

## 5.1 MATERIAL CHANGE OF USE - BUSINESS FACILITIES 19 WARNER STREET PORT DOUGLAS QUICKSILVER CONNECTIONS LIMITED

<b>REPORT AUTHOR(S)</b>	Simon Clarke, Planning Consultant
<b>GENERAL MANAGER</b>	Nick Wellwood, General Manager Operations
<b>DEPARTMENT</b>	Development Assessment and Coordination
<b>PROPOSAL</b>	Material Change of Use – Business Facilities
<b>APPLICANT</b>	Quicksilver Connections Limited c/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870
<b>LOCATION OF SITE</b>	19 Warner Street, Port Douglas
<b>PROPERTY</b>	Lot 31 on PTD20910

### LOCALITY PLAN



Figure 1 - Locality Plan

<b>LOCALITY</b>	Port Douglas and Environs
<b>PLANNING AREA</b>	Commercial
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006
<b>REFERRAL AGENCIES</b>	None
<b>NUMBER OF SUBMITTERS</b>	Not applicable
<b>STATUTORY ASSESSMENT DEADLINE</b>	7 December 2016
<b>APPLICATION DATE</b>	19 August 2016

### **RECOMMENDATION**

That Council approves the development application for Business facilities over land described as Lot 31 on PTD20910, located at 19 Warner Street, Port Douglas, subject to the following:

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

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

Drawing or Document	Reference	Date
Ground Floor Plan	966_SD A-101 Rev 6	10 October 2016
Level 1 Plan	966_SD A-102 Rev 6	10 October 2016
Roof Plan	966_SD A-103 Rev 6	10 October 2016
Elevations	966_SD A-401 Rev 6	10 October 2016
Sections	966_SD A-501 Rev 6	10 October 2016
3D Perspective	966_SD A-901 Rev 6	11 October 2016

#### **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.

### **Water Supply and Sewerage Works Internal**

- 3. 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;**

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

**The plan of works must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.**

**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.**

### **Refuse Storage**

- 4. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.**

### **Advertising Signage**

- 5. 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 Commencement of Use, whichever occurs first.**

### **External Works**

- 6. Undertake the following works external to the land at no cost to Council:**
  - a. Upgrade the Grant and Warner Street frontages generally in accordance with Ground Floor Plan 966\_SD A-101 Rev 6, dated 10 October 2016 including relocation of light/power pole/s, electrical infrastructure, at the front of the subject land, where required, to accommodate the development and the raised sections of walkways/planter beds;**
  - b. Provide underground stormwater infrastructure that integrates with existing infrastructure;**
  - c. Provide kerb and channel along the Warner Street frontage;**
  - d. Provide road widening along the Warner Street frontage;**

The abovementioned works must be designed to take into account the existing tree at the corner of Grant and Warner Streets which is required to be retained in accordance with Condition 12a.

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 (i.e. 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.

#### **Lawful Point of Discharge**

7. 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.

#### **Minimum Fill and Floor Levels**

8. All floor levels in all buildings must be 3.1 metres AHD. The applicant is to acknowledge in writing that this level may not achieve full Q100 flood immunity and devise an action plan, prior to the issue of a Development Permit for Building Work, to manage and prevent flood water from entering the building in an extreme weather event.

#### **Vehicle Parking**

9. A minimum of thirteen (13) car parking spaces are to be provided on-site including one space for wheel-chair accessible parking. In addition, four (4) on-street car parking spaces are to be provided in Warner Street. Car parking design must comply with the relevant Australian Standards, with all parking, driveway and vehicular manoeuvring areas being imperviously sealed, drained and line marked.

#### **Awnings**

10. The proposed awnings are to be designed to provide shade to the footpath below (i.e. minimise glass or translucent materials). Details are to be agreed in writing prior to the issue of a Development Permit for Building Work.

### **Protection of Landscaped Areas from Parking**

- 11. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.**

### **Bicycle Racks**

- 12. Provide two on-site bicycle racks at the rear of the premises. 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.**

### **Landscaping Plan**

- 14. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:**
  - a. The existing tree on the corner of Grant and Warner Street being retained and details of how this tree will be protected during works;**
  - b. Street planting including street trees and planter boxes to both road frontages (i.e. lush tropical plantings of vegetation appropriate to the character of Port Douglas), using appropriate species with regard to any site constraints including underground services. All plants must be selected in accordance with Planning Scheme Policy No.7, with particular emphasis on appropriate species for Port Douglas;**
  - c. Details of any fencing proposed at the rear of the premises;**
  - d. 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 first. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.**

### **Construction Access**

- 15. Vehicular access to the site for construction and demolition purposes must be provided from Grant Street only, unless authorised by the Chief Executive Officer.**

### **Air-Conditioning Screens**

- 16. Air-conditioning 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.**

### **Stockpiling and Transportation of Fill Material**

- 17. 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 on Sundays or Public Holidays.**
- 18. 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**

- 19. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the 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).**

### **Health Requirements**

- 21. Noise from air-conditioning units, service equipment, swimming pool pumps or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental**

nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*.

#### **Damage to Infrastructure**

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

#### **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 the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

#### **Infrastructure Charges Notice**

4. A 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 this Decision Notice 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 amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development Assessment and Coordination at Council for review of the charge amount prior to payment.

