

DUNK ISLAND VIEW CARAVAN PARK

# BEACH FRONT DEVELOPMENT SITE

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21-35 Webb Road Mission Beach, North Queensland



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Large 2.18ha development site  
Existing Development Approval for  
100 Boutique Townhouse Scheme  
Beachfront location, Ocean views  
Located in new commercial/retail district  
Option for up to a 32 lot residential subdivision

DUNK ISLAND VIEW CARAVAN PARK



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# Expression of Interest

**Wongaling Beach Developments Pty Ltd.**

**The purchase of the freehold property located at  
21 – 35 Webb Road Mission Beach, North Queensland  
(Lot 1 on RP 724409, Lot 24 on RP722932, Lot 23 on RP 722932)**

**THIS OFFER IS SUBMITTED BY:**

1. If an individual or individuals:

My / Our residential address is .....

My/Our ABN is ..... I am / am not Registered for GST

I am / am not an Australian Citizen

2. If a corporation

ACN is ..... ABN is .....

Registered office is at .....

Business office is at .....

Corporation is Australian / Foreign                      Corporation is / is not Registered for GST

3. Contact details are (*MUST BE COMPLETED*)

The contact person is .....

Telephone: ..... Facsimile: .....

Mobile: .....

Email: .....

4. My/Our Solicitor is .....

The contact person is .....

Telephone: ..... Facsimile: .....

Email: .....

5. My/Our Accountant is .....

The contact person is .....

Telephone: ..... Facsimile: .....

Email: .....

**MiCorp Property Pty Ltd**

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4852 QLD

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**www.miproperty.com.au**



I / We understand that you will contact me / us to discuss this Expression of Interest and that no agreement to purchase will be binding on either the Vendor or Purchaser until documented by way of formal contract which has been executed by the parties to be bound. I/ We further agree that if the purchaser is a company, then I/we, being the directors of the corporation do hereby undertake to provide personal guarantees to the Purchaser.

**DATED** this ..... day of ..... 2008

**SIGNED**

*If an individual or individuals*

Signed: .....

Name (printed): .....

Witness: .....

Signed: .....

Name (printed): .....

Witness: .....

---

*If a corporation*

Signed: .....

Name (printed): .....

Title: .....

Signed: .....

Name (printed): .....

Title: .....

Signed: .....

Name (printed): .....

Title: .....

Signed: .....

Name (printed): .....

Title: .....

# 1. DISCLAIMER AND SOURCES OF INFORMATION

## 1.1 DISCLAIMER

Subject to the provisions of the Trade Practices Act 1974 and subject to any other non excludable statutory provisions, MiCorp Property Pty Ltd in association with Ray White Commercial Cairns for themselves and for the Vendors of this property, give notice that:

- All information given in relation to this property whether contained in this document or given orally, is given without responsibility;
- Intending purchases should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary;
- No person in the employment of Wongaling Beach Development Pty Ltd (the vendor); MiCorp Property Pty Ltd and Ray White Commercial Cairns has any authority to make or give any representation or warranty whatever in relation to this property.

## 1.2 SOURCES OF INFORMATION

The information and figures contained in this report have been provided to us by the vendor and/or the following sources. We have not independently checked any information by merely seek to pass on the information to you. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Prospective purchases must rely on their own enquires.

Information Supplied	Source
Planning Information	Cardwell Shire Planning Scheme 2005
Property Market Information	PRD Nationwide Research Herron Todd White Monthly Report April 2008 Matusik Property Research Urban Economics Residential Market Facts Bureau of Tourism Research's International Visitor Survey (IVS)
Real Property Details	PDS Live
Title Plans	Vendor
Location Maps	Local Mapping Sources
Copy of Artists Impression	Vendor
Copy of Architects Drawing	Vendor/Outer Edge Design
Copy of Architects Plan	Vendor/Outer Edge Design
Copy of Development Decision Notice	Vendor
Miscellaneous	Newspaper articles



## 2. EXECUTIVE SUMMARY

### 2.1 INTRODUCTION

MiCorp Property Pty Ltd in conjunction with Ray White Commercial Cairns is pleased to offer for Sale with the Vendor (Wongaling Beach Developments Pty Ltd) for the beach front site located at 21-35 Webb Road including the two adjoining vacant beachfront allotments on Banfield Parade, Mission Beach, Queensland. The site currently operates as the Dunk Island View Caravan Park.

The site is located within the township of Mission Beach, with its local address being Wongaling Beach. Wongaling Beach represents the central commercial core of the township being the location of the town's key services including the new 3,500m<sup>2</sup> Woolworths Supermarket; banks; service station; school; medical services and local shopping centre.

The total area comprises of 21,832m<sup>2</sup> of beachfront land. The site offers one of the rare opportunities of undeveloped amalgamated beachfront holdings in Far North Queensland, and particularly in the pristine location of Mission Beach. It also has the benefit of gaining development approval for a prestigious 100 Townhouse tropical style development. Due to the large land holding the project also has the benefit of being designed with subdivision approval to allow the project to be staged in 4 separate stages, with 25 Townhouses comprising each stage. This allows the owner to stage the project in accordance with the market and also provides the option to continue the operation of the caravan park if so desired. The land may also be subdivided into 32 residential allotments to an average of 600m<sup>2</sup> each.

### 2.2 THE OFFERING

Offering comprises of three allotments, and a total land area of 21,832m<sup>2</sup>.

Lot 1 on Registered Plan 734409, 21-35 Webb Road is a predominantly level 20,230m<sup>2</sup> development site with an existing approval for a 100 townhouse development. The land currently operates as a Caravan Park which is accompanied by a take-away food shop and service station.

Lot 23 & 24 Registered Plan 722932 (both 801m<sup>2</sup>) are vacant beachfront allotments neighbouring the caravan park. Lot 24 RP 722932 is held by Wongaling Beach Development Pty Ltd under Freehold Title, with Lot 23 RP 722932 currently under unconditional contract (deposit paid) to be settled in December 2008 for Freehold Title.

A road closure application has been lodged with the Department of Natural Resources and Water for the unused road located between Lot 23 & 24 RP 722932 (an additional 800m<sup>2</sup> approx). This road provides direct beach access from the existing caravan park is only purpose is to service this land and the adjoining parcels (that comprise the subject site). As the subject site is the only adjoining land, it is likely the owner of this land will be given the opportunity to buy this land from the DNR for development purposes. Otherwise the road can be incorporated as providing sole access to the beach from the development (requiring no further acquisition cost). The amalgamated site will encompass approximately 60m of beachfront land (including the land that currently comprises this road).

Located on the beachfront of Mission Beach, and within walking distance of bars, restaurants and the newly developed Woolworths 'Mission Beach Central' complex, the property offers an opportunity to be part of one of North Queensland Coast's most active markets and pristine locations.

Development opportunities are becoming increasingly restricted in Mission Beach as its surrounds are protected by World Heritage Rainforest and sensitively controlled by State planning controls. Furthermore, the State Government's Draft 2025 Regional Plan for North Queensland proposes to enforce stricter development restrictions on the coastal areas of Far North Queensland. In Mission Beach, this site represents one of only three large sites with beach frontage and is one of just two sites that have Development Approval secured to protect its future development potential. The existing DA approval for this site will ensure development value in the future, making this offering one of the rare and unique opportunities to invest in one of the few pristine beach front locations on the east coast of Australia.

### 3. SALE DETAILS

For further detail information pertaining to development options for the site you may contact MiCorp Property Pty Ltd.

#### MiCorp Property Pty Ltd

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4852 QLD

**Phone** (07) 4088 6877

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**Sarah** 0414 256 500 or sarah@miproperty.com.au



[www.miproperty.com.au](http://www.miproperty.com.au)



## 4. PROPERTY DETAILS

### 4.1 PROPERTY DETAILS

Allotment	Lot 1 RP 734409	Lot 24 RP 722932	Lot 23 RP 722932
Address	21-35 Webb Rd, Mission Beach	3 Banfield Pde, Mission Beach	5 Banfield Pde, Mission Beach
Title Reference	21103115	20762094	20762095
Land Area	20,230m <sup>2</sup>	801m <sup>2</sup>	801m <sup>2</sup>
Current Rates	\$32,500 p.a	\$2,800 p.a	\$2,800 p.a
Tenure Type	Freehold	Freehold	Unconditional Contract for Freehold Title. Settling in December 2008

### The Land

The land is situated at Mission Beach (within the Wongaling precinct) and is sited on a total of 21,832m<sup>2</sup> of predominantly flat land. The site is bounded by Webb Road to the south, school grounds to the west and part north, a vacant lock of land to the north (approved for a major residential development of 115 apartments), and Banfield Parade along the eastern boundary. There is an established restaurant on the corner of Webb Road and Banfield Parade.

### Local Planning Consent Authority

Cassowary Coast Regional Council

### Town Planning

The subject land is zoned under the "Medium Density Residential Precinct" under the Cardwell Shire Council Planning Scheme 2005 and governed by the newly amalgamated Cassowary Coast Regional Council.

### Development Approvals

Lot 1 on Registered Plan 734409 has a development approval for a boutique 100 townhouse development, and approval for the reconfiguration of L1 RP734409 into 4 allotments; to allow staging of the approved development. Each precinct consists of 25 luxury Townhouses with a mixture of two and three bedroom homes.

Lot 24 on Registered Plan 722932 has a development approval for a 2 storey duplex dwelling (submitted and designed by the previous vendor).

As the beach front allotments were acquired after the design and planning approval for the larger allotment they were not included in the original scheme. Expansion of the scheme can easily incorporate this land and include additional 8 to 9 townhouses (subject to planning approval and design).

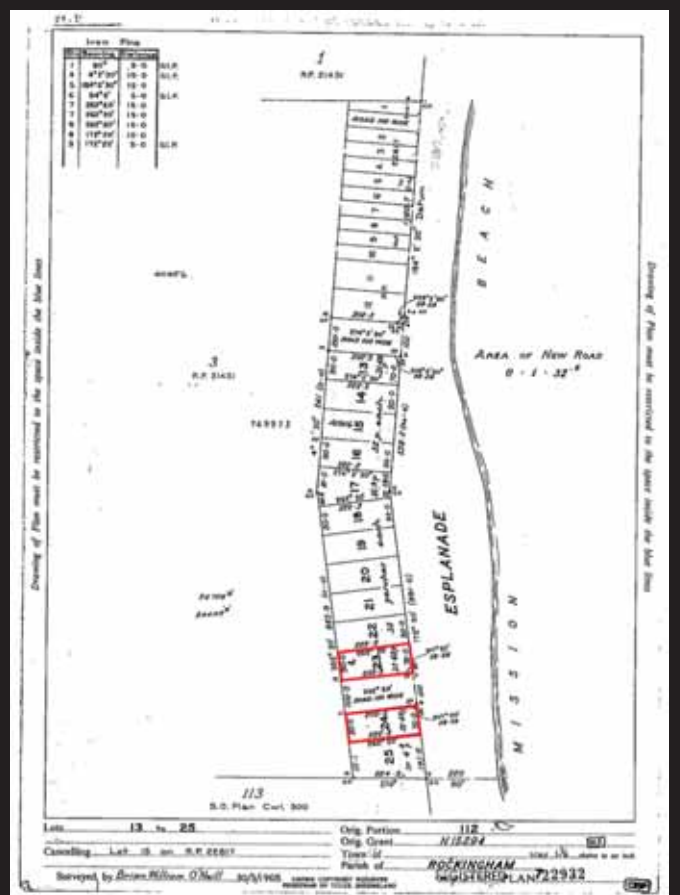
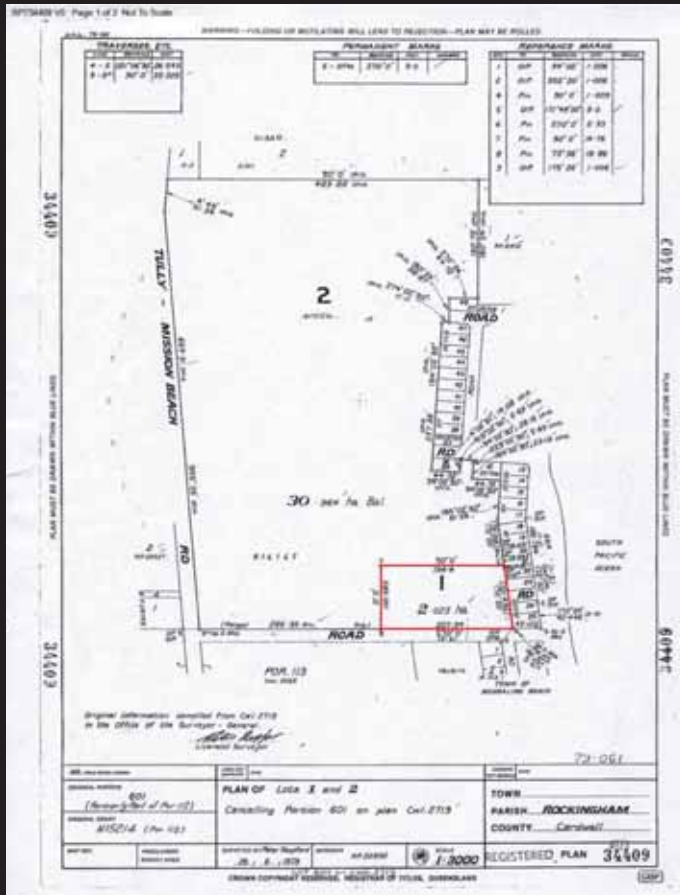
Separate development approval consent was granted to allow the staging of the project with 4 separate stages allowing the creation of 25 townhouses in each stage. This provides the flexibility to build to the market and allow the operation of the Caravan Park to continue if so desire.

