

Our ref: 9339/OCK/SF/L79894



Date: 12 November 2020

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Attn: Neil Beck
Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Via: Email neil.beck@douglas.qld.gov.au

Dear Neil,

**Application for a Minor Change to a Development Approval (Section 78 of the Planning Act 2016)
Relating to Lot 51 on SP155078, Vixies Road, Wonga
Your Ref: RoL 8/13/1625 and OP 4332/2011**

Further to your e-mail advice, dated 6 November 2020 (refer to copy in **Attachment A**), concurrent with the Extension Application lodged in respect of the land on 12 November 2020, which seeks an extension of the currency of the Approvals that relate to the land, a Minor Change is sought to the Reconfiguration of a Lot and Operational Works Development Approvals (refer to a copy of each Approval in **Attachments B and C respectively**) that permit the reconfiguration of the land into 99 lots and permit the construction of the first stage of residential lot development on the land.

On behalf of Wonga Beach Village Pty Ltd ACN 003 930 381 (formerly Wonga Beach Aquaculture Resort Pty Ltd ACN 003 930 381), the owner of the land subject of the Minor Change Application and 'Applicant', we lodge this application for a Minor Change to you as the responsible entity.

In accordance with your e-mail advice, dated 6 November 2020 (refer to copy in **Attachment A**), it has been agreed that the fee paid in response to the Extension Application will be accepted as the applicable fee that also includes the Minor Change Application.

Proposed change

As per your e-mail advice, dated 6 November 2020 (refer to copy in **Attachment A**), it has been requested that a request to amend the conditions to reflect outcomes of the storm tide study currently underway be lodged concurrent with the above referenced Extension Application. This Minor Change Application has been lodged in response to that request.

Once the storm tide study is complete and adopted by Council, it is expected that Condition 4b of the Reconfiguration Approval will be amended to respond to the outcomes of the storm tide study. Based on the storm tide modelling already completed in respect of the approved reconfiguration development, which recommends minimum pad levels of 2.4 – 2.5m AHD (allowing 300mm for minimum recommended floor levels) and our understanding that Council's current storm surge flood modelling (which prompted Condition 4B) is based on an excessively conservative methodology, it is expected that the finished levels for the pads on the easternmost sections of the site will be able to be amended to a level less than 3.4m

AHD, so as to provide suitable immunity from storm tide inundation. We look forward to Council consulting with us, in respect of this matter once the outcomes of the storm tide study are known.

In addition to Condition 4b of the Reconfiguration Approval being amended in response to the outcomes of the storm tide study, it is expected that other consequential changes will be sought to the Reconfiguration of a Lot and Operational Works Approvals and it is intended that the Minor Change Application include these changes once the outcomes of the storm tide study are known and the consequential changes are known.

Given that it is not possible to determine the changes to the Reconfiguration of a Lot and Operational Works Approvals at this stage, it is noted that any change in response to the outcomes of the storm tide study shall be subject to the agreement of the Applicant.

Supporting Information

In support of these changes, please find attached the following:

- **Attachment A** - E-mail advice, dated 6 November 2020;
- **Attachments B and C**: A copy of the Development Approvals subject of the Change Application;
- **Attachment D**: The completed Change Application Form A; and
- The following further detail in support of the proposal:

As per your e-mail advice, dated 6 November 2020 (refer to copy in **Attachment A**), it has been requested that a request to amend the conditions to reflect outcomes of the storm tide study currently underway be lodged concurrent with the above referenced Extension Application. This Minor Change Application has been lodged in response to that request..

Minor Change Status

The development as changed is consistent with the definition of a Minor Change under the Act.

- (i) The change would not result in substantially different development considering the individual circumstances of the development in the context of the change proposed, and having regard to the matters indicated at Section 4 of Schedule 1 to the Development Assessment Rules, we advise as follows:
 - (a) *involves a new use*

The Minor Change Application does not seek approval of any additional uses to be included in the development.
 - (b) *results in the application applying to a new parcel of land*

No additional land is included in the land subject of the Minor Change Application.
 - (c) *dramatically changes the built form in terms of scale, bulk and appearance*

No, the proposed changes will not dramatically change the built form in terms of scale, bulk and appearance as compared to that already approved.
 - (d) *changes the ability of the proposed development to operate as intended*

No, the development will function as originally intended.

- (e) *removes a component that is integral to the operation of the development*
No, the change does not remove a component that is integral to the operation of the development.
- (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site*
No, the changes will not significantly impact traffic flow.
- (g) *introduces new impacts or increase the severity of known impacts*
No, the development will function as originally intended.
- (h) *removes an incentive or offset component that would have balanced a negative impact of the development*
No, the current Approval does not include any incentive or offset provisions.
- (i) *impacts on infrastructure provisions.*
No, the change will not impact on infrastructure provisions.
- (ii) Additionally, the requested change to the development, if a new application were lodged for the development including the change, would not result in the inclusion of prohibited development in the application, would not require any referrals (other than SARA (the Chief Executive) – excluded from the affected entity provisions) and would not require public notification.

Change assessment process

The matters for consideration by the responsible entity are set out at Section 81 of the Act. To that end, in respect of the changed development we note the following:

- With regard to properly made submissions in respect of the proposed development, it is noted that the development is code assessable which does not provide for the receipt of properly made submissions.
- There have been no other change applications that have been approved in respect of the proposed development.
- No formal pre-request response notice has been sought in respect of the proposal. However, we are clearly acting in accordance with Council's request.
- Under Section 81(2)(da) and (3), the responsible entity is to assess against or have regard to both the matters which applied when the original development application was made and to the matters that apply at the time the change application is made.

In respect of these considerations, it is considered that the changes and Council's assessment be limited to the outcomes of the storm tide study currently underway.

As indicated above, we look forward to Council consulting with us once the outcomes of the storm tide study are known.

Given that the storm tide study is not likely to be completed within the statutory timeframe stated in Section 81A of the Planning Act, we agree to an extended timeframe in which Council must decide the

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Minor Change Application and ask that Council nominate a timeframe when it expects to be able to decide the Minor Change Application.

It is anticipated that the Minor Change Application is adequate for Council's current requirements and should you seek to discuss the matter and/or seek further information, do not hesitate to contact the undersigned in the Cairns office.

Yours sincerely,
for RPS Australia East Pty Ltd

A handwritten signature in black ink, appearing to read 'Owen Caddick-King'. The signature is fluid and cursive.

Owen Caddick-King
Principal - Planning
owen.caddick-king@rpsgroup.com.au
+61 7 42761027

enc: **Attachment A:** E-mail advice, dated 6 November 2020
 Attachment B Copy of Reconfiguration of a Lot Approval
 Attachment C: Copy of Operational Works Approval
 Attachment D: Completed Change Application Form

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Attachment A

E-mail advice, dated 6 November 2020

Owen Caddick-King

From: Neil Beck <Neil.Beck@douglas.qld.gov.au>
Sent: Friday, 6 November 2020 1:27 PM
To: Owen Caddick-King
Subject: RE: Extension of MCU,ROL and Operational Works - Vixies Road, Wonga Beach

CAUTION: This email originated from outside of RPS.

Hi Owen,

As discussed the other day, the fee will be as per the fee schedule for requests to extend which is 25% of the current fee if the application for the subdivision were to be made.

As also discussed, this can cover the MCU and Op works approval as well and any request to amend the conditions to reflect outcomes of the storm tide study currently underway. Please request this change as well with the request to extend.

Cheers

Neil Beck | Team Leader Planning

Environment & Planning | Douglas Shire Council

P: 07 4099 9451 | **F:** 07 4098 2902 |

E: neil.beck@douglas.qld.gov.au | **W:** douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

From: Owen Caddick-King <owen.caddick-king@rpsgroup.com.au>
Sent: Friday, 6 November 2020 8:58 AM
To: Neil Beck <Neil.Beck@douglas.qld.gov.au>
Subject: FW: Extension of MCU,ROL and Operational Works - Vixies Road, Wonga Beach

Hello Neil

Further to our discussion the other day, please advise of the fee that would be required for the extension of time request.

Regards

Owen Caddick-King

Principal - Planning

RPS | Australia Asia Pacific

D +61 7 42761027

E owen.caddick-king@rpsgroup.com.au

From: Owen Caddick-King
Sent: Friday, 30 October 2020 3:06 PM
To: Neil Beck <Neil.Beck@douglas.qld.gov.au>
Cc: James Goode <james@mccloygroup.com.au>
Subject: FW: Extension of MCU,ROL and Operational Works - Vixies Road, Wonga Beach

Hello Neil

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Attachment B

Copy of Reconfiguration of a Lot Approval



ENQUIRIES: Gary Warner
PHONE: (07) 4044 3576
FAX: (07) 4044 3836
YOUR REF: 0304/WD-00-001/2013
OUR REF: 8/13/1625 (4219891)

16 December 2013

M^cCloy Group
PO Box 2214
DANGAR NSW 2309

Attention: Mr James Goode

Dear Sir

**NEGOTIATED DECISION NOTICE UNDER S 363 SUSTAINABLE PLANNING
ACT 2009: DEVELOPMENT APPLICATION FOR VIXIES ROAD, WONGA**

With reference to the request for a Negotiated Decision in relation to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 11 December 2013, 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 Infrastructure Charges Notice issued in accordance with s 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Negotiated Decision Notice, please contact Gary Warner of Council's Development & Regulatory Services team on telephone number (07) 4044 3576.

Yours faithfully

Gary Warner
Acting Manager Development & Regulatory Services

Att

45.2011.4332
1/26

APPLICANT DETAILS

M^cCloy Group
PO Box 2214
DANGAR NSW 2309

ADDRESS

Vixies Road, Wonga

REAL PROPERTY DESCRIPTION

Lot 51 on SP155078

PROPOSAL

Reconfiguring a Lot (1 Lot into 99 Lots)

DECISION

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

DECISION DATE

This Negotiated Decision Notice dated 13 December 2013 replaces the Decision Notice created 25 September 2013.

TYPE

Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<input checked="" type="checkbox"/> Wetland – land in or near	Department of State Development, Infrastructure and Planning	Advice	Far North Queensland Regional Office PO Box 2358 Cairns QLD 4870
<input checked="" type="checkbox"/> Acid sulphate soils	Department of State Development, Infrastructure and Planning	Advice	Far North Queensland Regional Office PO Box 2358 Cairns QLD 4870

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<input checked="" type="checkbox"/> High impact earthworks in a Great Barrier Reef wetland protection area	Department of State Development, Infrastructure and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 Cairns QLD 4870

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)

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

Drawing or Document	Reference	Date
Reconfiguration Staging Plan	RPS 9339-20 Issue G	14 March 2013
<u>Reconfiguration Proposal Plan</u>	<u>RPS 9339-20 Issue I</u>	<u>23 October 2013</u>
Concept Filling & Drainage Plan	RPS 9339-37 (derived from PDR Engineers Drawing 10070-S01 Rev B)	7 May 2013

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;

- 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 issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

Amendment to Design

3. The existing alignment of Vixies Road and associated drainage features is not considered conducive to the direct access proposed to support Lots 74-78. Provide to Council an amended Plan showing:
 - a. ~~Lots 40, 85, 86 & 87 are identified as having limited utility. These lots are to be redesigned or amalgamated with adjoining lots so as to be capable of accommodating a regular 600m² area for a building pad that meets all setback requirements;~~
 - ba. A redesign of proposed Stage 7 where all lots are capable of internal access; or
 - eb. Provide a plan identifying how these lots are proposed to be accessed from Vixies Road. This Plan is to illustrate:
 - i. The alignment/treatment of Vixies Road to provide safe and serviceable access; and
 - ii. The treatment of drainage lines and the method of driveway construction (culverts etc).

The amended Plan is to be submitted to Council to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Operational Works.

Concept Filling and Drainage Plan

4. The Concept Filling and Drainage Plan, referenced as RPS 9339-37 and dated 7 May 2013, must be amended as follows:
 - a. Provide a plan identifying a building pad of minimum 600m² above the identified Q100 ARI flood interval level for each lot on site;

- b. Finished levels for the pads on the easternmost sections of the site must be at 3.4m AHD so as to provide suitable immunity from storm tide inundation; and
- c. Location and finished levels for a dedicated on-site wastewater treatment, being the 90m² required to accommodate the Wisconsin Mounds.

The amended Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to submitting a Development Application for Operational Works. All filling is to be completed in accordance with the approved Plan during the Operational Works stage.

Building Envelope Plan

- 5. Provide a Plan nominating building envelopes for all habitable buildings on each lot. These envelopes are to correspond with the 600m² building pads required by Condition 3 of this Development Permit.

The Building Envelope Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

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

Updated Stormwater Management Plan

- 6. The Wonga Beach Integrated Stormwater Management Plan, prepared by BMT WBM and dated April 2013, must be updated so as to demonstrate that the additional fill required to achieve the higher finished design levels in Condition 3 of this Development Permit, will not have direct or cumulative impacts to neighbouring or downstream properties.

The amended Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to issue of a Development Permit for Operational Works.

