



22.06.2021

Our Ref: 35345-001-01  
Your Ref: ROL 1967/2017  
OP 2505/2018

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

Attention: Environment & Planning

Dear Planners,

**Extension Application for Development Permit for Reconfiguring a Lot  
& Operational Works  
142R Tati Road, Miallo – Lot 73 on SP240928**

We act on behalf of Joseph and Salvatore Marano (the Applicants) in relation to the abovementioned matter.

Douglas Shire Council issued a Decision Notice for Reconfiguring a Lot on 21 November 2017 followed by Decision Notice for Operational Works on 19 March 2018, copies included with *Attachment B & C*. On 9 March 2020, Council agreed to extend the currency period of the Operational Works Approval to be in line with the Reconfiguring a Lot approval being 21 November 2021.

In July 2020, the Honourable Cameron Dick MP, the Minister for Infrastructure Planning provided notice under section 275R of the *Planning Act 2016*, extending all relevant approvals in effect for a further period of six (6) months. In accordance with section 275R of the *Planning Act 2016*, the relevant period of the subject approvals are now current up to and including 21 May 2021.

The economic uncertainty in the land market up to and following the outbreak of COVID-19 has resulted in the proposed development being delayed. It is acknowledged that while the land market has improved in recent months, there has not been sufficient time to commence and complete works associated with the development.

Accordingly, Pursuant to section 86 of the *Planning Act 2016*, the Applicant requests a six (6) year extension to the currency period to relevant Reconfiguration a Lot and Operational Works Approvals. This extension will allow sufficient time for market conditions to stabilise and improve allowing construction to be commenced and be completed within the life of approval.

As the applicants are the land holders, in accordance with Section 86(2A) of the *Planning Act 2016* land owner's consent is not required to accompany this extension application.



Section 87 of the Planning Act 2016 advises the matters relevant for assessment of an extension application and provides:-

*“When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.”*

Accordingly consideration needs to be given to how the approved development fits with the current planning regime and of primary consideration is how the approved development fits with current Planning Scheme. This is reviewed as follows.

The original application was made under the Douglas Shire Planning Scheme Amendment 2008. Under this Planning Scheme the site was included in the Rural and Rural Settlement Planning Areas. The area of land subject to the reconfiguration was contained within the Rural Settlement Planning Area. The application was subject to Code Assessment.

Since the original Approval was granted, a new Planning Scheme has commenced, the Douglas Shire Planning Scheme 2018. Under this planning scheme the subject land is included within the Environmental Management and Rural Zones. The area of land subject to the reconfiguration is contained within the Environmental Management Zone and would continue to be subject to code assessment.

The following provides a brief assessment of the proposed development against elements of the relevant provisions of the new Douglas Shire Council Planning Scheme 2018. Comments are provided on the following codes:

#### Environmental Management Code

Under the Douglas Shire Council Planning Scheme 2018 the area of land subject to the reconfiguration is contained within the Environmental Management Zone.

In demonstrating consistency with the current planning framework, the purpose and outcomes for Environmental Management Zone have been considered. The purpose of the zone is reflected within the zone code, in particular:

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable. These areas are protected from intrusion of any urban, suburban, centre or industrial land use.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:



- (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
- (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is generally restricted to a dwelling house;
  - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (c) Development reflects and responds to the natural features and environmental values of the area;
  - (d) Visual impacts are minimised through the location and design of development;
  - (e) Development does not adversely affect water quality;
  - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

Taking into consideration the policy direction set out within the Strategic Framework Elements 3.5.3 & 3.5.5, land contained within the Environmental Management Zone would be considered to be highly constrained with characteristics suitable for conservation being of ecological integrity, scenic amenity and land providing for habitat connectivity. Review of the site and surrounding locality suggests that the site does not represent the values for inclusion within the Environmental Management Zone.

The area of land subject to the approved reconfiguration is level, clear of vegetation and does not adjoin land that contains significant vegetation. The current overlay mapping reinforces this position in that the area of land subject to the approved reconfiguration is not impacted by either the Landscape Values or Natural Areas Overlays.

