

5.2. MATERIAL CHANGE OF USE FOR RETIREMENT FACILITY AT 111-119 PORT DOUGLAS ROAD

REPORT AUTHOR	Daniel Lamond, Planning Officer
MANAGER	Paul Hoye, Manager Environment and Planning
DEPARTMENT	Environment and Planning
APPLICATION NO	MCUC 2020_3524/1
PROPOSAL	Material Change of Use (Retirement Facility)
APPLICANT	Port Pacific Developments C/- Brazier Motti PO Box 1185 CAIRNS QLD 4870
LOCATION	111-119 Port Douglas Road PORT DOUGLAS
PROPERTY	LOT: 3 RP: 729991 PARCEL 382
PLANNING SCHEME	2018 Douglas Shire Council Planning Scheme Version 1.0
ZONING	Medium Density Residential Zone
LEVEL OF ASSESSMENT	Code
PROPERLY MADE DATE	1 April 2020
STATUTORY ASSESSMENT DEADLINE	18 December 2020
REFERRAL AGENCIES	State Assessment & Referral Agency

LOCALITY



Figure 1. Locality Plan

RECOMMENDATION

That Council approves the material change of use development application for a Retirement facility over land described as LOT: 3 RP: 729991, 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
Site Plan	Plan prepared by 8 Pencils, Drawing No. DA01, Revision DA3	20 October 2020
House Types A, B, C & D	Plan prepared by 8 Pencils, Drawing No. DA02, Revision DA2	26 February 2020
House Types E & Duplex	Plan prepared by 8 Pencils, Drawing No. DA03, Revision DA2	26 February 2020
Central Facilities	Plan prepared by 8 Pencils, Drawing No. DA03, Revision DA2	26 February 2020
Central Facilities Renders	Plan prepared by 8 Pencils, Drawing No. DA03, Revision DA2	26 February 2020

ASSESSMENT MANAGER CONDITIONS & ADVICES

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.

Amended Plans

3. Provide amended plans to adequately address the following requirements;
 - a. Sufficient detail to demonstrate privacy is achieved for the residents having regarding to the location of windows to prevent overlooking from habitable rooms in addition to private open space areas (i.e patios) when located in close proximity to one another.
 - b. Locations of windows of all rooms in all dwellings and the relationship with the neighbouring dwellings. Windows of habitable rooms on neighbouring properties are to be located no less than two metres apart and must not be oriented to allow overlooking into a neighbouring dwelling;

- c. **Boundary setbacks of all houses to be no less than two metres from the side boundary adjoining Lot 0 on SP176458;**
- c. **Removal of the internal footpath leading into Lot 0 on SP176458;**
- d. **Any proposed internal fencing separating the dwellings;**
- e. **A reasonable level of amenity and compliance with the National Construction Code with respect fire separation requirements;**
- f. **The internal footpath network in accordance with Condition 4;**
- g. **The stormwater detention basin;**
- h. **Bin locations at dwellings which are not next to windows of habitable rooms or patios;**
- i. **Corrected internal boundaries for sites 26, 27, 35 and 36.**

Amended plans must be submitted and be to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Building Work or lodgement of the Development Application for Operational Works, whichever occurs first.

Advice: In addition to the requirements of 3a above, the National Construction Code (NCC) requires that walls of neighbouring buildings cannot be any closer than 1800mm and fascias cannot be closer than 900mm, with penetrations (windows etc).

Internal pedestrian network

- 4. **Provide a footpath in accordance with the FNQROC Development Manual design requirements or other agreed design requirements which connects the dwellings to the central communal facilities so that residents are not required to walk on the internal road.**

Waste Collection

- 5. **All bins must be displayed on the inside of the internal circulation road in order for a side lifting truck to service the development efficiently or via an alternative service route or solution endorsed by the Chief Executive Officer prior to commencement of use.**

Damage to Infrastructure

- 6. **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, the applicant / owner must notify Douglas Shire Council immediately of the affected infrastructure and have it repaired or replaced by Douglas Shire Council, at the developer's cost, prior to the commencement of use.**

Water Supply and Sewerage Works External

- 7. Undertake water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure to Council's systems at point of connection where sufficient capacity exists:**
 - a. Provided a single metered water supply connection to the lot frontage;**
 - b. Connect the sewer pressure main to the existing 300mm diameter gravity sewer on the eastern side of the road. The sewer connection must be into an existing manhole or a new manhole and the manhole is to be upgraded and lined to the requirements of the FNQROC Development Manual for a discharge manhole;**
 - c. Alternatively, provide an engineering investigation that demonstrates that a sewer connection into the adjacent 100mm sewer main servicing the neighbouring resort can service the development. The investigation must confirm ownership and tenure of the service relied upon and must include supporting calculations for the existing resorts pump station and the new pump station required to service the development.**

The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Water Supply and Sewerage Works Internal

- 8. Undertake the following water supply and sewerage works internal to the subject land:**
 - a. Provide a single internal sewer connection to the development in accordance with the FNQROC Development Manual;**
 - b. Provide a single metered water supply connection to the development with suitable bypass arrangement for fire fighting flows as certified by a hydraulic consultant. The location of the water meter is to be at an accessible location to be endorsed by the Chief Executive Officer;**

All of the above works must be designed and constructed in accordance with the FNQROC Development Manual and must be endorsed by the Chief Executive Officer prior to commencement of works.

