

5.2. EXTEND APPROVAL MCU FOR SHOPS AND OFFICES AT PORT DOUGLAS ROAD

REPORT AUTHOR(S)	Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Extension application for the Material Change of Use for Shops and Offices
APPLICANT	Henson Pty Ltd C/- Clegg Town Planning PO Box 2144 TOOWONG BC QLD 4066
LOCATION OF SITE	Port Douglas Road, Port Douglas
PROPERTY	Lot 193 on RP747071

LOCALITY PLAN



Figure 1 - Locality Plan

LOCAL PLAN	Port Douglas / Craiglie
ZONE	Centre
PLANNING SCHEME	Douglas Shire Planning Scheme 1996 and 2006
REFERRAL AGENCIES	None applicable for the extension application. Continuing conditions apply from the Department of State Development, Manufacturing, Infrastructure and Planning.
NUMBER OF SUBMITTERS	Not applicable.
STATUTORY ASSESSMENT DEADLINE	15 March 2018.
APPLICATION DATE	15 February 2018.

RECOMMENDATION

That Council approves the extension application for the Development Permit for the material change of use for Shops and Offices over land described as Lot 193 on RP747071, located at Port Douglas Road, Port Douglas, up to and including 25 March 2021.

EXECUTIVE SUMMARY

The land is located on the northeast corner of Port Douglas Road and the Captain Cook Highway and is currently developed with the IGA Supermarket, a pharmacy and a bottle shop.

The former Douglas Shire Council granted the original Negotiated Decision Notice for a Material Change of Use for Shops and Offices on 30 January 2007. Subsequent approvals have issued to extend the period of approval which is due to expire on 25 March 2018.

The applicant has requested an extension approval for a further three years up to and including 25 March 2021.

No concern is raised with the request and it is recommended the extension applications be approved.

TOWN PLANNING CONSIDERATIONS

Background

The existing shopping centre and specialty shops on the subject land were originally established following an approval under the 1996 Douglas Shire Planning Scheme (Ref: 028/98). The approval provides for:

- (a) 1845m² GFA supermarket;
- (b) 147m² GFA shop (currently used as a bottle shop);
- (c) Toilets; and
- (d) 135 car parking spaces, service delivery loading and associated circulation.

In 2003, Douglas Shire Council issued a Preliminary Approval to expand the shopping centre by adding new commercial tenancies. This Preliminary Approval established Council's desire, at the time, to see consolidation and expansion of then existing shopping centre in this location.

In 2006, a Development Permit was issued for Shops and Offices (Ref: MCU 3B 016/06) that provided for the following additions to the existing shopping centre:

- (a) an increase to the supermarket floor area of 659m²;
- (b) an additional shop of 130m², adjacent to the existing bottle shop;
- (c) Building A (361m²) for shops and office uses;
- (d) Building B (442m²) for shops and office uses.

Car parking and traffic circulation are proposed to be modified with additional car parking provided. Over the past twelve years there have been two requests to extend the period of approval for the Development Permit associated with MCU 3B 016/06. Council at the meeting held on 25 May 2015 approved an extension to the approval period. This permit is due to expire on 25 March 2018.

In 2013 Council approved a request to vary the layout of the development. A copy of the current approval is included in Attachment 1.

Proposal

The applicant has requested extension application for a further three years, up to and including the 25 March 2021.

Planning Act 2016 (PA)

The request has been lodged under section 86 of the *Planning Act 2016* (PA).

Council must decide the request for an extension approval to the Decision Notice under section 87(a) of the PA,

"When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application."

No referrals are necessary for extension applications.

In deciding the request section 87(2) of the PA states that the assessment manager must decide whether to:

- “(a) give or refuse the extension sought; or
- (b) extend the currency period for a period that is different from the extension sought.”

State Planning Requirements

The State Planning Policy (SPP) requires consideration be given to state interests. The approval includes conditions regarding the nearby State Controlled road and these conditions continue to apply.

Douglas Shire Planning Scheme Assessment

Assessment of the approval against the 2018 Planning Scheme is tabled below.

2018 Douglas Shire Planning Scheme Codes		Code Applicability	Compliance
Zone	Centre Zone	✓	Complies.
Local Plan	Port Douglas / Craiglie	✓	Complies.
Precinct / Sub Precinct	None Specified	x	
State Codes	Community Residence Code	x	Not Applicable
	Forestry For Wood Production Code	x	Not Applicable
	Reconfiguring A Lot (Subdividing One Lot Into Two Lots) And Associated Operational Work Code	x	Not Applicable
Overlay Codes	Acid Sulfate Soils Code	✓	<ul style="list-style-type: none"> Acid Sulfate Soils (5-20m AHD) Complies.
	Bushfire Hazard Code	x	Not mapped.
	Coastal Environment Overlay Code	x	Not mapped.
	Flood And Storm Tide Hazard Overlay Code	x	Not mapped.
	Hillslopes Overlay Code	x	Not mapped.
	Landscape Values Overlay Code	✓	<ul style="list-style-type: none"> Both Port Douglas Road and the Captain Cook Highway are scenic routes. Mapped as Scenic route buffer and route corridor. Complies.
	Natural Areas Overlay Code	x	Not mapped.
	Places Of Significance Overlay Code	x	Not mapped.
Potential Landslide Hazard Overlay	x	Not mapped.	