The site abuts existing developed residential area that has been developed similar in nature. The subject area has been historically used for agricultural purposes. Upon receipt of the subject approvals, the agricultural use of the area ceased, providing public awareness the subject area no longer has an agricultural purpose.

Taking into consideration the characteristics of the land (un-constrained, previously cleared) and being surrounding by existing residential development, the subject land does not represent an area of environmental significance.



It is acknowledged that while the PO10 of the Environmental Management Zone Code stipulates that lot configuration results in no additional lots, the purpose of the code is achieved through the overall outcomes identified as a-f.

Flood and Storm Tide Hazard Overlay Code

The site is identified within the Floodplain Assessment Overlay. The current approvals for both the Reconfiguring a Lot and Operational Works appropriately reflect the constraint. The development as approved does not require complex engineering solutions to either develop the proposed lots or for the construction of future dwellings within the lots as detailed with the approved Operational Works.

Accordingly, based on the above it is considered the approved development remains appropriate for the site and locality and that Council are able to agree to extend the relevant period for Reconfiguring a Lot & Operational Works for an additional six (6) years, to 21 May 2027.

In support of this application we enclose the following documents:-

- Attachment A: Completed Form: Extension to Relevant Period;
- Attachment B: Copy of the Decision Notice for Reconfiguring a Lot dated 28 November 2017.
- Attachment C: Copy of the Decision Notice for Operational Works dated 19 March 2018

In accordance with Section 86(2)(b) of the *Planning Act 2016* and Council's Schedule of Fees 2020/21 Financial Year, Council's application fee has been determined to be \$988.00. It is requested that upon lodgement of this request, Council issue a tax invoice for the application fee allowing payment to be arranged.

We trust that the information provided is sufficient to assist with Council's assessment of the requested extension, however please do not hesitate to contact this office if you have any queries in relation to the application.

Yours Sincerely,

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Michael Tessaro  
Senior Planner  
Brazier Motti Pty Ltd

# ATTACHMENT A

brazier motti



# Extension application under section 86 of the *Planning Act 2016*

This template may be used for giving notice to make an extension application under section 86 of the *Planning Act 2016*. If the assessment manager for the extension application has a form for the application, the application must be made using that form.

Additional pages may be attached if there is insufficient space on the template to complete any question.

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	S. Marano & J. Marano c/- Brazier Motti Pty Ltd
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	PO Box 1185
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	cns.planning@braziermotti.com.au
Contact number	4054 0400
Applicant's reference number(s) <i>(if applicable)</i>	35345-001-01

2) Owner's consent – Is written consent of the owner required for this extension application?	
<b>Note:</b> section 86(2)(b)(ii) of the <i>Planning Act 2016</i> , states owner's consent requirements.	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this extension application	
<input checked="" type="checkbox"/> No – proceed to question 3	

## PART 2 – ASSESSMENT MANAGER DETAILS

3) Identify the assessment manager who will be assessing this extension application.	
Douglas Shire Council	

## PART 3 –DETAILS OF APPLICATION

4) Provide details of the existing development approval subject to this extension application.			
Approval type	Reference number	Date issued	Entity that gave the development approval
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	ROL 1967/2017	28 November 2017	Douglas Shire Council
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	OP 2505/2018	19 March 2018	Douglas Shire Council

5) Further details
5.1) Provide the currency period for this development approval.
Current up to and including 28 May 2022
5.2) Identify how long this application seeks to extend the currency period of this development approval. <i>Note: reasoning to support the proposed extension should also be provided</i>
Four (4) years, please refer to cover letter

**PART 4 – FOR OFFICE USE ONLY**

Date received:		Reference number(s):	
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The *Planning Act 2016*, the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This template (or the assessment manager’s form) and any additional materials supporting this extension application must be sent to the assessment manager.