External Works

- 9. Provide the following external works at no cost to Council;**
 - a. Construct a water connection in accordance with condition 7 above;**
 - b. Construct a sewer connection in accordance with condition 7 above;**
 - c. Construct a 2000mm wide concrete footpath for the full length of the frontage to Port Douglas Road in accordance with the FNQROC Development Manual. The footpath must not detrimentally impact on the**

significant street trees on the road verge of the street. The three individual footpath accesses to the site are not approved.

- d. Repair any damage to existing roadway (including removal of concrete slurry from footways, roads and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.**

External works are to be approved via an Operational Works Development Permit and are to be completed prior to commencement of use.

Stormwater and Drainage

- 10. 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, in accordance with the Queensland Urban Drainage Manual, Fourth Edition (2016). To address this requirement, the applicant must demonstrate that:**
 - a. flows exiting the site post development are attenuated by the proposed detention basin; and**
 - b. filling along the western boundary does not displace runoff from within the swale such that it would impact the neighbouring property and create an actionable nuisance. Additional supporting information is to be submitted for endorsement by the Chief Executive Officer including level information and cross sections to demonstrate the implications of the fill extents within the available waterway area of the swale prior to submission of the Development Application for Operational Works.**

Stormwater and drainage works are to be approved via an Operational Works Development Permit and are to be completed prior to commencement of use.

Stockpiling and Transportation of Fill Material

- 11. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be directly 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; or**
- b. before 7:00 am or after 6:00 pm Monday to Friday; or**
- c. before 7:00 am or after 1:00 pm Saturdays; or**
- d. on Sundays or Public Holidays.**

Emissions

- 12. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties to the satisfaction of the Chief Executive Officer.**

Storage of Machinery and Plant

- 13. 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

- 14. An RPEQ certified erosion and sediment control plan in accordance with the IECA requirements must be prepared as part of the Operational Works Development Application. Sediment and erosion control 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 FNQROC Development Manual.**

Vehicle Parking

- 15. The amount of vehicle parking must be as specified on the approved plan which is a minimum of one space per dwelling unit, one space for ambulance parking and two staff parking spaces and a minimum of 11 visitor spaces, of which two must be designed in accordance with AS2890 for disability access. 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 maneuvering areas must be imperviously sealed, drained and line marked.**

Lighting

- 16. Provide internal street lighting in accordance with AS4282/ 1997.**

Air-Conditioning Screens

- 17. 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.**

Landscaping Plan

- 18. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:**

Planting Design

- a. **Species to have regard to Council's Planning Scheme Policy SC6.7 Landscaping.**
- b. **A planting design that does not include any species that are identified as Declared or Environmental Weeds or constitute an Invasive Species;**
- c. **Provide a hierarchy of planting, which includes shade trees, shrubs and groundcovers.**
- d. **Natural and finished ground levels including details of all retaining works;**
- e. **A two (2) metre wide strip of dense planting on the inside of the sites frontage screening the pool, the central facilities building and house number 40 from the road;**
- f. **No on-street landscaping;**

A3 copies 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 commencement of use. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Street Fencing

19. **Details of the street fencing must be detailed in the Landscape Plan and be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.**

Construction Signage

20. **Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:**
 - a. **Developer;**
 - b. **Project Coordinator;**
 - c. **Architect / Building Designer;**
 - d. **Builder;**
 - e. **Civil Engineer;**
 - f. **Civil Contractor;**
 - g. **Landscape Architect.**

Acoustic Report / Attenuation Measures for Mens Shed component

21. The 'Man Shed' component of the proposal within the central facilities building is expected to generate noise via the use of machinery. A noise impact assessment report prepared by a suitably qualified and experienced acoustic engineer must be prepared inclusive of reasonable and practicable measures proposed to be implemented to minimise the impact of noise on the existing acoustic environment of the surrounding residences and demonstrate compliance with condition 19 below. The acoustic report must;

- a. investigate potential noise impacts on sensitive land uses external to the site, namely the dwelling houses and units neighbouring the site;**
- b. establish the noise profile of the locality;**
- c. detail the generation of noise associated with all noise emitting plant to be used;**
- d. detail proposed attenuation treatments to the building with building plans;**
- e. any other matters considered relevant by the acoustic engineer to ensure the proposed development does not unduly impact on neighbouring or surrounding properties.**