2018 Douglas Shire Planning Scheme Codes		Code Applicability	Compliance
	Code		
	Transport Network Overlay Code: (Pedestrian and Cycle) Overlay	x	<ul style="list-style-type: none"> Both Port Douglas Road and the Captain Cook Highway are mapped as a future route. Complies. An existing pedestrian footpath is provided along Port Douglas Road, from the Captain Cook Highway.
	Transport Network Overlay Code: (Road Hierarchy) Overlay	✓	<ul style="list-style-type: none"> Both Port Douglas Road and the Captain Cook Highway are mapped as arterial roads. Complies.
	Transport Network Overlay Code: (Transport Noise Corridor) Overlay	✓	Part of land is mapped as Category 2: 63 dB(A) < Noise Level < 68 dB(A). Part of land is mapped as Category 3: 68 dB(A) =< Noise Level < 73 dB(A). Complies – Approval limited to non-residential uses.
	Land Use Code:	x	No applicable land use code.
Other Development Codes	Access, Parking And Servicing Code	✓	Complies
	Advertising Devices Code	x	None included in approvals. Complies.
	Environment Performance Code	✓	Complies.
	Filling And Excavation Code	✓	Complies.
	Infrastructure Works Code	✓	Complies.
	Landscaping Code	✓	Complies.
	Reconfiguring A Lot Code	x	Not Applicable.
	Ship-Sourced Pollutants Reception Facilities In Marina Code	x	Not Applicable.
	Vegetation Management Code	x	Not Applicable.

Compliance Issues

None. The conditions of the approval satisfactorily address the Planning Scheme benchmarks.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development triggers infrastructure charges under Council's Adopted Charges resolution. These charges are included in 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

1. Attachment 1 Current Approval [5.2.1]
2. Attachment 2 Charges [5.2.2]

YOUR REF: 15-00342:-L1
OUR REF: MCUC 728/2015 (455979)

27 May 2015

Henson Pty Ltd
C/- GW Clegg & Co
PO Box 2144
TOOWONG BC QLD 4066

Attention: Mr Graham Clegg

Dear Sir

**DECISION NOTICE UNDER S 383 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
PORT DOUGLAS ROAD, PORT DOUGLAS**

Reference is made to your request to extend the relevant period for the abovementioned Development Application, which was determined at the Ordinary Meeting of Council on 26 May 2015.

The Development Permit is now valid up to and including 25 March 2018.

Council further resolved that the applicant be advised that conditions of Negotiated Decision MCU 3B 016/06 issued on 26 September 2006 remain applicable, except where varied by changes to conditions and the additional advice statements contained in Council's Decision Notice issued on 28 October 2013.

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

Should you have any enquiries in relation to this Decision Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPENDIX 1: DECISION NOTICE ISSUED 28 OCTOBER 2013**DECISION NOTICE DETAILS**
SUSTAINABLE PLANNING ACT 2009

ENQUIRIES: Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF:
OUR REF: 8/38/2 MCU3B 016/06 (4167640)

28 October 2013

Henson Pty Ltd
C/- GW Clegg & Co
PO Box 2144
TOOWONG BC QLD 4066

Dear Sir/Madam

**DECISION NOTICE TO EXTEND RELEVANT PERIOD AND CHANGES TO
CONDITIONS OF APPROVAL FOR DEVELOPMENT APPLICATION FOR PORT
DOUGLAS ROAD PORT DOUGLAS**

With reference to the Request to Extend Relevant Approval and Changes to Conditions of Approval, please find attached the relevant Decision Notice which was determined under Instrument of Delegation on 28 October 2013.

Please note that this Relevant Period is extended for this Development Permit and is now valid up to and including 25 March 2015.

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

This notice also includes an Infrastructure Charges Notice issued in accordance with s648F of the *Sustainable Planning Act*.

The following changes have been made to the Negotiated Decision Notice which was issued on 26 September 2006.

1. That condition 13 is deleted:

- ~~13. Pay a monetary contribution to Council in accordance with the Planning Scheme Policy towards the provision of water supply and sewerage infrastructure.~~

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

~~Contributions must be paid at the rates applicable at time of payment and be based on the types of uses established.~~

~~Payment is required prior to commencement of use.~~

2. That the following advice statements be included in the notice of decision:
 1. 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 appeal 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 the Development Assessment Team 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.
 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.
 4. For information relating to the Sustainable Planning Act 2009 log on to www.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.
3. All other conditions of the Negotiated Decision Notice for MCU 3B 016/06 remain unchanged (copy attached).

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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

Yours faithfully

Graham Boyd
Manager Development & Regulatory Services

Att.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPENDIX 1: CONCURRENCE AGENCY RESPONSE



reference: SPD-0913-001820
Your reference: 13-00205.Extension-L3

Date: 1 October 2013

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

Attention: Michelle Henderson

Dear Ms Henderson

Notice about request to extend relevant period

Cnr Port Douglas Road and Captain Cook Highway, Port Douglas - Lot 193 on
RP747071
(Given under section 385 of the Sustainable Planning Act 2009)

The Department of State Development, Infrastructure and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* on 23/09/2013 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is two years until 25 March 2015.

The department has considered the request to extend the relevant period and advises that it has no objection to the extension being approved.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

##systemReference##

If you require any further information, please contact Tony Croke, Principal Planner on 07 4039 8092, or via email tony.croke@dsdip.qld.gov.au who will be able to assist.


