

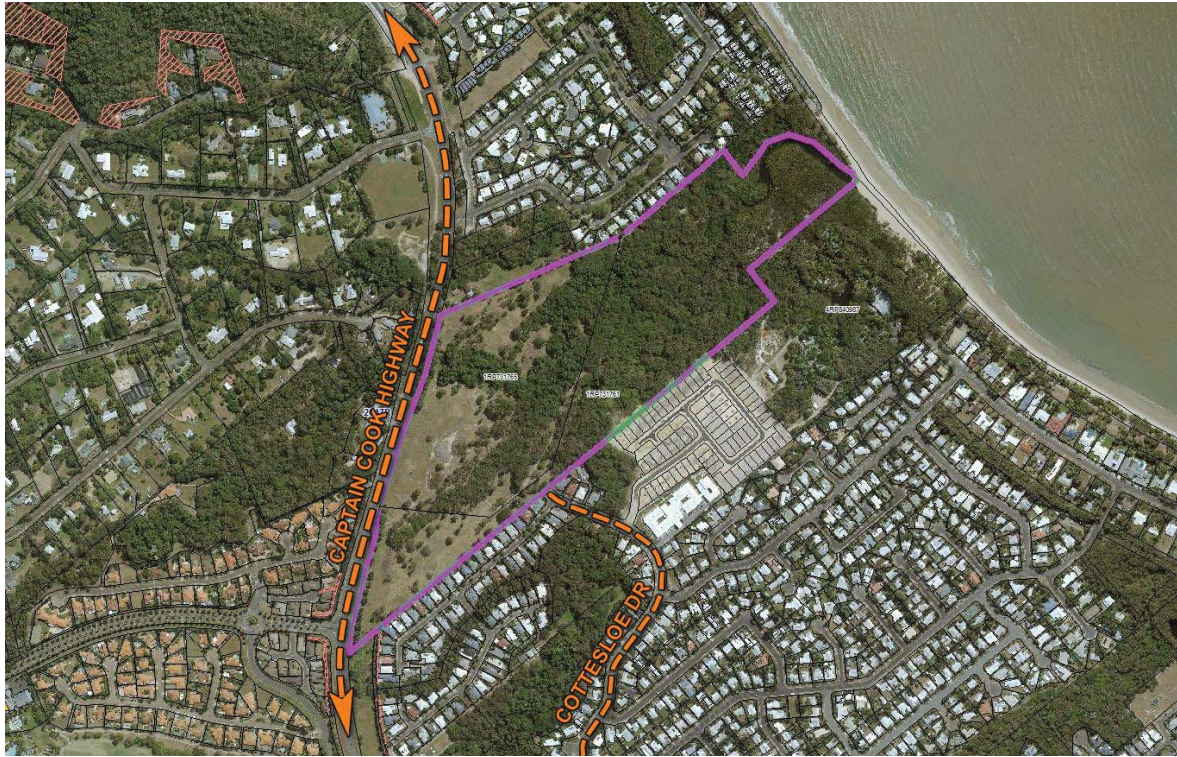
<p>ORDINARY MEETING</p> <p>28 AUGUST 2019</p>	<p>5</p>
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DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (2 LOTS INTO 110 LOTS, ROAD, OPEN SPACE AND DRAINAGE RESERVE) UNDER THE SUPERSEDED PLANNING SCHEME (CAIRNSPLAN 2009) – CAPTAIN COOK HIGHWAY, CLIFTON BEACH – DIVISION 9

Ian Elliott-Smith | 8/35/119 | #6112812

<u>PROPOSAL:</u>	RECONFIGURING A LOT (2 LOTS INTO 110 LOTS, ROAD, PARK & DRAINAGE RESERVE)
<u>LANDOWNER:</u>	KENFROST (1987) PTY LTD (TTE)
<u>APPLICANT:</u>	KENFROST (1987) PTY LTD C/- BRAZIER MOTTI PO BOX 1185 CAIRNS QLD 4870
<u>LOCATION OF SITE:</u>	CAPTAIN COOK HIGHWAY, CLIFTON BEACH
<u>PROPERTY:</u>	LOTS 1 – 3 ON SP301575 (PREVIOUSLY LOT 1 ON RP731761 & LOT 1 ON RP731765)
<u>PLANNING SCHEME:</u>	CAIRNSPLAN 2009
<u>PLANNING DISTRICT:</u>	CAIRNS BEACHES
<u>PLANNING AREA:</u>	RESIDENTIAL 2 AND CONSERVATION
<u>REFERRAL AGENCIES:</u>	DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	14/08/2019 (EXPIRED)
<u>APPLICATION DATE:</u>	11/04/2017
<u>DIVISION:</u>	9
<u>APPENDIX:</u>	<ol style="list-style-type: none"> 1. APPROVED PLAN(S) & DOCUMENT(S) 2. CONCURRENCE AGENCY RESPONSE – WITH CONDITIONS 3. INFRASTRUCTURE CHARGES CALCULATIONS 4. SUPPORTING INFORMATION

LOCALITY PLAN:



RECOMMENDATION:

That Council approves the Development Application under the Superseded Planning Scheme for Reconfiguring a Lot (2 Lots into 110 Lots, road, park and drainage reserve) over land described as Lots 1 – 3 on SP301575 (previously Lot 1 on RP731761 and Lot 1 on RP731765, located at Captain Cook Highway, Clifton Beach, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:

Drawing or Document	Reference	Date
Proposed Reconfiguration Lots 1–110 & 1000-1006	Plan No. 34242/030, Revision G Prepared by Brazier Motti	4 June 2019

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, including recommendations and findings confirmed within technical reports; 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 approval of the Plan of Survey, except where specified otherwise in these conditions of approval.

Staging of Development

3. The approved development may be undertaken in Stages as shown on the approved Plans of Development. Any variation to the staging shown on the approved plans of development must be submitted to and endorsed by the Chief Executive Officer prior to Council endorsement of the Plan of Survey for the relevant stage.

Operational Works

4. Development Approval for Operational Works is required for all internal and external earth works, civil works including, but not limited to road, water, sewerage and drainage works and landscape works associated with the development.

All such works must be completed to the satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey for the relevant stage of the development.

Batter Treatment

5. Where it is proposed to incorporate batters and/or retaining walls into the development, such batters and/or retaining walls must be designed in accordance with the requirements of the FNQROC Development Manual. Details of all batters and/or retaining walls are to be included in the relevant Operational Works application to be submitted to and approved by Council.

Traffic Impact Assessment

6. A Traffic Impact Assessment (TIA) for the overall development must be submitted in conjunction with the first Development Application for Operational Works.

The TIA must assess the impacts of the development on the existing road network and the need for any upgrades to the existing network to accommodate the demands placed on it by the development.

The TIA must consider the overall development in two (2) scenarios, one where access is only available to the site from Cottesloe Drive (interim arrangement) and the other where access is available to the site from Cottesloe Drive and also from the future extensions of Unity Street and Hope Street (ultimate arrangement).

The TIA must include, but is not limited to the following matters:

- a. The proposed staging of the development and anticipated timing;
- b. The predication of road traffic generated by the proposed development, traffic distribution and travel patterns for each stage of the development;
- c. Analysis of the impact of development related traffic on Council roads and intersections for the above identified scenarios giving consideration to capacity and safety. In particular, the impact the development would have on Cottesloe Drive and its intersection with Albatross Street, Gannet Street and Poolwood Road; and
- d. Identification of any upgrades required to the existing road network to mitigate any identified impacts of the development and the associated timing for such upgrades.

The TIA must be prepared and certified by a suitably qualified and experienced Traffic Engineer. The TIA must be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by a RPEQ in this field.

The report must include appropriate discussion and data to support the recommendations. All assumptions must be documented and references detailed.

Where the TIA identifies that upgrades to the existing road network are required, such upgrades must be undertaken in accordance with the associated timing identified within the TIA or prior to Council approval of the final Plan of Survey for the development, whichever occurs first.

Note:

The costs associated with any required upgrades, where such work is not identified as Trunk Infrastructure, shall be fully borne by the Applicant.

Road Works Internal

7. All new roads must be designed and constructed in accordance with the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular, the following Road Hierarchy must be adopted for the development unless otherwise approved by the Chief Executive Officer:
 - a. The extension of Cottesloe Drive, from the southern boundary to the northern boundary must be a Major Collector standard with a minimum 20m reservation and 11m carriageway width as per the FNQROC Development Manual Standard Drawing S1006, Rev. C;
 - b. The road traversing Stage 4 from the intersection adjacent Lots 76 and 92 to the end of the road adjacent Lot 108 must be a Minor Collector standard with a minimum 18m reservation and 10m carriageway width as per the FNQROC Development Manual Standard Drawing S1006, Rev. D;
 - c. The road providing access to Stage 1 and 2, from the intersection with the extension of Cottesloe Drive to the intersection adjacent Lots 21, 39, 40 and 50 within Stage 2 must be an Access Street standard as per the FNQROC Development Manual Standard Drawing S1005, Rev. D; and
 - d. The roads and associated cul-de-sac's in Stages, 2, 3 and 4 must be an Access Place standard as per the FNQROC Development Manual Standard Drawing S1005, Rev. C.

Detailed design of all new streets must be submitted as part of the Development Application for Operational Works for the relevant stage. All works must be completed prior to Council approval of the Plan of Survey for the relevant stage.

Note:

Where the works required by the above condition include a requirement to provide Trunk Infrastructure, such infrastructure must be designed in consultation with Council. The provision and associated cost of Trunk Infrastructure may be subject to separate agreement between the Applicant and Council.

8. Individual property access, including a crossover and driveway must be designed and constructed for each of Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110.

Each individual crossover and driveway must be designed generally in accordance with FNQROC Development Manual Standard Drawing S1015, Revision D and S1110 Revision E. The maximum grade for the crossover is 2.5% unless otherwise approved by the Chief Executive Officer.

The required crossovers and driveways must be constructed prior to Council approval of the Plan of Survey for the stage in which the identified lots are located.

9. A minimum of 0.5 spaces per allotment must be available to accommodate on-street car parking. Plans detailing the provision of the required on-street car parking spaces must be included as part of the Development Application for Operational Works for the relevant stage.

Temporary Vehicle Turnaround

10. A temporary vehicle turnaround at the end of all partially constructed roads where the length of road exceeds sixty (60) metres (i.e. maximum acceptable reversing distance for a garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by three-point turn.

Service Conduits

11. Provide service conduits for Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110, adjacent to the driveway and with associated access pits if necessary, and extending from the front boundary to the end of the access handle.

Plans detailing the location of the service conduits must be submitted as part of the Development Application for Operational Works for the relevant stage. All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to Council approval of the Plan of Survey for the relevant stage.

Pedestrian Connectivity

12. All Footpaths must be provided, designed and constructed in accordance with the requirements of the FNQROC Development Manual and shown on a Footpath Masterplan. In particular, a 2 metre wide footpath shall be constructed as follows unless otherwise approved by the Chief Executive Officer as part of the Footpath Masterplan:

- a. Along the eastern side of the extension of Cottesloe Drive, from the southern boundary and extending to the northern site boundary adjacent approved Lot 92;
- b. Along the southern side of the Minor Collector Road within Stage 4, extending from adjacent Lot 92 and extending until the eastern boundary of Lot 108; and
- c. Along the northern and western sides of the Access Street within Stages 1 and 2, extending from the intersection with the extension of Cottesloe Drive to the intersection adjoining Lots 21, 39, 40 and 50 within Stage 2.

The Footpath Masterplan must be submitted in conjunction with the first Development Application for Operational Works for the approved Development.

Pram ramps must be provided at appropriate intersection locations to facilitate orderly access. Detailed design of all required Footpaths and required pram ramps must be provided as part of the Development Application for Operational Works for the relevant stage. All Footpaths must be constructed prior to Council approval of the Plan of Survey for the relevant stage.

Water Supply and Sewerage Master Plan

13. A Water Supply and Sewerage Master Plan accompanied by supporting calculations must be submitted in conjunction with the first Development Application for Operational Works. The Master Plan must demonstrate how the development can be serviced and must include any identified Trunk Infrastructure in accordance with Council's Local Government Infrastructure Plan.

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

Water Supply and Sewerage Works External

14. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - a. Extend water and sewer infrastructure to connect the site to Council's existing water and sewer infrastructure at a point that has sufficient capacity to service the development.

Plan(s) demonstrating the above requirements must be submitted in conjunction with the first Development Application for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to Council approval of the Plan of Survey.

Water Supply and Sewerage Works Internal

- 15. Undertake the following water supply and sewerage works internal to the subject land:**
- a. Provide Trunk Infrastructure being a 225DN water main, extending from Cottesloe Drive to the Captain Cook Highway, on an alignment that will minimise, where possible, the impact and burden on existing and future residential lots;**
 - b. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;**
 - c. Extend water mains such that each allotment can be provided with a water service connection to the lot frontage; and**
 - d. Provide easements having a nominal width of 3m over sewers which are on a non-standard alignment.**

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

Plan(s) of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for the relevant stage.

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

Note:

Where the works required by the above condition include a requirement to provide Trunk Infrastructure, such infrastructure must be designed in consultation with Council. The provision and associated cost of Trunk Infrastructure may be subject to separate agreement between the Applicant and Council.

Inspection of Sewers

16. **CCTV inspections of all constructed sewers must be undertaken. An assessment of the CCTV records must be undertaken by the Applicant and a report along with the footage submitted to Council for approval. Identified defects are to be rectified to the satisfaction of the Chief Executive Officer and at no cost to Council prior to Council approval of the Plan of Survey for the relevant stage.**

Sewer Easement(s)

17. **Create an easement having a minimum width of 5 metres placed centrally over each existing trunk sewer main and any other sewers that are relocated from an adjoining site, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement document must be submitted to Council for the approval by Council's solicitors at no cost to Council.**

The approved easement document must be submitted at the same time as seeking Council approval for the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Note:

It is recommended that the easement(s) required by this condition be created prior to the transfer of Lot 1004 required by conditions of this approval.

Refuse Storage

18. **Provide wheelie bin hardstands at the kerbside for all 'battle-axe' style lots within the development, in particular, Lots 5, 29, 30, 52, 64, 71, 85, 87 and 110. Hardstands are to be sized for two wheelie bins per lot and be made with a concrete stencilled pattern in order to differentiate the refuse area.**

The required hardstands must be provided for the identified lots prior to Council approval of the Plan of Survey for the relevant stage.

Plan of Drainage Works

19. **The site must be drained to the satisfaction of the Chief Executive Officer. In particular:**
 - a. **Drainage infrastructure in accordance with the FNQROC Development Manual; and**

- b. The drainage network for the development must incorporate a gross pollutant trap(s) or equivalent measure(s), meeting the following Council specifications for stormwater quality improvement devices (SQID), namely:
- i. End-of-line stormwater quality improvement devices (SQID) shall be of a proprietary design and construction and shall carry manufacturer's performance guarantees as to removal of foreign matter from stormwater and structural adequacy of the unit.
 - ii. SQIDs shall remove at least ninety-five per cent of all foreign matter with a minimum dimension of three (3) mm and shall be configured to prevent re-injection of captured contaminants. The SQID treat all first flush runoff, which shall be defined as that volume of water equivalent to the runoff from the three (3) month ARI storm event. The location of SQIDs within the drainage system shall be planned to ensure that the first flush waters from all parts of the (developed) catchment are treated.
 - iii. The design of the SQID shall not compromise the hydraulic performance of the overall drainage system.
 - iv. SQIDs shall be positioned so as to provide appropriate access for maintenance equipment.
 - v. The SQID shall be provided with a hardstand structure suitable to bear the weight of a design truck and located off of the road pavement so as to not to interfere with the movement of traffic or household driveways whilst in operation.

The detailed design and associated plans of all drainage infrastructure must be submitted in conjunction with the Development Application for Operational Works for the relevant stage.

Flood and Inundation Immunity

20. All new allotments must have immunity from inundation associated with a 1% AEP defined inundation event.
21. The development must be designed and constructed in accordance with the requirements of the FNQROC Development Manual to ensure that:
 - a. There is no increase in peak flow rates downstream from the site;
 - b. There is no significant increase in flood levels external to the site unless otherwise agreed to by written consent of the affected land owner(s); and

- c. There is no increase in duration of inundation external to the site that could cause loss or damage.
22. As part of a future Development Application for Operational Works for each stage of the development, submit certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the Operational Works design has been carried out in accordance with the 'Flood Impact Assessment, Kewarra Beach Estate: Master Plan, dated 28 September 2018, prepared by Premise Water, Report No. 17BNE-0079, Document No. 1701078, Revision 5'.

Concentration of Stormwater

23. The development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.

Lawful Point of Discharge

24. All stormwater from the property and newly created allotments must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer

Drainage Easement(s)

25. Drainage Easement(s) must be created with a minimum width of 3 metres over any inter-allotment drainage infrastructure in favour of Council. A copy of the easement document(s) must be submitted to Council for approval by Council's solicitors at no cost to Council. The approved easement document(s) must be submitted at the same time as seeking a Compliance Certificate for a Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Sediment and Erosion Control

26. In conjunction with each application for Operational Works for a relevant stage, submit for approval a Sediment and Erosion Control Plan to be implemented on the site. The requirements of the plan must be adopted and 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 (1992), the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia, November 2008).