The acoustic report must be submitted and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Acoustic Report / Noise Emissions

22. For the mens shed component of the development, the average maximum noise level (L_{max,T}) of plant must not exceed at an affected building:

- a. Day (7am to 6pm): Background noise level L_{90,T} + 5 dBA (with the exemption of reverse signals from machinery and plant).**
- b. Night (6pm to 7am): No audible noise.**

Mens Shed limitation

23. The 'Man shed' component of the communal facilities must only be used by residents of the retirement facility.

Minimum Fill and Floor Level

24. All floor levels in all habitable buildings must be located 300mm above the 1% AEP flood level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Acid Sulfate Soil Investigation

25. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in, '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) or an updated version of document produced by the Department of Natural Resources, Mines and Energy and State Planning Policy– '*Planning and Managing Development involving Acid Sulfate Soils*'. The

results of this investigation must be submitted to Council for approval prior to any earthworks commencing on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: ‘*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*’ (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRME: ‘*Queensland Acid Sulfate Soil Technical Manual*’ (2002) including Soil Management Guidelines which must be prepared to the satisfaction of the Chief Executive Officer.

Boundary fence

26. Provide an 1800mm high fence along the northern side boundary which is impermeable.

Security Screens

27. Security screens must be provided to all dwelling units to ensure the safety and security of residents.

Wayfinding

28. A map of the layout of the development is located near the main entrance to the facility adjacent to the central facilities building.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Reference	Date	Doc ID
State Assessment and Referral Agency	TMR20-029914 (500-1485)	13 May 2020	954261

REASONS FOR DECISION

The reasons for this decision are:

Sections 60, 62 and 63 of the *Planning Act 2016*:

to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and

to ensure compliance with the *Planning Act 2016*.

Findings on material questions of fact:

- a) the development application was properly lodged to the Douglas Shire Council on 1 April 2020 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
- b) the development application contained information from the applicant which Council reviewed together with Council’s own assessment against the 2017

State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.

Evidence or other material on which findings were based:

- a) the development triggered assessable development under the Assessment Table associated with the Medium Density Residential Zone Code;**
- b) Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and**
- c) the applicant's reasons have been considered and the following findings are made:**

Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

EXECUTIVE SUMMARY

Council is in receipt of a development application for a Material Change of Use for a Retirement facility on land located at 111-119 Port Douglas Road, Port Douglas, formally described as lot 3 on RP729991.

The land is within the Medium density residential zone under the 2018 Douglas Shire Planning Scheme version 1.0 (the Planning Scheme) where the Retirement facility land use is code assessable.

The retirement facility is proposed as an over 50s residential community with a mix of indoor and outdoor communal leisure facilities. The site will remain as a single title and the operation of the facility will be run by a single operator in accordance with the Manufactured Homes (Residential Parks) Act 2003. The residents will enter into a site agreement with the operator of the facility that covers rental of the house site and use of the facility's common areas and communal facilities.

The site area is 1.745 hectares with frontage to Port Douglas Road and access via an existing service road. The site generally falls from east to west, with most of the site draining to an existing drainage swale within the Mirage Country Club on the western boundary.

A Development Permit for Operational Works (Vegetation Damage) was obtained on 10 March 2020 to remove vegetation from the western region of the site and this work has recently occurred.

Surrounding land uses are predominantly residential, higher density residential and resort style development, with the Oaks Resort to the north and the Reef Resort Port Douglas to the south.

The application required referral to the State Assessment and Referral Agency as the site fronts a State controlled road and the referral agency response is attached.

The application is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Proposal

A Material change of use development application for a retirement facility is proposed. The retirement facility comprises of 41 private individual house sites, managers accommodation and central communal facilities.

The facility will be a gated community with dedicated management on site attending to the day to day operations. The proposal includes a mix of indoor and outdoor communal facilities including a clubhouse with kitchen and bar area, 25 metre lap pool and a separate leisure pool, lawn bowls green, spa, billiards room, cinema, landscaped parks and gardens, gymnasium, arts and crafts room and a men's shed style work shop.

The house sites range from 200 square metres to 350 square metres in area and the house designs have been prepared for each allotment to give a mix of one and two bedroom dwellings that provide off street parking and private open space.

The nomination of house designs, which make up part of the suite of approved plans ensures a functional and consistent built form across the development. The house designs are all single storey.

Access to the allotment will be via the existing access servicing the Oaks resort off Port Douglas road which means there is no additional access proposed for the State controlled road. The internal access road is proposed at a width of 12 metres, consisting of a 6 metre wide carriageway and a 3 metre wide verge on each side. The internal access road and infrastructure will be managed by the operator.

State Planning Requirements

State Planning Policy

The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of the State's planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, and provides direction for the preparation of local planning instruments and assessment of development applications.