Yours sincerely



Robin Clark
Manager (Planning)

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

APPENDIX 2: INFRASTRUCTURE CHARGES CALCULATIONS

		2006 Douglas Shire Planning Scheme Applications					
INFRASTRUCTURE CHARGES NOTICE							
Hensan Pty Ltd <small>DEVELOPERS NAME</small>		Habitat Shopping Centre <small>ESTATE NAME</small>	N/A <small>STAGE</small>				
Port Douglas Road <small>STREET No. & NAME</small>	Port Douglas <small>SUBURB</small>	L193 on RP747071 <small>LOT & RP No.s</small>	196 <small>PARCEL No.</small>				
MCU Business Facilities & Shopping <small>DEVELOPMENT TYPE</small>	8/38/2 (MCU 3B 016/06) <small>COUNCIL FILE NO.</small>	30-Jun-13 <small>QUARTER ENDING</small>	4 <small>VALIDITY PERIOD</small>				
4147130 <small>SDS No.</small>	1 <small>VERSION No.</small>	<div style="border: 1px solid red; padding: 2px;"> This logsheet is indexed appropriately only for payments made within the quarter noted above. </div>					
	<small>DIST.</small>	<small>\$ / ERA</small>	<small>NET ERA</small>	<small>ADJUSTMENT</small>	<small>AMOUNT DUE</small>	<small>AMOUNT PAID</small>	<small>RECEIPT TYPE</small>
WATER	EX	11 6,470.71	X 3.70	0.00	\$23,941.62		T 615/ 05674
	PRO	11 639.97	X 3.70	0.00	\$2,367.88		T 616/ 05680
		Water sub - total			\$26,309.50		
SEWERAGE	EX	5 3,751.23	X 3.70	0.00	\$13,916.56		T 617/ 05688
	PRO	5 311.13	X 3.70	0.00	\$1,151.17		T 618/ 05682
		Sewerage sub - total			\$15,067.73		
Road Networks	Not Applicable to Former DSC Area <small>District No.</small> 0			0	\$0.00		000/ 0
DRAINAGE	Not Applicable to Former DSC Area Stream Management			None	\$0.00		0
	Stormwater Quality				\$0.00		0
OPEN SPACE	Former DSC Area				\$0.00		T 614 / 546
BONDS	None				\$0.00		
	None				\$0.00		
OTHER	Port Douglas General road upgrade				\$0.00		348 / 05427
	None				\$0.00		
	TOTAL				\$41,377.23		
Prepared by	M Henderson		on	10-Oct-13		Amount Paid	
Checked by			on			Date Paid	
Date Payable	MCU - Before the change occurs						
Amendments	Date						
50-50 split comprised of Business Facilities & Shopping Facilities							Cashier

Note:

The infrastructure charges in this notice are payable in accordance with Section 629 of the Sustainable Planning Act 2009. Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue. Development Assessment Team, Cairns Regional Council prior to payment for review.

Charges are payable to: Cairns Regional Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Cairns Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Cairns Regional Council and marked 'Not Negotiable'. Acceptance of a cheque is subject to collection of the proceeds. Post

Any enquiries regarding Infrastructure Charges can be directed to the Development Assessment Team, Cairns Regional Council on 07 4044 3044 or by email on townplanner@cairns.qld.gov.au

APPENDIX 2: NEGOTIATED DECISION NOTICE MCU 3B 016/06

ENQUIRIES:
DEPARTMENT:
EMAIL: Louise Stayte – Planning Officer
Planning Services Section - ☎ (07) 4099 9456
planning@dsc.qld.gov.au

OUR REF:
YOUR REF:
MCU 3B 016/06

D.G.Robertson Holdings
C/-C & B Group
PO Box 1949
Cairns QLD 4870

6th February 2007

**INTEGRATED PLANNING ACT
NEGOTIATED DECISION NOTICE
DEVELOPMENT APPLICATION**

Applicant's Name : D.G.Robertson Holdings
Owner's Name : D.G.Robertson Holdings
Proposal : Shops & Offices
Application Number : MCU 3B 016/06
Site Address : Cnr Port Douglas Road and Captain Cook Highway, Port Douglas
Property Description : Lot 193 on RP747071

1. **Decision:** **Decision Date:** 26 September 2006
Approved subject to Conditions
2. **Type of Development Approval:**
Material Change of Use Development Permit
3. **Referral Agencies:**
Queensland Department of Main Roads (conditions attached)

ADMINISTRATION CENTRE
(ALL DEPARTMENTS)
64-66 FRONT STREET, MOSSMAN

PHONE (07) 4099 9444 FACSIMILE (07) 4098 2902
INTERNET www.dsc.qld.gov.au

ALL COMMUNICATIONS TO BE
ADDRESSED TO:
THE CHIEF EXECUTIVE OFFICER
P.O. BOX 357
MOSSMAN, QLD 4873

LIBRARY 14 MILL ST., MOSSMAN

PHONE (07) 4099 9496 FACSIMILE (07) 4098 3298

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4. Conditions

Plan of Development

1. The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with:
 - a. The approved plans of development No.DA-01 A and DA-02 A attached to this approval;
 - b. Except where such plans and/or specifications are modified by the terms of this approval.
2. A pathway shall be constructed to a minimum width of 2m from the entry to the existing supermarket to the pedestrian footpath located on Port Douglas Road. A formalised pedestrian crossing point is to be provided on the entry/exit point a minimum distance of 10m from the boundary of the easement.

