.0					

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GAP gINT FN. F01a
RL2



REPORT OF BOREHOLE: BH09

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.9 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EziProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 12/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling			Field Material Description			
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (m)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION
									MOISTURE CONSISTENCY DENSITY
PT	Groundwater Not Encountered		0.0	2.90	BH09/1				SAND
			0.25	2.65	DS 0.00-0.25m				Fine to medium grained, pale yellow brown and pale brown, trace fine to medium roots, trace of silt
			0.50	2.40	DS 0.25-0.50m				With some dark brown fine to medium grained silty sand
			0.75	2.15	DS 0.50-0.75m				No silty sand, no roots
			1.00	1.90	DS 0.75-1.00m				Pale yellow brown
			1.25	1.65	DS 1.00-1.25m				
			1.50	1.40	DS 1.25-1.50m				
			1.75	1.15	DS 1.50-1.75m				Fine grained
			2.00	0.90	DS 1.75-2.00m				Fine to medium grained
			2.25	0.65	DS 2.00-2.25m				Pale yellow brown and pale grey
			2.50	0.40	DS 2.25-2.50m				Fine to coarse grained, trace roots
			2.75	0.15	DS 2.50-2.75m				No roots
			3.00	0.00	DS 2.75-3.00m				
			3.25	-0.25	DS 3.00-3.25m				
			3.50	-0.50	DS 3.25-3.50m				Sandy Clayey SILT
			3.75	-0.75	DS 3.50-3.75m				Dark grey, fine to medium grained sand, trace fine shells
			4.00	-1.00	DS 3.75-4.00m				
			4.25	-1.25	DS 4.00-4.25m				
			4.50	-1.50	DS 4.25-4.50m				
			4.75	-1.75	DS 4.50-4.75m				
			5.00	-2.00	DS 4.75-5.00m				
			5.50	-2.50	END OF BOREHOLE @ 5.50 m				

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GAP gINT FN, F01a
RL2



**Golder
Associates**

REPORT OF BOREHOLE: BH10

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.9 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EziProbe
DRILLER: GAP - AAB
LOGGED: PAW DATE: 12/1/08
CHECKED: PKS DATE: 19/2/08

Drilling			Sampling			Field Material Description																	
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS										
PT			0.0	2.90	BH10/1				Sandy SILT	W													
			0.25	2.65	DS 0.00-0.25m				Dark brown, fine to medium grained sand, with some clay, with some fine to medium grained gravel, trace fine roots														
			0.5	2.40	BH10/2				Silty SAND														
			0.75	2.15	DS 0.25-0.50m				Fine to medium grained, dark brown, with some clay, trace fine roots														
			1.0	1.90	BH10/3				Clayey SAND														
			1.25	1.65	DS 0.50-0.75m				Fine to coarse grained, pale grey brown and pale brown, trace fine roots														
			1.5	1.40	BH10/4				SAND														
			1.75	1.15	DS 0.75-1.00m				Fine to medium grained, pale yellow brown														
			2.0	0.90	BH10/5				Fine grained														
			2.25	0.65	DS 1.00-1.25m																		
			2.5	0.40	BH10/6																		
			2.75	0.15	DS 1.25-1.50m																		
			3.0	-0.10	BH10/7																		
			3.25	-0.35	DS 1.50-1.75m																		
			3.5	-0.60	BH10/8																		
			3.75	-0.85	DS 1.75-2.00m																		
			4.0	-1.10	BH10/9																		
			4.25	-1.35	DS 2.00-2.25m																		
			4.5	-1.60	BH10/10																		
			4.75	-1.85	DS 2.25-2.50m																		
			5.0	-2.10	BH10/11																		
			5.25	-2.35	DS 2.50-2.75m																		
			5.5	-2.60	BH10/12																		
			5.75	-2.85	DS 2.75-3.00m																		
			6.0	-3.10	BH10/13																		
			6.25	-3.35	DS 3.00-3.25m																		
			6.5	-3.60	BH10/14																		
			6.75	-3.85	DS 3.25-3.50m																		
			7.0	-4.10	BH10/15																		
			7.25	-4.35	DS 3.50-4.00m																		
			7.5	-4.60	BH10/16																		
			7.75	-4.85	DS 4.00-4.50m																		
			8.0	-5.10	BH10/17																		
			8.25	-5.35	DS 4.50-5.00m																		
			8.5	-5.60	BH10/18																		
			8.75	-5.85	DS 5.00-5.50m																		
			9.0	-6.10											END OF BOREHOLE @ 8.80 m								
			9.25	-6.35																			
			9.5	-6.60																			
			9.75	-6.85																			
			10.0	-7.10																			
			10.25	-7.35																			
			10.5	-7.60																			
			10.75	-7.85																			
			11.0	-8.10																			
			11.25	-8.35																			
			11.5	-8.60																			
			11.75	-8.85																			
			12.0	-9.10																			
			12.25	-9.35																			
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			31.0	-28.10																			
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			39.75	-36.85																			
			40.0	-37.10																			
			40.25	-37.35																			
			40.5	-37.60																			
40.75	-37.85																						
41.0	-38.10																						
41.25	-38.35																						
41.5	-38.60																						
41.75	-38.85																						
42.0	-39.10																						
42.25	-39.35																						
42.5	-39.60																						
42.75	-39.85																						
43.0	-40.10																						
43.25	-40.35																						
43.5	-40.60																						
43.75	-40.85																						
44.0	-41.10																						
44.25	-41.35																						
44.5	-41.60																						
44.75	-41.85																						
45.0	-42.10																						
45.25	-42.35																						
45.5	-42.60																						



REPORT OF BOREHOLE: BH11

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 3 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EzlProbe
DRILLER: GAP - AAB
LOGGED: RG DATE: 1/2/08
CHECKED: PKS DATE: 19/2/08

