

5.1. 20 WARNER ST, PT DOUGLAS, REQUEST TO EXTEND RELEVANT PERIOD

REPORT AUTHOR Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER Nick Wellwood, General Manager Operations
DEPARTMENT Development Assessment and Coordination,
Sustainable Communities

PROPOSAL Request Extension to Relevant Period for the Material Change of Use (Code Assessment) for Business Facilities and Holiday Accommodation

APPLICANT Scali Nominees Pty Ltd & Second York Pty Ltd
C/-Dealcorp
Ground Floor
155 Cremorne Street
CREMORNE VIC 3121

LOCATION OF SITE 20 Warner Street, Port Douglas

PROPERTY Lot 1 on RP718896

LOCALITY PLAN



Figure 1 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Commercial
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	Not applicable.
NUMBER OF SUBMITTERS	Not applicable.
STATUTORY ASSESSMENT DEADLINE APPLICATION DATE	27 January 2017 18 November 2016 (Request to extend)

RECOMMENDATION

That Council approves the request for a four (4) year extension to the relevant period for the Development Approval for a Material Change of Use for Business Facilities and Holiday Accommodation over land described as Lot 1 on RP718896, located at 20 Warner Street, Port Douglas, subject to the following:

A. The Applicant is advised that:

- 1. An Amended Infrastructure Charges Notice is issued in respect to the extension in accordance with section 626 of the Sustainable Planning Act 2009; and**
- 2. The charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice (a copy of which is attached for reference purposes only). The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.**

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

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

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

EXECUTIVE SUMMARY

Approval was issued under Cairns Regional Council for a mixed use development of Business Facilities and Holiday Accommodation. The owner has sought an extension of the relevant period for a further four years.

In determining the request for the extension, the *Sustainable Planning Act 2009* (SPA) requires Council to consider the approval in respect to current planning requirements.

At issue is a shortfall of four car parking spaces. While the 2006 Planning Scheme Vehicle Parking and Access Code requires parking associated with a development to be provided on the land, the Scheme when adopted was complemented by an adopted Planning Scheme Policy that accepted monetary payments for off-site parking in the Tourist Centre of Port Douglas and the Town Centre of Mossman. The 2006 Planning Scheme and associated Planning Scheme Policies were developed and adopted under the *Integrated Planning Act 1997*. Since the issue of the approval, amendments to the *Sustainable Planning Act 2009* required Council to adopt a new charging regime for developer contributions and off-site car parking contributions can no longer be collected. In essence consideration is now required as to whether the development is appropriate in lieu of no monetary payment for a shortfall in parking. Under SPA Council can only approve or refuse the request. Council is unable to amend conditions.

The proposed development is complemented by adjacent on-street parking and a public car park owned by Council is sited nearby at the corner of Wharf and Grant Streets. Council recently granted approval for a development at 19 Warner Street with a reduced onsite parking rate. It is considered that the development has sufficient onsite parking given the proposed uses and the nearby area. Council is also advised that in light of these circumstances it is unlikely a refusal could be maintained on the basis of car parking provision.

The *Sustainable Planning Act 2009* provides the ability for an amended Infrastructure Charges Notice to be issued when an extension is approved. It is recommended the request be supported and the Applicant be advised of the current Adopted Charges.

TOWN PLANNING CONSIDERATIONS

Background

A Development Approval was issued by Cairns Regional Council for a small Business Facilities premises fronting Warner Street and twelve Holiday Accommodation units above with car parking behind the front office. A copy of the approval, a Negotiated Decision Notice, including the design layout is included in Attachment 1.

The development created a total demand for 16 onsite car parking spaces, four of which were associated with the ground floor Business Facilities. The current planning scheme seeks an active interface at street level. At the time of consideration, the Applicant was hesitant to provide the active Business Facilities interface at street level and noted to Council that such an area would be difficult to tenant. The development will accommodate twelve (12) car spaces on the land.

The relevant developer contributions charges included a monetary contribution as per the then applicable Douglas Shire Council Planning Scheme Policy No.3 – Car Parking Contributions for the onsite shortfall of four car parking spaces. The monetary contribution amounted to \$99,769.03. This Policy ceased to have effect on 1 July 2015 after Council's resolution to apply adopted charges (Council's Ordinary Meeting held on 21 June 2015) as required by the SPA. Under SPA, the Adopted Charges are unable to consider car parking contributions.