Detailed Landscape Plan

27. Undertake landscaping of the site and street frontages of new roads in accordance with FNQROC Development Manual and in accordance with a Detailed Landscape Plan prepared by a suitably qualified Landscape Architect or Landscape Designer. The landscape plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work for each stage of the approved development. In particular, the plan must show:
- a. Existing vegetation proposed to be retained and removed;
 - b. Planting of the road verges with trees, shrubs and grass, using locally endemic species only and with regard to any overhead or underground services and lot access/crossover constraints and potential nuisance from overhanging branches/fruit/leaf drop within the road reserve or allotments;
 - c. Revegetation of any areas disturbed as a result of construction activities within Lots 1000, 1001 or 1003 in accordance with the Rehabilitation Management Plan required by Condition 28;
 - d. Revegetation of any areas disturbed as a result of construction activities within Lot 1004;
 - e. Details of any entry statement proposed within a private allotment;
 - f. Methods for watering to ensure plant establishment without the requirement for permanent irrigation to be installed;
 - g. Vehicle exclusion devices along the common boundary of Lots 1000, 1001, 1003 and 1004 and new road
 - h. Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the applicant's Landscape Architect / Designer.

One (1) A3 and one (1) electronic pdf copy of the Landscape Plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. The required landscape works must align with the stage boundaries shown on the approved Plan of Development.

Areas to be landscaped must be established prior to Council approval of the Plan of Survey for the relevant stage and must be maintained for the duration of the on-maintenance period and until Final Works Acceptance, to the satisfaction of the Chief Executive Officer.

Note:

The vehicle exclusion devices required by item e may, where approved by Council, take the form of a suitable kerb solution and landscape interface, with a preference for detailing a 'forested buffer planting' or 'avenue of street trees' to reduce any required bollards and or post and rail solutions.

Rehabilitation of Waterway and Riparian Corridors

28. Degraded sections of waterways and associated riparian corridors contained within Lots 1000, 1001 and 1003 must be rehabilitated and revegetated with endemic species typically associated with the riparian corridor and demonstrated on a Rehabilitation Management Plan.

The Rehabilitation Management Plan must align with the Weed Management Plan required by Condition 30 and be prepared by a suitably qualified and experienced person in ecosystem management.

The Rehabilitation Management Plan must include, but not be limited to the following matters:

- a. identification of the areas of the site subject for rehabilitation and revegetation;
- b. proposed methodology for the rehabilitation and revegetation works;
- c. planting schedule with native endemic species;
- d. identification of timing and/or staging of the rehabilitation and revegetation works and provision for regular monitoring and evaluation of the rehabilitated areas;
- e. identification of roles and responsibilities for stakeholders involved in the rehabilitation works

The Rehabilitation Management Plan must be submitted in conjunction with the first Development Application for Operational Works associated with the approved development.

All rehabilitation works within Lots 1000, 1001 and 1003 must be completed and accepted in accordance with Condition 29, prior to Council approval of the final Plan of Survey for the Approved Development.

Note:

The term *Riparian Corridor* is defined within the administrative definitions contained within CairnsPlan 2009.

Maintenance Period for Rehabilitated Land

29. Upon establishment of the rehabilitation required in accordance with Condition 28, the Applicant must notify Council to arrange an on-site inspection prior to the acceptance by Council of the commencement of the Applicants 'Maintenance Period' for the rehabilitated land.

The 'Maintenance Period' shall comprise a period of not less than six (6) months during which time the Applicant must be responsible for the maintenance of the rehabilitated land and rectification of any areas of the rehabilitated land which have not established.

Upon completion of the Maintenance Period, the Applicant must notify Council to arrange an on-site inspection of the rehabilitated land by Council prior to the issue of Final Works Acceptance for the rehabilitated land. Where rehabilitation is included within a civil works stage boundary, the rehabilitation works must be maintained until the Final Works Acceptance of the associated stage following a minimum six (6) months maintenance period.

Weed Management Plan

30. A Weed Management Plan and associated specification must be submitted to Council in conjunction with the first application for Operational Works for the approved development.

The Weed Management Plan must include the following:

- a. The identification and location of any invasive species, declared pests or environmental weeds occurring on the site;
- b. The methods to be employed to control and eradicate all such identified invasive species, declared pests and environmental weeds;
- c. The methods to be employed to prevent both the import and export of invasive species, declared pests and environmental weeds to and from the site;
- d. The provision for regular monitoring of the site for weeds and documentation of treatment method(s) used on weeds found to be present;
- e. Certification from a suitably qualified person in ecosystem management that the removal and eradication of any identified invasive species, declared pests or environmental weeds within the waterways or riparian corridors within Lots 1000, 1001 and 1003 will not compromise the stability of the waterway or riparian corridor; and

- f. **The identification of roles and responsibilities of all stakeholders associated with implementing the Weed Management Plan.**

The recommendations and obligations of the Weed Management Plan must be fully implemented for each stage of the approved development prior to Council approval of the Plan of Survey for the relevant stage.

Transfer of Land

31. **Lots 1000, 1001, 1003 and 1006 as identified on the approved Plan of Development must be transferred to Council in freehold for Town Planning Purposes.**

Lot 1004 as identified on the approved Plan of Development must be dedicated to Council as Reserve for Open Space and Drainage purposes.

The identified lots must be transferred and/or dedicated to Council in conjunction with the registration of the Plan of Survey for the relevant stage of the development in which the lots are located.

New utilities and infrastructure (except agreed upon Trunk Infrastructure) such as electricity substations, sewer and pump stations and the like are not permitted to be located within the identified Lots. It is recommended that a separate utility lot be sited in a suitable location to enable provision of such services and/or infrastructure.

Vegetation Clearing

32. **A Development Permit for Operational Works is required for all vegetation clearing. Any Development Application for Operational Works must demonstrate the purpose for the vegetation clearing and how vegetation to be retained will be protected in accordance with AS 4970-2009 Protection of trees on development sites.**

Buffer around Vegetation

33. **A minimum two (2) metre wide buffer shall be provided around all vegetation to be retained within Lots 1000, 1001, 1003 and 1004 at all times that construction activities are occurring directly adjacent to these lots. The buffer must consist of suitable demarcation fencing to ensure that machinery, equipment or construction materials are not stored or used within this area (except where required to implement the works required by the Rehabilitation Management Plan per Condition 28). The buffer is to be established prior to the commencement of any works on the site and must be maintained at all time for the duration of construction activities, to the satisfaction of the Chief Executive Officer.**

The Applicant shall contact Council's Environment Officer to arrange an inspection of the buffer and associated fencing prior to machinery, equipment or construction materials being delivered to site.

Wildlife

34. Prior to any vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any tree and/or vegetation as per the requirements of Sect. 332 of the Nature Conservation (Wildlife Management) Regulation 2006. The Department of Environment & Science must be contacted if native wildlife is found to be present.

The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.

Electricity and Telecommunications

35. Written evidence of negotiations with Ergon Energy and the telecommunications authority must be submitted to Council stating that both an underground electricity supply and telecommunication service will be provided to all new lots.

Such evidence from an electricity provider (Ergon Energy) must be in the form of a "Certificate of Supply", or alternatively a receipt for the full payment of the amount detailed under an "Offer of Supply".

Such evidence from a telecommunications provider (NBN Co.) must be in the form of a receipt for the full payment of the NBN Co. "Development Application" or alternatively provide Council with a copy of the NBN Co. "Council Letter".

Details of the electrical supply must be included within the Development Application for Operational Works for the relevant stage.

36. Where Ergon Energy requires the installation of a substation to augment their network, a pad mount type is to be incorporated within the development and positioned so that it does not detract from the appearance of the streetscape and must be clear of footpath areas. Details of the electrical substation positioning must be submitted as part of the application for Operational Works.

37. All redundant overhead electricity lines traversing the development site, excluding those within Lot 1005, must be placed underground. Such work(s) must be undertaken by Ergon Energy or its approved contractor at the Applicant's cost.

Street Lighting

38. Prior to the issue of a development permit for Operational Works for a relevant stage, a Rate 2 lighting scheme must be prepared by an Ergon Energy approved consultant for the internal subdivision and submitted to the Chief Executive Officer for approval.

The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual.

The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 in the FNQROC Development Manual. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing and that demonstrates no conflict with other relevant infrastructure including, but not limited to driveways and kerb inlet pits or any vegetation to be retained.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:

- a. Intersections;
- b. Pedestrian Refuges;
- c. Cul-de-sacs; and
- d. LATM Devices (Including Roundabouts)

LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard.

39. The new intersection of Cottesloe Drive and the east-west aligned Minor Collector Road (intersection adjacent Lots 76 and 92) must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to Lighting Category P3.
40. Prior to Council approval of the Plan of Survey for a relevant stage, written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed.

Stockpiling and Transportation of Material

41. Soil used for filling or spoil from earthworks carried out on the site 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/or from the site must not occur:

- a. within peak traffic times;
 - b. before 7:00am or after 6:00pm Monday to Friday;
 - c. before 7:00am or after 1:00pm Saturday; or
 - d. at any time on a Sunday or Public Holiday.
42. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause nuisance to surrounding properties.

Storage of Machinery and Plant

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

Construction Management Plan

44. A Construction Management Plan must be submitted in conjunction with each Development Application for Operational Work. The Construction Management Plan must address all activities/operations associated with construction including, but not limited to:
- a. Hours of construction;
 - b. Location(s) of construction access;
 - c. Parking of vehicles (including construction site employees and delivery vehicles);
 - d. Traffic management and control (including loading and unloading);
 - e. Maintenance of safe pedestrian;
 - f. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area;

- g. Tree protection management; and
- h. Location and details of construction signage including any signage that is to be illuminated.

The approved Construction Management Plan must be complied with and a copy kept on site at all times during construction of the development.

Construction Signage

45. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must remain in place for the duration of construction activities.

The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:

- a. Developer;
- b. Project Coordinator;
- c. Civil Engineer; and
- d. Civil Contractor.

Damage to Existing Council Infrastructure

46. In the event that any part of Council's existing sewer, water, road or drainage infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to mobilisation of heavy earthmoving equipment, stripping and grubbing, the Applicant/Owner/Developer must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced by Cairns Regional Council at the Applicant's/Owner's/Developer's cost, prior to Council approval of the Plan of Survey for the relevant stage.

Demolish Structures

47. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the site prior to the issue of the Compliance Certificate for the Plan of Survey.

RATES NOTATIONS

That the following notations be added to the future property file for the identified lots:

Lots 1 – 3, 5, 11 – 20, 42 – 50, 76, 83, 87, 88 and 106 – 110

1. This lot is affected by Concurrence Agency Response SDA-0417-038890 (Council Reference #6096512) which dictates that no above ground built infrastructure must be located on a certain part of the allotment. A copy of the Concurrence Agency Response, including conditions and plan is able to be obtained by contacting Council.

Lots 1 – 18, 21 – 35, 76 – 79, 87 and 92 - 96

1. This lot may be affected by Transport Noise. Any building and/or structures on this lot site may be subject to the requirements of the Queensland Development Code (Mandatory Part) MP 4.4 – Buildings in a Transport Noise Corridor.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Reference	Date	Council Electronic Reference
Department of State Development, Manufacturing, Infrastructure and Planning.	SDA-0417-038890	5 June 2019	#6096512

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

FURTHER ADVICE

1. This approval, granted under the transitional provisions of the Planning Act 2016, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 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

4. **A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. The original Infrastructure Charges Notice will be provided under cover of a separate letter.**

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

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Planning Approvals Team at council for review of the charge amount prior to payment.

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

5. **The costs associated with Trunk Infrastructure may offset, in part, in full or may exceed the levied Infrastructure Charges for the development in accordance with Council Adopted Infrastructure Charges Resolution. The Applicant may enter into an Infrastructure Agreement with Council regarding the provision of and costs associated with Trunk Infrastructure within the development.**

The provision of Trunk Infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works for such infrastructure.

Pest Management

6. **In accordance with Section 23 (the General Biosecurity Obligation) of the Biosecurity Act 2014, persons who carry out activities are required to take all reasonable measures to prevent or minimise any biosecurity risk and avoid actions that make worse or increase the risk, such as failing to manage the impact of invasive plants and animals on the subject land.**
7. **Council will be implementing "smart" meters during the currency of this development. The Plumbing contractor must confirm with Council, at the time of making a Development Application for Plumbing Works, what they type of water meter should be installed.**

8. **For information relating to the Sustainable Planning Act 2009 and Planning Act 2016 log on to <https://planning.dsdmip.qld.gov.au>. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au**
-

EXECUTIVE SUMMARY

Council is in receipt of a Development Application for Reconfiguring a Lot (2 Lots into 110 Lots, Park and New Road) over land at Captain Cook Highway, Kewarra Beach and more particularly described as Lots 1 – 3 on SP301575 (previously described as Lot 1 on RP731765 and Lot 1 on RP731761).

Council, at the Planning and Environment Committee Meeting of 12 October 2016 resolved to approve a request for a Reconfiguring a Lot Development Application to be received, assessed and decided under the Superseded Planning Scheme being CairnsPlan 2009. The Development Application was required to be lodged within 6 months of Council approving the request, and the Applicant acted upon this by lodging the Development Application via letter dated 11 April 2017.

The site the subject of the Development Application has been subject to a number of previous Development Applications for various forms of residential development. Of greatest relevance is a Reconfiguring a Lot Development Approval for 27 Lots which remains in effect until 2 November 2019 (Council Reference: 8/13/1584).

The current Development Application, as revised through the assessment process, seeks a Development Permit for a total of 110 residential lots, 4 open space lots and new road. The proposed lots vary in size from approximately 375m² up to 1,071m², with an average of 601m². A total of 18.4ha or 64.5% of the site will be transferred and/or dedicated to Council for Open Space and Drainage Purposes.

Officers have assessed the Development Application for Reconfiguring a Lot in accordance with the requirements for a Superseded Planning Scheme application, including CairnsPlan 2009, the State Planning Policy and associated Interim Development Assessment Provisions and the Far North Queensland Regional Plan 2009 – 2031. As a Superseded Planning Scheme application, no assessment has been carried out against and no weight given to the CairnsPlan 2016.

Officers consider that the proposed development is generally compliant with the relevant assessment provisions of the above-mentioned statutory instruments and recommend that Council approve the application subject to the identified conditions.

TOWN PLANNING CONSIDERATIONS

Background

The subject site has a total area of approximately 28.5ha with direct frontage to the Captain Cook Highway, Cottesloe Drive, Hope Street and beachfront Esplanade and is generally illustrated by the following aerial perspective. Deep Creek and some of its tributaries traverse the site, with the beach outlet of Deep Creek on the north eastern site boundary. Parts of the central and eastern portions of the site are heavily vegetated and contain designated remnant vegetation.



The subject site has an extensive history of development approvals dating back some 35 years when part of the original land was first developed for the Kewarra Beach Resort in 1984. More recently through the 2000's and early 2010's, various Development Applications have been lodged for different types of residential development including traditional and community title style subdivisions and a Retirement Village/Aged Care proposal.

CairnsPlan 2016 commenced operation on 1 March 2016. Council, at the Planning and Environment Committee Meeting of 12 October 2016 resolved to approve a request for a Reconfiguring a Lot Development Application to be received, assessed and decided under the Superseded Planning Scheme being CairnsPlan 2009. The Development Application was required to be lodged within 6 months of Council approving the request, and the Applicant acted upon this by lodging the Development Application via letter dated 11 April 2017.

Under the Superseded Planning Scheme, the site is designated within the Residential 2 Planning Area and is subject to a number of overlays including Flood Management, Vegetation Conservation and Waterway Significance and Bushfire Management.

Proposed Development

The application as originally submitted sought approval for a total of 206 urban residential lots, 1 active park lot of 4,231m² and a network of passive open space lots covering existing vegetation and drainage features over the central and eastern portions of the site.

In response to the Information Requests issued by Council and the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), the Applicant revised the proposed development in early October 2018. The revised development sought approval for a total of 190 urban residential lots and, as noted by the Applicant, *“provided for a more direct alignment of the extension of Cottlesloe Drive...revising the layout to address the natural characteristics and constraints of the site, in particular waterway and riparian corridors, revise the layout to ensure that the residential allotments are outside of the Erosion Prone Areas and removing the direct road access from the proposed development to the Captain Cook Highway”*.

After consideration of the Applicant’s response to the Information Request, DSDMIP issued the Applicant with a ‘Further Issues’ letter (dated 26 October 2018) which outlined a number of matters relating to the State Controlled Road, Clearing of Native Vegetation and Matters of State Environmental Significance that remained of concern and which the DSDMIP considered had not been fully addressed as part of the response. Through extensive negotiations with the DSDMIP, the proposed development was further revised in April 2019. The currently proposed development layout achieves a total of 110 urban residential lots and a copy of this Plan of Development, proposed to be approved as part of this application, is provided at **Appendix 1** to this report.