The 2018 Douglas Shire Planning Scheme version 1.0 reflects the applicable State interests to the extent relevant to the proposed development. Therefore further assessment against the SPP is not necessary.

Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009-2031 ('FNQ Regional Plan') provides the framework for the sustainable management of growth and development in Far North Queensland. The site is contained within the urban area of the FNQ Regional Plan where increased density is supported. The proposed development is consistent with the requirements and planning intent from the FNQ Regional Plan.

State Assessment and Referral Agency

A review of Schedule 10 of the Planning Regulation revealed that the proposed development triggers referral to the State Assessment and Referral Agency (SARA) from the Department of State Development, Manufacturing, Infrastructure and Planning. The development application was properly referred to SARA where comments were received from the relevant technical agency being the Department of Transport and Main Roads as the site fronts a state transport corridor. The referral agencies response with conditions is included at Attachment 2.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

The following benchmarks are applicable to the proposed development:

Table 1.

Douglas Shire Planning Locality	Comment
Planning Zone	
Medium density residential zone code	See comment below
Local Plan Code	
Port Douglas/ Craiglie Local Plan code	See comment below
Overlay Codes	
Acid sulphate soils overlay code	See comment below
Flood and storm tide hazard overlay code	See comment below
Transport network overlay code	Complies
Other Development Codes	
Access, parking and servicing code	Complies
Filling and excavation code	Complies
Infrastructure works code	Complies
Landscaping code	See comment below
Multiple dwelling, short term accommodation and retirement facility code	See comment below

Compliance Issues

Medium Density Residential Zone Code

AO4.1 of the code requires that buildings and structure don't exceed 30 metres in length. The proposed central facilities building is 50 metres in length but is articulated and broken up with entryways. It is also positioned to be adjacent to the sites frontage so its appearance will not present a bulky and out of character street view.

Port Douglas/ Craiglie Local Plan Code

AO2.1 of the code requires that development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town. The site is around 30% vegetated and includes a number of larger and significant trees but none of these are native. However, the majority of the vegetation on site is exotic and in order for the site to be developed, it needs to be filled to provide for flood immunity and practical use. Filling and reprofiling cannot occur unless the vegetation is removed. The vegetation at the rear boundary of the site was already approved to be removed via a previous operational works development permit. The current application seeks to authorise the rest of the vegetation to be removed with the exception of the vegetated southern side boundary. The applicant proposes to retain the screening vegetation on the boundary mound as it contributes to privacy and amenity enhancement. The balance of the vegetation on the land for removal is not considered to have a detrimental impact on the amenity of the area as the site will be landscaped following construction in accordance with the condition imposed.

Acid Sulfate Soils Overlay Code

AO1.2 of the code requires that an acid sulfate soils investigation is provided to support the application where it involves excavation and filling below 5m AHD. The applicant has requested that this is handled via a condition and it is standard practice to impose a condition for an acid sulfate soils investigation to Council's satisfaction prior to construction occurring. This satisfies the relevant performance criteria.

Flood and Storm Tide Hazard Overlay Code

AO1.3 of the code requires that buildings and structures are not sited in the overlay assessment area. The rear of the site adjoining the Mirage Country Club land is affected by medium and high risk storm tide hazard overlay mapping. This area at the rear of the site is proposed for house development and will be filled. The applicant has undertaken a local drainage study and determined the finished pad levels as well as fill quantities required to make house pads in this location immune from riverine flood and storm tide inundation.

Multiple Dwelling, Short Term Accommodation and Retirement Facility Code

AO4.1 of the code requires that buildings are set back no less than 6 metres from the road frontage. The proposed central communal facilities building is proposed with a 3 three metre frontage setback. The setback area will have vegetation screening in accordance with the landscaping plan that has been conditioned.

Further, the road verge is particularly wide in this area and includes a fair amount of on-street vegetation contributing to softening the impact of the reduced setback.

AO11 requires that a dense landscaping strip of at least two metres in width is provided for the street frontage. The proposed site plan, which only includes indicative landscaping proposes little landscaping at the sites frontage with what appears to be a reliance on landscaping on the street to buffer the development. A condition has been imposed to require that an internal two metre wide landscaping buffer be included on the landscaping plan which screens the building at the sites frontage from view from public areas.

AO19.1 of the code requires that retirement facilities provide covered walkways wide enough to accommodate wheel chairs and ramps, and where necessary, provide on-site weather protection between all parts of the complex. The proposal includes no weather protection and no walkways between the dwellings and the central communal facilities. Retirees are expected to walk on the internal service road with no cover to access the communal facilities. A condition has been imposed to require that the applicant provide an internal footpath network in accordance with the FNQROC Development Manual design requirements on the internal road verge as a minimum standard. It is considered that the footpath does not need to be covered as the furthest distance to walk is 180 metres between a dwelling and the central facilities building.

