

132

ALL COMMUNICATIONS TO BE
ADDRESSED TO THE TOWN CLERK

P.O. BOX 45,
TORQUAY. 4657.

Council of the Town of Hervey Bay

File T/4 G/4/83

HERVEY BAY TOWN PLANNING SCHEME

Secretary,
Hervey Bay Golf Club,
Post Office Box 10,
PTALBA, 4655

Date 3rd May, 1983

Dear Sir/Madam,

I refer to your application for a permit under the Town Planning Scheme in respect of the above.
I have to inform you that the Council's decision in this matter is as follows:—

"That the application for extensions to existing Club House on land described as Lot 2 on R.P. 148198, Parish of Urangan be approved."

IMPORTANT!
PLEASE
NOTE

The obtaining of a permit under this Scheme does not warrant the suitability of any buildings for the proposed use, nor does it exempt the holder from obtaining any other permits or licences required from the Council or other authorities.

A permit under this Scheme does not authorise the construction or alteration of any building, for which separate application must be made.

Where an application is refused, or granted subject to conditions, a right of appeal exists to the Local Government Court against the Council's refusal or against any condition imposed. A copy of the relevant provisions of the Local Government Act is enclosed.

Yours faithfully,

778
27.4.83

R. F. BECKER
Town Clerk.

1-4815-7

FCRC - Released Under RTI Act 2009

TOWN PLANNERS REPORT

TO: Mayor and Aldermen .
FROM: Town Planner
SUBJECT: Special Consent Application - Hervey Bay Golf Club

The Proposal is for an extension to the existing Hervey Bay Golf Club building to provide additional bar space, storeroom, members locker areas and professional facility.

The question has been raised as to whether a Special Consent application is necessary in this instance and in order to resolve that question the following comment is made.

The land is zoned "Open Space" in the Hervey Bay Town Planning Scheme and uses permissible with the consent of the Council are limited to "Public Recreation" which is defined as under:-

"'Public Recreation' includes the use of land for a public park, public gardens, foreshore reserves, playground or grounds for recreation, which are normally open to the public without charge"

The above clearly does not include the development now under consideration and in fact the development would clearly come within the definition of "Outdoor Entertainment" which is defined hereunder:-

"'Outdoor Entertainment' includes the use of any land, building or other structure for any activity, purpose or pursuit which affords or is calculated to afford interest or amusement irrespective of whether or not food is provided. Without limiting the generality of the foregoing, the term includes the use of any land, building or other structure for any of the activities, purposes or pursuits included in Appendix V hereto:-"

and it should be noted that Golf Courses are specifically mentioned in Appendix V referred to in that definition.

"Outdoor Entertainment" is not referred to in Column V opposite to "Open Space" that being the column specifying those things which Council may not approve.

The proposal is one which Council may approve as a Special Consent under Column IV of the Table of Zones.

The proposal was advertised in a local newspaper and notices given in accordance with the requirements of the Act and there are no objections. The Golf Club Building is a long term existing use associated with the golf course activity and subject to satisfactory building plans the development is appropriate to the level of golfing activity at the Club.

It is recommended that the application for Special Consent as contained in application dated 6th April, 1983 and accompanied by plan prepared by A.J.Gamble be approved subject to the following conditions:-

Nil

/2.....

Handwritten initials

Town Planners Report No. 93

It should be noted that a development of this type would under normal circumstances attract the requirement that paved car parking facilities be provided.

As Council will be aware no such facility has ever been provided in the original and I understand that Council were not of a mind to require paved car parking facilities at the Craignish Country Club. It could also be argued that the extensions are to provide better facilities for the existing membership.

A condition has not been included in this regard and the purpose of this paragraph is to bring the matter to Council's attention.

E.L. HOUGHTON
TOWN PLANNER

FCRC - Released Under RTI Act 2009

Council of the Town of Hervey Bay

Council Chambers, Cnr. Bideford and Campbell Streets, Torquay. Q.

FILE T / 4



ALL COMMUNICATIONS TO BE
ADDRESSED TO THE CLERK.

POSTAL ADDRESS—
BOX 48,
TORQUAY. 4687.
TELEPHONES—
26 2888 (3 LINES).
SUB-OFFICE: HUNTER STREET,
TELEPHONE 26 1943.

COUNCIL OF THE TOWN OF HERVEY BAY

APPLICATION FOR TOWN PLANNING CONSENT

Application has been made to the Council for the development described hereunder:-

Postal Address: Tooth Street, Pialba, 4655

Real Property Description: Lot 2 on R.P. 148198 County March
Parish Urangan

Area of Land: 60.39 ha Road Frontage: Tooth Street
784.253 metres

Nature of Proposed Use: Extension to Existing Club House approx

Floor Area: 246.473 square metres Number of Storeys: One

Carparking Spaces: Existing Number of Employees: Six

Nature of Machinery: Golf Equipment Repair Machine - 3 h.p.

Present Zoning: Open Space

Any person may lodge a written objection to the proposed development with the Town Clerk on or before 26th April, 1983 setting out the grounds for objection and the facts and circumstances relied on by the objector.

Particulars of the application and relevant documents are open to inspection by any person at the Town Office, Bideford Street, Torquay.

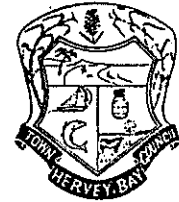
This Notice is required by the Local Government Act, and does not indicate prior approval by the Council to the proposed development.

R.F. BECKER
TOWN CLERK

Council of the Town of Hervey Bay

Council Chambers, Cnr. Bideford and Campbell Streets, Torquay. Q.

FILE T/4



ALL COMMUNICATIONS TO BE
ADDRESSED TO THE CLERK.

POSTAL ADDRESS—
BOX 48,
TORQUAY, 4657.
TELEPHONES—
28 2855 (3 LINES).
SUB-OFFICE: HUNTER STREET.
TELEPHONE 28 1943.

SMK:CFD

Mr. R.F. & B.R. Christensen,
206 Esplanade,
PIALBA, 4655

6th April, 1983

Dear Sir/Madam,

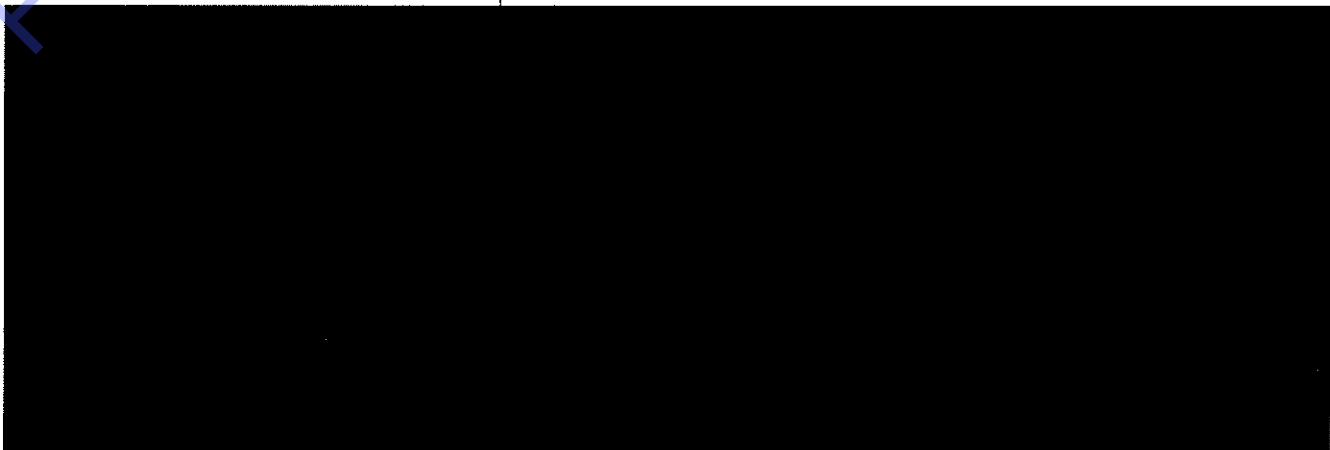
Re: Application for Town Planning Consent

Notice is hereby given that Council has received application for
Town Planning Consent as per the attached advertisement.

Yours faithfully,

R.F. BECKER,
TOWN CLERK.

FCRC - Released Under RTI Act 2009



Observer Friday 8th April, 1983

Council of the Town of Hervey Bay

Council Chambers, Cnr. Bideford and Campbell Streets, Torquay. Q.

FILE



ALL COMMUNICATIONS TO BE
ADDRESSED TO THE CLERK.

POSTAL ADDRESS—
BOX 48,
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TELEPHONES—
28 2855 (3 LINES).
SUB-OFFICE: HUNTER STREET,
TELEPHONE 28 1943.

COUNCIL OF THE TOWN OF HERVEY BAY

APPLICATION FOR TOWN PLANNING CONSENT

Application has been made to the Council for the development described hereunder:—

Postal Address: Tooth Street, Pialba, 4655

Present Zoning: Open Space

Nature of Proposed Use: Extension to Existing Club House.

Any person may lodge a written objection to the proposed development with the Town Clerk on or before 26th April, 1983 setting out the grounds for objection and the facts and circumstances relied on by the objector.

Particulars of the application and relevant documents are open to inspection by any person at the Town Office, Bideford Street, Torquay.

This notice is required by the Local Government Act, and does not indicate prior approval by the Council to the proposed development.

R.F. BECKER,
TOWN CLERK.

FCRC Release Under RTI Act 2009

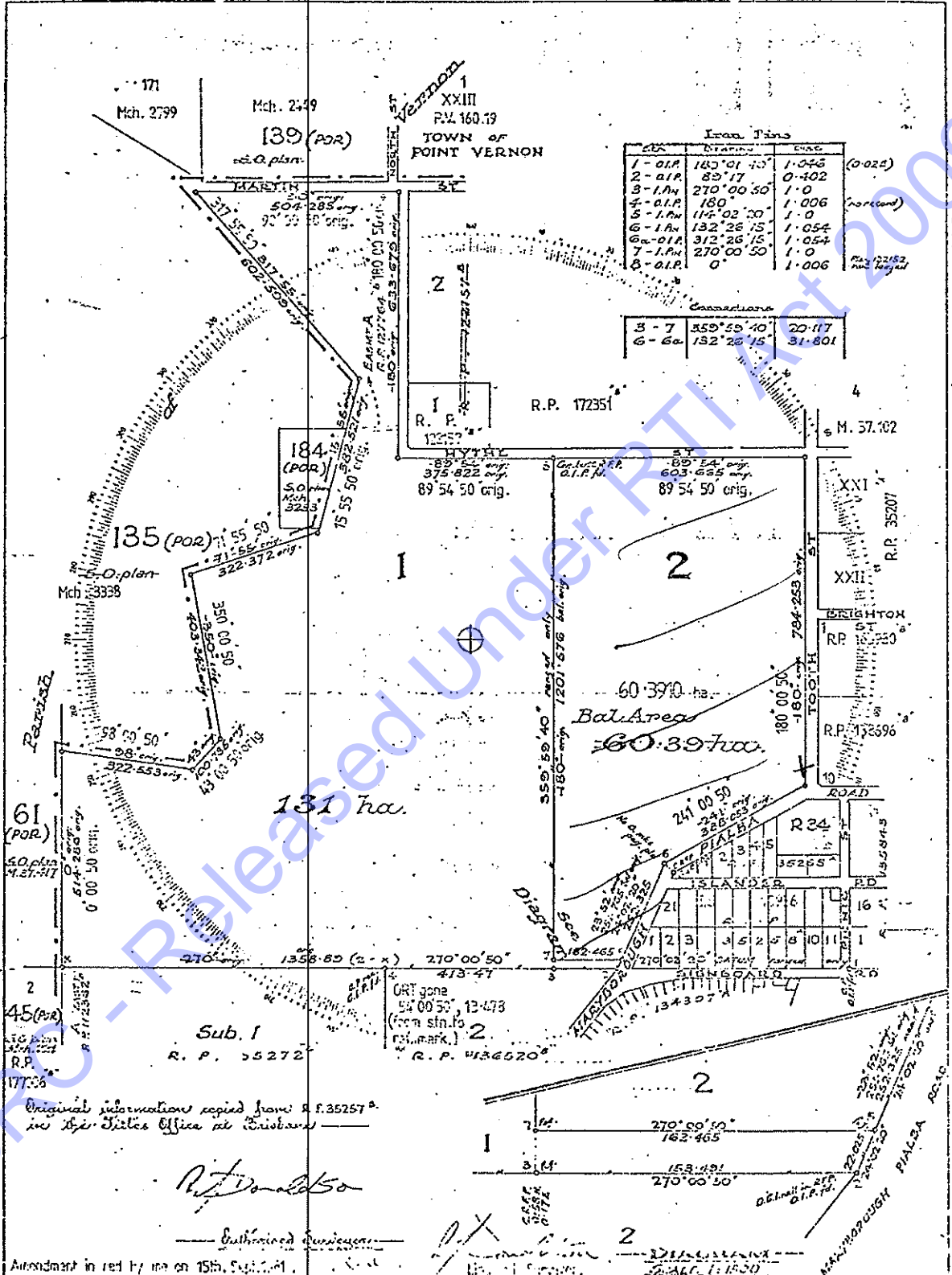
This plan MUST NOT BE FOLDED but may be rolled.

148198

Drawing of Plan must be restricted to the space inside the blue lines

148198

148198



Station	Bearing	Dist.	Calc.
1-O.P.	183° 01' 40"	1.054	(0-024)
2-O.P.	83° 17'	0.402	
3-I.P.	270° 00' 50"	1.0	
4-O.P.	180°	1.006	(correct)
5-I.P.	114° 02' 20"	1.0	
6-I.P.	132° 26' 15"	1.054	
6a-O.P.	312° 26' 15"	1.054	
7-I.P.	270° 00' 50"	1.0	
8-O.P.	0°	1.006	R.P. 2252

Station	Bearing	Dist.
3-7	359° 55' 40"	20.117
6-6a	132° 26' 15"	31.801

148198

Original information copied from R.P. 35257 in the Titles Office at Brisbane

R. J. Donaldson
 Authorized Surveyor

Amendment in red by me on 15th Sept 2011

Lots 1 & 2 Orig. Portion 8
 Cancelling Resubs 1 & 2 on R.P. 35257 Orig. Grant 100 County of WINDSOR
 Parish of WINDSOR DISTRICT
 Surveyed by R. J. DONALDSON 264798 Registrar-General 148198

To
The Town Clerk,
Hervey Bay Town Council,
TORQUAY, 4657.

HERVEY BAY TOWN COUNCIL

TOWN PLANNING SCHEME

APPLICATION FOR SPECIAL CONSENT

SECTION 1: LAND OWNERSHIP DETAILS

FULL NAME OF OWNER HERVEY BAY GOLF CLUB

FULL NAME OF OCCUPIER AS ABOVE

FULL NAME OF APPLICANT AS ABOVE

ADDRESS FOR SERVICE OF NOTICES P.O. BOX 10 PALBA 4655

REAL PROPERTY DESCRIPTION LOT 2 RP 148198 PARISH
UKANCAN ASSESS NO.

STREET NO. STREET NAME TOOTH

FRONTAGE DEPT AREA 60.39 ha.

SECTION 2: NATURE OF PROPOSED DEVELOPMENT

DESCRIPTION OF PROPOSED BUILDINGS EXTENSION TO CLUB HOUSE

PROPOSED USE OF LAND AND BUILDINGS PRO. SHOP AND BUGGY ROOM,
LOCKER ROOMS, SHOWERS, TOILETS AND STORE ROOM,

HEIGHT OF PROPOSED BUILDING 4.624 m. GROSS FLOOR AREA 2653 sq. ft.

NUMBER OF STOREYS IN PROPOSED BUILDING ONE

NUMBER OF PERSONS TO BE ENGAGED OR ACCOMMODATED

WORKERS 0 RESIDENTS NIL

NATURE AND HORSE POWER OF ANY MECHANICAL POWERS
GOLF EQUIPMENT REPAIR MACHINE - 3hp

NUMBER OF MOTOR VEHICLE PARKING PLACES TO BE PROVIDED EXISTING

A SITE PLAN OF THE PROPOSED DEVELOPMENT MUST BE ATTACHED.

A LOCALITY PLAN OF THE AREA MUST BE ATTACHED.

SECTION 3: NATURE OF EXISTING USE AND ZONING

GENERAL DESCRIPTION OF EXISTING IMPROVEMENTS ON LAND TOGETHER WITH THEIR PRESENT USE AND THE USE MADE OF THE LAND
CLUB HOUSE AND GOLF COURSE

PRESENT ZONING OPEN SPACE

SECTION 4: CONSENT AND DECLARATION

I hereby apply for a permit under the Hervey Bay Town Planning Scheme for the above use. I certify that the details set out in this Application are true and correct in all particulars and that the Plans and Documents accompanying the Application fully describe the matter in respect of which the Application is made, and I hereby undertake to indemnify the Council for any legal costs associated with an Appeal in the Local Government Court against Council's decision.

DATE 6. 2. 83 SIGNATURE OF APPLICANT
Hervey Bay Golf Club

I hereby consent to this Application.

DATE 6. 4. 83 SIGNATURE OF OWNER
M. J. O'Neil
Van. Secy.

SECTION 5: DIRECTIONS AND FEES

Applications under the Town Planning Scheme refer only to the Use of the Land for the purpose specified. The obtaining of a permit under this scheme does not warrant the suitability of any buildings for the proposed use, nor does it exempt the holder from obtaining any other permits or licences required from the Council or other Authorities.

A permit under this scheme does not authorise the construction or alteration of any building, for which separate applications must be made.

Application Fees - refer sundry charges

FOR OFFICE USE ONLY

FEES PAID \$ 200.00 RECEIVED

RECEIPT NO. 34710 NOTICE POSTED ON SITE

DATE 6-4-83 ADVERTISEMENT

ENTERED IN REGISTER



APPN. NO: 901550

133

77 Tavistock Street
Torquay
Hervey Bay.
P.O. Box 45
Torquay
4655

Hervey Bay City Council

Telephone
(071) 25 0222

(071) 25 0293

APPLICATION FOR AMENDMENT OF A PLANNING SCHEME

File No:-

FEE: - \$ 1630-00

Assessed by \$ 240-00
\$ 1870-00

Amount \$ 1870.00

Fee 126552
Date 16-6-94

APPLICATION IS HEREBY MADE UNDER SECTION 4.3 OF THE LOCAL GOVERNMENT (PLANNING & ENVIRONMENT) ACT FOR THE AMENDMENT OF THE CITY OF HERVEY BAY PLANNING SCHEME.

PARTICULARS OF APPLICATION

APPLICANT

NAME: HERVEY BAY GOLF AND COUNTRY CLUB INC
BLOCK LETTERS
ADDRESS: 63 OLD MARYBOROUGH ROAD, PIALBA
APPLICANT/S SIGNATURE: [Redacted] DATE: 16 June 1994
CONTACT NAME: MAREA JOSEPHSON PHONE: 244 544

s.47(3)(b) Sch 4 Part
3 Item 3

PARTICULARS OF SITE

NAME OF OWNER/LESSEE: HERVEY BAY GOLF AND COUNTRY CLUB INC
REAL PROPERTY DESCRIPTION: LOT 2 RP 148198 PARISH Urangan
STREET ADDRESS OF PROPERTY: 63 OLD MARYBOROUGH ROAD, PIALBA
RATE ASSESSMENT NO: 05396-00000-000-1 TOTAL LAND AREA: 60.391 ha

CONSENT OF OWNER

I/WE Noel CASSET OF [Redacted] HEREBY CONSENT TO THIS APPLICATION.
SIGNATURE/S: [Redacted] PRESIDENT DATE: 16/6/94

s.47(3)(b) Sch 4 Part
3 Item 3

ADDITIONAL CHARACTER OF LAND

CURRENT ZONING: .OPEN SPACE..... AREA: ..60.391 ha.....
..... AREA: ..
PROPOSED ZONING: "SPECIAL FACILITIES" AREA: ..60.391 ha.....
"GOLF & COUNTRY CLUB" AREA: ..
DETAILS OF PROPOSAL/TYPE OF APPLICATION: ...REZONE.....
.....
GROUNDS FOR APPLICATION:CORRECTION OF EXISTING ZONE TO PERMIT.....
PLANNING FOR FUTURE DEVELOPMENT.....

EXISTING CHARACTER OF LAND

TOPOGRAPHY: ..FLAT TO GENTLY UNDULATING.....
DRAINAGE: ..NATURAL TO DEFINED AND PARTLY DEFINED OUTLETS.....
CURRENT USE OF LAND: ..GOLF & COUNTRY CLUB - 18 HOLE COURSE.....
CURRENT USE OF BUILDINGS: INCLUDES USES PRIOR TO BEING VACANT CLUBHOUSE, GREENKEEPERS SHEDS, PUMP SHED & TOILET BLOCKS
INCLUDES USES PRIOR TO BEING VACANT
FLOOR AREA OF EXISTING BUILDINGS: CLUBHOUSE 880m2 PLUS PATIO 210m2 PLUS SHEDS 500m2
CAR PARKING SPACES EXISTING: ..150 PLUS.....
NO. OF PERSONS ENGAGED IN CURRENT USE: ..13.....
NATURE OF ANY MACHINERY IN CURRENT USE IN EXCESS OF 1.5 KW AGGREGATE LOAD:IRRIGATION MOTORS.....
SURROUNDING LAND USE: ..BUFFER... & ..PART.. RES. A.....
AVAILABILITY OF WATER: .YES..... SEWERAGE: .YES..... ELECTRICITY:..YES.....
RELEVANT PLANNING DOCUMENTS: ..TOWN PLANNING SCHEME.....
GOVERNMENT PROVISIONS OR RESTRICTIONS: ..N/A.....

