

ORDINARY MEETING 8 SEPTEMBER 2015	5.4
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REQUEST TO EXTEND RELEVANT PERIOD – RECONFIGURING A LOT (1 LOT INTO 2 LOTS) AND CREATE AN ACCESS EASEMENT TO A ROAD – DICKSON INLET, PORT DOUGLAS

Jenny Elphinstone, Senior Planning Officer, ROL 5513/2013, #462830

<u>PROPOSAL:</u>	REQUEST TO EXTEND RELEVANT PERIOD – RECONFIGURING A LOT (1 LOT INTO 2 LOTS) AND CREATE AN ACCESS EASEMENT TO A ROAD
<u>APPLICANT:</u>	PORT DOUGLAS MASTER FISHERMEN'S ASSOCIATION INC C/- CHARLES O'NEILL SURVEYORS & PLANNERS PO BOX 7627 CAIRNS QLD 4877
<u>LOCATION OF SITE:</u>	DICKSON INLET, PORT DOUGLAS
<u>PROPERTY:</u>	LOT 1 ON SP262338
<u>LOCALITY:</u>	PORT DOUGLAS AND ENVIRONS
<u>PLANNING AREA:</u>	PORT DOUGLAS WATERFRONT – SOUTH
<u>PLANNING SCHEME:</u>	DOUGLAS SHIRE PLANNING SCHEME 2008
<u>REFERRAL AGENCIES:</u>	DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	15 SEPTEMBER 2015
<u>APPLICATION DATE:</u>	4 AUGUST 2015 (REQUEST TO EXTEND)
<u>APPENDIX:</u>	<ol style="list-style-type: none"> 1. APPROVAL 2. CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS 3. INFRASTRUCTURE CHARGES NOTICE

LOCALITY PLAN**RECOMMENDATION:**

That Council approves the request to extend the relevant period for the development approval to Reconfiguring a Lot (1 Lot into 2 Lots) and create an access easement to a road over land described as Lot 1 on SP262338, located at Dickson Inlet, Port Douglas, for six months up to and including 8 February 2019.

EXECUTIVE SUMMARY:

Request has been made to extend the relevant period of the approval for six months to enable the Applicant to undertake the work. The issue of an extension will also enable the development to be subject to the adopted infrastructure charges that align with State policy. No concern is raised with the requested extension. The extension negates the need to lodge a new application to achieve an amended Infrastructure Charges Notice.

TOWN PLANNING CONSIDERATIONS:

Background

At the Ordinary Meeting held on 5 August 2014 Council resolved to approve the application to reconfigure the land into two lots and create an access easement to a road. The application was considered together with a request to amend the underlying Material Change of Use over the land for a marina and a slipway and marine industry work area. The marina component has been developed. Construction of the slipway and marine industry work areas has not as yet commenced. Submissions were made by the Applicant with respect to the excessively high contributions, in particular those required for open space having regard to the industrial nature of the development.

A copy of the approval is included in Appendix 1.

Since the issue of the approval Council has adopted new infrastructure charges reflecting the State Government requirement through the *Sustainable Planning Act 2009*. These rates reflect maximum charging.

Under the *Sustainable Planning Act 2009* an amended Infrastructure Charges Notice can only issue where there is a permissible change to the approval, or there is a request to extend the relevant period of the approval. This anomaly of the legislation, being the inability for the Applicant to seek an Amended Notice for other reasons, such as a new Policy, has been included in Council's submission to the State Government with respect to its planning reform.

Proposal

The Applicant has requested a six month extension to the relevant period. The approval is due to expire on 8 August 2018. The Applicant has noted that there has been a change in circumstances that has contributed to the Applicant's inability to complete the development in the existing relevant period. The Applicant has requested that the extended approval reflects the adopted charges resolution that was passed by Council at the Special Meeting held on 24 June 2015.

Extension to Relevant Period – Reconfiguring of a Lot Component

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

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

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

a) Consistency of the approval with current requirements

Douglas Shire Planning Scheme Assessment

Douglas Shire		Code Applicability	Compliance
Locality	Port Douglas and Environs Locality Code	✓	Complies
Planning Area	Port Douglas Waterfront South	✓	Complies
Defined Use	N/A	✗	-
Overlay Codes	Acid Sulfate Soils Code	✗	-
	Cultural Heritage and Valuable Sites Code	✗	-
	Natural Hazards Code	✗	-
General Codes	Design and Siting of Advertising Devices Code	✗	-
	Filling and Excavation Code	✗	-
	Landscaping Code	✗	--
	Natural Areas and Scenic Amenity Code	✗	-
	Reconfiguring a Lot Code	✓	Complies as the lots provide for the approved uses of Marina and Marine Industry.
	Vehicle Parking and Access Code	✗	-
	Sustainable Development Code	✗	-
Amendment	Vegetation Management	✓	Complies – none proposed

Compliance Issues

None. The development remains consistent with the Planning Scheme.