Drilling				Sampling			Field Material Description				
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE CONSISTENCY DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
PT			0.0	0.20	BH11/1				TOPSOIL: SAND		
			0.25	DS 0.10-0.25m	Medium grained, dark gray brown, some clay						
			2.75	BH11/2	FILL: Clayey SAND						
			0.5	DS 0.25-0.50m	Fine to medium grained, brown, some gravel						
			BH11/3	FILL: Silty CLAY							
			DS 0.50-0.75m	Brown and red brown, some sand and gravel							
			BH11/4								
			DS 0.75-1.00m								
			1.0	BH11/5							
			DS 1.00-1.25m								
			1.25	BH11/6							
			1.75	DS 1.25-1.50m	SAND						
			1.8	BH11/7	Fine to medium grained, gray brown						
			DS 1.50-1.75m								
			BH11/8								
			DS 1.75-2.00m								
			2.0	BH11/9	SAND						
			DS 2.00-2.25m	Fine to medium grained, grey, some coarse sand and fine grained gravel							
			BH11/10								
			DS 2.25-2.50m								
			2.5	BH11/11	Fine to medium grained						
			DS 2.50-2.75m								
BH11/12											
DS 2.75-3.00m											
3.0	BH11/13	Medium to coarse grained									
DS 3.00-3.25m											
BH11/14											
DS 3.25-3.50m											
3.5	BH11/15										
DS 3.50-3.75m											
BH11/16											
DS 3.75-4.00m											
4.0	BH11/17	Sandy Clayey SILT									
DS 4.00-4.25m	Dark grey, fine grained sand, trace fine shells										
BH11/18											
DS 4.25-4.50m											
BH11/19											
DS 4.50-4.75m											
BH11/20											
DS 4.75-5.00m											
5.0	BH11/21										
DS 5.00-5.25m											
BH11/22											
DS 5.25-5.50m											
5.5	END OF BOREHOLE @ 5.50 m										
6.0											
6.5											
7.0											
7.5											
8.0											

This report of borehole must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

GAP gINT FN. F01a
RL2



**Golder
Associates**

REPORT OF BOREHOLE: BH12

CLIENT: Wroxall Investments
PROJECT: ASS Investigation
LOCATION: Wonga Beach
JOB NO: 077673054

POSITION: Refer to Site Plan
SURFACE RL: 2.9 m DATUM: AHD
INCLINATION: -90°
HOLE DIA: mm HOLE DEPTH: 5.50 m

SHEET: 1 OF 1
DRILL RIG: EziProbe
DRILLER: GAP - AAB
LOGGED: RG DATE: 1/2/08
CHECKED: PKS DATE: 19/2/08

Drilling				Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USC Symbol	SOIL / ROCK MATERIAL DESCRIPTION	MOISTURE	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
PT			Groundwater Encountered @ 1.3m	0.0						M			
				2.85	BH12/1 DS 0.05-0.25m			TOPSOIL: Clayey Silty SAND Medium grained, dark brown, trace fine roots					
				0.5	1.30	BH12/2 DS 0.25-0.50m			Silty SAND Medium grained, brown, some plant fibres				
				1.0	1.25	BH12/3 DS 0.50-0.75m							
				1.5	1.65	BH12/4 DS 0.75-1.00m							
				2.0	2.00	BH12/5 DS 1.00-1.25m			Dark brown				
				2.5	2.00	BH12/6 DS 1.25-1.50m			SAND Medium grained, yellow brown				
				3.0	2.00	BH12/7 DS 1.50-1.75m							
				3.5	2.00	BH12/8 DS 1.75-2.00m			Medium to coarse grained, grey				
				4.0	2.00	BH12/9 DS 2.00-2.25m							
				4.5	2.00	BH12/10 DS 2.25-2.50m							
				5.0	2.00	BH12/11 DS 2.50-2.75m							
				5.5	2.00	BH12/12 DS 2.75-3.00m							
				6.0	2.00	BH12/13 DS 3.00-3.40m							
				6.5	2.00	BH12/14 DS 3.25-3.50m			Dark grey				
				7.0	2.00	BH12/15 DS 3.50-3.75m			Sandy Clayey SILT Dark grey, fine grained sand, with some fine shells				
				7.5	2.00	BH12/16 DS 3.75-4.00m			Trace fine shell fragments				
				8.0	2.00	BH12/17 DS 4.00-4.25m							
				8.5	2.00	BH12/18 DS 4.25-4.50m							
				9.0	2.00	BH12/19 DS 4.50-4.75m							
				9.5	2.00	BH12/20 DS 4.75-5.00m			With some coral fragments				
				10.0	2.00	BH12/21 DS 5.00-5.25m							
				10.5	2.00	BH12/22 DS 5.25-5.50m							
11.0	2.00				END OF BOREHOLE @ 5.50 m								
11.5													
12.0													
12.5													
13.0													
13.5													
14.0													
14.5													
15.0													
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26.5													
27.0													
27.5													
28.0													

This report of borehole must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

GAP gINT FN, F01a
RL2

ATTACHMENT 3 – Plates



Plate 1. At northern drain culvert at Oasis drive



Plate 4. Southern drain looking from culvert at end of Marlin Drive looking east



Plate 2. Western bank of pond looking east



Plate 5. Southern drain looking west towards culvert at end of Marlin Drive



Plate 3. From Plate 2 looking north



Plate 6. From Culvert at end of Marlin Drive looking west



Plate 7. From southern bank of pond looking north



Plate 10. Mid-southern drain looking northeast



Plate 8. Central southern drain looking east at recent drain works



Plate 11. Standing water level in western drain



Plate 9. From southern drain at eastern boundary looking east



Plate 12. Standing water level southern drain at western boundary



Plate 13. Standing water level southern drain at eastern boundary



Plate 16. Southern drain near eastern boundary looking south west at recent drain works