In an effort to stimulate local development Cairns Regional Council further resolved the following:

- “1. *The carparking contributions payable for this development are waived in their entirety subject to the Applicant substantially commencing construction within twelve (12) months of the date of this resolution.*
2. *If the construction of this development has not substantially commenced within twelve (12) months of the date of this resolution, the total car parking contributions, representing a shortfall of four (4) spaces, will be payable on commencement of use.”*

No related approval has issued to the land.

Proposal

The Development Approval had a relevant period of four (4) years that is due to expire on 15 February 2017. The Applicant has requested a four year extension to the relevant period.

Planning Considerations

Sustainable Planning Act 2009

Section 388 of the Sustainable Planning Act 2009 provides the basis for the assessment of requests for extension of the relevant period.

In deciding a request, the assessment manager must have regard to:

- (a) *the consistency of the approval, including its conditions, with the current laws and policies applying to the development, including, for example, the amount and type of infrastructure contributions, or infrastructure charges payable under an infrastructure charges schedule; and*
 - (b) *the community’s current awareness of the development approval; and*
 - (c) *whether, if the request were refused—*
 - (i) *further rights to make a submission may be available for a further development application; and*
 - (ii) *the likely extent to which those rights may be exercised; and*
 - (d) *the views of any concurrence agency for the approval given under section 385.*
- (a) Consistency of the approval with current requirements.**

State Matters

The land is in an urban area identified by the Regional Plan. The development is consistent with the State requirements. There has been no relevant change to the State Planning Policy since this issue of the Negotiated Decision Notice.

Douglas Shire Planning Scheme Assessment

The Planning Scheme has not changed since the issue of the Approval. Matters other than onsite car parking remain satisfactorily addressed.

The Planning Scheme does not permit off-street car parking spaces to be provided as an alternative to any shortfall with respect to on-site provision. There is a public car

park nearby in Grant and Wharf Street and the ability for on street parking adjacent to the land in Warner Street. A condition of the approval requires external works including the line marking for on-street parking. The onsite provision is considered satisfactory having regard to the proposed uses. It is noted Council applied a similar position when approving development on the opposite side of the road at 19 Warner Street.

The adopted charges regime does not recognise off-site car parking contributions to provide additional, future public parking and this is not normally considered as part of a SPA Local Government Infrastructure Plan.

(b) The community's current awareness of the development approval.

There is no signage on the land regarding the development proposal. The use is code assessable in the current scheme and no public notification would be required. Enquiries with Council or review of the Scheme would identify this level of assessment and that no public notification could be expected to occur.

(c) Further rights for submissions and extent rights are exercised.

As the level of assessment remains code assessable there are no further rights to make a submission. The land is included in the Commercial Planning Area and therefore it is anticipated that Business Facilities and Holiday Accommodation will be developed on the land.

(d) Concurrence agency consideration.

There is no applicable concurrence agency.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development triggers Adopted Infrastructure Charges. Refer to Attachment 2 to view calculations.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. Current Negotiated Decision Notice **[5.1.1]**
2. Infrastructure Charges Notice **[5.1.2]**

ENQUIRIES: Mrs Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF: 62911/EY/KF/L71553
OUR REF: 8/8/1182 (3877552)

15 February 2013

Deal Corporation
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Attention: Mr Evan Yelavich

Dear Sir

**NEGOTIATED DECISION NOTICE UNDER S 363 SUSTAINABLE
PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR
20 WARNER STREET, PORT DOUGLAS**

With reference to the abovementioned request for a Negotiated Decision Notice, which was determined by Council at the Planning & Sustainability Meeting held on 13 February 2013, please find attached the relevant Negotiated Decision Notice.

Please be advised Council further resolved:

- 1. The carparking contributions payable for this development are waived in their entirety subject to the Applicant substantially commencing construction within twelve (12) months of the date of this resolution.*
- 2. If the construction of this development has not substantially commenced within twelve (12) months of the date of this resolution, the total car parking contributions, representing a shortfall of four (4) spaces, will be payable on commencement of use.*

The notice includes extracts from the Act with respect to lodging an Appeal.