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

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

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

As the level of assessment remains code assessable there are no further rights to make a submission.

(d) Concurrence agency consideration

The State has advised no concern is raised with the requested extension to the relevant period. A copy of the Department's advice is included in Appendix 2.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development triggers Adopted Infrastructure Charges. Refer to Appendix 3 to view calculations.

COUNCIL'S ROLE

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

The following areas outline 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.

APPENDIX 1: APPROVAL

YOUR REF: (28-2014).DSC02062014
OUR REF: ROL 5513/2013 (425964)

8 August 2014

Port Douglas Master Fishermen's Association Inc
C/- RECS Consulting Engineers & Building Designers
PO Box 894
PORT DOUGLAS QLD 4877

Attention: Mr Peter Dutailis

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING
ACT 2009: DEVELOPMENT APPLICATION FOR
DICKSON INLET, PORT DOUGLAS**

With reference to the abovementioned application to Reconfigure a Lot (1 Lot into 2 Lots) and create an access easement to a road, which was determined by Council at the Ordinary Meeting held on 5 August 2014, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This Notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

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

Yours faithfully

Donna Graham
Manager Development & Environment

Att

41.2013.5513
1/19

APPLICANT DETAILS

Port Douglas Master Fishermen's Association Inc
 C/- RECS Consulting Engineers & Building Designers
 PO Box 894
 PORT DOUGLAS QLD 4877

ADDRESS

Dickson Inlet, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 1 on SP262338

PROPOSAL

Reconfiguring a Lot (1 Lot into 2 Lots) and create an access easement to a road.

DECISION

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

DECISION DATE

5 August 2014

TYPE

Reconfiguring a Lot (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Tidal works or development in a coastal management district	Department of State Development, Infrastructure and Planning	Advice or Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

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

Not in conflict

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

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

Drawing or Document	Reference	Date
Plan of Proposed Lots and Easements	Charles O'Neill Pty Ltd drawing 6978MAR-04A sheet 2 of 2 dated 28 November 2013 as amended by RECS Pty Ltd 2 June 2014.	2 June 2014

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - 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 the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.
3. Prior to the issue of a Compliance Certificate for the Plan of Survey the use of the land must comply with the Planning Scheme or any approval issued by the Chief Executive Officer over the land.

Water Supply and Sewerage Works Internal

4. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual;

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

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Lawful Point of Discharge

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

Electricity and Telecommunications

- Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrence Agency	Concurrence Agency Reference	Date	Council Electronic Reference
Department of State Development and Infrastructure Planning	SDA-0614-011076	30 July 2014	D# 425275

Refer to Appendix 3: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

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

6. *The Commonwealth Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance.

