

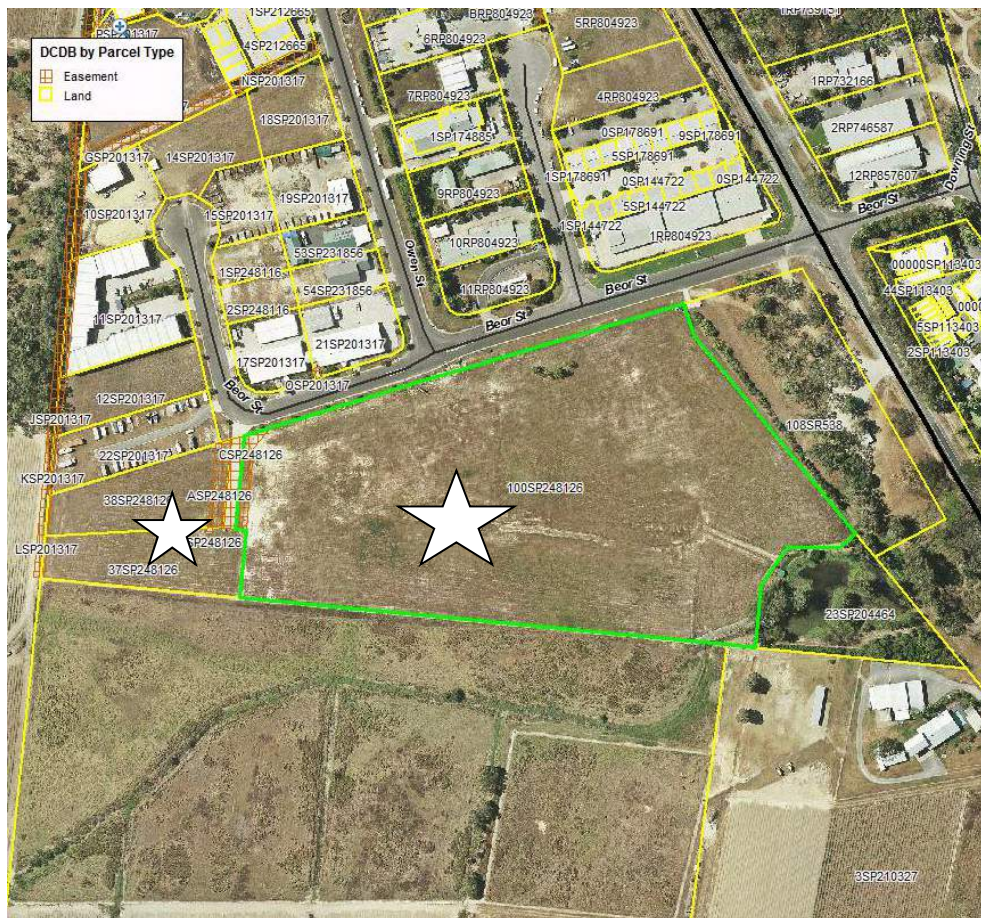
ORDINARY MEETING	5.5
8 SEPTEMBER 2015	

REQUEST TO EXTEND RELEVANT PERIOD FOR COMBINED APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 19 LOTS) AND USES ASSOCIATED WITH THE SERVICE INDUSTRY PRECINCT – 15-41, 43 AND 45 BEOR STREET CRAIGLIE