The following table summarises the key characteristics of the development at each of the above mentioned key stages:

	Original Development Application (April 2017)	Response to Information Request (October 2018)	Response to Further Issues (April 2019)
Lot Yield	206	190	110
No. of Lots 300 – 399m ²	5	9	5
No. of Lots 400 – 499m ²	115	77	34
No. of Lots >500m ²	86	104	71
Average Lot Size	511m ²	558m ²	601m ²
Area of Open Space	13.3ha	13.8ha	18.4ha

As indicated by the table above, the average lot size has considerably increased, and the yield nearly halved with the currently proposed development layout compared to the development layout proposed when the application was originally lodged.

An extensive network of open space is proposed throughout the development site, with the majority of proposed open space reflecting existing site characteristics including native vegetation and Deep Creek which outlets to the beach esplanade along the north eastern boundary of the site.

Separate to this application, a further Development Application for Reconfiguring a Lot (2 Lots into 3 Lots) was submitted to Council to create a single parcel with respect to the land required for future State Controlled Road purposes (Council Ref: 8/13/2193). This application was approved by Council in early April 2019, with the Plan of Survey endorsed by Council in late May 2019 and registered on 5 August 2019.

Assessment Process

The *Planning Act 2016* commenced operation on 3 July 2017. As per the transitional provision contained within the *Planning Act 2016*, as a Development Application lodged prior to the commencement of the new act, the assessment process for the application remains as per the repealed *Sustainable Planning Act 2009*.

As previously noted, the application was lodged pursuant to the Superseded Planning Scheme being CairnsPlan 2009. As per the Table of Assessment for the Residential 2 Planning Area within the Cairns Beaches District, Reconfiguring a Lot is designated as Code Assessable development.

Accordingly, Section 313(2) of the *Sustainable Planning Act 2009* provides the matters that Council as Assessment Manager must consider in the assessment of the application. Section 315 of the *Sustainable Planning Act 2009* provides specific details for the manner which Council must under the assessment given the application has been lodged under the Superseded Planning Scheme.

The following sections of this report provide Council's assessment against the relevant matters.

CairnsPlan 2009 Assessment

CairnsPlan 2009 Cairns Beaches Planning District		Applicability	Compliance
Planning Area	Residential 2	✓	<p>The proposed development achieves a site population density of approximately 33 persons/ha nett which is significantly less than the maximum site population density of 100 persons/ha permitted within the Residential 2 Planning Area.</p> <p>The proposed development is considered to comply with the desired development outcomes for the planning area in that the development represents an efficient use of the developable land, the development achieves an appropriate scale and is responsive to the existing environmental characteristics of the site, in particular Deep Creek and existing native vegetation.</p>

Land Use	Reconfiguring a Lot	✓	There is no specific Land Use code, refer to the General Development Code below for a response to the Reconfiguring a Lot Code.
Overlays	Bushfire Management Code	✓	All new lots that will result from the development will have direct access to a sealed road and a reticulated water network for firefighting purposes.
	Character Precinct	✗	N/A
	Flood Management Code	✓	<p>The site is subject to flooding associated with Deep Creek and its tributaries which, as previously noted, traverse through the site. A Flood Impact Assessment has been prepared by Premise Water to assess the extent of flooding as it relates to the development site.</p> <p>The results of the Flood Impact Assessment indicate that the development “<i>does not cause an afflux that is beyond that anticipated for the catchment within the high-level assessment in the Deep Creek DMP. The proposed hydraulic infrastructure also ensures that the internal drainage does not result in any impacts to the proposed allotments themselves, for events up to the 100-year ARI design storm</i>”. The results of the Flood Impact Assessment will be utilised in the detailed Civil and Earthwork design for the development. A condition has been included requiring RPEQ certification to be provided confirming that the Operational Works design has been carried out in accordance with the Flood Impact Assessment. All new residential lots are required to achieve the relevant immunity level from flooding.</p> <p>Given the results of the Flood Impact Assessment, Officers are satisfied that suitable development conditions can be included to ensure the development complies with the relevant Performance Criteria and Acceptable Measures of the Code.</p>
	Hillslopes Code	✗	N/A
	Height and Impact of Buildings	✗	N/A
	Local Heritage Code	✗	N/A
	Operational Aspects of the Cairns International Airport Code	✓	The proposed development is considered to comply with the relevant Performance Criteria and Acceptable Measures contained within the Overlay Code.
	Potential or Actual Acid Sulfate Soil Material Code	✓	The proposed development is considered to be capable of complying with the relevant Performance Criteria and Acceptable Measures of the Code. Where required through further detailed civil design and subsequent Development Applications for Operational Works, any PASS or AASS that is encountered will be able to be managed.

	Vegetation Conservation and Significant Waterways Code	✓	<p>Deep Creek enters the site approximately half way along the southern eastern boundary and continues through the central and eastern portions of the site before discharging into the Coral Sea at the north eastern boundary. The western portion of the site contains 2 tributaries of Deep Creek which enter the site from the Captain Cook Highway boundary.</p> <p>The site contains waterway categories 1 – 4, with the Waterways within Lots 1000, 1001 and 1003 containing only Category 3 and 4 waterways. Lot 1004 will contain Deep Creek which is the Category 1 waterway on the site.</p> <p>As part of the assessment process, the application was referred to the State for a number of relevant matters including the clearing of native vegetation. As a result of the Concurrence Agency assessment, significant buffers around the existing vegetation associated with the waterway corridors on the site have been established, with no above ground built infrastructure permitted in these buffers.</p> <p>A number of conditions have been included in relation to landscaping, weed management, rehabilitation and revegetation of the waterway and riparian corridors on the site which will ensure the development achieves compliance with the relevant Performance Criteria contained within the Overlay Code.</p>
General	Excavation and Filling Code	✓	The proposed development has been conditioned to comply with the relevant Performance Criteria and Acceptable Measures of the Code. Downstream Development Applications for Operational Work will demonstrate compliance with relevant conditions.
	Infrastructure Works Code	✓	The proposed development has been conditioned to comply with the relevant Performance Criteria and Acceptable Measures of the Code. Downstream Development Applications for Operational Work will demonstrate compliance with relevant conditions.
	Landscaping Code	✓	A number of conditions relating to Landscaping, Weed Management, Rehabilitation and Revegetation have been included to ensure the development will comply with the relevant Performance Criteria and Acceptable Measures of the Code.
	Parking & Access Code	✓	N/A
	Reconfiguring a Lot Code	✓	Refer below discussion regarding compliance with the relevant provisions of the Code.
	Development Near Major Transport Corridors & Facilities Code	✓	The subject site contains <i>Future Collector Roads</i> as shown on the Road Hierarchy Map, in particular including the extension of Cottesloe Drive. This identified Trunk Infrastructure will be provided as part of the development and notes regarding the provision, timing and costs associated with this infrastructure have been included.

Compliance Discussion

Reconfiguring a Lot Code:

The application proposes a number of lots which are inconsistent with the specified design criteria for lots within the Residential 2 Planning Area under the Code. For new lots within the Residential 2 Planning Area, the code specifies a minimum lot size of 450m² and minimum frontage of 15 metres. The proposed development includes 5 lots with a size less than 400m², 34 lots with an area of 400 – 499m² and 71 lots with an area greater than 500m².

Through the ongoing assessment of the revised Plan of Development submitted in April 2019, Officers raised particular concern with some lots i.e. Lots 106 – 110 and the ability of these lots to adequately function and accommodate their intended use being a single Dwelling House. The Applicant has provided a number of example floor plans (refer **Appendix 4**) which illustrate these particular lots are of sufficient dimension to accommodate a Dwelling House. The revised Plan of Development also clearly addresses the existing site constraints being Native Vegetation and Deep Creek. Officers are satisfied that the proposed lots are all of sufficient dimension and area to accommodate their intended use whilst recognising and responding to the site constraints.

The proposed road layout responds to the characteristics of the site and where possible, has avoided crossings of natural drainage features to achieve a legible and functional layout. Cottesloe Drive is proposed to be extended across the site (Major Collector Road standard), from its existing termination adjacent the south-eastern boundary to the western extent of the northern boundary. This extension will ultimately link with what is currently known as Unity Street once further development occurs on lots adjoining the northern boundary. Officers note that the DSDMIP Concurrence Agency Response identifies this connection as a 'Potential Future Bus Route'.

An additional connection (Minor Collector Road standard) will be provided on a generally parallel alignment to the northern boundary, from the extension of Cottesloe Drive and terminating adjacent Lot 108. A connection through to Hope Street will be the subject of a further development application given the vegetation conditions imposed on the development as part of the DSDMIP Concurrence Agency Response.

Footpaths and pedestrian connections will be included on appropriate alignments to best tie-in with the existing network. Officers note that the Northern Beaches Leisure Trail (NBLT) is proposed to traverse in front of the beach esplanade portion of the site. A number of conditions have been recommended for inclusion regarding internal road and pedestrian networks.

With respect to the provision of open space within the development, Officers note that 4 lots are proposed which contain the majority of existing Native Vegetation and Riparian Waterway corridors. Conditions have been recommended regarding rehabilitation and revegetation of degraded sections of the riparian corridors through Lots 1000, 1001 and 1003, consistent with the requirements of the Vegetation Conservation and Significant Waterway Overlay Code.

As previously noted, an 'active park' was initially proposed along the southern boundary of the site, adjacent to the southern boundary, however this location was considered inappropriate as it was subject to flooding. An alternate location for a park was then identified, generally in the area across the extension of Cottesloe Drive from proposed Lots 1 and 20. The ability to provide relevant infrastructure in this area has been limited as a result of Native Vegetation conditions imposed on the development as part of the DSDMIP Concurrence Agency Response. Such conditions effectively limit new *above ground built infrastructure* to locations outside of the buffers required to existing Native Vegetation. Whilst no 'formal park' is proposed, Officers consider there are a number of recreational facilities and area within close proximity of the site, including the beach front esplanade accessible from Kewarra Street and also Arlington Esplanade.

In relation to the Performance Criteria and Acceptable Measures contained within the Reconfiguring a Lot Code, Officers are satisfied that the development has satisfactorily addressed the applicable matters whilst recognising the characteristics and environmental features of the site.

Far North Queensland Regional Plan 2009 – 2031

The site is designated wholly within the *Urban Footprint* of the Far North Queensland Regional Plan 2009 – 2031. The proposed development is considered to complement the Urban Development *Desired Regional Outcome* through the following:

- Promoting a compact urban form through the development of land that adjoins existing urban activities and which is serviced by an appropriate level of infrastructure;
- Supports the role of the Clifton Beach *District Regional Activity Centre*;
- The development achieves the desired residential density for new greenfield development within the Cairns region; and
- The proposed development will assist in the provision of housing choice and diversity of product availability.

State Planning Policy – Interim Development Assessment Requirements

The Single State Planning Policy (SPP) includes interim development assessment provisions to ensure that where a local planning instrument does not yet reflect the requirements of the SPP, that State Interests are appropriately considered by Local Government when assessing Development Applications.

Part E of the State Planning Policy provides the Interim Development Assessment Requirements which must be considered by Local Government when assessing Development Applications. A review of these requirements indicates that the proposed development triggers the *Agriculture, Biodiversity, Coastal Environment, Water Quality, Natural Hazards Risk and Resilience, Transport Infrastructure and Strategic Airports and Aviation Facilities* State Interests.

These provisions are relevant to the assessment of the current application as CairnsPlan 2009 did not fully reflect the requirements of the State Planning Policy. The following table provides the assessment against the relevant matters:

State Planning Policy – July 2017	Officer Assessment
Agriculture	<p>In relation to the <i>Agriculture</i> State Interest, the SPP does not contain any specific Assessment Benchmarks for this matter. The SPP maps the site as Agricultural Land – Class A and B. The characteristics of the site and its location within the established northern beaches suburbs of Clifton Beach and Kewarra Beach mean that, in Officers opinion, the site is not suitable for agricultural uses and would conflict with the established urban form.</p> <p>For reference, CairnsPlan 2016, whilst not relevant to the assessment of this application, does integrate the SPP as of 2014 and the split zoning of the site as Low Density Residential and Conservation is taken to reflect the SPP i.e. the site has not been zoned Rural under a Planning Scheme which reflects the SPP.</p>
Biodiversity	<p>In relation to the <i>Biodiversity</i> State Interest, the SPP does not contain any specific Assessment Benchmarks for this matter. The SPP maps the site within a number of designations including Matters of State Environmental Significance for Wildlife Habitat, Regulation Vegetation and High Ecological Value Waters.</p> <p>As part of the assessment process, the Applicant was required to refer the Development Application to the State for assessment with respect to vegetation matters. The State has conducted an assessment against the above identified matters and further discussion is provided in the section of this report detailing the Concurrence Agency Assessment and Response.</p>
Coastal Environment	<p>In relation to the <i>Coastal Environment</i> State Interest, the SPP does not contain any specific Assessment Benchmarks for this matter. The SPP maps the site within a Coastal Management District.</p> <p>As part of the assessment process, the Applicant was required to refer the Development Application to the State for assessment with respect to the Coastal Management District matter. The State has conducted an assessment against the above identified matter and further discussion is provided in the section of this report detailing the Concurrence Agency Assessment and Response.</p>

State Planning Policy – July 2017	Officer Assessment
Water Quality	<p>In relation to the <i>Water Quality</i> State Interest, the SPP does contain specific Assessment Benchmarks which are relevant as the proposed development is for <i>Reconfiguring a Lot for an urban purpose that involves premises 2500m² in size and will result in six or more lots.</i></p> <p>Officers have included a number of conditions in relation to stormwater quality management, including that a plan of drainage works be submitted which illustrates all drainage infrastructure, including stormwater quality improvement devices (SQIDs) required for the development. Such infrastructure must be designed in accordance with the relevant FNQROC Development Manual standards which will ensure that the Water Quality State Interest is appropriately addressed.</p>
Natural Hazards Risk & Resilience	<p>In relation to the <i>Natural Hazards Risk & Resilience</i> State Interest, the SPP contains specific Assessment Benchmarks which are relevant to the development. Officers note in response to the Information Request issued by the DSDMIP, the Plan of Development was revised to remove lots from areas of the site designated as either an Erosion Prone Area or High Storm Tide Inundation Area.</p> <p>The development will be subject to detailed design in accordance with the Flood Impact Assessment prepared by Premise Water. Certification will be provided by a RPEQ confirming that the design has been carried out in accordance with the report. All future residential lots are required to achieve immunity from inundation associated with a 1% AEP defined inundation event.</p> <p>All new residential lots will have direct access to the road network and reticulated water to assist in firefighting should a need arise.</p>
Transport Infrastructure	<p>In relation to the <i>Transport Infrastructure</i> State Interest, the SPP does not contain any specific Assessment Benchmarks for this matter. The SPP identifies relevant infrastructure being a State Controlled Road and Future Busway Corridor (Captain Cook Highway).</p> <p>Officers note that the DSDMIP Concurrence Agency Response includes conditions pertaining to the State Controlled Road network which will ensure that the development appropriately responds to the requirements of the SPP.</p>
Strategic Airports & Aviation Facilities	<p>In relation to the <i>Strategic Airports and Aviation Facilities</i> State Interest, the SPP does not contain any specific Assessment Benchmarks for this matter. The SPP maps the site within the Obstacle Limitation Surface (OLS), Wildlife Hazard Buffer Zone and Aviation Facility – Building Restricted Area - Area of Interest.</p> <p>The proposed development is located some 11.5km to the north of the Cairns Airport. Given the distance between the Airport and the development site and the nature of the development being a residential subdivision, Officers consider that the proposed development will not offend a relevant State Interest associated with this matter.</p>

Public Notification / Submissions

The application triggered Code Assessment only and was not subject to public notification.

Concurrence Agency Assessment and Response

The Development Application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) on 3 May 2017 in relation to a number of State Interests including Native Vegetation, State Transport and Coastal Management matters.

A Concurrence Agency Response – With Condition was received by Council on 5 June 2019. The response includes various conditions of approval relating to the identified State Interests.

In particular, the conditions place a limitation on areas of the site which may be cleared, limit areas of the site where no above ground built infrastructure may be constructed, ensure that noise attenuation is provided for lots in proximity to the State Controlled Road corridor, allow for a Potential Future Bus Route along the extension of Cottesloe Drive and ensure that in the event that works cause disturbance or oxidisation of acid sulphate soil, that any affected soil is appropriately treated and managed. A full copy of the response is provided at **Appendix 2**.

Infrastructure Charges

The proposed development triggers Infrastructure Charges. Refer to **Appendix 3** to view calculations. It is noted that the development will include the future provision of Trunk Infrastructure and a number of advices have been included regarding the provision, costs and timing associated with Trunk Infrastructure.

Decision Period

Council's formal Decision Period for the application expired on 14 August 2019. With cooperation from the Applicant, a draft conditions package was originally provided to the Applicant on 31 July 2019 for discussion purposes, with the original intent to present the application to the Ordinary Meeting of 14 August 2019. Officers subsequently had a number of exchanges with the Applicant in relation to the draft conditions and further revisions were adopted after the Decision Period had expired on 14 August 2019.

Officers finalised the conditions package on 19 August 2019 once all outstanding queries on the draft conditions had been satisfactorily resolved.