# ATTACHMENT B

brazier motti





**YOUR REF:**

**OUR REF:** ROL1967/2017 (835222)

28 November 2017

J Marano & S Marano  
c/- Veris,  
PO Box 7627  
**CAIRNS QLD 4870**

Attention: Michael Tessaro

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 142R TATI ROAD MIALLO**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 21 November 2017, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

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

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Sustainable Communities on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer  
Manager Sustainable Communities

Att

**APPLICANT DETAILS**

J Marano & S Marano  
c/- Veris, PO Box 7627  
CAIRNS QLD 4870

**ADDRESS**

142R Tati Road MIALLO

**REAL PROPERTY DESCRIPTION**

Lot 73 on SP240928

**PROPOSAL**

(1 lot into 4 lots)

**DECISION**

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

**DECISION DATE**

21 November 2017

**TYPE**

Reconfiguration of a Lot (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were Not Applicable 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
Proposed Lots 1-3 & 5	Drawing No. 32204PP-01 Revision E	16 September 2017

**ASSESSMENT MANAGER CONDITIONS:**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

**Timing of Effect**

2. The conditions of the Development Permit must be effected prior to Council endorsing the Plan of Survey, except where specified otherwise in these conditions of approval.

**Drainage**

3. Undertake drainage investigations of the site and surrounds to determine the following:-
  - a. The finished surface levels of the lots to achieve immunity from a 100 year ARI event and extent of earthworks required to achieve the required immunity;
  - b. Detail the lawful point of discharge for each allotment along with any necessary drainage easements, the profile of the drainage easement and supporting stormwater calculations;
  - c. Nominate the minimum floor level for the future houses to provide immunity to the 100 year ARI flood event including the appropriate freeboard as required by the Queensland Urban Drainage Manual; and
  - f. Information on the drainage outlet(s) from the proposed development.

The above investigations must be endorsed by an RPEQ and submitted to Council as supporting documentation to an Operational Works application. All works must be undertaken in accordance with approved plans prior to Council endorsing the Plan of Survey.

### **Fencing**

4. A timber paling fence having a minimum height of 1.8 metres is to be installed along the rear boundary of proposed Lots 1 – 3 inclusive. The height of the fence will need to increase in the south western portion of Lot 3 to maintain a minimum height of 1.8 metres above finished lot levels. Details of the fence are to be provided as part of the Operational Works application.

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

5. 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.
6. 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**

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

### **Sediment and Erosion Control**

8. An erosion and sediment control plan (ESC Plan) must be submitted prior the issue of a Development Permit for Operational Works for any filling proposed on the land. The measures detailed on the ESC Plans must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).

### **Existing Services**

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

### **Electricity Supply**

10. 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 Council endorsing the Plan of Survey.

### **Electricity and Telecommunications**

11. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both electricity supply and telecommunications service will be provided to the development prior to Council endorsing the Plan of Survey.