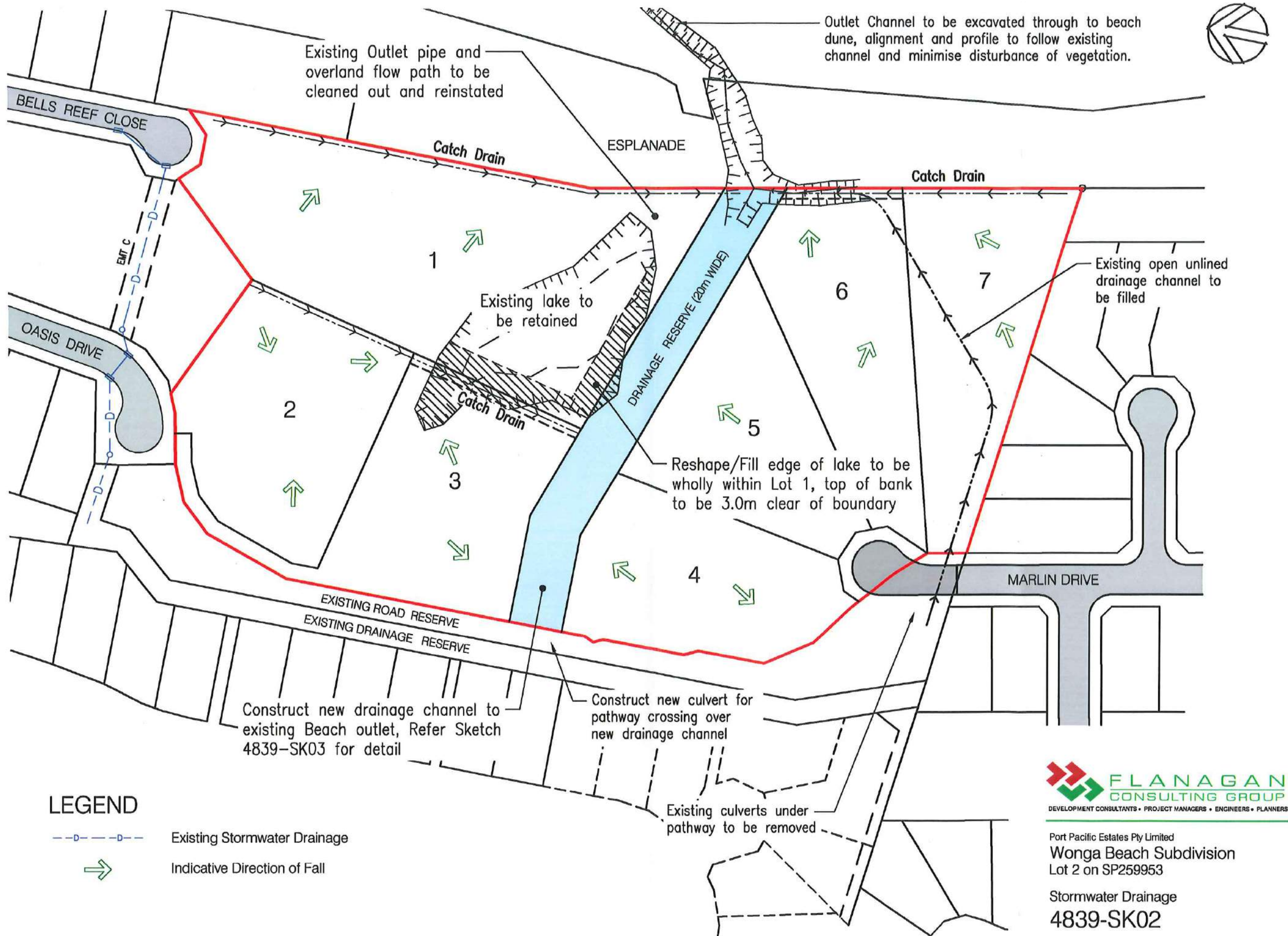
Plate 14. From Golder Associates BH06 looking SW towards area of poor drainage



Plate 15. Standing water level east drain western end

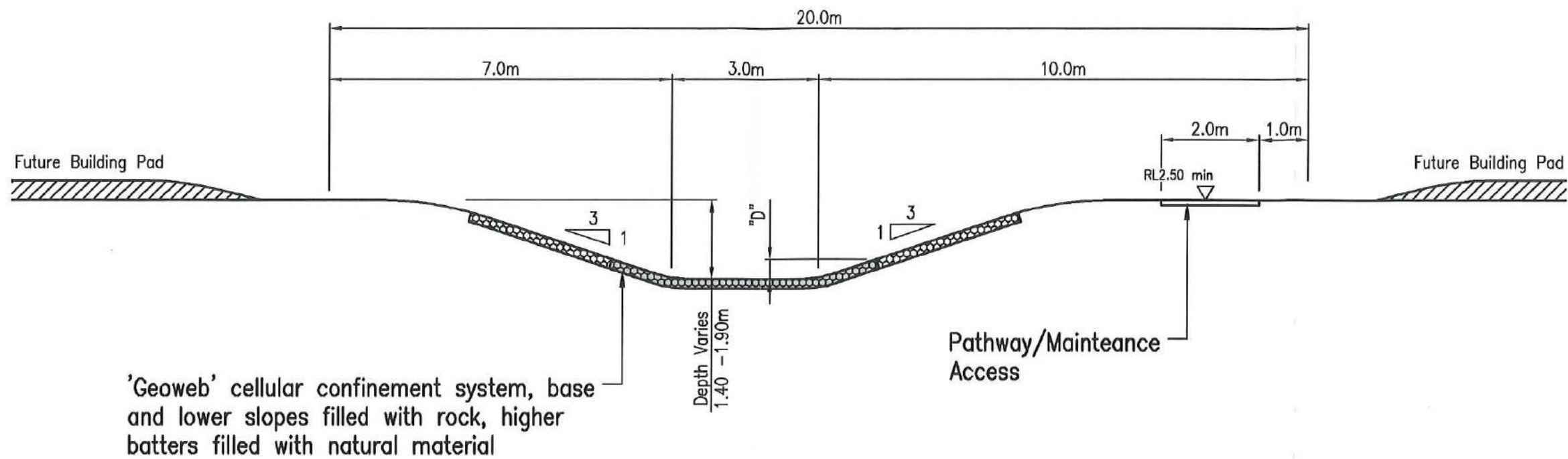
APPENDIX: H

Stormwater Drainage (4839-SK02, Flanagan Consulting Group)