Should you have any enquiries in relation to this Negotiated Decision Notice, please contact Michelle Henderson of Council's Development Assessment team on telephone number (07) 4099 9457.

Yours faithfully

Neil Beck
Acting Manager Development Assessment

Att

APPLICANT DETAILS

Deal Corporation
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

ADDRESS

20 Warner Street, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 1 on RP718896

PROPOSAL

Holiday Accommodation (12 Units) & Business Facilities

DECISION

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

DECISION DATE

This Negotiated Decision Notice dated 15 February 2013 replaces the Decision Notice dated 28 November 2012.

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES (Advice)

Principal Town Planner
Ergon Energy
PO Box 15107
CITY EAST QLD 4002

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Works
Development Permit for Building Works
Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

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

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
3D Views	Drawing no P02 Rev. D prepared by Wolveridge Architects (Council ref no 3775078)	19 Oct 2012
Site Plan & Floor Plans	Drawing no P02 Rev. F prepared by Wolveridge Architects (Council ref no 3775078)	19 Oct 2012
Elevations 1 & 2	Drawing no P03 Rev. D prepared by Wolveridge Architects (Council ref no 3775078)	19 Oct 2012
Elevations 3 & 4	Drawing no P04 Rev. D prepared by Wolveridge Architects (Council ref no 3775078)	19 Oct 2012
Sections	Drawing no P05 Rev. D prepared by Wolveridge Architects (Council ref no 3775078)	19 Oct 2012

Assessment Manager Conditions

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

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Amendment to Design

3. The proposed development must be redesigned to accommodate the following changes:

- a. Ensure that the access can service the existing and proposed sites such that compliance is achieved with the requirements of the Douglas Shire Planning Scheme, and the relevant Australian Standard(s). Swept path diagrams are to be provided, showing that domestic vehicles are able to access, circulate and leave the property in forward gear, and ensuring that vehicles do not encroach over service areas and pedestrian walkways.
- b. A detailed design identifying potential conflict points with a particular reference to vehicles entering and exiting the ground level car park with those vehicle movements associated with development adjoining the southern boundary, and the measures to be implemented to overcome such conflicts.

The design must be undertaken and verified by a Registered Professional Engineer of Queensland and must be in accordance with all relevant provisions of the publications *AUSTROADS Guide to Road Design*, other relevant AUSTROADS guides and the *FNQROC Development Manual* as appropriate.

Amended plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Vehicle Parking

4. The amount of vehicle parking to be provided must include a minimum of twelve (12) parking spaces. The car parking layout must comply with the *Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking* and be constructed in accordance with AUSTROADS and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Airconditioning Screens

5. Airconditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.

Limitations on Balcony Screening

6. Street frontage balconies are not to be screened by shutters, glazing, louvres or similar permanent structures to a greater extent than twenty-five (25) per cent of their horizontal dimension.

Sustainable Development

7. The proposed building should comply as far as practically possible with the provisions of 4.6.7 Sustainable Development Code of the Douglas Shire Planning Scheme 2008.

Water Supply and Sewerage Works External

8. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
 - b. Augment existing sewers and pump station downstream of the site, to the extent required to accommodate the increased flows generated by the development.

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Water Supply and Sewerage Works Internal

9. Undertake the following water supply and sewerage works internal to the subject land:
 - a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;
 - b. Water supply sub-metering must be designed and installed in accordance with *The Plumbing and Drainage Act 2002 and the Water Supply (Safety and Reliability) Act 2008*.

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

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Damage to Council Infrastructure

10. In the event that any part of Council's existing sewer / water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced at the developer's / owner's / builder's cost, prior to the Commencement of Use.

Parking Signage

11. Erect signs advising of the location of the off-street visitor parking area and access thereto. The signs must be erected prior to Commencement of Use. One (1) sign must be located on the Warner Street frontage.

Bicycle Parking

12. Provide secured, on-site bicycle parking in accordance with Table 10-1 of *AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles*. Based on the provisions in Table 10-1 (page 133) the minimum number of parking spaces required for this development is six (6) spaces. The bicycle parking area must be constructed prior to Commencement of Use.