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

5. For information relating to the *Sustainable Planning Act 2009* log on to [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au). To access the *FNQROC Development Manual, Local Laws and other applicable Policies*, log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).
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## EXECUTIVE SUMMARY

Quicksilver Connections Limited (the Applicant) is seeking a development permit for a Material Change of Use for a new two storey business facility at 19 Warner Street, Port Douglas. The proposed development is a code assessable land use. The site has been the subject of recent development approvals for similar style developments (restaurants / shops). However, this development proposal is for the purposes of one tenant – Quicksilver.

The proposed development is in general compliance with the Douglas Shire Planning Scheme. The land is the last of the vacant allotments at the intersection of Warner and Grant Streets and will complement the existing development on the other three corners. In order to achieve a satisfactory level of flood immunity without compromising the streetscape, the proposal does partially rely on the adjoining footpath reserve for ramping and walkways to achieve access into the proposed building. This arrangement is similar to the earlier approvals issued for the land and is discussed further within the report.

The proposed development is recommended for approval subject to conditions.

## TOWN PLANNING CONSIDERATIONS

### Background

The land has been subject to a series of development applications dating back to 1997. None of the development applications has ever been acted upon and all approvals have since lapsed. The land, therefore, remains vacant.

A prelodgement meeting was held on 26 May 2016 to discuss the current development proposal, with Council officers being generally supportive of the concept plans presented at the prelodgement meeting.

### Site Description

The site is 1055m<sup>2</sup> in area and has frontage to both Warner and Grant Streets. The site is bounded to the south west by a road reserve and Council's public car park, and to the north-west, by the Quicksilver catering and maintenance facility. The land is a prominent site at the intersection of two major thoroughfares in the tourism and commercial centre of Port Douglas.

### Proposal

The proposed plans are included in Attachment 1.



The application seeks a development permit for a material change of use for Business facilities. The establishment of new facilities at this location is intended to facilitate the development of new offices for Quicksilver Dive, including a '*Dive Centre*'.

The proposed development will consist of a two (2) storey building, with a maximum height above ground level of 9.8 metres and include a gross floor area of 629m<sup>2</sup>.

The proposed Quicksilver administrative/office component will be located entirely at ground level and will include:

- an office area with a number of workstations/work areas, a foyer, board room, two (2) enclosed offices, meeting room, kitchen and amenities area.

The offices will be accessed via Grant Street and/or the rear of the premises. The office will be operated between the hours of 8.00am and 5.00pm, Monday to Friday, although some staff will be required in the office over the weekends. The proposed Quicksilver office will employ eleven (11) full time staff and five (5) part time staff.

The proposed Dive Centre will include:

- a retail sales area and dive reception area at ground level. The former will be used for the sale of snorkelling and diving accessories, other water sports equipment, as well as the servicing of dive equipment and refilling of dive tanks. An office, workshop and amenities and general storage area for the use of the dive centre will also be located on the ground level;
- a first storey level that will be used for the practical aspects of all dive courses (i.e. the land based component of the course) and will include three training rooms, pool, equipment area, general storage, an office/workstation and amenities.

Access to the dive centre for customers will be via both Grant and Warner Streets. Access for staff will be via the rear of the premises.

It is expected that the retail component of the dive centre will operate between the hours of 9.00am and 5.00pm, seven (7) days per week and employ two (2) full time staff. Hours of operation may be extended in the future to 8.00am to 5.00pm.

The dive centre will operate seven (7) days per week, with an expected maximum of six (6) courses each week and a maximum number of eight (8) persons in each course (Note – each course is four (4) days, with two (2) of these days being undertaken at sea). Hours of operation will also be 9.00am to 5.00pm, with two (2) full-time employees. Customers for the courses will be transferred to/from accommodation to classes and boat by a Quicksilver courtesy coach (and/or walk, if preferred, if staying in proximity).

Vehicular access will be provided to the site from Grant Street in the same location that has been previously approved. The location of this access will require the relocation of a street light on the Grant Street frontage. The off-street car parking component of the development provides for thirteen (13) individual car parking spaces (including one wheel-chair accessible space). The remainder of the car parking required of the development is to be provided on-street. Two bicycle racks are to be installed at the rear of the premises.

## State Planning Requirements

### Confirmation that the development is not prohibited

A review of all of the relevant instruments that can provide prohibitions under the *Sustainable Planning Act 2009*, including schedule 1 of the *Sustainable Planning Regulation 2009* indicated that the proposed development is not prohibited.

### Assessable development

The development proposed for the site is recognised as 'assessable development' pursuant to Schedule 3 of the *Sustainable Planning Act 2009*, which states that 'assessable development includes:

- The planning scheme for the area;
- A temporary planning instrument;
- A preliminary approval to which section 242 applies.

In this case the proposed development is assessable under the Douglas Shire Planning Scheme (as amended).

### State Planning Regulatory Provisions

There are currently nine (9) State Planning Regulatory Provisions (SPRPs) in effect and one (1) draft SPRP. Only one of the SPRPs is applicable to the proposed development, being State Planning Regulatory Provision (Adopted Charges). This SPRP has been reflected in Council's 'Adopted Infrastructure Charges Resolution (AICR) which came into effect in 2015.