SITE CONTAMINATION ASSESSMENT

In accordance with the requirement of Section 8.3A of the Act Council requires the submission of a site history as part of this application.

See attached sheet entitled Information for Compiling a Site History

PROPOSED USE

PROPOSED USE OF LAND: .GOLF AND COUNTRY CLUB.....

PROPOSED USE OF ANY BUILDINGS: ...CLUBHOUSE.....

IS IT PROPOSED THAT THE PREMISES BE SUBDIVIDED:- YES/NO

IF YES, NUMBER OF LOTS PROPOSED: ...N/A.....

FLOOR AREA OF PROPOSED BUILDINGS: .NIL.....

NO. OF PROPOSED CAR PARKING SPACES: ...NONE IN ADDITION TO EXISTING.....

NO. OF PERSONS TO BE ENGAGED IN PROPOSED USE: ..13.....

NATURE OF MACHINERY TO BE USED IN PROPOSED USE: .AS EXISTING.....

VALUE OF THE DEVELOPMENT:N/A.....

ADVERTISING

ADVERTISED IN NEWSPAPER: ..INDEPENDENT..... DATE: ..17.6.94.....

LETTER TO ADJOINING OWNER;S NO. ..7..... DATE: ..17.6.94.....

LETTER TO ALDERMAN FOR AREA: Ald. .LYNESS..... DATE: ..17.6.94.....

LETTER TO LOCAL MEMBER: ..MR. W. NUNN, MLA..... DATE: ..17.6.94.....

DATE NOTICE POSTED ON LAND:17.6.94.....

CLOSING DATE FOR OBJECTIONS:14.7.94.....

DOCUMENTS AND SUPPORTING MATERIAL ACCOMPANYING APPLICATION

Copy of Registered Plan (and metes and bounds description where the area to be rezoned is for part of a Lot)

Plan to show contours, areas subject to flooding, drainage problems etc

Economic Impact Statement

Environmental Impact Study

Location Map showing the zones of the land surrounding the land the subject of this application

Site Contamination report prepared by the Director of the Chemical Hazards and Emergency Management Unit

Any other relevant material:-

PLEASE CROSS OUT THOSE ITEMS NOT APPLICABLE.

Oaths Act 1867-1988

Statutory Declaration.

QUEENSLAND }
TO WIT }

I, GEORGE BLYTHE HENRY HADDOW
of 358 Esplanade, Scarness, in the State of Queensland,
do solemnly and sincerely declare
that, the property at 63 Old Maryborough Road,
Pialba being Lot 2 on R.P. 148198, has operated
continuously as a privately owned Golf Club since
1937.
Prior to the Club becoming Incorporated I was one
of the Trustees.
I served as Club President for a total of 7 years
commencing in 1963.

And I make this solemn declaration conscientiously believing
the same to be true, and by virtue of the provisions of the
Oaths Act 1867-1988.

s.47(3)(b) Sch 4 Part
3 Item 3

Taken and Declared before me, at Hervey Bay }
this *Sixteenth* day of June 1994 }



L O P 1965

A Justice of the Peace.



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HERVEY BAY GOLF & COUNTRY CLUB Inc.

TOOTH STREET, PIALBA. 4655.

PHONE: (071) 24 4544

FAX: (071) 28 3508

P.O. BOX 10, PIALBA. 4655.

President:

Mr N Cassey

Secretary:

Ms M S Josephson

Date.....15/.....June...../19.....94

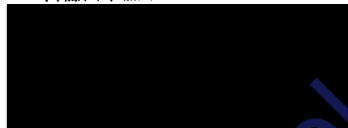
Chief Executive Officer,
Hervey Bay City Council,
77 Tavistock Street,
TORQUAY QLD 4655

Dear Sir,

re: Rezoning Application - 63 Old Maryborough Road, Pialba
From Open Space to Special Facilities "Golf & Country Club"

On behalf of the Management Committee I wish to advise that the Clubs Honorary Secretary, Marea Susan Josephson has been authorised to sign all documents and take all action necessary on behalf of the Club in respect to the subject Rezoning Application.

Yours faithfully,
HERVEY BAY GOLF AND COUNTRY CLUB INC.



s.47(3)(b) Sch 4 Part
3 Item 3

Noel Cassey,
President.

FCRC - Released Under RTI Act 2009

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HERVEY BAY CITY COUNCIL
TOWN PLANNING DEPARTMENT
APPLICATION COVER SHEET

FILE NO: 506/3.9.01550

TYPE OF APPLICATION: REZONING... APPLICATION

APPLICANT: HERVEY BAY GOLF & COUNTRY CLUB

LOCATION: 63 OLD MARYBOUGH RD PALWA

PROPOSAL: PERMIT FUTURE DEVELOPMENT

DOCUMENTS LODGED:	APPLICATION FORM	16.6.94
	PLANS/BOUND MATERIAL	3 PLANS.
	FEES PAID	\$1870.00
	STAT DEC RECEIVED	
	OBJECTION CLOSING DATE AND NO. OF OBJECTIONS	
	ENTERED ON TRMNIAPL	✓ TPO894
	REPORT NO & MEETING	✓ AUGUST '94
	SUBMISSION D.L.G.	
	GAZETTED	
	ZONING PLAN AMENDED	

COUNCIL DEPARTMENTS REQUIRING REFERENCE

	ADMIN	BLDG	EDP/ FIN.	ENG	HLTH	LIB	SEW/ PLUMB	T/P	WORKS DEPT
REFER				✓					
DATE				23/6/94					

counter
✓
16/6/94

REFERRALS REQUIRED OUTSIDE COUNCIL ORGANISATION

	MRD	BPA	SOLICITORS	OTHER	TRANSP			
REFER								
DATE								

COMMENTS/NOTES:

"A"

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Mr N Cassey

Ms M S Josephson

16 June

94

Mr. W.M. & Mrs. E.M. Linn,

s.47(3)(b) Sch 4 Part
3 Item 3

Dear Mr. & Mrs. Linn,

re: Rezoning Application - Hervey Bay Golf and Country Club Inc.
63 Old Maryborough Road, Pialba

Enclosed herewith notification as required under the Local Government
(Planning and Environment) Act 1990 regarding application for
rezoning of the above land.

Yours sincerely,

M.S. Josephson,
Secretary.

Encl.

FCRC - Released Under RTI Act 2009

"A"

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Mr N Cassey

Ms M S Josephson

21 June

94

Mr. W.M. & Mrs. E.M. Linn,
[REDACTED]

s.47(3)(b) Sch 4 Part
3 Item 3

Dear Mr. & Mrs. Linn,

re: Rezoning Application - Hervey Bay Golf and Country Club Inc.
63 Old Maryborough Road, Pialba

We refer to our letter dated 16 June, 1994.

Due to some confusion over the residential address of the Hervey Bay Golf and Country Club Inc. which has been advertised as 63 Old Maryborough Road, Pialba, we wish to advise that a second public advertisement will be placed in the Independent Newspaper on Friday 24 June, 1994 which better describes the property location as being the Corner of Old Maryborough Road and Tooth Street, Pialba.

The closing date for lodgement of objections remains 14 July, 1994.

Yours sincerely,

M.S. Josephson,
Secretary.

Encl.

FCRC - Released Under RTI Act 2009

1982 FORDAL Sedan, 1600 Seater, auto, cloth trim, Rego & RWC \$4495. Fairway Motors. Phone 24 2455 A/h 28 3769.

1984 HOLDEN Camira Wagon, 5 speed Rego & RWC, 12 Months Warranty included. \$4750. Fairway Motors. Phone 24 2455 A/h 28 3769.

1974 HOLDEN HU One Tonna, auto, ready for the road. \$2995. Fairway Motors. Phone 24 2455 A/h 28 3769.

28 4564

POSITIONS VACANT

REAL ESTATE Sales for an exciting career in booming Hervey Bay. For interview contact Robyn on 28 2433.

INTERSTATE PHOTO-GRAPHER in area July. Seeks models for photo sessions. For information Phone 22 2632.

courses.
Contact the Manager:
P.O. Box 4279,
LOGANHOLME DC 4129
Phone: (07) 801 1155

HERVEY BAY CES

A QUALIFIED PANEL BEATER for rust and smash repairs is needed by a local firm.

A CABINET MAKER with experience in kitchen manufacture and installation is required.

A JUNIOR OFFICE PERSON is wanted for general office duties. Must be aged 17-18 and be able to type and use a computer. Must be well presented and well spoken for public contact.

For further information enquire in person at the Hervey Bay CES between 8.45am and 5pm weekdays.

PUBLIC NOTICES

HERITAGE BAPTIST CHURCH will begin services soon in Hervey Bay. Independent, fundamental, bible believing - bible teaching. Interested persons contact Dr R. Wright, P.O. Box 162, Torquay, 4655.

THANKS - Hervey Bay Hospital Auxiliary would like to thank everyone who helped to make our fete such a success.

ALL REAL ESTATE AGENTS - My property - 43 Dayman Street has been withdrawn from your hands.

Is Gambling creating Problems in your life,
GAMBLERS ANONYMOUS can help. Meetings are held every Monday at 7.30pm.
JOHN PAUL CENTRE
Hillyard Street, Pialba
Enq. Phone 25 3532

Bay Skillsshare.
8 x 3 1/2 hour sessions.
Cost: \$150
Commences: July 11, 1994
For further information contact Dorne Wallace
Phone 28 3400

Rollerskating Daily

2pm - 4pm
5.30 - 8.30
Apex skating rink
Esplanade Scarness

REAL ESTATE

PRIVATE SALE \$118,000

Something different, open, spacious brick large cool verandahs, native garden 1/4 acre. Ghost Hill.

Phone 28 4935

SECRETARIAL SERVICES

TYPING, photocopying, fax services, bookkeeping, resumes, answering service, all professional services. Masterlink Computers. Enquiries Phone 25 5077.

TENDERS

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

TO LET

LARGE FAMILY HOME
Esplanade, Torquay
\$170pwk. Phone 28 1184
A/hrs 24 4049.

PIALBA SERVICES MEMORIAL BOWLS CLUB INC.

Special General Meeting

Notice is hereby given that a Special General Meeting of this Club, will be held at the Clubhouse, on Sunday July 3, 1994 at 9.30am.

All members are asked to be in attendance.

AGENDA

1. Amendments to constitution.
 - a) Social Members
 - b) Mandatory Rules for Club Affiliation, of RQBA
2. Rescind Motion for Amalgamation.

W Roberts,
Honorary Secretary

per lesson. Piano, Keyboard, Organ & C

AM MUSIC CENTRE & ACADEMY
Phone 24 4438

WANTED TO BUY

2ND HAND re...
cartons. Ph 28 2766

WEDDING SERVICES

PHOTOGRAPHER weddings, party specialist, Bruce Maddy member. Phone 28 012

LOOK especially bea on your wedding day elegant nails and class beautiful make-up by P. Professionale. Ph 24

WRECKING

WRECKING 4X4's Gympie 4WD (opp Woolworths). Phone 82 3900.

FUNERAL

"FIRST S PLANNING

Pre Arrang sensible. How think about Funeral Fu

1. Are the Re exempt fr
2. Is the Pre
3. Are the E calculated If you ans J. KIRK &

J. K

140 A Marybo Ph

Please send me

NAME

ADDRESS

MANAG

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.12

APPLICATION FOR CONSENT

Application is hereby made to the Hervey Bay City Council for the issue of own Planning Consent permit for the use of land for:- Crematorium/Private Cemetary/Funeral Home/Caretakers Residence.

The Postal Address of the Land is: Maryborough - Urangan Road, 100m-200m North of the Animal Refuge (Lot 1 on MGH3664).

Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

A person may on or before: July 8, 1994.

(a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

(b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.3

APPLICATION TO AMEND A PLANNING SCHEME ETC.

Application is hereby made to the Hervey Bay City Council to amend the planning scheme for the city of Hervey Bay.

The Proposed Amendment is by: Rezoning

By/From: Open Space to Special Facilities "Golf and Country Club"

The Proposed Amendment is in respect of land at: Corner Old Maryborough Road and Tooth Street, Pialba.

Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

A person may on or before: July 14, 1994 -

(a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

(b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

Hervey Bay SPORTSMEN'S CLUB LTD

NOTICE OF EXTRAORDINARY GENERAL MEETING

In accordance with the Articles of the Hervey Bay Sportsmen's Club Ltd, an extraordinary general meeting is called to be held on Sunday, June 26, 1994 at the hour of 9.30am at 10 Pier Street, Urangan, Hervey Bay to discuss, move and resolve the proposed changes to the Articles of Association of the Company and to pass a resolution in regards to a memorial tribute to the late Ronald Barry Timms. Any member may peruse a copy of the proposed changes to be dealt with at that meeting, during office hours at the Club at 10 Pier Street, Urangan.

M.D. Williams
President

AcP
HERVEY BAY CITY COUNCIL
TO ~~...~~ FOR ACTION

138

29 JUN 1994

FILE No. 506/3-901550

COPIES:

HERVEY BAY CITY COUNCIL



A94/11419

s.47(3)(b) Sch 4 Part
3 Item 3

MONDAY 27TH JUNE 1994

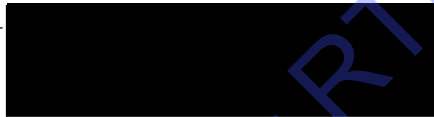
THE TOWN CLERK,
HERVEY BAY ^{CITY} ~~TOWN~~ COUNCIL,
77 TAVISTOCK STREET,
TORQUAY

Dear Sir,

I have received notice of application to rezone land at 63 Old Mayborough Road (Hervey Bay Golf Club), and request details of the proposed amendment. In particular, details of the proposal and what may or may not be approved in "Special Facilities" zoning in your shire.

As written objections must be forwarded before 14/07/94, an early response would be appreciated.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

FCRC - Released Under RTI Act 2009

1309
COPY

HERVEY BAY CITY COUNCIL



A94/11853

506/3-901550 2
WP:JLM

Mr Wayne Phillips

1st July 1994

Mr K Martyn

s.47(3)(b) Sch 4 Part
3 Item 3

Dear Sir

**REZONING APPLICATION - HERVEY BAY GOLF CLUB - OLD MARYBOROUGH ROAD,
PIALBA**

I refer to your letter dated 27th June 1994, and advise that the proposed rezoning is to bring the zoning of the land into line with the actual use of the land. There are no alterations or additions proposed as part of this application.

The Special Facilities - "Golf and Country Club" zone will only permit the land to be used as golf and country club but will allow future additions to the clubhouse building.

I have enclosed a copy of the Golf Clubs application form for your information.

Yours faithfully

s.47(3)(b) Sch 4 Part
3 Item 3

N.J. LETHLEAN
CHIEF EXECUTIVE OFFICER



1140

HERVEY BAY GOLF & COUNTRY CLUB Inc.

TOOTH STREET, PIALBA. 4655.

PHONE: (071) 24 4544

FAX: (071) 28 3508

P.O. BOX 10, PIALBA. 4655.

President: Mr N Cassey

Secretary: Mr R L Forrest

Date..... 18/ July/1994

HERVEY BAY CITY COUNCIL



A94/12736

HERVEY BAY CITY COUNCIL

TO ACUP FOR ACTION

10 JUL 1994

FILE No. 506/3-90/550 3

COPIES:

Chief Executive Officer,
Hervey Bay City Council,
77 Tavistock Street,
TORQUAY QLD 4655

Dear Sir,

re: Rezoning Application - 63 Old Maryborough Road, Pialba
From Open Space to Special Facilities "Golf & Country Club"

Following our initial advertisement, verbal discussions were held between your Planning Officer, Mr. Wayne Phillips, your rate section and our President, Mr. Noel Cassey in respect to possible confusion in relation to the resident address of the property.

It was considered appropriate to advertise a second time with a more descriptive address and to re-advise adjacent property owners accordingly. A copy of both advertisements are attached together with a sample copy of both letters to the neighbouring property owners.

As required we enclose Statutory Declaration together with Schedule of Adjoining Owners.

Yours sincerely,



M.S. Josephson,
Hon. Secretary.

s.47(3)(b) Sch 4 Part
3 Item 3

F

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT

SECTION 4.3(10))

STATUTORY DECLARATION - S.4.3

I, ..MAREA SUSAN JOSEPHSON.....

DO SOLEMNLY AND SINCERELY DECLARE THAT, IN RESPECT OF THE APPLICATION MADE TO AMEND THE PLANNING SCHEME FOR THE HERVEY BAY CITY COUNCIL PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT 1990 BY ...

HERVEY BAY GOLF AND COUNTRY CLUB INC.....

AT ...63 OLD MARYBOROUGH ROAD, PIALBA.....

(a) THE APPLICATION WAS ADVERTISED IN THE ..INDEPENDENT.....

ON ..17.6.94...and..24.6.94.....

DATE OF ADVERTISEMENT

(b) A NOTICE IN THE PRESCRIBED FORM WAS POSTED ON THE RELEVANT LAND OR AS PRESCRIBED BY REGULATION 13.

ON ...17.6.94.....TO THE FRONTAGE TO ..TOOTH STREET,, HYTHE ST.

DATE NOTICE POSTED ON LAND

NAME OF ROADS

& OLD MARYBOROUGH ROAD.....AND WAS MAINTAINED UNTIL ...14.7.94.....

LAST DAY FOR RECEIPT OF OBJECTIONS

(c) NOTICE WAS SERVED ON ALL ADJOINING OWNERS AND ELECTED REPRESENTATIVES WHOSE NAMES AND ADDRESSES ARE LISTED BELOW ON17.6.94...&...21.6.94.....

DATE OF SERVICE OF NOTICES

NAME ADDRESS MANNER OF SERVICE

..... AS PER ATTACHED SCHEDULE

(d) THE WORDING OF THE NOTICES REFERRED TO IN (c) BEING SIMILAR TO THE ANNEXURE HERETO MARKED (A)

(e) A COPY OF THE WHOLE OF THE PAGE OF THE NEWSPAPER ON WHICH THE NOTICE OF APPLICATION APPEARED IS ATTACHED AND MARKED (B)

A copy of the relevant information is to be attached to this declaration and marked annexure "A" and annexure "B".

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE AND BY VIRTUE OF "THE OATHS ACT 1867 TO 1988".

DECLARED AND SIGNED BEFORE ME

AT ...PIALBA..... THIS 18.)

DAY OF ...July..... 19.94.)

.....)

JUSTICE OF THE PEACE.

s.47(3)(b) Sch 4 Part 3 Item 3

DECLARANT

SCHEDULE OF ADJOINING OWNERS

Mr. W.M. & Mrs. E.M. Linn,
[REDACTED]

Ms. S.L. Suckling,
[REDACTED]

Mr. I.H. & Mrs. D.M. Sutton,
[REDACTED]

Mr. S.W. & Mrs. S. Rhind,
[REDACTED]

Mr. K.M. & Mrs. E.M. Martyn
[REDACTED]

Mark Fox Pty. Ltd.
[REDACTED]

Mr. P.S. & Mrs. S. Mawhinney,
[REDACTED]

Fayman Consolidated Pty Ltd
[REDACTED]

Mr W.M Linn,
[REDACTED]

s.47(3)(b) Sch 4 Part
3 Item 3 for all of
these

1982 FORD XE Sedan, Six Seater, auto, cloth trim, Rego & RWC \$4495. Fairway Motors. Phone 24 2455 A/h. 28 3769.

1984 HOLDEN Camira Wagon, 5 speed Rego & RWC, 12 Months Warranty included \$4750. Fairway Motors. Phone 24 2455 A/h. 28 3769.

1974 HOLDEN HJ One tonne auto ready for the tradesman \$2395. Fairway Motors. Phone 24 2455 A/h. 28 3769.

cattery, Nikenbah. Phone 28 4564

POSITIONS VACANT

REAL ESTATE Sales for an exciting career in booming Hervey Bay. For interview contact Robyn on 28 2433.

INTERSTATE PHOTOGRAPHER in area July. Seeks models for photo sessions. For information Phone 22 2632.

courses.
Contact the Manager:
P.O. Box 4279,
LOGANHOLME DC 4129
Phone: (07) 8011155

HERVEY BAY CES

A QUALIFIED PANEL BEATER for rust and smash repairs is needed by a local firm.

A CABINET MAKER with experience in kitchen manufacture and installation is required.

A JUNIOR OFFICE PERSON is wanted for general office duties. Must be aged 17-18 and be able to type and use a computer. Must be well presented and well spoken for public contact.

For further information enquire in person at the Hervey Bay CES between 8.45am and 5pm weekdays.

available at Hervey Bay Skillshare.
8 x 3 1/2 hour sessions.
Cost: \$150
Commences: July 11, 1994
For further information contact Dorne Wallace Phone 28 3400

Rollerskating Daily

2pm - 4pm
5.30 - 8.30
Apex skating rink
Esplanade Scarness

REAL ESTATE

PRIVATE SALE \$118,000

Something different, open, spacious brick large cool verandahs, native garden 1/4 acre. Ghost Hill.
Phone 28 4935

SECRETARIAL SERVICES

TYPING, photocopying, fax services, bookkeeping, resumes, answering service, all professional services. Masterlink Computers. Enquiries Phone 25 5077.