APPENDIX: I

Drainage Details (4839-SK03, Flanagan Consulting Group)



PROPOSED DRAINAGE CHANNEL
1:100

APPENDIX: J

SDAP Module 10

10.1 Tidal works, or development in the coastal management district state code

Table 10.1.1: All development

Performance outcomes		Acceptable outcomes		Response	Comment
<p>P01 Development in a coastal hazard area is compatible with the level of severity of the coastal hazard.</p>		<p>AO1.1 Development is located outside a high coastal hazard area unless it is:</p> <ul style="list-style-type: none"> (1) coastal-dependent development, or (2) compatible with inundation due to its nature or function, or (3) temporary, readily relocatable, or able to be abandoned, or (4) essential community service infrastructure, or (5) small- to-medium scale tourist development, or (6) redevelopment within an existing built-up urban area, or is redevelopment of built structures that cannot be relocated or abandoned. <p>And</p> <p>AO1.2 Development referred to in AO1.1(6) avoids being located within a high coastal hazard area, or where this is not practicable, minimises the exposure of people and permanent structures to coastal hazard impacts.</p>		✓	The building pad for each proposed allotment is required to be built to RL 4.04m AHD to be above the 1% AEP storm tide level.
		<p>AO2.1 Development within a coastal hazard area is located, designed, constructed and operated to maintain or enhance the community's resilience to a defined storm tide event by limiting the exposure of people and structures to associated impacts.</p> <p>And</p> <p>AO2.2 Development mitigates any residual impacts from storm tide inundation in a coastal hazard area including by ensuring:</p> <ul style="list-style-type: none"> (1) habitable rooms of built structures are located above the defined storm tide event level and any additional freeboard level that would ordinarily apply in a flood prone area under a relevant planning scheme standard, or (2) a safe refuge is available for people within the premises during a defined storm tide event, or (3) at least one evacuation route remains passable for 		✓	As above.
	<p>P02 Development siting, layout and access in a coastal hazard area responds to potential inundation due to a defined storm tide event and minimises associated risks to personal safety and property.</p>			✓	The building pad for each proposed allotment is required to be built to RL 4.04m AHD to be above the 1% AEP storm tide level.
				✓	As above.

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Performance outcomes		Acceptable outcomes		Response	Comment
<p>PO3 Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the coastal hazard, and does not significantly increase the potential for damage on the premises or to other premises.</p>	<p>emergency evacuations during a defined storm tide event, including consideration of the capacity of the route to support the evacuation of the entire local population within a reasonably short timeframe (for example, 12 hours).</p> <p>And</p> <p>AO2.3 Development within a coastal hazard area is located, designed and constructed to ensure exposed structures can sustain flooding from a defined storm tide event.</p> <p>And</p> <p>AO2.4 Essential community service infrastructure is:</p> <p>(1) located so that it is not inundated by a recommended storm tide event specified for that infrastructure, or</p> <p>(2) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by a storm tide (for example, electrical switch gear and motors, water supply pipeline air valves) are:</p> <p>(a) located above the peak water level for a recommended storm tide event, or</p> <p>(b) designed and constructed to exclude storm tide intrusions or infiltration (including by being located in the ground), or</p> <p>(c) able to temporarily stop functioning during a recommended storm tide event without causing significant adverse impacts to the infrastructure or the community.</p> <p>And</p> <p>AO2.5 Emergency services infrastructure and emergency shelters, police facilities, and hospitals and associated facilities have an emergency rescue area above the peak water level for a recommended storm tide event.</p>				
			✓		As above.
			✓		Access to the proposed development is via the existing road network.

Performance outcomes		Acceptable outcomes		Response	Comment
<p>PO4 Development avoids the release of hazardous materials as a result of a natural hazard event.</p> <p>Editor's note: Applications should:</p> <p>(1) assess the risk of storm tide inundation releasing or otherwise exposing hazardous materials, including appropriate emergency planning and contingency measures.</p> <p>(2) applications are to be supported by a report certified by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates this performance outcome will be achieved.</p>	<p>AO4.1 Development that involves the manufacture or storage of hazardous materials in bulk are designed to:</p> <p>(1) prevent the intrusion of waters from a defined storm tide event into structures or facilities containing the hazardous materials, or</p> <p>(2) ensure hazardous materials remain secured despite inundation, including secure from the effects of hydrodynamic forcing associated with wave action or flowing water.</p>	<p>AO5.1 Development in an erosion prone area within the coastal management district:</p> <p>(1) maintains vegetation on coastal landforms where its removal or damage may:</p> <p>(a) destabilise the area and increase the potential for erosion, or</p> <p>(b) interrupt natural sediment trapping processes or dune or land building processes</p> <p>(2) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards</p> <p>(3) minimises the need for erosion control structures or riverbank hardening through location, design and construction standards</p> <p>(4) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast</p> <p>(5) reduces the risk of shoreline erosion for areas adjacent to the development footprint unless the development is an erosion control structure</p> <p>(6) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.</p>	<p>✓</p>		<p>The development site is located behind a frontal sand dune. The frontal sand dune will be not be impacted by the proposed development.</p>