### Single State Planning Policy

The following State interests are called upon in the Queensland Single State Planning Policy (July 2014) – Part E Interim Development Assessment Requirements:

- Water Quality Objectives (Climatic Regions – Stormwater Management Design Objectives). However, as the site is less than 2,500m<sup>2</sup>, the Water Quality State Interest is not triggered in this instance.
- Natural Hazards, Risk and Resilience [Flood Hazard Area – Level 1 – Queensland Flood Plain Assessment Overlay, Coastal Hazard Area (Erosion Prone Area and High Storm Tide inundation Area)]. Neither of these State Interests is reflected in the Douglas Shire Planning Scheme. However, the applicant has adequately addressed each aspect of the Natural Hazards State Code as part of their development application.

### Regional Plan

Under the *Far North Queensland Regional Plan 2009-2031* the land is part of the Urban Footprint. As the proposed use is providing an urban use within the Urban Footprint, it is considered that the proposed development is consistent with the *Far North Queensland Regional Plan 2009-2031*.

## State Referrals

In accordance with Schedule 7 of *Sustainable Planning Regulations 2009*, there are no State referral triggers associated with this development proposal.

## Douglas Shire Planning Scheme Assessment

The land is included within the Commercial planning area (Tourist Centre). Business facilities are a Code assessable land use in the Commercial planning area (Tourist Centre). The following codes apply to the development:

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
<b>Locality</b>	Port Douglas and Environs	✓	Complies
<b>Planning Area</b>	Commercial	✓	Complies
<b>Defined Use</b>	Business Facilities - Not in an existing Building		
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✓	Complies
	Design and Siting of Advertising Devices Code	✓	Complies
	Natural Hazards Code	✓	See comments below
	Landscaping Code	✓	Can comply
	Vehicle Parking and Access Code	✓	See comments below

## Compliance Issues

The following areas of non-compliance are detected with the relevant codes:

### Car Parking

A total of fifteen (15) additional car parking spaces will be provided for the proposed development. Thirteen (13) of these spaces, including one wheel chair accessible space, will be provided on-site. Four (4) angled car parking spaces will be formalised on the Warner Street frontage, which will replace the two informal spaces that currently exist.

Car parking demand is based on the amount of Net Lettable Area (NLA). The Net Lettable Area of the proposed building is calculated to be 629m<sup>2</sup>, which equates to a total requirement of twenty one (21) spaces at a 1 space per 30m<sup>2</sup> rate for the Tourist Centre in Port Douglas.

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. Moreover, the ability for a cash-contribution for any such shortfall, as permitted by the Port Douglas & Environs Locality Code, is no longer available since the introduction of the Adopted Charges SPRP. Despite this, the intent of the provision was that appropriately designed sites, need not provide their entire car parking requirement on-site and this is in order to facilitate more acceptable built-form and streetscape outcomes. This was on the proviso that Council was provided with a contribution which would enable Council to construct additional car parking spaces when and where required, and considered, most appropriate.

As such the applicant contends that it is logical to provide on-street parking adjacent to the development to assist in making up for the shortfall of on-site car parking.

Further, the applicant has undertaken an analysis for the proposed Quicksilver Dive land use and provided the following information relative to parking demand:

- The proposed development will employ a total of eleven (11) full time staff and five (5) part time staff. A number of these staff will work at various and different days of the week, including weekends.
- A maximum of fifteen (15) staff will be on-site at any one time during the week and five (5) on weekends. However, a maximum of fifteen (15) is not expected to occur very often.
- Not all staff drive to work, with a number (upwards of six) living nearby, of whom walk/bike/car pool to work. Two bike racks are proposed to cater for this demand.
- The vast majority of visitors to the site will walk to the site, while persons undertaking dive training will be transferred to and from the site by courtesy shuttle bus.

The specific on-site assessment undertaken by the applicants with respect to car parking demand considers that the proposed development adequately provides parking infrastructure that will cater for the projected demand generated by the development, particularly having regard to the purpose statements contained in the Vehicle Parking and Access Code. No objection is raised to the applicant's parking justification, noting that the earlier approved development on this land incorporated only seven (7) on-site car parking spaces, albeit for a reduced level of NLA, representing only 30% of the on-site car parking requirement. The current proposal achieves 60% of the on-site car parking requirement.

#### On-street works / Flooding immunity

The finished floor levels for the proposed development have been based on those previously approved over the site, being RL3.1m AHD. This is slightly lower than the floor levels on the opposite side of Grant Street which are located at RL3.2m AHD. As the proposed floor levels have been previously approved over the site under the current planning scheme for a similar development, it is reasonable for this level to be applied again. The applicant has acknowledged that this proposed level will not achieve Q100 flood immunity and conditions of approval have been applied to ensure that a plan to manage and prevent water entering the premises is acted upon in the event of an extreme weather event.

The proposed development site is the final vacant allotment at the Grant and Warner Street intersection and the proposed development will neatly 'book-end' and complete the intersection. Land to the west transitions into a service industry environment, with lower levels of pedestrian activity.

While it is not usual practice to accept works on the street to provide for pedestrian access into the development, it is noted that the development on the opposite side of Grant Street provides a raised footpath and ramping which integrates relatively seamlessly into the street. Furthermore pushing such on-street works back to be entirely within the development site will have significant negative impacts on the streetscape appearance and will be out of character with the developments on the other three corners of the intersection.