# 4. PROPERTY DETAILS

## 4.2 SURVEY PLANS

Lot 1 RP 734409, 21-35 Webb Road, Mission Beach

Lot 23 & 24 RP 722932, 3 & 5 Banfield Parade, Mission Beach



## 4.3 REAL PROPERTY DETAILS



#### 4.4 EXISTING USE

Lot 1 on Registered Plan 734409 is currently being utilised as a Caravan Park known as the Dunk Island View Caravan Park including a takeaway food shop and service station. The site is located opposite Wongaling Beach (which is part of the continuous 14 km beach that comprises Mission Beach) and Dunk Island (which is 4km from the coastline and a very popular 4 star international tourist resort with direct plane access).

The popular caravan park has been in existence for at least 20 years. The existing owners purchased the site in January 2005. The caravan park is currently leased to an independent operator for \$65,000 rent/year and they are responsible for paying Council rates and outgoings (as detailed in the lease agreement). The existing lease agreement will expire in November 2009. The successful buyer may wish to extend or terminate this Agreement.

Lot 23 & 24 Registered Plan 722932 has no existing use and are vacant beachfront land allotments. Lot 23 has Development Approval for two town houses obtained by the previous owner and is still current.

#### 4.5 TOWN PLANNING

The land is located in the region controlled by the newly elected Cassowary Coast Regional Council. The site is currently designated under the Cardwell Shire Planning Scheme 2005.

Under this planning scheme the land is located in the Mission Beach Coastal Zone and designated under the 'medium density residential precinct'. This precinct permits a site cover of 40% and a 2 storey height limit. The current development scheme approved is well under the minimum site cover allowing the opportunity to intensify the site with a larger building envelope if so desired subject to approval from Council.

Lot 1 on Registered Plan 734409, the Caravan Park site, holds an existing development approval for a boutique 100 townhouse development. The DA approval offered with this site was gained under the Cardwell Shire Planning Scheme. The site also holds development approval for the reconfiguration of L1 RP734409 into 4 allotments; to allow staging of the approved MCU development, to coincide with the market take-up rates in the Mission Beach area.

Lot 24 on Registered Plan 722932 has a development approval for a 2 storey duplex dwelling.

A copy of both Development Approvals are attached to this report.



Entrance to the Dunk Island View Caravan Park, and the view of Dunk Island taken from Mission Beach



Artists Depiction of boutique 100 townhouse development approved for Lot 1 RP 734409.



Artists Depiction of boutique 100 townhouse development Site Layout, on Lot 1 RP 734409.

## 5. LOCATION

### 5.1 LOCATION OVERVIEW

The property is located on Mission Beach, 1¼ hour drive south of Cairns along the Main North/ South Bruce Highway. Positioned on 14km of pristine golden beaches, Mission Beach is Australia's gateway to the infamous Great Barrier Reef. Mission Beach is surrounded by two World Heritage areas, creating a unique location where the tropical rainforest literally touches the Coral Sea. One is also spoilt for activities in Mission Beach including fishing and diving on the reef, day trips to Family Island Group 'aquatic playground', enchanting rainforest and wetland walks, skydiving and white water rafting. Separated from neighbouring communities by natural rainforest buffers, yet large enough to encompass all essential services, Mission Beach is a unique location on the Australian Tropical Coast.

Mission Beach has seen high levels of growth in recent years with huge amounts of investment being pumped into the area; consequently having a significant and extremely positive effect on property values. In 2004, the State Government and local Councils invested \$28million to the installation of a new sewerage system to prepare for the future growth of the area. PRD Nationwide Research identified Mission Beach as one for the Australian key "hot spots" for property investment and stated that "infrastructure improvements and the ongoing sea change phenomenon should see this region become part of the North

Queensland lifestyle market". This was reflected in 2006 and 2007 with a 4.9% population increase, promoting Mission Beach the top growth spot in North Queensland.

Access to Mission Beach is improving with the Bruce Highway upgrade, and mooted plans to commercialise the Innisfail Aerodrome, to service passenger flights into the region, located only half an hour away.

The site is positioned within 1km of newly developed centre of infrastructure and shopping in the district. Responding to the strong growth in the town 'Mission Beach Central', the new Woolworths development (3,500m<sup>2</sup> plus 12 specialty shops) is nearing completion, and a large industrial site attracting key players such as Cairns Hardware and Reece's Plumbing is underway. These are additions to the existing central shopping area at the junction of Tully Mission Beach Road and Wongaling Beach Road including a Supermarket; Drive-Thru Bottle Shop; Chemist; Newsagent; Petrol Station and the popular Mission Beach Resort. This area is also the location for essential services, i.e. Police/ Ambulance/ Rescue Services and the Mission Beach Primary School.

The subject site is situated on the beachfront of Wongaling Beach, and encompasses views of Dunk Island and the Coral Sea. The site is within walking distance of bars, restaurants and 'Mission Beach Central' complex, and a short stroll to the water taxi which provides access Dunk Island in 10 minutes.



## 6. PROPERTY MARKET

### 6.1 NORTH QUEENSLAND PROPERTY OPPORTUNITIES

The Far North Queensland market continues to show good signs of growth. Townsville to Cairns is experiencing a surge in property market in all sectors which is likely to be countercyclical to the recent boom in the Australian southern states and in some sectors stimulated by the mining boom in this resource rich sector of Australia. Bill Cummings of Cummings Economics has reported in a recent Cairns Post article that “both regions (Cairns and Townsville) are experiencing strong population and the combined value of building approvals – about \$1.7 billion in the seven months to January 2008 – is on track to exceed last years \$2billion record”.

The March 2008 Herron Todd White independent property market report has indicated that the Far North Queensland market is strong. Looking at the main cities, Cairns is experiencing robust resident growth with the “high population growth being experienced ensuring a continuum of strong demand for properties to rent. We expect rents to continue rising during 2008, so too will house prices”. Midwood Queensland Investment Report May 2008, reported that the rental market in Cairns has increased up to 9% in the last quarter. Townsville is seeing expansive commercial growth to stay abreast of its recent strong population and economic growth.

Until recently, the town of Port Douglas and the northern suburbs of Cairns such as Palm Cove have attracted keen interest from property developers and investors from the southern states fuelling the luxury holiday apartment market. However, in the recent years, Port Douglas has seen significant development to the point of full saturation. Prices for a comparable townhouse of the quality envisaged are at least 50% higher than the base price of new projects being developed at Mission Beach. The Mission Beach market has grown through a “ripple effect” of high prices in the Cairns and Townsville Regions, particularly Port Douglas and Palm Cove.

### 6.2 MISSION BEACH MARKET OVERVIEW

Mission Beach and its environs represent a wonderful opportunity to invest in Australia’s rapid property coastal growth area. The towns of Tully and Innisfail are the closest regional business centres to Mission Beach where hospitals and other essential services are located (the Innisfail hospital has just completed a \$42 million major refurbishment). The town of Innisfail which is located equally distanced from Cairns to Mission Beach has significant growth potential to become a major town servicing the region south of Cairns to Mission Beach. The towns of Tully and Innisfail and entire area between, has recently been joined under the control of one local government authority with amalgamation of the two shires creating the Cassowary Coast Regional Council. Furthermore, under the new Far North Queensland Draft Regional Plan 2025 Tully and Innisfail are designated activity centres with the population of Innisfail and the surroundings Palmerston area expected to double by 2025. This Plan also intends to protect the “lifestyle” smaller centres of Mission Beach from over development freezing the release of any non urban land for residential use for at least the next 25 years.

Mission Beach is well known for its wide beaches and pristine environment. The ‘Green Movement’ in the area has worked militantly to safeguard any high density development in the future. Hence, the area has been saved from the typical “build first, worry later” mentality that has plagued many beachfront areas along the Queensland coast. This effort has ensured the longevity of Mission Beach as a viable and attractive holiday alternative to Port Douglas and other holiday destinations, such as Noosa, 1770, Airlie Beach, etc. where development at times has been unrestrained.

A series of newspaper articles relating to the Mission Beach Property Market are attached to this report.

#### Local Government

Until 2008 Mission Beach larger area was split between two Council areas – Cardwell Shire and Johnstone Shire Council. To support the evident growth, both Shires amended their respective planning schemes in 2005 to allow an overall increase in built density and provide for future services required. These two Councils have recently been amalgamated to form the Cassowary Coast Regional Council which will ensure that planning for future growth in Mission Beach is considered more holistically. This will also allow the Council to prioritize and dedicate money to required infrastructure.



“ Everyday, whether it be sunrise or sunset there is something happening out there that gives you an idea for the next painting”

– Helen Wiltshire resident artist in Mission Beach for 35 years



## 6. PROPERTY MARKET

### Population

Resident population of the greater Mission Beach area is approximately 11,000. Mission Beach has grown to 3,500 permanent residents over the past few years which doubles during peak holiday season (June to October). Herron Todd White has recently completed population and property research on Mission Beach and concluded that, with an average growth rate of 4.9% per annum, Mission Beach is the top growth spot in North Queensland followed by Port Douglas at 4%.

### Investment

Matusik Property Research was engaged by Mi Corp Property in 2004 to provide an independent overview of the Mission Beach market. According to Matusik, Mission Beach was "asleep" while the rest of the eastern coast of Australia was being developed, however "the installation of sewerage in 2004 to the Mission Beach area (jointly funded by Cardwell and Johnstone Shire Councils and State Government costing \$28 million) has provided one of the fundamental keys to fuelling interest by developers to this area".

Furthermore, a recent commercial market assessment conducted by Urban Economics in September 2007 confirmed that demand for retail development is being generated by the growing residential and tourist populations. Urban Economics' stated that following the completion of the Woolworths shopping centre an additional "1,500-1,800m<sup>2</sup> of high quality, tourist oriented retail floor space would be supportable by 2009". This is indicative of the swift growth of the region.

Investors have now turned their eye on Mission Beach's untapped potential, looking set to inject hundreds of millions of dollars over the next few years into the prestige tourism, retail and property sector. This has been clearly reflected in the most recent investments in the Mission Beach area:

- Woolworths 'Mission Beach Central' supermarket shopping centre including Woolworth supermarket and 11 specialty shops (\$20million)
- Industrial Warehouse Park has begun construction attracting key players such as Cairns Hardware (building a 3000m<sup>2</sup> timber and hardware showroom to support the expanding local construction industry and Reece Plumbing with a new 500m<sup>2</sup> showroom) (\$5Million)
- Championship 18-hole Golf Course (designed by Thomson Perret) including a 300 luxury residences is underway (\$100 million).
- Porter Pde Boutique 20-shop retail centre incorporating 21 beach-style apartments in the Mission Beach village centre (\$10million)
- The newly renamed Elandra Resort (formerly the Horizon Resort) undergoing a 5-star refurbishment which open for operation in June 2008 (\$18million)
- Castaways on the Beach ongoing 5-star master plan including a conference facility for 80 people, day spa and wedding facilities (\$2million)
- Ziva Resort (Witt Property Group) including 135 condominiums is currently under development. (\$35 million)
- Rise@Mission new up-market gated residency elevated with ocean and island views (land sales range between \$300,000 to \$750,000 per block)
- Baracon Oasis 165 allotment subdivision (\$6 Million). Stage One 65 allotments sold in 2007, with Stage 2 is now 80% pre-sold with prices increasing to average \$225,000 + and one larger 4000m<sup>2</sup> site selling for over \$1m. Construction to commence mid 2008.
- Kasmara – 14 lot beachfront land subdivision on Banfield Parade, Wongaling Beach. Land is selling for \$715,000 for 600m<sup>2</sup> beachfront allotments.
- Mission@Mission Stage 1 and 2 – luxury boutique apartments with Stage 1 (6 apartments all sold off the plan \$1.35m to \$2.2m). Construction to commence July 2008.
- Proposal for a Mission Beach Boat Marina/Hotel in progress.
- Local government upgrading tourism services in Mission Beach such as parks and walking tracks (\$12million)
- Federal Government upgrade of the Bruce Highway (\$128million)
- Federal Government new and upgraded power lines and major electrical substations incorporating the Mission Beach Area (\$83million).