Staging Plan

- 7. Provide further detail on the Reconfiguration Staging Plan, referenced as RPS 9339-20 G and dated 14 March 2013. This includes specific information on the sequencing of proposed infrastructure and common property/parkland to support subsequent stages of development. This plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Operational Works.

Active Parkland

8. The existing ponds proposed to be included within the active parkland for the site are to be filled, graded and grassed. The active parkland must be cleared of all pest and weed species. All works must be completed, to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

The existing ponds located within Stages 3 and 7 are to be filled, and where they are not to form part of the residential lot development as detailed on the Reconfiguration Proposal Plan, RPS Drawing 9339-20 Issue I, are to be graded and grassed. The active parkland must be cleared of all pest and weed species. All works must be completed, to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey for Stage 3 or 7, where applicable.

Parkland Contributions

9. Provide the open space as shown on the ~~Reconfiguration Staging Plan, referenced as RPS 9339-20 G and dated 14 March 2013~~ Reconfiguration Proposal Plan, referenced as RPS 9339-20 Issue I and dated 23 October 2013 and pay a monetary contribution equivalent to ~~4.3~~ 2.0 per cent of the Unimproved Capital Value (UCV) of the created allotment/s or embellish the site (in accordance with a plan approved by Council) to the value of the contribution (ie ~~4.3~~ 2.0 per cent of the UCV of the land) in accordance with the Douglas Shire Planning Scheme Policy.

At the time of seeking approval and dating of the Plan of Survey, a security equivalent to the amount payable must be submitted to Council or if embellishments are proposed, the embellishments must be installed to the satisfaction of the Council in accordance with a plan approved by Council. This security can take the form of a cash bond or bank guarantee. The amount payable must be determined by an appropriately qualified property valuer and must be submitted to Council as supporting information when seeking endorsement of the Survey Plan.

The contribution payable must be made within three (3) months of the registration of the allotment/s.

External Works

10. Undertake the following external works:-
 - a. Construct access for Lot 80 in accordance with FNQROC Drawing S1105;

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 for the relevant stage.

Plan of Drainage Works

11. The subject land must be drained to the satisfaction of the Chief Executive Officer. This includes provision of the following:
 - a. Drainage infrastructure in accordance with the *FNQROC Development Manual*;
 - b. A spoon drain is to be included on the southern boundary of proposed Lots 1, 2 & 3 between Snapper Island Drive and the existing drainage path. This drainage solution should mirror that proposed on Lots 4 & 5 and be incorporated into a ten (10) metre wide easement;
 - c. 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.
 - d. ~~All new allotments shall have immunity from flooding associated with an ARI 100 year rainfall event; and~~

All drainage works should preserve and promote the immunity of the building pads as nominated under Condition 4, such that these areas maintain immunity from flooding associated with an ARI 100 year rainfall/storm tide event.

All drainage works must be completed to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

Existing Creek and Drainage Systems

12. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Environment and Heritage Protection for carrying out works in a watercourse.

Lawful Point of Discharge

13. 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.

Water Supply Master Plan

14. A Water Supply Master Plan accompanied by supporting calculations must be provided which demonstrates how the development will be staged and serviced.

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

Water Supply Infrastructure Plan

15. An updated water supply infrastructure plan and supporting information including hydraulic network analysis must be submitted demonstrating how the development will be serviced by Council's Infrastructure. In particular the plan must:
 - a. Identify external catchments that will be connected to the internal water networks;
 - b. Identify any trunk infrastructure external to the subdivision that may require upgrading and/or extending to accommodate the development; and

- c. Connect the site from both Snapper Island Drive and Vixies Road to provide security of supply.

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

Water Supply Works External

- 16. Undertake the following water supply works external to the site to connect the site to existing water supply infrastructure:
 - a. The applicant/owner must carry out water supply works in accordance with the approved Water Supply Infrastructure Plan;
 - b. Connect to, and augment existing water supply infrastructure to the extent necessary to accommodate the increased demand generated by the development;
 - c. Construct a new reservoir at Wonga Beach if the existing reservoir has inadequate storage volume to service the development; and
 - d. Construct 225dia trunk water mains along Mossman-Daintree Road and Vixies Road.

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 plans, to the requirements and satisfaction of the Chief Executive Officer, prior to issue of a Compliance Certificate for the Plan of Survey.

Water Supply Works Internal

- 17. Undertake the following water supply works internal to the subject land:
 - a. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage.

The above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

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 plans, to the requirements and satisfaction of the Chief Executive Officer prior to issue of a Compliance Certificate for the Plan of Survey.

On-site Effluent Disposal

18. The development must be serviced by lot based on site sewerage treatment and effluent disposal using a Wisconsin mound in accordance with the methodology set out in the On-site Wastewater Management Assessment dated March 2013 prepared by Gilbert & Sutherland, Council reference # 3985743.

Earthworks for the pads intended for disposal areas must be constructed as part of the operational works in the locations specified and in accordance with section 4.8 of the On-site Wastewater Management Assessment. The level of the pad must be a minimum 300mm above the highest of either the seasonal high groundwater level or the Q400 Q50 ARI flood level.

The property owner will be responsible for supply, installation and maintenance of the on-site sewerage treatment and disposal system. In addition, the property owner would be responsible for preparing a site specific design report and obtaining the necessary plumbing approvals. A notation must be placed on the rates file to this effect at the time of plan sealing.

Infrastructure Agreement

19. External works conditions requiring the design and construction of water infrastructure may be eligible to be claimed against applicable water contributions in accordance with Council's Headworks Policy providing construction is in accordance with the *FNQROC Development Manual*.

The applicant/owner must obtain permission from the Chief Executive Officer for the construction of any headworks infrastructure. The extent of water infrastructure works for construction and value of developer's contribution credit for such works must be determined by the Chief Executive Officer prior to approval of a Development Permit for Operational Works.

If such works generate a credit, Council and the applicant/owner shall enter into an Infrastructure Agreement. The Agreement shall document, to the satisfaction of both parties, the terms and conditions under which the applicant is to be reimbursed.

Damage to Infrastructure

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

Electricity Supply

21. 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

22. 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.

Stockpiling and Transportation of Fill Material

23. 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.
24. 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

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

Construction Access

26. Vehicular access to the site for construction and demolition purposes must be provided from Vixies Road only, unless authorised by the Chief Executive Officer.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
Department of Environment & Heritage Protection	DEHP 279643 – 120829 – EM700 – Version 2A (amended response)	18 July 2013	#4045953

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

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act* 2009, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act* 2009.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Sustainable Planning Act* 2009 log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

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 Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

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

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

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

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

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 Sustainability, Environment, Water, Population and Communities' website www.environment.gov.au/epbc EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct 2009).

B. The following notations will be placed on Council's rates record in respect of the property:

1. All future habitable dwellings must be sited within the building envelope as detailed on the Building Envelope Plan held by Council. A copy of the Building Envelope Plan is available from Council's Planning Department.
2. The method of on-site effluent disposal must be in accordance with the *Plumbing and Drainage Act 2002*. A report previously approved prior to compliance assessment of the Survey Plan is available from Council reference #3985743.

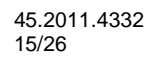
3. The property owner is responsible for supply, installation and maintenance of the on-site sewerage treatment and disposal system. The property owner is responsible for preparing a site-specific design report based on using a Wisconsin mound in accordance with the Gilbert and Sutherland report and obtaining the necessary plumbing approvals.

RIGHTS OF APPEAL

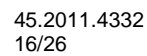
Attached

End of Decision Notice

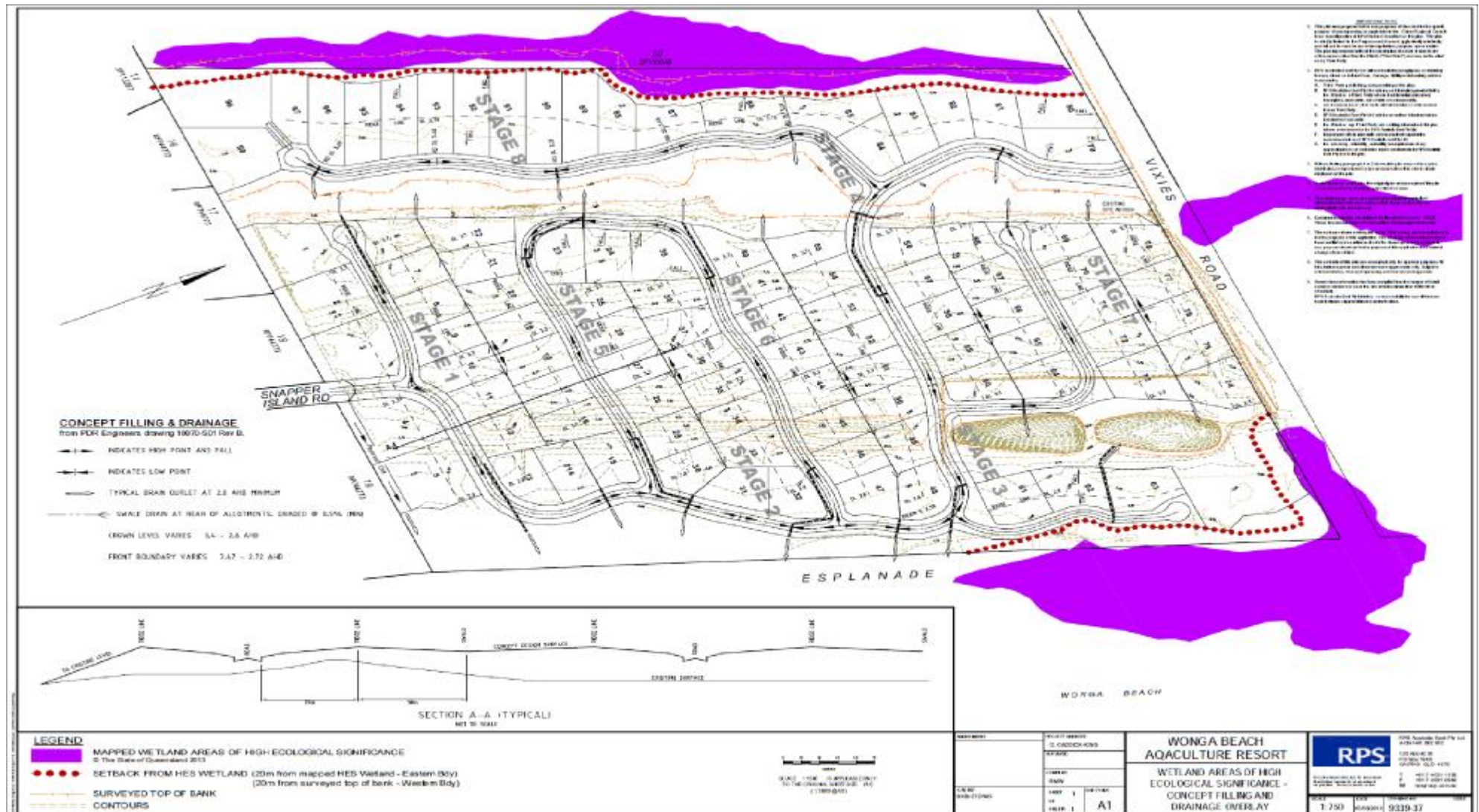
APPENDIX 1: UPDATED APPROVED PLAN



APPENDIX 2: ORIGINAL APPROVED PLANS



DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**



45.2011.4332
 17/26

APPENDIX 3: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS



Notice

Amended Concurrence Agency Response

This notice is issued by the chief executive pursuant to section 287 (concurrence agency response) of the Sustainable Planning Act 2009.

Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns QLD 4870

cc. Wonga Beach Aquaculture Resort Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Attn: Neil Beck
Assessment manager reference:
8/13/1625 (3255378)

Our reference: 279643

Re: Concurrence Agency Response

1. Application details

Applicant: Wonga Beach Aquaculture Resort Pty Ltd

Assessment Manager ref: 8/13/1625 (3255378)

Date application referred to the concurrence agency: 01/09/2011

Development approval applied for: Development permit

Aspect(s) of development:

Assessable development		Referral agency reference
Reconfiguring a lot - Land in or near a wetland	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 43A	EHP ref. no. – 279643

Development description(s): Reconfiguring a lot (1 lot into 99 lots)

Property/Location description(s): Lot 51 on SP155078, described as Vixies Road, Wonga Beach QLD 4873

2. Concurrence jurisdiction

The concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows:

- a. Conditions must attach to any development approval, and those conditions are attached to this notice as:
 - i) Attachment 1 – EHP Permit number: SPCC02679411

Approved plans and specifications

Document no.	Document name	Date
9339-37	Wetland Areas of High Ecological Significance – Concept Filling and Drainage Overlay	07/05/2013
9339-20 G	Reconfiguration Proposal Plan	14/03/2013

3. General advice to assessment manager

Pursuant to section 334 and section 363 of the *Sustainable Planning Act 2009*, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to the referral agency for the relevant application. Please send a copy of the relevant notice to <INSERT EHP office name and postal address> and an electronic copy to palm@ehp.qld.gov.au.

The state's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager.

4. Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which a development approval is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by a development approval as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

A development permit authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the permit specifically authorises environmental harm.

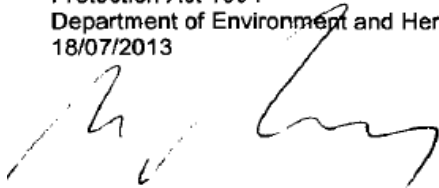
A person carrying out an ERA must also hold a registration certificate issued under the *Environmental Protection Act 1994*, or must be acting under a registration certificate for the ERA.

Contaminated land

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.

Delegate

Mike Trenerry
Delegate, Chief Executive administering the *Environmental Protection Act 1994*
Department of Environment and Heritage Protection
18/07/2013



Enquiries

Matt Bogart
Department of Environment and Heritage Protection
Level 3 William McCormack Place Building II
5b Sheridan Street, Cairns Q 4870
PO Box 937, Cairns Q 4870
Phone: 07 4222 5534
Fax: 07 4222 5595
Email: matt.bogart@ehp.qld.gov.au

Attachment(s)

Attachment 1 – EHP Permit number: SPCC02679411
Attachment 2 - 'Wetland Areas of High Ecological Significance – Concept Filing and Drainage Overlay' on Lot 51 SP155078, created by RPS Australia East Pty Ltd, drawing no. 9339-37
Attachment 3 - 'Reconfiguration Proposal Plan' on Lot 51 SP155078, created by RPS Australia East Pty Ltd, drawing no. 9339-20 G

EHP Permit ¹ number: SPCC02679411

Assessment manager reference (if any):	8/13/1625 (3255378)					
Date application received:	01/09/2011					
Permit type:	concurrence agency response					
Date of decision:	08/07/2013					
Decision:	For a concurrence agency response conditions that must attach to any development approval					
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation <i>State Planning Policy 4/11: Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments</i>					
Jurisdiction(s):	<table border="1"> <tr> <td>Reconfiguring a lot - Land in or near a wetland</td> <td>Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 43</td> <td>EHP ref. no. - 471359</td> </tr> </table>			Reconfiguring a lot - Land in or near a wetland	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 43	EHP ref. no. - 471359
Reconfiguring a lot - Land in or near a wetland	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 43	EHP ref. no. - 471359				

Development Description(s)

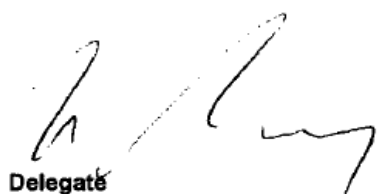
Property/Location		Development
Vixies Road and Snapper Island Drive, Wonga	Lot 51 SP155078	Reconfiguring a Lot (1 lot into 99 lots)

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the conditions stated in this permit are included pursuant to section 73B of the *Environmental Protection Act 1994*.

The Department of Environment and Heritage Protection is Concurrence Agency under the *Sustainable Planning Regulation 2009* - Schedule 7, table 2, item 43A

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Heritage Protection.



Delegate

Mike Trenergy

Delegate *Environmental Protection Act 1994*

Department of Environment and Heritage Protection

18 July 2013

CONDITIONS

C1. The reconfiguration of a lot and associated earthworks must be conducted generally in accordance with the following plans:

- 'Wetland Areas of High Ecological Significance – Concept Filling and Drainage Overlay' on Lot 51 SP155078, created by RPS Australia East Pty Ltd, drawing no. 9339-37, dated 07-May-2013.

C2. A minimum buffer width is established and maintained between the development and mapped Great Barrier Reef HES Wetland boundary in accordance with the following plans:

- 'Reconfiguration Proposal Plan' on lot 51 SP155078, created by RPS Australia East Pty Ltd, drawing no. 9339-20 G, dated 14-March-2013

C3. Wetland surface water hydrological regimes must be maintained through the use of WSUD and streetscape bioretention systems in accordance with the Wonga Beach Integrated Stormwater Management Plan


C4. The quality and quantity of stormwater entering the HES wetlands must be maintained through the use of WSUD and streetscape bioretention systems in accordance with the Wonga Beach Integrated Stormwater Management Plan

C5. Detailed engineering works design and an erosion and sediment control strategy must be provided for approval by the Assessment Manager prior to the commencement of any operational works

C6. An operational management plan which addresses the management of potential impacts on hydrology, water quality and ecological processes in the HES wetlands during the construction and operational stages of the development should be provided to and approved by the assessment manager prior to the commencement of any operational works

END OF CONDITIONS

APPENDIX 4: ADOPTED INFRASTRUCTURE CHARGES NOTICE

		2006 Douglas Shire Planning Scheme Applications	
INFRASTRUCTURE CHARGES NOTICE			
McCloy Group		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
Vixies Road	Wonga	L51 on SP155078	10957
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL	8/13/1625	30-Jun-13	4
DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING	VALIDITY PERIOD
4121145	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.	
SKIDS No.	VERSION No.		

	DIST.	S / ERA	NET ERA	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	RECEIPT TYPE
WATER							
EX	6	13,973.36	X	98.00	0.00	\$1,369,389.76	T 615/ 05669
Pro	6	0.00	X	98.00	0.00	\$0.00	T 616/ 05655
Water sub - total						\$1,369,389.76	
SEWERAGE							
Ex	6	2,469.44	X	0.00	0.00	\$0.00	T 617/ 05689
Pro	6	1,073.52	X	0.00	0.00	\$0.00	T 618/ 05683
Sewerage sub - total						\$0.00	
Road Network	Not Applicable in Former DSC Area				0		
	District No.				0	\$0.00	000/ 0
DRAINAGE	Not Applicable in Former DSC Area				None		
	Stream Management					\$0.00	0
	Stormwater Quality					\$0.00	0
OPEN SPACE	Former DSC Area					\$0.00	T 614 / 546
BONDS	None					\$0.00	
	None					\$0.00	
OTHER	Port Douglas General road upgrade					\$0.00	348 / 05427
	None					\$0.00	
TOTAL						\$1,369,389.76	

Prepared by	Leon Doutre	on	11-Sep-13	Amount Paid	
Checked by	Sean Lisle	on	12-Sep-13	Date Paid	
Date Payable					
Advice					
Open Space Contributions are also applicable to the application. In accordance with Condition 9 - this includes the payment of a monetary contribution equivalent to 4.3% of the Unimproved Capital Value (UCV) of the created allotments.				Cashier	

Note:

The infrastructure charges in this notice are payable in accordance with Section 629 of the Sustainable Planning Act 2009

Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue. Development Assessment Team, Cairns Regional Council prior to payment for review

Charges are payable to: Cairns Regional Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 358, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked "Not Negotiable." Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques

Any enquiries regarding Infrastructure Charges can be directed to the Development Assessment Team, Cairns Regional Council on 07 4044 3044 or by email on townplanner@cairns.qld.gov.au

ENQUIRIES: Leon Doutre
PHONE: (07) 4044 3243
FAX: (07) 4044 3836
YOUR REF: 9339/OCK/KK/L69705
OUR REF: 8/13/1625 (4135704)

27 September 2013

Wonga Beach Aquaculture Resort Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Sir/Madam

ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR VIXIES ROAD, WONGA

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

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

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

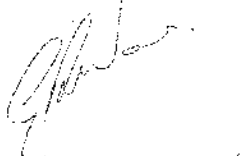
These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

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

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


Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Leon Doutre of Council's Development Services Branch on telephone number (07) 4044 3243.

Yours faithfully



Gary Warner
Acting Manager Development & Regulatory Services

Adopted Infrastructure Charges Notice

		2006 Douglas Shire Planning Scheme Applications	
INFRASTRUCTURE CHARGES NOTICE			
McCloy Group		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
Vixies Road	Wonga	L51 on SP155078	10957
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL	8/13/1625	30-Jun-13	4
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DRAINAGE	Not Applicable in Former DSC Area					None		
	Stream Management						\$0.00	0
	Stormwater Quality						\$0.00	0
OPEN SPACE	Former DSC Area						\$0.00	T 614 / 546
BONDS	None						\$0.00	
	None						\$0.00	
OTHER	Port Douglas General road upgrade						\$0.00	348 / 05427
	None						\$0.00	
TOTAL						\$1,369,389.76		

Prepared by	Leon Doutre	on	11-Sep-13	Amount Paid	
Checked by	Sean Lisle	on	12-Sep-13	Date Paid	
Date Payable					
Advice	Date				
Open Space Contributions are also applicable to the application. In accordance with Condition 9 - this includes the payment of a monetary contribution equivalent to 4.3% of the Unimproved Capital Value (UCV) of the created allotments.				Cashier	

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Any enquiries regarding Infrastructure Charges can be directed to the Development Assessment Team, Cairns Regional Council on 07 4044 3044 or by email: townplanner@cairns.qld.gov.au

Our ref: 9339/OCK/SF/L79894



Attachment C

Copy of Operational Works Approval

YOUR REF: PDR 10070
OUR REF: OP 4332/2011 (763281)

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

21 November 2016

Wonga Beach Aquaculture Resort Pty Ltd
C/- PDR Engineers
PO Box 2551
CAIRNS QLD 4870

Attention: Mr Alan McPherson

Dear Sir

**DECISION NOTICE FOR OPERATIONAL WORKS
VIXIES ROAD, WONGA BEACH**

Please find attached the relevant Decision Notice for the above Operational Works. Also find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the meeting. An invitation to attend the meeting must be sent to Council's representative Neil Beck on telephone number 07 4099 9451, giving at least five (5) working days notification if possible.

In addition to the Decision Notice, Council provides the following 'Advice Statement' which relates to issues that are relevant to the proposed works:

1. The design of landscape and lighting works are subject to separate agreement and must be submitted to Council, prior to the commencement of associated works; and
2. The Consulting Engineer is to present all contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.

Should you require further information or assistance, please contact Neil Beck of Development and Environment on telephone 07 4099 9451.

Yours faithfully


Paul Hoyer
Manager Sustainable Communities

Att

Copy To: Manager Infrastructure – Michael Kreidemann
A/Manager Water & Waster – Peter White
Project Engineer – Michael Mathews
Coordinator Civil Works – Kim Armbrust
Coordinator Public Spaces – Peter Logan
GIS Support – Alistair Hart

YOUR REF: PDR 10070
OUR REF: OP 4332/2011 (763281)

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

21 November 2016

**DECISION NOTICE FOR OPERATIONAL WORKS
VIXIES ROAD, WONGA BEACH**

PROPOSAL:

Operational Works (Engineering) excluding Landscape and Lighting Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 51 on SP155078

REFERRAL AGENCY CONDITIONS:

None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

None applicable

DECISION DATE:

21 November 2016

DECISION:

Approved subject to conditions

TYPE OF APPROVAL:

Development Permit

ASSESSMENT MANAGER CONDITIONS – STANDARD:

The standard conditions are shown in Appendix B and must be read in conjunction with any approved plans and project specific conditions identified below.

ASSESSMENT MANAGER CONDITIONS – PROJECT SPECIFIC:

Earthworks

1. In the event that acid sulphate soils are encountered, the applicant is to ensure the site is managed in accordance with requirements of the Queensland Acid Sulphate Technical Manual and State Planning Policy. In addition, an ASS/PASS Management Plan is to be submitted to Council within seven (7) days, should site excavations identify the presence of acid sulphate soils.
2. All earthworks are to be constructed in accordance with Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential Developments; additionally, further certification is to occur when works are completed and test results are compiled. This information is to be provided to Council prior to Works Acceptance.
3. The works must not cause, or be likely to cause, environmental harm resulting from the release of contaminants, dust, noise or sediments from the site. Appropriate Erosion and Sediment Control (ESC) measures must be installed and maintained for the duration of the works or until all exposed areas have been fully re-vegetated or stabilized.
4. Allotment earthworks should be free draining and not cause any ponding on adjacent properties.
5. Haul routes are to be advised to and approved by Council prior to the commencement of work. The internal Haulage Route is to be from Vixies Road.
6. Prior to the commencement of filling, the applicant/contractor is to prepare a Road Condition Report of the proposed haulage route indicating all existing problems with the roadway along the identified haul route. On completion, the haul route shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. If any additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of the Chief Executive Officer. The report is to contain (but not limited to): location of existing deficiencies of the roadway and site photos of the route especially at areas where turning movements will occur.
7. The toe of the building pads is to be setback a minimum of 6 metres from the front boundary. The building pad for Lot 10 is to be amended or extended to provide a regular shaped pad. Such amendments are required prior to the commencement of works.

Water

8. Confirm the existing and proposed cover over Council owned existing water mains within the area of Snapper Island Drive Culvert works and confirm that the water mains will not be adversely impacted by the works. Details, including a long section, are to be submitted and approved prior to commencement of work. Provide details of any modifications to valves and hydrant. Modifications to the existing water infrastructure are to be undertaken by Council at the developer's cost.

9. Any entry and exit point over Council's existing water infrastructure under the proposed haulage route is to be provided with adequate protection measures to avoid damage.

On-site Wastewater Disposal

10. Locations and details of earthworks pads intended for disposal area submitted and approved prior to commencement of work. Submit an amended allotment grading and earthworks plan prior to the commencement of works.