### **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.

### **Infrastructure Charges Notice**

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

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

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

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

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

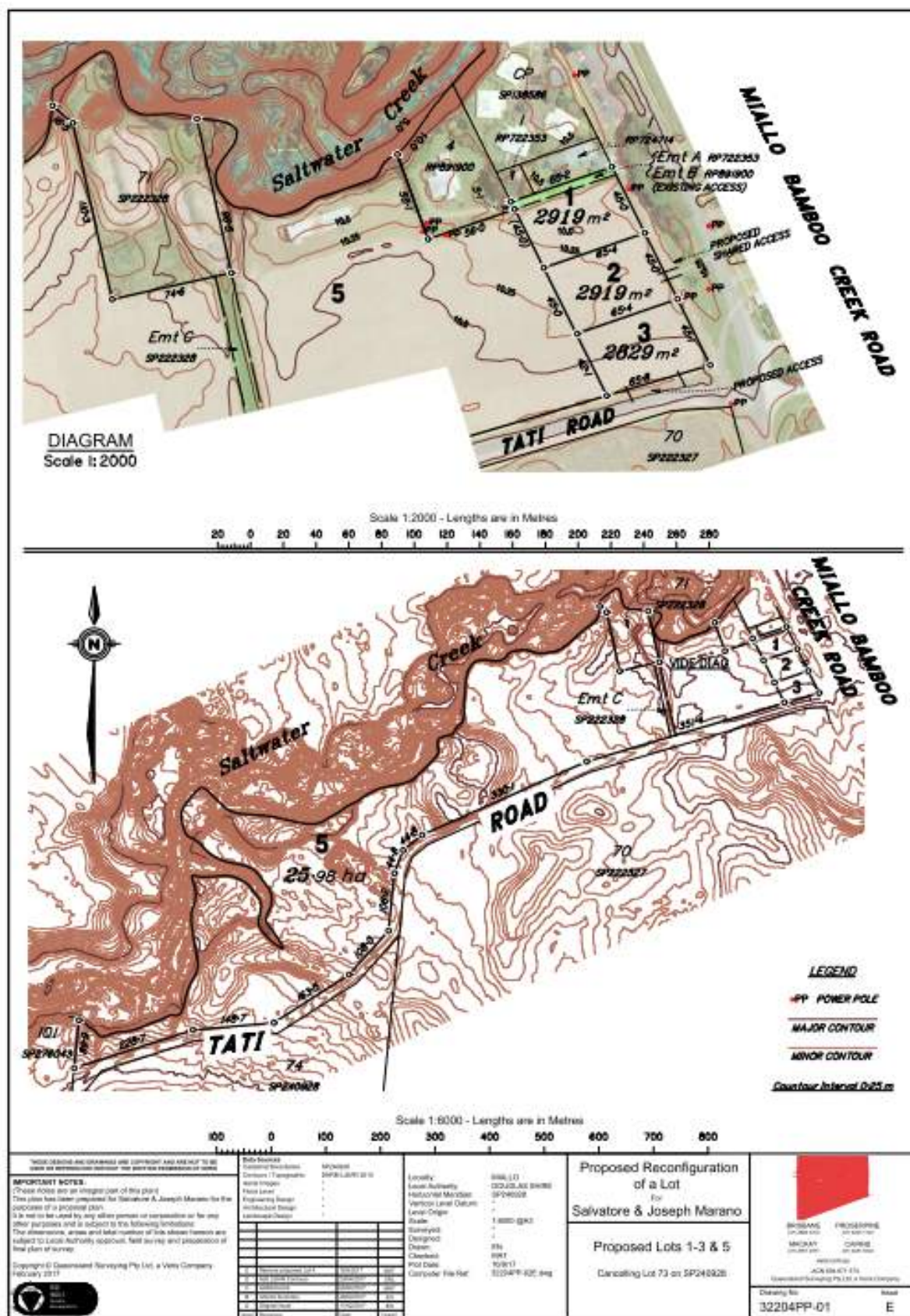
**RIGHTS OF APPEAL**

Attached

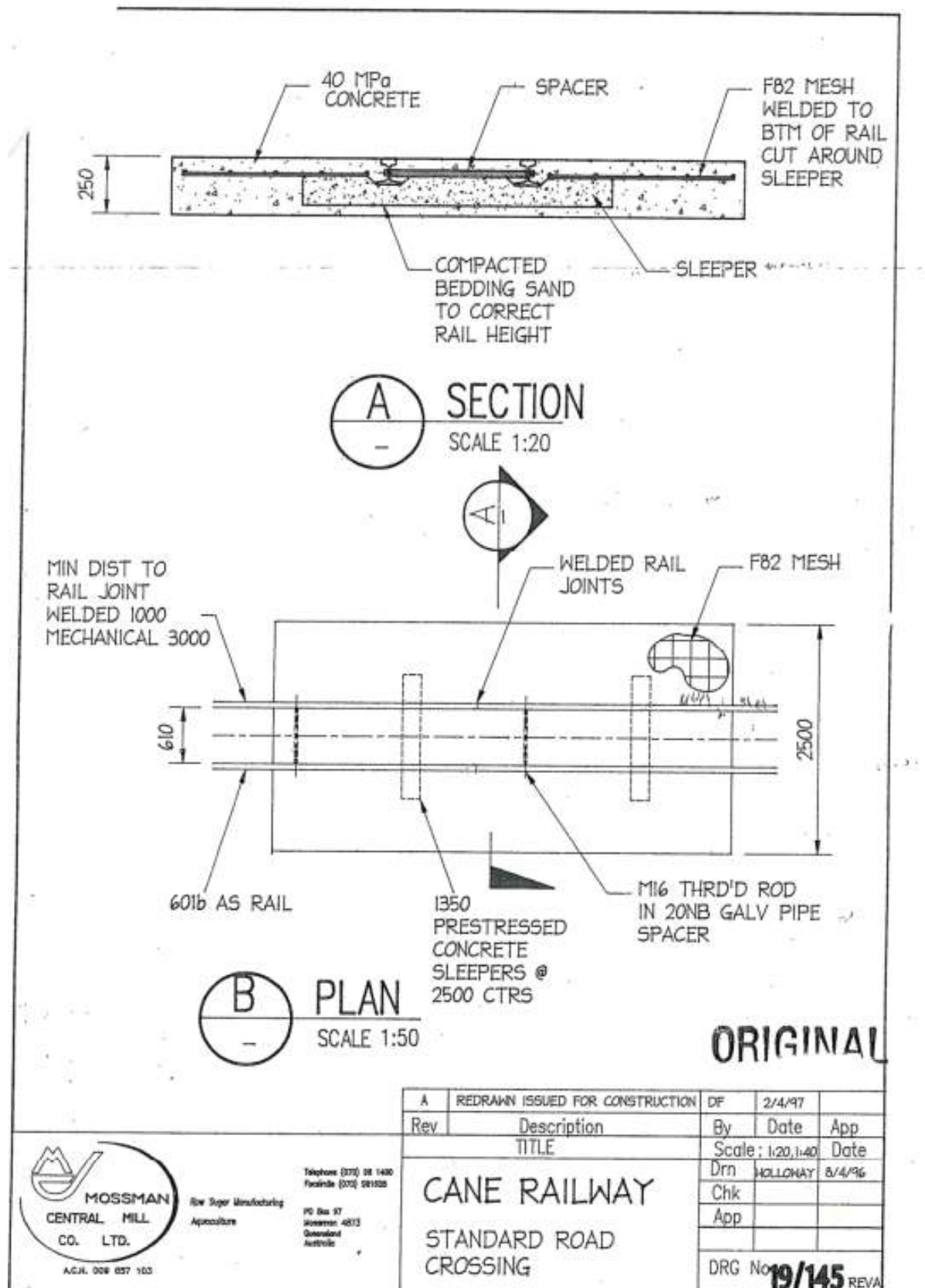
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**End of Decision Notice**

## 41.2017.1967



## APPENDIX 2 – CANE RAILWAY – STANDARD ROAD CROSSING





**YOUR REF:**

**OUR REF:** ROL1967/2017 (835222)

28 November 2017

J Marano & S Marano  
c/- Veris  
PO Box 7627  
**CAIRNS QLD 4870**

Dear Sir

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR  
142R TATI ROAD MIALLO**

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 not subject to index adjustments and may be different at the time of payment. Please contact Sustainable Communities prior to payment.

These charges are payable prior to endorsing 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 Neil Beck of Sustainable Communities on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer  