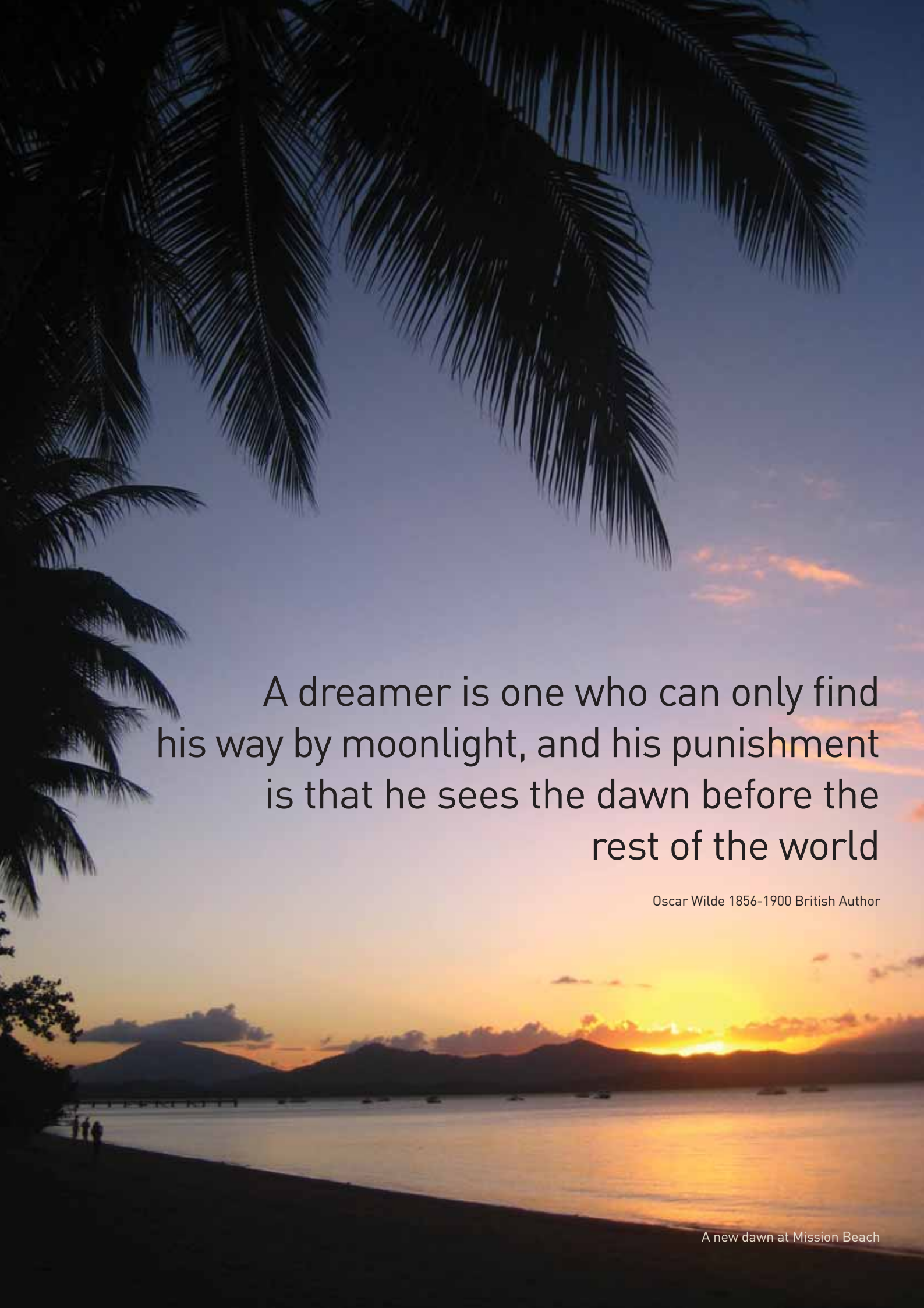
Woolworths Development Site



Rise@Mission Subdivision



Proposed new Porter Pde Retail Development

A tropical beach at sunrise. The foreground is dominated by the dark silhouettes of palm trees on the left. The sky is a mix of soft blues and oranges, with the sun rising over a range of mountains in the distance. The water of the bay is calm, reflecting the colors of the sky. A few small figures are visible on the beach in the lower left.

A dreamer is one who can only find  
his way by moonlight, and his punishment  
is that he sees the dawn before the  
rest of the world

Oscar Wilde 1856-1900 British Author

## 6. PROPERTY MARKET

### Tourist Market

The Tourist Market is a key market for Mission Beach. Urban Economics were independently appointed by MiCorp Property to undertake an assessment of the tourist market in Mission Beach in October 2007. Extracts of this study are provided below.

Tourism Queensland reports that the Tropical North Queensland Tourism Region attracted some 1,499,000 domestic overnight visitors and 849,900 international visitors in the twelve months to March 2007. This equates to 9% of the state's domestic market and 39% of the state's international market. Domestic visitors stayed a total of 7,309,000 visitor nights in the twelve months to March 2007, with international visitors staying 6,532,500 visitor nights. Furthermore the region attracted some 1,633,000 day visitors, or 6% of the day trips in Queensland.

Some 43% of domestic overnight visitors to the region stayed at a hotel, motel or serviced apartment, 26% at a friends or relatives, 11% at a rented house or flat and 7% at a caravan park or camping ground.

The ABS reports that Tropical North Queensland had some 219 hotels, motels and serviced apartments with five or more rooms as at March 2007, which was 15% of the total Queensland accommodation stock. The room occupancy rate in the March 2007 quarter was 63.5% and the average for 2006 was 66.5%, peaking in September with 73.2%.

The ABS reported that there were 12 hotels, motels and serviced apartments with five or more rooms comprising a total of 391 rooms in Cardwell Shire as at March 2007, with a further 10 premises in Johnstone Shire (now part of the Cassowary Coast Regional Council). The 2006 average room occupancy rate in Johnstone Shire was 51.7%, peaking in August with 68.2%. Cardwell Shire occupancy statistics were unavailable due privacy restrictions for small areas. Johnstone Shire's hotels, motels and serviced apartments had a total of 48,880 occupied room nights in 2006.

Data was available for Cardwell Shire in the March 2007 quarter, with hotels, motels and serviced apartments with five or more rooms having a total of 14,670 occupied room nights at an average of 42.8%.

The ABS also reported that there were three hostels with a total of 174 beds in Cardwell in March 2007 and four in Johnstone with a total of 293 beds. Johnstone Shire had 13,400 hostel guest nights occupied in 2006. The data for Cardwell was incomplete, although the ABS did report 3,330 hostel guest nights occupied in the March 2006 quarter and 3,235 in the December 2006 quarter.

The accommodation outlook in Mission Beach is positive, with Castaway Resort and the new Elandra Resort undergoing redevelopment. It is understood that Castaways Resort would add some 120 rooms upon redevelopment. Adding to the total accommodation stock would enable a higher number of visitors to visit the area.

According to anecdotal evidence of local tour operators and accommodation agencies there is currently a major shortfall of tourist style accommodation available in Mission Beach. Holiday makers are still primarily reliant on stand alone holiday homes to provide the bulk of accommodation during the peak period, with only two hotels (being Castaways and Horizon both developed over 20 years ago) providing a total of 100 rooms. There is pent up demand for at least another 200 rooms in Mission Beach. There are a total of approximately 120 beach holiday homes for short term rental accommodation, all of which are fully booked during all holiday breaks including long weekends.

Urban Economic's estimates that there were some 403,000 visitor nights spent in the two shires in 2006. This equates to some 3% of the visitor nights in the Tropical North Queensland Tourism Region. It is projected that this would increase to 440,000 visitor nights in 2011 and 490,000 by 2016. By comparison it is projected that the number of visitor nights in Tropical North Queensland would increase to some 16,050,000 in 2011 and 18,600,000 by 2016. Due to the vagaries of the tourism market, the limited data available data and the small region for which the data represents, there is a significant degree of uncertainty in the projections.

## 6. PROPERTY MARKET

### Residential Property Market

Locally, property prices and land values at Mission Beach have increased dramatically over the past 5 years indicating growth and a high demand for property in this sought-after location. Rising property prices and housing values in the current stock at Mission Beach have seen the median house price increase by over 172.7% since 2002. On the 27th June 2008, the Brisbane Times reported Queensland’s top 10 increases for average house values over 12 months to March 2008. Mission Beach was rated No.2 with the second highest average house price increase of 53.8% (median price \$500,000). The Financial Review recently published its January 08 Annual Post Code Property Guide. Mission Beach “4852” reporting another very strong year in property value increases; recording an annual increase of 35.8% between 2006 and 2007 with 91 recorded residential sales; showing a 10 yearly trend of 13.4% annual growth. Residex Pty Ltd states that an average house in Mission Beach costing \$429,000 is expected to be worth \$716,000 in 8 years. MiCorp has also successfully sold all 6 luxury ocean view apartments of the Mission @Mission Stage 1 off the plan with prices for Stage 2 ranging from \$1.35m to \$2.2m.

Local agents have confirmed an article printed in the Cairns Post in January 2008 that stated there were 5 property sales of over \$1 million between December 07 and January 08. This has set a new bench mark for Mission Beach placing it in the top end market of Queensland beachfront locations. The graph below shows relative land values in similar North Queensland coastal areas between 2001 and 2006, and the relative affordability of Mission Beach.

The other area of the market where there has been an extraordinarily high demand for off-the-plan purchases of subdivided land that has been reconfigured from large blocks of rural land in the area. Opportunity to create large residential subdivisions will now diminish with the introduction of the new Far North Queensland Draft Regional Plan 2025 and hence the Dunk Island View Caravan Park represents one of the very rare opportunities to create a beachfront residential subdivision. New residential land subdivisions have seen up to 5 land sales per week to a cross range of buyers including locals looking to rebuild and settle; investors from Adelaide, Perth and other southern states who are attracted to the “good value” buying (especially for Perth investors) and other local regional buyers from Cairns and Townsville.

### Beachfront Land

Most importantly however, beachfront land is tightly held and rarely for sale, and most commonly released as small 800m<sup>2</sup> residential blocks. Matusik Property Research identified that there is strong demand for waterfront property in Mission Beach, which has grown twice as fast as non-waterfront stock and is more resistant to downturns in the residential cycle. Beachfront housing commanded a medium price of \$750,000 in 2006, four times the value of their medium price in 1998-1999. The graph below indicates the growth of beachfront land comparable to non-beachfront land between 1991 and 2005, with the downturn in number of sales partly due to Cyclone Larry.

There is a lack of beachfront tourist accommodation in Mission Beach, and a large demand for this type of service. There is only one major holiday accommodation Hotel providing absolute beach front accommodation at Mission Beach, being Castaways Resort. The building, incorporating 50 accommodation rooms, is located on only 0.56ha of land. This Hotel was recently required for a reported \$12m acquisition and is currently in the throes of a multi-million dollar revamp, which will eventually feature a new conference centre, incorporating weddings and major functions, and luxury “well-being” centre and day spa.

The subject beachfront land for sale (Dunk Island View Caravan Park) is ideally sited to accommodate the future commercial and tourism growth of the Mission Beach region. It offers one of the very rare opportunities to develop major resort style accommodation including a variety of development options to respond to the pent up demand of this growing pristine coastal town.



### 6.3 ECO TOURISM OPPORTUNITIES

Tropical North Queensland holds a strong position in the rapidly growing eco-tourism market and it is believed that Mission Beach – already known as the gateway to the Great Barrier Reef – is well poised for development along this theme, providing tourists with a total destination from which they can experience many of the benefits and attractions of tropical north Queensland and the Great Barrier Reef. Far North Queensland has also gained a major boost in tourism with a \$24 million funding scheme grant by the Federal Government.