Roads and Paths

11. A footpath in accordance with the requirements of FNQROC Development Manual must be provided on the eastern side of Snapper Island Drive. The drainage culvert in Snapper Island Drive must be extended to accommodate the footpath and associated handrails within the road verge. The footpath is to ultimately extend through the development to connect to Vixies Road. Amended plans detailing the requirements must be submitted prior to the commencement of works.

Erosion and Sediment Control

12. During construction the contractor must implement a suitable dust management strategy to minimise dust nuisance on adjacent properties. Details of the dust management strategy must be incorporated into the erosion & sediment control strategy and be noted on the contractors ESC plan.
13. Upon completion of earthworks and prior to Works Acceptance all exposed surfaces are to be treated. Temporary ESC measures must remain in place during construction and until the site is stabilised to prevent sediment entering the open drains or properties.

All reasonable and practicable measures must be taken to prevent pollution to the existing creek, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater for cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties.

Drainage and Vegetation

14. The alignment of the east / west drainage line adjacent the southern boundary of the site must be investigated and re-positioned to the extent necessary to protect and preserve the band of significant vegetation located adjacent the southern boundary.

Further investigations are to be reflected in amended drainage plans which detail the alignment of the re-positioned drain and the location of significant vegetation. The alignment of the drain must be pegged and ground-truthed by Council Officers prior to the commencement of works. The amended plans are to also consider access for future maintenance purposes.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by PDR Engineers subject to any alterations made by conditions of Development Permit for Operational Work OP 4332/2011.

Drawing Description	No	Rev
Cover Sheet & Locality Plan	10070-C01	B
Typical Sections Notes	10070-C02	B
Allotment Grading & Earthworks Plan	10070-C03	B
Roads & Stormwater Drainage Plan	10070-C04	B
Snapper Island Drive – Longitudinal Section	10070-C05	B
Snapper Island Drive Cross Sections 1/2	10070-C06	B
Snapper Island Drive Cross Sections 2/2	10070-C07	B
Longitudinal Section – Road B	10070-C08	B
Cross Sections Road B 1/2	10070-C09	B
Cross Sections Road B 2/2	10070-C10	B
Intersection Details	10070-C11	B
Drain 1 – Longitudinal Section	10070-C12	B
Drain 1 Cross Section 1/2	10070-C13	B
Drain 1 Cross Section 2/2	10070-C14	B
Drain 2 Longitudinal Section	10070-C15	B
Drain 2 Cross Sections	10070-C16	B
Stormwater Catchments	10070-C17	B
Erosion Sediment Control Strategy	10070-C18	B
Water Reticulation Plan	10070-C19	B
Control Line & Earthworks Setout	10070-C20	B

EROSION AND SEDIMENT CONTROL DRAWINGS

The following drawings must form the basis of the contractor's Erosion and Sediment Control Plan in accordance with the *FNQROC Development Manual*, Clause CP1.06.

Drawing Description	No	Rev
Erosion Sediment Control Strategy	10070-C18	B

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 .

RIGHTS OF APPEAL

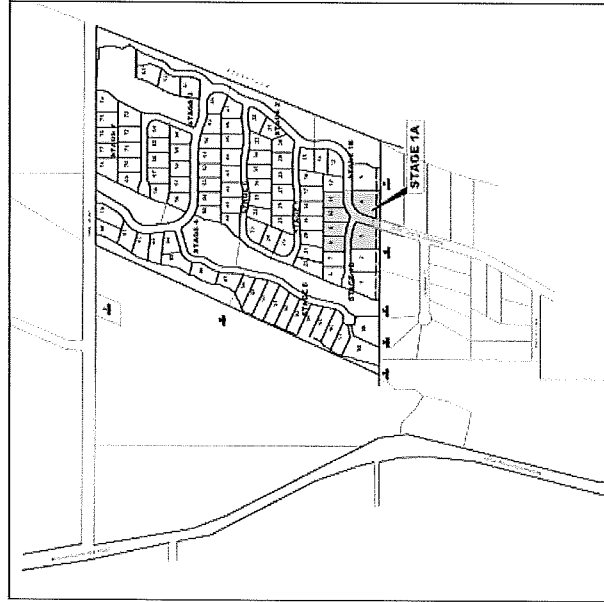
Attached

End of Decision Notice

Att Appeal Rights
 Pre-Start Meeting Template
 Approved Drawings, Appendix A
 Standard Conditions, Appendix B
 Referral Agency conditions – Appendix C

**WONGA BEACH VILLAGE
PTY. LTD.**

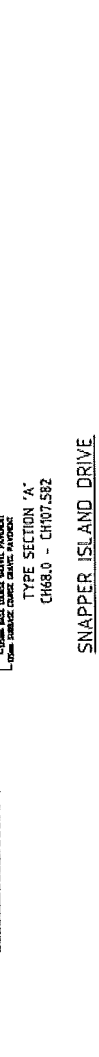
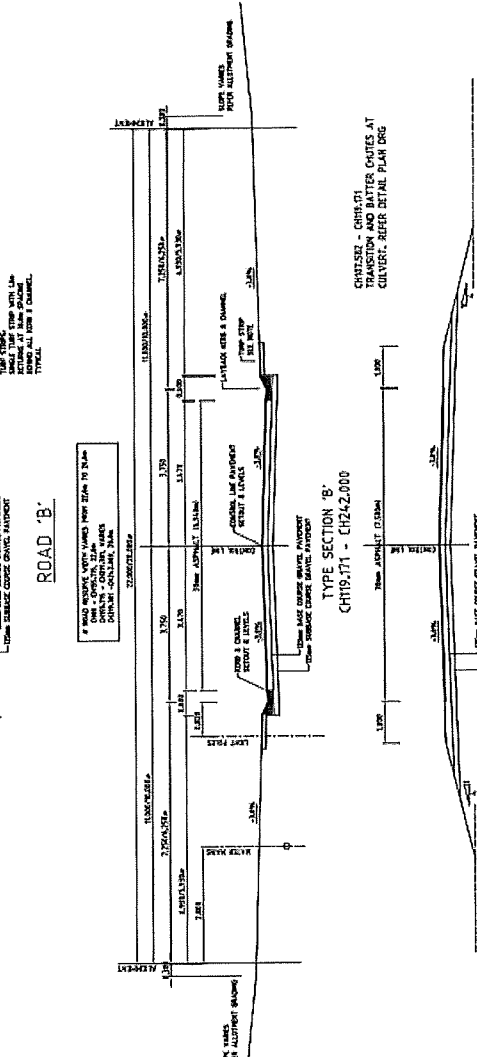
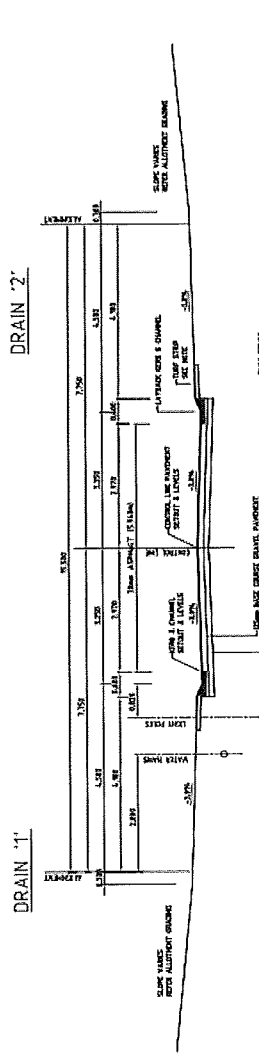
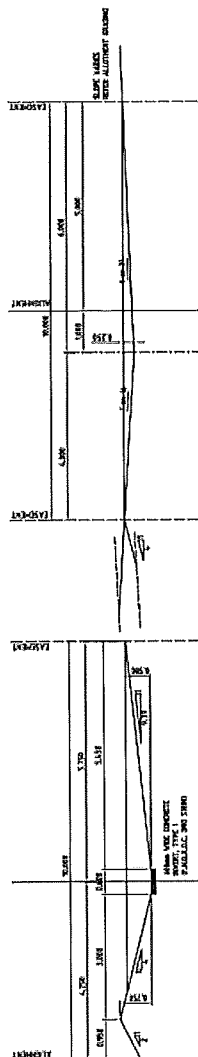
**PROPOSED SUBDIVISION
STAGE 1A
SNAPPER ISLAND DRIVE
WONGA BEACH**



LOCALITY PLAN
NOT TO SCALE

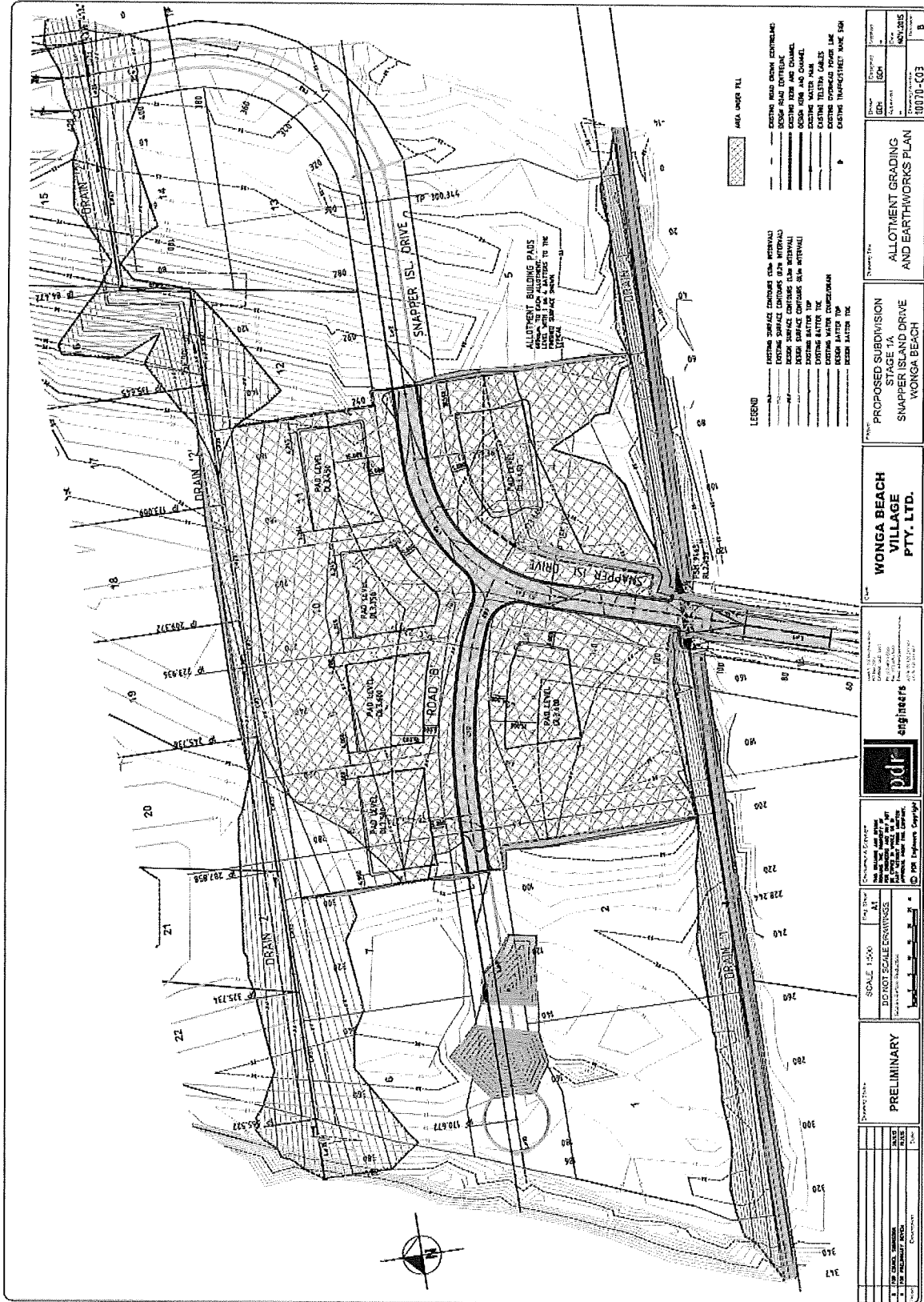
C01 - COVER SHEET
C02 - TYPICAL DETAILS & NOTES
C03 - ALLEGED GRADE/EARTHINGS PLAN
C04 - ALLEGED DRAINAGE/STORMWATER DRAINAGE
C05 - SHAMPER ISLAND DRIVE - LONGITUDINAL
C06 - SHAMPER ISLAND DRIVE - CROSS SECTION
C07 - SHAMPER ISLAND DRIVE - CROSS SECTION
C08 - SHAMPER ISLAND DRIVE - CROSS SECTION
C09 - ROAD "B" - LONGITUDINAL SECTION
C10 - ROAD "B" - CROSS SECTIONS SA, 1 OF 2
C11 - ROAD "B" - CROSS SECTIONS SB, 2 OF 2
C12 - INTERSECTION DETAILS
C13 - DRAIN "T" - LONGITUDINAL SECTION
C14 - DRAIN "T" - CROSS SECTIONS SA, 1 OF 2
C15 - DRAIN "T" - CROSS SECTIONS SB, 2 OF 2
C16 - DRAIN "T" - LONGITUDINAL SECTION
C17 - DRAIN "T" - CROSS SECTIONS SA, 1 OF 2
C18 - STORMWATER DETACHMENTS
C19 - EROSION SEDIMENT CONTROL STRATEGY
C20 - WATER RETENTION PLAN
C21 - CONTROL LINE & EARTHWORKS SETOUT