Amenity

3. All service equipment, outdoor lighting and air conditioning equipment must be located so as not to cause a nuisance to the occupants of adjoining units or neighbouring premises. The noise levels shall be maintained in accordance with the requirements of the Environmental Protection Policy - Noise.

Currency Period

4. This development approval lapses 4years after the day that the development approval takes effect, unless extended under Section 3.5.22 of the *Integrated Planning Act 1997*.

Compliance

5. All works required pursuant to the above conditions shall be undertaken and completed in accordance with Council's requirements contained in the Planning Scheme Provisions/Codes and prior to occupancy of any buildings for the approved use or commencement of the approved use on the land.

Footpath Damage Liability

6. All damage occasioned to footpaths and roadways adjacent to the site as a result of or in connection with this development must be repaired by the applicant, at their expense, prior to completion of works associated with the development.

Stormwater Drainage

7. All stormwater run-off from non-permeable surfaces and roof areas occurring on the site must be collected within the premises and discharged to the legal and practical point of discharge which has been nominated as the underground drainage system in Port Douglas Road.

- 8. The approved use must not:
 - a. interfere with the natural flow of stormwater;
 - b. cause ponding of stormwater on adjoining properties

Landscaping & Fencing

- 9. The landscape areas adjoining the car parking area shall be protected from vehicles by a 150mm high vertical concrete kerb or similar obstruction.
- 10. The landscaping plan submitted with the proposed development, referenced as plan No.771760-SD-L1.01 Rev 01, 771760-SD-L1.02 Rev 01 and 771760-SD-L1.02 Rev 02 prepared by Vivo Design has been approved, as part of this development, except where otherwise stated as a condition of this approval.
- 11. The landscaping shown on the approved plan shall be completed before the development is occupied and maintained thereafter.

Works within the Access Easement

- 12. The applicant shall construct the following works external to the site in accordance with Council’s adopted standards:
 - a. Street lighting to FNQROC Development Manual standards for a minor collector road (Section D8.07) and in accordance with AS/NZS 1158 for intersections.

Details and specifications for the above works shall be shown on the plans for building work.

Security

- 13. To guarantee the satisfactory completion of the building, site works, landscaping, drainage works and any required works external to the land, and to ensure payment of headworks contribution, the applicant shall lodge with the Council a Cash Bond or Guarantee to the value of \$35,000, such Guarantee shall be lodged prior to the issue of a Development Approval for Building Works on the land in relation to this Development Permit. The Council may call up this Guarantee to complete all or any part of the works mentioned herein in accordance with the conditions of this approval, should the applicant fail to do so prior to issuing of a Development Permit for Building Work.

5. Further Development Approvals Required:

Building Work	Development Permit
Plumbing and Drainage Permit	Development Permit



Paul Trotman
General Manager – Development & Environment



17 August 2006

Mr T Melchert
 Chief Executive Officer
 Douglas Shire Council
 PO Box 357
 Mossman Qld 4873

Department of Main Roads

DOUGLAS SHIRE COUNCIL	
RECEIVED	
FILE NAME	MCU 2006
DOCUMENT NO.	Port Douglas 2006
21 AUG 2006	
ATTENTION	PTG
INFORMATION	

Dear Mr Melchert

Douglas Shire : Captain Cook Highway & Port Douglas Road
 The Habitat Shopping Centre, Port Douglas
 Lot 193 on RP 747071, Parish of Salisbury
 DG Robertson Holdings Pty Ltd
 Proposed Material Change of Use (Shops & Office) Application
 Notification of Change Conditions of Development (DMR as Referral Agency)

I refer to:

- the above application received at the Department 26 July 2006 requesting consideration of the above development,
- the Department's letter of conditions of development dated 10 August 2006, and
- written representations from the applicant's consultants received at the Department 17 August 2006 requesting the deletion of conditions 2 and 4.

The Department has reviewed the intents of the conditions in the light of the representations made and is able to delete conditions 2 and 4, and amend the Landscaping Works condition to include the intent of the deleted Physical Barrier condition.

In accordance with section 3.3.17 of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads, as a Concurrence Agency, has reviewed the impact of the proposed development on the State-controlled road network and requires that Council include the following amended conditions of development for the subject application:

A. AMENDED CONDITIONS OF DEVELOPMENT

1. Permitted Road Access Location

- Access between the State-controlled road (i.e. Port Douglas Road) and Lot 193 on RP 747071 shall be via the access easement along the north-eastern boundary of Lot 193 on RP 747071 and the associated reciprocal access easement along the south-western boundary of Lot 194 on RP 747071.
- No additional access between the State-controlled road reserve (i.e. Port Douglas Road) and Lot 193 on RP 747071 is permitted.

North Queensland Region
 Peninsula District
 PO Box 6185
 CAIRNS Queensland 4870
 ABN 27 836 727 711

Our ref 4520A/102(200.01B)
 Your ref MCU016/05
 Enquiries MALCOLM HARDY
 Telephone +61 7 4050 8511
 Facsimile +61 7 4050 5438

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- (iii) No direct access between the State-controlled road reserve (i.e. Captain Cook Highway) and Lot 193 on RP 747071 is permitted.