Major Attractions in Mission Beach are 'environmental', and include:

- Dunk Island (4.5 star family style resort that recently had over \$30m invested in a major upgrade in 2006) and the Family Islands, including the 5 star plus Bedarra Island Resort operated by Voyages
- World Tropics Rainforest
- The Great Barrier Reef
- Access to a large range of outdoor activities such as white water rafting, skydiving, deep water diving, fishing, bushwalking, sea kayaking, horseriding, spas/yoga retreats.

Minimal impact behaviours need to be promoted and encouraged in order to facilitate a sustainable and harmonious relationship between the tropical rainforest environment, the reef and its islands and activities in these areas. Thus, the advantage of attracting and appealing to visitors whose interests and sensitivities are focused on experiences and/or activities within a pristine environment is enormous. The Bureau of Tourism Research's International Visitor Survey (IVS), which has been collecting information on nature focused visitors since 1993, indicates that ecotourists have a greater than average expenditure than mainstream tourists (46 per cent above the average expenditure of all inbound visitors).

Being located on the beachfront in the 'green' location of Mission Beach, the subject site is perfectly located to meet this market. The "New Green" environmentally balanced developments are fast becoming the desired and expected style of development in the future.

## 7. DEVELOPMENT APPLICATION APPROVAL

### 7.1 DEVELOPMENT APPROVAL SUMMARY

Wongaling Beach Developments P/L has gained Material Change of Use (MCU) development approval on Lot1 RP734409 for a total of 100 townhouses comprising of 32 x two storey 3 bedroom townhouses (172m<sup>2</sup>), 18x single storey two bedroom villas (109m<sup>2</sup>) and 50x two storey 2 bedroom apartments (110m<sup>2</sup>) of high quality design and construction not yet experienced in the District. The scheme includes a 220 sub-basement car parks. The Decision Notice is attached to this report.

The site also has a development approval for the reconfiguration of L1 RP734409 into 4 allotments; to allow staging of the approved MCU development, to coincide with the market take-up rates in the Mission Beach area.

Wongaling Beach Developments and Outer Edge Design designed a proposal well suited to the site and surrounds, offering a low-density development of appropriate luxury and style, within a tropical landscape setting. This is considered one of the highest and best use development options for Lot 1 RP734409. A development strategy encompassing the beachfront land has not yet been developed however could easily be tied in with this proposal by the successful buyer.

Lot 24 on Registered Plan 722932 has a development approval for a 2 storey duplex dwelling. The Decision Notice is attached to this report.

As mentioned before a Road Closure Application has been lodged with the Department of Natural Resources and Water (DNR) for the unused road located between Lot 23 & 24 RP 722932 (an additional 800m<sup>2</sup> approx). As the subject site is the only adjoining land owner, it is likely the successful buyer will be given the opportunity to buy this land from the DNR. Including this road closure the holistic site will encompass approximately 60m of beachfront land.

### 7.2 DEVELOPMENT BRIEF Lot1 RP734409

The proposal provides priority to the landscape, with building forms grouped in to secluded enclaves, around extensive north facing landscaped gardens, protected completely from cars and public areas. This arrangement also maximises open space. A pedestrian and cycle landscaped trail is articulated by changes in the texture and indigenous species appropriate to the area.

The simple well-grounded building forms of the proposal embody the simplicity and warmth of the contemporary “Queenslander” design aesthetic. Large sweeping roofs articulated with ventilators and exposed rafters sit atop solid horizontal rectangular forms, punctuated by shuttered windows louvered screens and textured finishes. The colours are simple with textured natural stone and timber balanced with crisp natural white renders, behind a veil of green foliage. There is a mix of private pools and shared lap pools.

The development has approval for access to the sub-basement car park off Webb Road and there is a pedestrian link to beach via the right of way local road between the two beachfront sites now owned by Wongaling Beach Development Pty Ltd, and included in the holistic offering outlined in this Information memorandum. The sub-basement car park accommodates all of the required cars leaving more of the site area for private and communal landscaped gardens and trails. The scheme provides over 60% of open space and landscaped gardens with only 30% comprising the built envelope. The scheme incorporates excellence in design aesthetics to achieve an efficient building density at a low scale that is in keeping with achieving a very high quality environmentally balanced project.



## Design Intent

The design intent for the approved development was:

- To design 100 quality beach style villas for holiday or permanent accommodation of between 109m<sup>2</sup> to 172m<sup>2</sup> each within a heavily landscaped environment.
- To be a luxury resort style complex offering a flexible level of accommodation which can be either managed by an onsite manager or local real estate agency for short term accommodation needs or longer term rentals or permanent occupants.
- To incorporate architecture that reflects Queensland and the modern tropical environment, rather than Europe, Asia or other residential environments.
- The interiors must be designed to market acceptance; a clean, plain and functional approach will be adopted.
- The outdoor areas of the villas shall have predominantly a northeast alignment allowing as much natural afternoon shade as possible.
- The design is based on strong environmentally principles focusing on the site orientation maximise shade; using natural building materials; cool surfaces such as concrete floors; timber louvers and ceiling fans to increase natural ventilation and wide external eaves to provide weather protection.
- Each Townhouse will have its own individual plunge pool and indoor/ outdoor loggia area adjacent to the pool. The villas share a 12m lap pool with four villas, and a 25m lap pool is shared with 8 apartments.
- Each dwelling to have the ability to cross ventilate and shall be air-conditioned.
- Provide maximum individual privacy within a contained manageable and safe environment. The positioning of the front townhouses along Webb Road allows for better privacy and space between each dwelling and allows for more overall open space within the scheme.
- Sub- basement carpark.
- The property is designed to be a Group Title in accordance with state government legal requirements

## Accommodation Dwellings

All accommodation units provide large internal and external spaces, grouped and modeled to maximise the quality and functionality of the shared spaces, but also providing privacy within the individual living environments. The proposed layout of the dwellings is shown on Drawing No. TP01 – Landscape & Site Plan attached to this report. The proposal includes three types of accommodation dwellings.

### Townhouses

There are 32x two storey 3 bedroom villa townhouses (172m<sup>2</sup>). They are located in the centre of the property. Each dwelling is designed as semi-detached two storey Townhouses. Ground floor includes the living and dining/entertaining areas with an outdoor covered 20m<sup>2</sup> loggia area with private plunge pool and laundry/ bathroom. The second level provides 3 bedrooms and two bathrooms. They are provided with 2 car parks per townhouse and visitor parking.

### Villas

There are 18x single storey two bedroom villas (109m<sup>2</sup>). The villas are located along Webb Road and are positioned in a way to allow for better privacy and space between each villa and allows for more overall open space within the scheme. These villas are designed as a single storey apartment of 109m<sup>2</sup>. Each apartment, either located on the ground or upper level, include the living and dining/entertaining areas with an outdoor covered 20m<sup>2</sup> loggia area, laundry/bathroom, 2 bedrooms and 1 bathroom. A 12m lap pool is shared between 4 villas. They are provided with 1.5 car parks per villa and visitor parking.

### Apartments

There are 18x single storey two bedroom apartments (110m<sup>2</sup>). These apartments are designed as a semi-detached two storey apartment of 110m<sup>2</sup> each. Ground floor includes the living and dining/entertaining areas with an outdoor covered 11m<sup>2</sup> loggia area and laundry/bathroom. The second level provides 2 bedrooms and 1 bathroom per apartment. A 25m lap pool is shared between 8 apartments. They are provided with 1.5 car parks per apartment and visitor parking.



## 7. DEVELOPMENT APPLICATION APPROVAL

### Planning Considerations

The following government agencies were consulted during the development approval process and gained their full support.

- Environmental Protection Agency
- Department of Natural Resources
- Department of Main Roads

The site contains 2 small fuel storage facilities associated with the existing service station, on a small area of the site. The applicant successfully gained agreement with the EPA to sanitize this small parcel of the site to be exempt from development until the fuel tanks are removed allowing the greater balance of the project to proceed. Prior to any construction on this area of the site a suitability statement to be issued to EPA. Further information can be provided on request.

The Department of Natural Resources and Mines suggested measures to be taken to ensure avoidance of acid sulphate soils on the land. An independent soil test has been carried out with no specific issues identified.

The site also contained a development approval for the reconfiguration of L1 RP734409 into 4 allotments; to allow the 100 town houses to be staged with 25 town houses per stage (providing the developer options as to how to release and stage the project and allow continuation of the caravan park operation if desired).

### Alternative Development Options

The land may also be subdivided into single residential allotments to a minimum of 600m<sup>2</sup> (providing approximately 32 separate allotments). These sites can also be developed as duplexes; allowing one house per 400m<sup>2</sup> as an alternative development option. We have prepared two indicative layouts as potential options for a residential subdivision.



### 7.3 COPY OF ARTISTS IMPRESSION

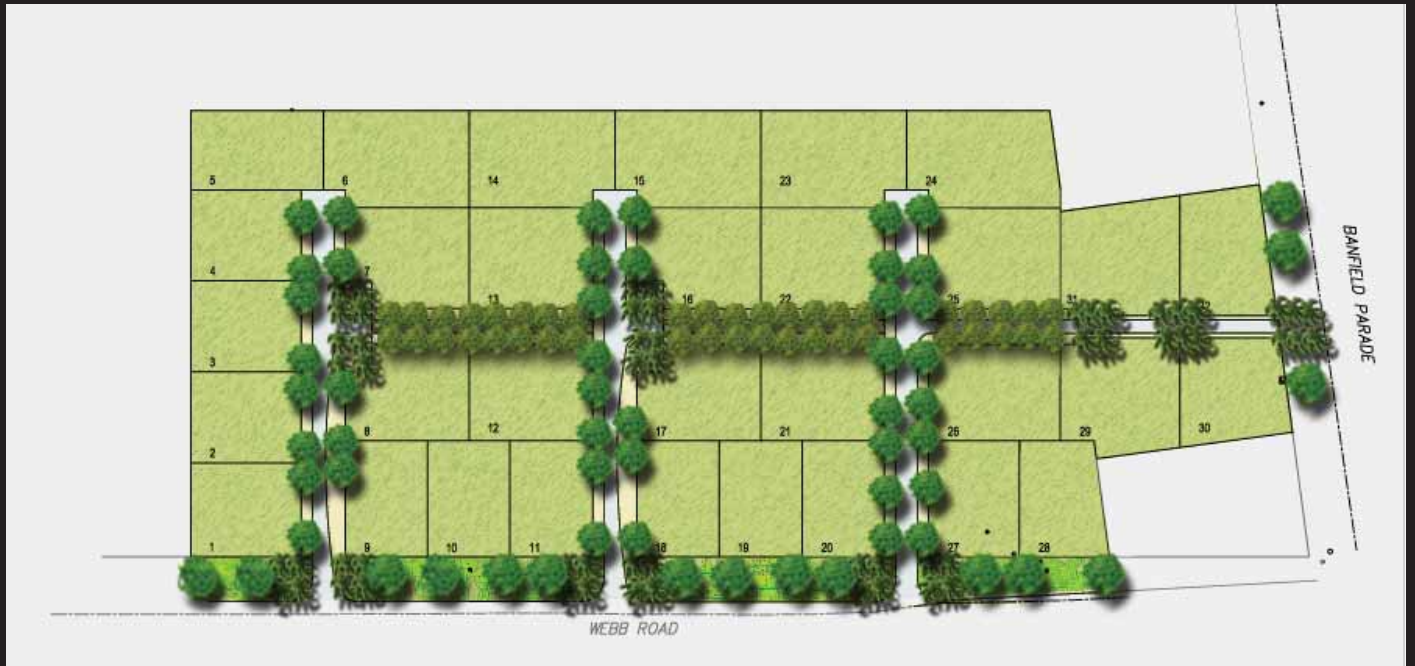


Artist Impression of Accommodation Dwellings and the overall development scheme



Artists Depiction of landscaping and lap pool in the approved development





Lots Version 1, Indicative Layout. Artists Impression only



Lots Version 2, Indicative Layout. Artists Impression only

## 8. MICORP ADDITIONAL SERVICES

MiCorp Property was engaged by the current vendor to project and development manage the site acquisition through to the design and planning of the development approval for 100 townhouse and 4 lot subdivision.