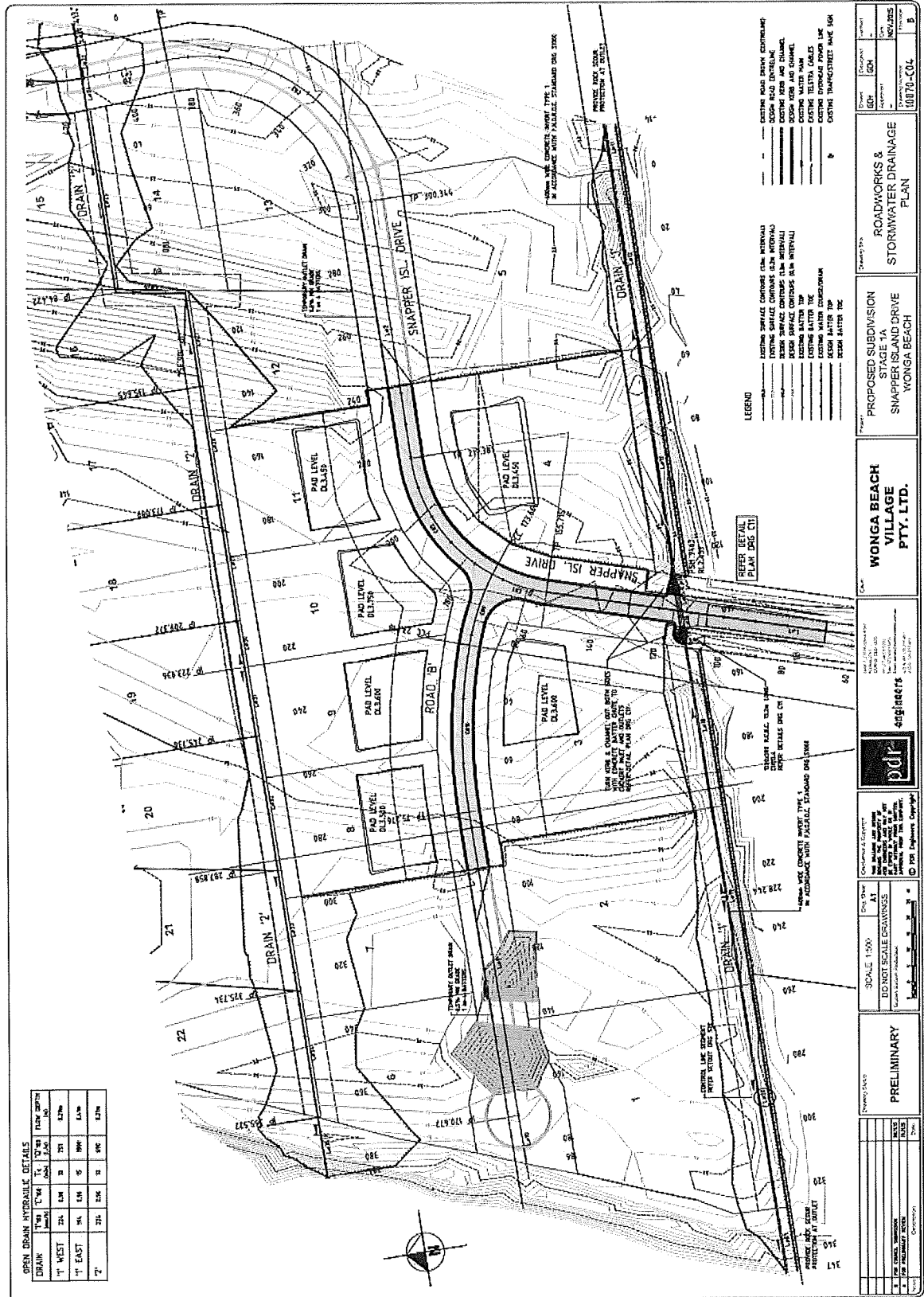
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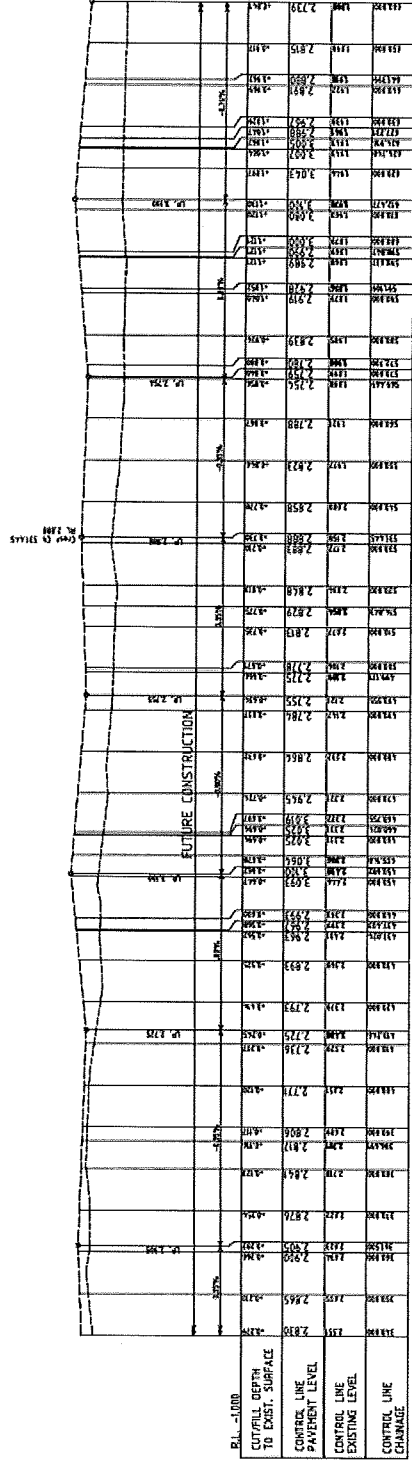
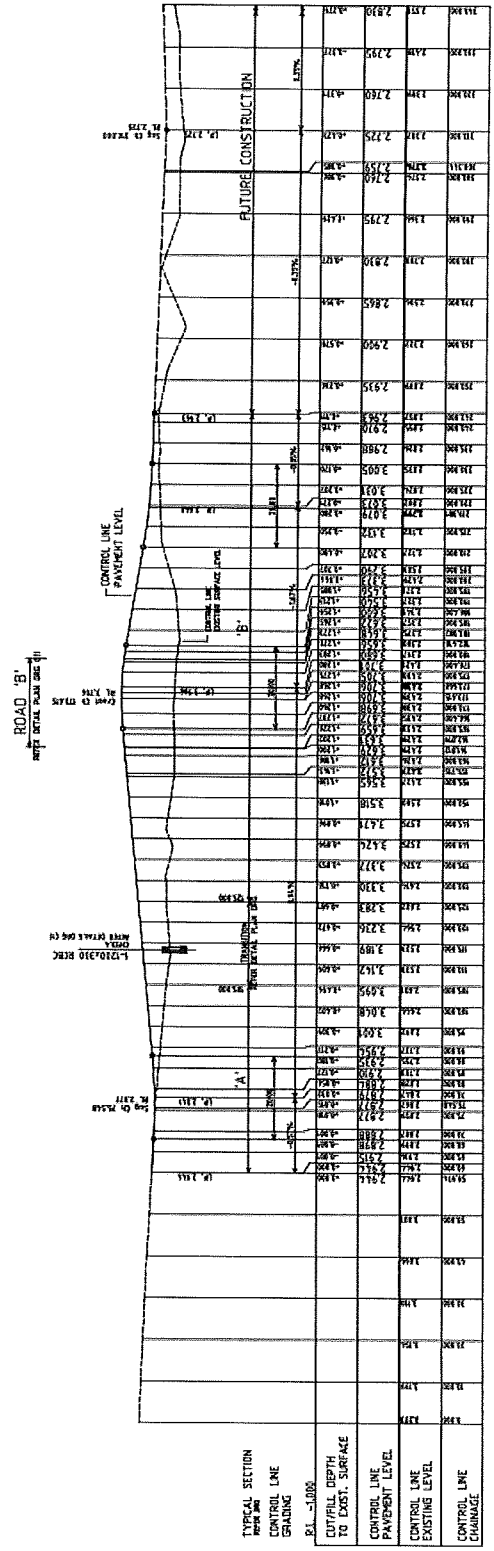
DRAWING NO. 10070-002 PROJECT NO. 10070-002 SHEET NO. 8		DRAWING TITLE PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGVA BEACH		TYPICAL SECTIONS NOTES	
CLIENT WONGVA BEACH VILLAGE PTY. LTD.		PROJECT LOCATION STAGE 1A SNAPPER ISLAND DRIVE WONGVA BEACH		DRAWING NO. 10070-002 PROJECT NO. 10070-002 SHEET NO. 8	
DRAWING NO. 10070-002 PROJECT NO. 10070-002 SHEET NO. 8		DRAWING TITLE PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGVA BEACH		TYPICAL SECTIONS NOTES	
CLIENT WONGVA BEACH VILLAGE PTY. LTD.		PROJECT LOCATION STAGE 1A SNAPPER ISLAND DRIVE WONGVA BEACH		DRAWING NO. 10070-002 PROJECT NO. 10070-002 SHEET NO. 8	



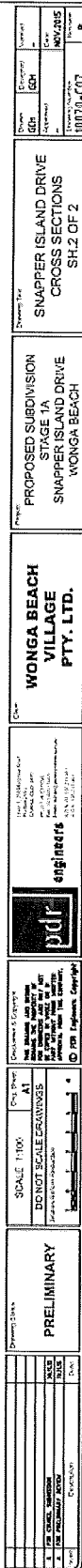


OPEN DRAIN HYDRAULIC DETAILS

DRAIN	Flow Direction	Flow Depth (m)	Flow Velocity (m/s)	Flow Capacity (L/s)
1" WEST	West	0.15	0.5	0.05
1" EAST	East	0.15	0.5	0.05
2"	East	0.20	0.6	0.10