TENDERS

HERVEY BAY CITY COUNCIL

For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

TO LET

LARGE FAMILY HOME Esplanade, Torquay \$170pwk. Phone 28 1184 A/hrs 24 4049.

Learn music from \$5 per lesson. Piano, Keyboard, Organ & G.
AM MUSIC CENTRE & ACADEMY
Phone 24 4438

WANTED TO BUY

2ND HAND fern cartons. Ph 28 2766

WEDDING SERVICES

PHOTOGRAPHER weddings, portrait specialist, Bruce Maddy member. Phone 28 012

LOOK especially beautiful on your wedding day elegant nails and class beautiful make-up by F. Professionale. Ph 24

WRECKING

WRECKING 4X4's Gympie 4WD (opp Woolworths). Phone 82 3900.

FUNERAL

"FIRST S PLANNING

Pre Arrang sensible. How think about Funeral F

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2. Is the Pre
3. Are the E calculated If you ans J. KIRK &

J. I

140 A Marybo Ph

Please send me
NAME:
ADDRESS:
MANAGING

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.12

APPLICATION FOR CONSENT

Application is hereby made to the Hervey Bay City Council for the issue of Town Planning Consent permit for the use of land for: Crematorium/Private Cemetery/Funeral Home/Caretakers Residence.
The Postal Address of the Land is: Maryborough - Urangan Road, 100m-200m North of the Animal Refuge (Lot 1 on MGH3664).

Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
A person may on or before: July 8, 1994.

- (a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
- (b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.3

APPLICATION TO AMEND A PLANNING SCHEME ETC.

Application is hereby made to the Hervey Bay City Council to amend the planning scheme for the city of Hervey Bay.

The Proposed Amendment is by: Rezoning
By/From: Open Space to Special Facilities "Golf and Country Club"
The Proposed Amendment is in respect of land at: Corner Old Maryborough Road and Tooth Street, Pialba.

Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
A person may on or before: July 14, 1994 -

- (a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
- (b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

PUBLIC NOTICES

HERITAGE BAPTIST CHURCH will begin services soon in Hervey Bay. Independent, fundamental, bible believing - bible teaching. Interested persons contact Dr R. Wright, P.O. Box 162, Torquay, 4655.

THANKS - Hervey Bay Hospital Auxiliary would like to thank everyone who helped to make our fete such a success.

ALL REAL ESTATE AGENTS - My property - 43 Dayman Street has been withdrawn from your hands.

Is Gambling creating Problems in your life,
GAMBLERS ANONYMOUS can help. Meetings are held every Monday at 7.30pm.
JOHN PAUL CENTRE
Hillyard Street, Pialba
Enq. Phone 25 3532

PIALBA SERVICES MEMORIAL BOWLS CLUB INC.

Special General Meeting

Notice is hereby given that a Special General Meeting of this Club, will be held at the Clubhouse, on Sunday July 3, 1994 at 9.30am.

All members are asked to be in attendance.

AGENDA

1. Amendments to constitution.
 - a) Social Members
 - b) Mandatory Rules for Club Affiliation, of RQBA
2. Rescind Motion for Amalgamation.

W Roberts,
Honorary Secretary



NOTICE OF EXTRAORDINARY GENERAL MEETING

In accordance with the Articles of the Hervey Bay Sportsmen's Club Ltd. an extraordinary general meeting is called to be held on Sunday, June 26, 1994 at the hour of 9.30am at 10 Pier Street, Urangan, Hervey Bay to discuss, move and resolve the proposed changes to the Articles of Association of the Company and to pass a resolution in regards to a memorial tribute to the late Ronald Barry Timms. Any member may peruse a copy of the proposed changes to be dealt with at that meeting, during office hours at the Club at 10 Pier Street, Urangan.

M.D. Williams
President



APPN. NO: 90/550

77 Tavistock Street
Torquay
Hervey Bay.
P.O. Box 45
Torquay
4655

Hervey Bay City Council

Telephone
(071) 25 0222

(071) 25 0293

APPLICATION FOR AMENDMENT OF A PLANNING SCHEME

File No:-

FEE: - \$ 1630-00

Assessed by \$ 1870-00

Amount \$ 1870.00

lec 126552
Date 16-6-94

APPLICATION IS HEREBY MADE UNDER SECTION 4.3 OF THE LOCAL GOVERNMENT (PLANNING & ENVIRONMENT) ACT FOR THE AMENDMENT OF THE CITY OF HERVEY BAY PLANNING SCHEME.

PARTICULARS OF APPLICATION

APPLICANT

NAME: HERVEY BAY GOLF AND COUNTRY CLUB INC. s.47(3)(b) Sch 4 Part 3 Item 3
ADDRESS: 63 OLD MARYBOROUGH ROAD, PIALBA
APPLICANT/S SIGNATURE: [Redacted] DATE: 16 June 1994
CONTACT NAME: MAREA JOSEPHSON PHONE: 244 544

PARTICULARS OF SITE

NAME OF OWNER/LESSEE: HERVEY BAY GOLF AND COUNTRY CLUB INC.
REAL PROPERTY DESCRIPTION: LOT 2 RP 148198 PARISH Urangan
STREET ADDRESS OF PROPERTY: 63 OLD MARYBOROUGH ROAD, PIALBA
RATE ASSESSMENT NO: 05396-00000-000-1 TOTAL LAND AREA: 60.391 ha

CONSENT OF OWNER

I/WE Noel CASSET OF [Redacted] HEREBY CONSENT TO THIS APPLICATION.
SIGNATURE/S: [Redacted] PRESIDENT DATE: 16/6/94

s.47(3)(b) Sch 4 Part 3 Item 3

ADDITIONAL CHARACTER OF LAND

CURRENT ZONING: .. OPEN SPACE AREA: .. 60.391. ha
..... AREA:
PROPOSED ZONING: .. "SPECIAL FACILITIES AREA: .. 60.391. ha
 " GOLF & COUNTRY CLUB" AREA:
DETAILS OF PROPOSAL/TYPE OF APPLICATION: .. REZONE
.....
GROUNDS FOR APPLICATION: CORRECTION OF EXISTING ZONE TO PERMIT
PLANNING FOR FUTURE DEVELOPMENT

EXISTING CHARACTER OF LAND

TOPOGRAPHY: .. FLAT TO GENTLY UNDULATING
DRAINAGE: .. NATURAL TO DEFINED AND PARTLY DEFINED OUTLETS
CURRENT USE OF LAND: .. GOLF & COUNTRY CLUB - 18 HOLE COURSE
CURRENT USE OF BUILDINGS: .. INCLUDES USES PRIOR TO BEING VACANT
CLUBHOUSE, GREENKEEPERS SHEDS, PUMP SHED & TOILET BLOCK;
FLOOR AREA OF EXISTING BUILDINGS: .. INCLUDES USES PRIOR TO BEING VACANT
CLUBHOUSE 880m2 PLUS PATIO 210m2 PLUS SHEDS 500m2
CAR PARKING SPACES EXISTING: .. 150 PLUS
NO. OF PERSONS ENGAGED IN CURRENT USE: .. 13
NATURE OF ANY MACHINERY IN CURRENT USE IN EXCESS OF
1.5 KW AGGREGATE LOAD: IRRIGATION MOTORS
SURROUNDING LAND USE: .. BUFFER ... & ... PART ... RES. A
AVAILABILITY OF WATER: .. YES SEWERAGE: .. YES ELECTRICITY: .. YES
RELEVANT PLANNING DOCUMENTS: .. TOWN PLANNING SCHEME
GOVERNMENT PROVISIONS OR RESTRICTIONS: .. N/A

SITE CONTAMINATION ASSESSMENT

In accordance with the requirement of Section 8.3A of the Act Council requires the submission of a site history as part of this application.

See attached sheet entitled Information for Compiling a Site History

PROPOSED USE

PROPOSED USE OF LAND: .GOLF AND COUNTRY CLUB.....
PROPOSED USE OF ANY BUILDINGS: ...CLUBHOUSE.....
IS IT PROPOSED THAT THE PREMISES BE SUBDIVIDED:- ~~YES~~/NO
IF YES, NUMBER OF LOTS PROPOSED: ...N/A.....
FLOOR AREA OF PROPOSED BUILDINGS: .NIL.....
NO. OF PROPOSED CAR PARKING SPACES: ...NONE IN ADDITION TO EXISTING.....
NO. OF PERSONS TO BE ENGAGED IN PROPOSED USE: ..13.....
NATURE OF MACHINERY TO BE USED IN PROPOSED USE: ..AS EXISTING.....
VALUE OF THE DEVELOPMENT:N/A.....

ADVERTISING

ADVERTISED IN NEWSPAPER: ..INDEPENDENT..... DATE: ..17.6.94.....
LETTER TO ADJOINING OWNER'S NO. ..7..... DATE: ..17.6.94.....
LETTER TO ALDERMAN FOR AREA: Ald. .LYNESS..... DATE: ..17.6.94.....
LETTER TO LOCAL MEMBER: ..MR. W. NUNN, MLA..... DATE: ..17.6.94.....
DATE NOTICE POSTED ON LAND:17.6.94.....
CLOSING DATE FOR OBJECTIONS: ...14.7.94.....

DOCUMENTS AND SUPPORTING MATERIAL ACCOMPANYING APPLICATION

Copy of Registered Plan (and metes and bounds description where the area to be rezoned is for part of a Lot)

Plan to show contours, areas subject to flooding, drainage problems etc

Economic Impact Statement

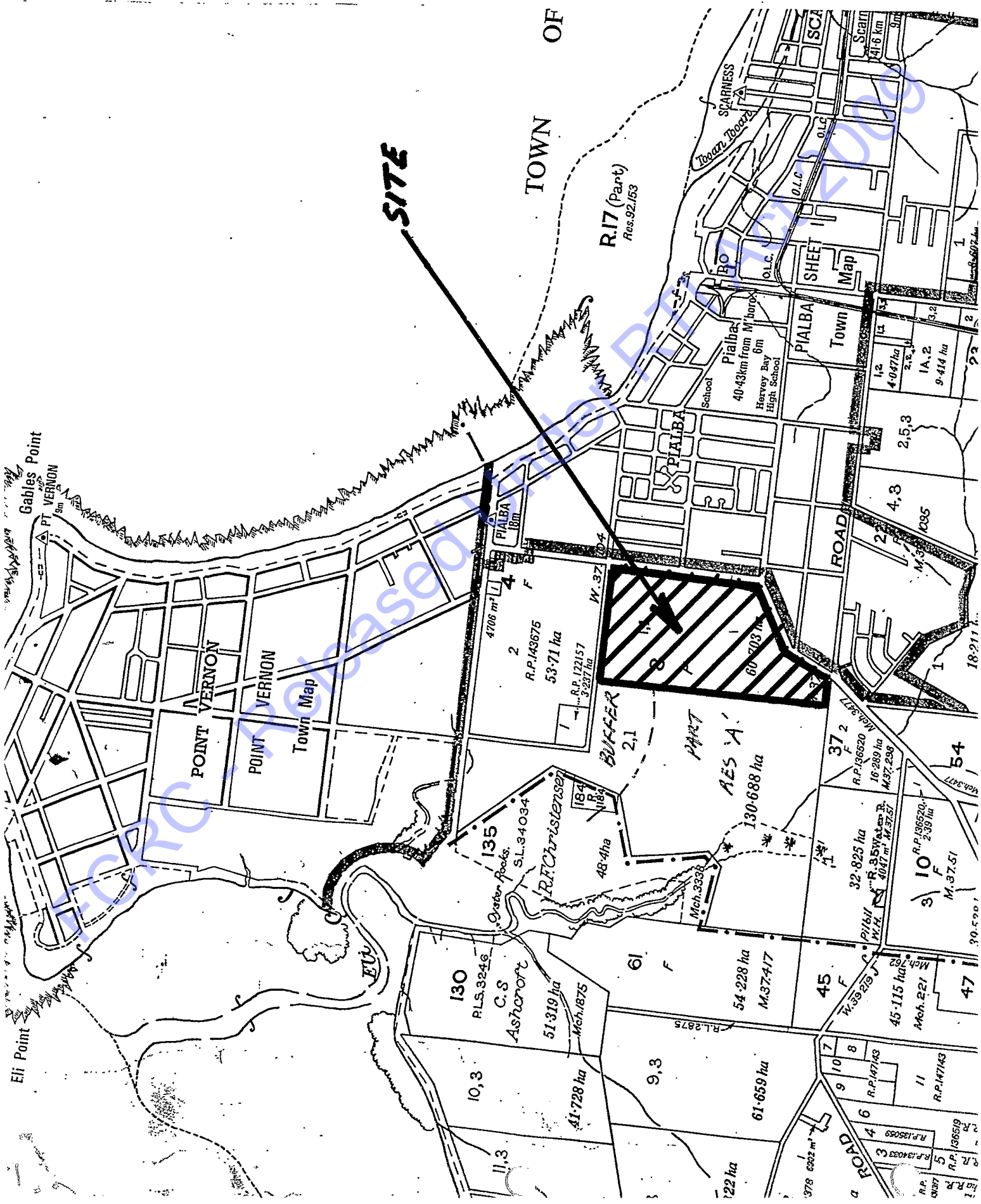
Environmental Impact Study

Location Map showing the zones of the land surrounding the land the subject of this application

Site Contamination report prepared by the Director of the Chemical Hazards and Emergency Management Unit

Any other relevant material:-

PLEASE CROSS OUT THOSE ITEMS NOT APPLICABLE.



SITE

TOWN OF

R.17 (Part)
Res. 92.153

Gables Point
PT VERNON

POINT VERNON
Town Map

POINT VERNON
Town Map

PIALBA
18m

PIALBA
School
40-43km from M¹ border
Hervey Bay High School

PIALBA
Town Map

ROAD

ROAD

ROAD

4706 m² L¹ 4 F
R.P. 148675
53.71 ha
R.P. 122157
3.237 ha

SITE

2,1
BUFFER

PART

AES A

130-688 ha

135
C.S. Ashcroft
S.L. 84034

R.F. Christensen
48.4 ha

130
R.L.S. 3246
C.S. Ashcroft
51.319 ha

41-728 ha
Mch. 1875

61 F
54.228 ha
M37-417

61-659 ha

37 2 F
R.P. 136520
16.289 ha
M.37.298

32-825 ha
R. 35 Water P.
4047 m² M.37.51

3 10 F
R.P. 136520
2.39 ha
M.37.51

45 F
45-115 ha
Mch. 221

47

9 10 7 8
R.P. 147143

4 6
R.P. 135059

11
R.P. 147143

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R.P. 135519
R.P. 135519
R.P. 135519

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30.500

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11

R.P. 147143

R.P. 135519

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TP PINT 1
.94
Per. 93.11.1
.94

HERVEY BAY CITY COUNCIL
Planning Applications

141

8:17 23. 6
P/End 1. 5

Internal Referrals

Application : 901550
1. Date Lodged : 16. 6.94
2. Status : TP0894 AUGUST AGEND
3. Status Date : 23. 6.94
4. Next Review :
5. Review Type : REZ REZONING
6. Applicant : 6029 HERVEY BAY GOLF CLUB PO BOX 10 PIALBA 4655
7. Location : D-0148198-002 141 TOOTH ST PIALBA
Prop Desc : L2/RP148198:PAR URANGAN

1. Department : ENG ENGINEERING
2. Date Sent : 23. 6.94
3. Doc Ref : 506/3 901550
4. Due Back : 4. 7.94
5. Replied :
6. Doc Ref : AUGUST AGENDA
7. Comments :
8. " :
9. " :
10. Add Com'ts? : N

Field No. : 0

no engineering Department Reports
[Signature]
26-7-94.

H.B.C.C. - ENGINEERING
23 JUN 1994
RECEIVED

HERVEY BAY CITY COUNCIL

MEETING: DEVELOPMENT SERVICES COMMITTEE
DATE OF MEETING: 9 AUGUST 1994

REPORT NO: 901550
 JAS KLP

ITEM NO: 9 FILE NO: 506/3 901550

PROGRAM: DEVELOPMENT SERVICES

SUBJECT: REZONING APPLICATION - HERVEY BAY GOLF AND
 COUNTRY CLUB INCORPORATED - OLD
 MARYBOROUGH ROAD, PIALBA

RESPONSIBLE
 OFFICER: ASSISTANT CITY PLANNER

AUTHOR: TOWN PLANNING ASSISTANT

LOCATION: Lot 2 RP 148198 Parish of Urangan
 63 Old Maryborough Road, Pialba

CURRENT USE: Golf Course and Clubhouse

AREA: 60.391Ha

ZONE: Open Space

REFERENCE: Nil

PURPOSE: The purpose of this report is for rezoning of land being Lot 2 on
 Registered Plan 148198 from the Open Space zone to the Special
 Facilities (Golf Course and Clubhouse) zone.

BACKGROUND: Nil

COMMENTARY:Site

The subject site is located on the corner of Old Maryborough Road and Tooth Street in Pialba. The site forms part of the eastern boundary of the Eli Waters Residential Development. As expected, the site is typical of a Golf and Country Club type development with well maintained grounds and facilities.

Town Planning Scheme

The site is zoned "Open Space" under the current Town Planning Scheme. The permitted use in this zone (without the consent of Council) is "Public Recreation" which is defined hereunder:

Public Recreation - includes the use of any land for a public park, public gardens, foreshore reserves, playground or grounds for recreation, which are normally open to the public without charge.

Under the Town Planning Scheme, existing uses on the site can be defined as follows:-

Golf Course	"Outdoor Entertainment", and
Clubhouse	"Indoor Entertainment"

"Outdoor Entertainment" is a consent use in the Open Space zone, whilst "Indoor Entertainment" is a prohibited use. Due to the fact that the Golf and Country Club was operating when the Town Planning Scheme was gazetted by Government (May 1979) and has continued to operate since, it has both Lawful Non-Conforming Use rights (Clubhouse) and Lawful Fettered Use rights (Golf Course).

The rezoning of the property will simply mean that these discrepancies are corrected and the uses on site will be allocated to the correct zoning designation.

The subject site is not a "Public Recreation" reserve, as defined in the Town Planning Scheme. The existing Open Space zone is not appropriate as it restricts the Clubs future expansion.

Development Control Plans One (1) and Two (2)

The subject site falls within the boundaries of Development Control Plan Numbers 1 and 2.

The subject site's designation under DCP-1 is "Uncommitted", therefore allowing Council to assess all applications on their individual merits. It is considered that the current proposal does not conflict with the intentions of DCP-1.

Under DCP-2 the subject site has a designation of "Major Recreation". As mentioned in DCP-2:-

"This designation covers areas which have been identified as of significant open space and includes active and passive recreation areas"

It is therefore considered that the current rezoning proposal does not conflict with the intentions of this document.

Environment and Amenity

The proposal will in no way affect the amenity of the area as there is no change in land use proposed nor major extensions or renovations to the existing club.

Advertising Procedures

The applicant has carried out proper Public Notification procedures as required by the Local Government (Planning & Environment) Act 1990. The advertising period ceased on 14 July 1994 with no objections being received.

Conditions of Approval

There are no Town Planning or Engineering requirements for this particular rezoning application as no new development is proposed. The applicant should be advised however, that any future expansion or additions to the Clubhouse will incur the need for normal headworks charges plus any specific Town Planning conditions deemed to be necessary.

CONCLUSION:

The rezoning proposal as submitted, does not alter the existing landuse of the subject site. Therefore, having reviewed the proposal and all associated documents forming part of the application and all relevant Town Planning documents, I consider the proposal is suitable for approval in accordance with the terms and conditions in the recommendation of this report.

RECOMMENDATION:

That application No. 901550 be approved in terms set out in form of approval attached to this report and forming part of this recommendation.