2. Landscaping Works

- (i) The applicant/landowner shall provide landscaping along the full frontages of the subject land to Port Douglas Road and Captain Cook Highway. The landscaping shall be designed generally in accordance with Main Roads Drawing Plan No. PD 85 (B) with a 3m wide strip, such that when the landscaping matures it provides a minimum of 1 metre high screening and complementary trees approximately 3 metres tall at 7 metre spacings.
- The landscaping shall be designed to prevent headlight glare generated by vehicles on the subject land from affecting the safety of traffic travelling along Port Douglas Road and Captain Cook Highway and to prevent vehicles and pedestrians moving directly between Port Douglas Road and Captain Cook Highway and the subject land.
- (ii) The species of plants used in the landscaping works shall be in accordance with Council's standards. If Council doesn't have standards, then the only requirement is that they are native, low maintenance species that are effective at providing a filtered view between the road and the building and do not create a safety risk (i.e. no thorns, heavy nuts or poisonous fruits or berries).
- (iii) The landscaping works shall be completed prior to, or in conjunction with the commencement of the approved use, to the satisfaction of the Director-General of the Department of Main Roads and the Chief Executive Officer of the Douglas Shire Council.

3. Advertising

No additional advertising device for the proposed development is permitted within the State-controlled road reserves (i.e. Port Douglas Road and Captain Cook Highway) to the existing signage.

4. Parking

When calculating carparking requirements associated with the proposed development no allowance shall be made for parking within the State-controlled road reserves (i.e. Port Douglas Road and Captain Cook Highway).

The landowner/ applicant shall also provide adequate and safe on-site parking provision for:

- buses, with covered area for waiting patrons,
- taxis, with covered area for waiting patrons, and
- bicycles,

to the satisfaction of the Douglas Shire Council.

Reasons

The reasons and information used in the setting of conditions detailed above include:

- Department of Main Roads Access Policy.

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- Department of Main Roads Involvement in Development Applications Referrals and Assessment Guide, and
- Douglas Shire Planning Scheme.

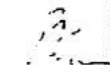
B. GENERAL DISCUSSION

Council is requested to reflect the above conditions on its Rates Record, to ensure that the planning intention of the conditions are secured.

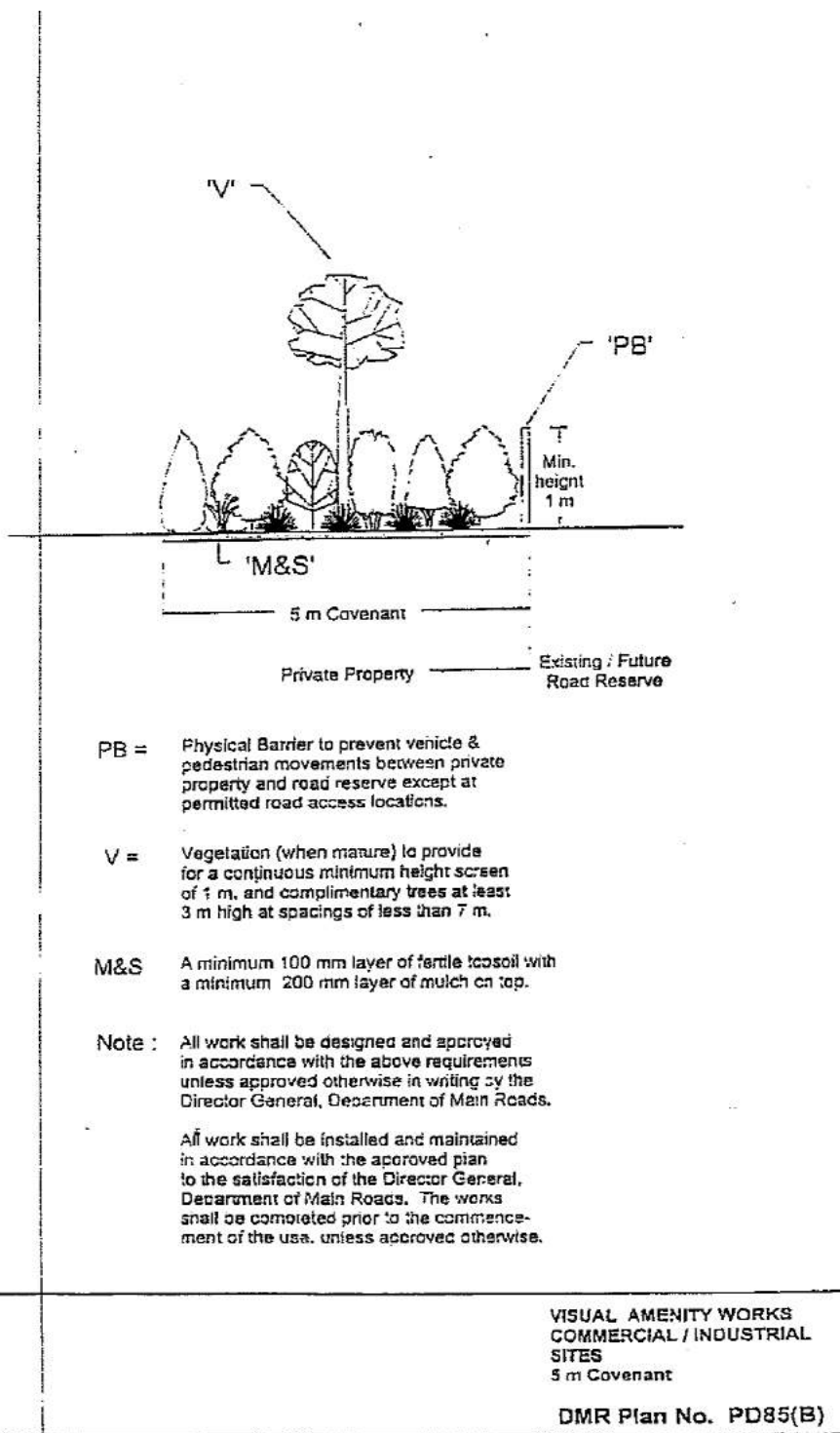
This Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely



David Hubrier
MANAGER (TRANSPORT PLANNING) PENINSULA





DEVELOPMENT SCHEDULE

LOT 103 OF 172/1071	14,529 sq.m
PARCEL CALCULATION	14,529 sq.m
CITY OF SYDNEY	1,305 sq.m
SUB AREA 103 OF 174	261 sq.m
TOTAL SITE AREA	442 sq.m
EXISTING USE	329 sq.m
PROPOSED BALCONY	265 sq.m
PROPOSED BALCONY 2	1,593 sq.m
PROPOSED BALCONY 3	5,658 sq.m
PROPOSED EXTENSION D	129 sq.m
TOTAL NEW GFA	7,845 sq.m
TOTAL GFA	8,297 sq.m
CAR PARKING	129 BAYS



colin lee architects

PROJECT: PROPOSED HOTEL DEVELOPMENT

CLIENT: INVESTMENT MANAGEMENT LTD

LOCATION: 103/107 OF 174/1071

DATE: 15/03/2018

SCALE: 1:500

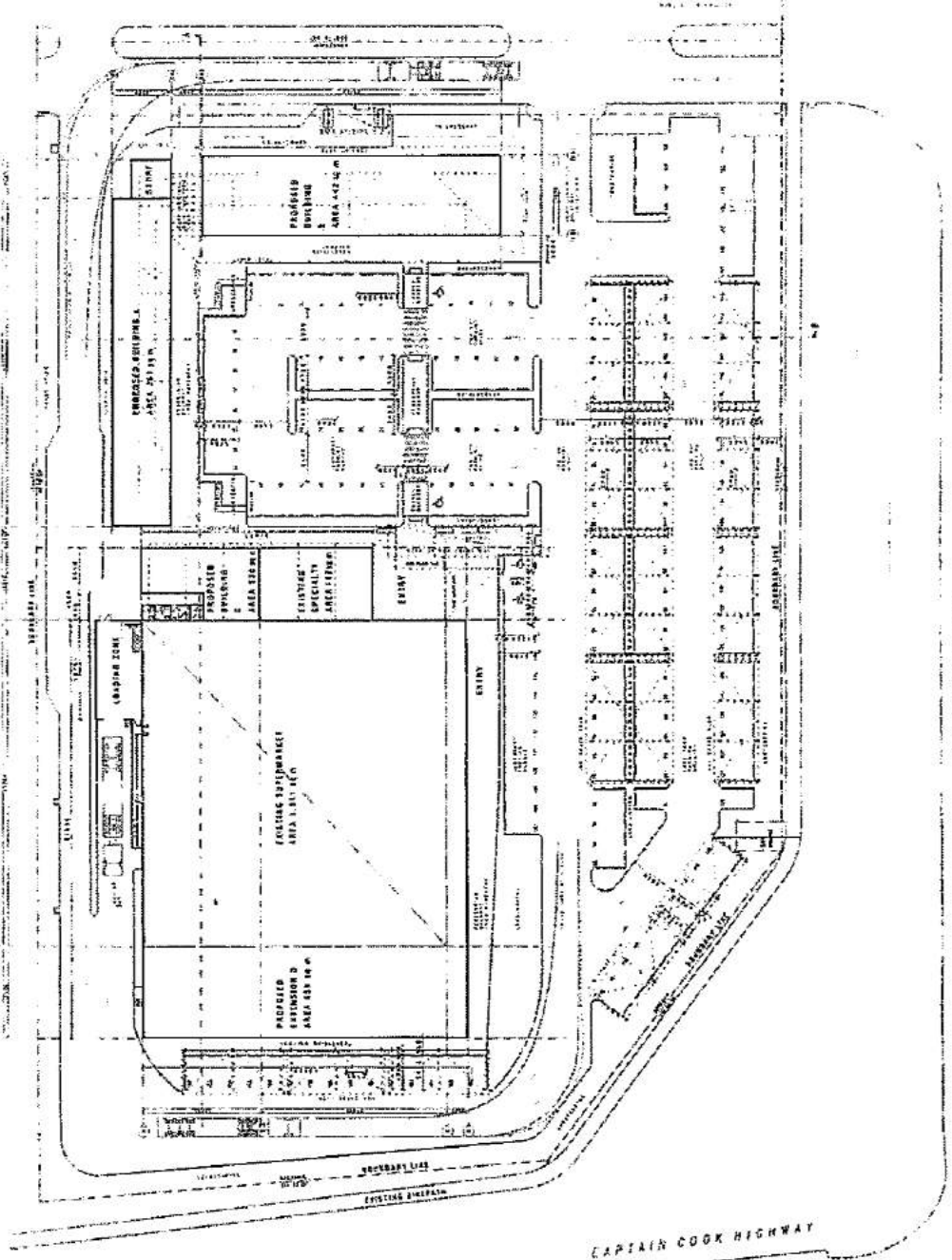
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LP WORKSHOP