Performance outcomes		Acceptable outcomes		Response	Comment
	And	AO5.2 Development in a storm tide inundation area is located, designed, constructed and operated to:		✓	The development does not propose any changes to the frontal sand dune.
		(1) maintain dune crest heights, or where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm tide inundation			
		(2) maintain or enhance coastal ecosystems and natural features, such as mangroves and coastal wetlands, between the development and tidal waters, where the coastal ecosystems and natural features protect or buffer communities and infrastructure from sea-level rise and impacts from storm tide inundation.			
	And	AO5.3 Redevelopment of built structures in the erosion prone area within a coastal management district:		NA	The development does not propose the redevelopment of built structures in the erosion prone area.
		(1) avoids intensifying the use of the premises, or			
		(2) demonstrates that any intensification of use will not result in an increase in the need for erosion control structures or riverbank hardening.			
	And	AO5.4 Development that is coastal protection work involves, in order of priority:		NA	The development does not propose coastal protection work.
		(1) beach nourishment undertaken in accordance with a program of beach nourishment works that source sediment of a suitable quality and type from outside the active beach system, or			
		(2) the construction of an erosion control structure, where it is demonstrated that installing an erosion control structure is the only feasible option for protecting permanent structures from coastal erosion and those structures cannot be abandoned or relocated in the event of coastal erosion occurring.			
		Editor's note: Applications for coastal protection work should be supported by a report certified by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates how the engineering solution sought by the work will be achieved.			
		Editor's note: Applications for erosion control structures should demonstrate the consideration of beach nourishment techniques, and include a statement of why nourishment (in whole or part)			

Performance outcomes	Acceptable outcomes	Response	Comment
	has not been adopted as the preferred means of controlling the erosion risk. And		
P06 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.	AO5.5 Development involving reclamation: (1) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability (2) is located outside the active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state (3) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion. Editor's note: Applications for reclamation should be supported by a report certified by an RPEQ that demonstrates how the engineering solutions sought by the work will be achieved	NA	The development does not propose any reclamation works.
	AO6.1 Development locates built structures outside the part of the coastal management district that is the erosion prone area unless the development is listed under AO1.1 (1) – (4). And	✓	The building pad for each proposed allotment is required to be built to RL 4.04m AHD to be above the 1% AEP storm tide level.
	AO6.2 Small to medium scale tourist development is located outside the erosion prone area unless it is redevelopment. And	NA	The development does not involve small to medium scale tourist development.
	AO6.3 Coastal-dependent development: (1) locates, designs and constructs relevant buildings or structures to withstand coastal erosion impacts, including by use of appropriate foundations, or (2) installs and maintains coastal protection works to mitigate adverse impacts to people and permanent structures from coastal erosion at the location. And	NA	The development is not considered a coastal-dependent development.
	AO6.4 Development that is temporary, readily relocatable or able to be abandoned, or essential community service infrastructure:	NA	The development is not temporary development.

Performance outcomes		Acceptable outcomes		Response	Comment
		<p>(1) locates built structures landward of an applicable coastal building line, or</p> <p>(2) where there is no coastal building line, locates habitable built structures landward of the alignment of adjacent habitable buildings, or</p> <p>(3) locates lifesaver towers or beach access infrastructure to minimise its impacts on physical coastal processes, or</p> <p>(4) where it is demonstrated that (1) or (2) is not reasonable and (3) does not apply:</p> <p>(a) locates built structures as far landward as practicable</p> <p>(b) uses layout design to minimise the footprint of the development that remains within the erosion prone area.</p> <p>And</p>			
		<p>AO6.5 Redevelopment of existing built structures not referred to in AO6.4, and excluding marine development:</p> <p>(1) relocates built structures outside that part of the erosion prone area that is within the coastal management district, or</p> <p>(2) relocates built structures as far landward as practicable, and landward of an applicable coastal building line, or</p> <p>(3) where there is no coastal building line:</p> <p>(a) relocates built structures landward of the alignment of adjacent habitable buildings, or</p> <p>(b) uses layout design to minimise the footprint of the development that remains within the erosion prone area, or</p> <p>(c) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures.</p> <p>And</p>		NA	The development does not propose redevelopment of existing built structures.
		<p>AO6.6 Redevelopment of built structures in the erosion prone area within a coastal management district, which results in an intensification of use, mitigates the erosion threat to the development, having regard to:</p> <p>(1) design and construction standards</p>		NA	As above.

Performance outcomes		Acceptable outcomes		Response	Comment
<p>PO7 Development avoids or minimises adverse impacts on coastal resources and their values, to the maximum extent reasonable.</p>	(2) installing and maintaining on-site erosion control structures within the premises if the development is not intended to be temporary.				
	<p>AO7.1 Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality of, or natural values within or neighbouring, the proposed placement site.</p> <p>And</p>	NA			The development does not involve coastal protection works.
	<p>AO7.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure.</p> <p>And</p>	NA			The development does not involve marine development.
	<p>AO7.3 Marine development:</p> <p>(1) relies on a natural channel of a depth adequate for the intended vessels, or</p> <p>(2) where there are no feasible alternative locations for the facility in the local area that do not require dredging for navigation channel purposes, development is located, designed and operated to minimise the need for capital and maintenance dredging for navigation channel purposes.</p> <p>And</p>	NA			As above.
	<p>AO7.4 Development minimises dredging or the disposal of material in coastal waters during key biological events (such as fish aggregations or spawning) for species found in the area.</p> <p>And</p>	NA			The development does not involve dredging or disposal of material in coastal waters.
	<p>AO7.5 Measures are to be incorporated as part of siting and design of the development to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. This includes:</p> <p>(1) maintaining or restoring vegetated buffers between development and coastal waters to the extent practicable, unless the development is within ports or airports, or is marine development</p>	NA			The development does not involve changes to or impacts on identified ecological values.