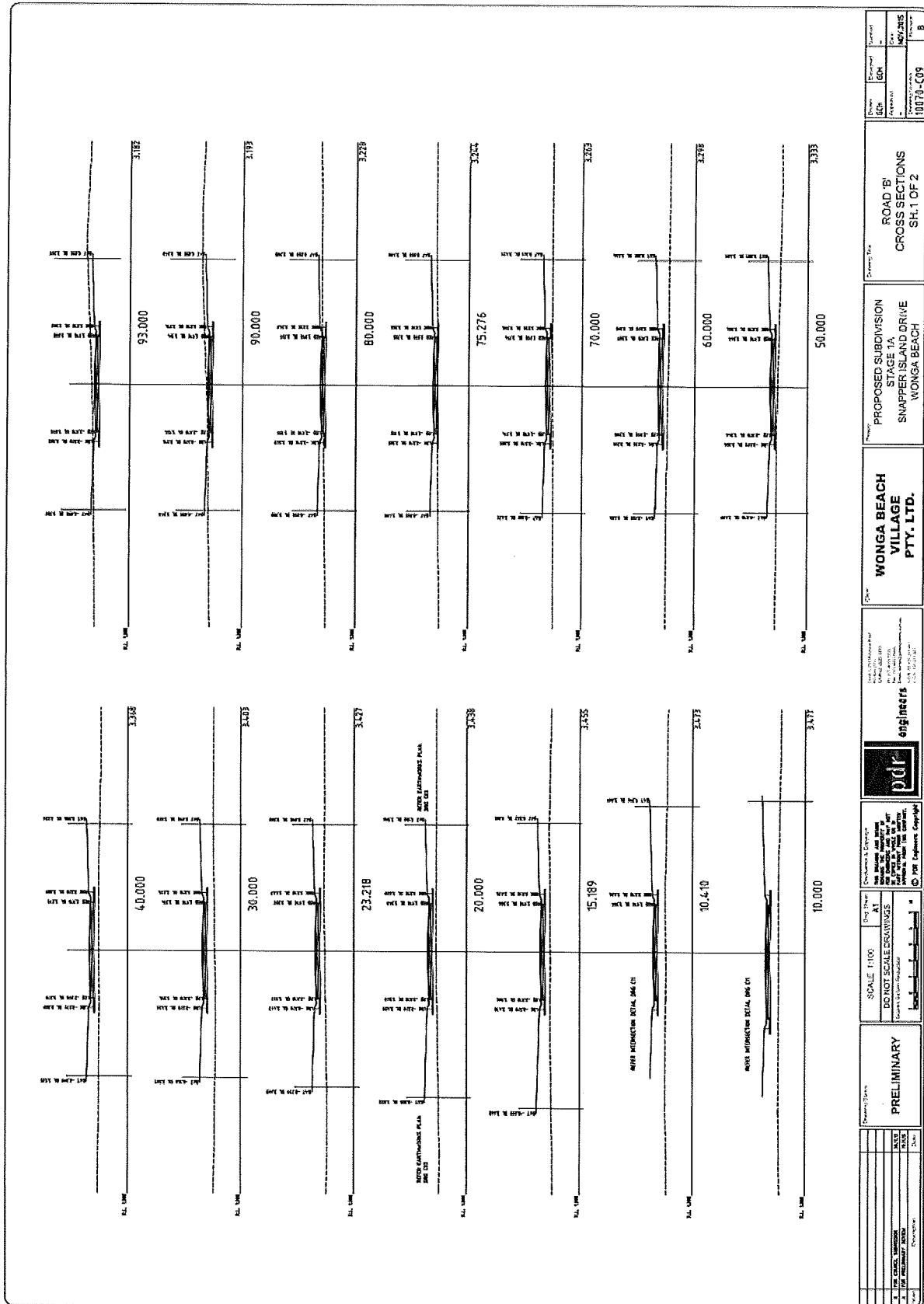


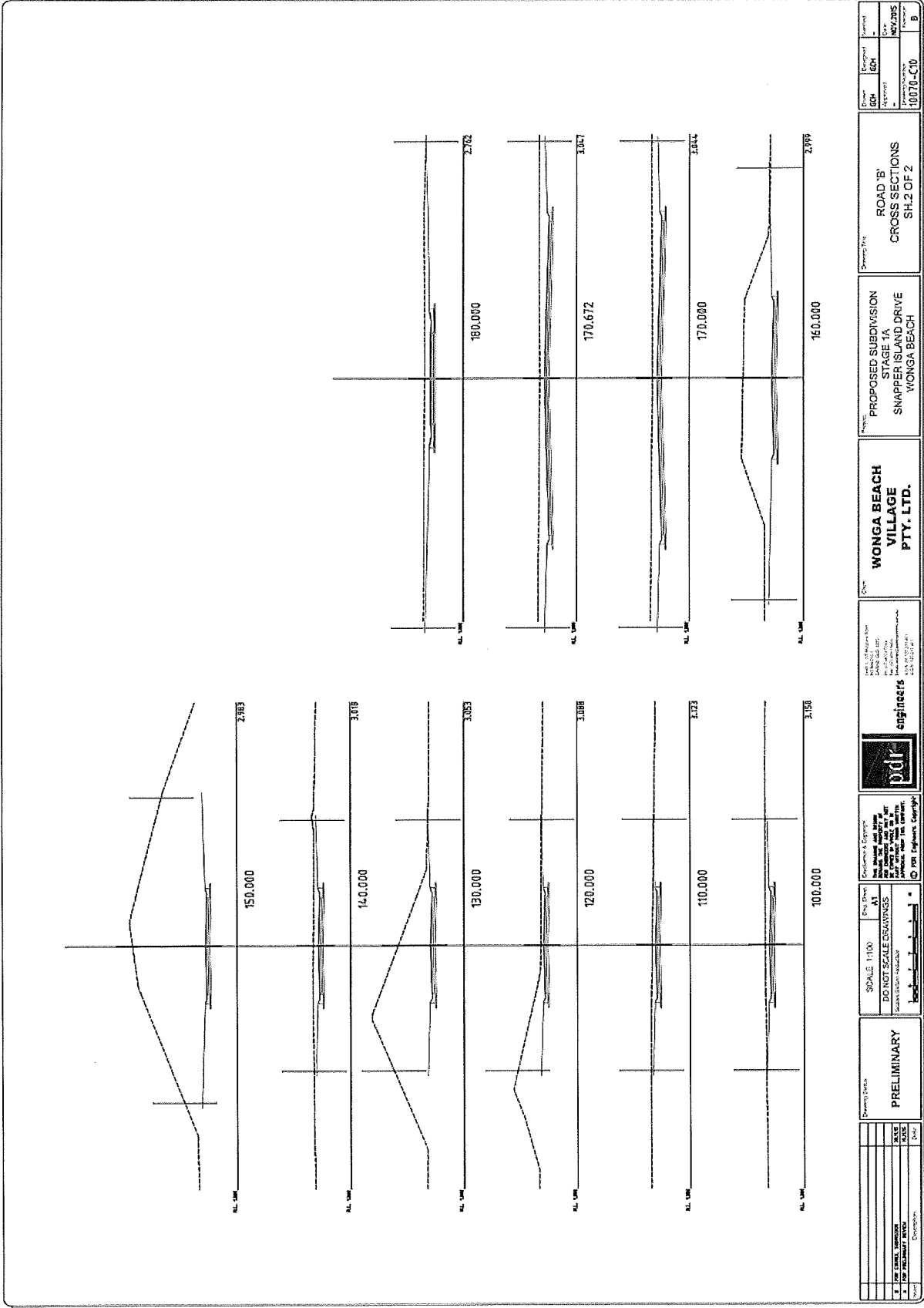
PRELIMINARY DO NOT SCALE DRAWINGS SCALE 1:500 DATE: 11/11/11 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]		WONGA BEACH VILLAGE PTY. LTD. 10070-C05	SNAPPER ISLAND DRIVE LONGITUDINAL SECTION STAGE 1A SNAPPER ISLAND DRIVE WONGA BEACH	Drawn: [Name] Checked: [Name] Date: 11/11/11 Scale: 1:500 Sheet: 1 of 1
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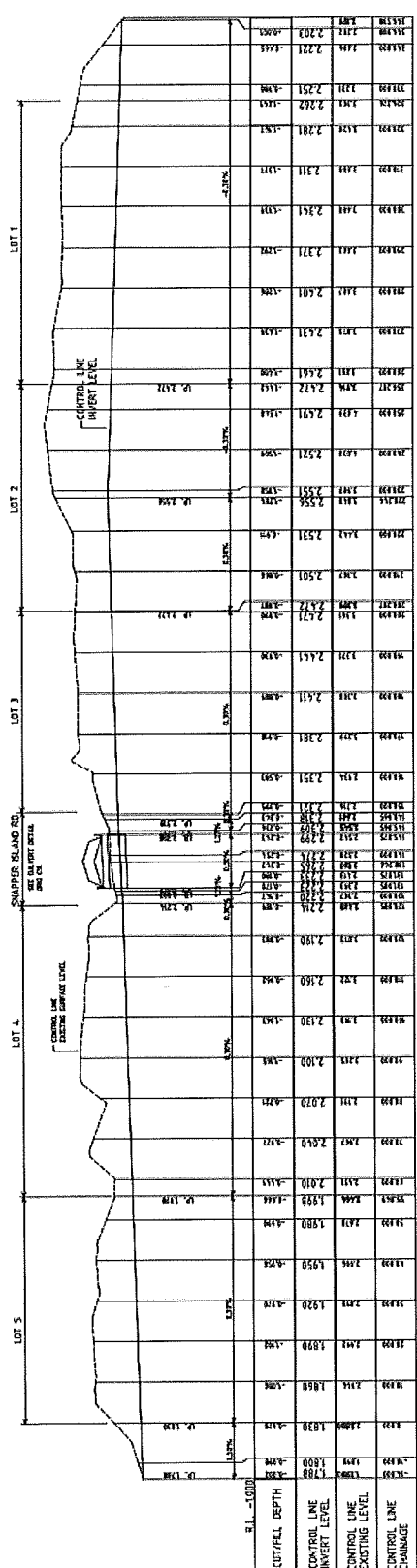




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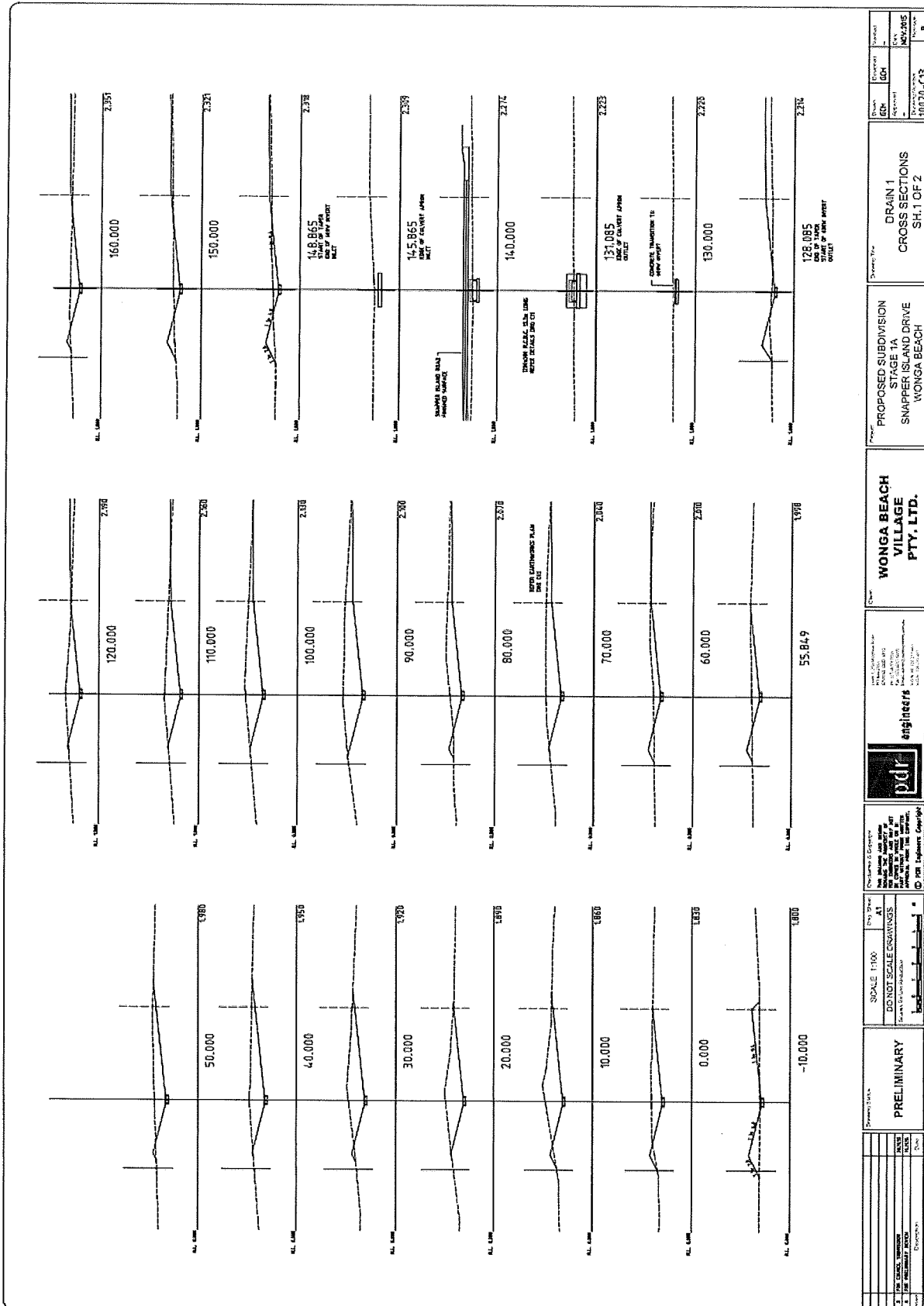


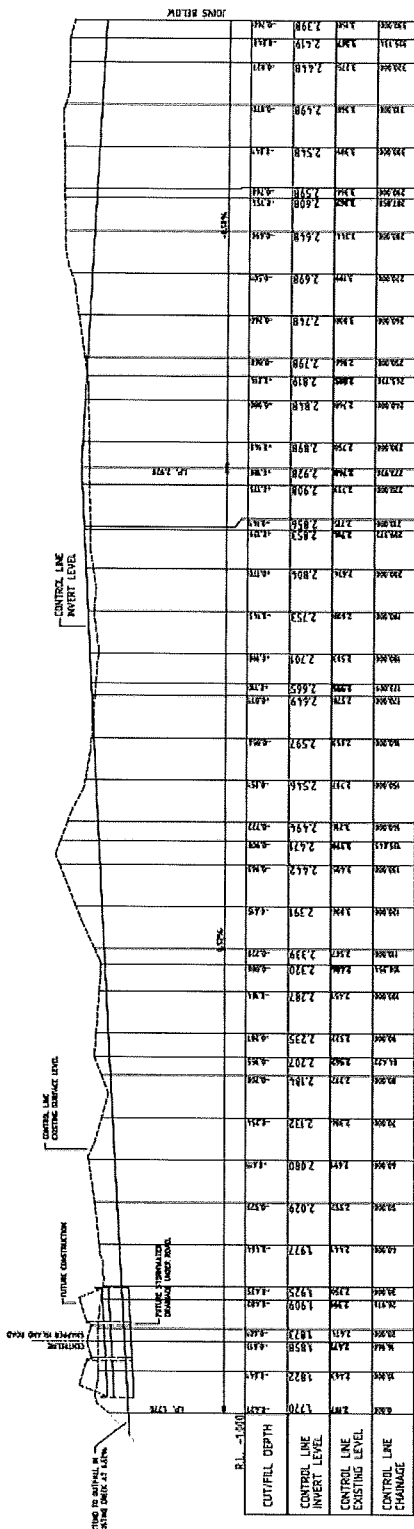




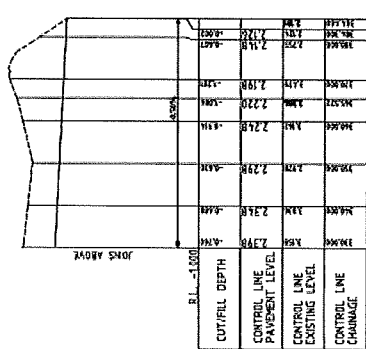
LOT DRAIN 1

Project Name		Project No.		Project Date	
Proposed Subdivision		Stage 1A		Wonga Beach Village Pty. Ltd.	
Drawn By		Checked By		Reviewed By	
10070-C12		10070-C12		10070-C12	
Scale		1:500		AS	
Do Not Scale Drawings		Do Not Scale Drawings		Do Not Scale Drawings	
Preliminary		Preliminary		Preliminary	
Wonga Beach Village Pty. Ltd.		Wonga Beach Village Pty. Ltd.		Wonga Beach Village Pty. Ltd.	
Engineers		Engineers		Engineers	
10070-C12		10070-C12		10070-C12	