Lighting

13. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

External Works

14. Undertake the following works external to the land at no cost to Council:
 - a. Repair/replace any damage to existing kerb and channel, footway or roadway to the subject frontage. Any areas of kerb and channel showing significant cracking or ponding shall be deemed unfit for purpose and must be replaced;
 - b. Linemark parking spaces in front of and adjacent to the subject land along Warner Street;
 - c. Construct landscaped traffic islands as per plan P02 Rev F dated 18 October 2012, (including irrigation, as per FNQROC Development Manual requirements) outside the subject land;

- d. Verge is to be paved as per plan P02 Rev F dated 18 October 2012 in a manner sympathetic to and to provide continuity from the adjoining corner property.

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities ie the provision of temporary kerb ramps if pedestrian diversions are necessary.

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works.

Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first

Stockpiling and Transportation of Fill Material

15. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times;
 - b. before 7:00 am or after 6:00 pm Monday to Friday;
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or public holidays.
16. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

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

Landscaping Plan

18. The site must be landscaped in accordance with details included on a Landscaping Plan. A Landscape Plan nominating the species and location of trees and shrubs to be planted must be endorsed by the Chief Executive Officer. Fifty per cent of the total proposed species for landscaping must consist of native and endemic species only. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first. The Landscaping Plan must show:
- a. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Lawful Point of Discharge

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

Sediment and Erosion Control

20. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the *FNQROC Development Manual*).

Ponding and/or Concentration of Stormwater

21. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

Minimum Fill and Floor Levels

22. All floor levels in all buildings must be located above the Q100 flood immunity level in accordance with the *FNQROC Development Manual*, the CBD Environs Drainage Management Plan and Planning Scheme requirements.

Refuse Storage

23. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from Cairns Regional Council Water & Waste.
24. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

Details of Development Signage

25. The development must provide clear and legible signage incorporating the street number for the benefit of the public.

Advertising Signage

26. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
4. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

5. The subject site is located within a pest quarantine area declared under section 4(1) of the *Plant Protection (Electric Ant) Quarantine Notice 2006*. The *Plant Protection (Electric Ant) Quarantine Notice 2006* places restrictions on the movement of electric ants and “high risk items” within and out of the pest quarantine area and places certain obligations and restrictions on land owners within the quarantine area. For further information on the *Plant Protection (Electric Ant) Quarantine Notice 2006* consult either the Department of Agriculture, Fisheries & Forestry (21-23 Redden Street, Cairns), Council’s Land Protection Unit or the following website: www.daff.qld.gov.au .