Manager Sustainable Communities

41.2017.1967

## Infrastructure Charges Notice

		<b>2006 &amp; 2008 Douglas Shire Planning Schemes Application</b>	
<b>INFRASTRUCTURE CHARGES NOTICE</b>			

<b>S &amp; J Marano</b> DEVELOPERS NAME	<b>0</b> ESTATE NAME	<b>0</b> STAGE
<b>142R Tati Road</b> STREET No. & NAME	<b>Miallo</b> SUBURB	<b>Lot 73 on RP240928</b> LOT & RP No.s
<b>ROL</b> DEVELOPMENT TYPE	<b>1967/2017</b> COUNCIL FILE	<b>8-Nov-17</b> VALIDITY PERIOD (years)
<b>833428</b> DSC Reference Doc. No.	<b>1</b> VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
<b>Rural Areas - Water Only</b>					
proposed	4	14,263.83	57,055.32		
			0.00		
existing	1	14,263.83	14,263.83		
Total			<b>42,791.49</b>		
<b>Urban Areas - Water only</b>					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			<b>0.00</b>		
<b>Urban Areas - Water &amp; Sewer</b>					
proposed	11				
existing	0	0.00			
Total					
<b>TOTAL</b>			<b>42,791.49</b>		

Prepared by	Neil Beck	8-Nov-17	Amount Paid	
Checked by	Dan Lamond	8-Nov-17	Date Paid	
Date Payable			Receipt No.	
Amendments			Cashier	

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the Sustainable Planning Act 2009 (SPA).