MiCorp Property is a boutique Property Development and Consulting business based in Mission Beach specialising in:

- Town Planning
- Development Project Management
- Design
- Building
- Project Marketing

Directors, James and Sarah Mort have collectively over 40 years experience in the property development industry with extensive business networks in both Sydney and Melbourne. In January 2005 MiCorp relocated to Mission Beach to focus on their work in the Far North Queensland area with the Directors and Senior Consultants commuting between Sydney and Melbourne due to their extensive cliental base.

Due to a potential conflict in interest with MiCorp's relationship with the vendor, MiCorp would be able to provide consultancy services after the site was successfully secured by the new buyer.

## ATTACHMENTS

### Attachment 1

Decision Notice: Lot 24 on Registered Plan 722932 has a development approval for a 2 storey duplex dwelling

### Attachment 2

Decision Notice: Material Change of Use (MCU) development approval on Lot 1 RP734409

### Attachment 3

Decision Notice: Reconfiguration of 4 Lots of Lot 1 RP 734409

### Attachment 4

Newspaper Articles: Mission Beach Property Market



## Attachment 1

Decision Notice: Lot 24 on Registered Plan 722932 has a development approval for a 2 storey duplex dwelling

302676

17 March 2005

**Decision Notice**  
**APPROVAL**  
*Integrated Planning Act 1997 S 3.5.15*

363/04  
Belinda Jones (Town Planner)  
07 40439143

Mr D Code  
C/- C & B Group Pty Ltd  
PO Box 977  
Townsville QLD 4818

Dear Sir/Madam:

**RE: Application for Material Change of Use – Duplex Dwelling**  
**3 Banfield Parade, Wongaling Beach**  
**Lot 24 on RP722932, Parish of Rockingham**

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I wish to advise that, on 10<sup>th</sup> March 2005, the above development application was –

approved in full;

The conditions relevant to this approval are attached. These conditions indicate whether the assessment manager or a concurrence agency imposed them.

IDAS DECISION NOTICE - APPROVAL

1. Details of the approval -

The following type of approval has been issued -

	Development Permit	Preliminary Approval
• Carrying out <b>building work</b> ( <i>assessable against the Standard Building Regulation 1993</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Reconfiguring a lot</b>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Material change of use</b> made assessable by the planning scheme;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <b>Associated work</b> made assessable by the planning scheme -	<input type="checkbox"/>	<input type="checkbox"/>
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works		
• Material change of use for an <b>environmentally relevant activity</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use for a <b>licensed brothel</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use on <b>strategic port land</b> , inconsistent with an approved land use plan	<input type="checkbox"/>	<input type="checkbox"/>
• Making a material change of use for a <b>major hazard facility or possible major hazard facility</b>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Planning scheme works</b> -		
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works	<input type="checkbox"/>	<input type="checkbox"/>
• Operational works for the <b>clearing of native vegetation</b> on land protected under the Vegetation Management Act	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for a <b>referable dam</b> or that will <b>increase the storage capacity of a referable dam by more than 10%</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for <b>tidal work or work within a coastal management district</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Development for <b>removing quarry material</b> from a watercourse or lake ( <i>if an allocation notice is required under the Water Act 2000</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work that allow <b>taking, or interfering with, water</b> ( <i>other than using a water truck to pump water</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Development in a <b>heritage registered place</b> -		
• Building work assessable against the <i>Standard Building Regulation 1993</i>	<input type="checkbox"/>	<input type="checkbox"/>
• Building work assessable against the planning scheme	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use	<input type="checkbox"/>	<input type="checkbox"/>
• Reconfiguring a lot	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work		

**2. The currency period -**

the standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval;

**3. The approved plans -**

The approved plans and / or documents for this development approval are listed in the following table -

Plan / Document Number	Plan / Document Name	Date
Drawings 1 – 5 (inclusive)	C & B Group Planning Report Ref: 50691 (R34013)	December 2004

**4. Other necessary development permits -**

Listed below are other development permits that are necessary to allow the development to be carried out –

- ***Development Permit for carrying out building works.***
- ***Development Permit for carrying out plumbing and drainage works.***

**5. Submissions -**

There  were no properly made submissions about the application.

**6. Appeal rights -**

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

**7. When the development approval takes effect -**

This development approval takes effect -

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 and 3.5.20 of IPA for further details).

If you wish to discuss this matter further, please contact Councils Town Planner, Mrs Belinda Jones on the above telephone number.

Yours faithfully

**I D ADCOCK**  
**ACTING CHIEF EXECUTIVE OFFICER**

**ASSESSMENT MANAGERS CONDITIONS**

1. That the development be undertaken generally in accordance with drawings described as Drawings 1-5 (inclusive), submitted as appendices to the report prepared by C&B Group for Mr Dale Cole and dated December, 2004 and the application and documentation, as accepted on 17<sup>th</sup> December 2004, all relating to Development Application No. 363/04, excepting where varied by the following conditions.
2. A minimum of three (3) on-site car parking spaces must be constructed prior to the commencement of the use and must be maintained at all times, both to the requirements and satisfaction of the Chief Executive Officer. In particular all carparking, driveway and manoeuvring areas must be imperviously sealed, drained and line marked.

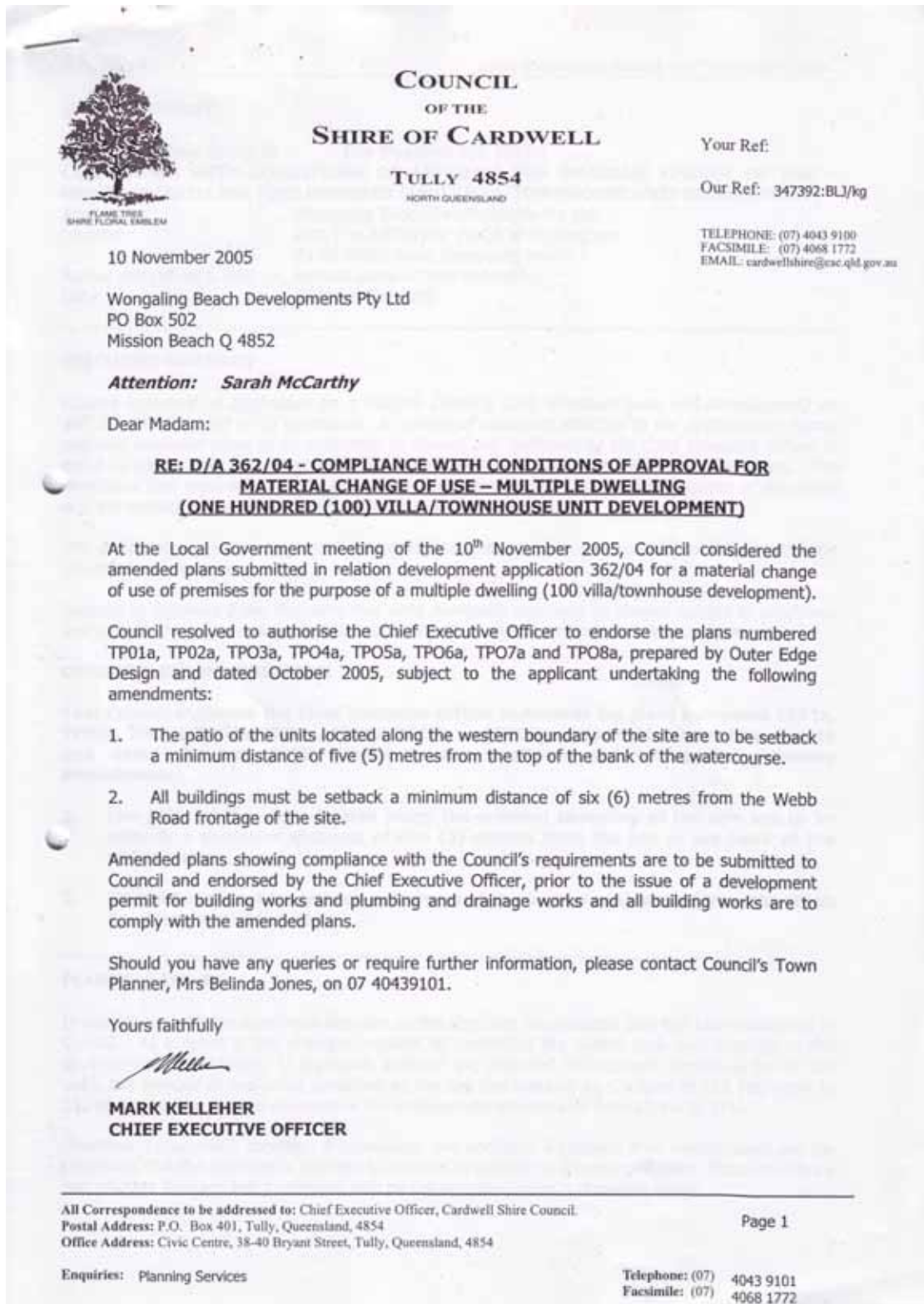
The carparking layout must be designed in accordance with Australian Standard AS2890 Parking Facilities – off street carparking, except as varied with the consent of the Chief Executive Officer.

3. The applicant/owner must landscape the subject land in accordance with Local Planning Policy No. 8 "Landscaping". In particular a minimum landscape and recreation area of a total (40) per centum of the area of the site, with a minimum useable landscape and recreation area of the dimension of 50m<sup>2</sup>. Areas to be landscaped must be established prior to the commencement of the use, and must be maintained at all times, both to the satisfaction of the Chief Executive Officer.
4. In order to achieve Element C of the Attached Housing Policy (Privacy), the applicant/owner must provide a fence (minimum height of 1.8 meters and a maximum gap of 10mm) and landscaping to the side and rear boundaries (southern and western boundaries) of the proposed development, to the satisfaction of the Chief Executive Officer prior to the commencement of the use.
5. The applicant/owner must contribute in accordance with Council's policy provided for as per Section 6.2 of the Local Government (Planning and Environment) Act 1990 towards the provision of water supply and sewerage headworks. The contributions must be paid at the rates applicable at the time of payment for water supply. On the present method of calculation, the estimated total headwork contribution is \$2,300 (1 EDC) for water and \$3, 500 (1EDC) for sewerage. Payment is required prior to the issue of a Development Permit for Building Works.
6. The applicant/owner must contribute towards open space enhancement in accordance with Council's Open Space Enhancement Policy. The contribution rate is that which is current at the time of payment. The current rate of contribution is \$500 (1 unit). Payment is required prior to the issue of a Development permit for Building Works.

7. **The applicant/owner must contribute towards road upgrading in accordance with Council's Roadworks External Contribution Policy. The contribution rate is that which is current at the time of payment. The current rate of contribution is \$350 (1 unit). Payment is required prior to the issue of a Development Permit for Building Works.**
8. **The applicant/owner must at their own cost construct works including the formation of a concrete footpath (1.2 metres minimum width) construction of kerb and channel, paving and sealing the road shoulder between the lip of the channel and the edge of the existing bitumen and an associated drainage and other works along the unnamed road frontage of the site. Three (3) copies of a plan of the works must be submitted to and endorsed by the Chief Executive Officer and the works must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to the issue of Certificate of Occupancy or Certificate of Classification.**
9. **The developer is responsible for submitting a water connection application and the full cost of installation of adequate-sized water service connection, including backflow prevention devices and meters to suit the development at the time of submission of an application for Building Works.**
10. **All night lighting must be designed and constructed to the satisfaction of the Chief Executive Officer so as to ensure that light emitted from the subject site does not, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994 and Environmental Protection Regulation 1998 (Part 2A – Environmental Nuisance).**
11. **Noise from either air conditioning units, service equipment, swimming pool filters or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1997 and Environmental Protection Regulation 1998 (Part 2A – Environmental Nuisance).**
12. **The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge, being the unnamed road or Banfield Parade such that stormwater does not adversely affect surrounding properties to the satisfaction of the Chief Executive Officer.**

## Attachment 2

Decision Notice: Material Change of Use (MCU) development approval on Lot 1 RP734409



326823:BLJ/kg

3 August 2005

Wongaling Beach Developments Pty Ltd  
PO Box 502  
Mission Beach QLD 4852

Dear Sir/Madam:

**RE: Development Application 362/04 for Material Change of Use –  
Multiple Dwelling (one hundred (100) villa/townhouse development)  
21-35 Webb Road, Wongaling Beach  
Lot 1 on RP734409; Parish of Rockingham**

At the Council Meeting on the 28<sup>th</sup> July 2005, Council granted conditional approval for a Material Change of Use – Multiple Dwelling (one hundred (100) villa/townhouse development) on property located at 21-35 Webb Road, Wongaling Beach and described as Lot 1 on RP734409; Parish of Rockingham.