RIGHTS OF APPEAL

Attached

End of Decision Notice

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

EXISTING CONDITIONS PHOTOGRAPHS

VIEW FROM ANDREW ST - TOWARDS SUBJECT SITE

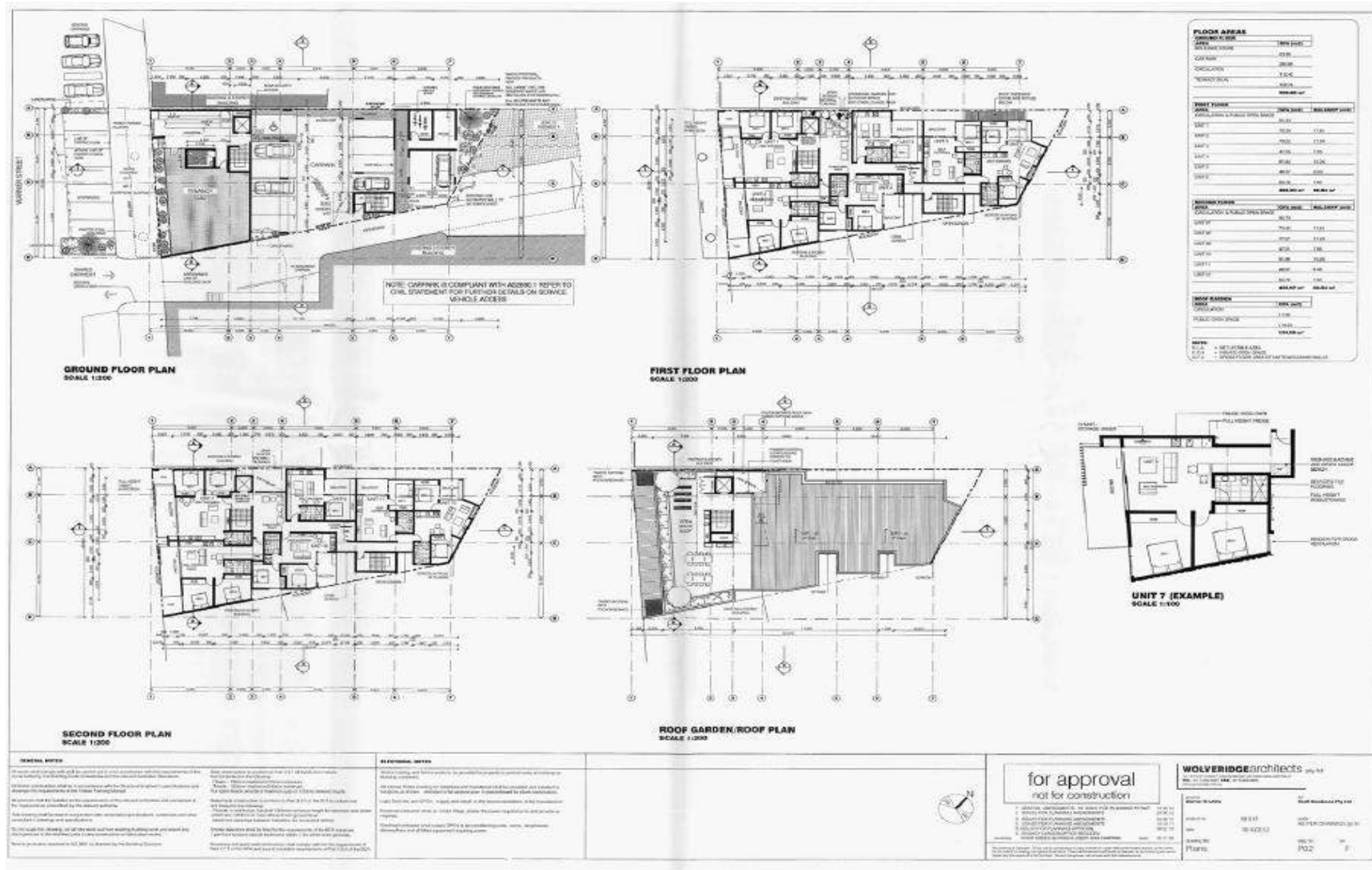
VIEW FROM PARADE ST - TOWARDS SUBJECT SITE