Assessment Summary

Officers have assessed the Development Application for Reconfiguring a Lot under the Superseded Planning Scheme (CairnsPlan 2009) and the other identified statutory instruments including the State Planning Policy and Far North Queensland Regional Plan 2009 – 2031.

Officers consider that, subject to the inclusion of the identified development conditions, the proposed development generally complies with the relevant Performance Criteria and Acceptable Outcomes of the Superseded Planning Scheme. The proposed development is considered to appropriately respond to the characteristics and constraints of the site and will ultimately provide for a high level of residential amenity. The site is either currently serviced or is capable of being serviced by the infrastructure and services required to support the development.

In consideration of the assessment carried out against the relevant provisions, Officers recommend that the Development Application is approved subject to the identified development conditions.



Ian Elliott-Smith
Team Leader Planning
Action Officer



Peter Boyd
Manager Strategic Planning & Approvals



Kelly Reaston
General Manager Planning & Environment

APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S)

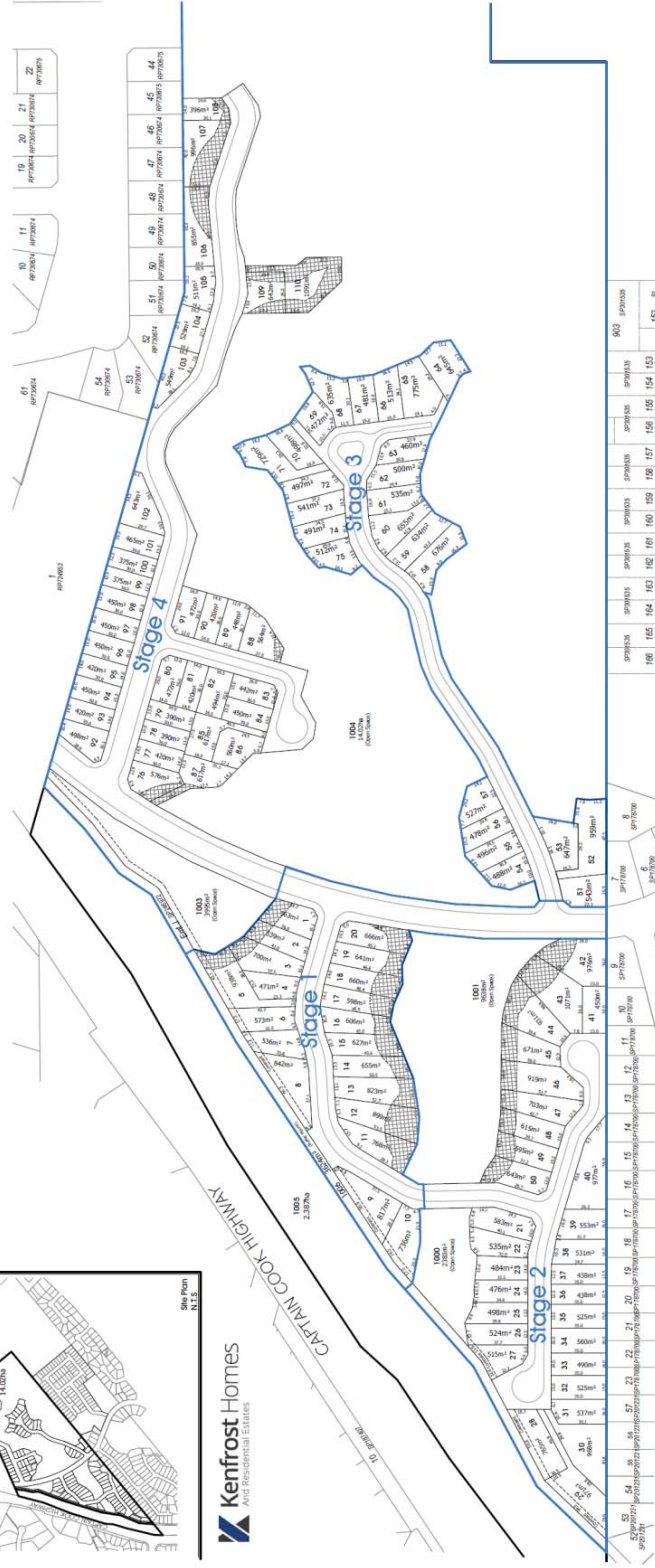
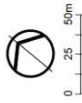
PROPOSED

RECONFIGURATION

Lots 1 - 110 & 1000 - 1006

Captain Cook Highway, Clifton Beach

Lots 1 on RP731765 & Lot 1 on RP731761



Development Statistics	
Site Area	28.5 Ha
Residential (Saleable)	6.6 Ha
Public Open Space & Drainage	18.4 Ha
Road Area	3.4 Ha
Design Criteria	
Lots	5
350-399	34
400-499	71
500+	110
Total Number of Lots	601
Average Lot Area	

Legend



No above ground built infrastructure

This plan is conceptual and for decision purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



Date: 4th June, 2019
 Scale: 1:2500 @ A3
 Drawn: A.J.
 P 1300 267 878 Job No: 34242/02-01
 W www.broziermoti.com.au Pen No: 34242/030 G
 surveying | urban planning | project management | mapping and GIS

APPENDIX 2: CONCURRENCE AGENCY RESPONSE – WITH CONDITIONS



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: SDA-0417-038890
 Council reference: 8/35/119 SEDA
 Your reference: 34242-002-01

5 June 2019

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

Att: Katherine Wilson

Dear Sir/Madam

Concurrence agency response—with conditions

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

The referral agency material for the development application described below was received by the Department of State Development, Manufacturing, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on .3 May 2017.

Applicant details

Applicant name: Kenfrost (1987) Pty Ltd
 c/-Brazier Motti
 Applicant contact details: PO Box 8046
 Cairns QLD 4780
 Erin.Berthelsen@braziermotti.com.au

Site details

Street address: Captain Cook Highway, Clifton Beach
 Lot on plan: Lot 1 on RP731761 and Lot 1 on RP731765
 Local government area: Cairns Regional Council

Application details

Proposed development: Reconfiguring a lot (2 lots into 110 lots plus open space and new roads)

Page 1

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

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	2 lots into 110 lots plus open space and new roads	Code Assessment

Referral triggers

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

Referral triggers:

- Schedule 7, Table 2, Item 2** – State-controlled road
- Schedule 7, Table 2, Item 4** – Clearing native vegetation
- Schedule 7, Table 2, Item 14** – Tidal work, or development in a coastal management district
- Schedule 7, Table 3, Item 2** – Development impact on State transport infrastructure

Conditions

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

Reasons for decision to impose conditions

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

Advice

The department offers advice about the application to the applicant—see **Attachment 3**.

Approved plans and specifications

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

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Reconfiguring a lot				
Reconfiguration Lot 1 - 110 & 1000 – 1006, Captain Cook Highway, Clifton Beach, Lots 1 on RP731765 & Lot 1 on RP731761 (as amended in red)	Brazier Motti	4 June 2019	34242/030	G
Technical Agency Response Plan - Plan of Area A (Parts A1 - A6) and Area B (Parts B1 - B8) in Lot 1 on RP731761 and Lot 1 on RP731765	Queensland Government (Department of Natural Resources, Mines and Energy)	23 May 2019	TARP SDA-0417-038890	-

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

For further information, please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 4037 3228, or email joanne.manson@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Kenfrost (1987) Pty Ltd, c/- Brazier Motti, Erin.Berthelsen@braziermotti.com.au

enc: **Attachment 1**—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0417-038890
 Council reference: 8/35/119 SEDA
 Your reference: 34242-002-01

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Reconfiguring a lot		
<p>Schedule 7, Table 2, Item 2 – State-controlled road and Schedule 7, Table 3, Item 2 – Development impact on State transport infrastructure —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>(a) The land required for the planned upgrade to the state-controlled road (proposed Lot 1005) must be generally in accordance with the Proposed Reconfiguration Lot 1 - 110 & 1000 – 1006, Captain Cook Highway, Clifton Beach, Lots 1 on RP731765 & Lot 1 on RP731761, prepared by Brazier Motti, dated 4 June 2019, Plan No.34242/030, Revision G (as amended in red).</p> <p>(b) Proposed Lot 1005 must be kept free of any permanent buildings, structures and improvements (including noise mound and advertising signs) above and below the ground.</p>	<p>(a) Prior to submitting the Plan of Survey to the local government for approval</p> <p>(b) At all times</p>
2.	<p>(a) A RPEQ certified noise assessment report must be submitted to the Cairns district office of the Department of Transport and Main Roads – far.north.queensland.idas@tmr.qld.gov.au. The report must be undertaken in accordance with the Transport Noise Management Code of Practice Volume 1 – Road Traffic Noise (Department of Transport and Main Roads, 2013). The report must identify:</p> <p>i) that the following noise criteria at all facades of the building envelope will be achieved:</p> <ul style="list-style-type: none"> • ≤60dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤40dB(A)); • ≤63dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am >40dB(A)). <p>ii) that the following noise criteria in outdoor spaces for passive recreation will be achieved:</p> <ul style="list-style-type: none"> • ≤57dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤45dB(A)); • ≤60dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight >45dB(A)). <p>iii) the identified noise works are required to ensure that</p>	<p>(a) Prior to obtaining a development approval for Operational Works</p>

No.	Conditions	Condition timing
	<p>noise criteria identified in (a) i and (a) ii are achieved.</p> <p>(b) Noise attenuation works required to achieve the noise criteria identified in (a) must be undertaken in accordance with the RPEQ certified noise assessment report.</p> <p>(c) RPEQ certification with supporting documentation must be provided to the Cairns Road Corridor Management Unit (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with the noise assessment report.</p>	<p>(b) Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times</p> <p>(c) Prior to submitting the Plan of Survey to the local government for approval</p>
3.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. <p>(c) RPEQ certification with supporting documentation must be provided to the Cairns Road Corridor Management Unit (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) and (b) At all times</p> <p>(c) Prior to submitting the Plan of Survey to the local government</p>
4.	Direct access is not permitted between the Captain Cook Highway and proposed Lot 1005.	At all times
5.	<p>The 'Potential Future Bus Route' (shown in red) on the Proposed Reconfiguration Lot 1 - 110 & 1000 – 1006, Captain Cook Highway, Clifton Beach, Lots 1 on RP731765 & Lot 1 on RP731761, prepared by Brazier Motti, dated 4 June 2019, Plan No.34242/030, Revision G (as amended in red) must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 12.5m in length:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (March 2016); • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); and • Department of Transport and Main Roads 	Prior to submitting the Plan of Survey to the local government for approval for the relevant stage

No.	Conditions	Condition timing
	Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018).	
<p>Schedule 7, Table 2, Item 4 – Clearing native vegetation —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Natural Resources, Mines and Energy to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
6.	No clearing of vegetation is to occur within areas identified as Areas A [Parts A ¹ – A ⁶] as shown on the attached Technical Agency Response Plan of Area A (Parts A ¹ - A ⁶) and Area B (Parts B ¹ - B ⁸) in Lot 1 on RP731761 and Lot 1 on RP731765, prepared by Queensland Government (Department of Natural Resources, Mines and Energy), dated 23 May 2019, reference TARP SDA-0417-038890.	At all times
7.	No built structure is to be established, constructed or located within areas identified as Areas A [Parts A ¹ – A ⁶] as shown on the attached Technical Agency Response Plan of Area A (Parts A ¹ - A ⁶) and Area B (Parts B ¹ - B ⁸) in Lot 1 on RP731761 and Lot 1 on RP731765, prepared by Queensland Government (Department of Natural Resources, Mines and Energy), dated 23 May 2019, reference TARP SDA-0417-038890.	At all times
8.	No built structure, other than for fences, roads and underground services, is to be established, constructed or located within areas identified as Areas B [B ¹ – B ⁸] as shown on the attached Technical Agency Response Plan of Area A (Parts A ¹ - A ⁶) and Area B (Parts B ¹ - B ⁸) in Lot 1 on RP731761 and Lot 1 on RP731765, prepared by Queensland Government (Department of Natural Resources, Mines and Energy), date 23 May 2019, reference TARP SDA-0417-038890.	At all times
9.	No new dwelling houses are to be constructed within proposed Lot 1000, Lot 1001, Lot 1003 and 1004 as shown on Proposed Reconfiguration Lot 1 - 110 & 1000 – 1006, Captain Cook Highway, Clifton Beach, Lots 1 on RP731765 & Lot 1 on RP731761, prepared by Brazier Motti, dated 4 June 2019, Plan No.34242/030, Revision G (as amended in red).	At all times
10.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing
<p>Schedule 7, Table 2, Item 14 – Tidal work, or development in a coastal management district —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Environment and Science to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
11.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> Proposed Reconfiguration Lot 1 - 110 & 1000 – 1006, Captain Cook Highway, Clifton Beach, Lots 1 on RP731765 & Lot 1 on RP731761, prepared by Brazier Motti, dated 4 June 2019, Plan No.34242/030, Revision G (as amended in red) 	Prior to submitting the Plan of Survey to the local government for approval
12.	Erosion and sediment control measures which are in accordance	For the duration of

No.	Conditions	Condition timing
	with <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> , are to be installed and maintained to prevent the release of sediment to tidal waters.	the works
13.	<p>(a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.</p> <p>(b) Certification by an appropriately qualified person(s), confirming that the affected soil has been neutralised or contained, in accordance with (a) above is to be provided to palm@des.qld.gov.au or mailed to:</p> <p>Department of Environment and Science Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001</p> <p>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</p>	<p>(a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained.</p> <p>(b) At the time the soils have been neutralised or contained.</p>

Our reference: SDA-0417-038890
Council reference: 8/35/119 SEDA
Your reference: 34242-002-01

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To minimise noise intrusions on a development from a state-controlled transport corridor.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.
- To provide, as far as practicable, public passenger transport infrastructure to support public passenger services.
- Where relevant to ensure compliance with a Performance Outcome/s.
- To ensure compliance with development approval.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal environments.

Our reference: SDA-0417-038890
 Council reference: 8/35/119 SEDA
 Your reference: 34242-002-01

Attachment 3—Further advice

General advice	
Ref	Advertising device
1.	<p>Advice should be obtained from the Department of Transport and Main Roads if you intend to erect, alter or operate an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p> <p>The Department of Transport and Main Roads can be contacted on 4045 7144 or via email cairns.office@tmr.qld.gov.au.</p>
Ref	Public passenger transport
2.	<p>Traffic calming devices should not be incorporated into the design and construction of potential future bus routes in accordance with Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual, 2015.</p> <p>The Department of Transport and Main Roads' TransLink <i>Public Transport Infrastructure Manual 2015</i> is available at: http://translink.com.au/about-translink/reports-and-publications.</p>
Ref	Digital data
3.	<p>To request an electronic file of the Derived Points (Attached to Plan: SDA-0417-038890) as contained in this technical agency response, email a request to the Department of Natural Resources, Mines and Energy (DNRME) at northvegetation@dnrme.qld.gov.au and include application reference (SDA-0417-038890).</p>
Ref.	Nature Conservation Act 1992
4.	<p>In Queensland, all native plants are considered "protected plants" under the <i>Nature Conservation Act 1992</i>. Anyone proposing to clear protected plants 'in the wild' for any reason may require a permit from the Department of Environment and Science.</p> <p>Prior to any clearing of protected plants, a person must check the flora survey trigger map to determine if the clearing is within a high risk area. This trigger map is available as part of the Vegetation Management Report which can be accessed on Queensland Government's website.</p> <p>In a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants ('EVNT plants') and their supporting habitat.</p> <p>The Department of Environment and Science can be contacted via email at palm@des.qld.gov.au or by contacting 1300 130 372 for information regarding clearing</p>

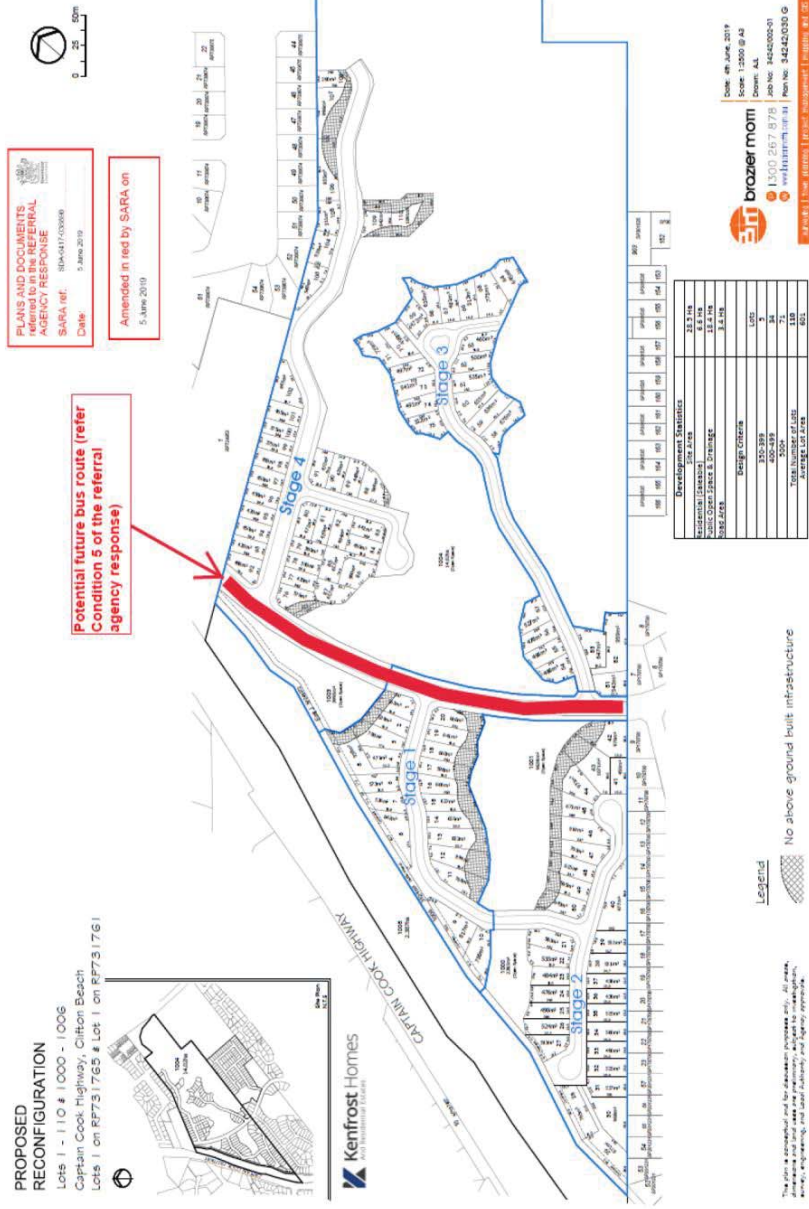
	requirements under the <i>Nature Conservation Act 1992</i> protected plant framework. Further information on protected plants can be found in the Department of Environment and Science's Operational Policy .
Ref.	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
5.	Approval may be required under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> for certain actions or activities that affect the environment. For further information visit the Australian Government Department of Environment and Energy website at www.environment.gov.au/epbc/do-you-need-approval , or alternatively, contact the Department of Environment and Energy on 1800 803 772 for more information.
Further development permits, compliance permits or compliance certificates	
6.	Any operational work that requires the constructing or raising waterway barrier works may require development approval if the operational work is unable to comply with the Department of Agriculture and Fisheries Accepted development requirements for operational work that is constructing or raising waterway barrier works .