Jenny Elphinstone, Senior Planning Officer, CA 2876/2008, #464188

<u>PROPOSAL:</u>	REQUEST TO EXTEND THE RELEVANT PERIOD FOR COMBINED APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 19 LOTS) AND USES ASSOCIATED WITH THE SERVICE INDUSTRY PRECINCT
<u>APPLICANT:</u>	WAKS DEVELOPMENTS PTY LTD C/- GILVEAR PLANNING PTY LTD PO BOX 228 BABINDA QLD 4861
<u>LOCATION OF SITE:</u>	15-41, 43 AND 45 BEOR STREET, CRAIGLIE
<u>PROPERTY:</u>	LOT 37, 38, 100 ON SP248126
<u>LOCALITY:</u>	PORT DOUGLAS AND ENVIRONS
<u>PLANNING AREA:</u>	RURAL
<u>PLANNING SCHEME:</u>	DOUGLAS SHIRE PLANNING SCHEME 2008
<u>REFERRAL AGENCIES:</u>	DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	18 SEPTEMBER 2015
<u>APPLICATION DATE:</u>	12 AUGUST 2014 AND 31 JULY 2015
<u>APPENDIX:</u>	1. CURRENT APPROVAL 2. CONCURRENCE AGENCY ADVICE

LOCALITY PLAN



RECOMMENDATION:

That Council approves the request to extend the relevant period for the Amended Negotiated Decision Notice issued on 6 May 2015 for the reconfiguration of land and the material change of use for the Special Management Area 3 (Service Industry Craiglie) in the Port Douglas and Environs locality code of the Draft Planning Scheme components of the combined approval for Lots 37, 38, 100 on SP248126 (previously known as Lot 83 on SR274) located at 15-41, 43 and 45 Beor Street, Craiglie up to and including 25 August 2019.

EXECUTIVE SUMMARY:

Council previously considered a request for a permissible change and for a four year extension to the relevant period for part of the approval. The request was considered at the Council's Ordinary Meeting held on 5 May 2015. Concern was raised in the previous report to Council regarding the final layout design for the reconfiguration, in particular the stormwater drainage design. The permissible change was conditional on provision of a suitable stormwater design. No decision was resolved regarding the request to extend the approval.

Since the 5 May 2015 meeting the Applicant has submitted an amended Application for Operational Work. Through consultation with Council officers a more appropriate stormwater design has been provided. Given the delay in addressing these issues the applicant has amended the request for the extension of the relevant period to 25 August 2019. No concern is raised with the request which is supported by Council officers.

TOWN PLANNING CONSIDERATIONS:

Background

The former Douglas Shire Council issued the original approval on 13 August 2007 for the combined approval to reconfigure the land and for a material change of use for the Special Management Area 3 (Service Industry Craiglie) in the Port Douglas and Environs locality code of the Draft Planning Scheme. The approval also included a material change of use for intensive animal husbandry. This component of the application is no longer being pursued. The application had been lodged under the 1996 Planning scheme and the draft scheme referred to is the 2006 Douglas Shire Planning Scheme.

Cairns Regional Council approved extension to the relevant period and Council's records nominate the approval is due to expire on 15 May 2015.

The Applicant reconfigured part of the land through Cairns Regional Council utilising access easements instead of road. The Applicant continues to own all three created lots for stage 1.

At the Ordinary Meeting held on 5 May 2015 Council supported a request for a permissible change to the combined approval. A copy of the approval is included in Appendix 1. At the time concern was raised with the layout, in particular the stormwater design. The Applicant has since amended the design for operational work, being engineering work associated with a reconfiguration of a lot that satisfactorily addresses the outstanding stormwater drainage issue.

Applicant's Request

The Applicant's request for an extension to the relevant period remains outstanding. The approval expired on 15 May 2015. As the request to extend was lodged prior to the expiry date the approval remains live until the determination of the request. The Applicant has amended the request now seeking an extension to the 25 August 2019.

Officer Comment

S388 Sustainable Planning Act

In deciding a request to extend an approval the *Sustainable Planning Act 2009* requires Council to determine the application having regard to the following criteria:

- (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 charges payable under chapter 8, parts 2 and 3; 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 with the approval with current requirements**

The development remains consistent with the current scheme and the amended operational work design satisfactorily meets the current FNQROC Development Manual and current Engineering standards.

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

The Applicant has maintained a very large sign on the land promoting the development, the land is mown, has road, kerb and channel and appears to be part of the industrial estate. The driveway to lots 37 and 38 has been constructed.

