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OUR REF: J000631:IPDG:KLG
DATE: 2 February 2018

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attn: Mrs Jenny Elphinstone, Senior Planner

Dear Jenny,

**RE: REQUEST TO EXTEND CURRENCY PERIOD FOR AN EXISTING APPROVAL
NAMELY PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE TO
PERMIT USES CONSISTENT WITH THE INDUSTRY (SERVICE INDUSTRY) ZONE
AND RECONFIGURATION OF A LOT (1 LOT INTO 19 LOTS) ON LAND AT 43,
45 AND 100 BEOR STREET, CRAIGLIE**

I refer to our correspondence of 31 January 2018, confirming a request by IPDG (S2) Pty Ltd as 'owner' and 'applicant' for extension to the Preliminary Approval identified above, affecting the site as nominated.

Further to our telephone conversation this morning, and your email subsequent, on behalf of the owner and applicant we confirm the request also related to the reconfiguration (subdivision) component of the decision notices issued by Council previously (DSC Ref: CA 2876 / 2008 (D#832401)) as corrected by letter dated 31 October 2017.

It is noted our correspondence of 31 January 2018 sought extension to 15 February 2022 for the Preliminary Approval. To ensure alignment between the Preliminary Approval and Reconfiguration Approval benefiting the site (noting the Reconfiguration Approval is current until 25 August 2019), we confirm our request that the extension also encompass the Reconfiguration Approval.

That is, we seek extension to both the Preliminary Approval and Reconfiguration Approval until 15 February 2022.

It is submitted that the assessment contained within correspondence of 31 January 2018 is sufficient to permit Council's consideration of the request, however, should further information be required, please advise.

I note Council's fees payable for this request as per your email this morning; I would be grateful to receive an invoice in this amount, so that I may arrange payment as a priority.

Kind regards,

Kristy Gilvear
DIRECTOR - FNQ

FAR NORTH QUEENSLAND
0448 897 991
PO Box 228 Babinda Q 4861

SOUTH EAST QUEENSLAND
0418 843 949
PO Box 438 Paddington Q 4064

Gilvear Planning Pty Ltd ABN 88 140 988 825

gilvearplanning.com.au

OUR REF: J000631:DSC: PC

DATE: 31 January 2018

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4883

Attention: Neil Beck, Planning Officer

Via post and email: neil.beck@dsc.qld.gov.au

Dear Neil,

**RE: REQUEST TO EXTEND CURRENCY PERIOD FOR AN EXISTING APPROVAL,
PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE TO PERMIT USES
CONSISTENT WITH THE INDUSTRY (SERVICE INDUSTRY) ZONE ON LAND AT 43,45
AD 100L BEOR STREET, CRAIGLIE (LOTS 37,38 AND 100 ON SP248126)**

Gilvear Planning have been engaged by IPDG (S2) Pty Ltd (the 'owner' and 'applicant') to provide town planning and approvals management assistance in regards development of the Craiglie Business Park on land south west of Craiglie, off Beor Street and described as Lots 23,38 and 100 on SP248126 ('the site').

Pursuant to Section 86 of the *Planning Act 2016*, the applicant hereby requests an extension to the currency period for the subject approval for a further four (4) years, or until 15 February 2022.

A review of Council's website reveals it has no specific form for this request. In respect of the application fee it is requested that the Council provide an invoice for payment with that invoice emailed to patrick@gilvearplanning.com.au

Information to support this request is provided below.

SITE

The site comprises three allotments, being lots 37,38 and 100 on SP248126 located at 43, 45 and 100L Beor Street, Craiglie. The site has a total area of 5.7164 hectares and frontage to Beor Street of approximately 390 metres to Beor Street.

The site is generally flat and is located on the South Side of Beor Street and the west of the Captain Cook Highway. Beor Street is a constructed road with kerb and channel for the full length of the site frontage. On the north side of Beor Street land has been developed for the purpose of industrial development. To the east the site adjoins a vehicle rest stop

that is accessed directly from the highway. To the south and west the land is generally undeveloped and is currently used for agricultural purposes.

The site is burdened by easements for access and services to Lot 37, 38 and the western portion of Lot 100.

A title search and smartmap for the site is provided in **Attachment 1**.

BACKGROUND

On 13 August 2007 the Douglas Shire Council granted approval for the combined development application comprising:

- Preliminary Approval for a Material Change of Use to permit uses consistent with the Service Industry Precinct in the Port Douglas and Environs Locality of the Douglas Shire Planning Scheme.
- A Development Permit for Reconfiguring a Lot (1 lot into 19); and,
- A Material Change of Use for the purpose of Animal Husbandry (kennel/Cattery) and Caretakers Residence.

A request to change the approval was approved by Council on 5 May 2015 and a request to extend the reconfiguring a lot approval was granted on 8 September 2015. The currency period for the approvals is set out below:

- Preliminary Approval - 15 February 2018
- Reconfiguring a Lot - 25 August 2019

REQUEST FOR EXTENSION TO CURRENCY PERIOD

On behalf of the applicant, we request an extension to the Currency Period for the Preliminary Approval for an additional four (4) years, or until 15 February 2022. This request is made in the context of a difficult industrial land market in North Queensland and specifically the Douglas Shire and a more difficult sales market than initially anticipated when approvals were initially sought.

It is considered that the extension of the approval is appropriate as it is associated with an extant approval for Reconfiguring a Lot. The extension of the preliminary approval would ensure the consistency of the development and maintain the effect of the associated Development Permit for Reconfiguring a Lot.

STATUTORY PROVISIONS

Pursuant to Section 286(2) of the *Planning Act 2016*, the Preliminary Approval for Material Change of Use is a continuing approval with full force and effect.

The request for extension of same is submitted in accordance with Section 86(1) of that Act which provides:

“(1) A person may make an application (an extension application) to the assessment manager to extend a currency period of a development approval before the approval lapses.”

The request must be in any form provided by the assessment manager, and accompanied by the relevant fee and owners consent. It is noted that Council in this instance does not have a “form” for such a request, and the request is therefore made “by notice” as permitted via Section 86(2)(a)(ii).

Pursuant to the Planning Act, notwithstanding that the department of Main Roads were a referral agency for the original application, referral agency/ies are not involved in the extension process.

Assessment of the extension application is undertaken in accordance with Section 87 of the Act, which relevantly provides that:

“(1) 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.”

It is submitted that relevant considerations for assessment of the request include:

Community awareness of the project

The subject site is now included in the Industry Zone of the recently adopted Douglas Shire Planning Scheme and as expected to be developed for industrial purposes. The extension of a Preliminary Approval, ties to an extant Reconfiguring a Lot approval, that provides for the use of the site for the purpose of service industry uses, would be consistent with the intent of the Planning Scheme and consistent with the community’s expectations of the development of the site.

It is considered that the community is aware of the intent of the development of the site for industry uses and that the preliminary approval is consistent with that awareness.

Consistency with other approvals applicable to the site

The approval for Reconfiguring a Lot, which is current until 25 August 2019, is consistent with the Preliminary Approval. The extension of the Preliminary Approval ensures that validity of the Development Permit for Reconfiguring a Lot and provides consistency in terms of the approach to the overall development.

Consistency with contemporary planning requirements

The current planning schemes intent for the site, as embodied in the purpose of the industry zone, is to provide for “a range of service, low or medium impact industrial uses...” The Preliminary Approval provides for the development of the site for the purpose of Industry, Class A and Class B and Service Industry. Class A and Class B industries are consistent with the terms low and medium impact industry, respectively.

It is considered that the Preliminary Approval provides for the development of the site consistent with the current Planning Schemes intent.

In terms of lot size it is noted that the current planning scheme encourages allotments in the Industry zone with a minimum size of 1,000m². The Preliminary Approval supports the Development Permit for Reconfiguring a Lot that provides for allotments of a minimum size of 2,000m². It is considered that the Preliminary Approval is consistent with the provisions of the current Planning Scheme in terms of minimum allotment size.

The other matter that requires consideration is the applicable Infrastructure Contributions. The Infrastructure Contributions for the overall development are secured by condition 36 of the extant Reconfiguring a Lot component of the approval, which is current until 25 August 2019, and which would not be affected by the extension of the preliminary approval.

CONCLUSION

We trust the above information assists Council in its assessment of the request for extension as made, and look forward to receiving confirmation of the granting of this extension as soon as possible.

Should additional details be required, please contact the undersigned.

Kind regards,

Patrick Clifton
CONSULTANT - FNQ

ATTACHMENT 1: TITLE SEARCH AND SMARTMAP

ATTACHMENT 2: CORRECTED COUNCIL DECISION NOTICES DATED 31 OCTOBER 2017

31 October 2017

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

Enquiries: Jenny Elphinstone
Phone: (07) 4099 9482
DSC Reference: CA 2876/2008 (D#832401) *SC*
Your Ref: J000085 Waks

WAKS Developments Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Attention Ms Kristy Gilvear

Dear Madam

**CORRECTED DECISION NOTICES
REQUEST TO CHANGE THE APPROVAL
REQUEST TO EXTEND RELEVANT PERIOD
AT 43, 45 AND 100L BEOR STREET CRAIGLIE
LAND DESCRIBED AS LOTS 37, 38 AND 100 ON SP248126**

Reference is made to the Development Approval for a combined development for:

- a Preliminary Approval for a Material Change of Use to permit uses consistent with industry (Service Industry),
- a Reconfiguration of a Lot (1 into 19 lots); and
- a Material Change of Use for the purpose of Animal Husbandry (Kennel/Cattery) and Caretaker's residence.

The approval was originally issued by the former Douglas Shire Council on 13 August 2007.

A request to change the approval was approved by Council at its Ordinary Meeting held on 5 May 2015 and a request to extend the reconfiguration of a lot component was approved by Council at its Ordinary Meeting held on the 8 September 2015. The Decision Notices that were issued on 8 May 2015 and 11 September 2015 incorrectly referred to the originating approval as CA 61 instead of CA69 and the incorrect original approval was attached to the issued Notices. The enclosed Corrected Decision Notices amend the clerical errors and replace the Decision Notices issued on 8 May 2015 and the 11 September 2015.

For clarification please note the reconfiguration of a lot component is valid up to and including 25 August 2019. The preliminary approval component was originally valid up to 13 August 2017. However, as two subsequent and related approvals were issued to the land the Preliminary Approval is now valid up to and including the 15 February 2018.

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

Yours faithfully



TRACEY CROUCH
A/Manager Sustainable Communities

cc. CairnsSARA@dilgp.qld.gov.au

encl.

- Corrected Decision Notice request to change (ROL componenet)
- Corrected Decision Notice request to extend (ROL component)

**DOUGLAS SHIRE COUNCIL
CORRECTED DECISION NOTICE — COMBINED APPROVAL
REQUEST TO CHANGE
(GIVEN UNDER SECTION 83 OF *THE PLANNING ACT 2016*)**

Douglas Shire Council assessed your application and decided it as follows:

1. Applicant's details

Name: WAKS Developments Pty Ltd
Postal Address: C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

2. Location details

Street Address: 43, 45 and 100L Beor Street, Craiglie
Real Property Description: Lots 37, 38 and 100 on SP248126

Local Government Area: Douglas Shire Council

3. Details of proposed development

Request to change the Reconfiguring of a Lot component of the combined approval for

- a Preliminary Approval for a Material Change of Use to permit uses consistent with industry (Service Industry),
- a Reconfiguration of a Lot (1 into 19 lots); and
- a Material Change of Use for the purpose of Animal Husbandry (Kennel/Cattery) and Caretaker's residence.

4. Decision

Date of decision: 5 May 2017
This Decision Notice issued 31 October 2017 replaces the Decision Notice dated 8 May 2015.

Decision details:

1. Condition 20 is amended as follows:

20. Plan of Development

The approved plan of reconfiguration and carrying out of any works on the premises associated with this development must be in accordance with the following approved plan/s of reconfiguration.