Performance outcomes		Acceptable outcomes		Response	Comment
<p>P08 Coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or permanent structures.</p> <p>Editor's note: Applications for coastal protection work must be supported by a report certified by an RPEQ that demonstrates how the engineering solution sought by the work will be achieved.</p>		<p>(2) maintaining or enhancing the connectivity of ecosystems in consideration of the cumulative effect of the development in addition to existing developed areas</p> <p>(3) retaining coastal wetlands, seagrass beds and other locally important feeding, nesting or breeding sites for native wildlife.</p> <p>And</p> <p>AO7.6 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>And</p> <p>AO7.7 Development avoids the disturbance of acid sulphate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulphate soils is carefully managed to minimise and mitigate the adverse effects of the disturbance on coastal resources.</p>			<p>Please refer to section 4.4 of the Supporting Information Report.</p> <p>The Applicant has a Duty of Care in relation to acid sulphate soils. It is expected that disturbance of acid sulphate soils can be conditioned accordingly.</p> <p>The development does not involve coastal protection works.</p> <p>The development does not involve coastal protection works to protect private structures.</p> <p>The development does not involve coastal protection works.</p> <p>The development does not impact on MSES.</p>
		<p>AO8.1 Coastal protection work is only undertaken to protect existing permanent structures from imminent adverse coastal erosion impacts, and the structures cannot reasonably be relocated or abandoned.</p> <p>And</p> <p>AO8.2 Coastal protection work to protect private structures is undertaken on private land to the maximum extent reasonable.</p> <p>And</p> <p>AO8.3 Coastal protection work does not increase the coastal hazard risk for adjacent areas or properties.</p>			
		<p>AO9.1 Development:</p> <p>(1) is set back from matters of state environmental significance</p> <p>(2) avoids interrupting, interfering or otherwise adversely impacting underlying natural ecosystem components or processes and interactions that affect or maintain the matters of state environmental significance, such as water quality, hydrology, geomorphology and</p>			
<p>P09 Development avoids adverse impacts on matters of state environmental significance, or where this is not reasonably possible, impacts are minimised and an environmental offset is provided for any significant residual impacts to matters of state environmental significance that are prescribed</p>					

Performance outcomes	Acceptable outcomes	Response	Comment
environmental matters.	<p>biological processes, or</p> <p>(3) incorporates measures as part of its location and design to protect and retain matters of state environmental significance and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>Editor's note: Applications for development should identify any threatened species or their habitats, or threatened ecosystems that may be affected by the proposal. In particular, applications should identify and describe how the development avoids adverse impacts on any critical life stage ecological processes within or adjacent to the development area.</p> <p>And</p> <p>AO9.2 Where impacts cannot be reasonably avoided or minimised, an environmental offset is provided for any significant residual impact on matters of state environmental significance that are prescribed environmental matters caused by the development.</p> <p>Editor's note: Applications for development should identify anticipated losses, and outline what actions are proposed to be undertaken to offset the loss in accordance with the Significant Residual Impact Guideline and the relevant Queensland Environmental Offsets Policy.</p>	NA	As above.
PO10 Development maintains or enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.	<p>AO10.1 Development adjacent to state coastal land or tidal water:</p> <p>(1) demonstrates that restrictions to public access are necessary for:</p> <p>(a) the safe or secure operation of development, or</p> <p>(b) the maintenance of coastal landforms and coastal habitat</p> <p>(2) separates residential, tourist and retail development from tidal water with public areas or public access facilities, or</p> <p>(3) maintains existing public access (including public access infrastructure that is in the public interest) through the site to the foreshore for:</p> <p>(a) pedestrians, via access points including approved walking tracks, boardwalks and viewing platforms, or</p> <p>(b) vehicles, via access points including approved roads or tracks.</p>	NA	The development does impede access to the Wonga Esplanade.

Performance outcomes		Acceptable outcomes		Response	Comment
PO11 Private marine development avoids structures attaching to, or extending across, non-tidal state coastal land abutting tidal waters.	And AO10.2 Development adjacent to state coastal land, including land under tidal water: (1) is located and designed to: (a) allow safe and unimpeded access to, over, under or around built structures located on, over or along the foreshore (b) ensure emergency vehicles can access the area near the development, or (2) minimises and offsets any loss of access to and along the foreshore within two kilometres of the existing access points, and the access is located and designed to be consistent with (1)(a) and (b). And AO10.3 Any parts of private development that extend over tidal water are to be designed, constructed and used for marine access purposes only.	NA	As above.	NA	As above.
PO12 Further development of artificial waterways avoids or minimises adverse impacts on coastal resources and their values, and does not contribute to: (1) an increase in the risk of flooding or erosion (2) degradation of water quality (3) degradation and loss of matters of state environmental significance (including, but not limited to, coastal wetlands, fish habitat areas and migratory species habitat).	And AO11.1 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across state coastal land that is situated above the high water mark. Editor's note: For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i> . And AO12.1 The design, construction and operation of artificial tidal waterways maintains the tidal prism volume of the natural waterway to which it is connected. And AO12.2 The design, construction and operation of artificial tidal waterways does not increase risk from flooding. And AO12.3 The design, construction and operation of an artificial waterway in connection with the reconfiguration of a lot ensures: (1) water inlet and outlets structures are of sufficient capacity to maintain the water quality within the waterway (2) water discharged from the artificial waterway protects the environmental values and water quality objectives	NA	The development does not involve private marine development.	NA	The development does not involve an artificial waterway.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>of the receiving waters</p> <p>(3) dredged material is not disposed of in tidal water beyond the artificial waterway unless there is a beneficial reuse, e.g. beach nourishment.</p> <p>Editor's note: For more information on environmental values and water quality objectives see schedule 1 of the Environment Protection (Water) Policy 2009.</p> <p>And</p> <p>AO12.4 The location of the artificial waterways avoids matters of state environmental significance, or does not result in any significant adverse impact on matters of state environmental significance.</p>		
		NA	As above.
<p>PO13 Development does not involve reclamation of land below tidal water, other than for the purposes of:</p> <p>(1) coastal-dependent development, public marine development or community infrastructure</p> <p>(2) strategic ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists</p> <p>(3) coastal protection work or work necessary to protect coastal resources or physical coastal processes.</p>	<p>No acceptable outcome is prescribed.</p>	NA	The development does not involve the reclamation of land.