Services that may be affected by the proposed ramping and walkways will be relocated by the applicant at their cost.

The existing tree at the corner of Warner and Grant Street is required to be retained to complement the other three trees on the other corners of the intersection.

### Conclusion

The proposed development is found to be generally compliant with the requirements of the Douglas Shire Planning Scheme. The development will complement the existing developments on the other three corners of the Grant and Warner Street intersection. Approval is, therefore recommended, subject to conditions.

### Referral Agency Requirements

None applicable.

### Public Notification / Submissions

Not applicable.

### ADOPTED INFRASTRUCTURE CHARGES

The proposed development triggers Adopted Infrastructure Charges to be paid and calculations are included at Attachment 2.

### 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:

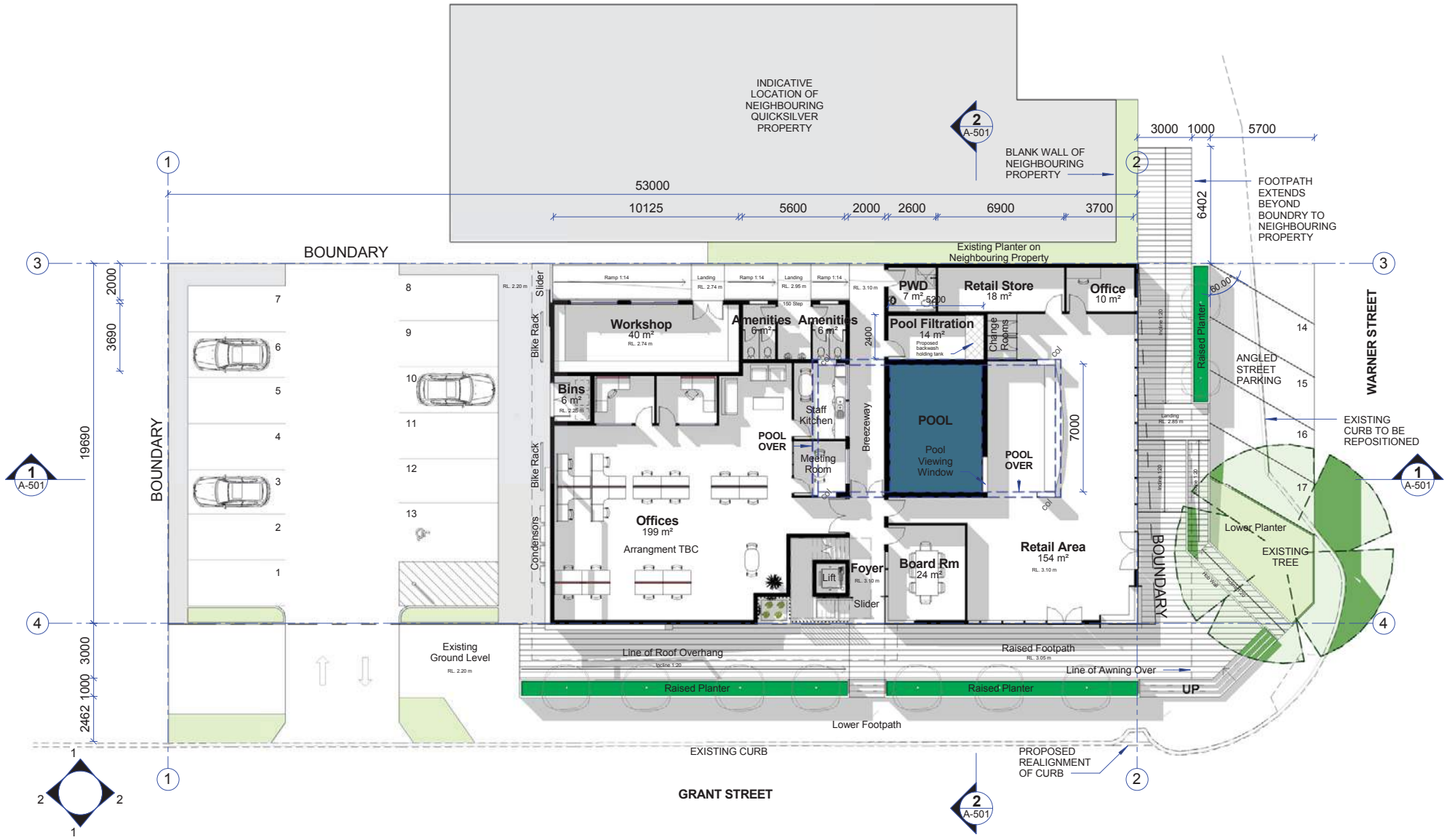
**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

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

### ATTACHMENTS

Attachment 1 – Approved Plan(s) & Document(s)