Public Notification / Submissions

The application is code assessable and no submissions were received.

Referral Agency Requirements

The State Assessment and Referral Agency has issued a concurrence agency response. This response includes conditions regulating the development. A copy of the response is included in Attachment 2.

ADOPTED INFRASTRUCTURE CHARGES

Refer to Attachment 3 to review the calculated Infrastructure Charge.

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.

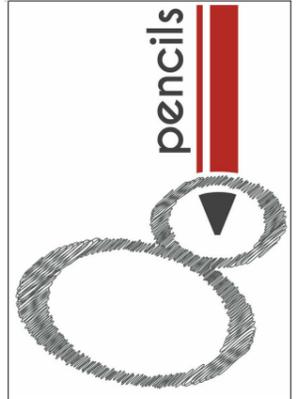
The following area outlines where Council has a clear responsibility to act:

Regulator Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes based approach that balances the needs of the community with social and natural justice.

Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1- Approved Plans [**5.2.1** - 5 pages]
2. Attachment 2- Referral Agency Response [**5.2.2** - 21 pages]
3. Attachment 3- Infrastructure Charges Notice [**5.2.3** - 1 page]



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DA3	Revision 3	20/10/2020
DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
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CLIENT
 PORT PACIFIC DEVELOPMENTS

PROJECT
 OVER 50's ACCOMMODATION COMPLEX

PORT DOUGLAS

DRAWING
 SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DATE DRAWN: 07/05/11 PLOT DATE: 20-Oct-20 1:16:47 PM

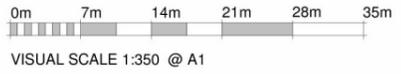
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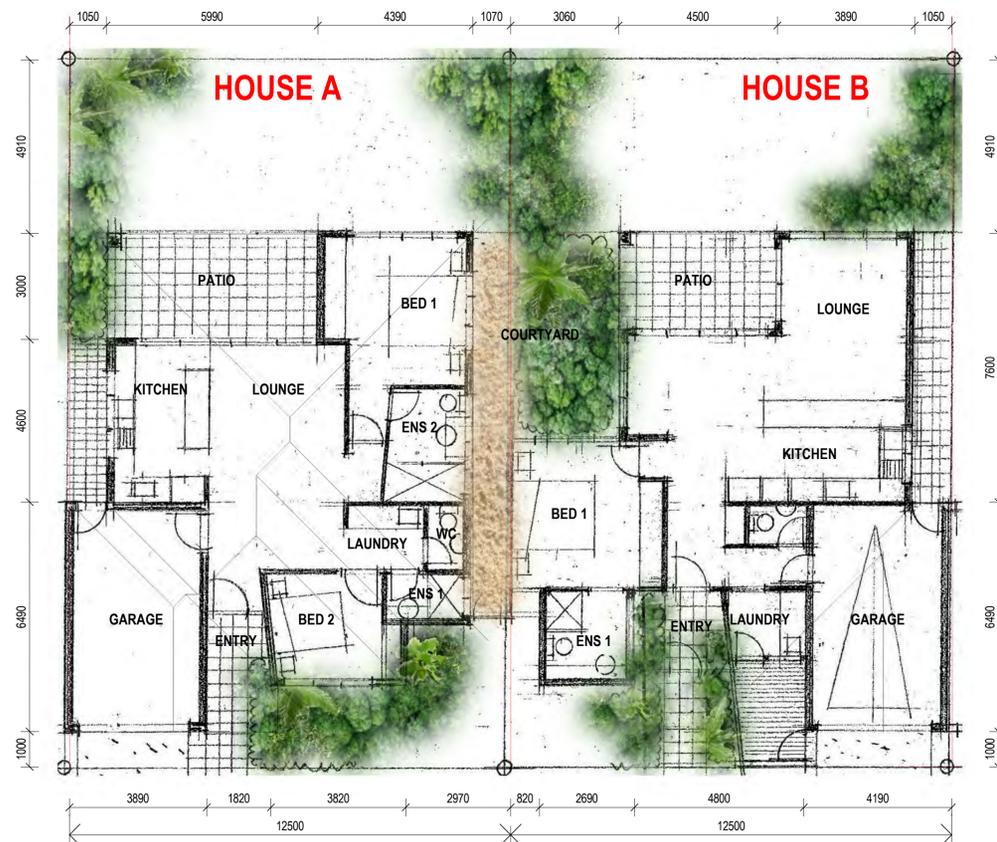
SCALE
 1 : 350

PROJECT N°	DRAWING N°	REV
2187	DA01	DA3

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1 Site Plan
 1 : 350 @ A1





1 UNIT A & B - FLOOR PLAN
1:100 @ A1

HOUSE A INTERNAL AREA - 129.4m ² EXTERNAL AREA - 18.0m ² TOTAL - 147.4m ²	HOUSE B INTERNAL AREA - 112.0m ² EXTERNAL AREA - 12.2m ² TOTAL - 124.2m ²
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2 UNIT C & D - FLOOR PLAN
1:100 @ A1