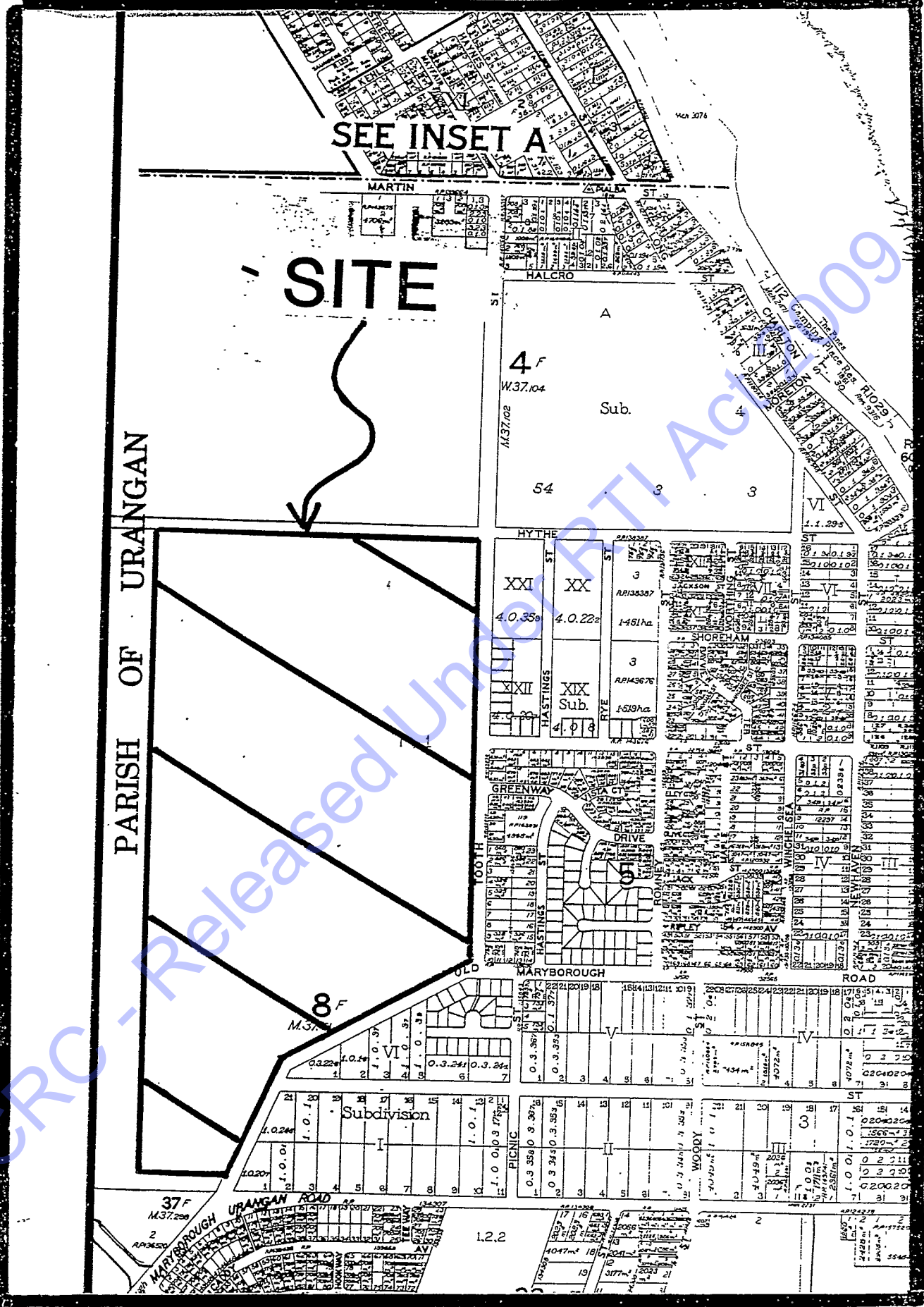
**REZONING APPLICATION 901550 - HERVEY BAY GOLF AND COUNTRY CLUB -
OLD MARYBOROUGH ROAD, PIALBA**

- A. Application by Hervey Bay Golf and Country Club to rezone land being Lot 2 on Registered Plan 148198 Parish of Urangan from the Open Space zone to the Special Facilities (Golf Course and Club House) zone is approved subject to nil conditions.

- B. The applicant be advised that normal headworks charges and relevant Town Planning conditions will be imposed on any future application for extensions or alterations to the Clubhouse building.

JASON SPROTT
TOWN PLANNING ASSISTANT

FCRC - Released Under RTI Act 2009



LOCATION MAP

4. The proposal would introduce a significant increase in traffic levels on the adjoining residential streets.

Amendment: (Lewis/Laxton)

- 184/94 (ii) That Council defer the application and request the applicant to reconsider the application for a tea room only.

For the Motion: Crs Lewis, Laxton and Nioa

Against the Motion: Cr Bezant, Brooks Crowle, Hollingsworth, Lyness, Sorensen and Struik

LOST

The motion on being put was carried.

506/3 901542

DS 9
08/94

Rezoning Application 901550 – Hervey Bay Golf & Country Club Inc.
63 Old Maryborough Road, Pialba 506/3 901550

Recommendation: (Brooks/Bezant)

185/94

- A. Application by Hervey Bay Golf and Country Club to rezone land being Lot 2 on Registered Plan 148198 Parish of Urangan from the Open Space zone to the Special Facilities (Golf Course and Club House) zone is approved subject to nil conditions.
- B. The applicant be advised that normal headworks charges and relevant Town Planning conditions will be imposed on any future application for extensions or alterations to the Clubhouse building.

506/3 901550

CONSENT APPLICATION

DS 10
08/94

Consent Application 901556 – Tlalocan Pty Ltd on behalf of Assemblies of God in Australia (Queensland Conference) as Trustee for Living Waters Assembly – Maryborough–Hervey Bay Road, Nikenbah

507/3 901556

Recommendation: (Brooks/Bezant)

186/94

- (i) That Condition B. 10. of the recommendation be amended to read as follows:-

"Full compliance with the requirements of the Queensland Department of Transport including construction in accordance with the approved design:-"

DS	3	Subdivision Application 901241 – Kurts Developments Limited – Kings Court Estate – Stage 1 – Hansen Street, Urangan (DS/07/94 DS 27) Report not available	501/3 901241	–
DS	4	Old Eli Creek Dump (DS/07/94 DS 30) Report not available	500/1	–
<u>Combined Applications</u>				
DS	5	Combined Rezoning and Consent Application 901543 – P F Schloss 471 Esplanade, Torquay	508/3 901543	1–12
DS	6	Combined Rezoning and Subdivision Application – Bay Survey Consultants on behalf of J Sweeney Doolong South Road, Nikenbah Report to be tabled	508/3 901123	–
DS	7	Combined Application for Rezoning and Consent 901431/32 – Cullen & Couper Pty Ltd on behalf of Portlight Pty Ltd 44 Pulgul Street, Urangan Report to be tabled	508/3 901431	–
<u>Application for Rezoning</u>				
DS	8	Rezoning Application 901542 Barlow, Gregg, Abercromby & Associates Pty Ltd on behalf of W M & N J Stocks Panorama Drive, Dundowran	506/3 901542	13–23
DS	9	Rezoning Application 901550 Hervey Bay Golf & Country Club Inc. 63 Old Maryborough Road, Pialba	506/3 901550	24–28
<u>Application for Consent</u>				
DS	10	Consent Application 901556 – Tlalocan Pty Ltd on behalf of R W & G J Neale Maryborough Road, Nikenbah	507/3 901556	29–42



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Carswell & Company

Solicitors & Notary

Peter Ponti Notary Public
Peter Pagliarino B.A. LL.B.
John Richards LL.B.

Primere House, 17 Torquay Road, (P.O. Box 341), Pialba, Hervey Bay 4655
Telephone (071) 28 2888. Fax No. (071) 28 3849

JAR/SG/94I44

Our ref:
Your ref:

20 September 1994

The Chief Executive Officer,
Hervey Bay City Council,
P.O. Box 45,
TOROUAY, 4655.

HERVEY BAY CITY COUNCIL
TO ACP FOR ACTION

21 SEP 1994

FILE No. 506/3-901550 4
COPIES:

Dear Sir,

Re: HERVEY BAY GOLF CLUB



We refer to the above matter and advise that we act on behalf of the Hervey Bay Golf and Country Club Inc. who have lodged an appeal against the decision of Council in respect of an application for rezoning of their property.

By way of service on you we now enclose sealed copy of Notice of Appeal.

Our clients believe that many of the issues in this matter may be resolved by the holding of a without prejudice conference with relevant officers of Hervey Bay City Council and we would be pleased if you could advise a convenient time for such meeting.

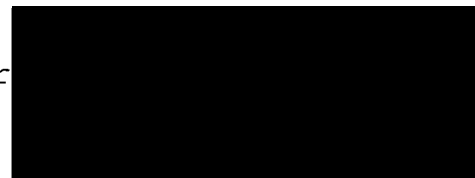
We advise that the writer, the Club President and Secretary/Manager will attend on behalf of the Club.

We believe that the Mayor, Chief Executive Officer, Chief Town Planner and Alderman for the area should attend on behalf of the Hervey Bay City Council together with any other officers that Council may consider needed at such meeting.

We look forward to hearing from you in the near future.

Yours faithfully
CARSWELL & COMPANY

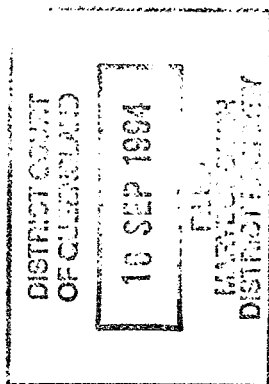
Per



C/c The Secretary/Manager,
Hervey Bay Golf and Country Club Inc.,
P.O. Box 10,
PIALBA, 4655.

s.47(3)(b) Sch 4 Part
3 Item 3

ACP



IN THE PLANNING & ENVIRONMENT COURT

HELD AT MARYBOROUGH

P&E Appeal No. 2 of 1994

BETWEEN:

**HERVEY BAY GOLF AND COUNTRY
CLUB INC.**

Appellant

AND:

HERVEY BAY CITY COUNCIL

Respondent

NOTICE OF APPEAL

(Filed on behalf
of the Appellant)

TAKE NOTICE that Hervey Bay Golf and Country Club Inc. of P.O. Box 10, Pialba, Hervey Bay, in the State of Queensland hereby appeals to the Court at its next sittings against the decision of the Hervey Bay City Council set out in a letter under the hand of the Chief Executive Officer dated 25 August, 1994 to the Appellant whereby the respondent advised of its decision to propose to approve application by the Appellant herein to rezone certain land being part of Lot 2 on Registered Plan 148198 Parish of Urangan (the land) from the Open Spaces zone to the Special Facilities (Golf Course and Club House) zone. In lieu thereof the Appellant seeks the following order or judgment:

CARSWELL & COMPANY,
Solicitors,
1st Floor,
17 Torquay Road,
Pialba
HERVEY BAY O. 4655

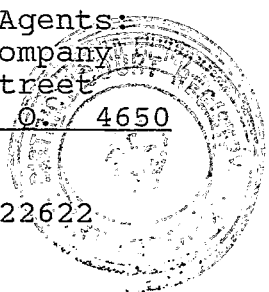
Telephone:
(071) 282888

Ref: J. Richards

By its Town Agents:
Carswell & Company
192 Bazaar Street
MARYBOROUGH O. 4650

Telephone:
(071) 222622

1. The appeal be allowed; and
2. That the application for rezoning from Open Space zone to Special Facilities (Golf and Country Club) zone be approved.



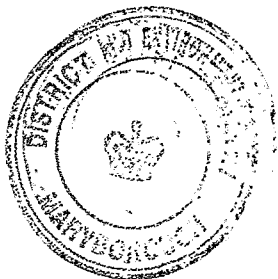
3. Such further orders as the Court may seem fit to impose.

The grounds of appeal and the facts relied upon in support thereof are as follows:

1. The zoning of the land to Special Facilities (Golf Course and Club House) is:
 - (a) Contrary to the proper and orderly future planning of the surrounding area of which the land forms part;
 - (b) Too restrictive in that it does not permit the applicant to provide further facilities in the future compatible with the present use of the land;
 - (c) Does not allow for the orderly expansion of the land to include further outdoor recreational facilities;
 - (d) Too restrictive for the proper present and future use of the land.

2. The zoning of the land from Open Spaces Zone to Special Facilities (Golf and Country Club) will allow:

- (a) The applicant to provide further facilities in the future compatible with the present use of the land;
- (b) Allow the applicant to orderly expand the use of the land to include further outdoor recreational facilities; and



FCRC - Released Under RTI Act 2009

(c) Is compatible with the development of the surrounding area of which the land forms part.

DATED this *14th* day of *September* 1994

s.47(3)(b) Sch 4 Part
3 Item 3



Solicitors for the Appellant

/u/local/appeal.hbgcc

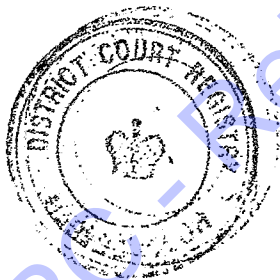


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This Notice of Appeal was filed by Carswell & Company on behalf of the Appellant whose address for service is at their offices situate at 1st Floor, 192 Bazaar Street, Maryborough in the State of Queensland.

It is intended to effect service of this Notice of Appeal on the Respondent.

TO: The Respondent
 Hervey Bay City Council
 77 Tavistock Street
 HERVEY BAY QLD



FCRU - Released Under RTI Act 2009

144

HERVEY BAY CITY COUNCIL



A94/17969

COPY

Mr J Sprott

506/3 901550
JAS:MJD DS/08/94 DS9

5

25 August, 1994

Hervey Bay Golf & Country Club Inc.
63 Old Maryborough Road
PIALBA QLD 4655

RECORDS

30 SEP 1994

RECEIVED

Dear Sir

REZONING APPLICATION 901550 - 63 OLD MARYBOROUGH ROAD, PIALBA

I refer to the abovementioned application and wish to advise that Council at its Ordinary Meeting of 17 August, 1994 resolved in the following terms:-

- A. Application by Hervey Bay Golf and Country Club to rezone land being Lot 2 on Registered Plan 148198 Parish of Urangan from the Open Space zone to the Special Facilities (Golf Course and Club House) zone is approved subject to nil conditions.
- B. The applicant be advised that normal headworks charges and relevant Town Planning conditions will be imposed on any future application for extensions or alterations to the Clubhouse building.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

N. J. LETHLEAN
CHIEF EXECUTIVE OFFICER

Released Under RTI Act 2009

1145

RECORDS
30 SEP 1994
RECEIVED

HERVEY BAY CITY COUNCIL



506/3 901550
ELH: KLP

6

Mr E L Houghton

19 September, 1994

The Director-General
Department of Housing and Local Government
P O Box 31
NORTH QUAY 4002

Dear Sir

APPLICATION TO AMEND THE TOWN PLANNING SCHEME - HERVEY BAY CITY COUNCIL - REZONING APPLICATION 901550

Council hereby makes application for amendment of the Town Planning Scheme by excluding the land described hereunder from a zone and including the land so excluded in another zone.

1. OWNER

Where the land is freehold,
name of registered Proprietor:

Hervey Bay Golf and Country Club Inc.

2. ZONING

Present Zoning:

Open Space

Proposed Zoning:

Special Facilities "Golf and Country Club"

3. LAND

Real Property Description:

Lot 2 RP 148198 Parish of Urangan

Postal address of Site:

63 Old Maryborough Road, Pialba

FCRC Released Under RTI Act 2009

4. **AREA**

Total Area: 60.391ha

Area for each Present zone: 60.391ha

Area for each Proposed zone: 60.391ha

5. **CHARACTERISTICS OF LAND**

Topography:

Landcover:

Drainage and Flooding:

6. **PLANNING**

Existing Land Use: Golf & Country Club – 18 Hole Course

Proposed Land Use: Golf & Country Club

Surrounding Land Use:–

North
South
East
West

Current Designation and the proposals conformity with:

Strategic Plan: Draft Strategic Plan Designation

Development Control Plan/s: DCP No. 1 Designation –

Council Policy: (Identify) Not applicable

Council Regulatory maps: Not applicable

Amenity:

Proposal will not have any adverse affect on the amenity of the area.

State Planning Policies:

1/92 The Conservation and Development of Agricultural Land

Not applicable

Is an agricultural land assessment required as determined by the Planning Guidelines. (Determined by Section 4 'Assessing Planning Applications')

Not applicable

Was the level of detail in the Broad Scale study adequate to assess the application? If not, has a "Detailed Land Resource Assessment" (Refer to Section 6 & 7 of the Planning Guidelines) been undertaken to provide a more accurate assessment? Please attach.

Not applicable

From these investigations, can the allotment be considered as "Good Quality Agricultural Land" as defined within the policy?

Not applicable

Further, if the proposal is good quality agricultural land, is the justification for the approval of the application in accordance with Section 4.12 of the Planning Guidelines. Appropriate information should be attached as necessary.

Not applicable

2/92 Planning for Aerodromes and other Aeronautical Facilities

Is there potential for conflict between this proposal and existing or likely future aircraft operations, particularly due to its proximity to an aerodrome or an aeronautical navigation, communication or surveillance facility?

Not applicable

What degree of conflict and if appropriate, were conditions placed on the approval that will avoid such conflict?

Not applicable

7. **SERVICES**

Access:

Main Roads:

Water:

Sewerage:

Electricity:

Available

Telephone:

Available

8. **REFERRAL AGENCIES**

State Government General:

(Is the allotment subject to Main Road Access, Dam Catchment, Irrigation Areas, Erosion Prone Areas, Airport and Major Infrastructure Corridors etc. Have representations been obtained from the relevant authorities)

Not applicable

Department of Environment and Heritage:

(Is the land registered by the Department of Environment and Heritage under the Contaminated Lands Act?)

Not applicable

Contamination:

Was a site contamination report prepared by the Director General of Environment and Heritage?

Not applicable

9. **CHARACTERISTICS**

Was the application advertised by the applicant or Council?

Council

Were all the provisions of the Local Government (Planning and Environment) Act complied with or has substantial compliance been deemed.

Yes

The number of objections received:

Nil

10. **GROUND FOR APPLICATION**

Council's reason for requesting the planning scheme amendment.

Council's decision is based upon the submission of the applicant and other relevant groups.

WHERE APPLICABLE submit copies of the following information with this application.

- 1 Application dated 16.6.94 and supporting documents set out therein
- 2 Copy of Registered Plan No 148198
- 3 Advertisement in Newspaper dated 17.6.94 and 24.6.94
- ~~4~~ ~~Text of Notice placed on Land~~
- 5 Letters to adjoining landowners
- 6 Statutory declaration dated 18.7.94
- ~~7~~ ~~Plan to show contours, areas subject to flooding, drainage problems etc.~~
- ~~8~~ ~~Environmental Impact Statement.~~
- ~~9~~ ~~Correspondence with Government Agencies.~~
- 10 Council's Reports No. 901550
- 11 Council's letter of approval to applicant dated 25.8.94
- 12 Two SCHEME MAPS (and Plan of Development if required)

- 13 Locality Map showing the zones of surrounding land subject to this application.
- 14 Site contamination report prepared by the Director-General of Environment and Heritage
- 15 Detailed Land Resource Assessment required by the State Planning Policy 1/92
- 16 Any other relevant material.

I certify that all the above information is correct and that all procedures required by the relevant sections of the Local Government (Planning and Environment) Act have been carried out.

Yours faithfully

N J LETHLEAN
CHIEF EXECUTIVE OFFICER

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COPY

146

HERVEY BAY CITY COUNCIL



A94/17971

Mr Wayne Phillips

506/3-901550
WP:JLM

27th September 1994

RECORDS

30 SEP 1994

RECEIVED

Carswell & Company
P O Box 341
PIALBA 4655

Dear Sir

REZONING APPLICATION NO. 901550 HERVEY BAY GOLF CLUB

I refer to your letter dated 20th September 1994 regarding Planning and Environment Appeal No. 20 of 1994 and advise that, in order to settle the appeal, Council raises no objection to the wording of the proposed new zone being Special Facilities (Golf and Country Club) zone.

I trust that the matter can now be resolved.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

R A CHAMBERS
DIRECTOR DEVELOPMENT SERVICES

Released Under RTI Act 2009



Carswell & Company
Solicitors & Notary

147

Peter Ponti Notary Public
Peter Pagliarino B.A. LL.B.
John Richards LL.B.

Primere House, 17 Torquay Road, (P.O. Box 341), Pialba. Hervey Bay 4655 Our ref:
Telephone (071) 28 2888. Fax No. (071) 28 3849 Your ref:

JAR/MN/94I44
506/3-901550
WP: JLM

HERVEY BAY CITY COUNCIL
TO *Acc* FOR ACTION

19 DEC 1994

16 December 1994

FILE No. 506/3-901550 8
COPIES

Chief Executive Officer,
Hervey Bay City Council,
PO Box 45,
TORQUAY QLD 4655



ATTENTION: MR W. PHILLIPS

Dear Sir,

Re: REZONING APPLICATION NO. 901550 HERVEY BAY GOLF CLUB

Herewith is your copy of sealed Notice of Discontinuance
in this matter.

Yours faithfully
CARSWELL & COMPANY

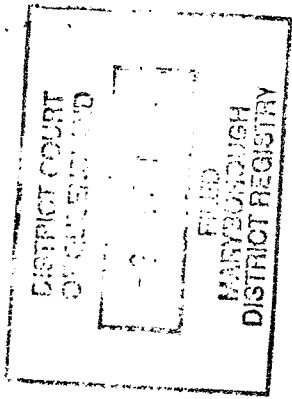
s.47(3)(b) Sch 4 Part
3 Item 3

Per: [Redacted Signature]

Encl.

*

We wish to advise that our office will be opened on a limited basis during Christmas/ New Year. For any enquiries when the office is closed please contact Peter Pagliarino on 283319 or John Richards on 244005. We take this opportunity to wish you the compliments of the season.



IN THE PLANNING & ENVIRONMENT COURT

HELD AT MARYBOROUGH P&E Appeal No. 20 1994

BETWEEN: **HERVEY BAY GOLF AND COUNTRY CLUB
INC**

Appellant

AND: **HERVEY BAY CITY COUNCIL**

Respondent


NOTICE OF
DISCONTINUANCE

TAKE NOTICE that we wholly discontinue our
appeal against the decision of the
Respondent.