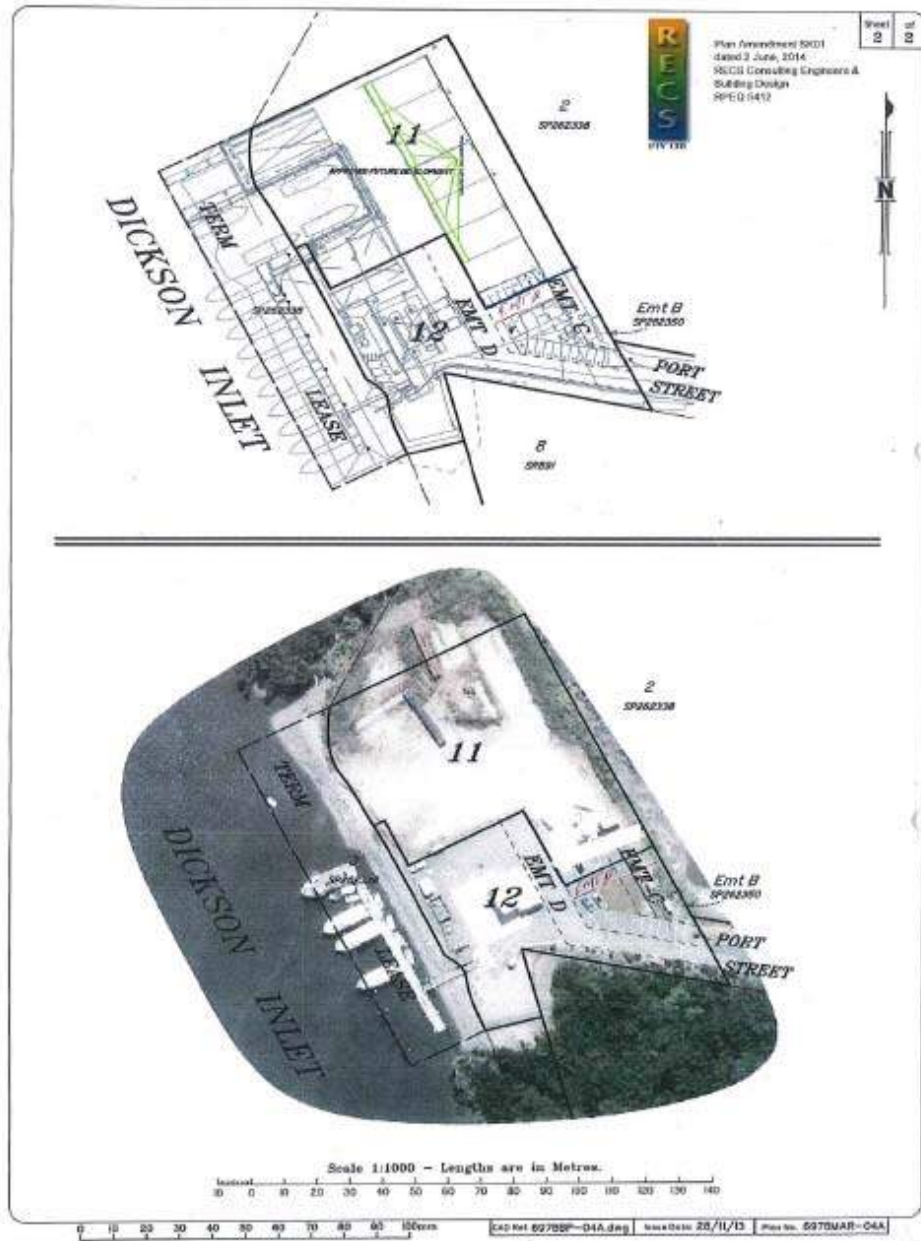
Further information on the EPBC Act can be obtained from the Department of Sustainability, Environment, Water, Population and Communities' website www.environment.gov.au/epbc EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct 2009).

RIGHTS OF APPEAL

Attached

End of Decision Notice

APPENDIX 1: APPROVED PLANS



41.2013.5513
6/19

APPENDIX 2: CONCURRENCE AGENCY DECISION

SDA-0614-011076



Department of
State Development,
Infrastructure and Planning

Our reference: SDA-0614-011076

Your reference: 41.2013.5513 (1231)

30 July 2014

Ms Linda Cardew
Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873
enquiries@douglas.qld.gov.au

Attention: Jenny Elphinstone

Dear Ms Cardew

Amended Concurrence agency response—with conditions

Reconfiguring a Lot (1 Lot into 2 Lots) and Create an Access Easement to a Road – Port Street, Port Douglas - 1 SP262338
(Given under section 285 of the *Sustainable Planning Act 2009*)

The Department of State Development Infrastructure and Planning issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* on 15 July 2014. On 25 July 2014 the department received representations from the applicant under section 320(1) of the *Sustainable Planning Act 2009* requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the *Sustainable Planning Act 2009*.

The department has considered the written representations and agrees to issue an amended concurrence agency response.

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning on 12 June 2014 and properly referred on 16 June 2014 under section 272 of the *Sustainable Planning Act 2009*.

Applicant details

Department of State Development, Infrastructure and Planning

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41.2013.5513
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Applicant name: Port Douglas Master Fishermans Association Inc
 Applicant contact details: P O Box 894
 Port Douglas QLD 4877

Site details

Street address: Port St, Port Douglas
 Real property description: 1 SP262338
 Local government area: Douglas Shire Council

Application details

Proposed development: Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) and Create an Access Easement to a Road

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger: Schedule 7, Table 2, Item 14 – Tidal works, or development in a coastal management district

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the department requires that the conditions set out in Attachment 1 attach to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department is required to set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below attach to any development approval.