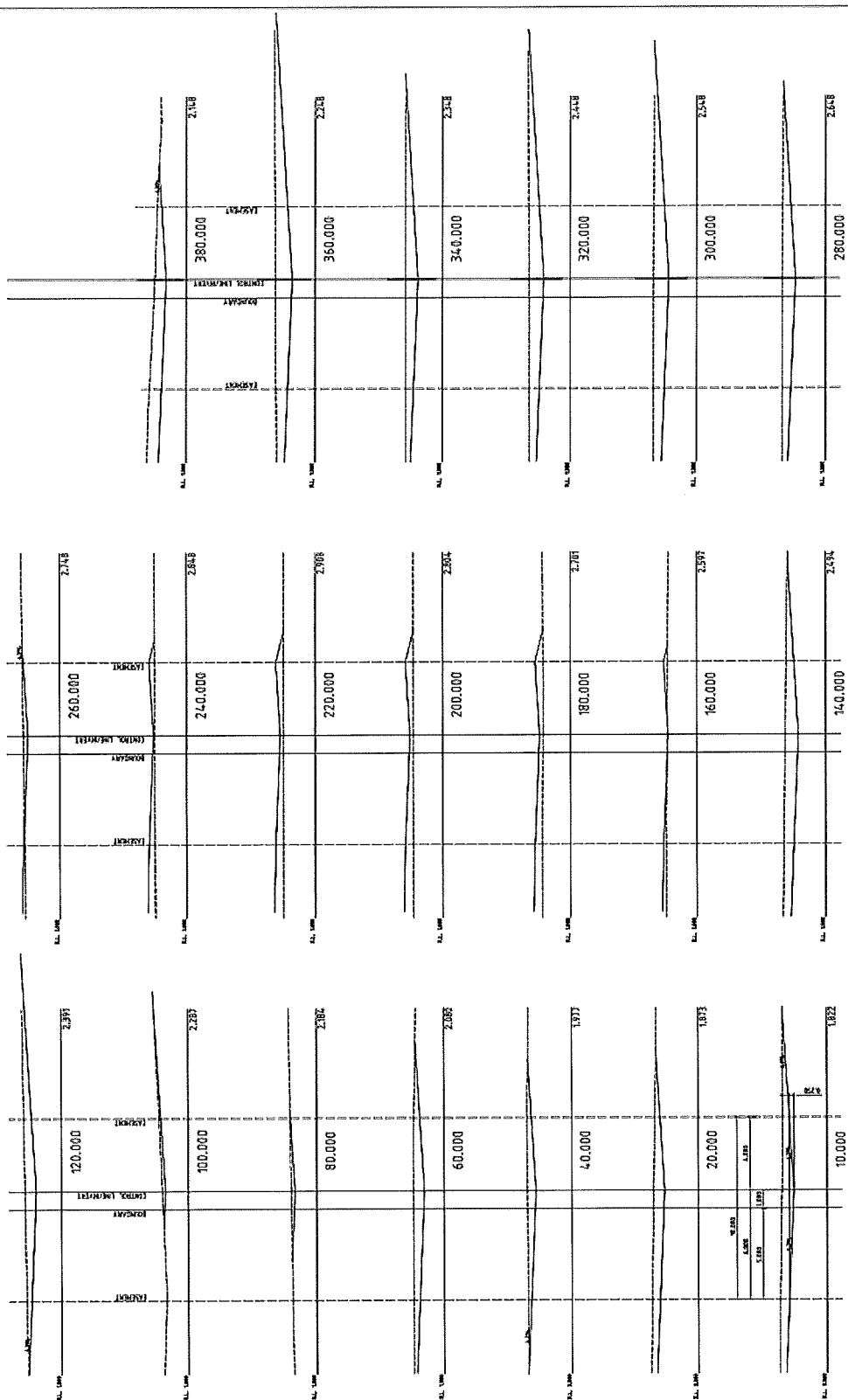


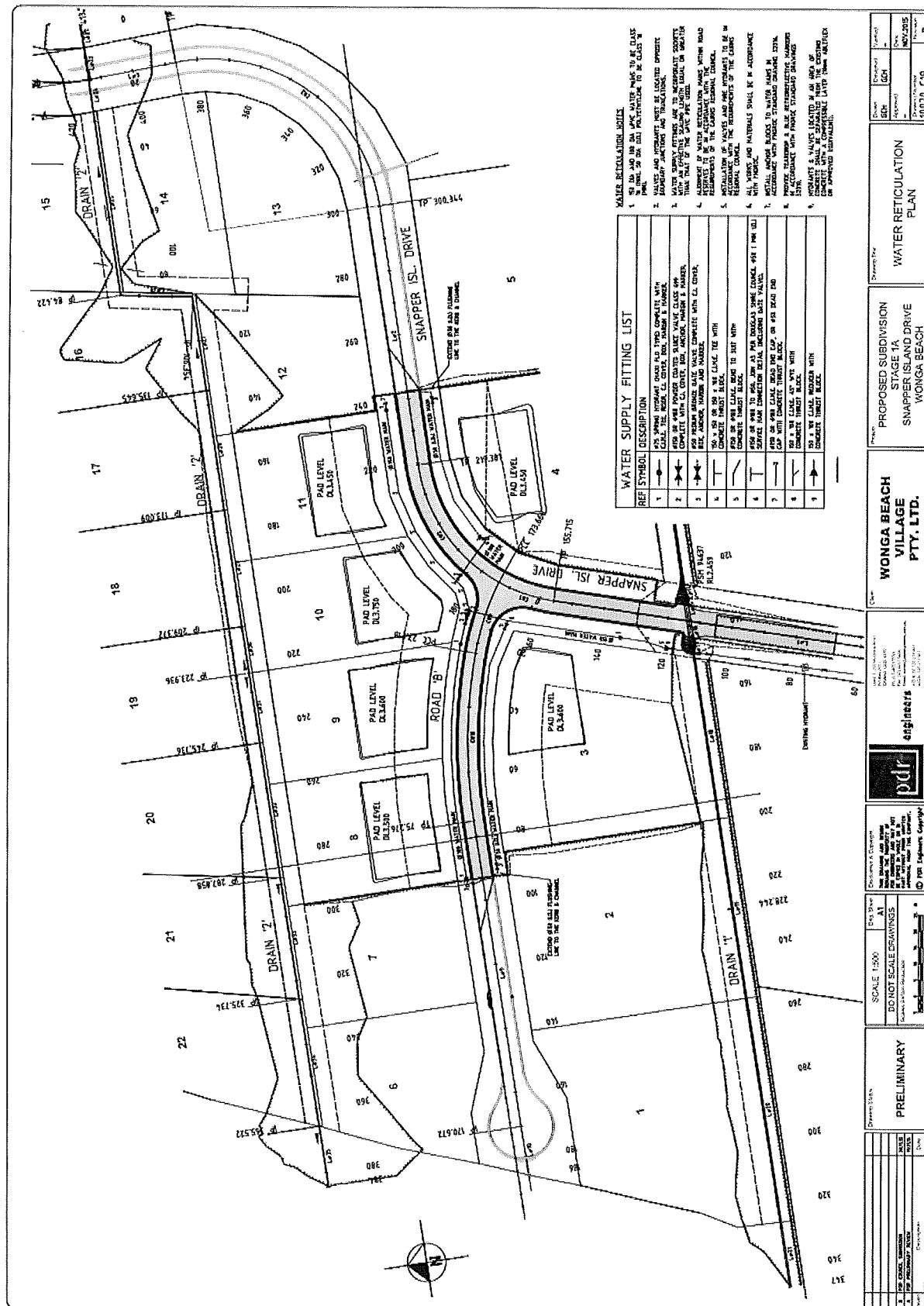
DRAIN 2



DRAIN 2 (Cont)

SCALE 1:500 DO NOT SCALE DRAWINGS 1" = 50'		PRELIMINARY DATE: 11/15/2011 DRAWN BY: [Name] CHECKED BY: [Name]		ENGINEERS 10000 W. 100th Ave. Suite 100 Denver, CO 80231 (303) 751-1000 www.pdr-engineers.com		WONGA BEACH VILLAGE PTY. LTD. PROPOSED SUBDIVISION STAGE 1A SNAPPER ISLAND DRIVE WONGA BEACH		DRAIN 2 LONGITUDINAL SECTION		SHEET NO. 10070-CIS OF 10070-CIS	
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[illegible]



WATER SUPPLY FITTING LIST

REF	SYMBOL	DESCRIPTION
1	1	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
2	2	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
3	3	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
4	4	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
5	5	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
6	6	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
7	7	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
8	8	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.
9	9	150mm STANDARD CHAIN PAD TYPED COMPLETE WITH CHAIN, THE CHAIN IS CENTER, ROAD, TYPED & NUMBERED.

- WATER RETICULATION NOTES**
1. ALL 150mm AND 100mm WATER MAINS TO BE CLASS 100 PIPE, 50mm OR 75mm WATER MAINS TO BE CLASS 100 PIPE.
 2. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 3. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 4. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 5. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
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 7. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
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 11. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
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 13. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 14. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 15. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 16. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 17. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 18. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 19. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 20. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 21. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.
 22. VALVES AND HYDRANTS MUST BE LOCATED OPPOSITE BOUNDARY JUNCTIONS AND TRIBUTARIES.

<p>WONGA BEACH VILLAGE STAGE 1A</p> <p>SNAPPER ISLAND DRIVE</p> <p>WONGA BEACH</p>		<p>WATER RETICULATION PLAN</p>	
<p>PRELIMINARY</p>		<p>SCALE 1:500</p>	
<p>DO NOT SCALE DRAWINGS</p>		<p>DATE 19/03/2015</p>	
<p>PROJECT NO. 10070-C19</p>		<p>CLIENT: WONGA BEACH VILLAGE PTY. LTD.</p>	
<p>DESIGNED BY: [Signature]</p>		<p>CHECKED BY: [Signature]</p>	
<p>DATE: 19/03/2015</p>		<p>PROJECT NO. 10070-C19</p>	

APPENDIX B: STANDARD CONDITIONS

General

1. The proposed works are permitted subject to any alterations:
 - a. found necessary by Chief Executive Officer at the time of examination of Engineering drawings or during construction of the works because of particular engineering requirements and.
 - b. to ensure the works comply in all respects with the requirements of the *FNQROC Development Manual* and good engineering practice; and
 - c. to comply with project specific conditions and the following standard conditions of approval.

All works must be carried out in accordance with the approved plans, conditions and specifications, to the requirements and satisfaction of the Chief Executive Officer.

2. The conditions of any Reconfiguration of Lot or Material Change of Use permits applicable to the subject lot or lots shall be complied with in conjunction with this development permit.
3. Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
4. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
5. If in fact there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies shall be made good during construction and Council reserves the right to withhold approval of construction until such deficiencies are made good to its satisfaction.
6. Work and or Technical Documents identified within these Development Approval Conditions are nominated as requiring Compliance Assessment under section 398 of the *Sustainable Planning Act 2009*. In particular As-Constructed Water, Stormwater and Sewerage Plans must be submitted to the Compliance Assessor (Douglas Shire Council) on the approved form (Form 32) and will be assessed against the provisions of Council's *FNQROC Development Manual*. Council must issue a Compliance Certificate for the assessable documents prior to granting Early Plan Sealing or Plan Sealing of a Subdivision Plan or the issue of a Works Acceptance Certificate, whichever occurs first.

Timing of Effect

7. The conditions of this development permit must be effected prior to the approval and dating of the survey plan, except where specified otherwise in these conditions of approval, or at Council's discretion.