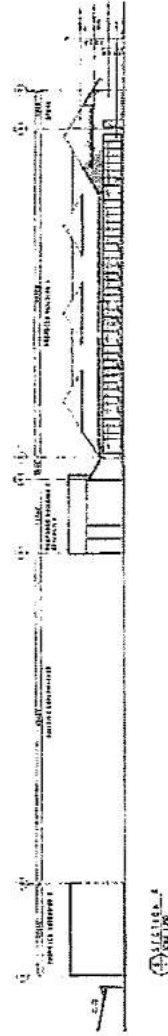
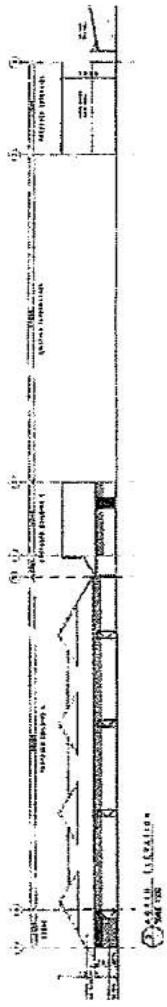
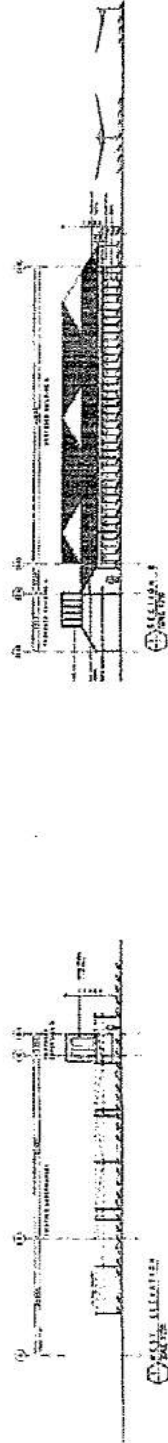
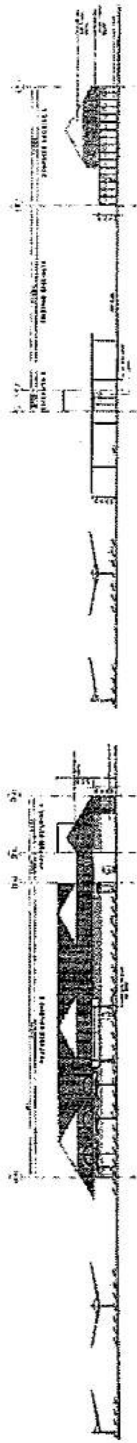
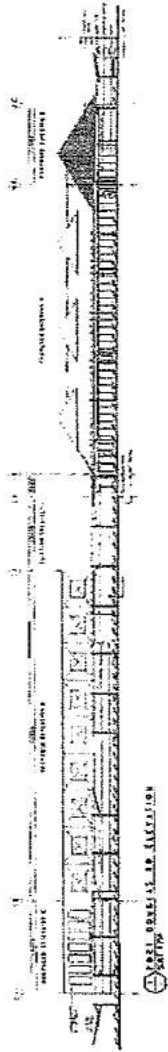
DATE: 15/03/2018

BY: COLIN LEE

FOR: INVESTMENT MANAGEMENT LTD



Scale: 1/4" = 1'-0"



colin ibel architects
 1111 W. 10th Street
 Suite 200
 Anchorage, Alaska 99501
 Phone: (907) 561-1111
 Fax: (907) 561-1112
 Website: www.colinibel.com

PROJECT: HOSPITAL RENOVATION
 1111 W. 10th Street
 Anchorage, Alaska 99501
 Project No: 1111-10th-01