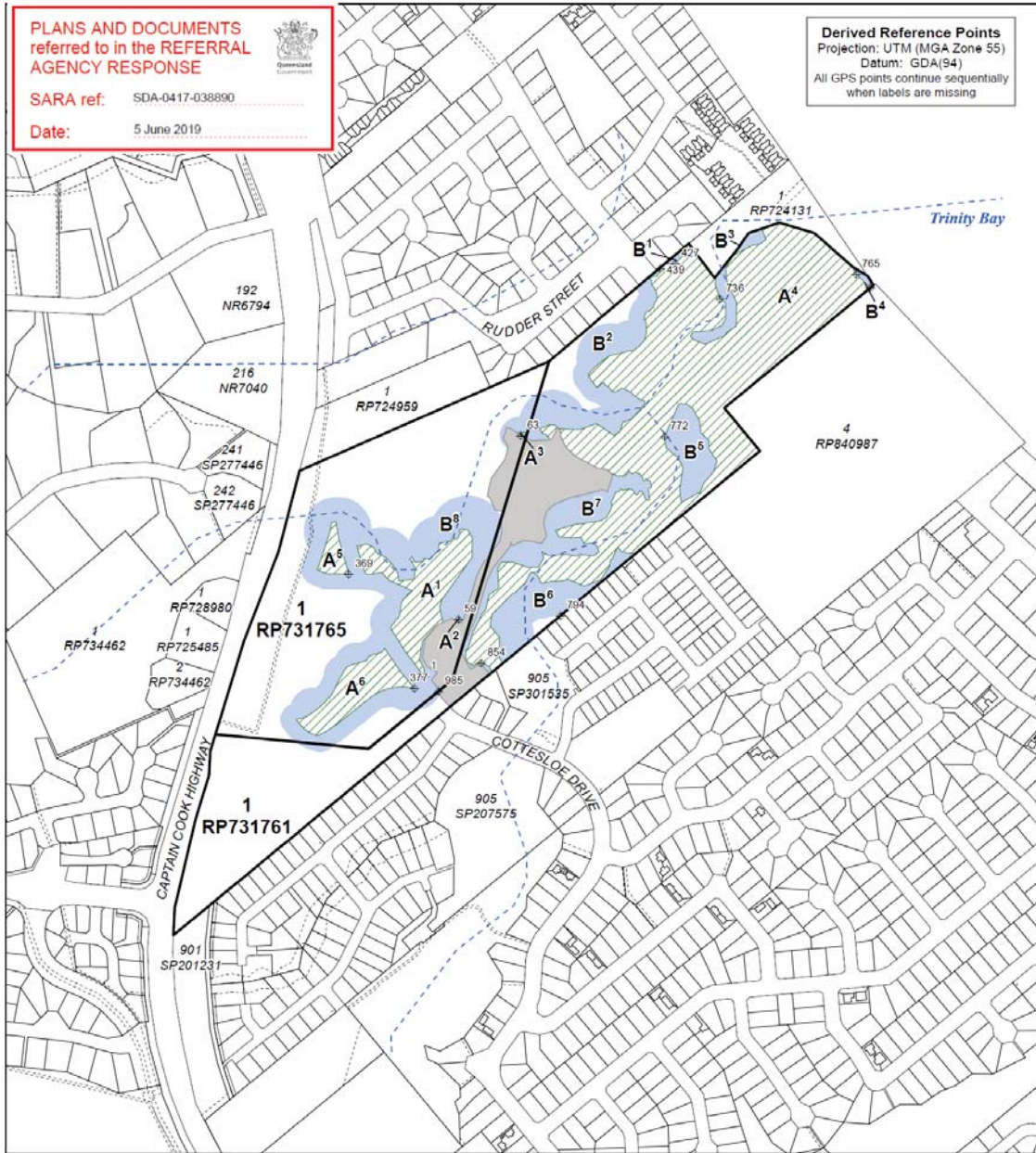
Our reference: SDA-0417-038890
 Council reference: 8/25/19 SED A
 Your reference: 34242-002-01

Attachment 4—Approved plans and specifications

PROPOSED RECONFIGURATION

Lots 1 - 110 & 1000 - 1008
 Captain Cook Highway, Clifton Beach
 Lots 1 on RPT31765 & Lot 1 on RPT31761





PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: SDA-0417-038890



Date: 5 June 2019

Derived Reference Points
 Projection: UTM (MGA Zone 55)
 Datum: GDA(94)
 All GPS points continue sequentially when labels are missing

1:5000 @ A3 size
 0 50 100 200 300 400 500 m
 Projection: UTM (MGA Zone 55) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.
 This plan must be read in conjunction with Decision Notice SDA-0417-038890

<p>LEGEND</p> <ul style="list-style-type: none"> Derived Reference Points for GPS (See Attachment to Plan) (Area start points shown only) Subject Lot(s) Area A (Parts A¹ - A⁶) Area B (Parts B¹ - B⁸) Subject to Referral Agency Response (Vegetation) Plan 2011/000472, dated 05 April 2011 <p><small>Note: This is a colour plan and should only be reproduced in colour.</small></p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Parts A¹ - A⁶) and Area B (Parts B¹ - B⁸) in Lot 1 on RP731761 and Lot 1 on RP731765</p> <p>eLVAS Case: 2017/002037</p>		 N	 Queensland Government
	<p>LOCAL GOVT: CAIRNS LOCALITY OF CLIFTON BEACH</p> <p>File Reference: eDOCS - 082/0001755 Compiled from: DCDB, RVM & NRMO Notes on file</p> <p>Department: DNRME Region: North Prepared by: Ja - j5543 Date: 23 May 2019</p>		<p>TARP SDA-0417-038890 Sheet 1 of 1</p>	

Derived Reference Points for GPS

Datum: GDA 1994, Projection: Transverse Mercator MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of the boundaries.
 Responsibility for location these boundaries lies solely with the landholder and delegated contractor(s).
 This attachment must be read in conjunction with the accompanying plan.
 Derived Reference Points are indicated on the accompanying plan and proceed sequentially if labels are missing.

Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
A1	1	358956	8144313	A2	61	358997	8144387	A4	121	359016	8144362
A1	2	358953	8144316	A2	62	359000	8144388	A4	122	359019	8144371
A1	3	358929	8144348	A3	63	359082	8144629	A4	123	359023	8144379
A1	4	358912	8144376	A3	64	359077	8144632	A4	124	359027	8144386
A1	5	358912	8144379	A3	65	359078	8144633	A4	125	359030	8144395
A1	6	358923	8144393	A3	66	359081	8144633	A4	126	359036	8144401
A1	7	358926	8144411	A3	67	359088	8144633	A4	127	359040	8144419
A1	8	358934	8144422	A3	68	359086	8144627	A4	128	359041	8144421
A1	9	358940	8144426	A3	69	359082	8144629	A4	129	359053	8144429
A1	10	358910	8144439	A4	70	359539	8144822	A4	130	359051	8144454
A1	11	358900	8144450	A4	71	359425	8144728	A4	131	359055	8144462
A1	12	358885	8144448	A4	72	359425	8144728	A4	132	359056	8144463
A1	13	358879	8144448	A4	73	359372	8144685	A4	133	359071	8144463
A1	14	358876	8144456	A4	74	359348	8144665	A4	134	359089	8144457
A1	15	358867	8144485	A4	75	359395	8144609	A4	135	359105	8144457
A1	16	358870	8144484	A4	76	359394	8144608	A4	136	359112	8144469
A1	17	358880	8144487	A4	77	359294	8144525	A4	137	359109	8144477
A1	18	358888	8144483	A4	78	359232	8144474	A4	138	359117	8144473
A1	19	358894	8144475	A4	79	359232	8144474	A4	139	359127	8144473
A1	20	358906	8144469	A4	80	359215	8144476	A4	140	359143	8144473
A1	21	358919	8144454	A4	81	359208	8144483	A4	141	359157	8144471
A1	22	358921	8144446	A4	82	359201	8144466	A4	142	359158	8144474
A1	23	358922	8144439	A4	83	359200	8144467	A4	143	359177	8144472
A1	24	358923	8144439	A4	84	359198	8144458	A4	144	359184	8144477
A1	25	358942	8144440	A4	85	359197	8144457	A4	145	359181	8144485
A1	26	358944	8144455	A4	86	359186	8144440	A4	146	359176	8144488
A1	27	358937	8144466	A4	87	359165	8144432	A4	147	359165	8144487
A1	28	358936	8144467	A4	88	359144	8144440	A4	148	359160	8144496
A1	29	358939	8144471	A4	89	359128	8144438	A4	149	359151	8144495
A1	30	358944	8144463	A4	90	359122	8144438	A4	150	359144	8144495
A1	31	358955	8144464	A4	91	359108	8144435	A4	151	359132	8144496
A1	32	358955	8144469	A4	92	359104	8144445	A4	152	359127	8144505
A1	33	358962	8144467	A4	93	359098	8144450	A4	153	359151	8144512
A1	34	358974	8144478	A4	94	359094	8144449	A4	154	359186	8144517
A1	35	358975	8144488	A4	95	359087	8144435	A4	155	359194	8144522
A1	36	358990	8144491	A4	96	359076	8144426	A4	156	359201	8144535
A1	37	358993	8144494	A4	97	359075	8144423	A4	157	359200	8144542
A1	38	358999	8144494	A4	98	359071	8144422	A4	158	359203	8144547
A1	39	359003	8144502	A4	99	359044	8144395	A4	159	359206	8144555
A1	40	359001	8144505	A4	100	359043	8144391	A4	160	359209	8144555
A1	41	359005	8144507	A4	101	359042	8144380	A4	161	359213	8144559
A1	42	359013	8144505	A4	102	359054	8144365	A4	162	359216	8144557
A1	43	359018	8144495	A4	103	359054	8144338	A4	163	359218	8144557
A1	44	359018	8144469	A4	104	359058	8144331	A4	164	359220	8144558
A1	45	358978	8144413	A4	105	359058	8144331	A4	165	359223	8144558
A1	46	358977	8144407	A4	106	359049	8144323	A4	166	359223	8144560
A1	47	358976	8144404	A4	107	359041	8144317	A4	167	359228	8144558
A1	48	358980	8144385	A4	108	359041	8144317	A4	168	359230	8144557
A1	49	358981	8144385	A4	109	359043	8144319	A4	169	359230	8144554
A1	50	358973	8144381	A4	110	359044	8144319	A4	170	359234	8144551
A1	51	358972	8144380	A4	111	359041	8144327	A4	171	359235	8144552
A1	52	358970	8144379	A4	112	359030	8144331	A4	172	359236	8144554
A1	53	358954	8144361	A4	113	359030	8144331	A4	173	359238	8144557
A1	54	358953	8144361	A4	114	359030	8144331	A4	174	359240	8144556
A1	55	358952	8144353	A4	115	359028	8144332	A4	175	359243	8144552
A1	56	358949	8144335	A4	116	359019	8144328	A4	176	359245	8144547
A1	57	358955	8144325	A4	117	359011	8144334	A4	177	359247	8144544
A1	58	358956	8144313	A4	118	359009	8144338	A4	178	359250	8144544
A2	59	359000	8144388	A4	119	359010	8144348	A4	179	359250	8144546
A2	60	359000	8144386	A4	120	359013	8144350	A4	180	359250	8144549

Derived Reference Points for GPS

Datum: GDA 1994, Projection: Transverse Mercator MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of the boundaries.
 Responsibility for location these boundaries lies solely with the landholder and delegated contractor(s).
 This attachment must be read in conjunction with the accompanying plan.
 Derived Reference Points are indicated on the accompanying plan and proceed sequentially if labels are missing.

Parcel ID	Easting	Northing	Parcel ID	Easting	Northing	Parcel ID	Easting	Northing
A4 181	359250	8144551	A4 241	359230	8144654	A4 301	359279	8144852
A4 182	359250	8144555	A4 242	359245	8144670	A4 302	359284	8144854
A4 183	359249	8144559	A4 243	359244	8144675	A4 303	359295	8144865
A4 184	359252	8144562	A4 244	359239	8144675	A4 304	359300	8144879
A4 185	359252	8144564	A4 245	359230	8144682	A4 305	359300	8144879
A4 186	359252	8144568	A4 246	359225	8144686	A4 306	359300	8144879
A4 187	359251	8144569	A4 247	359220	8144689	A4 307	359302	8144880
A4 188	359248	8144570	A4 248	359214	8144692	A4 308	359336	8144835
A4 189	359246	8144572	A4 249	359210	8144688	A4 309	359336	8144835
A4 190	359245	8144572	A4 250	359205	8144686	A4 310	359336	8144836
A4 191	359244	8144569	A4 251	359200	8144687	A4 311	359336	8144826
A4 192	359242	8144569	A4 252	359199	8144691	A4 312	359342	8144808
A4 193	359241	8144573	A4 253	359191	8144696	A4 313	359350	8144802
A4 194	359239	8144576	A4 254	359192	8144698	A4 314	359350	8144782
A4 195	359238	8144579	A4 255	359188	8144698	A4 315	359345	8144773
A4 196	359235	8144579	A4 256	359186	8144695	A4 316	359332	8144767
A4 197	359233	8144580	A4 257	359182	8144692	A4 317	359307	8144765
A4 198	359230	8144580	A4 258	359181	8144692	A4 318	359304	8144759
A4 199	359227	8144579	A4 259	359179	8144695	A4 319	359309	8144754
A4 200	359225	8144581	A4 260	359171	8144706	A4 320	359323	8144749
A4 201	359224	8144583	A4 261	359171	8144710	A4 321	359349	8144760
A4 202	359221	8144579	A4 262	359179	8144719	A4 322	359351	8144764
A4 203	359217	8144576	A4 263	359186	8144725	A4 323	359364	8144772
A4 204	359214	8144576	A4 264	359198	8144733	A4 324	359364	8144803
A4 205	359212	8144577	A4 265	359214	8144737	A4 325	359352	8144829
A4 206	359210	8144575	A4 266	359220	8144739	A4 326	359350	8144849
A4 207	359202	8144579	A4 267	359230	8144740	A4 327	359352	8144851
A4 208	359201	8144579	A4 268	359237	8144746	A4 328	359360	8144865
A4 209	359194	8144585	A4 269	359244	8144754	A4 329	359385	8144879
A4 210	359183	8144586	A4 270	359246	8144763	A4 330	359389	8144879
A4 211	359169	8144593	A4 271	359246	8144774	A4 331	359395	8144880
A4 212	359155	8144601	A4 272	359245	8144780	A4 332	359403	8144886
A4 213	359143	8144612	A4 273	359244	8144781	A4 333	359400	8144893
A4 214	359140	8144615	A4 274	359244	8144781	A4 334	359398	8144897
A4 215	359135	8144627	A4 275	359243	8144781	A4 335	359398	8144897
A4 216	359133	8144636	A4 276	359243	8144782	A4 336	359397	8144899
A4 217	359129	8144640	A4 277	359243	8144785	A4 337	359396	8144900
A4 218	359127	8144634	A4 278	359246	8144791	A4 338	359396	8144900
A4 219	359122	8144624	A4 279	359247	8144791	A4 339	359420	8144908
A4 220	359120	8144624	A4 280	359250	8144791	A4 340	359447	8144900
A4 221	359114	8144631	A4 281	359253	8144795	A4 341	359466	8144894
A4 222	359111	8144631	A4 282	359255	8144797	A4 342	359515	8144851
A4 223	359106	8144638	A4 283	359256	8144800	A4 343	359515	8144851
A4 224	359120	8144643	A4 284	359257	8144803	A4 344	359515	8144851
A4 225	359125	8144643	A4 285	359259	8144806	A4 345	359520	8144840
A4 226	359133	8144637	A4 286	359261	8144809	A4 346	359539	8144822
A4 227	359159	8144637	A4 287	359259	8144818	A4 347	359289	8144671
A4 228	359169	8144641	A4 288	359256	8144823	A4 348	359270	8144628
A4 229	359174	8144642	A4 289	359255	8144825	A4 349	359272	8144613
A4 230	359174	8144642	A4 290	359253	8144827	A4 350	359287	8144600
A4 231	359175	8144643	A4 291	359253	8144830	A4 351	359294	8144587
A4 232	359181	8144644	A4 292	359253	8144832	A4 352	359290	8144558
A4 233	359204	8144629	A4 293	359250	8144834	A4 353	359292	8144541
A4 234	359205	8144630	A4 294	359250	8144835	A4 354	359309	8144551
A4 235	359212	8144635	A4 295	359255	8144837	A4 355	359314	8144554
A4 236	359216	8144647	A4 296	359258	8144837	A4 356	359316	8144553
A4 237	359219	8144647	A4 297	359260	8144837	A4 357	359320	8144564
A4 238	359227	8144651	A4 298	359264	8144848	A4 358	359321	8144566
A4 239	359228	8144652	A4 299	359265	8144849	A4 359	359334	8144582
A4 240	359228	8144653	A4 300	359271	8144854	A4 360	359339	8144596