(c) Rights for Further Submissions

Should the application be refused, a new application would be required and this would be impact assessable development. Given the uptake of land in Stage 1 it is likely that a new application would be also supported. It is unlikely that submissions would be received given the extent of development to the site frontage along Beor Street (road with a sealed pavement kerb and channel and the neighbouring rural land to the south and west. Land further to the west is physically separated by a drain.

(d) Concurrence Agency Views

The State has provided advice that there is no objection to the change or extension. Details of the concurrence agency advice is included in Appendix 2.

ADOPTED INFRASTRUCTURE CHARGES

The original approval included conditions requiring the payment of developer contributions for water and sewer. Contributions were paid by the Applicant to the former Douglas Shire Council on 26 July 2007 thereby suitably meeting this requirement. No further infrastructure charges are applicable.

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: CURRENT APPROVAL

YOUR REF: J000085:WAKS:JLG (Stage 2 CBP Change)
OUR REF: CA 2876/2008 (454336)

6 May 2015

WAKS Developments Pty Ltd
 C/- Gilvear Planning Pty Ltd
 PO Box 228
BABINDA QLD 4861

Attention: Ms Kristy Gilvear

Dear Madam

**CHANGED DECISION NOTICE UNDER S 369 SUSTAINABLE PLANNING
 ACT 2009: DEVELOPMENT APPLICATION FOR
 15-41, 43 & 45 BEOR STREET, CRAIGLIE**

Your request for a permissible change to the Amended Decision Notice CA 61, issued by the former Douglas Shire Council on 13 August 2007, was determined by Council at the Ordinary Meeting held on 5 May 2015. Please find attached the Changed Decision Notice.

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

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

Yours faithfully

Donna Graham
 Manager Development & Environment

Att

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPLICANT DETAILS

WAKS Developments Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

ADDRESS

15-41, 43 & 45 Beor Street, Craiglie

REAL PROPERTY DESCRIPTION

Lots 37, 38 & 100 on SP248126

PROPOSAL

Reconfiguring a Lot (1 Lot into 19 Lots)

DECISION

1. Condition 20 is amended as follows:

20. Plan of Development

The approved plan of reconfiguration and carrying out of any works on the premises associated with this development must be in accordance with the following approved plan/s of reconfiguration.

Title	Plan No	Date
Proposal Plan (stage 2)	8294-40	21/9/06
<u>Reconfiguration of a Lot, Proposed Stage 2 Craiglie Business Park</u>	<u>RPS Drawing No. PR108905-17</u>	<u>31 July 2014</u>

2. A new condition, 29A, is inserted after Condition 29 as follows:

29A. Stormwater Drainage Design

Stormwater drainage from Lots 37 and 38 must be provided in a piped underground form beneath the easements and carriage way over Lot 37 to discharge onto Lots 36 and 39 (currently known as Lot 100 on SP248126) and to be disposed of to the satisfaction of the Chief Executive Officer.

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3. A new Condition 33A is inserted after Condition 33 as follows:

33A. The Applicant must provide six (6) car spaces in the area Easement C to the satisfaction of the Chief Executive Officer.

4. Condition 38 is amended as follows:

~~38. Council acknowledges that with Stage One (1) of the proposal the applicant intends to provide a land component of 4000m² to the Paws and Claws organisation, together with \$200 000 worth of works in lieu and a monetary contribution equivalent to 9% of the total open space and recreation required for Stage One (1) and Stage Two (2) of the development.~~

~~With Stage 2 of the development the applicant is required to contribute the balance of the contribution 43.9% as land in the south eastern portion of the site as indicated in the plan of development.~~

Council acknowledges that Park was provided (including the provision of upgrading works) through Stage 1 of the Industrial Estate and that provision is complimented with a financial deed of gift of \$200 000 to the Homeless Animal Society and Boarding Kennels Incorporated IA20194. These provisions of land, upgrading works and deed of gift satisfy the provision of Park and must be provided prior to the issue of a Compliance Certificate for the Plan of Survey.

DECISION DATE

This Changed Decision Notice dated 5 May 2015 replaces the Amended Decision Notice dated 13 August 2007.