Attachment 2 – Infrastructure Charges Notice



1 Ground Floor SD  
A-401  
1 : 200



Ground Floor Plan  
1 : 200 @ A3

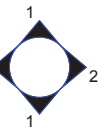
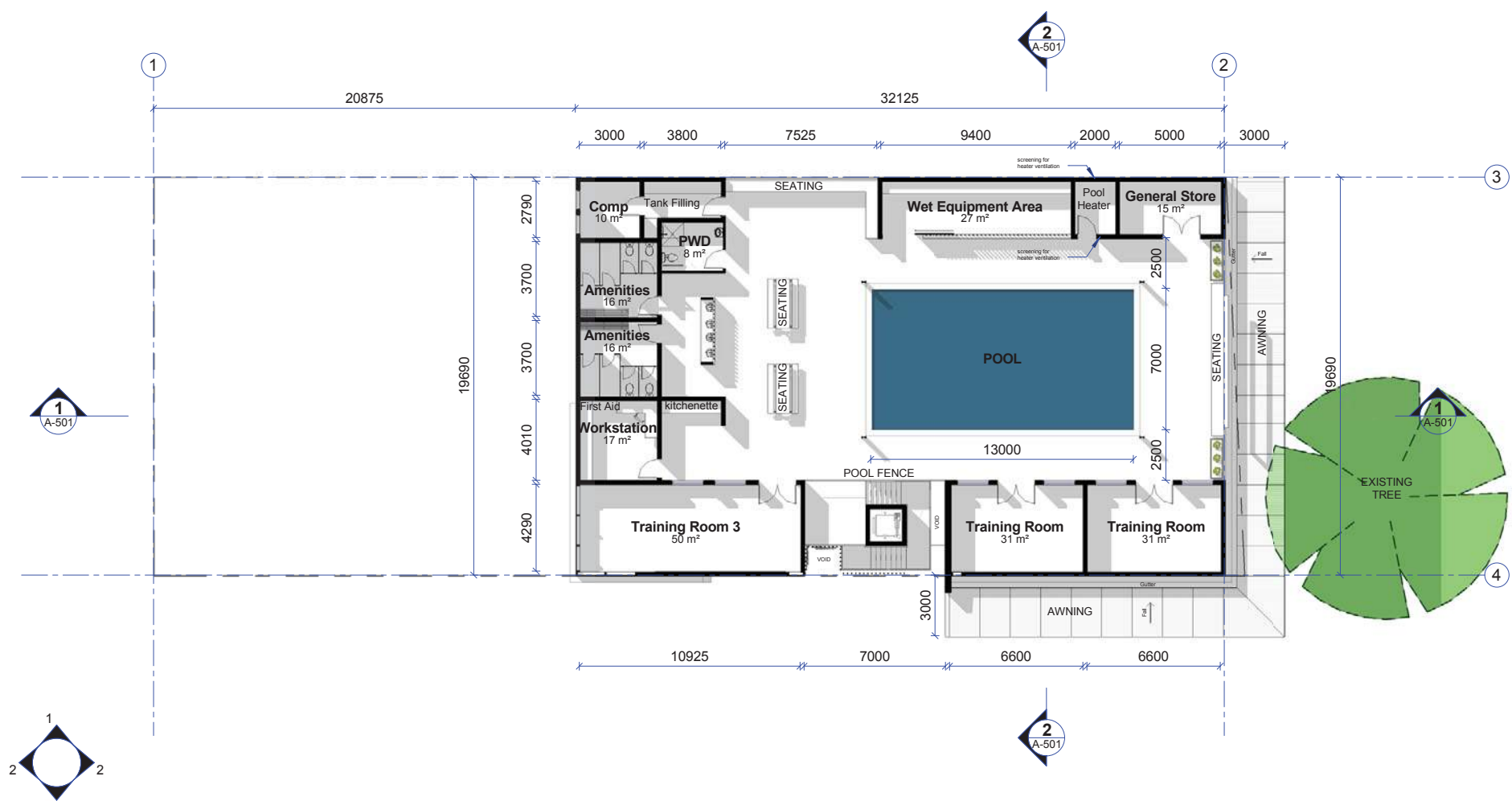
DEVELOPMENT APPLICATION