Title	Plan No	Date
Proposal Plan (stage 2)	8294- 40	21/9/06
<u>Reconfiguration of a Lot, Proposed Stage 2 Craiglie Business Park</u>	<u>RPS Drawing No. PR108905-17</u>	<u>31 July 2014</u>

2. A new condition, 29A, is inserted after Condition 29 as follows:

29A. Stormwater Drainage Design

Stormwater drainage from Lots 37 and 38 must be provided in a piped underground form beneath the easements and carriage way over Lot 37 to discharge onto Lots 36 and 39 (currently known as Lot 100 on SP248126) and to be disposed of to the satisfaction of the Chief Executive Officer.

3. A new Condition 33A is inserted after Condition 33 as follows:

33A. The Applicant must provide six (6) car spaces in the area Easement C to the satisfaction of the Chief Executive Officer.

4. Condition 38 is amended as follows:

- ~~38. Council acknowledges that with Stage One (1) of the proposal the applicant intends to provide a land component of 4000m² to the Paws and Claws organisation, together with \$200 000 worth of works in lieu and a monetary contribution equivalent to 9% of the total open space and recreation required for Stage One (1) and Stage Two (2) of the development.~~

~~With Stage 2 of the development the applicant is required to contribute the balance of the contribution 43.9% as land in the south-eastern portion of the site as indicated in the plan of development.~~

Council acknowledges that Park was provided (including the provision of upgrading works) through Stage 1 of the Industrial Estate and that provision is complimented with a financial deed of gift of \$200 000 to the Homeless Animal Society and Boarding Kennels Incorporated IA20194. These provisions of land, upgrading works and deed of gift satisfy the provision of Park and must be provided prior to the issue of a Compliance Certificate for the Plan of Survey.

5. Original Approval

A copy of the original approval (CA 69 issued by the former Douglas Shire Council on 13 August 2007) is included in Schedule 1.

6. Concurrence Agency

The State Department of Infrastructure and Planning (former concurrence agency Department of Main Roads). Refer to Schedule 3.

7. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Operational Work

Plumbing approvals are also required for all plumbing work.

8. Properly made submissions

There were no properly made submissions for this application.

9. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are included in Schedule 4.

END DECISION NOTICE

SCHEDULE 1 – ORIGINAL APPROVAL



10/08/07
14/08/07

Mrs Natalie Clark - Planning Officer
Planning Services Section - ☎ 1071 4099 9456
planning@ds.cqld.gov.au



CA 69

Flanagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

13 August 2007

**INTEGRATED PLANNING ACT
DECISION NOTICE**

DEVELOPMENT APPLICATION

Applicant's Name : Waks Pty Ltd
Owner's Name : Waks Pty Ltd
Proposal : A. Reconfiguration of a Lot to create 19 Lots
 B. Preliminary Approval for a Material Change of Use to permit uses consistent with Industry (Service Industry)
 C. Development Permit for a Material Change of Use for the purpose of Intensive Animal Husbandry (Kennel/Cattery) and Caretaker's Residence
Application Number : CA 69
Site Address : Beer Street, Craiglie
Property Description : Lot 83 on SR724, Parish of Salisbury, County of Solander

1. Decision: **Decision Date:** 7 August 2007

This negotiated decision notice replaces the decision notice dated 18 May 2007. Condition 38 has been amended. All other conditions remain unchanged.

Approved subject to Conditions

ADMINISTRATIVE OFFICE TELEPHONE: 1071 4099 9456 FAX: 1071 4099 9456
 LOCAL DEPARTMENTAL TELEPHONE: 1071 4099 9456
 ELECTRONIC MAIL: planning@ds.cqld.gov.au
 LIBRARY: 1071 4099 9456

2. **Type of Development Approval:**

Material Change of Use	Development Permit
Reconfiguration of a Lot	Development Permit
Material Change of Use	Preliminary Approval

3. **Referral Agency:**

Department of Main Roads
Peninsula District
PO Box 6185
CAIRNS QLD 4870

4. **Conditions**

MATERIAL CHANGE OF USE (Intensive Animal Husbandry & Caretaker's Residence)

Plan of Development

1. The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with the details of the application and the following approved Plan's of Development:

Title	Plan No.	Date
Overall Site Plan	SD 01	Sept 06
Proposed Layout Plan	SD 02	Sept 06
Proposed Layout Elevations, Sections, Images	SD 03	Sept 06

Except where such plans are modified by the terms of this approval.

Currency Period

2. This development approval lapses four (4) years after the day that the development approval takes effect, unless extended under Section 3.5.22 of the Integrated Planning Act 1997.

Landscaping

3. The landscaping plan submitted with the proposed development referenced as:

Title	Plan No.	Date
Landscape Plan	SD 01	-

Has been approved, as part of this development, except where otherwise stated as a condition of this approval.

4. The owner/developer shall be responsible for all maintenance work for a period of twenty-four (24) months. Council will not accept the landscaping off maintenance until it meets the requirements of Council's Engineering Services.
5. Irrigation for external landscaping shall be transferred to Council's reticulated water system prior to landscaping being accepted as off maintenance.

Sewerage

6. No additional external structural loads are permitted to be applied to Council's existing sewer as a consequence of the approved development.
7. Animal faeces are to be collected on site and disposed of in the general refuse.
8. No animal faeces are to be placed into the sewer.

Electricity and Telephone Services

9. All electrical lines along the full frontages of the subject site (unnamed proposed cul-de-sac) are to be placed underground. These works are to be undertaken by Ergon Energy at the developers/owners expense and are to be completed prior to commencement of the approved use.

Stormwater

10. All stormwater run-off from non-permeable surfaces and roof areas occurring on the site must be collected within the premises and discharged to the legal and practical point of discharge which has been nominated as unnamed road. The approved use must not:
 - a) Interfere with the natural flow of stormwater;
 - b) Cause ponding of stormwater on adjoining properties.

Carparking

11. A carparking area with a minimum of sixteen (16) spaces shall be constructed, sealed, drained and line marked in accordance with the relevant Australian Standard, and the approved plan of development and maintained thereafter.

Refuse

12. A waste storage area is to be available on site in a location approved by the Manager Environmental Health Services. The storage area is to be of sufficient size to house all mobile garbage (wheelie) bins including recycling bins. The storage area is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.

Compliance

13. All conditions shall be complied with prior to the occupancy of the building for the approved use or commencement of the approved use on the land. Any developer

security, associated with this approval will not be released until all conditions of approval are complied with.

Construction Requirements

14. All construction works are to be carried out in compliance with the Environmental Protection (Water) Policy 1997 and the Environmental Protection Regulation 1998.
15. Adequate facilities must be provided during construction to contain all site refuse. Facilities should be designed to prevent loose items of refuse being displaced by wind forces or being washed off site.
16. All liquid wastes generated during construction of the premises should be managed so that they are not permitted to enter a roadside gutter, stormwater drain or a water tank.
17. Waste solvents, solvent and acrylic based paints and waste water generated during construction must not be introduced to sewer or stormwater systems and should be disposed of using the services of a trade waste contractor or other approved disposal agency.
18. All sites are to be provided with sediment control measures to prevent any run-off of mud, silt or sand to stormwater. (Further advice on sediment control can be obtained by contacting Council's Environmental Health Services Section for a free booklet).
19. The applicant is to provide an Acoustic Report prepared by an Acoustic Engineer that demonstrates that measures proposed to be installed on the kennel site will be adequate to mitigate potential noise nuisance as defined by the Environmental Protection Regulation 1998.

RECONFIGURING A LOT

Plan of Development

20. The approved plan of reconfiguration and carrying out of any works on the premises associated with this development must be in accordance with the following approved plan/s of reconfiguration.

Title	Plan No.	Date
Proposal Plan (Stage 2)	8294.10	21/9/06

Except where such plans are modified by the terms of this approval.

Water Supply

21. The plans and specifications of the internal water supply must be submitted to Council at Operational Works application stage for this reconfiguration for review.

This system must make provision for services to the boundaries of all lots, including main works, envelope pipes at cross street services and valve and hydrant markers and be

designed in accordance with the requirements of Planning Policy No.6 "Planning Scheme Policy No.6 "INQROC" Development Manual".

22. The developer must provide a new water supply connection for proposed Lots 24 - 42. The design and specifications for the new connection must be submitted to Council for its approval prior to the lodgement of the Survey Plan for endorsement.
23. The developer is responsible for the external works to connect the site with Council's water supply at Bear Street.
24. The developer shall be required to provide a 20mm diameter water service to the boundary of each lot to be created, together with the lodgment with Council of an amount equivalent to the cost of completing each service with a water meter. The service connection to the Council water main will remain closed until such time as the respective lot purchaser makes application to have the service operative. At this time, Council will install the water meter and turn the flow of water on through the service at no cost to the said lot purchaser.

The amount lodged by the applicant shall be placed in Council's Trust Fund and is to be utilised when applications are received from the allotment purchasers for a water service connection

Sewerage

25. The plans and specifications of the internal sewerage works must be submitted to Council at Operational Works application stage for approval.
26. The developer must provide a new sewerage connection for proposed Lots 24 - 42. The design and specifications for the new connection must be submitted to Council for its approval prior to the lodgement of the Survey Plan for endorsement.

Electrical & Telephone Services

27. Prior to the approval of the Plan of Survey, the Developer must submit to Council a copy of a letter from Ergon Energy stating that satisfactory arrangements have been made for the provision of:
 - (a) an underground electrical supply to each lot; and
 - (b) street lighting in accordance with Council's adopted standards.
 - (c) locating of all above ground transformer cubicles clear of footpath and parkland areas.
28. Prior to the approval of the Plan of Survey, the Developer must submit to Council a copy of a letter from Telstra stating that satisfactory arrangements have been made for the provision of:
 - (a) an underground telephone service to each lot, and
 - (b) locating of all above ground switching station cubicles clear of footpath and parkland areas.

Stormwater Drainage

29. The Developers are required to place pollution control devices in stormwater drains in accordance with the requirements of Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual". The design and location of these devices must be submitted at Operational Works application stage.

Operational Works Development Permit

30. The developer must submit as part of an application for a Development Permit for Operational Works information and plans in accordance with Section AP1 "Application Procedures" of Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual". Currency Period
31. The development authorised by this Development Permit must cease at the expiration of four (4) years from the day that this Development Permit takes effect under the *Integrated Planning Act 1997* unless a detailed plan of survey has been lodged with Council for endorsement and all conditions of this approval complied with.

Compliance with Conditions

32. The Plan of Survey with associated documents shall not be endorsed by Council until Conditions 20 to 38 have been complied with.

Road Works

33. The developer must undertake the following works:
 - (a) Internal
Provision is to be made for the following works in accordance with Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual" for Industrial Access Roads.
 - i. Unimproved Roads
 - Kerb and channelling along the full length of the frontage;
 - Full width bitumen surface;
 - Footpaths;
 - Underground Drainage.
 - (b) External
Provision is to be made for the following works external to the site in accordance with Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual" for Industrial Collector Roads.
 - i. Bear Street
 - Kerb and channelling along the full length of the frontage;
 - Construction of road shoulders, to full width;
 - Footpaths;
 - Underground Drainage

The plans and specifications of the internal and external road works must be submitted to Council at Operational Works application stage for review.

- 34. All damage to the road and/or road reserve adjacent to the site as a result of, or in connection with this development must be repaired by the developer, at their expense, prior to completion of works associated with the development.

Environmental Management Plan

- 35. The Developer is to submit with the application for approval of Operational Works, an Environmental Management Plan (EMP) in accordance with the requirements of Planning Scheme Policy No. 10 "Reports and Information the Council may Request". This EMP must detail the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works.

Water supply & Sewerage Headworks

- 36. The developer/owner shall pay to the Council headworks contributions for water supply and sewerage in accordance with Council's Planning Scheme Policy No. 11 - Water Supply and Sewerage Headworks and Works External Contributions (The Policy). The contribution shall be calculated at the rate per Equivalent Domestic Connection (EDC) applicable at the time of payment in accordance with the policy.

The current number of EDC's for the approved use are:

- Water Supply 69
- Sewerage 69

Street Tree Planting

- 37. The applicant is to undertake street tree planting in accordance with the requirements of the FNQ Development Manual.