Drawing or document	Reference no.	Version	Date
Plan of Proposed Lots 11, 12 & Emt C & D in Lot 12 (as amended in red on sheet 2)	Plan No. 6978MAR-04A Sheet 2	04A	28/11/13 and amended on 02/06/2014

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

Please be advised that the applicant has provided written agreement to this amended concurrence agency response, as attached.

SDA-0614-011076

If you require any further information, please contact Tony Croke, Principal Planning Officer, on 4037 3205, or via email tony.croke@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Robin Clark
Manager (Planning)

cc: Port Douglas Master Fishermans Association Inc, c/- peter@recs.net.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4 – Approved plans and specifications
Attachment 5 - Applicant written agreement to amended concurrence agency response

SDA-0614-011076

Our reference: SDA-0614-011076
 Your reference: 41.2013.5513 (1231)

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Reconfiguring a lot situated completely or partly within a coastal management district		
Development in a Coastal Management District. —Pursuant to section 265D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Provide to the Environmental Services and Regulation section of the Department of Environment and Heritage Protection the final title plan lodged and approved by the registrar of titles.	Within one month of approval of title plan by the registrar of titles.

Our reference: SDA-0514-011076
 Your reference: 41.2013.5513 (1231)

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure that the development achieves the performance outcomes within the SDAP, Module 10, and other policies and processes identified in the "evidence or other material on which the findings were based".

Findings on material questions of fact

- The application seeks only to realign the reconfiguration to enable potential further coastal dependant development in the form of marine facilities.
- The provision of conditions ensures that suitable coastal and environmental outcomes are reached.

Evidence or other material on which the findings were based

- The material provided by the applicant with the development application.
- *Sustainable Planning Act 2009* and *Sustainable Planning Regulation 2009*.
- *Coastal Protection and Management Act 1995*, *Coastal Protection and Management Regulation 2003*.
- State Development Assessment Provisions, Module 10 version 1.3, dated 9 May 2014, in particular Module 10: Coastal protection
- Department of Environment and Heritage Protection coastal development guidelines <http://www.ehp.qld.gov.au/coastal/development/guidelines.html>
- Department of Environment and Heritage Protection coastal development policy documents http://www.ehp.qld.gov.au/coastal/development/operational_policies.html
- Department of Environment and Heritage Protection coastal development information sheets http://www.ehp.qld.gov.au/coastal/development/information_sheets.html
- Queensland Coastal Plan Maps and Erosion prone area maps – Douglas Shire Local Government Area, Plan No DOS2A.