Easement Documentation

8. Easement documents are to be submitted to Council's solicitors for checking in accordance with the conditions of the Reconfiguration Development Permit. Contact Council for current nominated solicitors details.

Portable Long Service Leave Notification

9. As per the QLeave – Building and Construction Industry Authority Guidelines, if the works are over \$80 000, Council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to commencement of work.

Construction Security Bond

10. Lodgement of Construction Security Bond as per the *FNQROC Development Manual*, Section CP1.07, (ie, five (5) per cent of the value of the works) is required, prior to commencement of work. The bond shall be in favour of Council and in the format of cash or an unconditional bank guarantee, which must cover all aspects of the construction and have no termination date.

Third Party Agreement

11. The developer must obtain written agreement from third parties and/or Referral Agencies for any works proposed on adjacent properties. The agreement(s) must be provided prior to the associated works commencing on site. All agreements must be available for Council scrutiny, upon request.

Commencement of Works

12. Council is to receive written Notice of Intention to Commence Works and all matters relevant to the Pre-Start meeting are to be attended to in accordance with Section CP1.07, CP1.08 and Section CP1.09, of the *FNQROC Development Manual*.

Hours of Work

13. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - a. 7:00 am to 6:00 pm, Monday to Friday;
 - b. 7:00 am to 1:00 pm, Saturdays; and
 - c. no work is permitted on Sundays or Public Holidays.

Any variations to the above working hours must be authorised by the Chief Executive Officer, prior to the commencement of such works.

Public Notification of the Works

14. The developer or the nominated representative must provide:
 - a. Public notification of the development in local newspapers in accordance with Section CP1.11 of the *FNQROC Development Manual*.

- b. Signage identifying the location of the project, general allotment layout, contact numbers (including out-of-office hours emergency numbers) must be provided at all entrance points to the development. All signage must be appropriately positioned, prior to the commencement of any works on the site.

Site Inspections

- 15. Council requires a number of major inspections to be completed as Witness and Hold Points for Consulting Engineers and Council officers during the construction of the works. Inspections undertaken during construction shall be in accordance with Section CP1.16 (Inspection and Testing) of the *FNQROC Development Manual*. These Witness and Hold points are to be included in the contractors Inspection and Test Plan (ITP) and be made available for inspection, prior to the commencement of any works on the site.

Soil and Water Management

- 16. All works must be in accordance with Section CP1.13 and D5 of the *FNQROC Development Manual*, and must comply with the following:
 - a. A copy of the contractor's Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works. In particular, the ESC Plan must address the Institution of Engineers' Australia *Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy* and Clauses CP1.06, CP1.13 and D5.10 of Council's *FNQROC Development Manual*. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress.
 - b. Any dewatering activities will require approval from Council's Environmental Protection Unit, telephone number 07 4099 9475 and a valid permit obtained prior to commencement.
 - c. During the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed contractor's ESC Plan, derived from the Engineer's ESC Strategy (As per *FNQROC Development Manual* CP1 Appendix A).
 - d. It is the contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments shall be approved by the Engineer and presented to Council.
 - e. The developer shall be held responsible for any rectification works required to clean up dust, pollutants and sediments that may leave the site as a result of construction activities.
 - f. The developer or their representative shall be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site.

Street Lighting

- 17. The provision of street lighting is to be in accordance with the *FNQROC Development Manual* D8 and designed to comply with the Road Lighting Standard AS/NZS 1158, a compliance certificate that has been certified by an appropriate Registered Professional Engineer of Queensland (RPEQ) must be provided to demonstrate the lighting design

complies to the requirements of the Road Lighting Standard AS/NZS 1158. New street lighting is to be erected as a Rate 2 public lighting installation, Rate 1 will only be considered where an overhead electricity reticulation exists:

- a. Lighting columns, luminaires and lamps are to be of a type specified in Ergon Energy's *Lighting Construction Manual*, unless approved otherwise by Council.
- b. The applicable lighting category for roads associated with this project having a road hierarchy of residential access and above is identified in Table D8.1 of the *FNQROC Development Manual*.
- c. Local Area Traffic Management (LATM) devices including roundabouts, must be provided with an illumination of not less than 3.5 Lux as specified in the Road Lighting Standard AS/NZS 1158.
- d. Street lighting located adjacent to the development frontage must be located behind the kerb (usually a minimum of 820 mm from the invert of the kerb) and spaced to meet the required lighting category for the road.

Infrastructure Plans for Utility Services

18. Approved infrastructure plans for gas, electrical and telecommunications services must be endorsed by Council, prior to the commencement of associated works.

Landscaping General

19. Landscaping shall be provided in accordance with Part D9 and Part S8 of the *FNQROC Development Manual*, unless approved otherwise by Council.
20. The landscaping works must be constructed in accordance with the approved plans and conditions. The developer must seek approval in writing from the Council for any changes to the plan or the landscaping works on the site. This approval must be obtained prior to commencement of these works on site.
21. The landscape must be maintained in good order by the developer for at least three (3) months during the Works Acceptance period, and generally timed to coincide with the Final Works Acceptance Inspection, when all landscaping works must be in a condition suitable for Council to commence regular maintenance.

Trees

22. Any trees must be planted and staked in accordance with the *FNQROC Development Manual* drawing S4210, with root barriers installed such that they are just visible at the finished surface level. Note that where footpaths are to be provided, a root barrier must also be provided between the tree and the path. Root barriers must be installed and appropriate topsoil, level of compaction and drainage provided, as specified by the manufacturer.
23. Street tree planting locations must be in compliance with *FNQROC Development Manual* D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
 - a. 7.5 metres from streetlights;
 - b. two (2) metres from the inlet or outlet of stormwater pipes;

- c. three (3) metres from any driveways;
 - d. ten (10) metres back from the apex of both boundaries of a corner lot;
 - e. 0.8 metres – one (1) metres from the back of kerbs.
24. All trees must be watered directly after planting and prior to laying mulch. The mulch must be left clear of the trunk and be laid in accordance with *FNQROC Development Manual* drawing S4210 and S8.14, at a radius of 0.5 metre around the base of the tree and out to the back of kerb.
25. All trees must be of good vigour and health and must not be root-bound at the time of planting. They should be approximately 1.5 metres – two (2) metres tall with well-established root and branch formation. Trees should have a clear dominant central leader.
26. A joint site inspection is to be held with Council officers and developer's representative to assess the general condition of any existing trees and shrubs within six (6) metres of any property boundary abutting the road reserve, or other Council land. If any dead, dying or dangerous trees are identified during the meeting, with the landowner's consent, they are to be removed to the satisfaction of Council officers, prior to the sealing of plans for the associated lot.
27. Any trees identified on drawings to be retained, are to be protected in accordance with approved plans. This must include, but is not limited to, the erection and continued maintenance of suitable physical barrier(s) placed around the tree to protect the tree and the root system. Additional protection of tree trunks by the fixing of timber planks using wire loops is also required unless approved otherwise by Council. Any damage caused to nominated trees as a result of construction activity, will require inspection by Council and will require a specified number of suitable replacements trees of suitable maturity to be provided to replace the loss in amenity.

Verges

28. All verges are to be covered full-width with topsoil (AS 4419/Soils for Landscaping and Garden Use) to a depth of not less than 40 mm, lightly compacted and grassed in accordance with Council's Guidelines and Specifications.
29. Any island beds or any shrub beds must have a permanent irrigation system installed, which must be connected to the Douglas Water Network. An Application for a Water Service Connection must be presented to Douglas Water & Waste to facilitate the connection, and must include the installation of a flow meter and associated valves.
30. All water reticulation, including permanent irrigation systems, are to be identified in as-constructed plans which must be submitted to Council for approval prior to the Works Acceptance (On Maintenance) meeting for landscaping.

Structures and Retaining Walls

31. Separate building certification and/or structural certification is required for any works to alter existing structures, provide new structures or construct retaining walls that are over 900 mm high. Certification by a suitably qualified engineer must be provided, prior to opening the work site to the public.

The Location of Stormwater Quality Interception Devices (SQIDs)

32. Council must approve the location of any SQIDs prior to installation. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access from the public road reserve to the SQID must remain unrestricted.

Sewer and Water

33. All water and sewerage works must be in accordance with Sections D6 and D7 of the *FNQROC Development Manual*, and must comply with the following:
 - a. Douglas Shire Council requires a minimum of five (5) working days notice of intention to commence water and sewerage related works. The notice shall be given to the Senior Plumbing Inspector at Douglas Shire Council either in writing, by telephone 07 4099 9479, fax 07 4098 2902 or email to enquiries@douglas.qld.gov.au prior to the commencement of works.
 - b. The developer shall be responsible for confirming the location of all existing sewer, water and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such services must be obtained prior to the commencement of work and be available for Council inspection if required.
 - c. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Douglas Shire Council prior to the commencement of the proposed works. Unless otherwise approved in writing, existing infrastructure impacted by the development shall be subject to the maintenance period provisions contained in this Decision Notice.

Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.

- d. All testing and acceptance of water and sewerage works shall be in accordance with CP1 Construction Procedures of the *FNQROC Development Manual*. Works are to be certified as acceptable by Douglas Water & Waste, and any operating manuals etc be provided to Council, prior to making an application for the acceptance of the works.

Sewer

34. Douglas Water & Waste must be contacted to perform any direct connection to live sewer mains. Unless otherwise approved in writing, separate applications for approval on the prescribed forms shall be made to Douglas Water & Waste for each connection together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for Plumbing Works'.
 - a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
 - b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.

- c. Where retaining walls are located within the zone of influence of a sewer the footings must be 1000 mm clear of the sewer and designed in accordance with the *Queensland Development Code*. Full design details and structural certification must be approved prior to commencement of works.
- d. Minimum clearances between sewer mains and other services must be in accordance with the *Sewerage Code of Australia*. Clearances must be included on the long-section drawing.
- e. Where a manhole is located in a batter, a flat area of 1.5 metres radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three (3) sides.
- f. Where an easement is required the property connection branch must be extended at least one (1) metre from the easement boundary.
- g. House drains are to extend one (1) metre past the end of the driveway on hatchet blocks and 1.5 metres beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within one (1) metre of the boundary to delineate the end of the property connection branch.
- h. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The as-constructed submission is to include the 'Statement of Compliance – As-constructed Documentation' and must be the final issue.

Water

- 35. Douglas Shire Council must be contacted to perform any direct connection to live water mains whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate applications on the prescribed forms shall be made to Douglas Shire Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for a Water Service Connection'.
 - a. Amended drawings in accordance with these conditions must be approved prior to the pre-start meeting.
 - b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
 - c. Minimum clearances between water mains and other services must be in accordance with the *Water Supply Code of Australia* in particular the minimum clearance between water mains and sewer mains must be 500 mm with the sewer under the water main.
 - d. As-constructed water drawings must be approved prior to Issue of a Works Acceptance Certificate. The as-constructed submission is to include the 'Statement of Compliance – As-constructed Documentation' and must be the final issue.

Roads and Footpaths

36. All works are to be designed and constructed in accordance with AS 1428.1-2001: *'Design for access and mobility'* – General requirements for access – New building work, and associated standard AS/NZS 1428.4 2002, *'Design for Access and Mobility'* – Tactile Indicators. The design is required to provide equal access for people with disability and include the provision of suitable ramps and landing areas and the installation of Tactile Ground Surface Indicators (TGSIs) where required.

Cultural Heritage

37. The *Aboriginal Cultural Heritage Act* 2003 (the Act) seeks to protect artefacts and cultural sites that are of significance to Aboriginal people. The Act requires anyone carrying out an activity to exercise a Duty of Care. Guidelines have been produced to enable assessment of sites under the Act. These are available from Department of Environment Heritage Protection and can be downloaded from their website at www.ehp.qld.gov.au. The work identified in the project documentation is likely to require assessment of the site under the Act.

Our ref: 9339/OCK/SF/L79894



Attachment D

Completed Change Application Form

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Wonga Beach Village Pty Ltd ACN 003 930 381 (formerly Wonga Beach Aquaculture Resort Pty Ltd ACN 003 930 381), C/- RPS Australia East Pty Ltd
Contact name (only applicable for companies)	Owen Caddick-King, RPS Australia East Pty Ltd
Postal address (P.O. Box or street address)	C/- RPS Australia East Pty Ltd, PO Box 1949
Suburb	Cairns
State	Qld
Postcode	4870
Country	Aust..
Email address (non-mandatory)	owen.caddick-king@rpsgroup.com.au
Phone number (non-mandatory)	07 4276 1027
Applicant's reference number(s) (if applicable)	9339

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
			Vixies Road	Wonga
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	51	SP155078	Douglas Shire Council



**Queensland
Government**

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	RoL 8/13/1625	16 December 2013	Cairns Regional Council
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	OP 4332/2011 (Related Approval)	21 November 2016	Douglas Shire Council

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Refer to RPS submission, dated 12 November 2020

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

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

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

☒ Yes

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

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

☐ Yes

☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

14) Applicant declaration

☒ By making this change application, I declare that all information in this change application is true and correct.

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

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

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

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