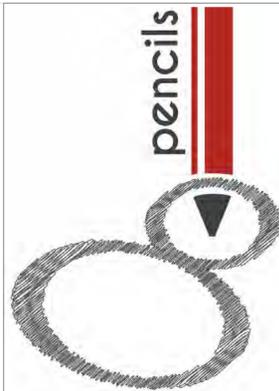
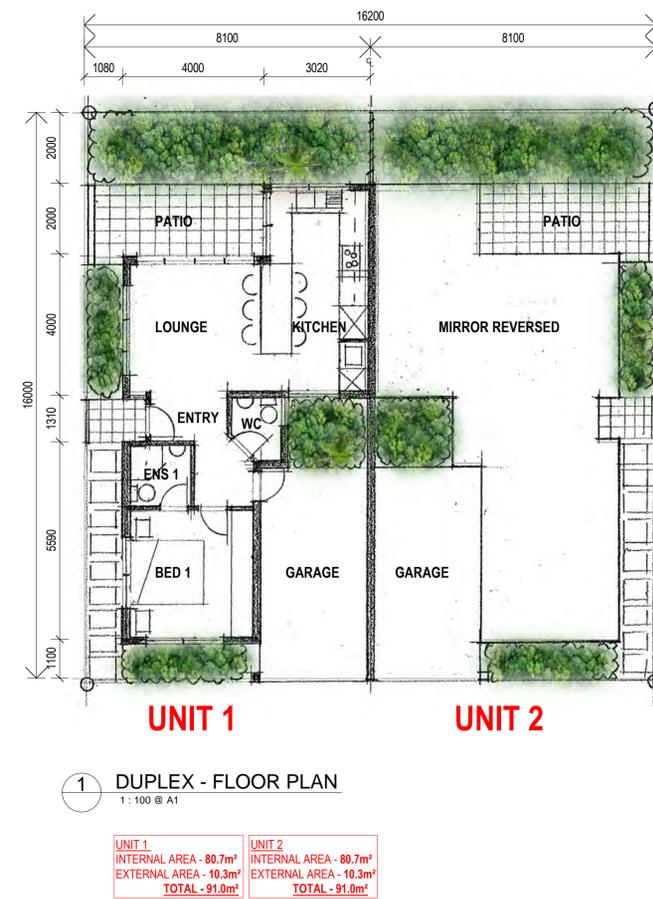
HOUSE C INTERNAL AREA - 128.5m ² EXTERNAL AREA - 19.5m ² TOTAL - 148.0m ²	HOUSE D INTERNAL AREA - 154.0m ² EXTERNAL AREA - 15.3m ² TOTAL - 169.3m ²
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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020
REV	DESCRIPTION	DATE
CLIENT PORT PACIFIC DEVELOPMENTS		
PROJECT OVER 50's ACCOMMODATION COMPLEX		
PORT DOUGLAS		
DRAWING HOUSE TYPES A, B, C & D		
PRELIMINARY NOT FOR CONSTRUCTION		
DATE DRAWN: 12/18/19	PLOT DATE: 26/02/2020 10:16:26 AM	
DRAWN: MM	CHECKED: MM	APPROVED: Approver
SCALE 1:100		
PROJECT N°	DRAWING N°	REV
2187	DA02	DA2

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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
CLIENT		
PORT PACIFIC DEVELOPMENTS		

PROJECT
OVER 50's ACCOMMODATION COMPLEX
PORT DOUGLAS

DRAWING
HOUSE TYPES E & DUPLEX

PRELIMINARY
NOT FOR CONSTRUCTION

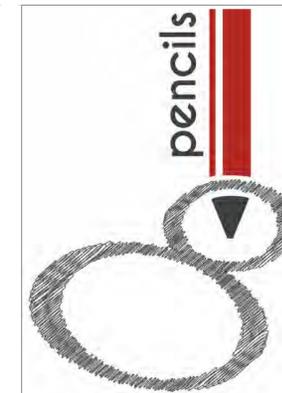
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SCALE: 1:100		
PROJECT N°: 2187	DRAWING N°: DA03	REV: DA2

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1 central facilities
1 : 100 @ A1
CENTRAL FACILITIES
MANAGERS UNIT - 115m²
CENTRAL FACILITIES BUILDING - 440m²
OUTDOOR AREA - 174.5m²
TOTAL - 729.5m²

DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020
REV	DESCRIPTION	DATE
CLIENT PORT PACIFIC DEVELOPMENTS		
PROJECT OVER 50's ACCOMMODATION COMPLEX PORT DOUGLAS		
DRAWING CENTRAL FACILITIES		
PRELIMINARY NOT FOR CONSTRUCTION		
DATE DRAWN: 01/22/20	PLOT DATE: 26/02/2020 10:16:33 AM	
DRAWN MM	CHECKED MM	APPROVED MM
SCALE 1 : 100		
PROJECT N°	DRAWING N°	REV
2187	DA04	DA2

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DA2	Client Review	26/02/2020
DA1	Client Review	23/01/2020

REV	DESCRIPTION	DATE
-----	-------------	------

CLIENT
 PORT PACIFIC DEVELOPMENTS

PROJECT
 OVER 50's ACCOMMODATION COMPLEX

PORT DOUGLAS

DRAWING
 CENTRAL FACILITY RENDERS

PRELIMINARY
NOT FOR CONSTRUCTION

DATE DRAWN: 01/23/20 PLOT DATE: 26/02/2020 10:16:33 AM

DRAWN MM CHECKED MM APPROVED MM

SCALE

PROJECT N°	DRAWING N°	REV
2187	DA05	DA2

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Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 2004-16427 SRA
 Council reference: MCUC2020_3524/1
 Applicant reference: 34807-002-01

20 May 2020

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

Attention: Daniel Lamond

Dear Sir/Madam

SARA response—111-119 Port Douglas Road, Port Douglas

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 23 April 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	20 May 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit Material change of use - Retirement Facility
SARA role:	Referral Agency.
SARA trigger:	Material change of use of a premises near a State transport corridor - Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)
SARA reference:	2004-16427 SRA

Assessment Manager: Douglas Shire Council
Street address: 111-119 Port Douglas Road, Port Douglas
Real property description: Lot 3 on RP729991
Applicant name: Port Pacific Developments c/- Brazier Motti Pty Ltd
Applicant contact details: PO Box 1185
Cairns QLD 4870
Michael.Tessaro@braziermotti.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR20-029914 (500-1485)
- Date: 13/05/2020

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at cairns.office@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Jarrod Clarke, Planning Officer, on 40373208 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Port Pacific Developments C/- Brazier Motti Pty Ltd, Michael.Tessaro@braziermotti.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>(a) The road access location is be located generally in accordance with TMR Layout Plan (6504 2.50km), prepared by Queensland Government Transport and Main Roads, dated 12/05/2020, Reference TMR20-29914 (500-1485), Issue A.</p> <p>(b) Road access driveway extension works comprising of a sealed driveway must be provided between the existing driveway and the permitted access location generally in accordance with TMR Layout Plan (6504–2.50km), prepared by Queensland Government Transport and Main Roads, dated 12/05/2020, Reference TMR20-29914 (500-1485), Issue A</p> <p>(c) The road access driveway works must be designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016.</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use.</p>
2.	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.	At all times.

Attachment 2—Advice to the applicant

General advice	
Ref.	Advertising device
1.	<p>Advertising advice should be obtained from the Department of Transport and Main Roads (DTMR) if the approved development intends to erect, alter or operate an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: <i>DTMR has powers under section 139 of the Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015 to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</i></p>
Ref.	Transport Noise Corridor
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975 as a transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available at the State Planning Policy Interactive Mapping System website: https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>
Ref.	Road Access Works Approval
3.	<p>In accordance with section 33 of the Transport Infrastructure Act 1994 (TIA), an applicant must obtain written approval from Department of Transport and Main Roads (DTMR) to carry out road works, including road access works on a state-controlled road.</p> <p>Please contact DTMR on 4045 7144 to make an application under section 33 of the TIA to carry out road works. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The development will not create a safety hazard for users of the state-controlled road.
- The change of use will not compromise the structural integrity or result in the worsening of the physical condition or operating performance of the state-controlled road.
- A development approval over the site will not compromise the state's ability to operate, maintain or construct state-controlled roads.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

Our ref TMR20-029914 (500-1485)
 Your ref 34807-002-01
 Enquiries Ronald Kaden



Department of
Transport and Main Roads

13 May 2020

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCUC2020_3524/1, lodged with Douglas Shire Council involves constructing or changing a vehicular access between Lot 3RP729991 the land the subject of the application, and Port Douglas Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Port Pacific Developments
 C/- Brazier Motti
 PO Box 1185
 Cairns QLD 4870

Application Details

Address of Property 111-119 Port Douglas Road, Port Douglas QLD 4877
 Real Property Description 3RP729991
 Aspect/s of Development Development Permit for Material Change of Use for Retirement Facility

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is near the northern boundary of Lot 3RP729991, in accordance with: (a) TMR Layout Plan (6504 - 2.50km) Issue A 12/05/2020, and (b) Site Plan prepared by 8 Pencils dated 26/02/2020 reference DA01 rev DA2	At all times.
2	Direct access is prohibited between Port Douglas Road and Lot 3RP729991 at any other location other than the permitted road access location described in Condition 1.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Reasons for the decision