Contributions

- 38. Council acknowledges that with Stage One (1) of the proposal the applicant intends to provide a land component of 4 000m² to the Paws & Claws Organisation, together with \$200,000 worth of works in lieu and a monetary contribution equivalent to 9% of the total open space and recreation required for Stage One (1) and Stage Two (2) of the development.

With Stage 2 of the development the applicant is required to contribute the balance of the contribution 43.9% as land in the south-eastern portion of the site as indicated on the plan of development.

ENVIRONMENTALLY RELEVANT ACTIVITY CONDITIONS

SCHEDULE A - GENERAL CONDITIONS

- A1. The environmentally relevant activity must be constructed, operated and maintained in accordance with the plans, specifications and information submitted by the applicant which are approved by the Administering Authority as set out in the attached schedule to this development approval except that, in the event of an inconsistency arising between the application and the conditions of this development approval, the conditions of the development approval must apply.
- A2. The holder of the development approval must not change the method of disposal or increase the amount of disposed waste under this development approval if the change is likely to increase.
- A3. Contaminant must not be released to the environment other than in accordance with the development approval.
- A4. The holder of the development approval must install and operate all works and control equipment, and take all measures, perform all acts and do all things necessary to ensure compliance with the conditions of the development approval.
- A5. A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.
- A6. The holder of the development approval must ensure that those persons responsible for day-to-day operations at the approved place are familiar with the conditions of this development approval.
- A7. Any record required to be kept as a condition of the development approval must be kept at the approved place and be available for examination by an authorised person.
- A8. Copies of any record required to be kept by a condition of the development approval must be provided to any authorised person or the administering authority on request.

SCHEDULE B - AIR DISCHARGE

- B1. Notwithstanding any other condition of the development approval, no odour (determined by an authorised person to be noxious or offensive) is to be released beyond the boundaries of the approved place.
- B2. No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols is to cause or likely to cause an environmental nuisance beyond the boundaries of the approved place.
- B3. No incineration or open burning is to be carried out on the approved place.

SCHEDULE C - WATER DISCHARGE

- C1. Except as otherwise provided by the conditions of the water schedule of this development approval, the environmentally relevant activity must be carried out by such practical means, which may be necessary to prevent or minimise the release of contaminants to waters.
- C2. Contaminants must not be directly or indirectly released from the approved place to any waters or the bed and banks of any waters (except as permitted under another schedule of this development approval)

SCHEDULE D – STORMWATER MANAGEMENT

- D1. Except as provided by the conditions of the stormwater management schedule and the water schedule of this development approval, the environmentally relevant activity must be carried out by such practical means which may be necessary to prevent or minimise the contact of incident rainfall and stormwater runoff with wastes, contaminants or material to any stormwater drainage system, roadside gutter or water.
- D2. Any stormwater leaving the approved place shall contain no visible floating oil, grease, scum, litter or other matter.
- D3. Any spillage of wastes, contaminants or other material must be cleaned up as quickly as practical. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or water.
- D4. All wastewater produced as a result of the environmentally relevant activity, including water produced from the washing of animals and animal accommodation is to be discharged to the sewer via an approved silt trap.

SCHEDULE E – LAND APPLICATION

- E1. The environmentally relevant activity must be carried out by such practical means that may be necessary to prevent or minimise the release of contaminants to the land.

SCHEDULE F – NOISE CONTROL

- F1. Except as otherwise provided by the condition of the Noise schedule of this development approval, the environmentally relevant activity must be carried out by such means that may be necessary to prevent or minimise the emission of noise.
- F2. The emission of noise from the approved place must not result in offensive noise levels being emitted beyond the boundaries of the approved place, as determined by an authorised person

SCHEDULE G – WASTE MANAGEMENT

- G1. Waste must not be released to the environment or disposed contrary to the condition of this development approval.

- G2. Waste must not be burnt or allowed to burn at the approved place or removed and burnt elsewhere.
- G3. Where a recycling service is available, recyclable waste must not be deposited in the general waste stream.

SCHEDULE II – SELF MONITORING

- H1. All complaints received by the holder of this development approval of this environmentally relevant activity relating to operations at the approved place must be recorded in a logbook with the following details:
- Time and date of complaint;
 - Contact details of the complainant;
 - Response and investigation undertaken as a result of the complainant;
 - Name of person responsible for investigating complaint; and
 - Action taken as a result of the investigation of the complaint.
- H2. The complaints recorded required by condition H1 shall be maintained for a period of not less than 3 years.
- H3. As soon as practical after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the condition of this development approval, the holder of this development approval, to their operator on site must notify the administering authority of the release by telephone or facsimile.
- H4. The notification of emergencies or incidents as required by condition H3 must include but not limited to the following:
- The name of the holder of this development approval
 - The location of the emergency or the incident
 - The name and telephone number of the designated contact person
 - The time of release
 - The time the holder of the development approval became aware of the release
 - The suspected cause of the release
 - The environmental harm and or the environmental nuisance caused, threatened or suspected to be caused by the release
 - Actions taken to prevent any further release and mitigate any environmental harm or environmental nuisance caused by the release

SCHEDULE I – DEFINITIONS

- I1. For the purpose of this development approval any term not otherwise defined in legislation or in the definitions schedule of this development approval has the meaning conferred to that term in its common usage.
- I2. In the event of any inconsistency arising between the meaning of any term provided in the definitions schedule of this development approval and any common usage of that

term, the meaning conferred in the definitions schedule of this development approval must apply.

13. For the purpose of this development approval the following definitions apply:

"Act" means the Environmental Protection Act 1994

"Administering Authority" means the Douglas Shire Council or its successor


Advice

- Water connection and electricity transformer cubicles are located on alternate lot boundaries to ensure safety when requiring maintenance.
- In accordance with the Queensland State regulations for pool fencing there shall be no climbable vegetation within 1.2 metres of the pool fence.
- No Advertising Device has been approved with this application. Any Advertising Device proposed will require an operational works application in accordance with the 2006 Douglas Shire Planning Scheme.

5. **Further Development Approvals Required:**

Operational Work
Building Permit

Development Permit
Development Permit



Paul Fromman
General Manager - Development & Environment

Appendix A – Concurrence Agency Response

Queensland
Government

2 November 2006

Mr T Meibohm
Chief Executive Officer
Douglas Shire Council
PO Box 357
Mossman Qld 4852

DOUGLAS SHIRE COUNCIL RECEIVED	
FILE NAME	DMR CONCURRENT CONCERN
DOCUMENT	
	- 5 NOV 2006
CALL	
ATTENTION	LS
INFORMATION	

Department of Main Roads

Dear Mr Meibohm,

Douglas Shire: Captain Cook Highway (Calrus-Mossman)
Situated at Fleet Street, Craiglie
Lot 83 on SR 734, Parish of Salisbury
Waka Pty Ltd
Proposed Material Change of Use (Service Industry Zone) & Proposed Lot 37 - Intensive Animal Husbandry & Carstaker's Residence) & Reconfiguration of Lot (19 Allotments & New Roads)
Application
Notification of Changed Conditions of Development (DMR as Concurrence Agency)

Reference:

- the above application received at the Department 23 October 2006 requesting consideration of the above development,
- the Department's letter of conditions of development dated 27 October 2006, and
- written representation from the applicant's consultants received at the Department 3 November 2006 clarifying reference to a proposed adjoining park in condition 1 and requesting an amended wording of the condition.

The Department has reviewed the request and is able to amend condition 1.

In accordance with section 3.3.17 of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads, as a Concurrence Agency, has reviewed the impact of the proposed development on the State-controlled road network and requires that Council include the following amended conditions of development for the subject application:

A. AMENDED CONDITIONS OF DEVELOPMENT

1. Permitted Road Access Location

- (1) Access between the State-controlled road (i.e. Captain Cook Highway) and the subject land shall be via Fleet Street only, to the satisfaction of Douglas Shire Council. A vehicle barrier shall be constructed along the boundary between the proposed Lots 26, 27 and 28 and Teamsters Park and the boundary between the proposed Lots 28 and 29 and the proposed Lot 23 (park) to prevent alternative traffic access.

Main Roads Region
Regional Office
PO Box 6181
CANNON Downs QLD 4170
ABN 67 418 727 311

Office: 4660 712 2222 222
Toll-free: 13 23 23
Queensland MAILBOX MAILING
Telephone 4517 4560 6011
Facsimile 4517 4012 5015

(ii) No direct access between the State-controlled road reserve (i.e. Captain Cook Highway) and the subject land is permitted.

I. Development Staging

The landowner/ applicant shall not lodge a plan of survey creating the first industrial allotment in "Craigie Business Park Stage 2" to Council for signing and dating until after the conditioned Captain Cook Highway/ Bear Street intersection works attached to Council's negotiated decision notice CA 61 dated 14 September 2006 for "Craigie Business Park Stage 1" are completed to the satisfaction of the Director General of the Department of Main Roads.

J. Advertising

No advertising device for the proposed development is permitted within the State-controlled road reserve (i.e. Captain Cook Highway).

Reasons

The reasons and information used in the setting of conditions detailed above include:

- Department of Main Roads Access Policy;
- Department of Main Roads Involvement in Development Application Referrals and Assessment Guide; and
- Douglas Shire Planning Scheme.

II. GENERAL DISCUSSION

Council is requested to reflect the above conditions on its Rates Record, to ensure that the planning intentions of the conditions are secured.

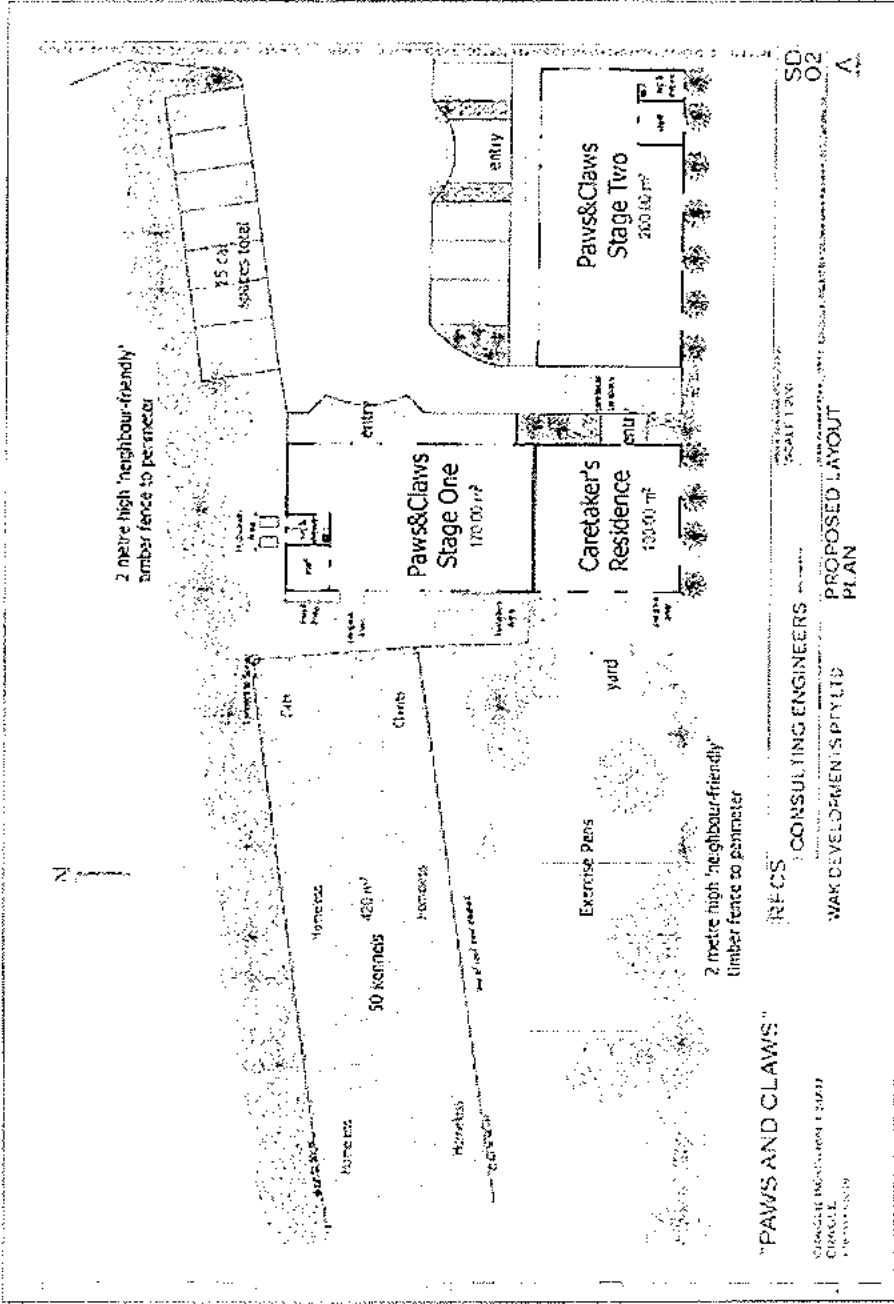
This Department would appreciate a copy of Council's decision notice regarding the application.