966\_SD A-101  
10/10/2016 5:14:44 PM  
Rev 6



Quicksilver Group





1 Level 1 SD  
A-401 1 : 200



Level 1 Plan  
1 : 200 @ A3

DEVELOPMENT APPLICATION

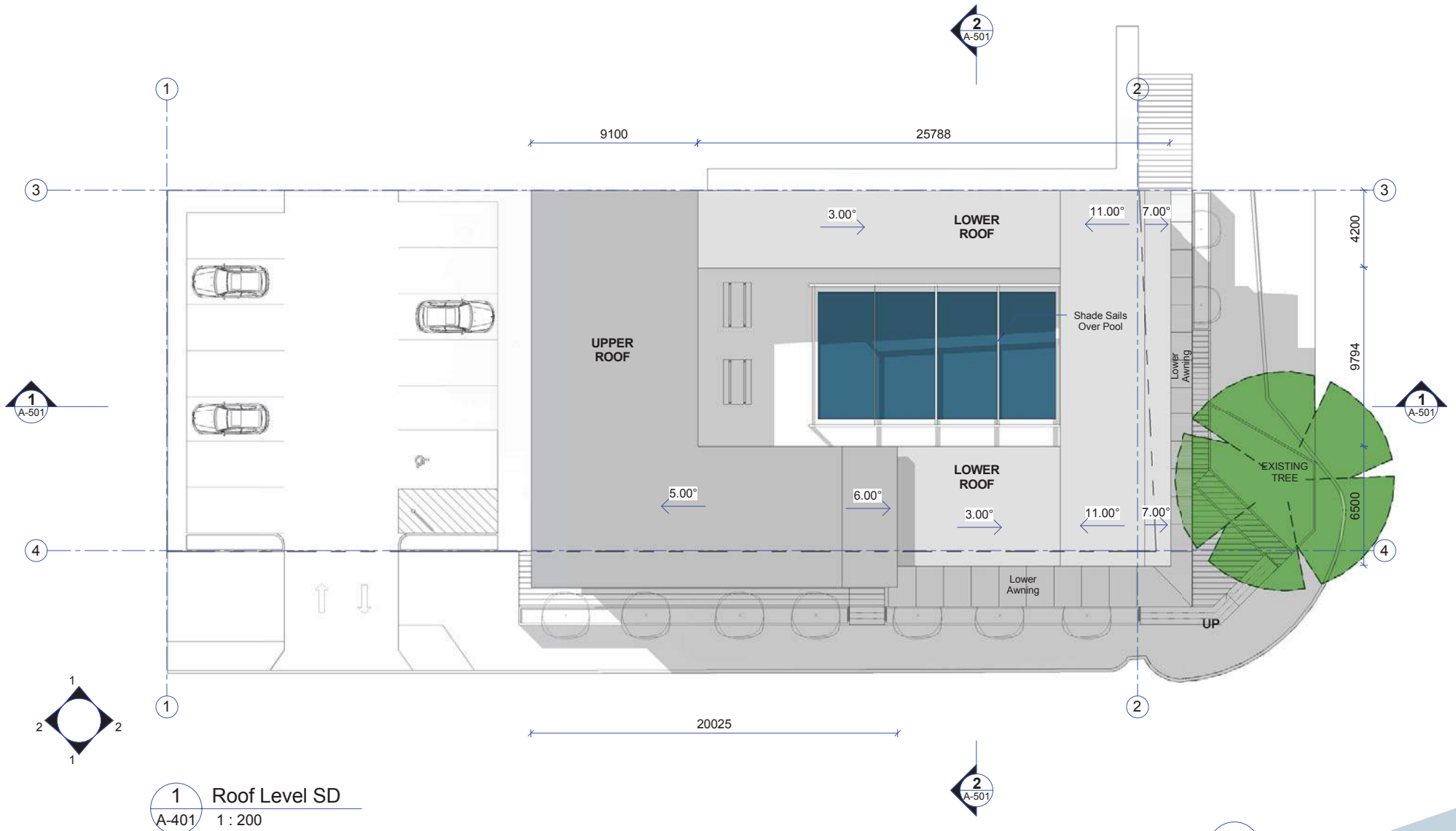


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Quicksilver Group







1 Roof Level SD  
A-401 1 : 200



Roof Plan  
1 : 200 @ A3

DEVELOPMENT APPLICATION