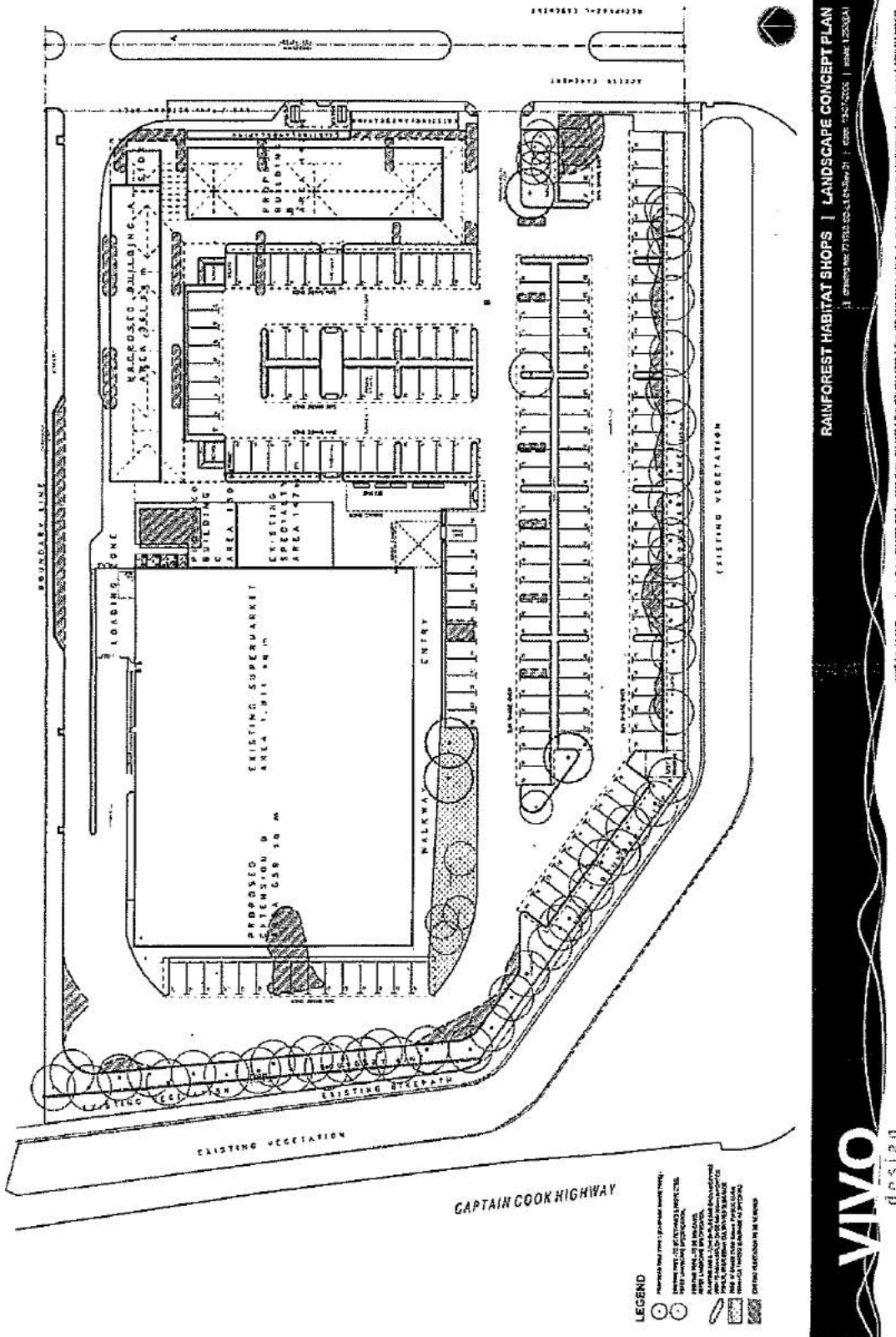
DATE: 11/14/17

SCALE: 1/4" = 1'-0"

PROJECT: HOSPITAL RENOVATION
 1111 W. 10th Street
 Anchorage, Alaska 99501
 Project No: 1111-10th-01

DATE: 11/14/17

SCALE: 1/4" = 1'-0"



APPENDIX 3: LETTER FROM DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE AND PLANNING 2 MARCH 2015



Our reference : SPD-0215-015614
Your reference : 8/38/2 MCU3B 015/06

2 March 2015

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman, Qld, 4873
enquiries@douglas.qld.gov.au

Dear Sir/Madam,

**Notice about request to extend relevant period
Material Change of Use (Shops and Offices)**

Lot on plan	Street address
193RP747071	Port Douglas Road, Port Douglas QLD

(Given under section 385 of the *Sustainable Planning Act 2009*)

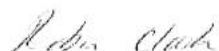
The Department of State Development, Infrastructure and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* (the act) on 25 February 2015 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is for a further 3 years until 25 March 2018.

The department has considered the request to extend the relevant period and advises that it has no objection to the extension being approved.

SPD-0215-015614

If you require any further information, please contact Brett Nancarrow, Principal Planning Officer on 4037 3229, or via email brett.nancarrow@dssip.qld.gov.au who will be pleased to assist.

Yours sincerely



Robin Clark
Manager (Planning)

DOUGLAS SHIRE COUNCIL **2018 Douglas Shire Planning Scheme**
ADOPTED INFRASTRUCTURE CHARGES NOTICE

Hensan Pty Ltd (Tte) DEVELOPERS NAME		0 ESTATE NAME		MCUC	
L193 Port Douglas Road STREET No. & NAME		Port Douglas SUBURB	L193 on RP747071 LOT & RP No.s		198 PARCEL No.
MCUC Shops and Offices DEVELOPMENT TYPE			MCUC 728/2015 COUNCIL FILE NO.		4 VALIDITY PERIOD (year)
D#843793 DSC Reference Doc. No.		1 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		Code 895 GL 07600.0136.0625
Urban Areas - Water & Sewer					
	Proposed additional floor area of 1598m ² , charged at the rate of \$50.10 per m ² .	1598	50.10	80,059.80	
		0	0.00	0.00	
		0	0.00	0.00	
			0.00	0.00	
	Total		80,059.80		
TOTAL			\$80,059.80		

Prepared by	<input type="text" value="J Elphinstone"/>	<input type="text" value="19-Feb-18"/>	Amount Paid	<input type="text"/>
Checked by	<input type="text" value="D Lamond"/>	<input type="text" value="27-Feb-18"/>	Date Paid	<input type="text"/>
Date Payable	<input type="text"/>		Receipt No.	<input type="text"/>
Amendments	Date		Cashier	<input type="text"/>
<input type="text"/>	<input type="text"/>			

Note:
 The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* 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, 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