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

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

# ATTACHMENT C

brazier motti



**YOUR REF:**  
**OUR REF:** OP2505/2018 (847166)

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

19 March 2018

Jim Papas Civil Engineering Designer  
PO Box 2347  
MAREEBA QLD 4880

Dear Sir

**DECISION NOTICE FOR OPERATIONAL WORKS -  
142R TATI ROAD MIALLO**

Please find attached the relevant Decision Notice for the above Operational Works.

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 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 Assessment & Coordination on telephone 07 4099 9451.

Yours faithfully

  
Paul Hoyer  
Manager Sustainable Communities

Att

Copy: Copy: Co-ordinator Water & Waste – Peter White  
Manager Infrastructure – Michael Kriedemann

**YOUR REF:**  
**OUR REF:** OP2505/2018 (847166)

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

19 March 2018

**DECISION NOTICE FOR OPERATIONAL WORKS N/A  
142R TATI ROAD MIALLO**

**PROPOSAL:**

Operational Works

**TYPE OF DEVELOPMENT:**

Operational Work

**REAL PROPERTY DESCRIPTION:**

Lot 73 on SP240928

**REFERRAL AGENCY CONDITIONS:**

None applicable

**FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:**

None applicable

**DECISION DATE:**

19 March 2018

**DECISION:**

Approved subject to conditions

**TYPE OF APPROVAL:**

Development Permit

## **ASSESSMENT MANAGER CONDITIONS:**

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.

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.

### **Drainage Works**

2. Amend the plans to include a concrete invert in the drainage swale in order to deliver stormwater to Tati Road. The gradient of the invert of the swale drain does not achieve the minimum grade of 0.5% under the *FNQROC Development Manual*.

### **Soil and Water Management**

3. 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. Measures nominated by the ESC plan must be implemented 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*.
  - b. During the construction period, the Consulting Engineer and Council shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed contractor's ESC Plan.
  - c. It is the contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the filling methodology. All such amendments shall be approved by the Engineer and presented to Council.
  - d. The contractor 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.
  - e. The contractor 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.

The endorsed ESC Plan must be submitted to Council prior to the commencement of works.

### Hours of Work

4. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:

a. 6:30 am to 6:00 pm, Monday to Saturday;

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.

### APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by Jim Papas Civil Engineering Designer Pty Ltd subject to any alterations made by conditions of Development Permit for Operational Work .

Drawing Description	No	Rev
General Arrangement Plan & Notes	1377-C01	A
Soil & Water Management Plan & Notes	1377-C02	A
Outlet Drain – Longitudinal & Cross Section	1377-C03	A

### REASON FOR DECISION

1. The proposed works is required in order to provide flood immunity for the lots in accordance with Planning Scheme requirements.
2. The proposed works does not result in the clearing of vegetation or taking place within existing drainage lines.
3. The proposed development is generally consistent with the Planning Scheme and associated codes for undertaking earthworks.

### Other

For information relating to the transitional provisions of the *Planning Act 2016* log on to [www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au) . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) .