DATED at Pialba this *3rd* day of *October* 1994

CARSWELL & COMPANY,
Solicitors,
1st Floor,
17 Torquay Road,
Pialba
HERVEY BAY OLD 4655

s.47(3)(b) Sch 4 Part
3 Item 3


CARSWELL & COMPANY/
Solicitors for the Appellant

Telephone:
(071) 282888
by its Town Agents:

To the Registrar of the Planning and
Environment Court at Maryborough and to the
Respondent and to the Respondent by
Election.

CARSWELL & COMPANY
Solicitors
192 Bazaar Street
MARYBOROUGH OLD 4650

I/We hereby consent to this action being
discontinued by the Appellant.

Telephone:
(071) 222 622

Maryborough
DATED at *Brisbane* ythis *17th* day of *October* 1994

/u/local/notdis.hbge

s.47(3)(b) Sch 4 Part
3 Item 3


Respondent by Election

SOLICITORS FOR RESPONDENT



1148

COPY

HERVEY BAY CITY COUNCIL



A95/07696

Mr J R Barrington

506/3 901550

JRB:MJD

9

13 April, 1995

The Director-General
Department of Housing and Local Government
P O Box 690
BRISBANE QLD 4001

Dear Sir

APPLICATION TO AMEND THE TOWN PLANNING SCHEME - HERVEY BAY CITY COUNCIL - REZONING APPLICATION 901550

Council hereby makes application for amendment of the Town Planning Scheme by excluding the land described hereunder from a zone and including the land so excluded in another zone.

1. **OWNER**

**Where the land is freehold,
name of registered Proprietor:**

Hervey Bay Golf and Country Club Inc.

2. **ZONING**

Present Zoning:

Open Space

Proposed Zoning:

Special Facilities "Golf and Country Club"

3. **LAND**

Real Property Description:

Lot 2 RP 148198 Parish of Urangan

Postal address of Site:

63 Old Maryborough Road, Pialba

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4. **AREA**

Total Area: 60.391ha
Area for each Present zone: 60.391ha
Area for each Proposed zone: 60.391ha

5. **CHARACTERISTICS OF LAND**

Topography: Generally flat raising to a central ridge where the clubhouse is located.
Landcover: Grassed and natural timbers
Drainage and Flooding: Drains to the west

6. **PLANNING**

Existing Land Use: Golf & Country Club - 18 Hole Course
Proposed Land Use: Golf & Country Club
Surrounding Land Use:-

North	Vacant rural
South	Residential
East	Light Industrial/Residential
West	Residential

Current Designation and the proposals conformity with:

Residential
Strategic Plan: Draft Strategic Plan Designation - Urban
Development Control Plan/s: DCP No. 1 Designation -
Council Policy: (Identify) Not applicable
Council Regulatory maps: Not applicable

Amenity:

Proposal will not have any adverse affect on the amenity of the area.

State Planning Policies:

1/92 The Conservation and Development of Agricultural Land

Not applicable

Is an agricultural land assessment required as determined by the Planning Guidelines. (Determined by Section 4 'Assessing Planning Applications')

Not applicable

Was the level of detail in the Broad Scale study adequate to assess the application? If not, has a "Detailed Land Resource Assessment" (Refer to Section 6 & 7 of the Planning Guidelines) been undertaken to provide a more accurate assessment? Please attach.

Not applicable

From these investigations, can the allotment be considered as "Good Quality Agricultural Land" as defined within the policy?

Not applicable

Further, if the proposal is good quality agricultural land, is the justification for the approval of the application in accordance with Section 4.12 of the Planning Guidelines. Appropriate information should be attached as necessary.

Not applicable

2/92 Planning for Aerodromes and other Aeronautical Facilities

Is there potential for conflict between this proposal and existing or likely future aircraft operations, particularly due to its proximity to an aerodrome or an aeronautical navigation, communication or surveillance facility?

Not applicable

What degree of conflict and if appropriate, were conditions placed on the approval that will avoid such conflict?

Not applicable

7. **SERVICES**

Access:

Available

Main Roads:

Not applicable

Water:

Available

Sewerage:

Available

Electricity:

Available

Telephone:

Available

8. **REFERRAL AGENCIES**

State Government General:

(Is the allotment subject to Main Road Access, Dam Catchment, Irrigation Areas, Erosion Prone Areas, Airport and Major Infrastructure Corridors etc. Have representations been obtained from the relevant authorities)

Not applicable

Department of Environment and Heritage:

(Is the land registered by the Department of Environment and Heritage under the Contaminated Lands Act?)

Not applicable

Contamination:

Was a site contamination report prepared by the Director General of Environment and Heritage?

Not applicable

9. **CHARACTERISTICS**

Was the application advertised by the applicant or Council?

Council

Were all the provisions of the Local Government (Planning and Environment) Act complied with or has substantial compliance been deemed.

Yes

The number of objections received:

Nil

10. **GROUNDS FOR APPLICATION**

Council's reason for requesting the planning scheme amendment.

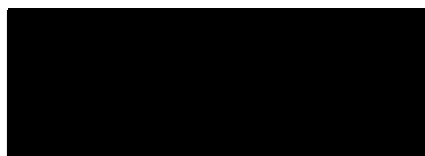
Council's decision is based upon the submission of the applicant and other relevant groups.

WHERE APPLICABLE submit copies of the following information with this application.

- 1 Application dated 16.6.94 and supporting documents set out therein
- 2 Copy of Registered Plan No 148198
- 3 Advertisement in Newspaper dated 17.6.94 and 24.6.94
- 4 Letters to adjoining landowners
- 5 Statutory declaration dated 18.7.94
- 6 Council's Reports No. 901550
- 7 Council's letter of approval to applicant dated 25.8.94
- 8 Notice of Appeal
- 9 Council letter dated 27.9.94

- 10 Notice of Discontinuance
- 11 Two SCHEME MAPS (and Plan of Development if required)
- 12 Locality Map showing the zones of surrounding land subject to this application.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

R A CHAMBERS
DIRECTOR DEVELOPMENT SERVICES

FCRC - Released Under RTI Act 2009



APPN. NO: 90/550

77 Tavistock Street
Torquay
Hervey Bay.
P.O. Box 45
Torquay
4655

Hervey Bay City Council

Telephone
(071) 25 0222

(071) 25 0293

APPLICATION FOR AMENDMENT OF A PLANNING SCHEME

File No:-

FEE: - \$1630-00

Assessed BY \$240-00
\$1870-00

Amount \$1870.00

Rec 126552
Date 16.6.94

APPLICATION IS HEREBY MADE UNDER SECTION 4.3 OF THE LOCAL GOVERNMENT (PLANNING & ENVIRONMENT) ACT FOR THE AMENDMENT OF THE CITY OF HERVEY BAY PLANNING SCHEME.

PARTICULARS OF APPLICATION

APPLICANT

NAME: HERVEY BAY GOLF AND COUNTRY CLUB INC.

s.47(3)(b) Sch 4 Part 3 Item 3

ADDRESS: 63 OLD MARYBOROUGH ROAD, PIALBA

APPLICANT/S SIGNATURE: [Redacted]

DATE: 16 June 1994

CONTACT NAME: MAREA JOSEPHSON

PHONE: 244 544

PARTICULARS OF SITE

NAME OF OWNER/LESSEE: HERVEY BAY GOLF AND COUNTRY CLUB INC.

REAL PROPERTY DESCRIPTION: LOT 2 RP 148198 PARISH Urangan

STREET ADDRESS OF PROPERTY: 63 OLD MARYBOROUGH ROAD, PIALBA

RATE ASSESSMENT NO: 05396-00000-000-1 TOTAL LAND AREA: 60.391 ha

CONSENT OF OWNER

I/WE NOEL CASSEY OF

HEREBY CONSENT TO THIS APPLICATION.

SIGNATURE/S: [Redacted]

PRESIDENT

DATE: 16/6/94

s.47(3)(b) Sch 4 Part 3 Item 3

ADDITIONAL CHARACTER OF LAND

CURRENT ZONING: ..OPEN SPACE..... AREA: ..60.391 ha.....
 AREA:

PROPOSED ZONING: "SPECIAL FACILITIES" AREA: ..60.391 ha.....
 "GOLF & COUNTRY CLUB" AREA:

DETAILS OF PROPOSAL/TYPE OF APPLICATION: ...REZONE.....

.....
 GROUNDS FOR APPLICATION:CORRECTION OF EXISTING ZONE TO PERMIT.....

PLANNING FOR FUTURE DEVELOPMENT.....

EXISTING CHARACTER OF LAND

TOPOGRAPHY: ..FLAT TO GENTLY UNDULATING.....

DRAINAGE: ..NATURAL TO DEFINED AND PARTLY DEFINED OUTLETS.....

CURRENT USE OF LAND: ..GOLF & COUNTRY CLUB - 18 HOLE COURSE.....

CURRENT USE OF BUILDINGS: CLUBHOUSE, GREENKEEPERS SHEDS, PUMP SHED & TOILET
 INCLUDES USES PRIOR TO BEING VACANT BLOCKS

FLOOR AREA OF EXISTING BUILDINGS: CLUBHOUSE 880m2 PLUS PATIO 210m2 PLUS
 INCLUDES USES PRIOR TO BEING VACANT SHEDS 500m2

CAR PARKING SPACES EXISTING: ..150 PLUS.....

NO. OF PERSONS ENGAGED IN CURRENT USE: ..13.....

NATURE OF ANY MACHINERY IN CURRENT USE IN EXCESS OF
 1.5 KW AGGREGATE LOAD:IRRIGATION MOTORS.....

SURROUNDING LAND USE: ...BUFFER... &...PART...RES. A.....

AVAILABILITY OF WATER: ..YES..... SEWERAGE: ..YES..... ELECTRICITY:..YES.....

RELEVANT PLANNING DOCUMENTS: ..TOWN PLANNING SCHEME.....

GOVERNMENT PROVISIONS OR RESTRICTIONS: ..N/A.....

SITE CONTAMINATION ASSESSMENT

In accordance with the requirement of Section 8.3A of the Act Council requires the submission of a site history as part of this application.

See attached sheet entitled Information for Compiling a Site History

PROPOSED USE

PROPOSED USE OF LAND: .GOLF.AND.COUNTRY.CLUB.....
PROPOSED USE OF ANY BUILDINGS: ...CLUBHOUSE.....
IS IT PROPOSED THAT THE PREMISES BE SUBDIVIDED:- YES/NO
IF YES, NUMBER OF LOTS PROPOSED: ...N/A.....
FLOOR AREA OF PROPOSED BUILDINGS: .NIL.....
NO. OF PROPOSED CAR PARKING SPACES: ...NONE.IN.ADDITION.TO.EXISTING.....
NO. OF PERSONS TO BE ENGAGED IN PROPOSED USE: ..13.....
NATURE OF MACHINERY TO BE USED IN PROPOSED USE: ..AS.EXISTING.....
VALUE OF THE DEVELOPMENT:N/A.....

ADVERTISING

ADVERTISED IN NEWSPAPER: ..INDEPENDENT..... DATE: ..17.6.94.....
LETTER TO ADJOINING OWNER'S NO. ..7..... DATE: ..17.6.94.....
LETTER TO ALDERMAN FOR AREA: Ald. .LYNESS..... DATE: ..17.6.94.....
LETTER TO LOCAL MEMBER: ..MR.W.NUNN.MLA..... DATE: ..17.6.94.....
DATE NOTICE POSTED ON LAND:17.6.94.....
CLOSING DATE FOR OBJECTIONS: ...14.7.94.....

DOCUMENTS AND SUPPORTING MATERIAL ACCOMPANYING APPLICATION

Copy of Registered Plan (and metes and bounds description where the area to be rezoned is for part of a lot)

Plan to show contours, areas subject to flooding, drainage problems etc

Economic Impact Statement

Environmental Impact Study

Location Map showing the zones of the land surrounding the land the subject of this application

Site Contamination report prepared by the Director of the Chemical Hazards and Emergency Management Unit

Any other relevant material:-

PLEASE CROSS OUT THOSE ITEMS NOT APPLICABLE.

Statutory Declaration.

QUEENSLAND }
TO WIT }

I, GEORGE BLYTHE HENRY HADDOW
of 358 Esplanade, Scarness, in the State of Queensland,
do solemnly and sincerely declare
that, the property at 63 Old Maryborough Road,
Pialba being Lot 2 on R.P. 148198, has operated
continuously as a privately owned Golf Club since
1937.
Prior to the Club becoming Incorporated I was one
of the Trustees.
I served as Club President for a total of 7 years
commencing in 1963.

And I make this solemn declaration conscientiously believing
the same to be true, and by virtue of the provisions of the
Oaths Act 1867-1988.

Taken and Declared before me, at Hervey Bay
this *Sixteenth* day of June 1994

[Redacted Signature]

L O P 1965

[Redacted Name]

A Justice of the Peace.

s.47(3)(b) Sch 4 Part
3 Item 3

Original
Deed of Grant

QUEENSLAND

CERTIFICATE OF TITLE

Register

Vol. 6299 Fol. 250

Platt

(Page 1)

No. A 62667

40466 (Por 8)

Dealing No.. G426678

Reference to previous

Vol. 1540

Fol. 209



Issued: 11 June, 1982

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such easements encumbrances and interests as are shown in the Second Schedule.

Witness:

[Signature]

[Signature]
Registrar of Titles.



Estate and Land Referred To

Estate in Fee Simple in Lot 2 on Registered Plan No. 148198 County of March Parish of Urangan
Containing 60.3910 hectares

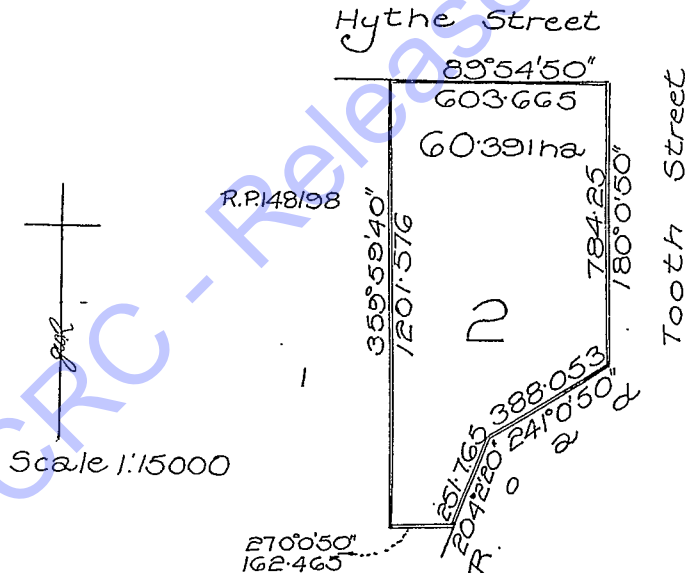
FIRST SCHEDULE

~~ERNEST CLAUDE TAYLOR, GEORGE BLYTHE HENRY HADDOW and ALFRED ERNEST KAHLER as Trustees
Under Nomination of Trustees No. D886781~~

SECOND SCHEDULE

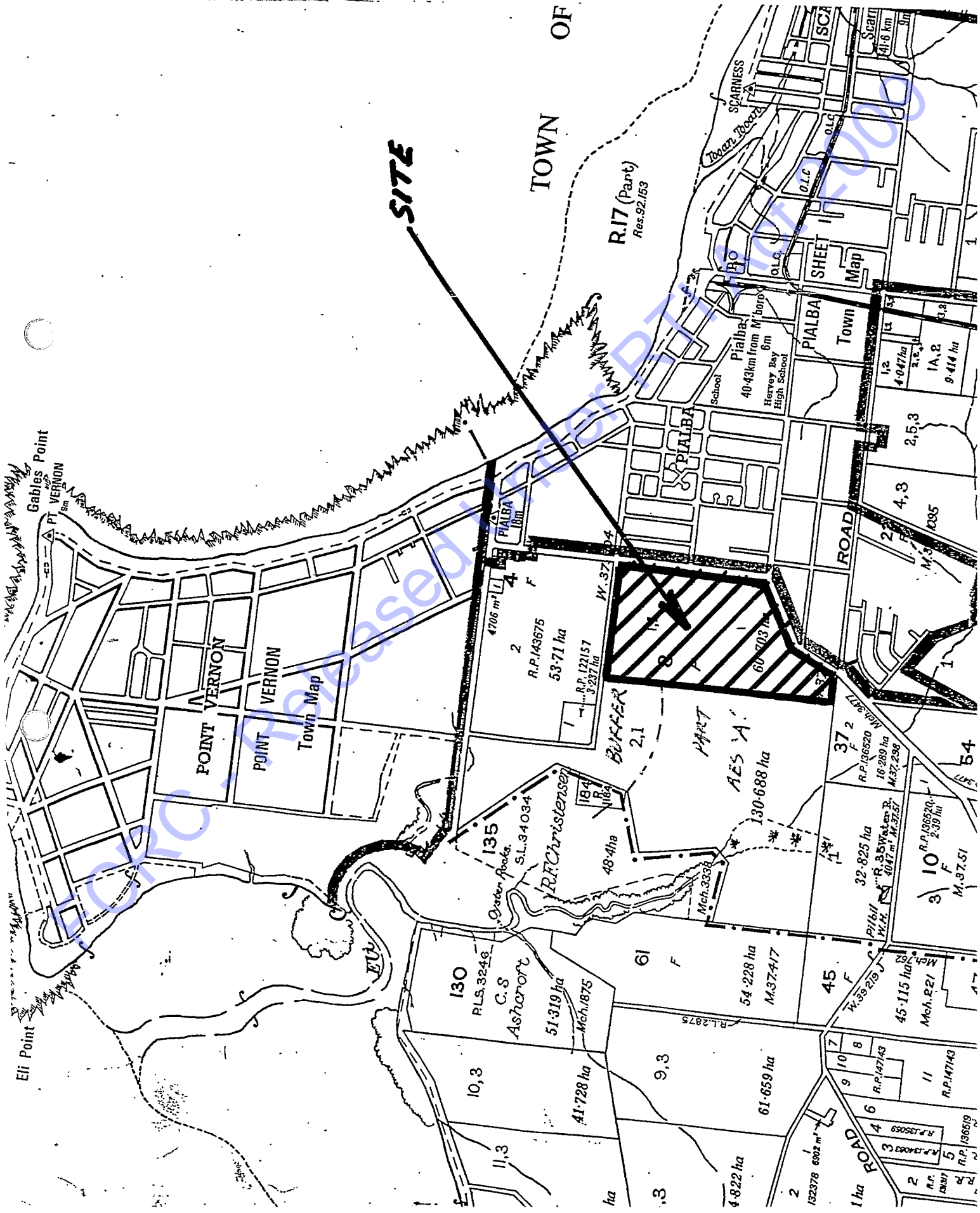
1. Rights and interests reserved to the Crown by the Deed of Grant above referred to.
2. ~~Bill of Mortgage No. D639215 to Commonwealth Savings Bank of Australia Produced
18 Sep 1968 Registered 23 Oct 1968. RELEASED VIDE NO. H303046
2 JUL 1984~~
3. ~~Bill of Mortgage No. F232933 to Commonwealth Savings Bank of Australia Produced
21 Sep 1976 Registered 15 Oct 1976. RELEASED VIDE NO. H303046
2 JUL 1984~~

PLAN OF LAND



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: Entries ruled through and authenticated by the Seal of the Registrar of Titles are cancelled.



This plan MUST NOT BE FOLDED but may be rolled.