TYPE

Reconfiguration of a Lot (Development Permit)

Material Change of Use (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State-controlled road	Department of Infrastructure, Local Government and Planning	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

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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

RIGHTS OF APPEAL

Attached

End of Decision Notice

[illegible]

Ordinary Meeting 8 September 2015

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPENDIX 2: CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS



Department of
State Development,
Infrastructure and Planning

Our reference: SPD-0814-010287
Your reference:

Date: 21 August 2014

Ms Linda Cardew
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Ms Cardew

Notice about request for permissible change—relevant entity

43 Beor - Craiglie, Douglas Shire - QLD; 45 Beor - Craiglie, Douglas Shire - QLD;
(Given under section 373(1) of the *Sustainable Planning Act 2009*)

The Department of State Development, Infrastructure and Planning received a copy of the request for a permissible change under section 372(1) of the *Sustainable Planning Act 2009* on 11 August 2014 advising the department, as a relevant entity, of the request for a permissible change made to the responsible entity under section 369 of the *Sustainable Planning Act 2009*.

The department understands that the proposed changes are as follows:

- That Condition 20 of the Negotiated Decision Notice, issued 13 August 2007 change the referencing with respect to Plan No. 8294-10 dated 21/09/06 to Plan No. PR108905-17 dated 31/07/2014.
- In summary effectively: (a) altering access to lots 37 and 38; (b) modifying internal access for the balance of lots within Stage 2 to comply with FNQROC Development Manual

The department has considered the proposed changes to the development approval and advises that it has no objection to the change being made.

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Far North Queensland Regional
Office Ground Floor, Cairns Port
Authority PO Box 2358
Cairns QLD 4870

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DECISION NOTICE DETAILS
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If you require any further information, please contact Angela Foster, Principal Planning Officer, on 4037 3233, or via email angela.foster@dsdip.qld.gov.au who will be able to assist.

Yours sincerely



Robin Clark
Manager (Planning)

cc Waks Developments Pty Ltd
K/- Kristy Gilvear, Gilvear, Planning
kristy@gilvearplanning.com.au

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

Our reference : SPD-0814-010291
 Your reference :

Date: 21 August 2014.

Ms Linda Cardew
 Chief Executive Officer
 Douglas Shire Council
 PO Box 723
 MOSSMAN QLD 4873

Dear Ms Cardew

Notice about request to extend relevant period

43 Beor - Craiglie, Douglas Shire - QLD; 45 Beor - Craiglie, Douglas Shire - QLD;
 (Given under section 385 of the *Sustainable Planning Act 2009*)

The Department of State Development, Infrastructure and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* on 11 August 2014 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is for a further four (4) years until 25 August 2018.

The department has considered the request to extend the relevant period and advises that it has no objection to the extension being approved. Please also note the requirements of 'condition 2' of the concurrence agency response dated 2 November 2006 requiring the development to undertake road works to upgrade the Captain Cook Highway and Boer Street intersection.

If you require any further information, please contact Angela Foster, Principal Planning Officer on 40373233 or via email angela.foster@dsdip.qld.gov.au who will be able to assist.

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DECISION NOTICE DETAILS
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SPD-9814-010291

Yours sincerely



Robin Clark
Manager (Planning)

cc: Waks Developments Pty Ltd
K/- Kristy Gilvear, Gilvear, Planning
kristy@gilvearplanning.com.au

DECISION NOTICE DETAILS
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APPENDIX 3: AMENDED DECISION NOTICE CA 61



DOUGLAS SHIRE COUNCIL

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

OUR REF: CA 61
YOUR REF:

Waks Development Pty Ltd
 C/- Flanagan Consulting Group
 PO Box 5820
 CAIRNS QLD 4870