VIEW FROM HERBERT ST - TOWARDS SUBJECT SITE

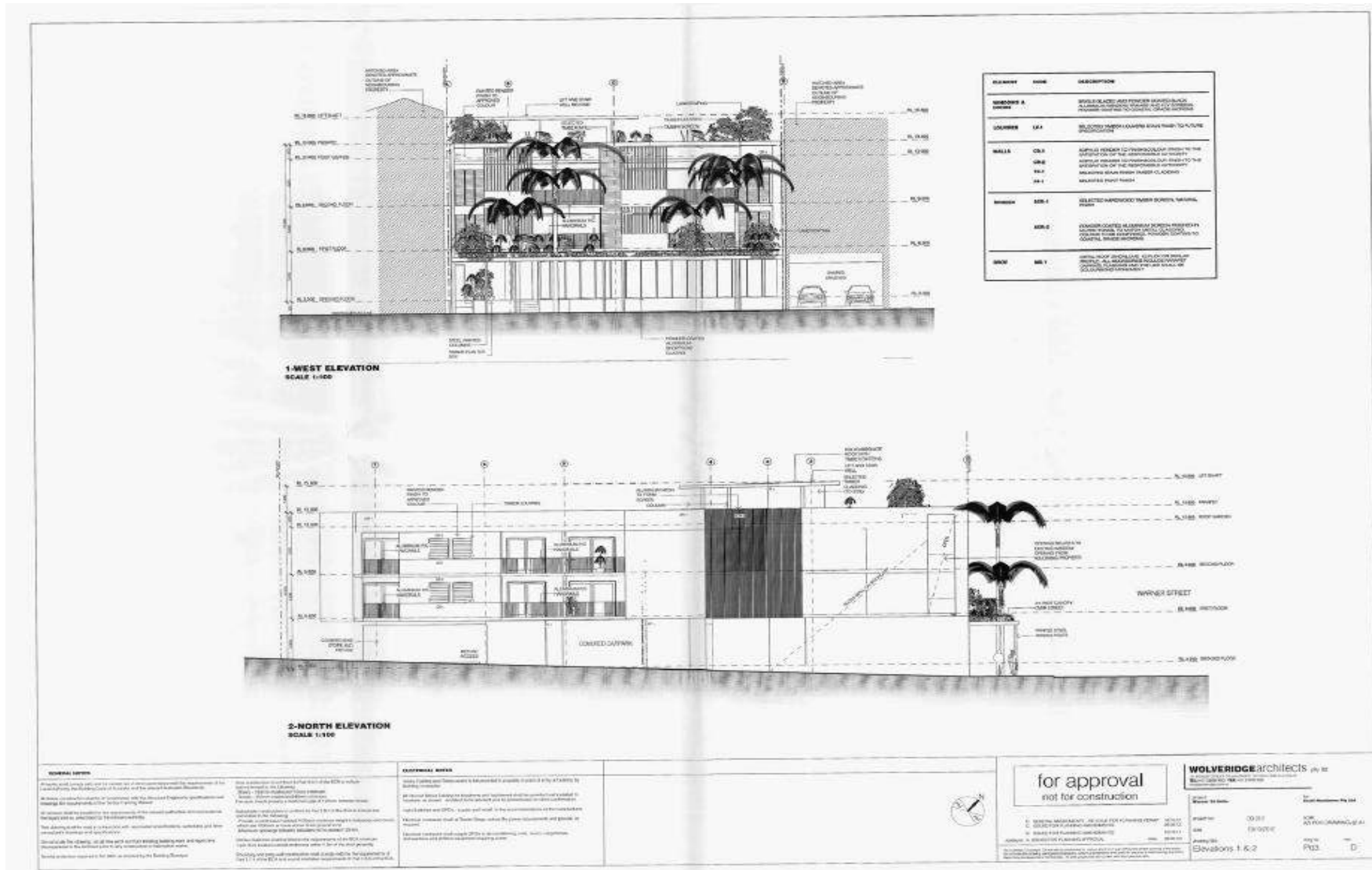
VIEW FROM HERBERT ST - TOWARDS PROPOSED DEVELOPMENT

<p>GENERAL NOTES</p> <p>1. The site is situated within a residential zone and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>2. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>3. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p>	<p>ENVIRONMENTAL NOTES</p> <p>1. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>2. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>3. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p>	<p>ENVIRONMENTAL NOTES</p> <p>1. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>2. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p> <p>3. The proposed development is shown on the site plan and is subject to the provisions of the Resource Management Act 1991, the Resource Management Act 1991 Regulations 2002 and the Resource Management Act 1991 (General) Regulations 2002.</p>	<p>for approval not for construction</p> <p>WOLVERIDGE architects</p> <p>250, Market Street, Auckland</p> <p>Phone: 09 308 4000</p> <p>Fax: 09 308 4001</p> <p>Website: www.wolveridge.co.nz</p> <p>Project No: 10/011</p> <p>Client: Mr & Mrs J. Smith</p> <p>Date: 10/011</p> <p>Scale: 1:100</p> <p>Sheet No: P01</p>
---	---	---	---