Our reference: SDA-0514-010383
Your reference: DA3254

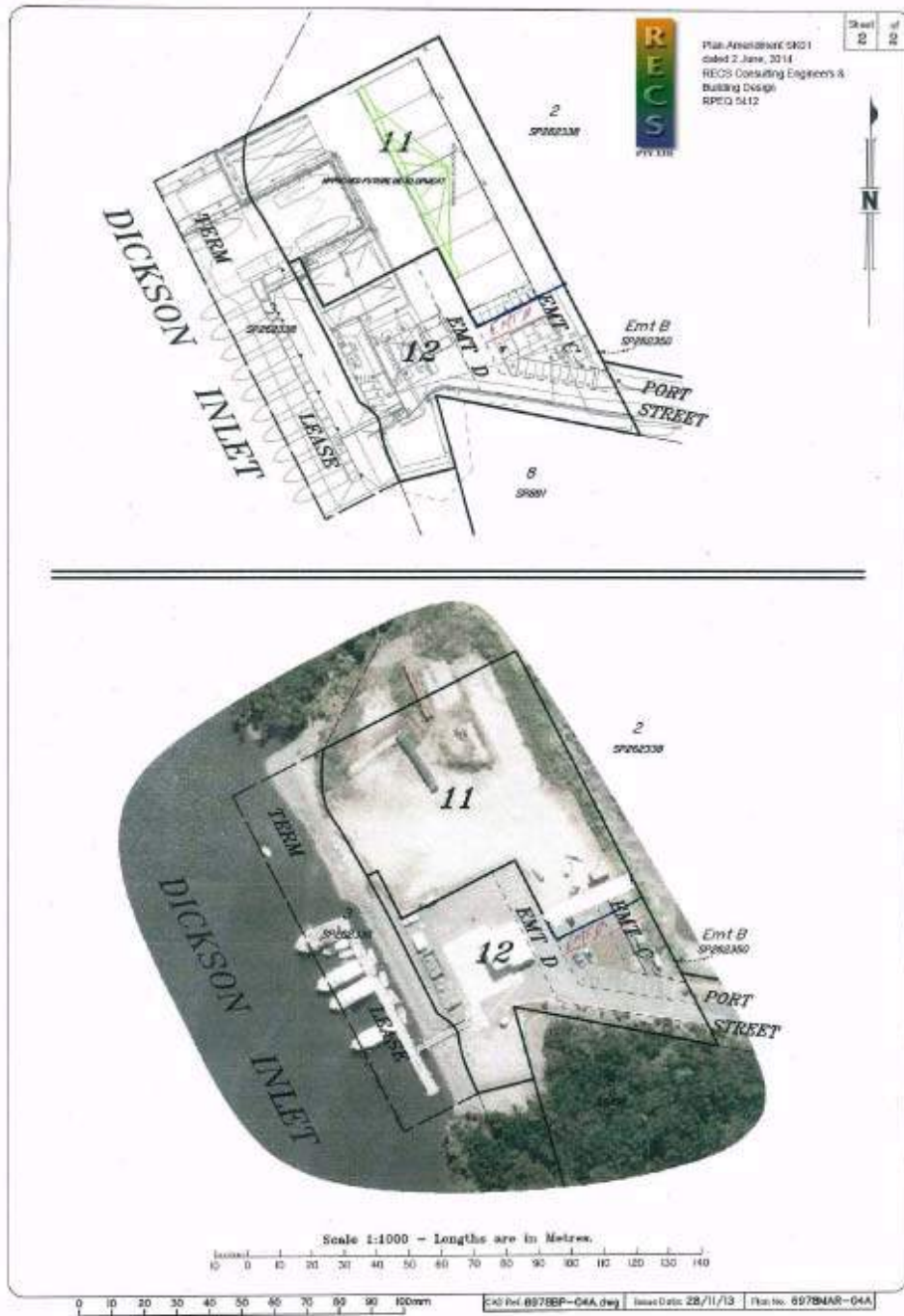
Attachment 3—Further advice

State Planning Policy 2013 – interim development assessment provisions	
1.	Douglas Shire Council, in its role as Assessment Manager, must assess the part of the application against the State Planning Policy December 2013, in particular the interim development assessment provisions such as Biodiversity, Coastal environment and Natural hazards (Coastal), and to the extent it is relevant to the proposed development.

SDA-0614-011076

Our reference: SDA-0514-010383
Your reference: DA3254

Attachment 4—Approved plans and specifications



41.2013.5513
14/19

SDA-0814-011078

Our reference: SDA-0514-010383
Your reference: DA3254


Attachment 5—Applicant written agreement to amended concurrence agency response

APPLICANT WRITTEN AGREEMENT

Amended Concurrence Agency Response

DSDIP Reference: SDA-0614-011076
Douglas Shire Council reference: 41.2013.5513 (1231)

I/we, as the agent and consulting engineer for the development application for a Development Permit for reconfiguring a lot (1 lot into 2 lots) (Council reference 41.2013.5513 (1231)), give written agreement to the Chief Executive of the Department of State Development, Infrastructure and Planning to give an amended concurrence agency response under section 290 of the *Sustainable Planning Act 2009*.

Signed: 

(Director, RECS Consulting Engineers)
Date: 28 July, 2014

APPENDIX 3: ADOPTED INFRASTRUCTURE CHARGES

DOUGLAS SHIRE COUNCIL		2006 & 2008 Douglas Shire Planning Schemes Applications					
INFRASTRUCTURE CHARGES NOTICE							
Port Douglas Master Fisherman's Association		NA	0				
DEVELOPERS NAME		ESTATE NAME	STAGE				
Port Street	Port Douglas	L1 SP262338	8608				
STREET No. & NAME		SUBURB	LOT & RP No.s				
ROL		41.2012.4894	30-Jun-14				
DEVELOPMENT TYPE		COUNCIL FILE NO.	QUARTER ENDING				
425313		1	This logsheet is indexed appropriately only for payments made within the quarter noted above.				
DSC Reference Doc. No.		VERSION No.					
	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code
WATER							
Existing	11	6,679.03	X 5.87	0.00	\$39,205.92		861
Proposed	11	660.57	X 5.87	0.00	\$3,877.56		875
Port Douglas	Water sub - total				\$43,083.48		
SEWERAGE							
Existing	2	3,577.22	X 5.87	0.00	\$20,998.29		882
Proposed	2	635.47	X 5.87	0.00	\$3,143.22		883
Pt D Town Arc	Sewerage sub - total				\$24,141.51		
OPEN SPACE	DSC Area				\$0.00		894
Off-Site Car Parking	None				\$0.00		
TOTAL					\$67,224.99		
Prepared by	J Elphinstone		on	30-Jul-14	Amount Paid		
Checked by			on		Date Paid		
Date Payable							
Amendments			Date		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, the total charge due at the date of payment may change. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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