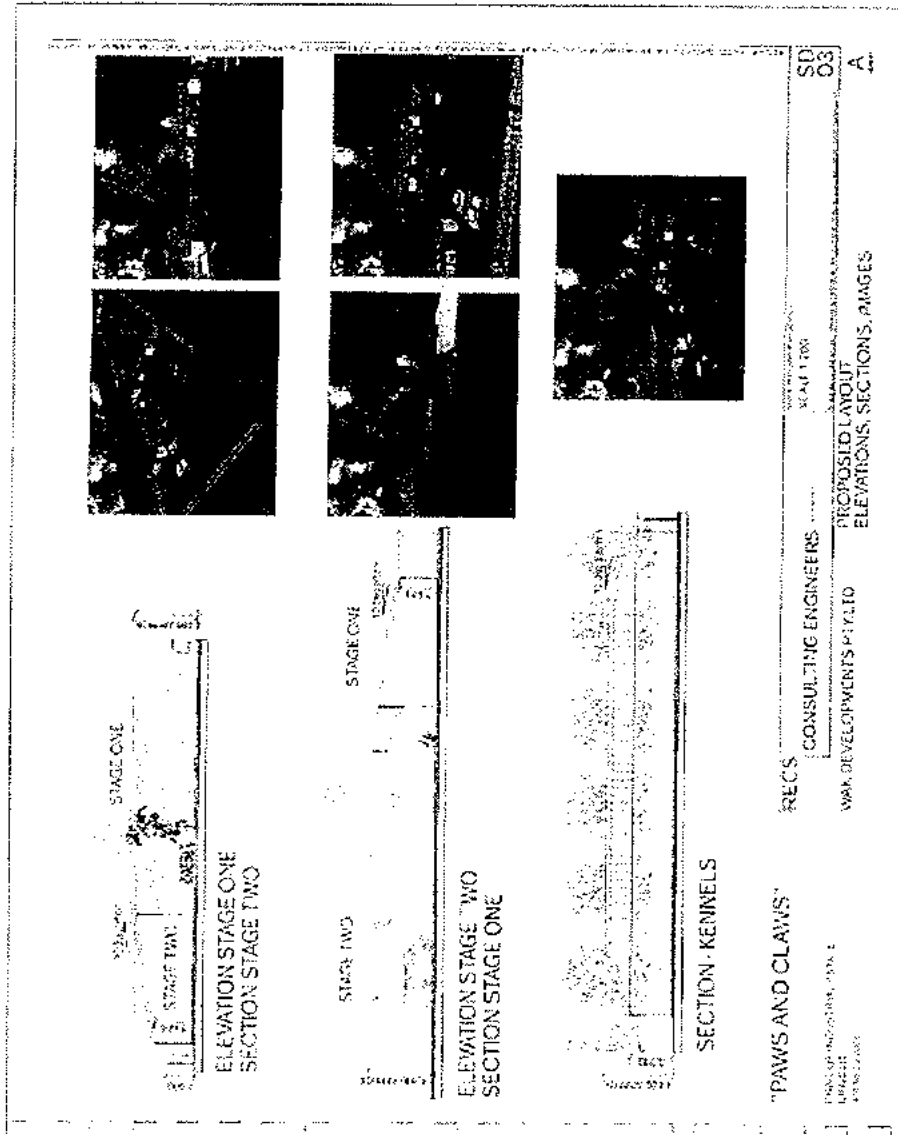
A copy of this letter has been sent to the applicant.

Yours sincerely



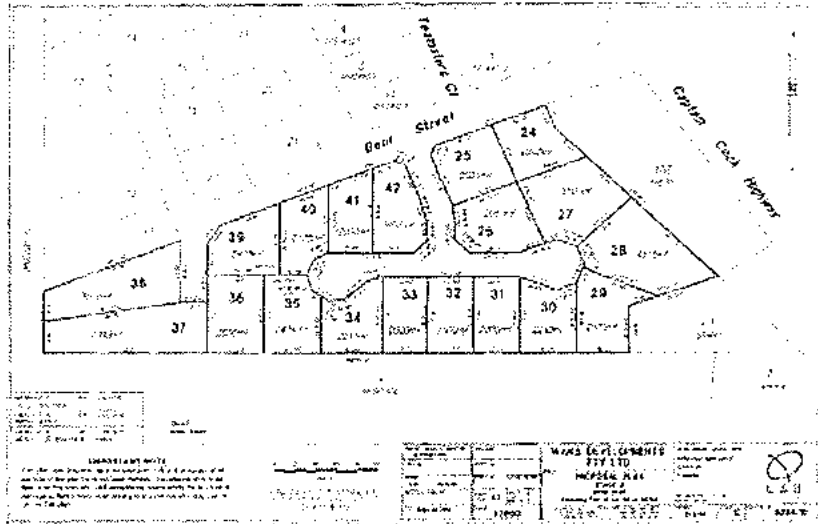
David Hubner
MANAGER (TRANSPORT PLANNING) PENINSULA



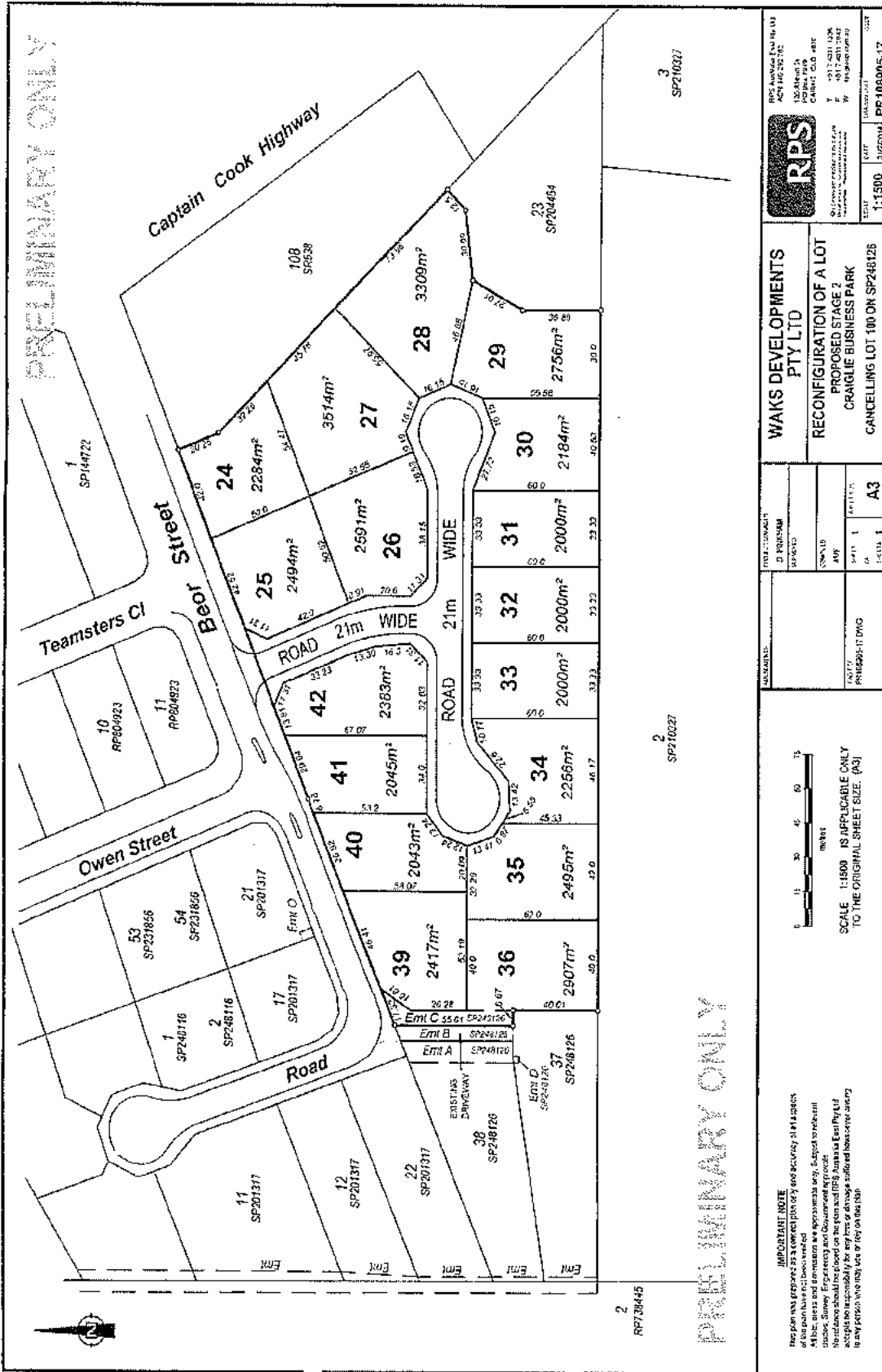


"PAWS AND CLAWS"
 CONSULTING ENGINEERS
 RECS
 WAK DEVELOPMENTS PVT LTD
 SCALE 1:100
 PROPOSED LAYOUT
 ELEVATIONS, SECTIONS, IMAGES
 SD
 03
 A

Plan of Reconfiguration



SCHEDULE 2 - APPROVED AMENDED PLANS



IMPORTANT NOTE
 This plan was prepared as a correction to a previous plan and is not intended to be used as a separate plan. It is subject to relevant laws, Survey, Engineering and Geographical requirements. The plan should be placed on the plan and RPS Australia Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising in any person who may use or rely on this plan.

RPS
 RPS Australia Pty Ltd
 132 Albert St
 Sydney NSW 2000
 Australia
 Tel: 61 2 9211 7222
 Fax: 61 2 9211 7222
 Email: rps@rps.com.au

WAKS DEVELOPMENTS PTY LTD
 RECONFIGURATION OF A LOT
 PROPOSED STAGE 2
 CRAIGUE BUSINESS PARK
 CANCELLING LOT 100 ON SP248425

PROJECT NAME	WAKS DEVELOPMENTS PTY LTD
PROJECT NO.	SP210327
DATE	11/10/2017
SCALE	1:1500
PROJECT NO.	FR108905-17

RECONFIGURATION OF A LOT
 PROPOSED STAGE 2
 CRAIGUE BUSINESS PARK
 CANCELLING LOT 100 ON SP248425

PROJECT NAME	WAKS DEVELOPMENTS PTY LTD
PROJECT NO.	SP210327
DATE	11/10/2017
SCALE	1:1500
PROJECT NO.	FR108905-17

SCALE 1:1500 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3)

SCHEDULE 3 REFERRAL AGENCY ADVICE



Queensland
Government

Department of
State Development,
Infrastructure and Planning

Our reference: SPD-0814-010287

Your reference:

Date: 21 August 2014

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

Dear Ms Cardew

Notice about request for permissible change—relevant entity

43 Beor - Craiglie, Douglas Shire - QLD; 45 Beor - Craiglie, Douglas Shire - QLD;
(Given under section 373(1) of the *Sustainable Planning Act 2009*)

The Department of State Development, Infrastructure and Planning received a copy of the request for a permissible change under section 372(1) of the *Sustainable Planning Act 2009* on 11 August 2014 advising the department, as a relevant entity, of the request for a permissible change made to the responsible entity under section 369 of the *Sustainable Planning Act 2009*.