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Rev 6

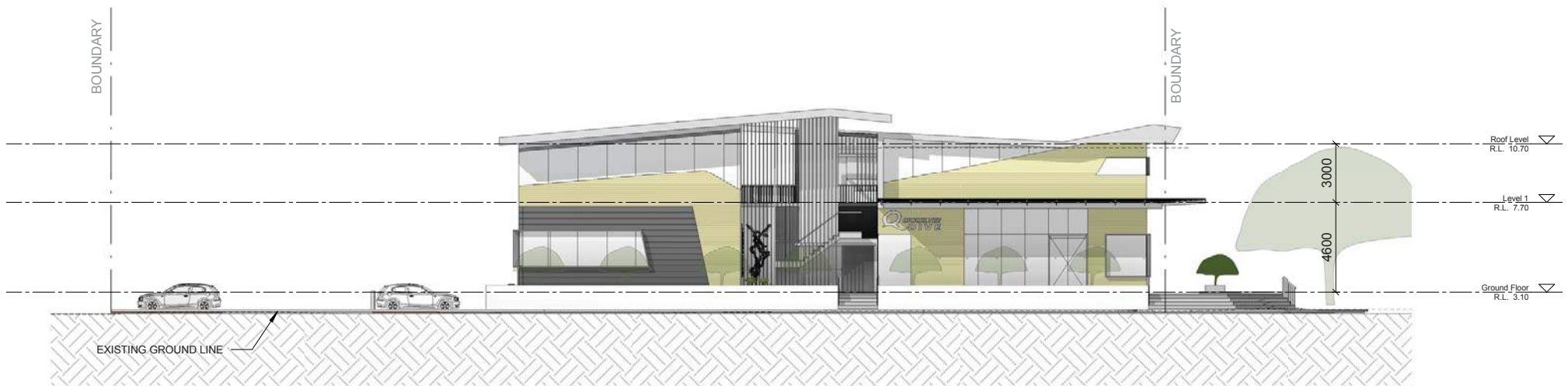


Quicksilver Group

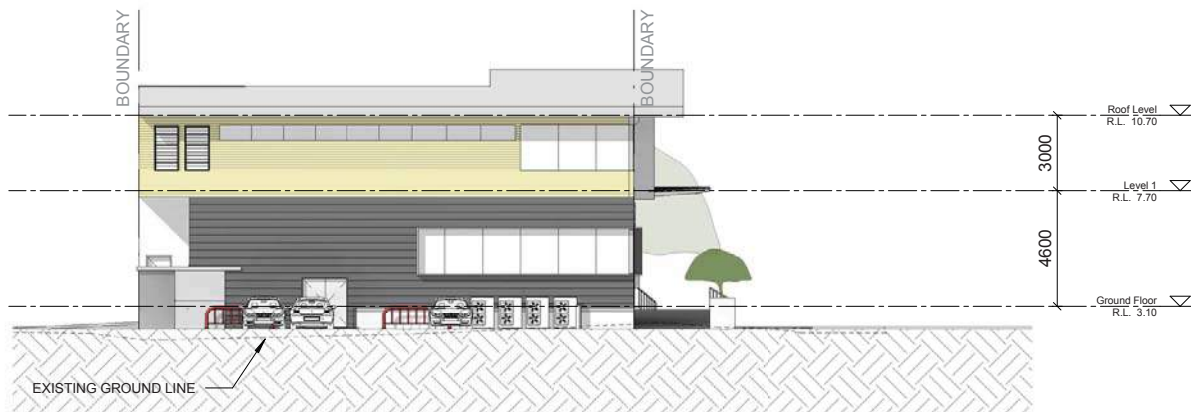


CA ARCHITECTS





1 Elevation 1 - a East  
A-101 1 : 200



2 Elevation 1 - b South  
A-101 1 : 200



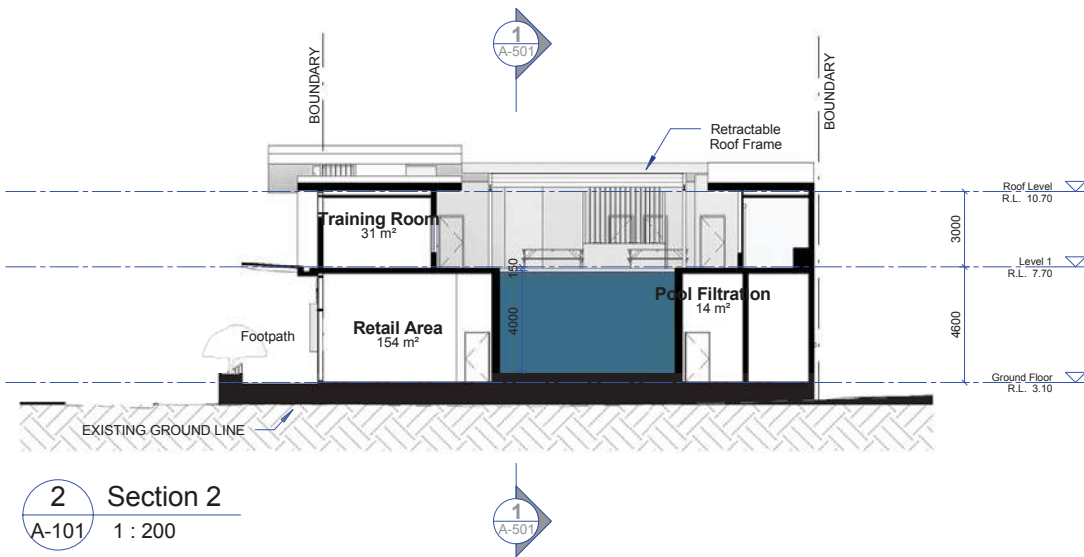
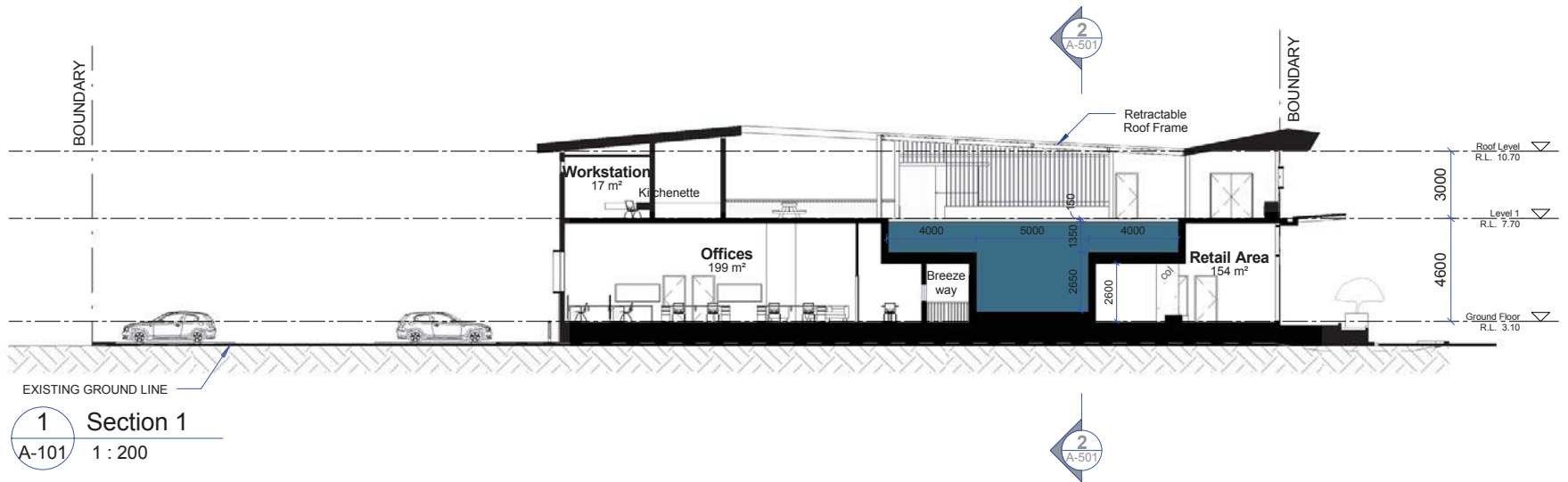