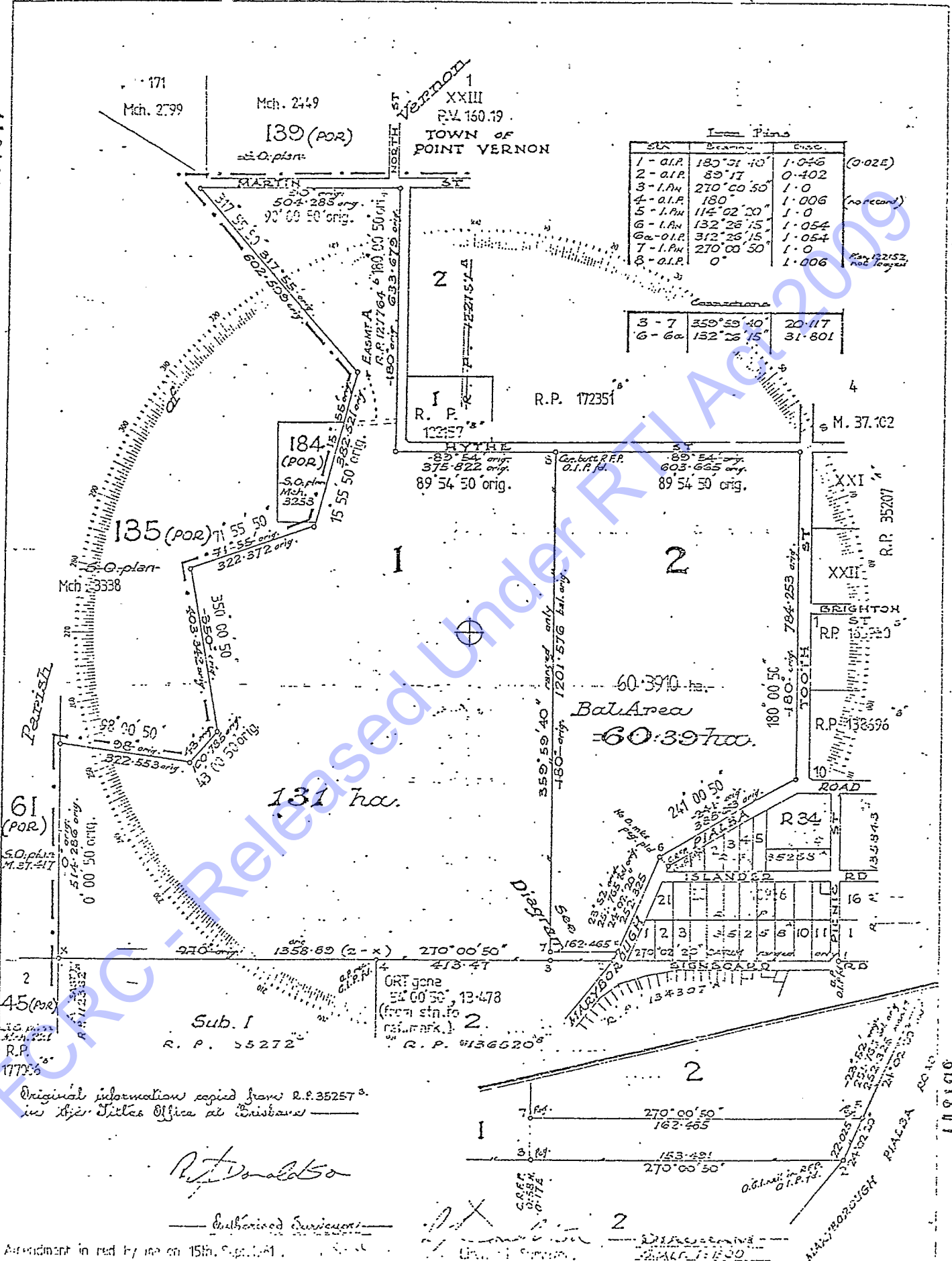
148198

Drawing of in must be restricted to the space inside the lines

148198

148198

148198



Sta	Bearing	Dist.	Notes
1 - O.P.	180° 31' 10"	1.046	(0-02E)
2 - O.P.	89° 17'	0.402	
3 - I.P.	270° 00' 50"	1.0	(no record)
4 - O.P.	180°	1.006	
5 - I.P.	114° 02' 20"	1.0	
6 - I.P.	132° 28' 15"	1.054	
6a - O.P.	312° 26' 15"	1.054	
7 - I.P.	270° 00' 50"	1.0	
8 - O.P.	0°	1.006	Plan 13253 not traced

Sta	Bearing	Dist.
3 - 7	359° 59' 40"	20.117
6 - 6a	152° 26' 15"	31.801

61 (POR)

135 (POR)

131 ha.

184 (POR)

TOWN OF POINT VERNON

Original information copied from R.P. 35257³ in the Titles Office at Brisbane

R. J. Donaldson

Authorised Surveyor

Amendment in red by me on 15th. Sept. 1961.

Lots 1 & 2 Orig. Portion 8
 Cancelling Resubs 1 & 2 on R.P. 35257 Orig. Grant County of Brisbane
 Surveyed by R. J. DONALDSON 9/10/61 Parish of BRAMHOPE
 SCALE 1:7500
 148198

3

OZ ADS - CLASSIFIEDS PH 24 1000

Locally owned - Hervey Bay's biggest circulation - 10,000 more readers

MOTORING ACCESSORIES

HERVEY Bay Stripes and Graphics - Ron McGowan - cars, trucks, boats, pinstriping, protector strips, signs, air moulds. Phone 25 1933, Mob. 018 062 561.

MOTOR VEHICLES

1989 SOLD 90 Berlina Sedan, 5 litre V8, auto, air, p/steer, p/windows, central locking, cruise control, low km mag wheels, April 9' '95. Very nice car \$2,000. (12mths warranty). Whitaker Holden. Scarness. Phone 28 1722.

1992 LANDCRUISER GXL Turbo Diesel wagon, seven seat, one careful owner, log books, low kms. Still under new car warranty. Big saving on new price. Whitaker Holden. Scarness. Phone 28 1722.

1992 HOLDEN VP UTILITY, 5 speed with air conditioning, white colour, towbar, still only 21,000kms. \$22,995. (12mths warranty). Whitaker Holden. Scarness. Phone 28 1722.

1982 WB UTILITY 4.2 V8 automatic. One owner, log books. Reduced now \$995. Whitaker Holden. Scarness. Phone 28 1722.

MOTOR VEHICLES

1990 VN COMMODORE Executive sedan, auto, air, p/steer, two tone paint, drives very well \$18,995. (12 mths warranty). Whitaker Holden. Scarness. Phone 28 1722.

1980 VC Commodore 3.3L1. 4 Speed, good rego, RWC. \$3800. Fairway Motors. Ph. 24 2455 A/h 28 3769.

1982 VH Commodore Wagon, 6 Cyl. 4 Speed, Air Cond., good rego, recon. motor, very tidy \$5495. Fairway Motors. Phone 24 2455 A/h 28 3769.

1984 CAMIRA Wgn, 5 speed, 6 months rego, RWC \$4750. Fairway Motors. Ph. 24 2455 A/h 28 3769.

1983 CAMIRA SLX 5 Speed, radio cassette, RWC, good rego \$3995. Fairway Motors. Phone 24 2455 A/h 28 3769.

1981 COROLLA Radio, 6 months rego, RWC, ideal 1st car or ladies car \$2750. Fairway Motors. Phone 24 2455 A/h 28 3769.

1985 PEUGEOT 505 SR auto sedan, Air Cond., P/Steer only \$9490. Hervey Bay Car Sales. Ph. 24 3733.

1984 COMMODORE VK Exec. auto, Sedan, P/Steer, Air Cond., Low Km - only \$995. Hervey Bay Car Sales. Phone 24 3733.

MOTOR VEHICLES

1984 FALCON XF Sedan, auto, Air Cond., Red Dico, log books, only \$7490. Hervey Bay Car Sales. Phone 24 3733.

1974 DATSUN 260Z Coupe, 5 Speed, alloy wheels, red, immaculate \$7990. Hervey Bay Car Sales. Phone 24 3733.

1981 CRESSIDA SWagon, 4 speed, auto, Air Cond., P/Steer, stereo system \$8990. Hervey Bay Car Sales. Phone 24 3733.

CHEAP CAR Mechanically sound, good interior, good tyres, spares including windscreen, head and assorted engine bits. Minor repairs needed. Drive it home today for \$800ono. Phone 018 062 056.

POSITIONS VACANT

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

NOTICE is hereby given of AGM for Burrum Recreation Reserve Assoc. Inc. to be held Tuesday July 12, 1994, 7.30pm at the Roderick Residence, 20 Hunter Street.

PUBLIC NOTICES

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

SECRETARIAL SERVICES
TYPING, photocopying, fax services, bookkeeping, resumes, answering services, all professional services. Masterlink Computers. Enquiries Phone 25 5077.

NIKENBAH MARKETS

"Simply the Best!"
SUNDAY JUNE 19

- 145 Stalls this Sunday 8am to 12 noon
- 'Kenstar' Duo - Playing Country & Western
- Refreshments, 20c & 50c Raffles, Rides
- Bozo the Clown
- Live Entertainment
- Site fee \$6, Table hire \$2
- Free ticket site draw
- Book early 28 2722
- Free Car Park

1st and 3rd SUNDAY EVERY MONTH

BUSINESS OPPORTUNITY

A successful company offers an opportunity to a suitable applicant to operate as sole distribution agent. Full marketing and management support given plus equipment and training. A substantial growth pattern is indicated and a generous profitability can be anticipated from a modest capital investment.

WOOL INSULATIONS OF AUSTRALIA.
Ph. 02 828 0811.

PETS

HERVEY BAY PET MOTEL - For dogs & Cats. Open 7 days. Ph. 28 1543.

HILLCREST boarding cattery, Nikenbah. Phone 28 4564

COUNSELLING COURSES

The Australian Institute of Professional Counsellors now has information available on 1994 correspondence courses.

Contact the Manager:
P.O. Box 4279,
LOGANHOLME DC 4129
Phone: (07) 8011155

PUBLIC NOTICE

UFO'S, earth mysteries, anyone interested in starting a discussion group. Phone 24 4279 Ahrs

Is Gambling creating Problems in your life, GAMBLERS ANONYMOUS can help. Meetings are held every Monday at 7.30pm. JOHN PAUL CENTRE Hillyard Street, Pialba. Enq. Phone 25 3532

POSITIONS VACANT

INTERSTATE Photographer in area July. Seeks models for photo sessions. For information. Ph. 22 2632

ARTS & CRAFTS DEMONSTRATION DAYS

Mon. 20 - Vicki 1-3pm - Folk Art
Tues. 21 - Joan 11am-1pm - Tapestry
Wed. 22 - Barbara 10am-Noon - Beads
Friendly Plastic Thurs. 23 - Debbie 10am - Noon - Paper Tole
Fri. 24 - Tamara & Candice - 10am-Noon - Air Brushing
10% Discount on Relevant products during course of demo's!

NEEDLECRAFT CONNECTION
45 Main St. Pialba
Phone 24 1050

HERVEY BAY CES

QUALIFIED CHEF required to prepare A-La-Carte meals, and organise salad bar. Two days per week, day and evening, and on call work to support chef. Must be able to handle large crowds. Essential to have references. (89TWO2).

CASUAL POSITION exists for an experienced Bobcat operator. Must have a C Class Licence. Backhoe attachment experience is essential. (03TWO4B).

For further information enquire in person at the Hervey Bay CES between 8.45am and 5pm weekdays.

MARYBOROUGH CES

FRUIT PICKERS, Packers and Pruners are required urgently for seasonal work in the Gayndah/Mundubbera area. Must have own transport and camping gear/accommodation.

KITCHENHAND is required for fulltime position. Duties include food preparation, cleaning and assisting chef. Must be able to work under pressure and sometimes without supervision. Own transport and phone essential.

POSITIONS exist in Child Care Centre. These include director, group leaders & assistants. Fulltime and part time positions available. Applicants must be suitably qualified.

For further information enquire in person at the Maryborough CES between 8.45am and 5pm weekdays.

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 43

APPLICATION TO AMEND A PLANNING SCHEME ETC.

Application is hereby made to the Hervey Bay City Council to amend the planning scheme for the city of Hervey Bay.

The Proposed Amendment is by: Rezoning

From: Open Space to Special Facilities "Golf and Country Club"

posed Amendment is in respect of land at: 63 Old Maryborough Rd.

Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

A person may enquire before: July 14, 1994 -

(a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.

(b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

M & M FISHERIES

For a Wide Variety of Fresh & Frozen Seafoods

THIS WEEKENDS SPECIALS

Flake Fillets.....\$5.80/kg
Scallop Meat.....\$14.80/kg
Fresh Local Squid.....\$5.80/kg

5 Barron St, Urangan
PHONE 25 5662

Hervey Bay SPORTSMEN'S CLUB LTD

NOTICE OF EXTRAORDINARY GENERAL MEETING

In accordance with the Articles of the Hervey Bay Sportsmen's Club Ltd, an extraordinary general meeting is called to be held on Sunday, June 26, 1994 at the hour of 9.30am at 10 Pier Street, Urangan, Hervey Bay to discuss, move and resolve the proposed changes to the Articles of Association of the Company and to pass a resolution in regards to a memorial tribute to the late Ronald Barry Timms. Any member wishing to obtain a copy of the proposed changes to be dealt with at that meeting may obtain a copy thereof at the Club's offices at 10 Pier Street, Urangan during office hours.

M.D. Williams
President

WANTED URGENTLY

Support Vehicle

A chance of a lifetime to participate in the

1994 VARIETY CLUB MINE TO MINE BASH

5.8.94 to 13.8.94

Vehicle required - Utility - Trayback - 4WD

For further information please phone Ray on 24 1843 after 6pm or Steve on 25 3142 after 6pm

INVEST IN OSTRICHES

You don't need to be a farmer, You don't even need land. You don't need lots of cash to get started.

WE OFFER INTEREST FREE TERMS

You can buy an Ostrich chick from \$2000 (deposit) and sell at 15 months for up to \$18,000. Or buy a breeding pair - and in 36 months, have a brood of chicks to sell at up to \$126,000. These examples are real. To find out more, post the coupon or call the local number.

PHONE: 1 800 813 380 NOW!

Afro Ostrich Farms Ltd ACN 058 815 881
Reply Paid PO Box 705, Murwillumbah NSW 2484

Name

Address

Phone (A/H) (B/H)

Tell me more of the profit in Ostriches.

Alcoholics Anonymous

Meetings 11st
Monday 8pm - Lutheran Church Hall, Uravane Road, Pialba.
Tuesday 8pm - Central School, Kent Street, Maryborough. Kevin 21 3659.
Wednesday 8pm - Parish Hall, Bazaar Street, Maryborough. Gordon 29 4375.
Wednesday 2pm - The Swimming Club, Howard. Judith 29 4037.
Thursday 8pm - Takura School, Takura. Dawn 25 5907.
Friday 8pm - The Neighbourhood Centre, Pialba.
From Saturday May 7 - Women's Only Meeting at Women's Health Centre, Turo Street, Torquay from 3.30pm. Contact Dawn 25 5907.

TUITION & GLASSES

Q.K.F.A. AEROBICS
Step total fitness. Phone 25 2753-24 2529-28 1151

Learn music from \$5.00 per lesson. Piano, Keyboard, Organ & Guitar

AM MUSIC CENTRE & ACADEMY

Phone 24 4438

WEDDING SERVICES

PHOTOGRAPHER weddings, portraits, specialist, Bruce Maddy AIPP member. Phone 28 0144.

LOOK especially beautiful on your wedding day with elegant nails and classically beautiful make-up by Faces Professionnelle. Ph 24 3255

WRECKING

WRECKING 4X4's at Gypmie 4WD (opposite Woolworths). Phone (074) 82 3900.

SAVE MONEY and support the Locals - put your ads in the Independent, Hervey Bay's only locally owned newspaper. Ph. 24 1000. Ph. Fax. 24 2000. Or call at our office in 29 Main Street, Pialba.



OZ ADS - CLASSIFIEDS PH 24 1000

Locally owned - Hervey Bay's biggest circulation - 10,000 more readers

MOTOR VEHICLES

WB UTILITY 3.36 Cyl. Auto, LP Gas, air cond., cruise control, white in colour, suit work on touring \$7990. Whitaker Holden. Scarness. Phone 28 1722.

WB UTILITY 4.2 Kingswood auto, one owner, log books. Tonneau cover. 6 months rego. Value here now \$9990. Whitaker Holden. Scarness. Phone 28 1722.

1974 HONDA Civic hatchback, Rego & RWC, as traded \$1495. Fairway Motors. Phone 24 2455 28 3769.

1982 FORD XE Sedan, Six Seater, auto, cloth trim, Rego & RWC \$4495. Fairway Motors. Phone 24 2455 A/h 28 3769.

1984 HOLDEN Camira Wagon, 5 speed Rego & RWC, 12 Months Warranty included \$4750. Fairway Motors. Phone 24 2455 A/h 28 3769.

HOLDEN HJ One, auto, ready for the tradesman \$2995. Fairway Motors. Phone 24 2455 A/h 28 3769.

MOTOR VEHICLES

82 MITSUBISHI SIGMA Wagon, T-Bar auto, Rego & RWC, reduced to only \$3495. Fairway Motors. Ph. 24 2455 A/h 28 3769.

LANDROVER series 3, 1974, black, 6 cyl, no rust, sunroof, stereo winch, exc cond. priced for quick sale. \$6,000 ONO. Ph. 25 5434.

PETS

HERVEY BAY PET MOTEL - For dogs & Cats. Open 7 days. Ph. 28 1543.

HILLCREST boarding cattery, Nikenbah. Phone 28 4564

POSITIONS VACANT

REAL ESTATE Sales for an exciting career in booming Hervey Bay. For interview contact Robyn on 28 2433.

INTERSTATE PHOTOGRAPHER in area July. Seeks models for photo sessions. For information Phone 22 2632.

POSITIONS VACANT

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

COUNSELLING COURSES

The Australian Institute of Professional Counsellors now has information available on 1994 correspondence courses.
Contact the Manager: P.O. Box 4279, LOGANHOLME DC 4129 Phone: (07) 8011155

HERVEY BAY CES

A QUALIFIED PANEL BEATER for rust and smash repairs is needed by a local firm.
A CABINET MAKER with experience in kitchen manufacture and installation is required.
A JUNIOR OFFICE PERSON is wanted for general office duties. Must be aged 17-18 and be able to type and use a computer. Must be well presented and well spoken for public contact.
For further information enquire in person at the Hervey Bay CES between 8.45am and 5pm weekdays.

PUBLIC NOTICES

HERITAGE BAPTIST CHURCH will begin services soon in Hervey Bay. Independent, fundamental, bible believing - bible teaching. Interested persons contact Dr R. Wright, P.O. Box 162, Torquay, 4655.

PUBLIC NOTICES

THANKS - Hervey Bay Hospital Auxiliary would like to thank everyone who helped to make our fete such a success.

ALL REAL ESTATE AGENTS - My property - 43 Dayman Street has been withdrawn from your hands.
Is Gambling creating Problems in your life, GAMBLERS ANONYMOUS can help. Meetings are held every Monday at 7.30pm.
JOHN PAUL CENTRE Hillyard Street, Pialba Enq. Phone 25 3532

POSITIONS VACANT

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

TO LET

LARGE FAMILY HOME Esplanade, Torquay \$170pwk. Phone 28 1184 A/hrs 24 4049.

PUBLIC NOTICE

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

PUBLIC NOTICE

Training for EXCEL 5.0 Spreadsheet now available at Hervey Bay Skillshare. 8 x 3 1/2 hour sessions.
Cost: \$150
Commences: July 11, 1994
For further information contact Dorne Wallace Phone 28 3400

Rollerskating Daily

2pm - 4pm
5.30 - 8.30
Apex skating rink Esplanade Scarness

REAL ESTATE

PRIVATE SALE \$118,000
Something different, open, spacious brick large cool verandahs, native garden 1/4 acre. Ghost Hill.
Phone 28 4935

SECRETARIAL SERVICES

TYPING, photocopying, fax services, bookkeeping, resumes, answering service, all professional services. Masterlink Computers. Enquiries Phone 25 5077.

TENDERS

HERVEY BAY CITY COUNCIL
For items under this category, please refer to the Council advertisement on page 6 every week in this newspaper.

TO LET

LARGE FAMILY HOME Esplanade, Torquay \$170pwk. Phone 28 1184 A/hrs 24 4049.

TO LET

3 BED mod. house, 1/4 garage \$140pw. 3 Bed. new house, fam. room, 1/4 garage \$150pw. 3 bed furn. house \$130pw. 4 bed unfurn. house, double garage \$160pw. 1 bed unf. flat \$80pw. 2 bed furn. flat \$100pw. Don McNeil Real Estate, 463 Esplanade, Torquay.

TUITION & CLASSES

Q.K.F.A. AEROBICS Step total fitness. Phone 252753-242529-281151

Learn music from \$5.00 per lesson. Piano, Keyboard, Organ & Guitar

AM MUSIC CENTRE & ACADEMY Phone 24 4438

WANTED TO BUY

2ND HAND removal cartons. Ph 28 2766.

WEDDING SERVICES

PHOTOGRAPHER weddings, portraits, specialist, Bruce Maddy AIPP member. Phone 28 0144.

LOOK especially beautiful on your wedding day with elegant nails and classically beautiful make-up by Faces Professionale. Ph 24 3255

WRECKING

WRECKING 4X4's at Gypme 4WD (opposite Woolworths). Phone (074) 82 3900.

M & M FISHERIES

THIS WEEKENDS SPECIALS
Jewish Fillets.....\$8.90/kg
King Salmon Fillets.....\$8.60/kg
Western Australian Whitebait.....\$8.80/kg
5 Barron St, Urangan
PHONE: 25 5662

LIQUOR ACT 1992 NOTICE OF APPLICATION FOR VARIATION OF LICENCE

Applicants Name: Burrum District Golf Club Inc, Nominee: Frederick Goodall.
Address of Premises: Burrum District Golf Club Inc, William Street, Howard.
Licence Type: Club Licence.
Primary purpose of business: Business of a Club.
Proposed variation extended trading hours: From 10am to 12 Midnight, Monday to Sunday to 8am to 12 Midnight, Monday to Sunday.
Objections to the granting of this application may be filed by a member of the public over the age of 18 years who has a proper interest in the locality concerned, and is likely to be affected by the grant of the application.
Grounds for objection:
(a) If the application were granted - undue offence, annoyance, disturbance or inconvenience to persons who reside or work in the locality concerned, or to persons in or travelling to or from an existing or proposed place of public worship, hospital or school is likely to happen; or
(b) If the application were granted - the amenity, quiet or good order of the locality concerned would be lessened in some way.
Closing date for objections: 13 July, 1994.
Objections may be lodged individually in writing or in petition form and must state the grounds for the objection.
Any objections lodged in petition form must contain the name of a person acting as principal contact. This person will be responsible for advising all signatories to the petition of the date, place and time for the hearing of objections and of any decision of the Chief Executive and/or Liquor Appeals Tribunal.
Forward any objections to the Executive Director, Liquor Licensing Division, GPO Box 354, Brisbane, QLD, 4001.
Objections will be advised of a hearing date.
Under section 122 of the Liquor Act 1992, a copy of any objection may be forwarded to the applicant.
Executive Director
Liquor Licensing Division

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.12

APPLICATION FOR CONSENT

Application is hereby made to the Hervey Bay City Council for the issue of a Planning Consent permit for the use of land for: Crematorium/Private Cemetery/Funeral Home/Carer's Residence.
The Postal Address of the Land is: Maryborough - Urangan Road, 10km-20km North of the Animal Refuge (Lot 1 on MG113654).
Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
A person may on or before: July 8, 1994.
(a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
(b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT SECTION 4.3

APPLICATION TO AMEND A PLANNING SCHEME ETC.