The department understands that the proposed changes are as follows:

- That Condition 20 of the Negotiated Decision Notice, issued 13 August 2007 change the referencing with respect to Plan No. 8294-10 dated 21/09/06 to Plan No. PR108905-17 dated 31/07/2014.
- In summary effectively: (a) altering access to lots 37 and 38; (b) modifying internal access for the balance of lots within Stage 2 to comply with FNQROC Development Manual


The department has considered the proposed changes to the development approval and advises that it has no objection to the change being made.

Page 1

Far North Queensland Regional
Office Ground Floor, Cairns Port
Authority PO Box 2358
Cairns QLD 4870

If you require any further information, please contact Angela Foster, Principal Planning Officer, on 4037 3233, or via email angela.foster@dsdip.qld.gov.au who will be able to assist.

Yours sincerely



Robin Clark
Manager (Planning)

cc Waks Developments Pty Ltd
K/- Kristy Gilvear, Gilvear, Planning
kristy@gilvearplanning.com.au

SCHEDULE 4 APPEAL RIGHTS

Planning Act 2016
Chapter 6 Dispute resolution

[s 229]

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct* means an act or omission.
 - representative* means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind*, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
- (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

[s 231]

- (f) for an appeal to the P&E Court—the chief executive;
and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started;
or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—

-
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

**DOUGLAS SHIRE COUNCIL
CORRECTED DECISION NOTICE — COMBINED APPROVAL
REQUEST TO EXTEND
(GIVEN UNDER SECTION 87 OF *THE PLANNING ACT 2016*)**

Douglas Shire Council assessed your application and decided it as follows:

10. Applicant's details

Name: WAKS Developments Pty Ltd
Postal Address: C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

11. Location details

Street Address: 43, 45 and 100L Beor Street, Craiglie
Real Property Description: Lots 37, 38 and 100 on SP248126
Local Government Area: Douglas Shire Council

12. Details of proposed development

Request to extend the relevant period for five years for the Reconfiguring of a Lot component of the combined approval for

- a Preliminary Approval for a Material Change of Use to permit uses consistent with industry (Service Industry),
- a Reconfiguration of a Lot (1 into 19 lots); and
- a Material Change of Use for the purpose of Animal Husbandry (Kennel/Cattery) and Caretaker's residence.

13. Decision

Date of decision: 8 September 2015
This Decision Notice issued 31 October 2017 replaces the Decision Notice dated 11 September 2015.

Decision details: Council has extended the relevant period and this Development Permit is now valid up to and including 25 August 2019. All other conditions of the Development Permit (attached) issued on 6 May 2015 remain unchanged.

14. Existing Approval

A copy of the existing approval (CA 69 issued by the former Douglas Shire Council on 13 August 2007 and amended by Douglas Shire Council on 5 May 2015) is included in Schedule 1.

15. Concurrence Agency

The State Department of Infrastructure and Planning (former concurrence agency Department of Main Roads). Refer to Schedule 2.

16. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Operational Work

Plumbing approvals are also required for all plumbing work.

17. Properly made submissions

There were no properly made submissions for this application.

18. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are included in Schedule 3.

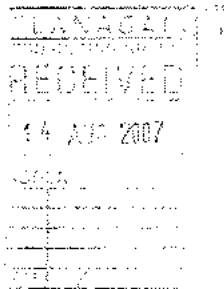
END DECISION NOTICE

SCHEDULE 1 – EXISTING APPROVAL



10/08/07
10/08/07

Mrs Nandie Clark – Planning Officer
Planning Services Section - ☎ (07) 4090 9456
planning@dsq.qld.gov.au



CA 69

Planagan Consulting Group
PO Box 5820
CAIRNS QLD 4870

13 August 2007

**INTEGRATED PLANNING ACT
DECISION NOTICE**

DEVELOPMENT APPLICATION

Applicant's Name : Waks Pty Ltd
Owner's Name : Waks Pty Ltd
Proposal : A. Reconfiguration of a Lot to create 19 Lots
 B. Preliminary Approval for a Material Change of Use to permit uses consistent with Industry (Service Industry)
 C. Development Permit for a Material Change of Use for the purpose of Intensive Animal Husbandry (Kennel/Cattery) and Caretaker's Residence
Application Number : CA 69
Site Address : Beer Street, Craiglie
Property Description : Lot 83 on SR224, Parish of Salisbury, County of Solander

I. Decision: **Decision Date:** 7 August 2007

This negotiated decision notice replaces the decision notice dated 18 May 2007. Condition 38 has been amended. All other conditions remain unchanged.

Approved subject to Conditions

ADMINISTRATION OF DP/RI (ALL DECISIONS) PHONE: 07 4090 9456 FACSIMILE: 07 4090 9456 ALL COMMUNICATIONS TO BE DIRECTED TO THE OFFICE OF THE PLANNING OFFICER
 INTERNET: www.dsq.qld.gov.au
 E-MAIL: planning@dsq.qld.gov.au
 ADDRESS: 100 RIVERVIEW DRIVE, CAIRNS QLD 4870

2. **Type of Development Approval:**

Material Change of Use	Development Permit
Reconfiguration of a Lot	Development Permit
Material Change of Use	Preliminary Approval

3. **Referral Agency:**

Department of Main Roads
Peninsula District
PO Box 6185
CAIRNS QLD 4870

4. **Conditions**

MATERIAL CHANGE OF USE (Intensive Animal Husbandry & Caretaker's Residence)

Plan of Development

1. The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with the details of the application and the following approved Plan/s of Development:

Title	Plan No.	Date
Overall Site Plan	SD 01	Sept 06
Proposed Layout Plan	SD 02	Sept 06
Proposed Layout, Elevations, Sections, Images	SD 03	Sept 06

Except where such plans are modified by the terms of this approval.

Currency Period

2. This development approval lapses four (4) years after the day that the development approval takes effect, unless extended under Section 3.5.22 of the Integrated Planning Act 1997.

Landscaping

3. The landscaping plan submitted with the proposed development referenced as:

Title	Plan No.	Date
Landscape Plan	SD 01	-

Has been approved, as part of this development, except where otherwise stated as a condition of this approval.

4. The owner/developer shall be responsible for all maintenance work for a period of twenty-four (24) months. Council will not accept the landscaping off maintenance until it meets the requirements of Council's Engineering Services.
5. Irrigation for external landscaping shall be transferred to Council's reticulated water system prior to landscaping being accepted as off maintenance.

Sewerage

6. No additional external structural loads are permitted to be applied to Council's existing sewer as a consequence of the approved development.
7. Animal faeces are to be collected on site and disposed of in the general refuse.
8. No animal faeces are to be placed into the sewer.

Electricity and Telephone Services

9. All electrical lines along the full frontages of the subject site (unnamed proposed cul-de-sac) are to be placed underground. These works are to be undertaken by Ergon Energy at the developers'owners expense and are to be completed prior to commencement of the approved use.

Stormwater

10. All stormwater run-off from non-permeable surfaces and roof areas occurring on the site must be collected within the premises and discharged to the legal and practical point of discharge which has been nominated as unnamed road. The approved use must not:
 - a) Interfere with the natural flow of stormwater;
 - b) Cause ponding of stormwater on adjoining properties.

Carparking

11. A carparking area with a minimum of sixteen (16) spaces shall be constructed, sealed, drained and line marked in accordance with the relevant Australian Standard, and the approved plan of development and maintained thereafter

Refuse

12. A waste storage area is to be available on site in a location approved by the Manager Environmental Health Services. The storage area is to be of sufficient size to house all mobile garbage (wheelie) bins including recycling bins. The storage area is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.

Compliance

13. All conditions shall be complied with prior to the occupancy of the building for the approved use or commencement of the approved use on the land. Any developer

security, associated with this approval will not be released until all conditions of approval are complied with.

Construction Requirements

- 14. All construction works are to be carried out in compliance with the Environmental Protection (Water) Policy 1997 and the Environmental Protection Regulation 1998.
- 15. Adequate facilities must be provided during construction to contain all site refuse. Facilities should be designed to prevent loose items of refuse being displaced by wind forces or being washed off site.
- 16. All liquid wastes generated during construction of the premises should be managed so that they are not permitted to enter a roadside gutter, stormwater drain or a water tank.
- 17. Waste solvents, solvent and acrylic based paints and waste water generated during construction must not be introduced to sewer or stormwater systems and should be disposed of using the services of a trade waste contractor or other approved disposal agency.
- 18. All sites are to be provided with sediment control measures to prevent any run-off of mud, silt or sand to stormwater. (Further advice on sediment control can be obtained by contacting Council's Environmental Health Services Section for a free booklet).
- 19. The applicant is to provide an Acoustic Report prepared by an Acoustic Engineer that demonstrates that measures proposed to be installed on the kennel site will be adequate to mitigate potential noise nuisance as defined by the Environmental Protection Regulation 1998.

RECONFIGURING A LOT

Plan of Development

- 20. The approved plan of reconfiguration and carrying out of any works on the premises associated with this development must be in accordance with the following approved plan/s of reconfiguration.

Title	Plan No.	Date
Proposal Plan (Stage 2)	8294-10	21.9/06

Except where such plans are modified by the terms of this approval.

Water Supply

- 21. The plans and specifications of the internal water supply must be submitted to Council at Operational Works application stage for this reconfiguration for review.

This system must make provision for services to the boundaries of all lots, including main works, envelope pipes at cross street services and valve and hydrant markers and be

designed in accordance with the requirements of Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual".

22. The developer must provide a new water supply connection for proposed Lots 24 - 42. The design and specifications for the new connection must be submitted to Council for its approval prior to the lodgement of the Survey Plan for endorsement.
23. The developer is responsible for the external works to connect the site with Council's water supply at Bear Street.
24. The developer shall be required to provide a 20mm diameter water service to the boundary of each lot to be created, together with the lodgment with Council of an amount equivalent to the cost of completing each service with a water meter. The service connection to the Council water main will remain closed until such time as the respective lot purchaser makes application to have the service operative. At this time, Council will install the water meter and turn the flow of water on through the service at no cost to the said lot purchaser.

The amount lodged by the applicant shall be placed in Council's Trust Fund and is to be utilised when applications are received from the allotment purchasers for a water service connection

Sewerage

25. The plans and specifications of the internal sewerage works must be submitted to Council at Operational Works application stage for approval.
26. The developer must provide a new sewerage connection for proposed Lots 24 - 42. The design and specifications for the new connection must be submitted to Council for its approval prior to the lodgement of the Survey Plan for endorsement.

Electrical & Telephone Services

27. Prior to the approval of the Plan of Survey, the Developer must submit to Council a copy of a letter from Ergon Energy stating that satisfactory arrangements have been made for the provision of:
 - (a) an underground electrical supply to each lot; and
 - (b) street lighting in accordance with Council's adopted standards.
 - (c) locating of all above ground transformer cubicles clear of footpath and parkland areas.
28. Prior to the approval of the Plan of Survey, the Developer must submit to Council a copy of a letter from Telstra stating that satisfactory arrangements have been made for the provision of:
 - (a) an underground telephone service to each lot; and
 - (b) locating of all above ground switching station cubicles clear of footpath and parkland areas.

Stormwater Drainage

29. The Developers are required to place pollution control devices in stormwater drains in accordance with the requirements of Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual". The design and location of these devices must be submitted at Operational Works application stage.

Operational Works Development Permit

30. The developer must submit as part of an application for a Development Permit for Operational Works information and plans in accordance with Section AP3 "Application Procedures" of Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual". Currency Period
31. The development authorised by this Development Permit must cease at the expiration of four (4) years from the day that this Development Permit takes effect under the *Integrated Planning Act 1997* unless a detailed plan of survey has been lodged with Council for endorsement and all conditions of this approval complied with.