### RIGHTS OF APPEAL

Attached

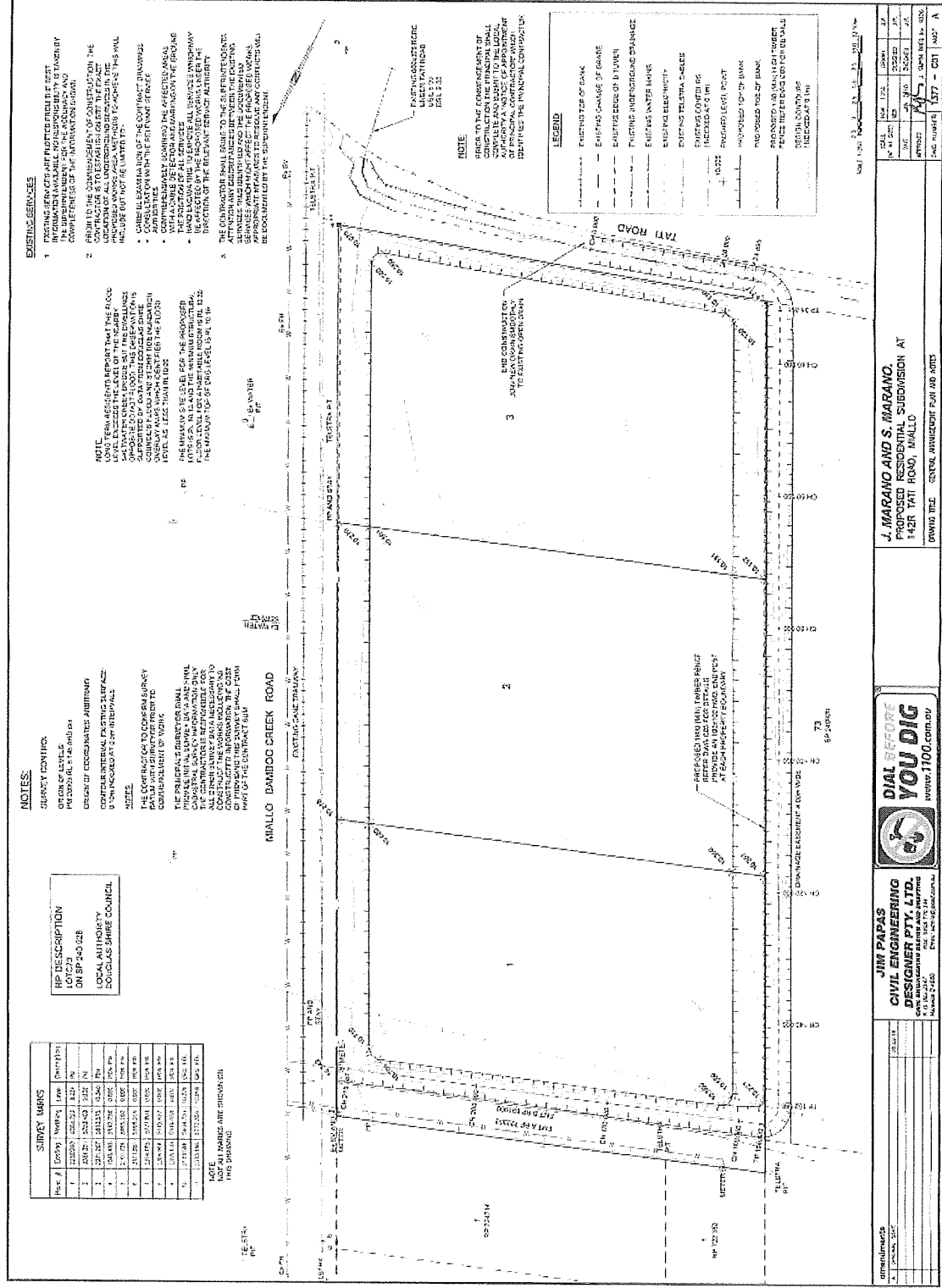
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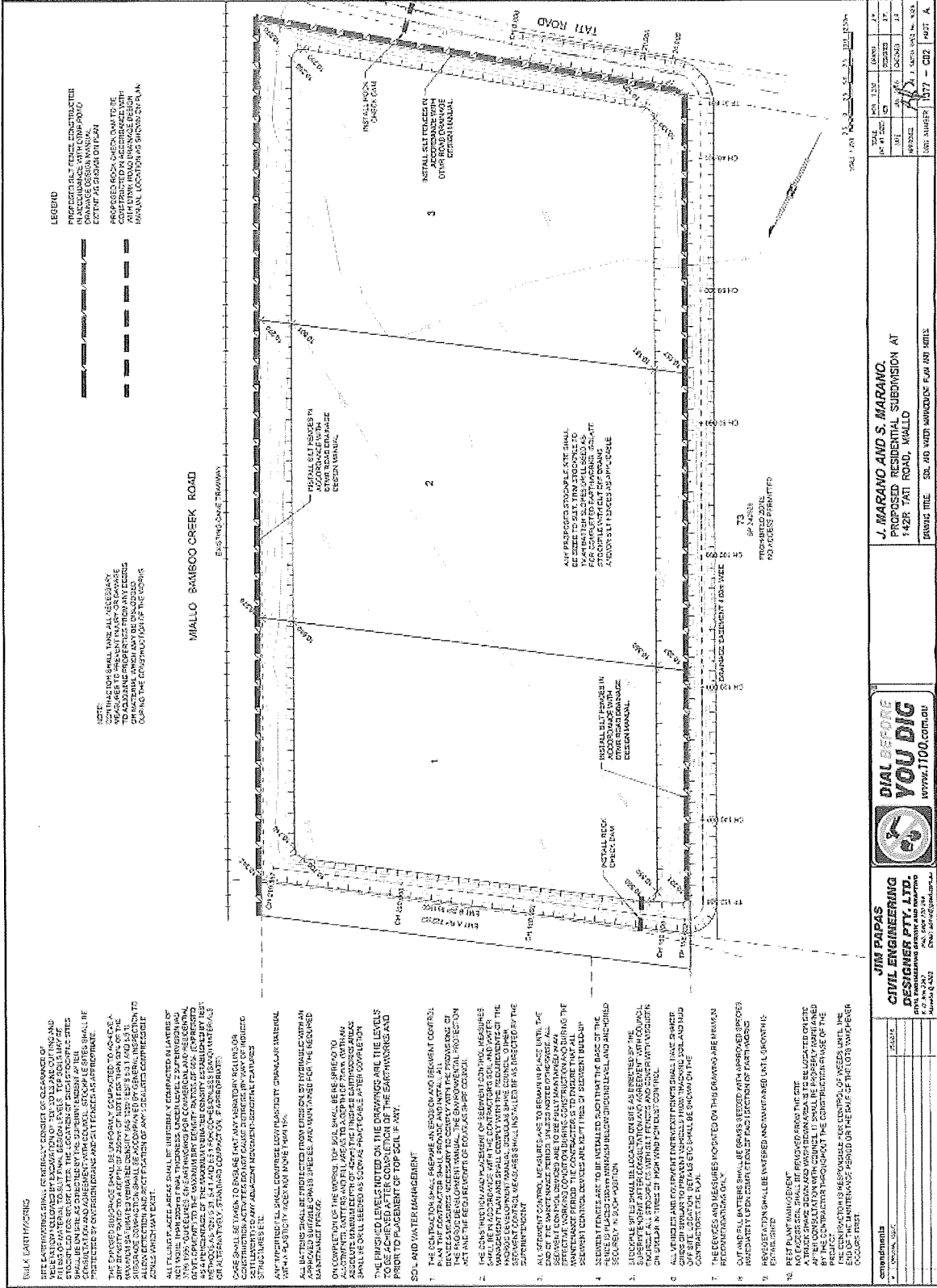
**End of Decision Notice**

**Att**    Approved Plan - Appendix A



# Appendix A – Approved Plans







9 March 2020

**Enquiries:** Neil Beck  
**Our Ref:** OP 2018\_2505/2 (944224)  
**Your Ref:** 1377 L02

Jim Papas Civil Engineering Designer Pty Ltd  
PO Box 2347  
MAREEBA QLD 4880

**Email:** admin@jpced.com.au

Dear Sir

**Extension of Currency Period – Operational Works Approval OP2505/2018  
142R Tati Road Miallo**

In accordance with section 87 of the *Planning Act* 2016, please be advised that Council has extended the currency period of the approval up to 21 November 2021 as requested.

Should you wish to discuss this matter further, please contact Neil Beck on telephone 07 4099 9444.



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**