Attached is the decision notice, which outlines the details of the approval and conditions.

If you have any queries in relation to this decision notice, please contact Council's Planning Services on 07 40439101.

Yours faithfully

**MARK KELLEHER  
CHIEF EXECUTIVE OFFICER**

Page 1

**Decision Notice**  
**APPROVAL**  
*Integrated Planning Act 1997 S 3.5.15*

D/A 362/04  
Belinda Jones (Town Planner)  
07 40439101

Wongaling Beach Developments Pty Ltd  
PO Box 502  
Mission Beach QLD 4852

Dear Sir/Madam:

**RE: Application for Material Change of Use (Impact Assessable) –**  
**Multiple Dwelling (one hundred (100) Villa/Townhouse Unit Development)**  
**21-35 Webb Road, Wongaling Beach**  
**Lot 1 on RP734409; Parish of Rockingham**

---

I wish to advise that, on 28<sup>th</sup> July 2005, the above development application was -

- approved in full;
- OR**
- approved in part for the following
- OR**
- approved in full with conditions. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them;
- OR**
- approved in part for the following, with conditions  
The conditions relevant to this approval are attached. These conditions indicate whether the assessment manager or a concurrence agency imposed them.

**1. Details of the approval -**

The following type of approval has been issued -	Development Permit	Preliminary Approval
• Carrying out <b>building work</b> ( <i>assessable against the Standard Building Regulation 1993</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Reconfiguring a lot</b>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Material change of use</b> made assessable by the planning scheme;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <b>Associated work</b> made assessable by the planning scheme -		
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use for an <b>environmentally relevant activity</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use for a <b>licensed brothel</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use on <b>strategic port land</b> , inconsistent with an approved land use plan	<input type="checkbox"/>	<input type="checkbox"/>
• Making a material change of use for a <b>major hazard facility or possible major hazard facility</b>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Planning scheme works</b> -		
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works	<input type="checkbox"/>	<input type="checkbox"/>
• Operational works for the <b>clearing of native vegetation</b> on land protected under the Vegetation Management Act	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for a <b>referable dam</b> or that will <b>increase the storage capacity of a referable dam by more than 10%</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for <b>tidal work or work within a coastal management district</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Development for <b>removing quarry material</b> from a watercourse or lake ( <i>if an allocation notice is required under the Water Act 2000</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work that allow <b>taking, or interfering with, water</b> ( <i>other than using a water truck to pump water</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Development in a <b>heritage registered place</b> -		
• Building work assessable against the <i>Standard Building Regulation 1993</i>	<input type="checkbox"/>	<input type="checkbox"/>
• Building work assessable against the planning scheme	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use	<input type="checkbox"/>	<input type="checkbox"/>
• Reconfiguring a lot	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work	<input type="checkbox"/>	<input type="checkbox"/>

**2. The currency period -**

- the standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval;

## OR

the following currency periods apply to the following aspects of development in this approval

### 3. The approved plans -

The approved plans and / or documents for this development approval are listed in the following table -

Plan / Document Number	Plan / Document Name	Date
TP01 OUTER EDGE DESIGN	LANDSCAPE & SITE PLAN	DECEMBER 2004
TP02 OUTER EDGE DESIGN	TYPICAL VILLA (V1-3) PLANS & ELEVATIONS	DECEMBER 2004
TP03 OUTER EDGE DESIGN	TYPICAL VILLA 4 (V4) & ELEVATIONS	DECEMBER 2004
	ELEVATION PLAN	

### 4. Other necessary development permits -

Listed below are other development permits that are necessary to allow the development to be carried out -

- *Development Permit for Building Works*
- *Development Permit for Plumbing and Drainage Works*

### 5. IDAS referral agencies -

The IDAS referral agencies applicable to this application are –

#### C. Referrals – triggered by the assessment of the application against a local government planning instrument

##### MATERIAL CHANGE OF USE

	Material change of use...	Name of agency	Status	Address ( <i>Insert address</i> )
<input checked="" type="checkbox"/>	1. On contaminated land	Environmental Protection Agency, Contaminated Land Unit	Concurrence	PO Box 2066 Cairns QLD 4870
<input checked="" type="checkbox"/>	2. Impacting on a State-controlled road	Dept. of Main Roads	Concurrence <input checked="" type="checkbox"/> Advice	PO Box 1089 Townsville QLD 4810
<input type="checkbox"/>	3. Impacting on electricity infrastructure	The Chief Executive of the entity	Advice	
<input type="checkbox"/>	4. Land (2 ha in area or greater) containing remnant vegetation, where the existing use is a	Dept. of Natural Resources & Mines	Concurrence	

	Material change of use...	Name of agency	Status	Address <i>(Insert address)</i>
	<b>rural or environmental use</b>			
<input type="checkbox"/>	5. An area for which an <b>area management advice</b> has been given for unexploded ordnance	Environmental Protection Agency, Contaminated Land Unit	Concurrence	
<input type="checkbox"/>	6. Completely or partly within a <b>coastal management district</b> if the MCU involves certain operational or building work	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	7. In the <b>South East Queensland region</b> , for an urban purpose to which section 2 of the Draft Regulatory Provisions of the Draft South East Queensland Regional Plan applies	Office of Urban Management	Concurrence	

**ALL ASPECTS OF DEVELOPMENT**

	Development...	Name of agency	Status	Address <i>(Insert address)</i>
<input checked="" type="checkbox"/>	8. In areas containing <b>acid sulfate soil</b>	Dept. of Natural Resources & Mines	Advice	<b>PO Box 5318 Townsville QLD 4810</b>
<input type="checkbox"/>	9. Other than an ERA, for the establishment or expansion of a <b>waste water disposal system</b> , in a declared catchment area	Dept. of Natural Resources & Mines	Concurrence	
<input type="checkbox"/>	10. On land <b>designated for community infrastructure</b> where the development is inconsistent with the designated purpose	Chief Executive of the department administering the Act which authorises the development for the designated purpose	Concurrence	

**6. Submissions -**

There  were six (6) properly made submissions about the application.

In accordance with s 3.5.25(2)(i) of the IPA, the name and address of the principal submitter for each properly made submission are as follows:

1. *M Wilks  
91 Banfield Parade  
Wongaling Beach QLD 4852*
2. *D Gallis  
1 Holland Street  
Wongaling Beach QLD 4852*
3. *W P Tait  
C/- James Cook University Post Office  
Student Services Mall  
James Cook Drive  
Townsville QLD 4811*
4. *W Giffin  
5 McNamara Street  
Wongaling Beach QLD 4852*
5. *D Code & B Jones – Evans  
83/95 Rouse Street  
Port Melbourne VIC 3207*
6. *M Creedy  
21 Banfield Parade  
Wongaling Beach QLD 4852*

**7. Appeal rights -**

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

**8. When the development approval takes effect -**

This development approval takes effect -

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

**OR**

- when the submitter's appeal period ends, if there is a submitter and the applicant does not appeal the decision to the court

**OR**

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 and 3.5.20 of IPA for further details).

If you wish to discuss this matter further, please contact Councils Town Planner, Mrs Belinda Jones, on the above telephone number.

Yours faithfully

**MARK KELLEHER**  
**CHIEF EXECUTIVE OFFICER**

- cc:
1. *Environmental Protection Agency  
Contaminated Land Unit  
PO Box 2066  
Cairns QLD 4870*
  2. *Department of Main Roads  
PO Box 1089  
Townsville QLD 4810*
  3. *Department of Natural Resources & Mines  
PO Box 5318  
Townsville QLD 4810*

**ASSESSMENT MANAGERS CONDITIONS**

1. That the development be undertaken generally in accordance with documentation and plans submitted to Council on 20 December, 2004 including drawings numbered TP01, TP02 and TP03, dated December, 2004 and prepared by Outer Edge Design all relating to Development Application No. 362/04, excepting where varied by the following conditions.

2. A minimum of 190 carparks are to be provided on site for the development. This carparking rate has been determined after consideration of the amendments made to the carparking rates on 24<sup>th</sup> February, 2005.

The carparking layout must be designed in accordance with Australian Standard AS2890 Parking Facilities – off street carparking, except as varied with the consent of the Chief Executive Officer.

An amended plan that depicts the carparking provisions must be submitted to Council and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works. All carparks must be constructed to the satisfaction of the Chief Executive Officer prior to the issue of a Certificate of Occupancy or a Certificate of Classification. The on site carparking is to be maintained at all times to the satisfaction of the Chief Executive Officer.

3. The applicant/owner must submit a report prepared by a qualified and experienced, registered engineer on the basement carparking. The report is to be submitted at the time of lodgement of a development application for building work and endorsed by the Chief Executive Officer prior to the issue of a development permit for building work.

The report must address the following matters:

- (i) Construction techniques;
- (ii) de-watering and pumping equipment to be installed;
- (iii) details of the satisfactory disposal of water;
- (iv) techniques to imperviously seal the basement; and
- (v) the method of ventilation.

The access to the basement carpark must be designed to prevent flood waters from entering the carpark and must have a minimum vertical clearance of 2.1 metres.

4. The applicant/owner is to remove the driveways that provide private individual access to the villas (V1) from Webb Road due to their likely impact on reducing the safety and efficiency of Webb Road. An amended plan is to be submitted to Council and endorsed by the Chief Executive Officer prior to the issue of a development permit for building works.
5. The applicant/owner must at their own cost construct works including the formation of a concrete footpath (1.2 metres minimum width), construction of kerb and channel, paving and sealing the road shoulder between the lip of the channel and the edge of the existing bitumen and any associated drainage.

These works are to be constructed along the Webb Road frontage of the site and connect to the bitumen widening, kerb and channel and concrete footpath on the western side of the drainage line and including all necessary drainage structure extensions. The works are also to be constructed along the unnamed Road (off Banfield Parade) for the full extent (from Banfield Parade to the subject site).

Three (3) copies of a plan of the works must be submitted to and endorsed by the Chief Executive Officer and the works must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to the issue of a Certificate of Occupancy or Certificate of Classification.

6. In accordance with Councils Local Planning Policy 95/PP(2), no buildings or structures (including pools) are to be located within five (5) metres from the top of the bank of the adjoining watercourse.
7. The applicant/owner is required to revegetate a strip with a minimum width of five (5) metres from the top of the bank of the watercourse if any portion of the five (5) metre strip is located within the property boundary. Revegetation works are to consist of the replanting of land at a minimum density of twenty (20) tube stock species indigenous to the local area per 100m<sup>2</sup>. Revegetation works are to be completed to the satisfaction of the Chief Executive Officer prior to the approval and dating of the Plan of Survey.
8. The applicant/owner is to register an environmental covenant over the portion of land that extends along the western boundary of Lot 1 and has a minimum width of five (5) metres. The covenant is to prohibit vegetation clearing, earthworks and the erection of fencing within the area subject to the covenant. The covenant is to be endorsed by the Chief Executive Officer prior to the approval and dating of the Plan of Survey and registered with the Department of Natural Resources and Mines prior to the issue of a Certificate of Occupancy or Certificate of Classification.
9. The watercourse located along the Western boundary of the site must be retained in its current state including no channel alterations including filling and no removal of vegetation unless the relevant approvals are obtained from the Department of Natural Resources and Mines.
10. The minimum floor height of all habitable buildings on the site is to be 300mm above RL3.5 metres.
11. The applicant/owner is to ensure compliance with the Acid Sulfate Soil Management Plan submitted to Council on 3 May, 2005 and prepared by Soil Surveys at all times during the construction stage of the development to the satisfaction of the Chief Executive Officer.

12. The applicant/owner must landscape the subject land in accordance with Local Planning Policy No. 8 "Landscaping". In particular a minimum landscape and recreation area of a total (40) per centum of the area of the site is to be provided. Areas to be landscaped must be established prior to the issue of a Certificate of Occupancy or a Certificate of Classification, and must be maintained at all times, both to the satisfaction of the Chief Executive Officer.

A calculation of the area of land proposed for landscaping and recreation area and a plan identifying the portion of the site used in this calculation (excluding driveways, carpark areas, building footprints and service areas) is to be submitted to Council and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works.