13 August 2007

INTEGRATED PLANNING ACT
AMENDED DECISION NOTICE
DEVELOPMENT APPLICATION

Applicant's Name	: Waks Development Pty Ltd
Owner's Name	: John Richmond Connolly June Florence Connolly JR Connolly Pty Ltd
Proposal	<p>A. Reconfiguring a lot development permit to create proposed Lots 1 to 23;</p> <p>B. A material change of use development permit for Lots 2 to 21 to be used in accordance with the requirements of Special Management Area 3 (Service Industry Precinct – Craiglie) in the Port Douglas & Environs Locality Code of the Draft Planning Scheme subject to conditions;</p> <p>C. A material change of use preliminary approval for Intensive Animal Husbandry (Cattery & Kennel) and associated Caretaker's Residence on proposed Lot 1.</p>
Application Number	: CA 61
Site Address	: Owen Street, Craiglie
Property Description	: Lot 83 on SR724, Parish of Salisbury, County of Solander

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

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

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

LIBRARY 14 MILL ST., MOSSMAN

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

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DECISION NOTICE DETAILS
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Parts A & B of CA 61

1. Decision:

Decision Date: 7 August 2007

This amended decision notice replaces the negotiated decision notice dated 15th September 2006. Condition 4.29 has been amended. All other conditions remain unchanged.

- | | |
|--|--|
| <ul style="list-style-type: none"> A. Approved subject to Conditions B. Approved subject to Conditions C. Refused on the following grounds: | <ul style="list-style-type: none"> 1) The site is considered unsuitable 2) The proximity of the site to the Captain Cook Highway 3) The proximity to the site of nearby Residential development |
|--|--|

2. Type of Development Approval:

<ul style="list-style-type: none"> Reconfiguring a Lot Material Change of Use 	<ul style="list-style-type: none"> Development Permit Development Permit
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3. Referral Agency:

<ul style="list-style-type: none"> Department of Main Roads 	<ul style="list-style-type: none"> Conditions Attached
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4. Conditions for A & B above

Plan of Reconfiguration

- 4.1 The approved reconfiguration and the carrying out of any works on the premises associated with the development must be in accordance with Plan of Reconfiguration No. 1585-SK16 and attached to this approval, subject to:
 - (a) Any modifications required by any condition of this approval and any minor alterations found necessary by Council at the time of examination of plans for Operational Works approval.

Water Supply

- 4.2 Mains shall be designed and constructed in accordance with Water Resources Guidelines for the Planning and Design of Urban Water Supply Schemes and the requirements of the FNQROC Development Manual.

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- 4.3 The developer shall provide a 100mm diameter water main to service the proposed allotments as generally shown on plan 1585-SK16 prepared by Flanagan Consulting Group.
- 4.4 The developer is required to provide a 20mm diameter water service or other size as determined in consultation with the Manager Engineering Services, to the boundary of each lot to be created, together with the lodgement with Council of an amount equivalent to the cost of completing each service with a water meter. The service connection to the Council water main will remain closed until such time as the respective lot purchaser makes application to have the service operative. At this time, Council will install the water meter and turn the flow of water on through the service at no cost to the said lot purchaser.
- 4.5 The amount lodged by the applicant shall be placed in Council's Trust Fund and is to be utilised when applications are received from the lot purchasers for a water service connection.
- 4.6 The plans and specifications of the internal water supply must be submitted to Council for review at Operational Works stage.

Sewerage

- 4.7 Provision is to be made for sewerage reticulation to plans approved by Council at Operational Works stage. Provision shall be made for connection branches for each lot. The system is to be designed in accordance with the requirements of the FNQROC Development Manual.
- 4.8 Upgrading of the sewerage pump station and associated rising mains may be required as a result of review of the detailed plans at Operational Works stage.

Headworks

- 4.9 The applicant shall pay to the Council headworks contributions for water supply and sewerage in accordance with Council's Local Planning Policy; "Determination of Contributions for Water Supply and Sewerage Headworks and External Works" ("The Policy").

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The contribution shall be calculated at the rate per Equivalent Domestic Connection ("EDC") applicable at the time of payment in accordance with the relevant Policy.