Application is hereby made to the Hervey Bay City Council to amend the planning scheme for the city of Hervey Bay.
The Proposed Amendment is by: Re-zoning
From: Open Space to Special Facilities "Golf and Country Club"
The Proposed Amendment is in respect of land at: Corner Old Maryborough Road and Tooth Street, Pialba.
Particulars of the proposal will be open to inspection at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
A person may on or before: July 14, 1994 -
(a) Request details of the proposed amendment from the Town Clerk at the Council Administration Centre situated at 77 Tavistock Street, Torquay.
(b) Make a signed written objection to the Town Clerk in respect of the proposed amendment.

Hervey Bay SPORTSMEN'S CLUB

NOTICE OF EXTRAORDINARY GENERAL MEETING

In accordance with the Articles of the Hervey Bay Sportsmen's Club Ltd. an extraordinary general meeting is called to be held on Sunday, June 26, 1994 at the hour of 9.30am at 10 Pier Street, Urangan, Hervey Bay to discuss, move and resolve the proposed changes to the Articles of Association of the Company and to pass a resolution in regards to a memorial tribute to the late Ronald Barry Timms. Any member may peruse a copy of the proposed changes to be dealt with at that meeting, during office hours at the Club at 10 Pier Street, Urangan.

M.D. Williams
President

PIALBA SERVICES MEMORIAL BOWLS CLUB INC.

Special General Meeting

Notice is hereby given that a Special General Meeting of this Club, will be held at the Clubhouse, on Sunday July 3, 1994 at 9.30am.

All members are asked to be in attendance.

AGENDA

1. Amendments to constitution.
 - a) Social Members
 - b) Mandatory Rules for Club Affiliation of RQBA
2. Rescind Motion for Amalgamation.

W Roberts,
Honorary Secretary

FUNERAL DIRECTORS

"FIRST STEPS TO PLANNING AHEAD"

Pre Arranging a Funeral is sensible. However, you should think about your choice of a Funeral Fund carefully!

QUESTIONS

You should ask before signing a Pre Paid Funeral Contract

QUESTIONS

1. Are the Funds invested in the Prepaid Funeral Plan exempt from both personal tax and capital gains tax?
 2. Is the Pre Paid Funeral excluded from the Assets Test?
 3. Are the Earnings (Interest) of the Fund calculated yearly?
- If you answer "NO" to any of the questions, talk to J. KIRK & SON before you sign.

J. KIRK & SON

140 Adelaide St Maryborough, 4650. Ph. 21 4183
85 Torquay Road Scarness, 4655. Ph. 24 2524

Please send me a free booklet on FUNERALS and CREMATONS

NAME:.....

ADDRESS:.....

.....P/CODE.....

MANAGERS MARYBOROUGH-HERVEY BAY CREMATORIUM

Mr N Cassey

Ms M S Josephson

16 June

94

Mr. W.M. & Mrs. E.M. Linn,

s.47(3)(b) Sch 4 Part
3 Item 3

Dear Mr. & Mrs. Linn,

re: Rezoning Application - Hervey Bay Golf and Country Club Inc.
63 Old Maryborough Road, Pialba

Enclosed herewith notification as required under the Local Government
(Planning and Environment) Act 1990 regarding application for
rezoning of the above land.

Yours sincerely,

M.S. Josephson,
Secretary.

Encl.

FCRC - Released Under RTI Act 2009

"A"

4

"A"

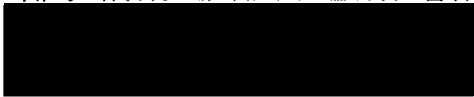
Mr N Cassey

Ms M S Josephson

21 June

94

Mr. W.M. & Mrs. E.M. Linn,



s.47(3)(b) Sch 4 Part
3 Item 3

Dear Mr. & Mrs. Linn,

re: Rezoning Application - Hervey Bay Golf and Country Club Inc.
63 Old Maryborough Road, Pialba

We refer to our letter dated 16 June, 1994.

Due to some confusion over the residential address of the Hervey Bay Golf and Country Club Inc. which has been advertised as 63 Old Maryborough Road, Pialba, we wish to advise that a second public advertisement will be placed in the Independent Newspaper on Friday 24 June, 1994 which better describes the property location as being the Corner of Old Maryborough Road and Tooth Street, Pialba.

The closing date for lodgement of objections remains 14 July, 1994.

Yours sincerely,

M.S. Josephson,
Secretary.

Encl.

FCRC - Released Under RTI Act 2009

THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT

SECTION 4.3(10))

STATUTORY DECLARATION - S.4.3

I, MAREA SUSAN JOSEPHSON

DO SOLEMNLY AND SINCERELY DECLARE THAT, IN RESPECT OF THE APPLICATION MADE TO AMEND THE PLANNING SCHEME FOR THE HERVEY BAY CITY COUNCIL PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT (PLANNING AND ENVIRONMENT) ACT 1990 BY

HERVEY BAY GOLF AND COUNTRY CLUB INC

AT 63 OLD MARYBOROUGH ROAD, PIALBA

(a) THE APPLICATION WAS ADVERTISED IN THE INDEPENDENT

ON 17.6.94 and 24.6.94

DATE OF ADVERTISEMENT

(b) A NOTICE IN THE PRESCRIBED FORM WAS POSTED ON THE RELEVANT LAND OR AS PRESCRIBED BY REGULATION 13.

ON 17.6.94 TO THE FRONTAGE TO TOOTH STREET, HYTHE ST

DATE NOTICE POSTED ON LAND NAME OF ROADS

& OLD MARYBOROUGH ROAD AND WAS MAINTAINED UNTIL 14.7.94

LAST DAY FOR RECEIPT OF OBJECTIONS

(c) NOTICE WAS SERVED ON ALL ADJOINING OWNERS AND ELECTED REPRESENTATIVES WHOSE NAMES AND ADDRESSES ARE LISTED BELOW ON 17.6.94 & 21.6.94

DATE OF SERVICE OF NOTICES

NAME ADDRESS MANNER OF SERVICE

AS PER ATTACHED SCHEDULE

(d) THE WORDING OF THE NOTICES REFERRED TO IN (c) BEING SIMILAR TO THE ANNEXURE HERETO MARKED (A)

(e) A COPY OF THE WHOLE OF THE PAGE OF THE NEWSPAPER ON WHICH THE NOTICE OF APPLICATION APPEARED IS ATTACHED AND MARKED (B)

A copy of the relevant information is to be attached to this declaration and marked annexure "A" and annexure "B".

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE AND BY VIRTUE OF "THE OATHS ACT 1867 TO 1988".

DECLARED AND SIGNED BEFORE ME

AT PIALBA THIS 18

DAY OF July 19 94

s.47(3)(b) Sch 4 Part 3 Item 3

DECLARANT

JUSTICE OF THE PEACE

SCHEDULE OF ADJOINING OWNERS

Mr. W.M. & Mrs. E.M. Linn,
[REDACTED]

Ms. S.L. Suckling,
[REDACTED]

Mr. I.H. & Mrs. D.M. Sutton,
[REDACTED]

Mr. S.W. & Mrs. S. Rhind,
[REDACTED]

Mr. K.M. & Mrs. E.M. Martyn
[REDACTED]

Mark Fox Pty. Ltd.
[REDACTED]

Mr. P.S. & Mrs. S. Mawhinney,
[REDACTED]

Fayman Consolidated Pty Ltd
[REDACTED]

Mr W M Linn,
[REDACTED]

s.47(3)(b) Sch 4 Part
3 Item 3 for all of
these

FCRC - Released Under RTI Act 2009

HERVEY BAY CITY COUNCIL

MEETING: DEVELOPMENT SERVICES COMMITTEE
DATE OF MEETING: 9 AUGUST 1994

REPORT NO: 901550
JAS KLP

ITEM NO: 9 FILE NO: 506/3 901550

PROGRAM: DEVELOPMENT SERVICES

SUBJECT: REZONING APPLICATION - HERVEY BAY GOLF AND COUNTRY CLUB INCORPORATED - OLD MARYBOROUGH ROAD, PIALBA

RESPONSIBLE OFFICER: ASSISTANT CITY PLANNER

AUTHOR: TOWN PLANNING ASSISTANT

LOCATION: Lot 2 RP 148198 Parish of Urangan
63 Old Maryborough Road, Pialba

CURRENT USE: Golf Course and Clubhouse

AREA: 60.391Ha

ZONE: Open Space

REFERENCE: Nil

PURPOSE: The purpose of this report is for rezoning of land being Lot 2 on Registered Plan 148198 from the Open Space zone to the Special Facilities (Golf Course and Clubhouse) zone.

BACKGROUND: Nil

COMMENTARY:

Site

The subject site is located on the corner of Old Maryborough Road and Tooth Street in Pialba. The site forms part of the eastern boundary of the Eli Waters Residential Development. As expected, the site is typical of a Golf and Country Club type development with well maintained grounds and facilities.

Town Planning Scheme

The site is zoned "Open Space" under the current Town Planning Scheme. The permitted use in this zone (without the consent of Council) is "Public Recreation" which is defined hereunder:

Public Recreation - includes the use of any land for a public park, public gardens, foreshore reserves, playground or grounds for recreation, which are normally open to the public without charge.

Under the Town Planning Scheme, existing uses on the site can be defined as follows:-

Golf Course "Outdoor Entertainment", and
Clubhouse "Indoor Entertainment"

"Outdoor Entertainment" is a consent use in the Open Space zone, whilst "Indoor Entertainment" is a prohibited use. Due to the fact that the Golf and Country Club was operating when the Town Planning Scheme was gazetted by Government (May 1979) and has continued to operate since, it has both Lawful Non-Conforming Use rights (Clubhouse) and Lawful Fettered Use rights (Golf Course).

The rezoning of the property will simply mean that these discrepancies are corrected and the uses on site will be allocated to the correct zoning designation.

The subject site is not a "Public Recreation" reserve, as defined in the Town Planning Scheme. The existing Open Space zone is not appropriate as it restricts the Clubs future expansion.

Development Control Plans One (1) and Two (2)

The subject site falls within the boundaries of Development Control Plan Numbers 1 and 2.

The subject site's designation under DCP-1 is "Uncommitted", therefore allowing Council to assess all applications on their individual merits. It is considered that the current proposal does not conflict with the intentions of DCP-1.

Under DCP-2 the subject site has a designation of "Major Recreation". As mentioned in DCP-2:-

"This designation covers areas which have been identified as of significant open space and includes active and passive recreation areas"

It is therefore considered that the current rezoning proposal does not conflict with the intentions of this document.

Environment and Amenity

The proposal will in no way affect the amenity of the area as there is no change in land use proposed nor major extensions or renovations to the existing club.

Advertising Procedures

The applicant has carried out proper Public Notification procedures as required by the Local Government (Planning & Environment) Act 1990. The advertising period ceased on 14 July 1994 with no objections being received.

Conditions of Approval

There are no Town Planning or Engineering requirements for this particular rezoning application as no new development is proposed. The applicant should be advised however, that any future expansion or additions to the Clubhouse will incur the need for normal headworks charges plus any specific Town Planning conditions deemed to be necessary.

CONCLUSION:

The rezoning proposal as submitted, does not alter the existing landuse of the subject site. Therefore, having reviewed the proposal and all associated documents forming part of the application and all relevant Town Planning documents, I consider the proposal is suitable for approval in accordance with the terms and conditions in the recommendation of this report.

RECOMMENDATION:

That application No. 901550 be approved in terms set out in form of approval attached to this report and forming part of this recommendation.

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**REZONING APPLICATION 901550 - HERVEY BAY GOLF AND COUNTRY CLUB -
OLD MARYBOROUGH ROAD, PIALBA**

- A. Application by Hervey Bay Golf and Country Club to rezone land being Lot 2 on Registered Plan 148198 Parish of Urangan from the Open Space zone to the Special Facilities (Golf Course and Club House) zone is approved subject to nil conditions.
- B. The applicant be advised that normal headworks charges and relevant Town Planning conditions will be imposed on any future application for extensions or alterations to the Clubhouse building.

JASON SPROTT
TOWN PLANNING ASSISTANT

FCRC - Released Under RTI Act 2009

HERVEY BAY CITY COUNCIL



A94/17969

COPY

Mr J Sprott

506/3 901550
JAS:MJD DS/08/94 DS9

5

RECORDS

30 SEP 1994

RECEIVED

25 August, 1994

Hervey Bay Golf & Country Club Inc.
63 Old Maryborough Road
PIALBA QLD 4655

Dear Sir

REZONING APPLICATION 901550 - 63 OLD MARYBOROUGH ROAD, PIALBA

I refer to the abovementioned application and wish to advise that Council at its Ordinary Meeting of 17 August, 1994 resolved in the following terms:-

- A. Application by Hervey Bay Golf and Country Club to rezone land being Lot 2 on Registered Plan 148198 Parish of Urangan from the Open Space zone to the Special Facilities (Golf Course and Club House) zone is approved subject to nil conditions.
- B. The applicant be advised that normal headworks charges and relevant Town Planning conditions will be imposed on any future application for extensions or alterations to the Clubhouse building.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

N. J. LETHLEAN
CHIEF EXECUTIVE OFFICER

Released Under RTI Act 2009

IN THE PLANNING & ENVIRONMENT COURT

HELD AT MARYBOROUGH

P&E Appeal No. 2 of 1994

BETWEEN:

HERVEY BAY GOLF AND COUNTRY CLUB INC.

Appellant

AND:

HERVEY BAY CITY COUNCIL

Respondent

NOTICE OF APPEAL

Filed on behalf of the Appellant)

TAKE NOTICE that Hervey Bay Golf and Country Club Inc. of P.O. Box 10, Pialba, Hervey Bay, in the State of Queensland hereby appeals to the Court at its next sittings against the decision of the Hervey Bay City Council set out in a letter under the hand of the Chief Executive Officer dated 25 August, 1994 to the Appellant whereby the respondent advised of its decision to propose to approve application by the Appellant herein to rezone certain land being part of Lot 2 on Registered Plan 148198 Parish of Urangan (the land) from the Open Spaces zone to the Special Facilities (Golf Course and Club House) zone. In lieu thereof the Appellant seeks the following order or judgment:

CARSWELL & COMPANY,
Solicitors,
1st Floor,
17 Torquay Road,
Pialba
HERVEY BAY Q. 4655

Telephone:
(071) 282888

Ref: J. Richards

By its Town Agents:
Carswell & Company
192 Bazaar Street
MARYBOROUGH Q. 4650

Telephone:
(071) 222622

1. The appeal be allowed; and
2. That the application for rezoning from Open Space zone to Special Facilities (Golf and Country Club) zone be approved.

3. Such further orders as the Court may seem fit to impose.

The grounds of appeal and the facts relied upon in support thereof are as follows:

1. The zoning of the land to Special Facilities (Golf Course and Club House) is:

- (a) Contrary to the proper and orderly future planning of the surrounding area of which the land forms part;
- (b) Too restrictive in that it does not permit the applicant to provide further facilities in the future compatible with the present use of the land;
- (c) Does not allow for the orderly expansion of the land to include further outdoor recreational facilities;
- (d) Too restrictive for the proper present and future use of the land.

2. The zoning of the land from Open Spaces Zone to Special Facilities (Golf and Country Club) will allow:


- (a) The applicant to provide further facilities in the future compatible with the present use of the land;
- (b) Allow the applicant to orderly expand the use of the land to include further outdoor recreational facilities; and



(c) Is compatible with the development of the surrounding area of which the land forms part.

DATED this *14th* day of *September* 1994

s.47(3)(b) Sch 4 Part
3 Item 3


Solicitors for the Appellant



FCRC - Released Under RTI Act 2009

This Notice of Appeal was filed by Carswell & Company on behalf of the Appellant whose address for service is at their offices situate at 1st Floor, 192 Bazaar Street, Maryborough in the State of Queensland.

It is intended to effect service of this Notice of Appeal on the Respondent.

TO: The Respondent
 Hervey Bay City Council
 77 Tavistock Street
 HERVEY BAY QLD



FCRO - Released Under RTI Act 2009

COPY

HERVEY BAY CITY COUNCIL



A94/17971

Mr Wayne Phillips

506/3-901550
WP:JLM

27th September 1994

RECORDS

30 SEP 1994

RECEIVED

Carswell & Company
P O Box 341
PIALBA 4655

Dear Sir

REZONING APPLICATION NO. 901550 HERVEY BAY GOLF CLUB

I refer to your letter dated 20th September 1994 regarding Planning and Environment Appeal No. 20 of 1994 and advise that, in order to settle the appeal, Council raises no objection to the wording of the proposed new zone being Special Facilities (Golf and Country Club) zone.

I trust that the matter can now be resolved.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

R A CHAMBERS
DIRECTOR DEVELOPMENT SERVICES

FCRU - please release Under RTI Act 2009

IN THE PLANNING & ENVIRONMENT COURT

HELD AT MARYBOROUGH P&E Appeal No. 20 1994

BETWEEN: HERVEY BAY GOLF AND COUNTRY CLUB
 INC

Appellant

AND: HERVEY BAY CITY COUNCIL

Respondent

NOTICE OF
DISCONTINUANCE

TAKE NOTICE that we wholly discontinue our
appeal against the decision of the
Respondent.

DATED at Pialba this *3rd* day of *October* 1994

s.47(3)(b) Sch 4 Part
3 Item 3



CARSWELL & COMPANY,
Solicitors,
1st Floor,
17 Torquay Road,
Pialba
HERVEY BAY OLD 4655

CARSWELL & COMPANY/
Solicitors for the Appellant

Telephone:
(071) 282888

by its Town Agents:

CARSWELL & COMPANY
Solicitors
192 Bazaar Street
MARYBOROUGH OLD 4650

Telephone:
(071) 222 622

To the Registrar of the Planning and
Environment Court at Maryborough and to the
Respondent and to the Respondent by
Election.

I/We hereby consent to this action being
discontinued by the Appellant.

DATED at *Maryborough* this *17th* day of *October* 1994

s.47(3)(b) Sch 4 Part
3 Item 3



~~Respondent by Election~~
SOLICITORS FOR RESPONDENT



Queensland Department of Housing
Local Government and Planning
PLANNING SERVICES

149

1 June 1995

HERVEY BAY CITY COUNCIL



A95/10301

Mr N Lethlean
Chief Executive Officer
Hervey Bay City Council
PO Box 45
TORQUAY QLD 4657

HERVEY BAY CITY COUNCIL
TO MPS FOR ACTION

- 5 JUN 1995

FILE No. 506/3-901550 10
COPIES: 10

Dear Mr Lethlean,

NOTIFICATION OF APPROVAL OF PLANNING SCHEME AMENDMENT

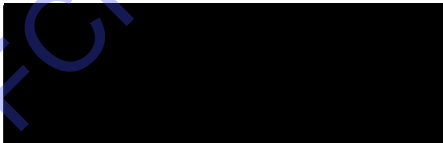
I am pleased to advise that Her Excellency the Governor in Council has approved Orders in Council amending Council's planning scheme.

Details of the Council's amendment and a copy of the relevant Order in Council which has been published in the Government Gazette, is attached. Please note the date of commencement of the Order in Council.

It would be appreciated if you could now advise the applicants for rezoning of the Governor in Council's decision.

Each scheme map referred to in the schedule to the Order in Council has been signed for identification by the Clerk of the Executive Council and is enclosed.