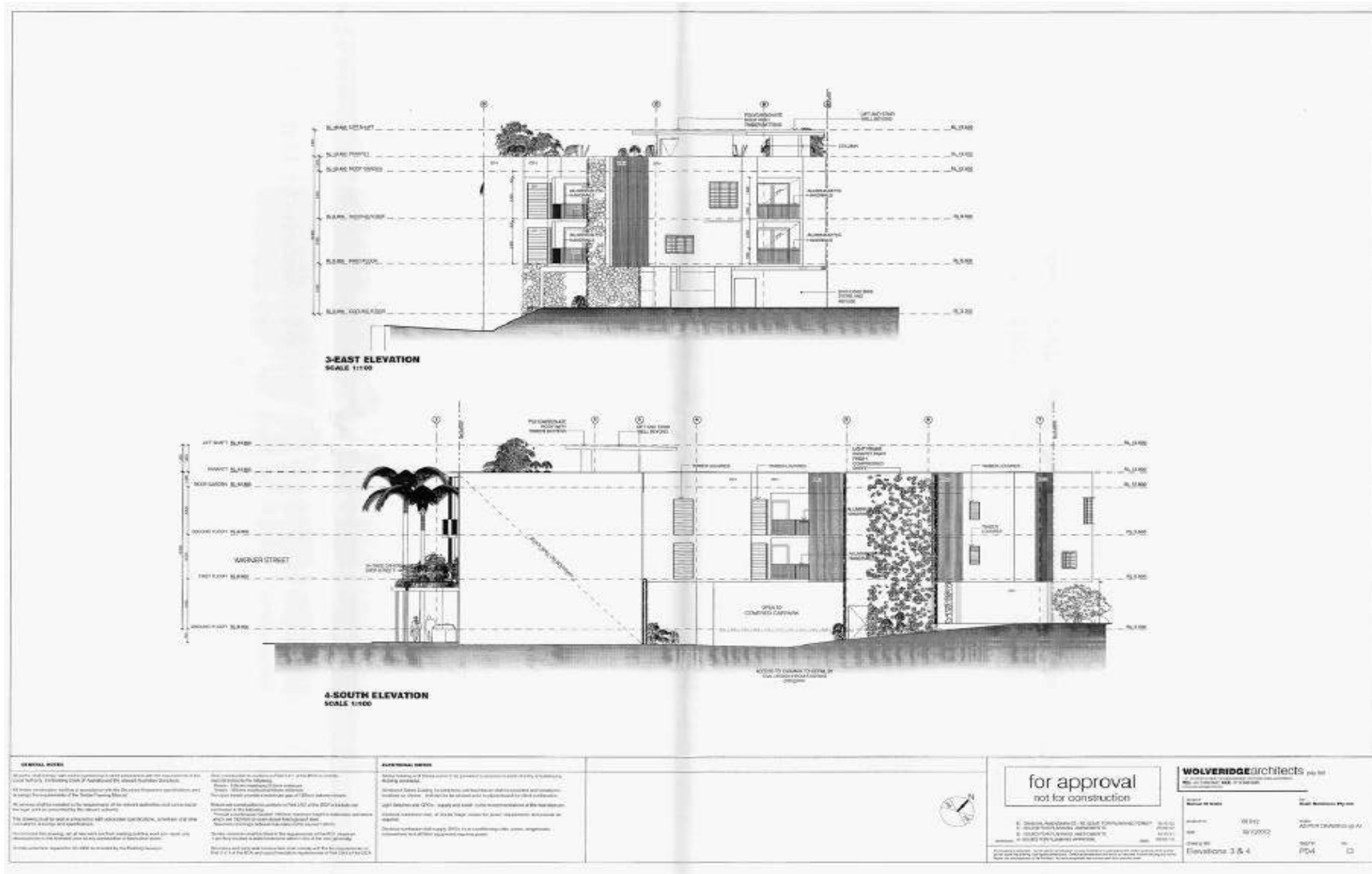
43.2011.4176
12/16



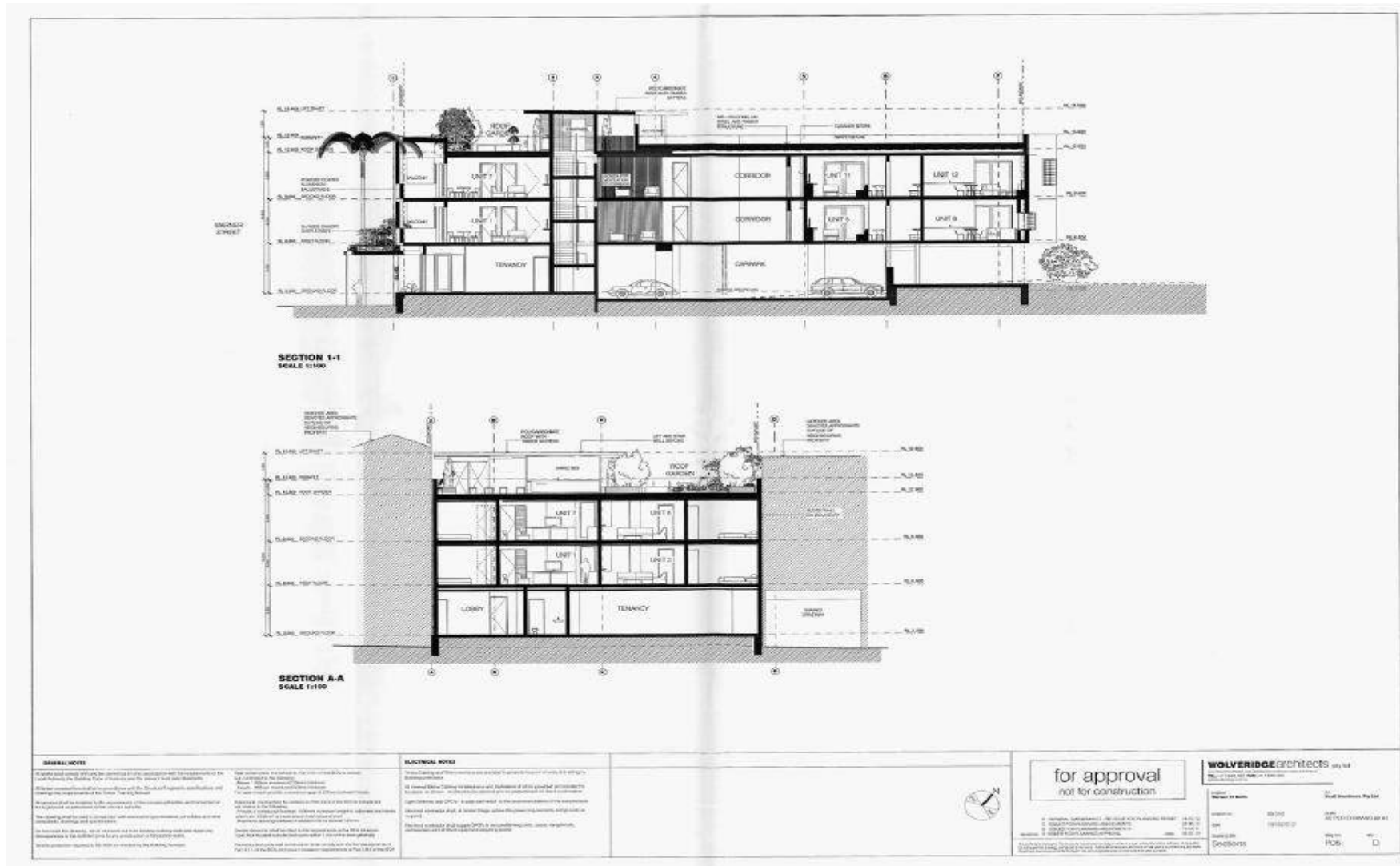
43.2011.4176
13/16




43.2011.4176
14/16



43.2011.4176
15/16



43.2011.4176
16/16

	2006 Douglas Shire Planning Schemes Applications
ADOPTED INFRASTRUCTURE CHARGES NOTICE	

Scali Nominees Pty Ltd & Second York Pty Ltd	N/A	0
DEVELOPERS NAME	ESTATE NAME	STAGE
20 Warner Street	L1 RP718886	2553
STREET No. & NAME	LOT & RP No.s	PARCEL No.
MCU Business Facilities & Holiday Units		4
DEVELOPMENT TYPE	COUNCIL FID	VALIDITY PERIOD (year)
79860	1	
DSC Reference Doc. No.	VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water & Sewer					
proposed	107	55.74	5,964.18		
	4	4,992.43	19,969.72		
	8	9,000.00	72,000.00		
existing	1	14,342.13	14,342.13		
Total			83,591.77		
TOTAL			\$83,591.77		

Prepared by	J Elphinstone	21-Dec-16	Amount Paid	
Checked by	N Beck	12-Jan-17	Date Paid	
Date Payable			Receipt No.	
Amendments			Cashier	

Note:
 The Infrastructure Charges in this Notice are payable in accordance with Section 630 of the Sustainable Planning Act 2009 (SPA) as from Council's resolution from the Special meeting held on 24 June 2015.

Charge rates under the current Policy are not subject to indexing.

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

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