Derived Reference Points for GPS

Datum: GDA 1994, Projection: Transverse Mercator MGA Zone 55

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Parcel ID	Easting	Northing	Parcel ID	Easting	Northing	Parcel ID	Easting	Northing
A4 361	359328	8144612	A6 421	358883	8144341	B2 481	359182	8144692
A4 362	359328	8144622	A6 422	358901	8144346	B2 482	359186	8144695
A4 363	359318	8144632	A6 423	358904	8144351	B2 483	359188	8144698
A4 364	359316	8144646	A6 424	358904	8144349	B2 484	359192	8144698
A4 365	359316	8144647	A6 425	358924	8144320	B2 485	359191	8144696
A4 366	359307	8144664	A6 426	358942	8144298	B2 486	359199	8144691
A4 367	359299	8144670	B1 427	359284	8144854	B2 487	359200	8144687
A4 368	359289	8144671	B1 428	359279	8144852	B2 488	359205	8144686
A5 369	358856	8144448	B1 429	359271	8144854	B2 489	359210	8144688
A5 370	358827	8144448	B1 430	359276	8144859	B2 490	359214	8144692
A5 371	358815	8144453	B1 431	359295	8144875	B2 491	359220	8144689
A5 372	358832	8144504	B1 432	359302	8144880	B2 492	359225	8144686
A5 373	358834	8144514	B1 433	359302	8144880	B2 493	359230	8144682
A5 374	358840	8144517	B1 434	359300	8144879	B2 494	359239	8144675
A5 375	358843	8144495	B1 435	359300	8144879	B2 495	359244	8144675
A5 376	358856	8144448	B1 436	359300	8144879	B2 496	359245	8144670
A6 377	358942	8144298	B1 437	359295	8144865	B2 497	359230	8144654
A6 378	358941	8144298	B1 438	359284	8144854	B2 498	359228	8144653
A6 379	358934	8144299	B2 439	359264	8144848	B2 499	359228	8144652
A6 380	358928	8144300	B2 440	359260	8144837	B2 500	359227	8144651
A6 381	358922	8144300	B2 441	359258	8144837	B2 501	359219	8144647
A6 382	358916	8144299	B2 442	359255	8144837	B2 502	359216	8144647
A6 383	358910	8144298	B2 443	359250	8144835	B2 503	359212	8144635
A6 384	358904	8144296	B2 444	359250	8144834	B2 504	359204	8144629
A6 385	358898	8144294	B2 445	359253	8144832	B2 505	359181	8144644
A6 386	358892	8144291	B2 446	359253	8144830	B2 506	359175	8144643
A6 387	358887	8144288	B2 447	359253	8144827	B2 507	359174	8144642
A6 388	358882	8144284	B2 448	359255	8144825	B2 508	359174	8144642
A6 389	358842	8144252	B2 449	359256	8144823	B2 509	359169	8144641
A6 390	358839	8144250	B2 450	359259	8144818	B2 510	359159	8144637
A6 391	358837	8144248	B2 451	359261	8144809	B2 511	359133	8144637
A6 392	358826	8144241	B2 452	359259	8144806	B2 512	359125	8144643
A6 393	358824	8144240	B2 453	359257	8144803	B2 513	359120	8144643
A6 394	358821	8144239	B2 454	359256	8144800	B2 514	359106	8144638
A6 395	358818	8144237	B2 455	359255	8144797	B2 515	359111	8144631
A6 396	358817	8144237	B2 456	359253	8144795	B2 516	359114	8144631
A6 397	358817	8144237	B2 457	359250	8144791	B2 517	359120	8144624
A6 398	358816	8144237	B2 458	359247	8144791	B2 518	359102	8144622
A6 399	358815	8144237	B2 459	359246	8144791	B2 519	359097	8144622
A6 400	358814	8144237	B2 460	359243	8144785	B2 520	359088	8144626
A6 401	358813	8144237	B2 461	359243	8144782	B2 521	359086	8144627
A6 402	358813	8144237	B2 462	359243	8144781	B2 522	359088	8144633
A6 403	358812	8144237	B2 463	359244	8144781	B2 523	359081	8144633
A6 404	358809	8144239	B2 464	359244	8144781	B2 524	359078	8144633
A6 405	358806	8144240	B2 465	359244	8144780	B2 525	359077	8144632
A6 406	358802	8144242	B2 466	359245	8144780	B2 526	359070	8144637
A6 407	358799	8144244	B2 467	359246	8144774	B2 527	359063	8144640
A6 408	358797	8144247	B2 468	359246	8144763	B2 528	359062	8144633
A6 409	358794	8144249	B2 469	359244	8144754	B2 529	359058	8144626
A6 410	358787	8144257	B2 470	359237	8144746	B2 530	359065	8144614
A6 411	358801	8144261	B2 471	359230	8144740	B2 531	359065	8144612
A6 412	358817	8144272	B2 472	359220	8144739	B2 532	359065	8144612
A6 413	358828	8144282	B2 473	359214	8144737	B2 533	359064	8144613
A6 414	358829	8144285	B2 474	359198	8144733	B2 534	359064	8144613
A6 415	358831	8144286	B2 475	359186	8144725	B2 535	359063	8144614
A6 416	358836	8144292	B2 476	359179	8144719	B2 536	359062	8144614
A6 417	358844	8144309	B2 477	359171	8144710	B2 537	359061	8144616
A6 418	358853	8144325	B2 478	359171	8144706	B2 538	359059	8144617
A6 419	358859	8144328	B2 479	359179	8144695	B2 539	359058	8144618
A6 420	358880	8144334	B2 480	359181	8144692	B2 540	359057	8144620

Derived Reference Points for GPS

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Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
B2	541	359057	8144621	B2	601	359149	8144680	B2	661	359153	8144720
B2	542	359056	8144623	B2	602	359151	8144678	B2	662	359154	8144721
B2	543	359055	8144625	B2	603	359154	8144677	B2	663	359155	8144723
B2	544	359055	8144626	B2	604	359156	8144675	B2	664	359156	8144723
B2	545	359055	8144628	B2	605	359157	8144673	B2	665	359155	8144725
B2	546	359055	8144630	B2	606	359159	8144670	B2	666	359155	8144728
B2	547	359055	8144631	B2	607	359161	8144668	B2	667	359155	8144731
B2	548	359055	8144633	B2	608	359162	8144666	B2	668	359155	8144733
B2	549	359055	8144635	B2	609	359163	8144664	B2	669	359155	8144736
B2	550	359056	8144637	B2	610	359164	8144664	B2	670	359156	8144739
B2	551	359056	8144638	B2	611	359166	8144663	B2	671	359156	8144742
B2	552	359057	8144640	B2	612	359167	8144663	B2	672	359157	8144744
B2	553	359058	8144641	B2	613	359169	8144662	B2	673	359158	8144747
B2	554	359059	8144643	B2	614	359169	8144662	B2	674	359159	8144750
B2	555	359061	8144644	B2	615	359170	8144662	B2	675	359160	8144752
B2	556	359064	8144647	B2	616	359170	8144662	B2	676	359162	8144755
B2	557	359065	8144648	B2	617	359176	8144664	B2	677	359163	8144757
B2	558	359066	8144649	B2	618	359178	8144664	B2	678	359165	8144759
B2	559	359068	8144650	B2	619	359180	8144664	B2	679	359167	8144761
B2	560	359069	8144651	B2	620	359180	8144664	B2	680	359169	8144763
B2	561	359071	8144652	B2	621	359181	8144665	B2	681	359171	8144765
B2	562	359072	8144652	B2	622	359182	8144665	B2	682	359173	8144767
B2	563	359074	8144653	B2	623	359184	8144666	B2	683	359176	8144769
B2	564	359076	8144653	B2	624	359186	8144666	B2	684	359178	8144770
B2	565	359078	8144653	B2	625	359187	8144666	B2	685	359180	8144771
B2	566	359078	8144653	B2	626	359189	8144667	B2	686	359183	8144772
B2	567	359081	8144653	B2	627	359187	8144667	B2	687	359186	8144773
B2	568	359081	8144655	B2	628	359185	8144669	B2	688	359188	8144774
B2	569	359082	8144658	B2	629	359183	8144670	B2	689	359191	8144775
B2	570	359083	8144660	B2	630	359182	8144671	B2	690	359194	8144775
B2	571	359084	8144663	B2	631	359180	8144672	B2	691	359197	8144776
B2	572	359085	8144665	B2	632	359180	8144672	B2	692	359199	8144776
B2	573	359086	8144668	B2	633	359179	8144673	B2	693	359202	8144776
B2	574	359088	8144670	B2	634	359178	8144673	B2	694	359205	8144775
B2	575	359090	8144672	B2	635	359176	8144673	B2	695	359207	8144775
B2	576	359092	8144674	B2	636	359174	8144674	B2	696	359209	8144776
B2	577	359093	8144676	B2	637	359173	8144674	B2	697	359211	8144776
B2	578	359093	8144676	B2	638	359171	8144675	B2	698	359214	8144777
B2	579	359096	8144678	B2	639	359170	8144676	B2	699	359214	8144777
B2	580	359098	8144680	B2	640	359168	8144677	B2	700	359216	8144778
B2	581	359100	8144681	B2	641	359167	8144678	B2	701	359218	8144779
B2	582	359102	8144683	B2	642	359166	8144679	B2	702	359220	8144779
B2	583	359105	8144684	B2	643	359165	8144681	B2	703	359222	8144780
B2	584	359106	8144685	B2	644	359163	8144683	B2	704	359223	8144780
B2	585	359107	8144685	B2	645	359155	8144694	B2	705	359223	8144781
B2	586	359110	8144686	B2	646	359154	8144695	B2	706	359223	8144784
B2	587	359113	8144687	B2	647	359153	8144696	B2	707	359223	8144787
B2	588	359115	8144687	B2	648	359153	8144697	B2	708	359224	8144788
B2	589	359118	8144688	B2	649	359152	8144699	B2	709	359224	8144790
B2	590	359121	8144688	B2	650	359151	8144701	B2	710	359224	8144791
B2	591	359123	8144688	B2	651	359151	8144702	B2	711	359225	8144792
B2	592	359126	8144688	B2	652	359151	8144704	B2	712	359227	8144799
B2	593	359129	8144688	B2	653	359151	8144705	B2	713	359228	8144800
B2	594	359132	8144688	B2	654	359151	8144709	B2	714	359229	8144801
B2	595	359134	8144687	B2	655	359151	8144710	B2	715	359230	8144803
B2	596	359137	8144686	B2	656	359151	8144712	B2	716	359231	8144804
B2	597	359140	8144685	B2	657	359151	8144713	B2	717	359232	8144805
B2	598	359142	8144684	B2	658	359151	8144715	B2	718	359233	8144807
B2	599	359145	8144683	B2	659	359152	8144717	B2	719	359234	8144807
B2	600	359147	8144682	B2	660	359152	8144718	B2	720	359234	8144808

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Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
B2	721	359235	8144810	B5	781	359339	8144596	B6	841	359215	8144476
B2	722	359236	8144811	B5	782	359334	8144582	B6	842	359232	8144474
B2	723	359237	8144813	B5	783	359321	8144566	B6	843	359227	8144470
B2	724	359237	8144814	B5	784	359320	8144564	B6	844	359214	8144459
B2	725	359238	8144815	B5	785	359316	8144553	B6	845	359203	8144451
B2	726	359236	8144816	B5	786	359314	8144554	B6	846	359192	8144442
B2	727	359236	8144817	B5	787	359309	8144551	B6	847	359182	8144433
B2	728	359235	8144819	B5	788	359292	8144541	B6	848	359171	8144424
B2	729	359234	8144820	B5	789	359290	8144558	B6	849	359160	8144415
B2	730	359234	8144822	B5	790	359294	8144587	B6	850	359158	8144413
B2	731	359234	8144823	B5	791	359287	8144600	B6	851	359149	8144406
B2	732	359237	8144826	B5	792	359272	8144613	B6	852	359138	8144397
B2	733	359260	8144845	B5	793	359270	8144628	B6	853	359134	8144393
B2	734	359265	8144849	B6	794	359134	8144393	B7	854	359030	8144331
B2	735	359264	8144848	B6	795	359131	8144393	B7	855	359041	8144327
B3	736	359342	8144808	B6	796	359128	8144393	B7	856	359044	8144319
B3	737	359336	8144826	B6	797	359126	8144393	B7	857	359043	8144319
B3	738	359336	8144836	B6	798	359118	8144391	B7	858	359041	8144317
B3	739	359365	8144873	B6	799	359117	8144391	B7	859	359034	8144325
B3	740	359380	8144894	B6	800	359113	8144390	B7	860	359030	8144331
B3	741	359396	8144900	B6	801	359109	8144390	B7	861	359115	8144498
B3	742	359397	8144899	B6	802	359105	8144390	B7	862	359112	8144515
B3	743	359400	8144893	B6	803	359104	8144389	B7	863	359112	8144518
B3	744	359403	8144886	B6	804	359101	8144387	B7	864	359114	8144526
B3	745	359395	8144880	B6	805	359098	8144385	B7	865	359115	8144530
B3	746	359389	8144879	B6	806	359097	8144384	B7	866	359120	8144534
B3	747	359385	8144879	B6	807	359095	8144383	B7	867	359125	8144538
B3	748	359360	8144865	B6	808	359096	8144381	B7	868	359134	8144542
B3	749	359352	8144851	B6	809	359097	8144377	B7	869	359146	8144548
B3	750	359350	8144849	B6	810	359098	8144373	B7	870	359149	8144548
B3	751	359352	8144829	B6	811	359099	8144369	B7	871	359159	8144551
B3	752	359364	8144803	B6	812	359099	8144365	B7	872	359171	8144554
B3	753	359364	8144772	B6	813	359099	8144365	B7	873	359188	8144558
B3	754	359351	8144764	B6	814	359099	8144364	B7	874	359191	8144558
B3	755	359349	8144760	B6	815	359074	8144344	B7	875	359195	8144555
B3	756	359323	8144749	B6	816	359058	8144331	B7	876	359202	8144577
B3	757	359309	8144754	B6	817	359058	8144331	B7	877	359201	8144579
B3	758	359304	8144759	B6	818	359054	8144338	B7	878	359202	8144579
B3	759	359307	8144765	B6	819	359054	8144365	B7	879	359210	8144575
B3	760	359332	8144767	B6	820	359042	8144380	B7	880	359212	8144577
B3	761	359345	8144773	B6	821	359043	8144391	B7	881	359214	8144576
B3	762	359350	8144782	B6	822	359044	8144395	B7	882	359217	8144576
B3	763	359350	8144802	B6	823	359071	8144422	B7	883	359221	8144579
B3	764	359342	8144808	B6	824	359075	8144423	B7	884	359224	8144583
B4	765	359520	8144840	B6	825	359076	8144426	B7	885	359225	8144581
B4	766	359515	8144851	B6	826	359087	8144435	B7	886	359227	8144579
B4	767	359516	8144850	B6	827	359094	8144449	B7	887	359230	8144580
B4	768	359536	8144838	B6	828	359098	8144450	B7	888	359233	8144580
B4	769	359543	8144826	B6	829	359104	8144445	B7	889	359235	8144579
B4	770	359539	8144822	B6	830	359108	8144435	B7	890	359238	8144579
B4	771	359520	8144840	B6	831	359122	8144438	B7	891	359239	8144576
B5	772	359270	8144628	B6	832	359128	8144438	B7	892	359241	8144573
B5	773	359289	8144671	B6	833	359144	8144440	B7	893	359242	8144569
B5	774	359299	8144670	B6	834	359165	8144432	B7	894	359244	8144569
B5	775	359307	8144664	B6	835	359186	8144440	B7	895	359245	8144572
B5	776	359316	8144647	B6	836	359197	8144457	B7	896	359246	8144572
B5	777	359316	8144646	B6	837	359198	8144458	B7	897	359248	8144570
B5	778	359318	8144632	B6	838	359200	8144467	B7	898	359251	8144569
B5	779	359328	8144622	B6	839	359201	8144466	B7	899	359252	8144568
B5	780	359328	8144612	B6	840	359208	8144483	B7	900	359252	8144564