Yours sincerely



s.47(3)(b) Sch 4 Part
3 Item 3

for Tom Haupt
Manager, Program Support Unit

i:\gazetta\zletters\rezoning

*Plan in Town Planning
Dept. jc



Address Correspondence to:
GPO Box 690, Brisbane 4001
Telephone: (07) 237 1849 Facsimile: (07) 237 1738

Local Government (Planning and Environment) Act 1990

**PLANNING SCHEMES (APPROVAL OF AMENDMENTS)
ORDER (NO. 75) 1995**

Short Title

1. This Order in Council may be cited as the *Planning Schemes (Approval of Amendments) Order (No. 75) 1995*.

Commencement

2. This Order in Council commences on 2 June 1995.

Approval of Amendments of Planning Schemes

3. Approval is given to the amendments of the planning schemes which are specified in the Schedule.

THE SCHEDULE

Planning Scheme	Date of Notification of Approval of Planning Scheme	Description of Land Rezoned	Zone from which said Land Excluded and Zoning Maps Affected	Zone in which said Land Included and Zoning Maps Affected
City of Gold Coast - Shire of Albert Planning Scheme	24th February, 1995	Lot 51 on Plan WD. 1009, parish of Darlington	Rural Zone as shown on Sheet 9	Extractive Industry Zone as shown on Sheet 9/4
The Whole of the Shire of Beaudesert	9th February, 1985	Lot 1 on R.P. 137264, parish of Perry	Rural Zone as shown on Sheet 12	Rural Residential A Zone as shown on Sheet 12/13
		Part of Lot 1 on R.P. 222638, parish of Beaudesert	Rural Zone as shown on Sheet 74	Residential A Zone as shown on Sheet 74/3
Part of the Shire of Bowen (Bowen and Coastal Environs)	25th June, 1988	Lot 8 on R.P. 743885, parish of Pring	Partly Light Industrial Zone and partly Sports and Recreation Zone as shown on Sheet 16	Special Facilities Zone as shown on Sheet 16/6
		Lot 2 on R.P. 716351 and Lot 21 on R.P. 724497, parish of Herbert	Rural A (Grazing) Zone as shown on Sheet 3	Residential A Zone as shown on Sheet 3/3
The Whole of the Area of the City of Caloundra	19th December, 1987	Lot 25 on CP 854267, parish of Durundur and part of Lot 2 on R.P. 18133, parish of Bribie	Rural Zone as shown on Sheet 18	Rural Residential Zone as shown on Sheet 18/7
Cooloolool Shire - The Widgee Shire Planning Scheme	26th November, 1993	Lot 3 on R.P. 810563, parish of Woonga	Rural B Zone as shown on Sheets 15 and 16	Partly Park Residential Zone, partly Public Open Space - Passive Zone and partly Rural Residential Zone as shown on Sheets 15/1 and 16/2
The City of Gold Coast	11th February, 1994	Lot 3 on R.P. 28685, parish of Nerang	Residential-Dwelling House Zone as shown on Sheet 44	Residential-Townhouse Zone as shown on Sheet 44/21
The Whole of the Area of the City of Hervey Bay	12th May, 1979	Lot 2 on R.P. 148198, parish of Urangan	Open Space Zone as shown on Sheet 3	Special Facilities Zone as shown on Sheet 3/29

Planning Scheme	Date of Notification of Approval of Planning Scheme	Description of Land Rezoned	Zone from which said Land Excluded and Zoning Maps Affected	Zone in which said Land Included and Zoning Maps Affected
The Whole of the Area of the Shire of Kingaroy	10th September, 1988	Part of Lot 3 on R.P. 848621, parish of Wooroolin	Rural A Zone as shown on Sheet 14	Rural Residential C Zone as shown on Sheet 14/23
The City of Logan	17th December, 1988	Part of Lot 41 on R.P. 130070, parish of Mackenzie	Residential "A" Zone as shown on Sheet 20	Residential "B" Zone as shown on Sheet 20/41
		Part of Lot 6 on R.P. 109777, parish of Mackenzie	Rural Zone as shown on Sheet 20	Residential "A" Zone as shown on Sheet 20/40
The Whole of the Shire of Maroochy	14th December, 1985	Lot 6 on R.P. 60444, parish of Mooloolah	Residential A Zone as shown on Sheet 82	Commercial Zone as shown on Sheet 82/35
		Part of Lot 6 on R.P. 222731, parish of Mooloolah	Rural A Zone as shown on Sheet 77	Residential A Zone as shown on Sheet 77/10
City of Cairns - The Shire of Mulgrave Planning Scheme	17th December, 1993	Lot 1 on R.P. 704140, Lot 1 on R.P. 704151, Part of Lot 2 on R.P. 704170, and Part of Lot 2 on R.P. 714413, parish of Grafton	Rural Zone as shown on Sheets TP1/24 and TP1/25	Residential Zone as shown on Sheets TP1/24/1 and TP1/25/1
		Lots 1 and 2 on Plan NR6084, parish of Grafton, county of Nares	Rural Zone as shown on Sheet TP1/21	Residential Zone as shown on Sheet TP1/21/3
The Shire of Redland	20th February, 1988	Part of Lot 117 on Plan SL. 807482, parish of Cleveland	Comprehensive Development Zone as shown on Sheet 18	Residential A Zone as shown on Sheet 18/10
The City of Townsville	15th September, 1994	Lots 178, 179 and 180 on R.P. 703556 and Lot 2 on R.P. 716675, parish of Coonambelah	Residential 3 Zone as shown on Sheet 28	Commercial Zone as shown on Sheet 28/4

ENDNOTES

1. Made by the Governor in Council on 1 June 1995.
2. Published in the Gazette on 2 June 1995.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Housing, Local Government and Planning.

Ms. M. Josephson
Hervey Bay Golf + Country Club
63 Old Marlborough Rd
Plauba.

(150)
2006/3-901550

Dear Ms. Josephson,

NOTIFICATION OF GAZETAL - ZONING APPLICATION 901550 -
HERVEY BAY GOLF + COUNTRY CLUB - 63 OLD
MARLBOROUGH RD, PLAUBA.

I refer to the above matter and wish to advise that the subject land has now been rezoned to "Special Facilities - Golf + Country Club" zone.

You are reminded that, if as a result of this rezoning, you propose to develop or subdivide the land, you are required to obtain the necessary Council approvals therefore.

Yours
truly
M.P.S.

encl.

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Queensland Department of Housing
Local Government and Planning
PLANNING SERVICES

1 June 1995

HERVEY BAY CITY COUNCIL



A95/10301

Mr N Lethlean
Chief Executive Officer
Hervey Bay City Council
PO Box 45
TORQUAY QLD 4657

HERVEY BAY CITY COUNCIL
TO MPS FOR ACTION
- 5 JUN 1995
FILE No. 506/3-90/550 10
COPIES: 10

Dear Mr Lethlean,

NOTIFICATION OF APPROVAL OF PLANNING SCHEME AMENDMENT

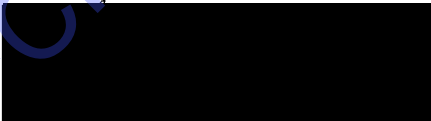
I am pleased to advise that Her Excellency the Governor in Council has approved Orders in Council amending Council's planning scheme.

Details of the Council's amendment and a copy of the relevant Order in Council which has been published in the Government Gazette, is attached. Please note the date of commencement of the Order in Council.

It would be appreciated if you could now advise the applicants for rezoning of the Governor in Council's decision.

Each scheme map referred to in the schedule to the Order in Council has been signed for identification by the Clerk of the Executive Council and is enclosed.

Yours sincerely



s.47(3)(b) Sch 4 Part
3 Item 3

for Tom Haupt
Manager, Program Support Unit

i:\gazetta\zletters\rezoning

*Plan in Town Planning
Dept. jc



Local Government (Planning and Environment) Act 1990

**PLANNING SCHEMES (APPROVAL OF AMENDMENTS)
ORDER (NO. 75) 1995**

Short Title

1. This Order in Council may be cited as the *Planning Schemes (Approval of Amendments) Order (No. 75) 1995*.

Commencement

2. This Order in Council commences on 2 June 1995.

Approval of Amendments of Planning Schemes

3. Approval is given to the amendments of the planning schemes which are specified in the Schedule.

THE SCHEDULE

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		Part of Lot 6 on R.P. 222731, parish of Mooloolah	Rural A Zone as shown on Sheet 77	Residential A Zone as shown on Sheet 77/10
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		Lots 1 and 2 on Plan NR6084, parish of Grafton, county of Nares	Rural Zone as shown on Sheet TP1/21	Residential Zone as shown on Sheet TP1/21/3
The Shire of Redland	20th February, 1988	Part of Lot 117 on Plan SL. 807482, parish of Cleveland	Comprehensive Development Zone as shown on Sheet 18	Residential A Zone as shown on Sheet 18/10
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ENDNOTES

1. Made by the Governor in Council on 1 June 1995.
2. Published in the Gazette on 2 June 1995.
3. Not required to be laid before the Legislative Assembly.
4. The administering agency is the Department of Housing, Local Government and Planning.

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COPY

Mr A Oliaro

506/3 901550 11
AO:MJD

15 June, 1995

Ms M Josephson
Hervey Bay Golf & Country Club
63 Old Maryborough Road
PIALBA QLD 4655



Dear Ms Josephson

NOTIFICATION OF GAZETTAL - REZONING APPLICATION 901550 - HERVEY BAY GOLF & COUNTRY CLUB - 63 OLD MARYBOROUGH ROAD, PIALBA

I refer to the above matter and wish to advise that the subject land has now been rezoned to "Special Facilities - Golf & Country Club" zone.

You are reminded that, if as a result of this rezoning you propose to develop or subdivide the land, you are required to obtain the necessary Council approvals.

Yours faithfully



s.47(3)(b) Sch 4 Part
3 Item 3

A OLIARO
MANAGER PLANNING SERVICES

encl.

Released Under RTI Act 2009

153



HERVEY BAY CITY COUNCIL

Development Services Department

FAX NUMBER: 07 3221 6661
TO: Michael Connor
FROM: HBCC PLANNING
DATE: 5.11.96

NUMBER OF PAGES: 3
(including coversheet)

ORIGINAL DOCUMENT FOLLOWING: YES/NO

MESSAGE

As Requested.

Kevin Hawkins
Planning Inspector

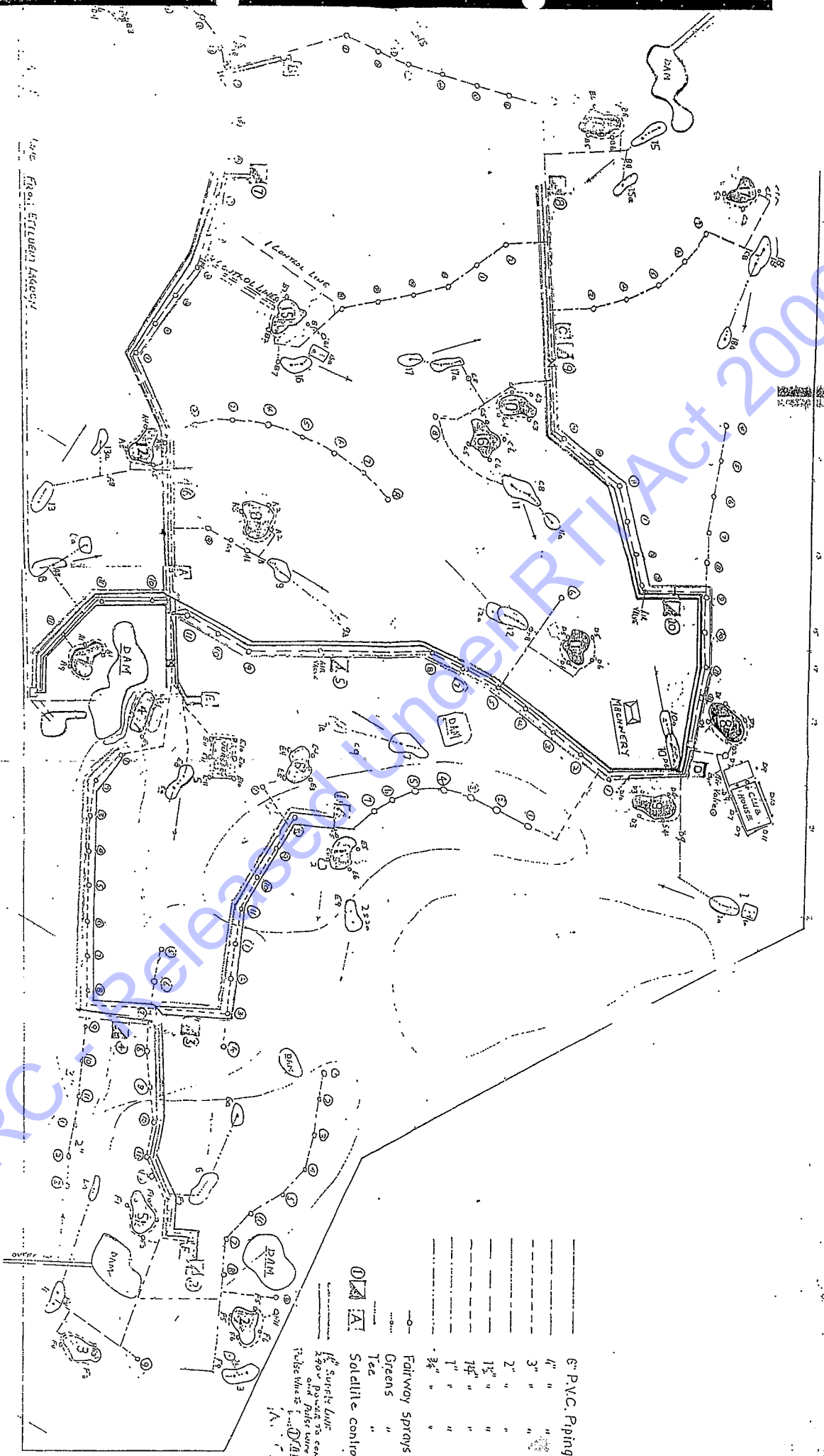
PLEASE CALL US IMMEDIATELY IF THERE ARE ANY PROBLEMS ASSOCIATED WITH THIS TRANSMISSION ON (071) 250203

Office Use Only

Fax Sent:	Date Sent:	Time:	Sent By:
Original:	Filed:	Posted:	Returned to Sender:

FACSIMILE COVERSHEET

Released Under RTI Act 2009



From: ETIQUEN Agency

FCRC Release Authority 2009

- 6" P.V.C. Piping
- 4" " " " "
- 3" " " " "
- 2" " " " "
- 1 1/2" " " " "
- 1 1/4" " " " "
- 1" " " " "
- 3/4" " " " "
- Fairway Sprays
- Greens " " " "
- Tel. " " " "
- Satellite controllers

Supplies line
to connect
to main
control
lines

154

COPY

Mr Denis Heron

403/3(p2)
DH/RCL

15 March 1996

506(3-90)550 12

Hervey Bay Golf & Country Club Inc
Cnr Maryborough Rd & Tooth Street
PIALBA Q 4655

HERVEY BAY CITY COUNCIL



A97/06291

Dear Sir

ELI CREEK WASTEWATER TREATMENT PLANT EFFLUENT IRRIGATION

You will no doubt have heard of Councils plan to re-use the effluent from Eli Sewage Treatment Plant on the sugar cane fields at Dundowran.

I am pleased to advise that the Council is prepared to make available effluent water from the Eli Creek Plant for the continued use on the Golf Course.

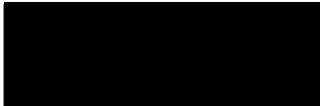
However this is subject to land management conditions imposed by the Department of Environment and Heritage. Additionally Council requires that their policies for effluent use be complied with and that the water to the Golf Club be measured. Therefore the combined conditions are as follows:-

- (1) The effluent supplied will be up to a maximum of 0.85ML/day effluent, as per the Environmental Water Balance Study.
- (2) A 30 day detention time will be provided by Golf Park Storages prior to use.
- (3) You will be required to submit an Irrigation Management Plan for approval by Council and the Department of Environment and Heritage.
- (4) A new lagoon is planned at Eli Creek Water Treatment Plant to balance the waste water flows. All irrigation water will be supplied from this lagoon. All plumbing and electrical works associated with transferring your pump station to this new site will be your responsibility.

- (5) Council also requires that a water meter be fitted. This can be arranged by Council and we will arrange an estimate of the cost of this work should you so desire it. Alternatively you could arrange to fit a Council meter with your own contractors, subject to approval of their hydraulic plans.

Should you have any further enquiries with regard to this matter please contact Denis Heron on ☎ 071 250610 or 0418 777253.

Yours faithfully

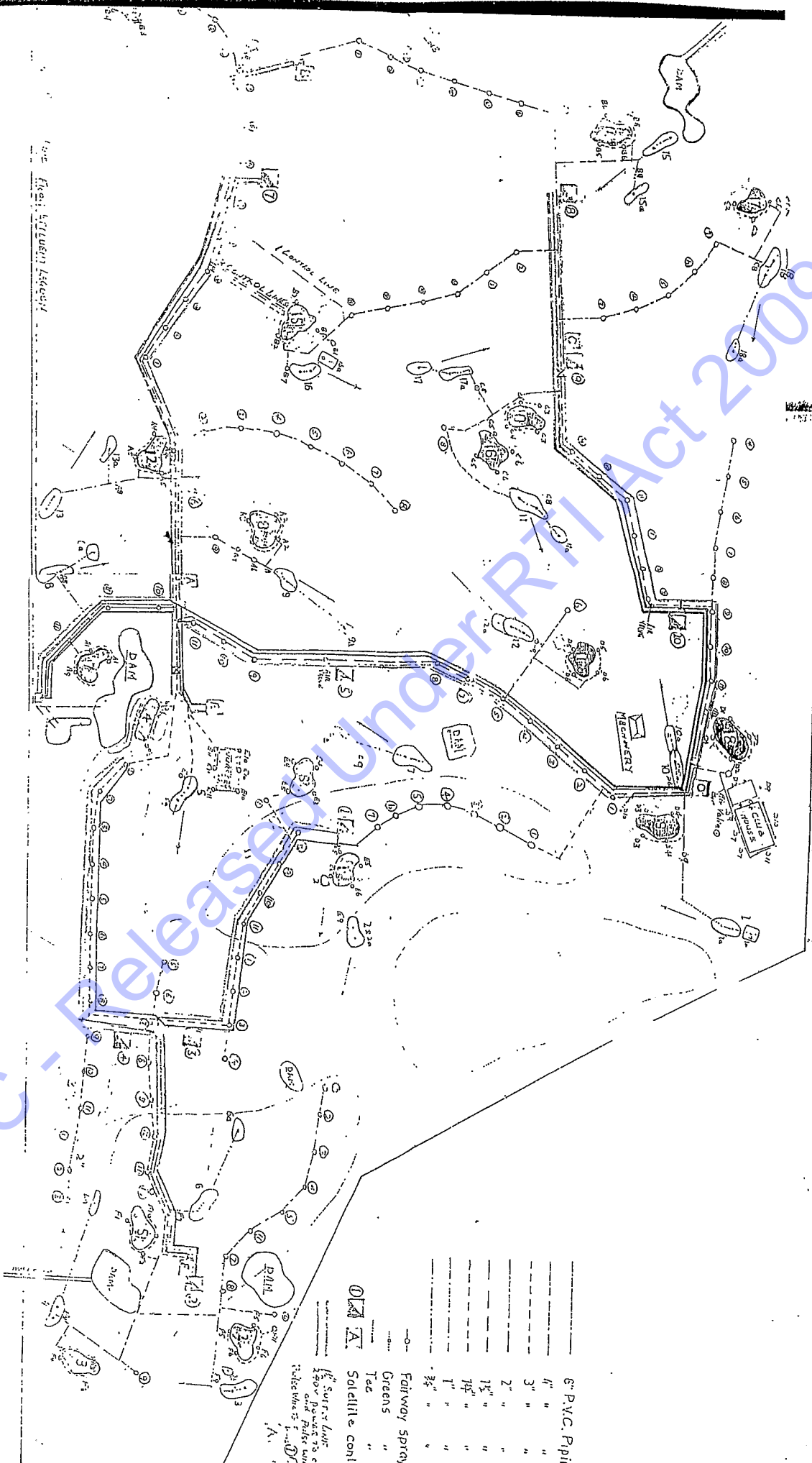


s.47(3)(b) Sch 4 Part
3 Item 3

TIM WALDRON
MANAGER WATER AND WASTE WATER

b/c Senior Technical Officer

FCRC - Released Under RTI Act 2009



Scale 1:1000

FCRC - Released Under RTI Act 2009

- 6" P.V.C. Piping
 - 4" " " "
 - 3" " " "
 - 2" " " "
 - 1 1/2" " " "
 - 1" " " "
 - 3/4" " " "
 - 1/2" " " "
 - 1/4" " " "
 - 1/8" " " "
 - 1/16" " " "
- Fairway sprays
 - Greens
 - Tee
 - Satellite controllers
- Supply line
 200V Power to connections
 and 110V Power to connections
 (Refer White & Red Wires)
 A. A. A.

COPY

Mr Denis Heron

403/3(P2)
DH/RCL

506/3- 901880

B

15 March 1996

Mr GR Pederson
44 Hythe Street
PIALBA Q 4655



Dear Sir

ELI CREEK WASTEWATER TREATMENT PLANT EFFLUENT IRRIGATION

You will no doubt have heard of Councils plan to re-use the effluent from Eli Sewage Treatment Plant on the sugar cane fields at Dundowran.

I am pleased to advise that the Council is prepared to make available effluent water from the Eli Creek Plant for the continued use on the turf farm.

However this is subject to land management conditions imposed by the Department of Environment and Heritage. Additionally Council requires that their policies for effluent use be complied with and that the water to the turf be measured. Therefore the combined conditions are as follows:-

- (1) The effluent supplied will be up to a maximum of 0.10ML/day effluent
- (2) Up to 30 days detention storage is required by you, prior to use.
- (3) You will be required to submit a Property Management Plan for approval by Council.
- (4) A new lagoon is planned at Eli Creek Waste Water Treatment Plant to balance the waste water flows. All irrigation water will be supplied from this lagoon. All plumbing and electrical works associated with transferring your pump station to this new site will be your responsibility.

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- (5) Council also requires that a water meter be fitted. This can be arranged by Council and we will arrange an estimate of the cost of this work should you so desire it. Alternatively you could arrange to fit a Council meter with your own contractors, subject to approval of their hydraulic plans.

Should you have any further enquiries with regard to this matter please contact Mr Denis Heron on ☎ (071) 250610 or 0418 777253.

Yours faithfully

TIM WALDRON
MANAGER WATER AND WASTE WATER

b/c Senior Technical Officer

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