Table 10.1.2: Operational work

Performance outcomes	Acceptable outcomes	Response	Comment
<p>PO1 Tidal works that is private marine development does not result in adverse impacts to tidal land.</p> <p>Editor's note: In addressing this performance outcome, the applicant should comply with the performance criteria and acceptable standards set out in the Operational Policy Building and engineering standards for tidal works.</p>	<p>AO1.1 The location and design of tidal works that is private marine development:</p> <p>(1) is on private land abutting tidal water and used for property access purposes</p> <p>(2) occupies the minimum area reasonably required for its designed purpose</p>	NA	The development does not involve private marine development.

Performance outcomes		Acceptable outcomes		Response	Comment
<p>Department of Environment and Heritage Protection, 2013.</p> <p>Editor's note: Applications should be supported by a report certified by an RPEQ to demonstrate compliance with this performance outcome.</p>		<p>(3) is not to be rooted or otherwise covered</p> <p>(4) does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access</p> <p>(5) does not adversely impact on public safety or public access and use of the foreshore.</p>			
<p>PO2 Development does not result in the disposal of material dredged from an artificial waterway into coastal waters, with the exception of:</p> <p>(1) reclamation works, or</p> <p>(2) coastal protection works, or</p> <p>(3) the maintenance of an existing artificial waterway and the at-sea disposal of material that has previously been approved for the waterway.</p>		<p>AO2.1 The design and construction of the artificial waterway includes onsite provisions for drying, re-handling and disposal of dredge material on site to facilitate the timely disposal to land or re-use.</p>		NA	The development does not involve artificial waterway development.
<p>PO3 The design and construction of an artificial waterway maintains coastal landforms.</p>		<p>AO3.1 The design and construction of the artificial waterway provides for sand bypassing where this is necessary to prevent erosion of adjacent coasts and minimise sedimentation of the waterway.</p> <p>And</p> <p>AO3.2 Clean sand accumulating within an artificial waterway is returned to the active beach system, in preference to disposal on land.</p>		NA	As above.
<p>PO4 Development that involves dredging includes and complies with a management plan that demonstrates how environmental impacts will be managed and mitigated, and how the requirements of the National assessment guidelines for dredging, Australian Government Department of the Environment, Water, Heritage and the Arts, 2003, will be met.</p>		<p>AO4.1 A management plan for the development:</p> <p>(1) directs the operation of the development</p> <p>(2) identifies disposal methods and disposal sites for the removed material for the construction and operational phases of the development</p> <p>(3) outlines how any adverse effects from extraction activities on sediment transport processes or adjacent coastal landforms will be mitigated or otherwise remediated by suitably planned and implemented beach nourishment and rehabilitation works.</p> <p>Editor's note: The suitability of the dredged sediment for ocean disposal is to follow the assessment of potential contaminants under the National assessment guidelines for dredging.</p>		NA	The proposed development does not involve dredging.

Performance outcomes		Acceptable outcomes	Response	Comment
		Australian Government Department of the Environment, Water, Heritage and the Arts, 2009. And		
		AO4.2 For land based disposal of dredged material, any area used for storing, dewatering, drying or rehandling dredged material as outlined in the dredge management plan is: (1) of sufficient size for the projected volume of dredged material from relevant capital or maintenance dredging (2) protected from future development that would compromise the use of the area for its intended purpose of material storage and dewatering. And	NA	As above.
		AO4.3 For at-sea disposal of suitable dredged material, the dredge management plan specifies that material is placed at a dredged material disposal site only if it is demonstrated that it is not feasible to: (1) dispose of the material above the high water mark, if the material is from maintenance works for an existing artificial waterway for which at-sea disposal was previously approved, or (2) keep the dredged material within the active sediment transport system for the locality, or (3) use the material for beach nourishment or another beneficial purpose. And	NA	As above.
		AO4.4 For at-sea disposal of dredged material where the marine spoil disposal site is a retentive (i.e. non-dispersive) site, the disposal site identified in the dredge management plan has the capacity to hold and retain the material within its boundaries during construction and operation of the development. Editor's note: The use of dredged material for a beneficial purpose could include development of port or other marine facilities, use for construction or industrial purposes, or use to create or modify land or waters for an approved environmental outcome (such as creation of a bird roosting site). Further information about beneficial uses is contained in the National assessment guidelines for dredging, Australian Government Department of Environment, Water, Heritage and the Arts, 2009	NA	As above.

Performance outcomes		Acceptable outcomes		Response	Comment
Within strategic environmental area					
PO5 Natural regeneration of any cleared or work area is facilitated wherever possible.		AO5.1 There is no impediments to the natural regeneration of native plant species in the area of clearing and works following completion of works.		NA	The development is not located within a strategic environmental area.
		No acceptable outcome is prescribed.	✓		Please refer to section 4.4 of the Supporting Information Report
Within strategic environmental area					
PO6 Development avoids or minimises impacts on natural drainage lines or flow paths, during both construction and operation.					
Within strategic environmental area					
PO7 Development avoids or minimises any adverse impacts on environmental values and water quality objectives for receiving waters (surface and groundwater) from pollutants on site or leaving a site located in a strategic environmental area.		AO7.1 Development demonstrates best practice environmental management to meet relevant environmental values and water quality objectives of the Environmental Protection (Water) Policy 2009. Or AO7.2 All stormwater, wastewater, discharges and overflows leaving the site are: (1) treated to the quality of the receiving waters prior to discharge, or (2) reclaimed or re-used such that there is no export of pollutants to receiving waters.	✓		Please refer to section 4.4 of the Supporting Information Report
			✓		Please refer to section 4.4 of the Supporting Information Report

Table 10.1.3: Reconfiguring a lot

Performance outcomes		Acceptable outcomes		Response	Comment
PO1 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.		AO1.1 Land within the erosion prone area is surrendered to the State and dedicated as a reserve for beach protection, coastal management or environmental purposes, unless: (1) the development is in a port or is for coastal-dependent development, or (2) the surrender of the land will not enhance coastal management outcomes, for example, because there is already substantial development seaward of the lot. Editor's note: Land surrendered to the State for public use under AO1.1 is to be: (1) placed in a State land reserve for beach protection and coastal management purposes under the <i>Land Act 1994</i> .		✓	Please refer to section 4.4 of the Supporting Information Report.