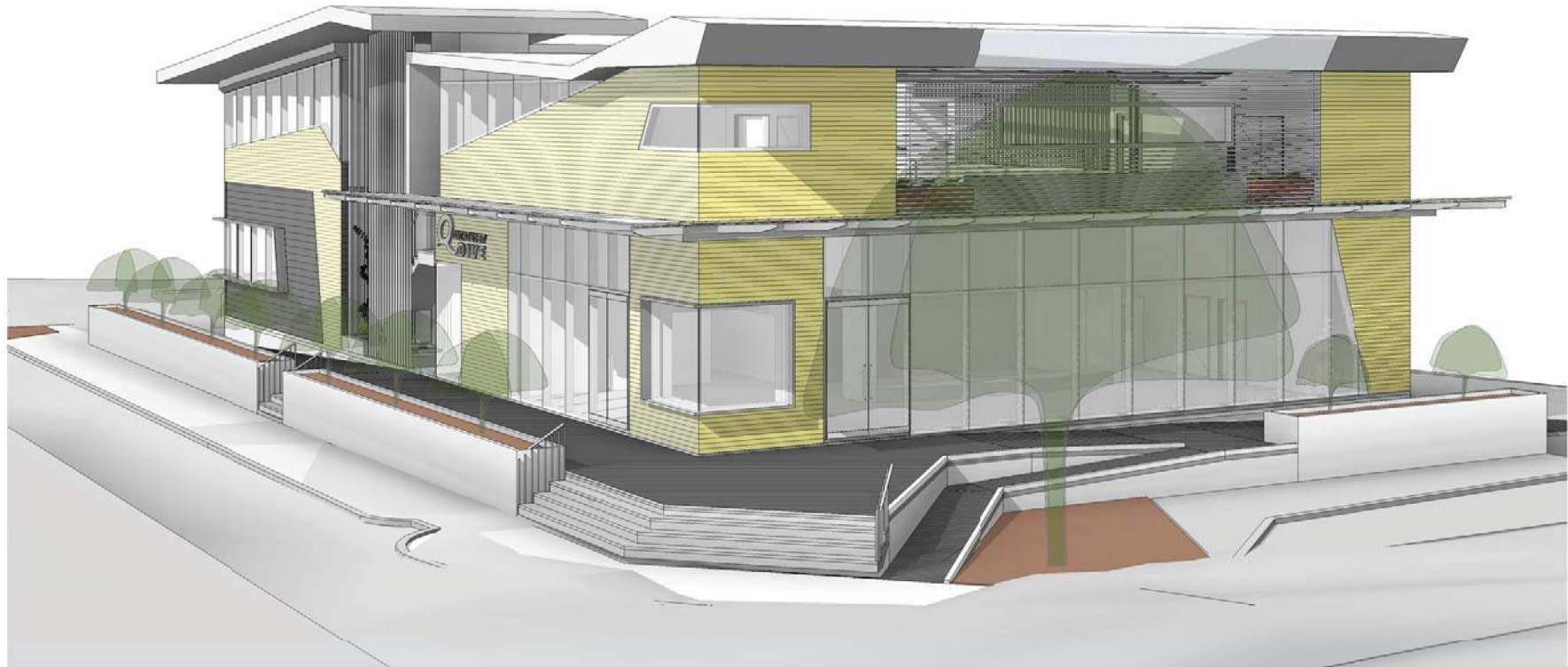
1 Elevation 1 - c West  
A-101 1 : 200



2 Elevation 1 - d North  
A-101 1 : 200







1 Grant + Warner Elevated Perspective

0 2 4 6 8 10m Scale 1:200

3D Perspective  
© A3

DEVELOPMENT APPLICATION ■

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11/10/2016 8:59:47 AM  
Rev 6

Quicksilver Group

CA ARCHITECTS



2006 & 2008 Douglas Shire Planning Schemes Application

INFRASTRUCTURE CHARGES NOTICE

Quicksilver		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
19 Warner Street		Port Douglas	Lot 31 PTD20910
STREET No. & NAME		SUBURB	LOT & RP No.s
MCUC		1638/2016	24-Oct-16
DEVELOPMENT TYPE		COUNCIL FILE No.	VALIDITY PERIOD (years)
792855		1	
DSC Reference Doc . No.		VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
<b>Rural Areas - Water Only</b>					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total					
<b>Urban Areas - Water only</b>					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
<b>Urban Areas - Water &amp; Sewer</b>					
proposed	629	50.10	31,512.90		
	0	0.00	0.00		
existing	1	14,342.13	14,342.13		
Total			17,170.77		
<b>TOTAL</b>			<b>17,170.77</b>		

Prepared by	S Clarke	24-Oct-16	Amount Paid	
Checked by	N Beck	24-Oct-16	Date Paid	
Date Payable			Receipt No.	
Amendments	Date		Cashier	

**Note:**  
 The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the *Sustainable Planning Act 2009 (SPA)*.

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, Mossman 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