13. Garbage collection and storage facilities are to be provided in accordance with Local Planning Policy No.1 - Attached Housing. A plan is to be submitted to Council identifying the location of garbage bin enclosure facilities and is to be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works. The garbage bin enclosure is to be constructed prior to the issue of a Certificate of Occupancy or Certificate of Classification.
14. The applicant/owner must contribute in accordance with Council's policy provided for as per Section 6.2 of the Local Government (Planning and Environment) Act 1990 towards the provision of water supply and sewerage headworks. The contributions must be paid at the rates applicable at the time of payment for water supply and sewerage. On the present method of calculation, the estimated total headwork contribution is \$187,200 (78 EDC) for water and \$325,875 (75 EDC) for sewerage. Payment is required prior to the issue of a Development Permit for Building Works.
15. The applicant/owner must contribute towards open space enhancement in accordance with Council's Open Space Enhancement Policy. The contribution rate is that which is current at the time of payment. The current rate of contribution is \$74,250 (99 units). Payment is required prior to the issue of a Development permit for Building Works.
16. The applicant/owner must contribute towards road upgrading in accordance with Council's Roadworks External Contribution Policy. The contribution rate is that which is current at the time of payment. The current rate of contribution is \$34,650 (99 unit). Payment is required prior to the issue of a Development Permit for Building Works.
17. In order to achieve Element C of the Attached Housing Policy (Privacy), the applicant/owner must provide a fence (minimum height of 1.8 meters and a maximum gap of 10mm) and landscaping for the full extent of adjoining Lots 21-23 on RP722932 (inclusive), to the satisfaction of the Chief Executive Officer prior to issue of Certificate of Occupancy or Certificate of Classification.

The vegetated buffer is to consist of species that have a high and relatively dense foliage to effectively screen the proposed upper patios on the eastern boundary of the site that adjoin Lot 21-23 on RP722932 (inclusive).

The applicant/owner may provide fencing to other boundaries of the subject site, however this is not a requirement of Council.

18. All pools within the proposed development are to be setback a minimum distance of 1.5 metres from the property boundary.
19. The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that stormwater does not adversely affect surrounding properties to the satisfaction of the Chief Executive Officer.
20. All night lighting must be designed and constructed to the satisfaction of the Chief Executive Officer so as to ensure that light emitted from the subject site does not, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994 and Environmental Protection Regulation 1998 (Part 2A – Environmental Nuisance).
21. Noise from either air conditioning units, service equipment, swimming pool filters or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1997 and Environmental Protection Regulation 1998 (Part 2A – Environmental Nuisance).
22. The developer is responsible for submitting a water connection application and the full cost of installation of adequate-sized water service connection, including backflow prevention devices and meters to suit the development at the time of submission of an application for Building Works.

**CONCURRENCE AGENCY CONDITIONS (ENVIRONMENTAL PROTECTION AGENCY)**

23. A Suitability Statement issued in accordance with Chapter 7, Part 8 of the *Environmental Protection Act 1994* (stating that Lot 1 on RP734490 is suitable for the intended use), is required to be obtained prior to any operational works being carried out in relation to this Material Change of Use on the area inside the following 'metes and bounds':

*Commencing from a point, at the south-east corner of Lot 1 on RP73440, thence at a bearing of –*

*270°0' for a distance of 26.835 metres*

*0°0' for a distance of 39.35 metres*

*82°20' for a distance of 21.345 metres*

*back to the point of commencement, approximately, metres along the bearing on 172°20' containing an area of 962m<sup>2</sup> more or less.*

**Advice to Applicant**

1. The applicant/owner is to ensure compliance with the requirements of the Aboriginal Cultural Heritage Act and in particular 'the duty of care' that it imposes all landowners, developers and the alike.
2. This approval is for a Material Change of Use and does not permit the reconfiguration of the lot without further approvals.
3. Council may consider utilizing part of the contributions payable for any future streetscape beautification works carried out by the applicant/owner on Webb Road including landscape works deemed to be of a public benefit and the construction of the footpath beyond the property boundary. Streetscape beautification works includes any works within the road reserve that are determined by the Chief Executive Officer as being works that contribute to the amenity and open space values of the streetscape. Streetscape beautification works does not include any works required by conditions of the Development Permit.

## Attachment 3

Decision Notice: Reconfiguration of 4 Lots of Lot 1 RP 734409

355702:GM/kg

20 December 2005

**Decision Notice**  
**APPROVAL**  
*Integrated Planning Act 1997 S 3.5.15*

D/A 258/05  
George Milford (Planning Officer)  
07 40439101

Wongaling Beach Developments Pty Ltd  
PO Box 502  
Mission Beach QLD 4852

Attention: Sarah McCarthy

Dear Madam:

**RE: Application for Reconfiguration of a Lot (one (1) lot into four (4) lots)**  
**21 –35 Webb Road, Wongaling Beach**  
**Lot 1 on RP734409; Parish of Rockingham**

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I wish to advise that, on 15<sup>th</sup> December 2005, the above development application was -

- approved in full;
- OR**
- approved in part;
- OR**
- approved in full with conditions. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them;
- OR**
- approved in part with conditions.

**1. Details of the approval -**

The following type of approval has been issued -	Development Permit	Preliminary Approval
• Carrying out <b>building work</b> ( <i>assessable against the Standard Building Regulation 1993</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Reconfiguring a lot</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <b>Material change of use</b> made assessable by the planning scheme;	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Associated work</b> made assessable by the planning scheme -		
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use for an <b>environmentally relevant activity</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use for a <b>licensed brothel</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use on <b>strategic port land</b> , inconsistent with an approved land use plan	<input type="checkbox"/>	<input type="checkbox"/>
• Making a material change of use for a <b>major hazard facility or possible major hazard facility</b>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Planning scheme works</b> -		
• building works	<input type="checkbox"/>	<input type="checkbox"/>
• operational works	<input type="checkbox"/>	<input type="checkbox"/>
• Operational works for the <b>clearing of native vegetation</b> on land protected under the Vegetation Management Act	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for a <b>referable dam</b> or that will <b>increase the storage capacity of a referable dam by more than 10%</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work for <b>tidal work or work within a coastal management district</b>	<input type="checkbox"/>	<input type="checkbox"/>
• Development for <b>removing quarry material</b> from a watercourse or lake ( <i>if an allocation notice is required under the Water Act 2000</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work that allow <b>taking, or interfering with, water</b> ( <i>other than using a water truck to pump water</i> )	<input type="checkbox"/>	<input type="checkbox"/>
• Development in a <b>heritage registered place</b> -		
• Building work assessable against the <i>Standard Building Regulation 1993</i>	<input type="checkbox"/>	<input type="checkbox"/>
• Building work assessable against the planning scheme	<input type="checkbox"/>	<input type="checkbox"/>
• Material change of use	<input type="checkbox"/>	<input type="checkbox"/>
• Reconfiguring a lot	<input type="checkbox"/>	<input type="checkbox"/>
• Operational work	<input type="checkbox"/>	<input type="checkbox"/>

**2. The currency period -**

the standard currency periods stated in section 3.5.21 of IPA apply to each aspect of development in this approval;

OR

'an alternative currency period.'

**3. The approved plans -**

The approved plans and / or documents for this development approval are listed in the following table -

Plan / Document Number	Plan / Document Name	Date
5/66	Endeavour Surveys	14/09/05

**4. Other necessary development permits - Nil****5. Codes for self-assessable development - Nil****6. Superseded planning scheme – Not Applicable****7. Preliminary approval overriding the planning scheme - Not Applicable****8. IDAS referral agencies -**

The IDAS referral agencies applicable to this application are –

**A. Referrals - triggered by building work assessable against the Standard Building Regulation 1993 – Nil****B. Referrals – triggered by other assessable development under schedule 8 of the IPA****RECONFIGURING A LOT**

	Reconfiguration...	Name of agency	Status	Address
<input checked="" type="checkbox"/>	1. On contaminated land	Environmental Protection Agency	Concurrence	PO Box 2066 Cairns QLD 4870
<input type="checkbox"/>	2. Impacting on a State-controlled road	Dept. of Main Roads	<input type="checkbox"/> Concurrence <input type="checkbox"/> Advice	
<input type="checkbox"/>	3. In a declared catchment area where any lot resulting from the reconfiguration is less than 16 hectares	Dept. of Natural Resources & Mines	Concurrence	
<input type="checkbox"/>	4. Completely or partly within a coastal management	Environmental Protection Agency	Concurrence	

	Reconfiguration...	Name of agency	Status	Address
	<b>district</b> or in connection with the construction of a <b>canal</b>			
<input type="checkbox"/>	5. On land containing <b>remnant vegetation</b> where before the reconfiguration the lot is at least <b>2 hectares in area</b> , and after the reconfiguration <b>two or more lots</b> are created (the size of any lot created is to be <b>25 hectares in area or smaller</b> )	Dept. of Natural Resources & Mines	Concurrence	
<input type="checkbox"/>	6. Where any part of the lot is subject to an <b>electricity easement</b> or any part of the lot is within 100m of a <b>substation site</b>	The Chief Executive of the distribution entity or transmission entity (eg. Energex, Ergon, Powerlink etc)	Advice	

**MATERIAL CHANGE OF USE**

	Material change of use...	Name of agency	Status	Address
<input type="checkbox"/>	7. For an <b>environmentally relevant activity (ERA)</b> <small>NOTE: This trigger does <u>not</u> cover mobile and temporary ERAs.</small>	<input type="checkbox"/> Environmental Protection Agency <input type="checkbox"/> Local government <input type="checkbox"/> Dept. of Primary Industries and Fisheries	Concurrence	
<input type="checkbox"/>	8. On <b>strategic port land</b> , inconsistent with the approved land use plan	Queensland Transport	Concurrence	
<input type="checkbox"/>	9. For a <b>major hazard facility</b> or possible major hazard facility	Dept. of Emergency Services	Concurrence	
<input type="checkbox"/>	10. On <b>contaminated land</b>	Environmental Protection Agency	Concurrence	

**OPERATIONAL WORK**

	Operational work...	Name of agency	Status	Address
<input type="checkbox"/>	11. For <b>filling or excavation</b> <small>(not associated with reconfiguration)</small> impacting on a State-controlled road	Dept. of Main Roads	<input type="checkbox"/> Concurrence <input type="checkbox"/> Advice	
<input type="checkbox"/>	12. For <b>clearing native vegetation</b>	Dept. of Natural Resources & Mines	Concurrence	
<input type="checkbox"/>	13. That allows <b>taking or interfering with water</b> under the <i>Water Act 2000</i>	Dept. of Natural Resources & Mines	Concurrence	

	Operational work...	Name of agency	Status	Address
<input type="checkbox"/>	14. <b>Controlling the flow of water</b> in drainage and embankment areas	Dept. of Natural Resources & Mines	Concurrence	
<input type="checkbox"/>	15. For a <b>referable dam</b> or that will <b>increase the storage</b> of a referable dam by more than 10%	Dept. of Natural Resources, Mines & Energy	Concurrence	
<input type="checkbox"/>	16. That is <b>tidal work</b>	Old Transport	Concurrence	
<input type="checkbox"/>	17. Within a <b>coastal management district</b> , that is the disposing of dredge spoil or other solid waste material in tidal water, other than under an allocation notice under the <i>Coastal Protection and Management Act 1995</i>	Environmental Protection Agency & Old Transport	Concurrence	
<input type="checkbox"/>	18. Within a <b>coastal management district</b> , for draining or allowing drainage or flow of water or other matter across State coastal lands above high water mark	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	19. Within a <b>coastal management district</b> , in a watercourse and not assessable under schedule 8, part 3, items 3B and 3C of the IPA	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	20. Within a coastal management district, that is <b>reclaiming land under tidal water</b>	Environmental Protection Agency and Old Transport	Concurrence	
<input type="checkbox"/>	21. Within a <b>coastal management district</b> , that is constructing an artificial waterway associated with reconfiguration	Environmental Protection Agency and Old Transport	Concurrence	
<input type="checkbox"/>	22. Within a <b>coastal management district</b> , that is constructing an artificial waterway not associated with reconfiguration, on land other than State coastal land, above high water mark if the surface area of water in the waterway is at least 5 000m <sup>2</sup>	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	23. Within a <b>coastal management district</b> , that is constructing a bank or	Environmental Protection Agency	Concurrence	

	Operational work...	Name of agency	Status	Address
	bund wall to establish a ponded pasture on land, other than State coastal land, above high water mark			
<input type="checkbox"/>	24. Within a <b>coastal management district</b> , that is removing or interfering with coastal dunes on land other than State coastal land, that is in an erosion prone area and above high water mark.	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	25. That is tidal work that involves a <b>marina with more than 6 vessel berths</b>	Queensland Fire and Rescue Service	Advice	

**ALL ASPECTS OF DEVELOPMENT**

	Development...	Name of agency	Status	Address
<input type="checkbox"/>	26. <b>Below high water mark</b> and within the limits of a port	The Port Authority for the land	<input type="checkbox"/> Concurrence <input type="checkbox"/> Advice	
<input type="checkbox"/>	27. For the <b>removal of quarry material</b> if an allocation notice is required under the <i>Water Act 2000</i>	Environmental Protection Agency	Concurrence	
<input type="checkbox"/>	28. In a <b>heritage registered place</b>	Queensland Heritage Council	Concurrence	
<input type="checkbox"/>	29. For a <b>mobile and temporary environmentally relevant activities (ERA)</b>	Environmental Protection Agency	Concurrence	

**C. Referrals – triggered by the assessment of the application against a local government planning instrument – Nil**

**9. Submissions -**

The application was not subject to the public notification process therefore no submissions were received.