Derived Reference Points for GPS

Datum: GDA 1994, Projection: Transverse Mercator MGA Zone 55

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Parcel ID	Easting	Northing	Parcel ID	Easting	Northing	Parcel ID	Easting	Northing
B7 901	359252	8144562	B7 961	359027	8144386	B8 1021	358916	8144273
B7 902	359249	8144559	B7 962	359023	8144379	B8 1022	358914	8144274
B7 903	359250	8144555	B7 963	359019	8144371	B8 1023	358913	8144275
B7 904	359250	8144551	B7 964	359016	8144362	B8 1024	358913	8144275
B7 905	359250	8144549	B7 965	359013	8144350	B8 1025	358911	8144274
B7 906	359250	8144546	B7 966	359010	8144348	B8 1026	358909	8144274
B7 907	359250	8144544	B7 967	359009	8144338	B8 1027	358908	8144273
B7 908	359247	8144544	B7 968	359011	8144334	B8 1028	358906	8144273
B7 909	359245	8144547	B7 969	359019	8144328	B8 1029	358904	8144273
B7 910	359243	8144552	B7 970	359028	8144332	B8 1030	358902	8144273
B7 911	359240	8144556	B7 971	359030	8144331	B8 1031	358901	8144273
B7 912	359238	8144557	B7 972	359016	8144323	B8 1032	358898	8144271
B7 913	359236	8144554	B7 973	359003	8144346	B8 1033	358894	8144268
B7 914	359235	8144552	B7 974	359023	8144390	B8 1034	358881	8144258
B7 915	359234	8144551	B7 975	359038	8144440	B8 1035	358881	8144257
B7 916	359230	8144554	B7 976	359045	8144455	B8 1036	358880	8144256
B7 917	359230	8144557	B7 977	359056	8144469	B8 1037	358879	8144255
B7 918	359228	8144558	B7 978	359067	8144484	B8 1038	358878	8144254
B7 919	359223	8144560	B7 979	359069	8144489	B8 1039	358876	8144253
B7 920	359223	8144558	B7 980	359071	8144484	B8 1040	358875	8144252
B7 921	359220	8144558	B7 981	359085	8144492	B8 1041	358874	8144251
B7 922	359218	8144557	B7 982	359094	8144491	B8 1042	358873	8144251
B7 923	359216	8144557	B7 983	359110	8144488	B8 1043	358854	8144236
B7 924	359213	8144559	B7 984	359115	8144498	B8 1044	358854	8144236
B7 925	359209	8144555	B8 985	358974	8144295	B8 1045	358852	8144234
B7 926	359206	8144555	B8 986	358974	8144291	B8 1046	358851	8144233
B7 927	359203	8144547	B8 987	358975	8144290	B8 1047	358850	8144233
B7 928	359200	8144542	B8 988	358974	8144289	B8 1048	358849	8144232
B7 929	359201	8144535	B8 989	358974	8144288	B8 1049	358848	8144231
B7 930	359194	8144522	B8 990	358972	8144286	B8 1050	358847	8144230
B7 931	359186	8144517	B8 991	358971	8144284	B8 1051	358846	8144230
B7 932	359151	8144512	B8 992	358970	8144282	B8 1052	358845	8144229
B7 933	359127	8144505	B8 993	358969	8144281	B8 1053	358843	8144228
B7 934	359132	8144496	B8 994	358967	8144279	B8 1054	358842	8144228
B7 935	359144	8144495	B8 995	358966	8144278	B8 1055	358842	8144227
B7 936	359151	8144495	B8 996	358964	8144277	B8 1056	358840	8144226
B7 937	359160	8144496	B8 997	358962	8144275	B8 1057	358840	8144226
B7 938	359165	8144487	B8 998	358960	8144274	B8 1058	358839	8144225
B7 939	359176	8144488	B8 999	358959	8144273	B8 1059	358838	8144223
B7 940	359181	8144485	B8 1000	358957	8144272	B8 1060	358837	8144223
B7 941	359184	8144477	B8 1001	358955	8144272	B8 1061	358837	8144222
B7 942	359177	8144472	B8 1002	358953	8144271	B8 1062	358835	8144221
B7 943	359158	8144474	B8 1003	358951	8144271	B8 1063	358834	8144220
B7 944	359157	8144471	B8 1004	358949	8144270	B8 1064	358833	8144219
B7 945	359143	8144473	B8 1005	358947	8144270	B8 1065	358832	8144219
B7 946	359127	8144473	B8 1006	358945	8144270	B8 1066	358830	8144218
B7 947	359117	8144473	B8 1007	358944	8144270	B8 1067	358829	8144217
B7 948	359109	8144477	B8 1008	358942	8144270	B8 1068	358827	8144217
B7 949	359112	8144469	B8 1009	358940	8144270	B8 1069	358826	8144216
B7 950	359105	8144457	B8 1010	358940	8144270	B8 1070	358824	8144216
B7 951	359089	8144457	B8 1011	358939	8144270	B8 1071	358823	8144216
B7 952	359071	8144463	B8 1012	358937	8144270	B8 1072	358821	8144215
B7 953	359056	8144463	B8 1013	358934	8144270	B8 1073	358819	8144215
B7 954	359055	8144462	B8 1014	358932	8144270	B8 1074	358818	8144215
B7 955	359051	8144454	B8 1015	358930	8144270	B8 1075	358816	8144216
B7 956	359053	8144429	B8 1016	358927	8144270	B8 1076	358815	8144216
B7 957	359041	8144421	B8 1017	358925	8144270	B8 1077	358813	8144216
B7 958	359040	8144419	B8 1018	358923	8144271	B8 1078	358812	8144217
B7 959	359036	8144401	B8 1019	358920	8144271	B8 1079	358810	8144217
B7 960	359030	8144395	B8 1020	358918	8144272	B8 1080	358809	8144217

Derived Reference Points for GPS

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Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
B8	1081	358809	8144217	B8	1141	358803	8144298	B8	1201	358877	8144360
B8	1082	358808	8144218	B8	1142	358804	8144298	B8	1202	358879	8144360
B8	1083	358807	8144218	B8	1143	358806	8144298	B8	1203	358879	8144360
B8	1084	358806	8144218	B8	1144	358808	8144299	B8	1204	358880	8144362
B8	1085	358805	8144218	B8	1145	358810	8144299	B8	1205	358881	8144363
B8	1086	358802	8144220	B8	1146	358812	8144299	B8	1206	358883	8144365
B8	1087	358800	8144221	B8	1147	358814	8144299	B8	1207	358884	8144366
B8	1088	358797	8144222	B8	1148	358814	8144299	B8	1208	358885	8144367
B8	1089	358796	8144223	B8	1149	358815	8144299	B8	1209	358886	8144368
B8	1090	358795	8144223	B8	1150	358816	8144300	B8	1210	358886	8144369
B8	1091	358792	8144225	B8	1151	358818	8144302	B8	1211	358887	8144370
B8	1092	358790	8144226	B8	1152	358818	8144302	B8	1212	358887	8144372
B8	1093	358788	8144228	B8	1153	358818	8144303	B8	1213	358887	8144373
B8	1094	358788	8144228	B8	1154	358825	8144315	B8	1214	358886	8144375
B8	1095	358787	8144229	B8	1155	358825	8144315	B8	1215	358886	8144378
B8	1096	358786	8144229	B8	1156	358825	8144317	B8	1216	358885	8144380
B8	1097	358783	8144232	B8	1157	358825	8144319	B8	1217	358885	8144382
B8	1098	358782	8144233	B8	1158	358825	8144320	B8	1218	358885	8144384
B8	1099	358779	8144236	B8	1159	358825	8144322	B8	1219	358885	8144386
B8	1100	358779	8144237	B8	1160	358826	8144323	B8	1220	358885	8144389
B8	1101	358772	8144244	B8	1161	358826	8144325	B8	1221	358886	8144391
B8	1102	358771	8144246	B8	1162	358827	8144327	B8	1222	358886	8144393
B8	1103	358770	8144247	B8	1163	358828	8144328	B8	1223	358887	8144395
B8	1104	358769	8144249	B8	1164	358828	8144329	B8	1224	358887	8144397
B8	1105	358769	8144250	B8	1165	358829	8144331	B8	1225	358888	8144399
B8	1106	358768	8144252	B8	1166	358830	8144332	B8	1226	358889	8144401
B8	1107	358768	8144254	B8	1167	358831	8144333	B8	1227	358890	8144403
B8	1108	358767	8144256	B8	1168	358833	8144334	B8	1228	358892	8144405
B8	1109	358767	8144257	B8	1169	358834	8144336	B8	1229	358893	8144407
B8	1110	358767	8144259	B8	1170	358835	8144337	B8	1230	358894	8144408
B8	1111	358768	8144261	B8	1171	358836	8144338	B8	1231	358895	8144409
B8	1112	358768	8144262	B8	1172	358838	8144338	B8	1232	358896	8144410
B8	1113	358769	8144264	B8	1173	358838	8144338	B8	1233	358898	8144411
B8	1114	358769	8144266	B8	1174	358839	8144339	B8	1234	358899	8144413
B8	1115	358770	8144267	B8	1175	358839	8144340	B8	1235	358901	8144414
B8	1116	358771	8144269	B8	1176	358840	8144340	B8	1236	358903	8144415
B8	1117	358772	8144270	B8	1177	358840	8144342	B8	1237	358903	8144415
B8	1118	358773	8144271	B8	1178	358841	8144344	B8	1238	358903	8144416
B8	1119	358774	8144273	B8	1179	358843	8144345	B8	1239	358903	8144418
B8	1120	358776	8144274	B8	1180	358844	8144347	B8	1240	358903	8144420
B8	1121	358777	8144275	B8	1181	358845	8144348	B8	1241	358903	8144420
B8	1122	358779	8144275	B8	1182	358846	8144349	B8	1242	358902	8144421
B8	1123	358780	8144276	B8	1183	358848	8144351	B8	1243	358900	8144422
B8	1124	358781	8144276	B8	1184	358849	8144352	B8	1244	358899	8144423
B8	1125	358781	8144278	B8	1185	358851	8144353	B8	1245	358897	8144424
B8	1126	358782	8144279	B8	1186	358852	8144354	B8	1246	358896	8144425
B8	1127	358783	8144281	B8	1187	358854	8144355	B8	1247	358896	8144425
B8	1128	358784	8144283	B8	1188	358856	8144356	B8	1248	358893	8144425
B8	1129	358785	8144285	B8	1189	358858	8144356	B8	1249	358891	8144426
B8	1130	358786	8144286	B8	1190	358860	8144357	B8	1250	358888	8144426
B8	1131	358787	8144288	B8	1191	358861	8144357	B8	1251	358887	8144427
B8	1132	358788	8144289	B8	1192	358863	8144358	B8	1252	358885	8144427
B8	1133	358789	8144290	B8	1193	358865	8144358	B8	1253	358885	8144428
B8	1134	358791	8144292	B8	1194	358867	8144358	B8	1254	358885	8144428
B8	1135	358792	8144293	B8	1195	358869	8144358	B8	1255	358827	8144428
B8	1136	358794	8144294	B8	1196	358871	8144358	B8	1256	358825	8144428
B8	1137	358796	8144295	B8	1197	358872	8144357	B8	1257	358824	8144429
B8	1138	358797	8144296	B8	1198	358873	8144358	B8	1258	358822	8144429
B8	1139	358799	8144297	B8	1199	358875	8144359	B8	1259	358820	8144429
B8	1140	358801	8144297	B8	1200	358876	8144359	B8	1260	358819	8144430

Derived Reference Points for GPS

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Parcel ID	Easting	Northing	Parcel ID	Easting	Northing	Parcel ID	Easting	Northing
B8 1261	358808	8144434	B8 1321	358842	8144548	B8 1381	358944	8144508
B8 1262	358807	8144435	B8 1322	358845	8144548	B8 1382	358946	8144511
B8 1263	358806	8144436	B8 1323	358848	8144548	B8 1383	358948	8144513
B8 1264	358804	8144436	B8 1324	358850	8144548	B8 1384	358950	8144514
B8 1265	358803	8144438	B8 1325	358853	8144547	B8 1385	358953	8144516
B8 1266	358801	8144439	B8 1326	358856	8144546	B8 1386	358955	8144518
B8 1267	358800	8144440	B8 1327	358858	8144545	B8 1387	358957	8144519
B8 1268	358799	8144441	B8 1328	358861	8144544	B8 1388	358960	8144520
B8 1269	358798	8144443	B8 1329	358863	8144543	B8 1389	358962	8144522
B8 1270	358797	8144444	B8 1330	358866	8144542	B8 1390	358965	8144523
B8 1271	358797	8144446	B8 1331	358868	8144540	B8 1391	358968	8144523
B8 1272	358796	8144448	B8 1332	358870	8144538	B8 1392	358968	8144524
B8 1273	358796	8144449	B8 1333	358872	8144537	B8 1393	358968	8144524
B8 1274	358795	8144451	B8 1334	358874	8144535	B8 1394	358970	8144527
B8 1275	358795	8144453	B8 1335	358876	8144533	B8 1395	358972	8144529
B8 1276	358795	8144455	B8 1336	358878	8144530	B8 1396	358973	8144532
B8 1277	358796	8144456	B8 1337	358879	8144528	B8 1397	358975	8144534
B8 1278	358796	8144458	B8 1338	358881	8144526	B8 1398	358978	8144536
B8 1279	358796	8144459	B8 1339	358882	8144523	B8 1399	358980	8144538
B8 1280	358804	8144483	B8 1340	358883	8144521	B8 1400	358982	8144540
B8 1281	358804	8144483	B8 1341	358884	8144518	B8 1401	358985	8144542
B8 1282	358803	8144485	B8 1342	358884	8144518	B8 1402	358988	8144544
B8 1283	358802	8144488	B8 1343	358885	8144516	B8 1403	358988	8144544
B8 1284	358801	8144491	B8 1344	358885	8144513	B8 1404	358990	8144545
B8 1285	358800	8144493	B8 1345	358886	8144510	B8 1405	358993	8144546
B8 1286	358799	8144496	B8 1346	358886	8144507	B8 1406	358996	8144547
B8 1287	358799	8144499	B8 1347	358886	8144506	B8 1407	358999	8144548
B8 1288	358798	8144501	B8 1348	358887	8144506	B8 1408	359002	8144549
B8 1289	358798	8144504	B8 1349	358887	8144506	B8 1409	359005	8144550
B8 1290	358798	8144507	B8 1350	358890	8144507	B8 1410	359008	8144550
B8 1291	358799	8144510	B8 1351	358893	8144508	B8 1411	359011	8144550
B8 1292	358799	8144512	B8 1352	358895	8144508	B8 1412	359015	8144550
B8 1293	358800	8144515	B8 1353	358898	8144508	B8 1413	359018	8144550
B8 1294	358800	8144518	B8 1354	358900	8144508	B8 1414	359021	8144549
B8 1295	358801	8144520	B8 1355	358903	8144508	B8 1415	359024	8144549
B8 1296	358802	8144521	B8 1356	358906	8144508	B8 1416	359027	8144548
B8 1297	358802	8144523	B8 1357	358908	8144508	B8 1417	359030	8144547
B8 1298	358803	8144525	B8 1358	358911	8144507	B8 1418	359032	8144545
B8 1299	358804	8144528	B8 1359	358913	8144506	B8 1419	359035	8144544
B8 1300	358806	8144530	B8 1360	358916	8144506	B8 1420	359038	8144542
B8 1301	358807	8144532	B8 1361	358918	8144504	B8 1421	359040	8144541
B8 1302	358808	8144534	B8 1362	358921	8144503	B8 1422	359043	8144539
B8 1303	358810	8144535	B8 1363	358923	8144502	B8 1423	359045	8144537
B8 1304	358812	8144537	B8 1364	358925	8144501	B8 1424	359046	8144536
B8 1305	358813	8144539	B8 1365	358927	8144499	B8 1425	359048	8144532
B8 1306	358815	8144540	B8 1366	358929	8144497	B8 1426	359050	8144531
B8 1307	358817	8144541	B8 1367	358931	8144495	B8 1427	359051	8144530
B8 1308	358819	8144543	B8 1368	358933	8144493	B8 1428	359053	8144527
B8 1309	358822	8144544	B8 1369	358934	8144491	B8 1429	359055	8144525
B8 1310	358824	8144545	B8 1370	358935	8144490	B8 1430	359056	8144522
B8 1311	358824	8144545	B8 1371	358935	8144490	B8 1431	359056	8144520
B8 1312	358826	8144546	B8 1372	358936	8144490	B8 1432	359056	8144519
B8 1313	358828	8144546	B8 1373	358936	8144491	B8 1433	359057	8144505
B8 1314	358831	8144547	B8 1374	358936	8144491	B8 1434	359056	8144499
B8 1315	358831	8144547	B8 1375	358936	8144494	B8 1435	359054	8144490
B8 1316	358831	8144547	B8 1376	358937	8144496	B8 1436	359046	8144480
B8 1317	358834	8144548	B8 1377	358939	8144499	B8 1437	359044	8144477
B8 1318	358834	8144548	B8 1378	358940	8144501	B8 1438	359042	8144475
B8 1319	358837	8144548	B8 1379	358941	8144504	B8 1439	359032	8144461
B8 1320	358839	8144548	B8 1380	358943	8144506	B8 1440	359029	8144454