The reasons for this decision are as follows:

- a) Currently the subject site (Lot 3 on RP729991) has road frontage to Port Douglas Road, a state-controlled road.
- b) No direct access between Lot 3 on RP729991 and Port Douglas Road currently exists.
- c) The proposed development is intending to construct a new access to the existing service road running parallel to the state-controlled road.
- d) Under TIA, the department is required to issue a section 62 decision for the access.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of

engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Ronald Kaden, Development Control Officer, Corridor Management should be contacted by email at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

Yours sincerely



Peter McNamara
Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A
Decision Evidence and Findings

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version / Issue
TMR Layout Plan (6504 - 2.50km)	Queensland Government Transport and Main Roads	12 May 2020	TMR20-29914 (500-1485)	A
Site Plan	8 Pencils	26 February 2020	DA01	DA2

Attachment B**Section 70 of TIA**

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

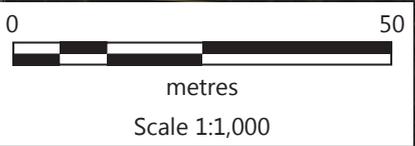


Road Access Junction
Approx 270m north of Sorrento Crescent
(2.50km LHS)

Road Access Driveway

Permitted Road Access Location
Near the northern boundary of Lot 3RP72991.
x 145.463272 y -16.510834

3RP729991
111-119 Port Douglas Road



Branch/Unit : Corridor Management / Far North Region	
Projection/Datum : Geocentric Datum of Australia (GDA) 1994	
Land Parcels	Subject Land

TMR Layout Plan (6504 - 2.50km)



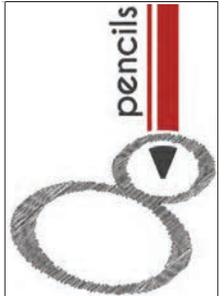
Queensland Government
Transport and Main Roads

Plan: 1 / 1	Issue: A	Date: 12/05/2020
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Drawn by: RPK.	File ref: TMR20-29914 (500-1485).
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Ordinary Council Meeting - 15 December 2020

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REV	DESCRIPTION	DATE
01	Client Review	26/02/2020
02	Client Review	23/02/2020

CLIENT: PORT PACIFIC DEVELOPMENTS

PROJECT: OVER 50's ACCOMMODATION COMPLEX
 PORT DOUGLAS

DRAWING: SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DATE DRAWN: 07/05/11 PLOT DATE: 26/02/2020 10:16:24

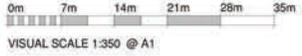
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SCALE: 1 : 350

PROJECT N° DRAWING N° REV
2187 DA01 DA2

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1 Site Plan
 1:350 @ A1



Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Road Access Junction
Approx 270m north of Sorrento Crescent
(2.50km LHS)

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

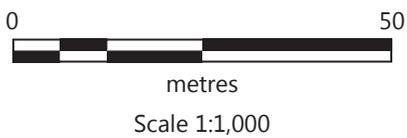


SARA ref: 2004-16427 SRA
Date: 20 May 2020

Road Access Driveway

Permitted Road Access Location
Near the northern boundary of Lot 3RP72991.
x 145.463272 y -16.510834

3RP729991
111-119 Port Douglas Road



Branch/Unit :
Corridor Management / Far North Region
Projection/Datum : Geocentric Datum of Australia (GDA) 1994

Land Parcels
Subject Land

TMR Layout Plan (6504 - 2.50km)



Queensland Government
Transport and Main Roads

Plan: 1 / 1	Issue: A	Date: 12/05/2020
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Drawn by: RPK.	File ref: TMR20-29914 (500-1485).
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Ordinary Council Meeting - 15 December 2020



2018 Douglas Shire Planning Schemes Applications

INFRASTRUCTURE CHARGES NOTICE

Port Pacific Developments C/- Brazier Motti		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
111-119 Port Douglas Road	Port Douglas	3RP729991	382
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
Retirement Facility		MCUC2020_3524	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
DOC ID 986384	1		
DSC Reference Doc . No.	VERSION No.		

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Port Douglas and Environs Area					
2 bedroom units	18	15,718.00	\$282,924.00		Code 895 GL 07500.0135.0825
1 bedroom units	24	10,479.00	\$251,496.00		
Central Facilities Building	440	129.34	56,909.60		
Total Demand			\$591,329.60		
Less credit for previous gymnasium	177	129.34	\$22,893.18		
TOTAL			\$568,436.42		

Prepared by	D Lamond	19-Nov-20	Amount Paid	
Checked by	N Beck	19-Nov-20	Date Paid	
Date Payable	MCU - Before the change occurs		Receipt No.	
Amendments	Date		Cashier	

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 Local Government Infrastructure Plan and Charges Schedule.

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 Environment & Planning on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au