**10. Appeal rights -**

Attached is an extract from the *Integrated Planning Act 1997* which details your appeal rights regarding this decision.

**11. When the development approval takes effect -**

This development approval takes effect -

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

**OR**

- when the submitter's appeal period ends, if there is a submitter and the applicant does not appeal the decision to the court

**OR**

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse unless substantially started within the above stated currency periods (refer to sections 3.5.19 and 3.5.20 of IPA for further details).

If you wish to discuss this matter further, please contact Council's Planning Officer, Mr George Milford, on the above telephone number.

Yours faithfully

**MARK KELLEHER**  
**CHIEF EXECUTIVE OFFICER**

*cc: Environmental Protection Agency  
GPO Box 2771  
Brisbane QLD 4001*

**ASSESSMENT MANAGER'S CONDITIONS:**

1. The applicant/owner is to ensure that the development is undertaken generally in accordance with the application, documentation, and plan prepared by Endeavour Surveys, dated 14<sup>th</sup> September 2005, and received by Council on the 16<sup>th</sup> September 2005, all relating to Development Application No. 258/05 excepting where by the following conditions.
2. The applicant/owner is to fill the subject site to the minimum height of RL4.41 metres, prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
3. The applicant/owner must contribute in accordance with Council's Headwork Contribution Policy towards the provision of water supply and sewerage headworks. The contributions must be paid at the rates applicable at the time of payment. On the present method of calculation, the estimated total headwork contribution is \$7,200 (3 EDC) for water, and \$13,035 (3 EDC) for sewerage. The contribution is to be paid prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
4. The applicant/owner must contribute towards external road upgrading in accordance with Council's Roadworks Contributions Policy. The contribution rate is that which is current at the time of payment. On the present method of calculation, the estimated roadworks external contribution is \$1,050 (3 units x \$350). The contribution is to be paid prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
5. The applicant/owner must contribute towards external parkland in accordance with Council's Park Area Contributions Local Planning Policy. The contribution rate is that which is current at the time of payment. On the present method of calculation, the estimated roadworks external contribution is \$18,000 (3 allotments x \$6,000). The contribution is to be paid prior to the endorsement of the Plan of Survey, to the requirements and satisfaction of the Chief Executive Officer.
6. The applicant/owner must at their own cost construct works including the construction of kerb and channel, paving and sealing the road shoulder between the lip of the channel and the edge of the existing bitumen and any associated drainage. These works are to be constructed along the Webb Road frontage of the site and connect to the bitumen widening, kerb and channel and concrete footpath on the western side of the drainage line and including all necessary drainage structure extensions.

Three (3) copies of a plan of the works must be submitted to and endorsed by the Chief Executive Officer and the works must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to the endorsement of the plan of survey.

7. The applicant/owner is to complete a full investigation of the presence of acid sulfate soil/potential acid sulfate soil on the site prior to any development works or operational works. If such testing reveals the presence of acid sulfate soil/potential acid sulfate soil material, than an acid sulfate soil/potential acid sulfate soil management plan must be provided by the applicant and endorsed by the Chief Executive Officer for pre- and post construction periods in accordance with State Planning Policy 2/02 prior to carrying out earthworks on the subject site.
8. The applicant/owner is to ensure that all rates, interest and other charges levied on the property are to be paid prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
9. The applicant/owner is to ensure the parcel of land is cleared of all noxious weeds, prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
10. The applicant/owner is to ensure that all existing survey marks are reinstated, new survey marks are installed in accordance with the plan of survey, and that a cadastral surveyor certifies the survey work in writing, to the requirements and satisfaction of the Chief Executive Officer.
11. The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.
12. The applicant/owner must provide a standard water connection to the proposed lot including connection to Council's water main and the payment of Council's water supply connection contribution. The contribution is to be paid at the rates applicable at the time of payment and prior to the endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.
13. The applicant/owner must provide written evidence of negotiations with the electricity supply and telecommunications authorities detailing that the services will be provided to the development, prior to endorsement of the plan of survey, to the requirements and satisfaction of the Chief Executive Officer.

**CONCURRENCY AGENCY CONDITIONS (ENVIRONMENTAL PROTECTION AGENCY)**

14. The reconfiguration must be in accordance with the survey plan titled proposed plan of: Lots 1 – 4 cancelling Lot 1 on RP734409, drawing number 5/66 prepared by Endeavour Surveys dated 14/9/05.

15. It is a requirement that the applicant notify the Environmental Protection Agency (EPA) (Contaminated Land Unit) in writing within 5 working days of the survey plan being endorsed and provide a copy of the registered plan to the EPA (Contaminated Land Unit) to enable the removal of proposed lots 1 – 3 from the Environmental Management Register (EMR).

**ADVICE TO APPLICANT**

1. The applicant/owner is to ensure compliance with the requirements of the Aboriginal Cultural Heritage Act and in particular 'the duty of care' that it imposes all landowners, developers and the alike.
2. The applicant/owner is to ensure that the engineering works involved in the proposed development are designed and constructed in accordance with the FNQROC Development Manual, 2003.
3. The applicant/owner is to ensure that the continuing use of the subject site as a caravan park and camping ground remain consistent with the requirements and provisions of the Camping, Caravans, Caravan Parks and Cabins Local Law.
4. It is recommended that the applicant/owner consult with the Department of Natural Resources and Mines (NRM) as a Riverine Works Permit may be required to facilitate the filling detailed in the submitted Flood Analysis Report.

# Attachment 4

Newspaper Articles: Mission Beach Property Market

## Rush for Mission's million-dollar views



Julie Lightfoot

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MISSION Beach homes with ocean views are being snapped up in an unprecedented winter season rush. The top-end of the market is on the move, with three absolute beachfront homes and two elevated pads with sweeping ocean and island views going under unconditional contract for more than \$1 million each in the past five weeks.



Hylic views: This home on Michael St, at South Mission Beach, is under unconditional contract. It is one of many top-end homes that are under contract for more than \$1 million.

Real estate agents are enjoying an interstate stirpage on the relaxed seaside community near Tully. A new beachfront townhouse in North Mission, complete with private swimming pool and three bedrooms and bathrooms, went under contract days before Christmas during a scramble for luxury properties that has agents predicting a strong year for the town. Two beachfront cottages are under contract on Reid Rd in neighbouring Wungahaling Beach - another townhouse and a three-bedroom, two-bathroom home tipped to sell for between \$1 and \$1.3 million.

"People are seeing this place is in a new world, it is better," Mr Hart said. "It means, when you are catching up with the 23rd century."

had sold for more than \$1 million since "But to have five in the row like that - usually it would take a four to six month period," he said. Ray White Real Estate principal Dirk Williams said \$1 million-plus sales had

## BUSINESS PROPERTY



Two ways... the deliberate distance protected Mission Beach from the development excesses of the 1980s and '90s.

## Mission no longer impossible

Sleepy Mission Beach, a 90-minute drive south of Cairns, is attracting interest and shaping as Queensland's latest hot spot for coastal property, write Robert Harley and Ben Wilcott.

Today, the strip remains a collection of families - like Paradise Hill's original owner of Kings Bay - that stretch for 14 kilometres along the beach, looking out across the Coral Sea to Dunk Island and nudged at the rear the World Heritage rainforest hills. "People are seeing this place is in a new world, it is better," Mr Hart said.

in other places like Port Douglas, where what they would prefer to do is to buy a high-end house property in Mission Beach. Following a coverage upgrade in 2004, and despite the uncertainties of this year's cyclone, that is waiting to change. The shorts are about to start. Mission/Mission, they have bought a 2 hectare beachfront vacant park for which they have approval for 100 low-rise tropical villas, and

"We could have run the development from down south, but decided that we really should be in Mission Beach to do it right."

"Mission Beach is shaping an (unconstrained) success but open for coastal property," Mr Hart said. "And unlike so many other areas on the coast, Mission Beach has the potential to attract quality and sensitive low-rise property developments and avoid the excesses of overdevelopment."

Mr Hart said. "Your purchase choices are basically limited to an old house - land or to recent build, so a lot of potential buyers end up buying

they have also acquired a 4.5-hectare site and plan a "sustainable low-density residential subdivision to a master planned township". English Heritage subsidiary John Holland is planning 115 apartments and a five-star resort called Sereno, which the firm has proposed a new shopping centre in Wungahaling Beach, and the former Tiger Coast Properties has gained approval for a \$250-million golf and residential resort project called Palms.

## They're happy as Larry at Mission Beach

The devastation that last year's cyclone brought to Queensland's tropics has come with a silver lining, writes Lisa Allen.



While destructive for many beachfront, Cyclone Larry provided a windfall for developers of Mission Beach.

Cyclone Larry, which ran a mile across Far North Queensland almost a year ago, was predicted as an unprecedented disaster for the hinterland of Mission Beach. Back then, the cyclone, this popular tourist destination has benefited from plenty of cash flowing into its fledgling property sector.

As a result, Wilkins sees there is a housing boom at all levels in Mission Beach but the area is suffering from a shortage of accommodation and retail offerings. Property prices in Mission Beach have quadrupled since 1986. The average price along the beach is 2001 was \$750,000. Property located back from the beach had an average price of \$310,000 - up 130 per cent. The township now has a couple of hundred houses including the 12-room Castaways Resort, 14-room Marinas and 70 homes at the beach pad.

Developers have been quick to cash in, including John Hartland, which is planned to meet development of a 128-house serviced apartment

project called Sunset Mission Beach. It is set to be priced from \$500,000 to \$1.2 million. Just five more apartments need to be sold off the plan before construction begins and Wilkins says he is so confident of the project that he has bought an apartment. "There's no more of those sites to acquire," he says. The local council has also placed stringent development controls along the beachfront, limiting development to three levels in some areas. MR Corp is also developing at Mission Beach and has plans for luxury penthouses and three

## Towns on mission to grow

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MISSION Beach and Port Douglas are leading the charge in population growth of 10 provincial towns across the Far North. The latest Cairns Watch report by Heron Todd White found Mission Beach was the top growth town with 4.6 per cent a year followed by Port Douglas with 4 per cent.

Heron Todd White's Risk Carr said the growth in northern towns from Innisfail to Mission Beach would likely have been higher if not for Cyclone Larry. "Of the provincial towns Mission Beach and Port Douglas are the ones that are most tied into the tourism industry, which is a growth driver for the region, and those towns have grown accordingly," Mr Carr said.

"In that southern area the population dropped as a result of the cyclone, so if we didn't have the cyclone Mission Beach's growth would have been higher. "At the other end of the scale the sugar towns have been static or declining for quite some time." Mr Carr said the sustained growth of provincial towns bolstered the region's vibrant economy. But Cairns must be able to maintain its position as a

"I think the main message from these figures is that Cairns can't be too introspective" - Heron Todd White's Risk Carr

service hub for the entire region. "I think the main message from these figures is that Cairns can't be too introspective," he said. "This is a growing region with towns that have their own needs, so we can't become Cairns-centric." Mr Carr said the figures did not contain vital statistics from the Aboriginal population because the Australian Bureau of Statistics had not updated growth figures on Aboriginal communities since 2002. The Cairns Watch report also revealed the Far North's unemployment rate trend continues to drop sharply and is now below the state average. The latest trend unemployment reading for the Far North is 2.8 per cent, compared with the statewide figure of 4 per cent.





Design for the boutique residential scheme for 100 townhouses created by Outer Edge Design

Artist Impressions for the boutique residential scheme for 100 townhouses by Russell Bryant in association with Outer Edge Design



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