Derived Reference Points for GPS

Datum: GDA 1994, Projection: Transverse Mercator MGA Zone 55

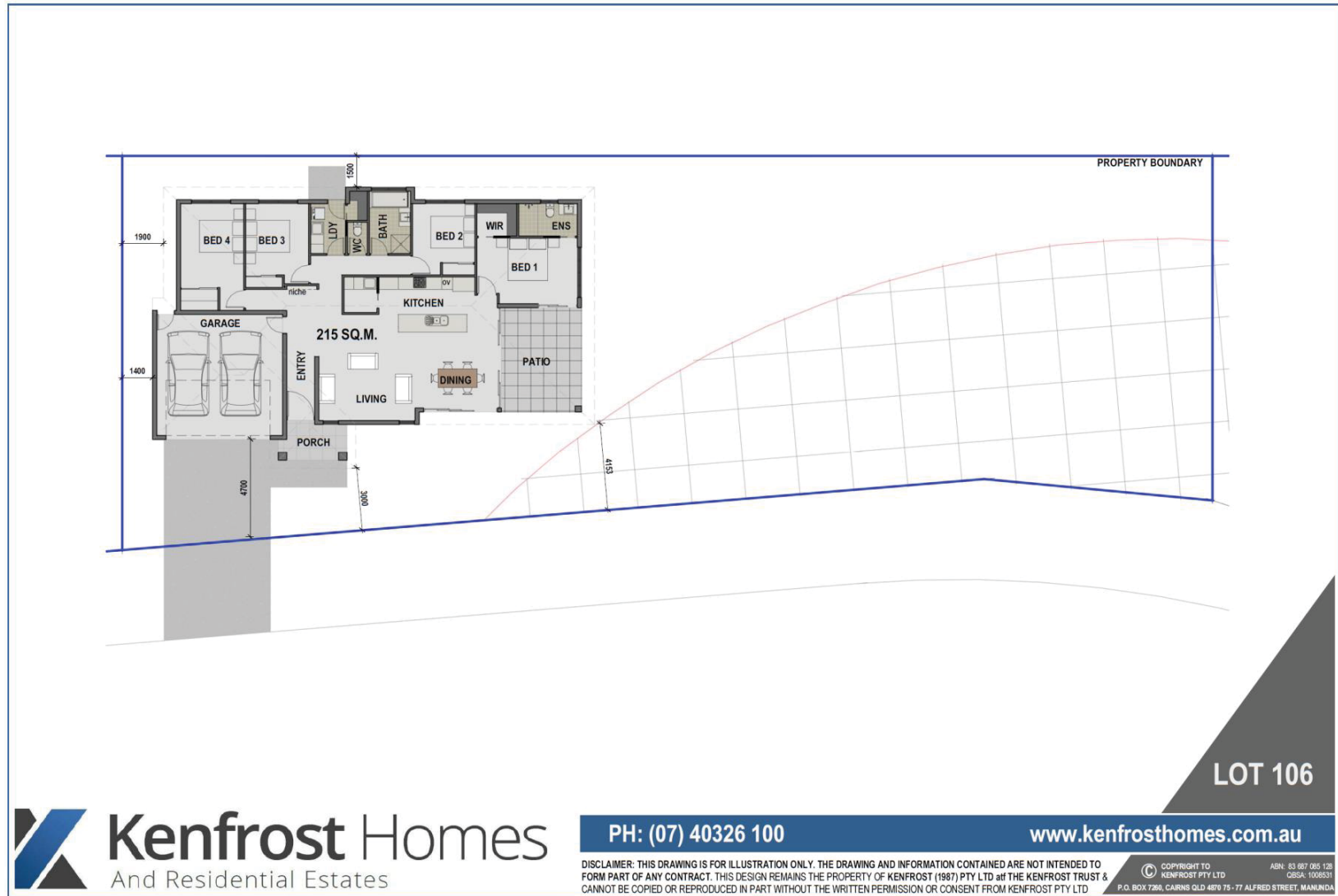
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Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing	Parcel	ID	Easting	Northing
B8	1441	359024	8144446	B8	1501	358952	8144353	B8	1561	358839	8144250
B8	1442	359023	8144442	B8	1502	358953	8144361	B8	1562	358842	8144252
B8	1443	359012	8144404	B8	1503	358954	8144361	B8	1563	358882	8144284
B8	1444	359009	8144395	B8	1504	358970	8144379	B8	1564	358887	8144288
B8	1445	359004	8144384	B8	1505	358972	8144380	B8	1565	358892	8144291
B8	1446	359000	8144386	B8	1506	358957	8144363	B8	1566	358898	8144294
B8	1447	359000	8144388	B8	1507	358955	8144350	B8	1567	358904	8144296
B8	1448	358997	8144387	B8	1508	358955	8144349	B8	1568	358910	8144298
B8	1449	358991	8144390	B8	1509	358953	8144338	B8	1569	358916	8144299
B8	1450	358981	8144385	B8	1510	358958	8144327	B8	1570	358922	8144300
B8	1451	358980	8144385	B8	1511	358973	8144319	B8	1571	358928	8144300
B8	1452	358976	8144404	B8	1512	358965	8144308	B8	1572	358934	8144299
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B8	1457	359013	8144505	B8	1517	358856	8144448				
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B8	1461	358999	8144494	B8	1521	358832	8144504				
B8	1462	358993	8144494	B8	1522	358815	8144453				
B8	1463	358990	8144491	B8	1523	358827	8144448				
B8	1464	358975	8144488	B8	1524	358856	8144448				
B8	1465	358974	8144478	B8	1525	358942	8144298				
B8	1466	358962	8144467	B8	1526	358924	8144320				
B8	1467	358955	8144469	B8	1527	358904	8144349				
B8	1468	358955	8144464	B8	1528	358904	8144351				
B8	1469	358944	8144463	B8	1529	358901	8144346				
B8	1470	358939	8144471	B8	1530	358883	8144341				
B8	1471	358936	8144467	B8	1531	358880	8144334				
B8	1472	358937	8144466	B8	1532	358859	8144328				
B8	1473	358944	8144455	B8	1533	358853	8144325				
B8	1474	358942	8144440	B8	1534	358844	8144309				
B8	1475	358923	8144439	B8	1535	358836	8144292				
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B8	1499	358955	8144325	B8	1559	358826	8144241				
B8	1500	358949	8144335	B8	1560	358837	8144248				

APPENDIX 3: INFRASTRUCTURE CHARGES CALCULATIONS

Appendix A to Infrastructure Charges Notice					
Applicant:	Kenfrost (1987) Pty Ltd	DA/ICN Number	8/35/119	DM5 Ref:	6144434
Address:	Captain Cook Highway, Kewarra Beach	Development Type:		ROL	
Parcel Number/s:	81433 & 81434	Contributions Issued Under:		Infrastructure Charges Resolution (No.2) 2017	
Lot & RP Number/s:	L1 RP731765 & L1 RP731761	Index Used:	CPI	30-Jun-19	114.8
Levied Charge Calculation				Adopted Charge Rate	Charge Area Charge Rate
C - (EXISTING LAND USE CHARGE)					
Category	Use	Use Charge	Quantity	Charge	
Residential	Dwelling house - 3 or more bedroom dwelling	\$ 24,298.33	per 3 or more bedroom dwelling	2	\$48,596.67
		\$ -	No stormwater charge	0	\$0.00
				EXISTING CHARGE	\$48,596.67
AC - (PROPOSED LAND USE CHARGE)					
Category	Use	Use Charge	Quantity	Charge	
Residential	Dwelling house - 3 or more bedroom dwelling	\$ 24,298.33	per 3 or more bedroom dwelling	110	\$2,672,816.73
		\$ -	No stormwater charge	0	\$0.00
				PROPOSED CHARGE	\$2,672,816.73
				LC (LEVIED CHARGE)	\$2,624,220.07
				Account:	T648 05446
CHECKED BY: C Mariot		OFFICE USE ONLY:		DATE PAYABLE	
				DATE PAID	
				RECEIPT NUMBER	

APPENDIX 4: SUPPORTING INFORMATION TO PLANNING REPORT



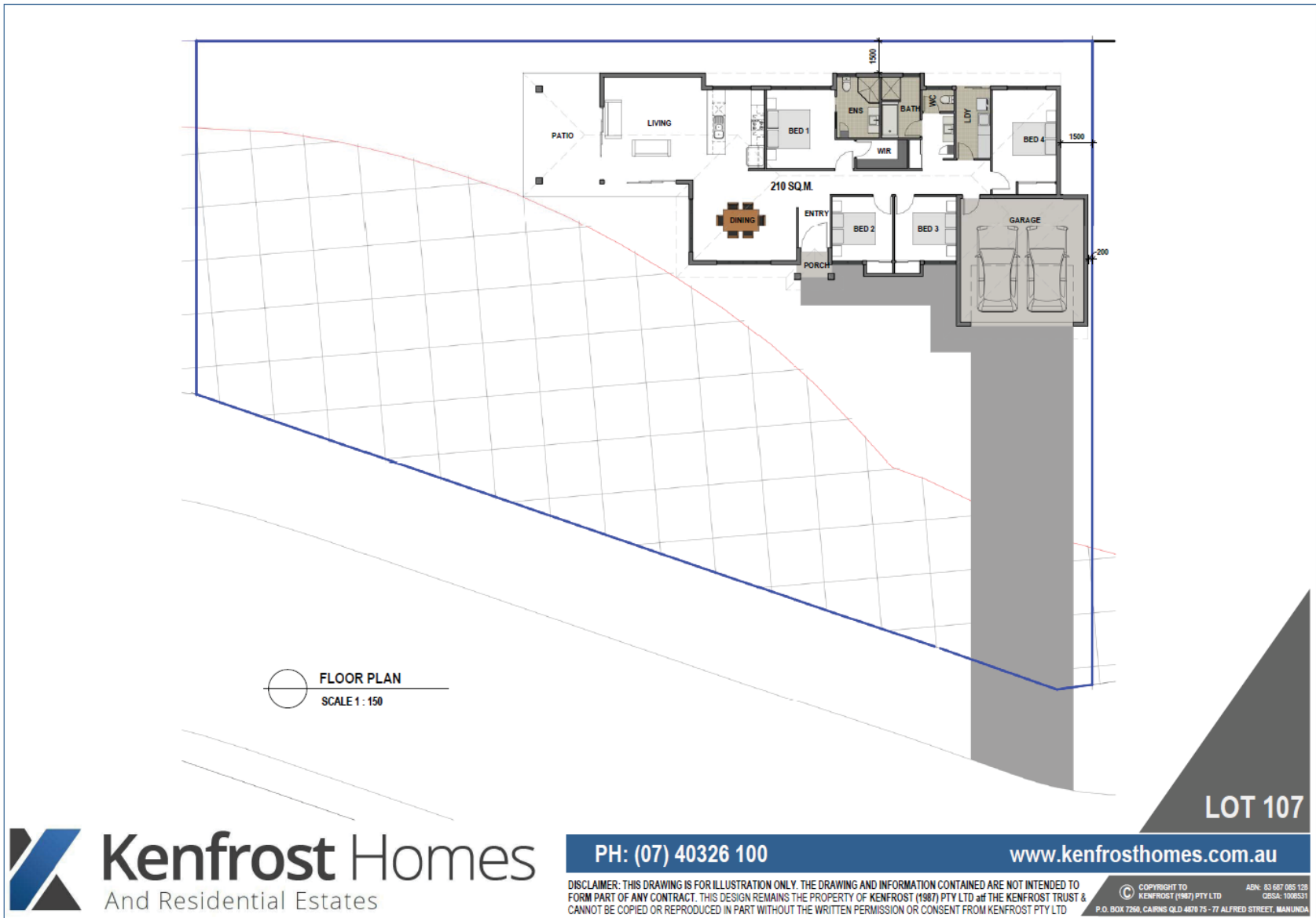
 **Kenfrost Homes**
And Residential Estates

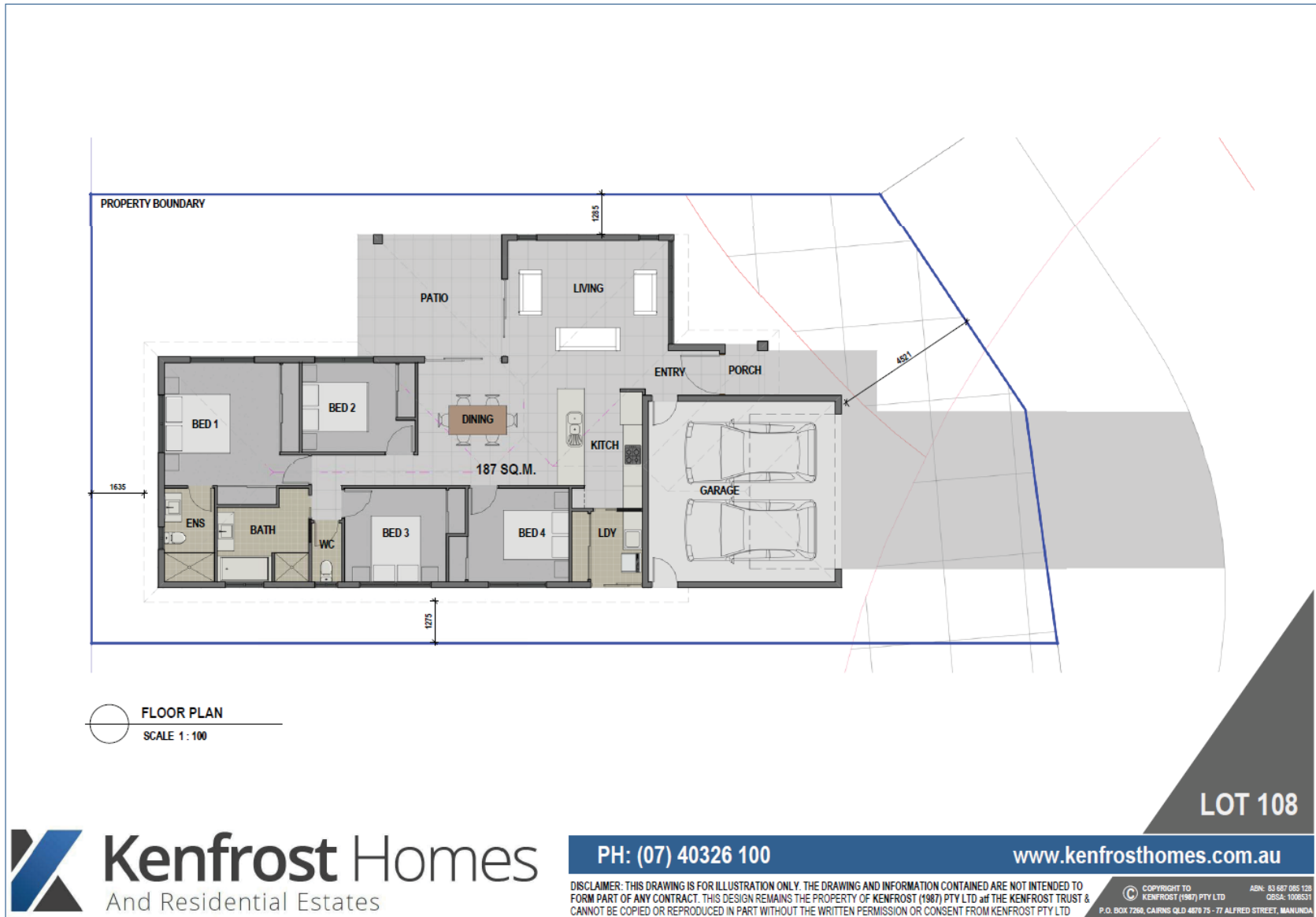
PH: (07) 40326 100

www.kenfrosthomes.com.au

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ABN: 63 067 065 126
CSTA: 1006531





PROPERTY BOUNDARY

1500

BED 4

LOBBY

BATH

ENR

WR

BED

DINING

195 SQ.M.

ENTRY

LIVING

KITCH

PORCH

PATIO

Garage

LOT 110

Kenfrost Homes
And Residential Estates

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