Compliance with Conditions

32. The Plan of Survey with associated documents shall not be endorsed by Council until Conditions 29 to 38 have been complied with.

Road Works

33. The developer must undertake the following works:
- (a) Internal
Provision is to be made for the following works in accordance with Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual" for Industrial Access Roads.
 - i. Unnamed Roads
 - Kerb and channelling along the full length of the frontage;
 - Full width bitumen surface;
 - Footpaths;
 - Underground Drainage.
 - (b) External
Provision is to be made for the following works external to the site in accordance with Planning Policy No.6 "Planning Scheme Policy No.6 "FNQROC Development Manual" for Industrial Collector Roads.
 - i. Bear Street
 - Kerb and channelling along the full length of the frontage;
 - Construction of road shoulders, to full width;
 - Footpaths;
 - Underground Drainage

The plans and specifications of the internal and external road works must be submitted to Council at Operational Works application stage for review.

34. All damage to the road and/or road reserve adjacent to the site as a result of, or in connection with this development must be repaired by the developer, at their expense, prior to completion of works associated with the development.

Environmental Management Plan

35. The Developer is to submit with the application for approval of Operational Works, an Environmental Management Plan (EMP) in accordance with the requirements of Planning Scheme Policy No.10 "*Reports and Information the Council may Request*". This EMP must detail the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works.

Water supply & Sewerage Headworks

36. The developer/owner shall pay to the Council headworks contributions for water supply and sewerage in accordance with Council's Planning Scheme Policy No. 11 -- Water Supply and Sewerage Headworks and Works External Contributions (The Policy). The contribution shall be calculated at the rate per Equivalent Domestic Connection (EDC) applicable at the time of payment in accordance with the policy.

The current number of EDC's for the approved use are:

Water Supply	69
Sewerage	69

Street Tree Planting

37. The applicant is to undertake street tree planting in accordance with the requirements of the FNQ Development Manual.

Contributions

38. Council acknowledges that with Stage One (1) of the proposal the applicant intends to provide a land component of 4 000m² to the Paws & Claws Organisation, together with \$200,000 worth of works in lieu and a monetary contribution equivalent to 9% of the total open space and recreation required for Stage One (1) and Stage Two (2) of the development.

With Stage 2 of the development the applicant is required to contribute the balance of the contribution 43.9% as land in the south-eastern portion of the site as indicated on the plan of development.

ENVIRONMENTALLY RELEVANT ACTIVITY CONDITIONS

SCHEDULE A - GENERAL CONDITIONS

- A1. The environmentally relevant activity must be constructed, operated and maintained in accordance with the plans, specifications and information submitted by the applicant which are approved by the Administering Authority as set out in the attached schedule to this development approval except that, in the event of an inconsistency arising between the application and the conditions of this development approval, the conditions of the development approval must apply.
- A2. The holder of the development approval must not change the method of disposal or increase the amount of disposed waste under this development approval if the change is likely to increase.
- A3. Contaminant must not be released to the environment other than in accordance with the development approval.
- A4. The holder of the development approval must install and operate all works and control equipment, and take all measures, perform all acts and do all things necessary to ensure compliance with the conditions of the development approval.
- A5. A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.
- A6. The holder of the development approval must ensure that those persons responsible for day-to-day operations at the approved place are familiar with the conditions of this development approval.
- A7. Any record required to be kept as a condition of the development approval must be kept at the approved place and be available for examination by an authorised person.
- A8. Copies of any record required to be kept by a condition of the development approval must be provided to any authorised person or the administering authority on request.

SCHEDULE B - AIR DISCHARGE

- B1. Notwithstanding any other condition of the development approval, no odour determined by an authorised person to be noxious or offensive is to be released beyond the boundaries of the approved place.
- B2. No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols is to cause or likely to cause an environmental nuisance beyond the boundaries of the approved place.
- B3. No incineration or open burning is to be carried out on the approved place.

SCHEDULE C - WATER DISCHARGE

- C1. Except as otherwise provided by the conditions of the water schedule of this development approval, the environmentally relevant activity must be carried out by such practical means, which may be necessary to prevent or minimise the release of contaminants to waters.
- C2. Contaminants must not be directly or indirectly released from the approved place to any waters or the bed and banks of any waters (except as permitted under another schedule of this development approval)

SCHEDULE D – STORMWATER MANAGEMENT

- D1. Except as provided by the conditions of the stormwater management schedule and the water schedule of this development approval, the environmentally relevant activity must be carried out by such practical means which may be necessary to prevent or minimise the contact of incident rainfall and stormwater runoff with wastes, contaminants or material to any stormwater drainage system, roadside gutter or water.
- D2. Any stormwater leaving the approved place shall contain no visible floating oil, grease, scum, litter or other matter.
- D3. Any spillage of wastes, contaminants or other material must be cleaned up as quickly as practical. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or water.
- D4. All wastewater produced as a result of the environmentally relevant activity, including water produced from the washing of animals and animal accommodation is to be discharged to the sewer via an approved silt trap.

SCHEDULE E – LAND APPLICATION

- E1. The environmentally relevant activity must be carried out by such practical means that may be necessary to prevent or minimise the release of contaminants to the land

SCHEDULE F – NOISE CONTROL

- F1. Except as otherwise provided by the condition of the Noise schedule of this development approval, the environmentally relevant activity must be carried out by such means that may be necessary to prevent or minimise the emission of noise.
- F2. The emission of noise from the approved place must not result in offensive noise levels being emitted beyond the boundaries of the approved place, as determined by an authorised person.

SCHEDULE G – WASTE MANAGEMENT

- G1. Waste must not be released to the environment or disposed contrary to the condition of this development approval.

- G2. Waste must not be burnt or allowed to burn at the approved place or removed and burnt elsewhere.
- G3. Where a recycling service is available, recyclable waste must not be deposited in the general waste stream.

SCHEDULE II – SELF MONITORING

- H1. All complaints received by the holder of this development approval of this environmentally relevant activity relating to operations at the approved place must be recorded in a logbook with the following details:
- Time and date of complaint.
 - Contact details of the complainant.
 - Response and investigation undertaken as a result of the complaint.
 - Name of person responsible for investigating complaint; and
 - Action taken as a result of the investigation of the complaint.
- H2. The complaints recorded required by condition H1 shall be maintained for a period of no less than 3 years.
- H3. As soon as practical after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the condition of this development approval, the holder of this development approval, to their operator on site must notify the administering authority of the release by telephone or facsimile.
- H4. The notification of emergencies or incidents as required by condition H3 must include but not limited to the following:
- The name of the holder of this development approval
 - The location of the emergency or the incident
 - The name and telephone number of the designated contact person
 - The time of release
 - The time the holder of the development approval became aware of the release
 - The suspected cause of the release
 - The environmental harm and or the environmental nuisance caused, threatened or suspected to be caused by the release
 - Actions taken to prevent any further release and mitigate any environmental harm or environmental nuisance caused by the release

SCHEDULE I – DEFINITIONS

- I1. For the purpose of this development approval any term not otherwise defined in legislation or in the definitions schedule of this development approval has the meaning conferred to that term in its common usage.
- I2. In the event of any inconsistency arising between the meaning of any term provided in the definitions schedule of this development approval and any common usage of that

term, the meaning conferred in the definitions schedule of this development approval must apply.

13. For the purpose of this development approval the following definitions apply:

“Act” means the Environmental Protection Act 1994

“Administering Authority” means the Douglas Shire Council or its successor

Advice

- Water connection and electricity transformer cubicles are located on alternate lot boundaries to ensure safety when requiring maintenance.
- In accordance with the Queensland State regulations for pool fencing there shall be no climbable vegetation within 1.2 metres of the pool fence.
- No Advertising Device has been approved with this application. Any Advertising Device proposed will require an operational works application in accordance with the 2006 Douglas Shire Planning Scheme.