41.2013.5513
17/19

YOUR REF: (28-2014).DSC02062014

OUR REF: ROL 5513/2013 (425964)

8 August 2014

Port Douglas Master Fishermen's Association Inc
C/- RECS Consulting Engineers & Building Designers
PO Box 894
PORT DOUGLAS QLD 4877

Dear Sir/Madam

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR
DICKSON INLET, PORT DOUGLAS**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

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

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 and Environment Branch at Council for review of the charge amount prior to payment.

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

41_2013.5513
18/19

INFRASTRUCTURE CHARGES NOTICE

DOUGLAS SHIRE COUNCIL		2006 & 2008 Douglas Shire Planning Schemes Applications					
INFRASTRUCTURE CHARGES NOTICE							
Port Douglas Master Fisherman's Association		NA	0				
DEVELOPERS NAME		ESTATE NAME	STAGE				
Port Street		Port Douglas	L1 SP252338				
STREET No. & NAME		SUBURB	LOT & RP No.s				
ROL		41.2012.4894	30-Jun-14				
DEVELOPMENT TYPE		COUNCIL FILE NO.	QUARTER ENDING				
425313		1	This logsheet is indexed appropriately only for payments made within the quarter noted above.				
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Port Douglas		Water sub - total			\$43,083.48		
SEWERAGE							
Existing	2	3,577.22	X 5.87	0.00	\$20,998.29		862
Proposed	2	635.47	X 5.87	0.00	\$3,143.22		888
Pt D Town Arr		Sewerage sub - total			\$24,141.51		
OPEN SPACE							
DSC Area					\$0.00		894
Off-Site Car Parking							
None					\$0.00		
TOTAL					\$67,224.99		
Prepared by:	J Elphinstone		on	30-Jul-14	Amount Paid		
Checked by:			on		Date Paid		
Date Payable							
Amendments			Date				
					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, the total charge due at the date of payment may change. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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

APPENDIX 2: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS



Department of Infrastructure,
Local Government and Planning

Our reference: SPD-0715-019925
Your reference: ROL 5513/2013

Chief executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

3 August 2015

Attention: Jenny.Elphinstone@douglas.qld.gov.au

Dear Sir/Madam,

Notice about request to extend relevant period

Lot on plan	Street address
Lot 1 on SP262338	Dickson Inlet, Port Douglas

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

The Department Infrastructure, Local Government and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* (the act) on 31 July 2015 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is six (6) months.


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

If you require any further information, please contact Sue Lockwood, Senior Planning Officer, on (07) 4037 3215 or via email sue.lockwood@dilqp.qld.gov.au who will be pleased to assist.

Yours sincerely

Tony Croke
A/Manager (Planning)

APPENDIX 3: INFRASTRUCTURE CHARGES NOTICE

	2006 & 2008 Douglas Shire Planning Schemes App
INFRASTRUCTURE CHARGES NOTICE	

Port Douglas Master Fishermen's Association	0	0	
DEVELOPERS NAME	ESTATE NAME	STAGE	
Dickson Inlet	L1 SP262338	157673	
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL 2 Lots	PORT DOUGLAS	31-Mar-15	4
DEVELOPMENT TYPE	COUNCIL FI	VALIDITY PERIOD (years)	
464328	1		
DSC Reference Doc. No.	VERSION No.		

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water only					
proposed	0	0.00	0.00		
	0	0.00	0.00		
existing	0	0.00	0.00		
Total			0.00		
Urban Areas - Water & Sewer					
proposed	2	14,342.13	28,684.26		
	0	0.00	0.00		
existing	1	14,342.13	14,342.13		
Total			14,342.13		
TOTAL			\$14,342.13		

Prepared by	J Elphinstone	31-Aug-15	Amount Paid	
Checked by	N Beck	1-Sep-15	Date Paid	
Date Payable				
Amendments	Date	Receipt No.		
		Cashier		

Note:
 The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009 (SPA)*.
 Charge rates are subject to index adjustments (QLD Road & Bridge Index, ABS data as per SPA). The total charge amount indicated on this notice is current at the date of issue. **The total charge due at the date of payment must reflect the current indexed value. Please contact the Development & Environment Douglas Shire Council prior to payment for review.**
 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