Performance outcomes		Acceptable outcomes		Response	Comment
		with local government as trustee, or managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the <i>Sustainable Planning Act 2009</i> and <i>Land Act 1994</i> , if it is demonstrated that AO1.1(1) cannot be reasonably achieved.			
		(2) The <i>Land Act 1994</i> also includes provisions for voluntary land surrender for freehold land to the satisfaction of the chief executive administering the <i>Land Act</i> .			
		(3) AO2.1 Reconfiguring a lot that abuts the foreshore or tidal waters is designed to enhance public access if it involves the creation of 10 or more lots or the opening of a new road, unless it is for coastal-dependent development.		✓	The development does not impede access to the foreshore or tidal waters.
PO2 Development maintains or enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.		AO3.1 The canal avoids intersecting with land or tidal land where the passage, use or movement of vessels in water could be restricted by the registered proprietor of the land. And		NA	The development does not involve canal development.
PO3 Development in connection with a canal enhances public access to coastal waters.		AO3.2 The area of the canal relating to the development is surrendered to the State as a public waterway. And		NA	As above.
		AO3.3 The plans of subdivision for the canal are consistent with Requirements for plans of subdivision of an artificial waterway, Department of Environment and Heritage Protection, 2013.		NA	As above.



FLANAGAN
CONSULTING GROUP
Trusted Advisor to Northern Australia

APPENDIX: K

Vegetation Notice (Lot 2 on SP259953)

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 2



716631660

NO FEE

16/07/2015 13:02

TE VMN

1. Nature of request

Vegetation Management Notice under the
"Vegetation Management Act 1999"

Lodger Katrina Ernst (40484730)

Department of Natural Resources and Mines
C/- Vegetation Management,
PO Box 156
Mareeba
Qld

Lodger
Code
400

2. Lot on Plan Description

Lot 2 Survey Plan 259953

County

SOLANDER

Parish

WHYANBEEL

Title Reference

50919565

3. Registered Proprietor/State Lessee

Dealing No: 715209063 18/07/2013

WROXALL INVESTMENTS PTY LTD A.C.N. 010 172 728

4. Interest

ESTATE IN FEE SIMPLE

5. Applicant

Department of Natural Resources and Mines, Mareeba

6. Request

I hereby request that: the Registrar of Titles note on the above mentioned Title/s an Administrative Advice that Referral Agency Development Approval No 2008/006202 for vegetation clearing has been issued pursuant to Section 70B of the "Vegetation Management Act 1999". Conditions are contained as per schedule.

7. Execution by applicant

15/07/15
Execution Date

Sonja Aston (vma)
Applicant's or Solicitor's Signature

Sonja Aston
Delegate for the Director General,
Department of Natural Resources and Mines

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Title Reference 50919565

2. Lot on Plan Description	County	Parish	Title Reference
Lot 2 Survey Plan 259953	Solander	Whyanbeel	50919565

The Chief Executive of the Department of Natural Resources and Water directs that the following conditions must be imposed on any approval given by the Assessment Manager:

- 2.1 Any clearing of remnant vegetation that is not authorised to be carried out under this approval, will be subject to a development application for operational works, unless the clearing is exempt development under Schedule 8 of the *Integrated Planning Act 1997*.

Margie Wrigley

From: Pat Flanagan
Sent: Wednesday, 15 March 2017 7:25 AM
To: Margie Wrigley; Ian McNichol; Liam Kenny
Cc: Karen Flanagan
Subject: RE: Performance Reviews

Please schedule mine as follows:

Blake Peoples – Next Monday when I am in Townsville (make it after lunch) 2?
Cairns Guys – schedule 1 /week over next 3 weeks
Luke – on my next visit to Darwin (TBA) but probably first week in April.



Pat Flanagan

Flanagan Consulting Group | 138-142 Spence Street, Cairns QLD 4870
t: (07) 4031 3199 | m: 0417 710 313

From: Margie Wrigley
Sent: Tuesday, 14 March 2017 1:24 PM
To: Pat Flanagan; Ian McNichol; Liam Kenny
Cc: Karen Flanagan
Subject: Performance Reviews

Pat, Ian and Liam,

Below are a list of the Performance Reviews for each of your staff which are either due/overdue.

Pat	Ian	Liam
Rick Maclean – GA to do?	Gary Browning - GA to do?	Jason Aburrow
Greg Applin	Peter Fogelis	Daniele Bloise
Nicholas Quinn - GA to do?	Calvin Stanley	
Blake Peoples	Rohan Langworthy	
Luke Muir	Sam Lee	

Please let me know when you are available to do the reviews and I will schedule times.

Regards,

Margie Wrigley
Operations Manager / Human Resources Officer

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Margie Wrigley

From: Ian McNichol
Sent: Wednesday, 15 March 2017 10:33 AM
To: Margie Wrigley
Cc: Pat Flanagan
Subject: Next Visit to Townsville

Margie

Can you pls arrange for me to be in Townsville next on Monday 21 and Tuesday 22 March thanks. Back on the late flight.

Pat can I reschedule my projects audit until Wednesday the 23rd pls?

Regards,

Ian McNichol
Fellow UDIA
Principal Civil Engineer
RPEQ: 06764
M: 0408 779 273

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