5. Further Development Approvals Required:

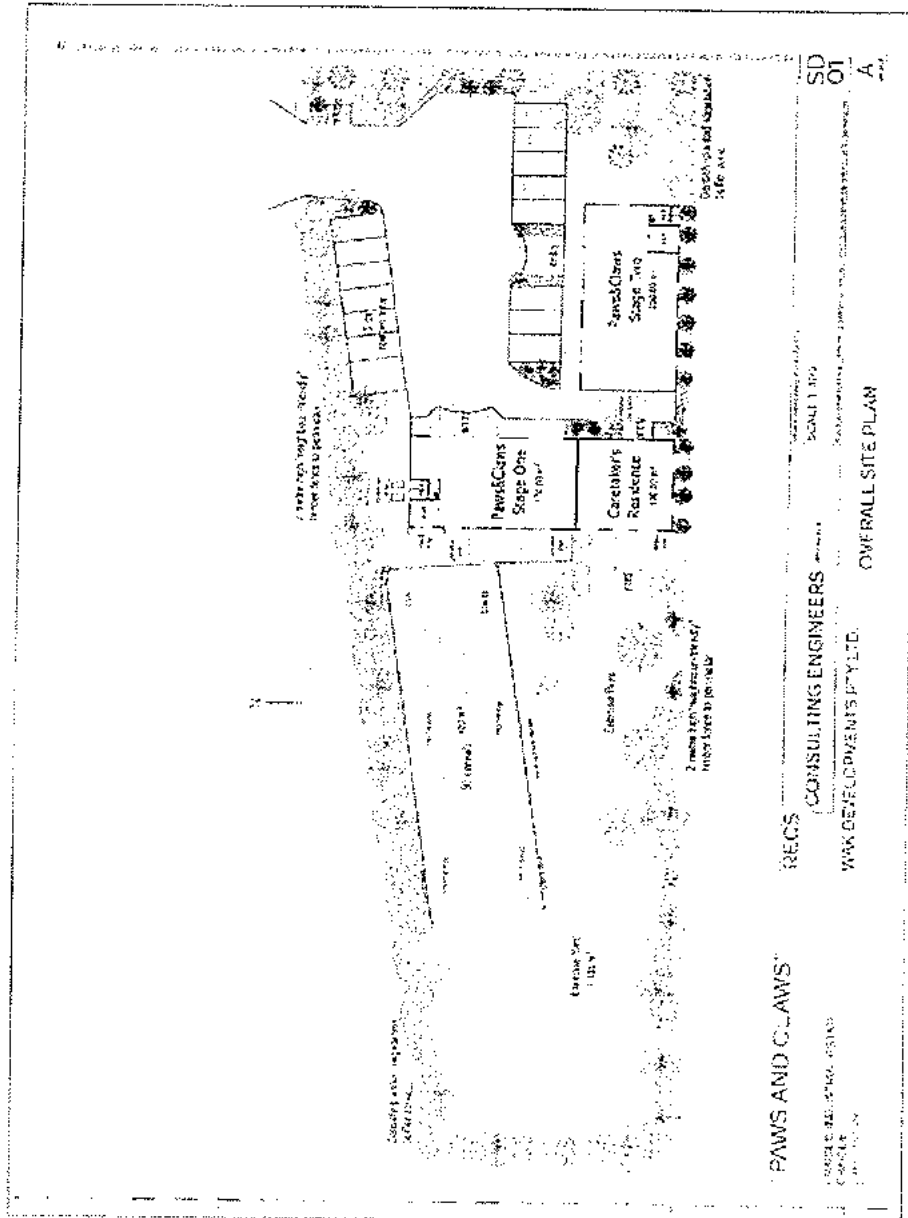
Operational Work
Building Permit

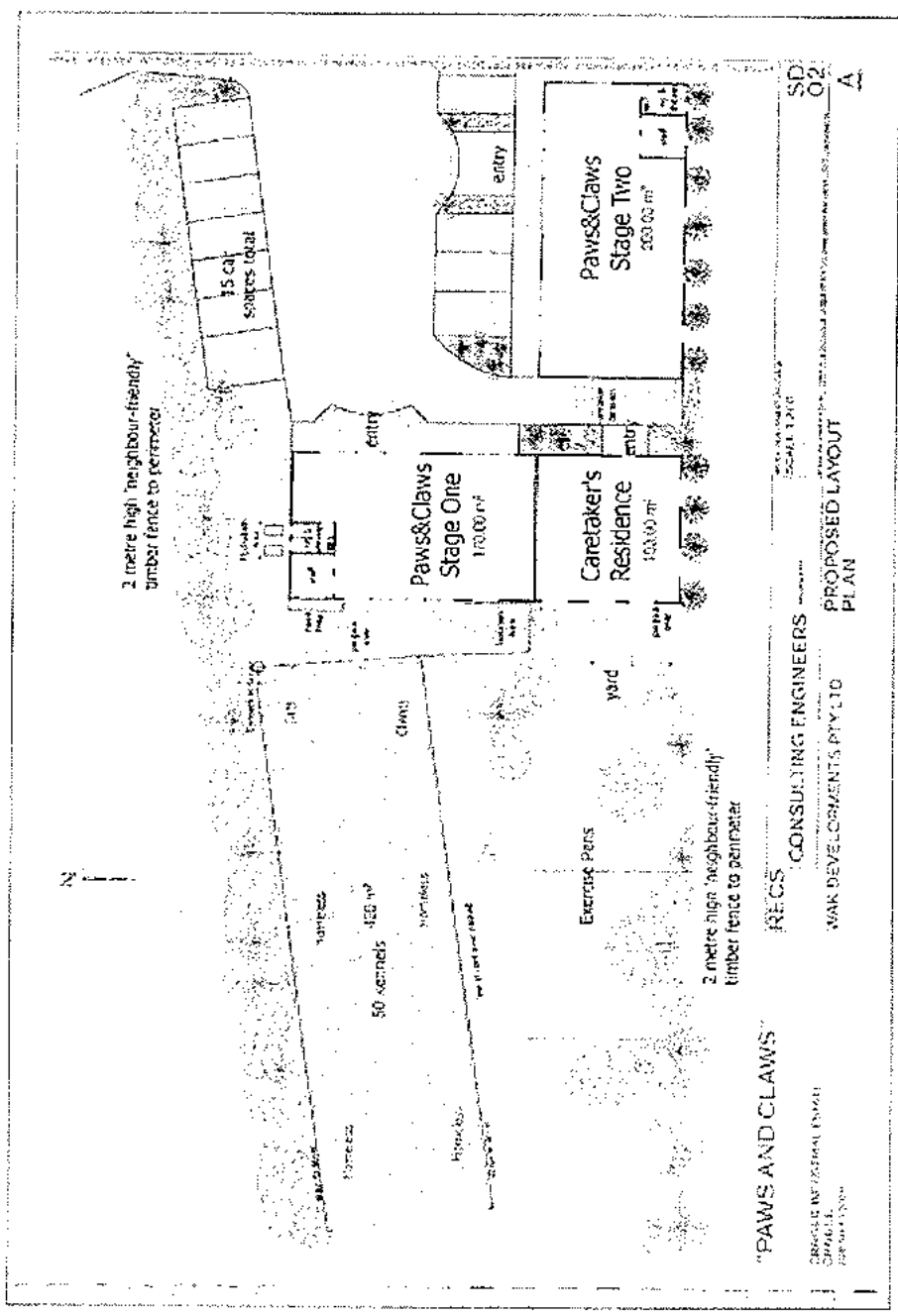
Development Permit
Development Permit



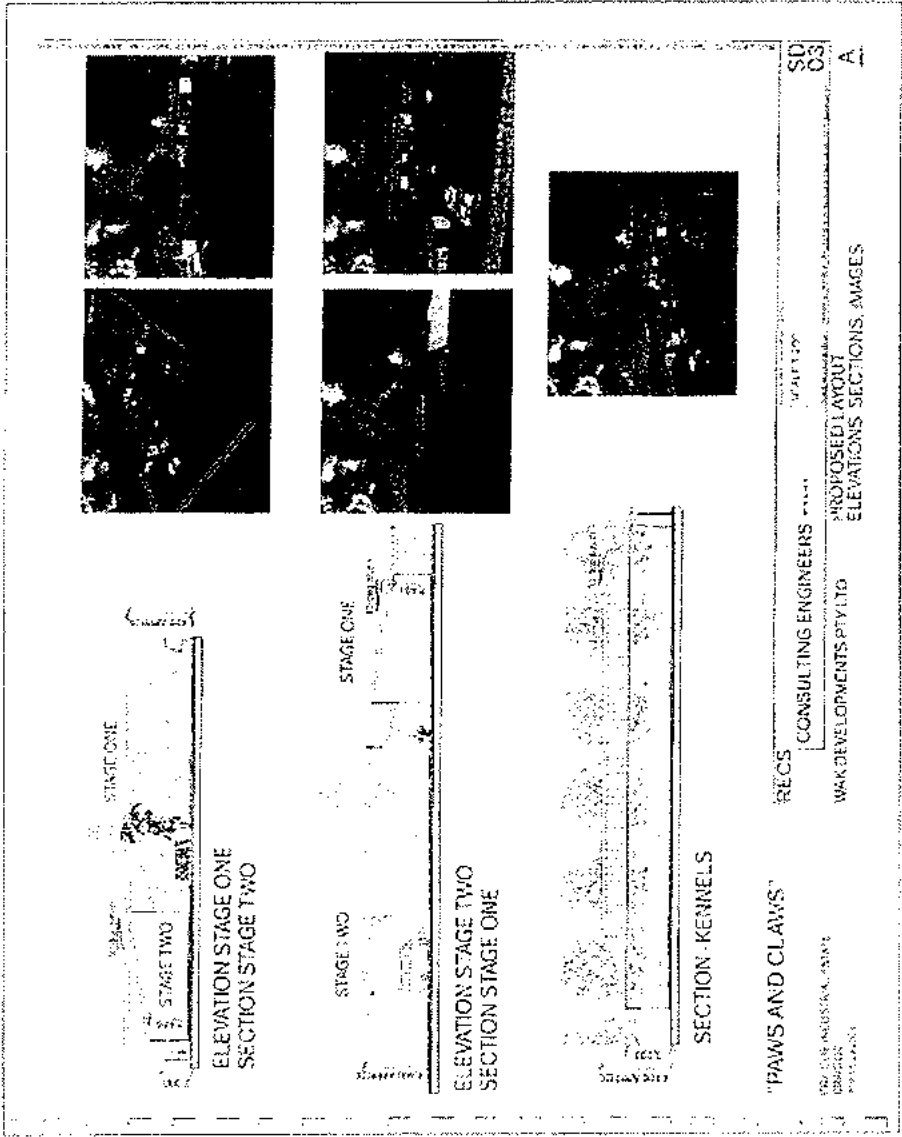
Paul Trotman
General Manager - Development & Environment

Appendix B – Plans of Development

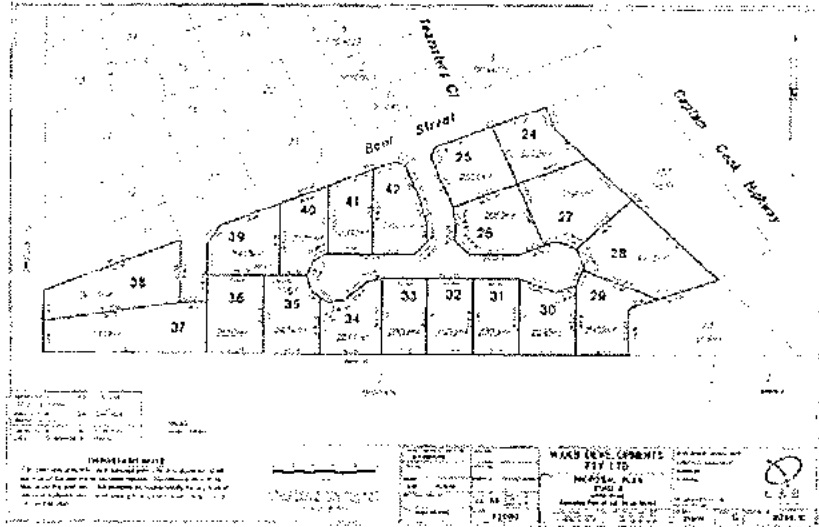




"PAWS AND CLAWS"
 CONSULTING ENGINEERS
 WAK DEVELOPMENTS PTY LTD
 PROPOSED LAYOUT
 PLAN
 SD
 02
 A



Plan of Reconfiguration



Council Amendments 5 May 2015

1. Condition 20 is amended as follows:

20. Plan of Development

The approved plan of reconfiguration and carrying out of any works on the premises associated with this development must be in accordance with the following approved plan/s of reconfiguration.

Title	Plan No	Date
Proposal Plan (stage 2)	8294-10	21/9/06
<u>Reconfiguration of a Lot, Proposed Stage 2 Craiglie Business Park</u>	<u>RPS Drawing No. PR108905-17</u>	<u>31 July 2014</u>

2. A new condition, 29A, is inserted after Condition 29 as follows:

29A. Stormwater Drainage Design

Stormwater drainage from Lots 37 and 38 must be provided in a piped underground form beneath the easements and carriage way over Lot 37 to discharge onto Lots 36 and 39 (currently known as Lot 100 on SP248126) and to be disposed of to the satisfaction of the Chief Executive Officer.

3. A new Condition 33A is inserted after Condition 33 as follows:

33A. The Applicant must provide six (6) car spaces in the area Easement C to the satisfaction of the Chief Executive Officer.

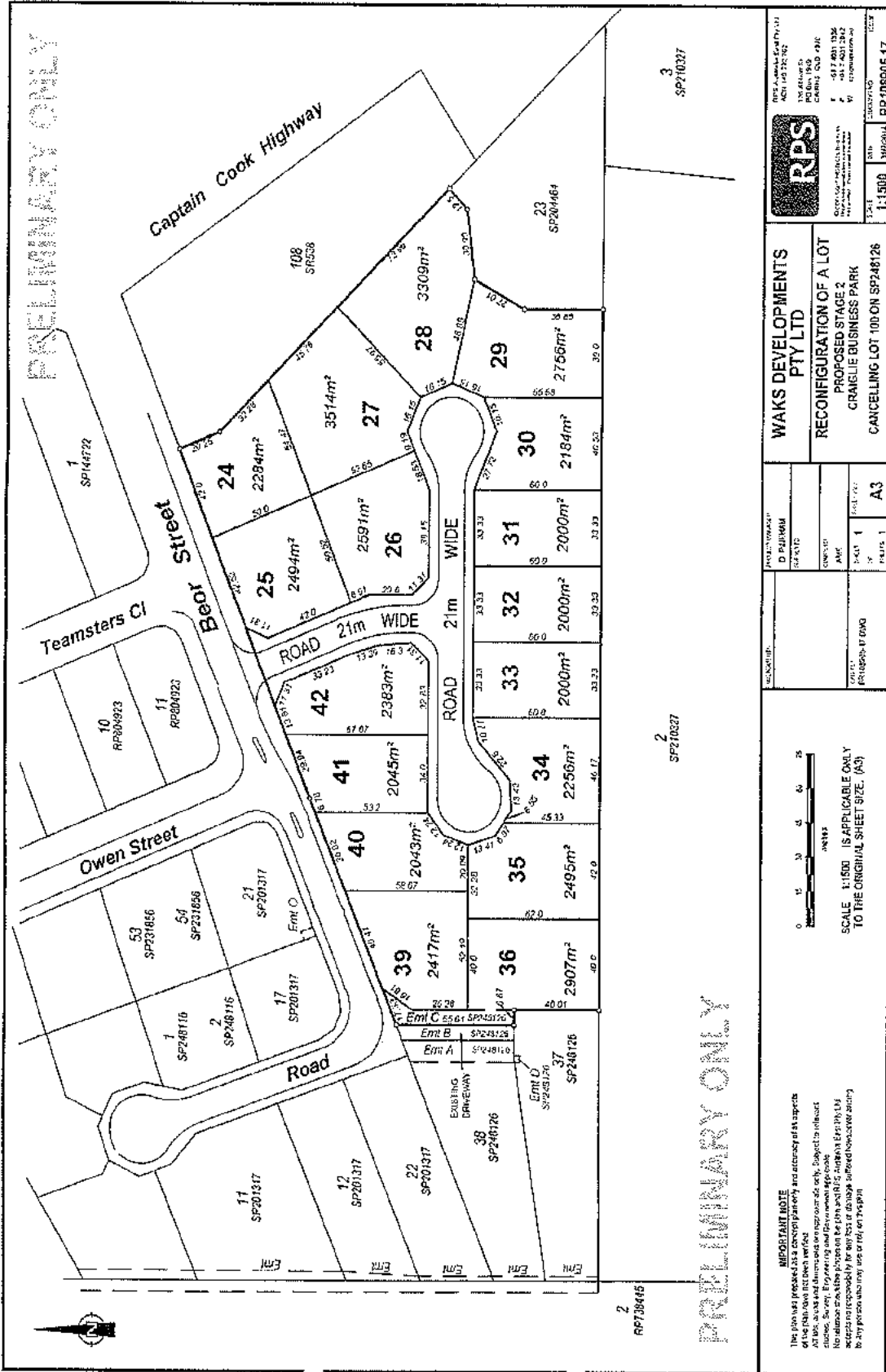
4. Condition 38 is amended as follows:

- ~~38. Council acknowledges that with Stage One (1) of the proposal the applicant intends to provide a land component of 4000m² to the Paws and Claws organisation, together with \$200 000 worth of works in lieu and a monetary contribution equivalent to 9% of the total open space and recreation required for Stage One (1) and Stage Two (2) of the development.~~

~~With Stage 2 of the development the applicant is required to contribute the balance of the contribution 43.9% as land in the south-eastern portion of the site as indicated in the plan of development.~~

Council acknowledges that Park was provided (including the provision of upgrading works) through Stage 1 of the Industrial Estate and that provision is complimented with a financial deed of gift of \$200 000 to the Homeless Animal Society and Boarding Kennels Incorporated IA20194. These provisions of land, upgrading works and deed of gift satisfy the provision of Park and must be provided prior to the issue of a Compliance Certificate for the Plan of Survey.

PRELIMINARY ONLY



RPS
 REAL PROPERTY SERVICES
 135 GARDNER STREET
 PORTLAND 95108
 503 253 1336
 503 253 1337
 W. W. W.

PROJECT: WAKS DEVELOPMENT'S RECONFIGURATION OF A LOT PROPOSED STAGE 2 CRANGLIE BUSINESS PARK CANCELLING LOT 100 ON SP248126
 SHEET: 1:1500
 DATE: 30/09/04
 DRAWN: PR106905.17

WAKS DEVELOPMENT'S
 PTY LTD
 RECONFIGURATION OF A LOT
 PROPOSED STAGE 2
 CRANGLIE BUSINESS PARK
 CANCELLING LOT 100 ON SP248126

PROJECT: WAKS DEVELOPMENT'S PTY LTD	DRAWN: PR106905.17
CHECKED: [blank]	DATE: 30/09/04
SCALE: 1:1500	DATE: 30/09/04
PROJECT: WAKS DEVELOPMENT'S PTY LTD	DATE: 30/09/04

SCALE 1:1500 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3)

IMPORTANT NOTE
 The plan was prepared as a descriptive plan only and accuracy of all aspects of the plan have not been verified. It is intended for use as a guide only. Subject to relevant laws, the user of this plan shall be responsible for its use. The user shall accept no responsibility for any loss or damage suffered howsoever arising from any person who may use or rely on this plan.

-
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
- (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive;
and
 - (g) for an appeal to a tribunal under another Act—any other
person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the
P&E Court—2 business days after the appeal is started;
or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a
co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of
election, in the approved form, within 10 business days after
the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy
of a notice of appeal may be given to the chief executive by
emailing the copy to the chief executive at the email address
stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act,
unless the Supreme Court decides a decision or other matter
under this Act is affected by jurisdictional error, the decision
or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or
matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an
application under the *Judicial Review Act 1991* in relation to
the decision or matter, may apply under part 4 of that Act for a
statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—

-
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27862303

Search Date: 31/01/2018 10:53

Title Reference: 50904287

Date Created: 29/01/2013

Previous Title: 50709945

REGISTERED OWNER

Dealing No: 718398006 15/11/2017

IPDG (S2) PTY LTD A.C.N. 621 428 411

ESTATE AND LAND

Estate in Fee Simple

LOT 100 SURVEY PLAN 248126
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. EASEMENT No 714838520 13/12/2012 at 11:29 benefiting the land over EASEMENT A ON SP248126
3. EASEMENT No 714838525 13/12/2012 at 11:29 benefiting the land over EASEMENT B ON SP248126
4. EASEMENT No 714838526 13/12/2012 at 11:30 burdening the land to LOTS 37 AND 38 ON SP248126 OVER EASEMENT C ON SP248126
5. MORTGAGE No 718398007 15/11/2017 at 10:57 WAKS DEVELOPMENTS PTY LTD A.C.N. 116 396 573

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27862305

Search Date: 31/01/2018 10:53

Title Reference: 50904285

Date Created: 29/01/2013

Previous Title: 50709945

REGISTERED OWNER

Dealing No: 718397959 15/11/2017

IPDG (37/38) PTY LTD A.C.N. 621 427 969

ESTATE AND LAND

Estate in Fee Simple

LOT 37 SURVEY PLAN 248126
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. EASEMENT IN GROSS No 710964112 04/09/2007 at 12:38
burdening the land
DOUGLAS SHIRE COUNCIL
over
EASEMENT L ON SP201317
3. EASEMENT No 714838520 13/12/2012 at 11:29
benefiting the land over
EASEMENT A ON SP248126
4. EASEMENT No 714838525 13/12/2012 at 11:29
burdening the land to
LOTS 38 AND 100 ON SP248126 OVER EASEMENT B ON SP248126
5. EASEMENT No 714838526 13/12/2012 at 11:30
benefiting the land over
EASEMENT C ON SP248126
6. EASEMENT IN GROSS No 714838542 13/12/2012 at 11:31
burdening the land
CAIRNS REGIONAL COUNCIL
over
EASEMENT D ON SP248126
7. MORTGAGE No 718397960 15/11/2017 at 10:47
WAKS DEVELOPMENTS PTY LTD A.C.N. 116 396 573

ADMINISTRATIVE ADVICES - NIL

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27862305

Search Date: 31/01/2018 10:53

Title Reference: 50904285

Date Created: 29/01/2013

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27862306

Search Date: 31/01/2018 10:53

Title Reference: 50904286

Date Created: 29/01/2013

Previous Title: 50709945

REGISTERED OWNER

Dealing No: 718397882 15/11/2017

IPDG (37/38) PTY LTD A.C.N. 621 427 969

ESTATE AND LAND

Estate in Fee Simple

LOT 38 SURVEY PLAN 248126
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21385076 (Lot 83 on CP SR724)
2. EASEMENT IN GROSS No 710964112 04/09/2007 at 12:38
burdening the land
DOUGLAS SHIRE COUNCIL
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benefiting the land over
EASEMENT B ON SP248126
5. EASEMENT No 714838526 13/12/2012 at 11:30
benefiting the land over
EASEMENT C ON SP248126
6. EASEMENT IN GROSS No 714838542 13/12/2012 at 11:31
burdening the land
CAIRNS REGIONAL COUNCIL
over
EASEMENT A ON SP248126
7. MORTGAGE No 718397883 15/11/2017 at 10:38
WAKS DEVELOPMENTS PTY LTD A.C.N. 116 396 573

ADMINISTRATIVE ADVICES - NIL

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27862306

Search Date: 31/01/2018 10:53

Title Reference: 50904286

Date Created: 29/01/2013

UNREGISTERED DEALINGS - NIL

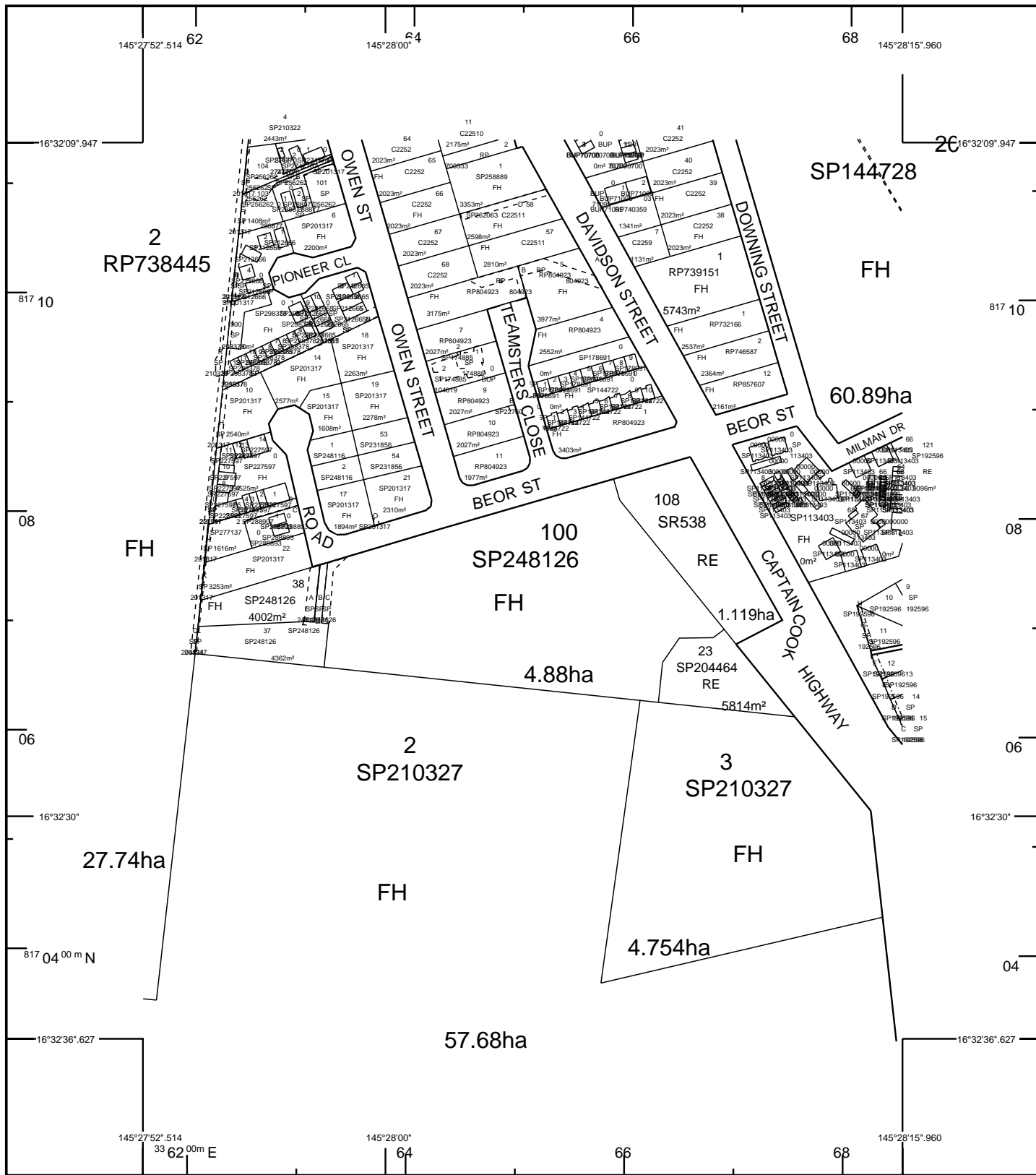
CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

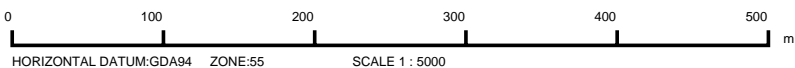
** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM



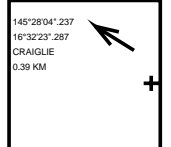
STANDARD MAP NUMBER
7964-11131



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	100/SP248126
Area/Volume	4.88ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	CRAIGLIE
Segment/Parcel	8967/103

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	31/01/2018
DCDB	30/01/2018
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