For information purposes only:

(a) The current number of EDC's for the approved use are:

Water supply	67.5
Sewerage	67.5

Electrical & Telephone Services

- 4.10 Prior to the approval of the Plan of Survey, the Applicant must submit to Council a copy of a letter from Ergon Energy stating that satisfactory arrangements have been made for the provision of:
- (a) an underground electrical supply to each lot; and
 - (b) street lighting in accordance with Council's adopted standards.
 - (c) locating of all above ground transformer cubicles clear of footpath areas by the developer.
- 4.11 Prior to the approval of the Plan of Survey, the Applicant must submit to Council a copy of a letter from Telstra stating that satisfactory arrangements have been made for the provision of:
- (a) an underground telephone service to each lot; and
 - (b) locating of all above ground switching station cubicles clear of footpath areas by the developer.

Landscaping

- 4.12 The applicant shall provide street landscaping, with the provision of tree species chosen from Council's list of suitable plants (Appendix A) at 20 metre intervals along all footpaths within and external to the site.
- 4.13 The street landscaping is to be provided with a Rainbird irrigation system and connected to an external water connection to be located within the road reserve. The system is to be designed in accordance with the requirements of Council's Parks and Recreation Section.
- 4.14 All landscaping is to be approved and installed prior to Council endorsement of the Plan of Survey.

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Earthworks

- 4.15 The lots shall be suitably levelled and sloped to the Street kerb and channel or other approved drainage runoff facilities in accordance with the requirements of the FNQROC Development Manual and approved at Operational Works stage.

Stormwater Drainage

- 4.16 The legal and practical points of discharge are to be generally in accordance with the Drainage Study prepared by Flanagan Consulting Group and supplied as part of the Applicant's response to Council's Information Request. Easements are to be provided where stormwater drainage paths transect lots. All easements are to be transferred to Council as a drainage easement in fee simple at the applicant's cost and are to be a minimum width of 3metres unless otherwise approved at Operational Works stage.
- 4.17 Such stormwater drainage work shall be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) and shall not cause scouring, erosion, loss of vegetation, excess turbidity and landslip either within or external to the site.
- 4.18 The applicant is to install pollution control devices at the discharge point into the two points of discharge being the Channel that transects the site and the channel to the south of the subject site.
- 4.19 Detailed design and calculations are to be provided at Operational Works stage for confirmation and approval.

Road Works

- 4.20 The applicant must undertake the following works:

External

- (a) Provision is to be made for the following works external to the subject site in accordance with Council's Requirements including:
- i. Owen Street:

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A. Construction of a 12metre wide bitumen sealed road with kerb and channelling and underground drainage on both sides for the full length of the proposed road.

B. A vehicle turnaround area is to be constructed at the northern end of Owen Street in accordance with the requirements of Queensland Streets for heavy rigid vehicles (garbage trucks).

C. A vehicle barrier is to be constructed at the northern end of Owen Street to prevent vehicular movement to and from the Highway at this point.

ii. Dickson Street

A. A vehicle barrier is to be constructed at the western end of Dickson Street to prevent vehicular movement to and from the Highway at this point.

iii. Beor Street

A. Construction of a 12metre wide bitumen sealed road with kerb and channelling and underground drainage on both sides from the existing constructed roadway in Beor Street to the intersection of Beor Street with Owen Street.

Internal

(b) Provision is to be made for the following works internal to the subject site in accordance with Council's Requirements including:

i. Internal Street

A. Construction of a 12metre wide bitumen sealed road within a 20m wide road reserve with kerb and channelling and underground drainage on both sides for the full length of the proposed road.

The plans and specifications of the external road works must be submitted to Council at Operational Works application stage for approval.

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4.21 At the time of lodging the Survey Plan with Council for endorsement, the applicant must lodge a plan of the reconfiguration displaying the proposed street name for the reconfiguration.

4.22 The street name signs shall be supplied and erected by the Applicant. The signs shall be aluminium on steel posts with reflective green legend (on both sides) on a white background.

Environmental Management Plans

4.23 The applicant is to have prepared with the submission for approval of the engineering plans, an Environmental Management Plan (EMP) detailing the controls to be utilised to ensure that no environmental harm or nuisance is caused from the proposed use of the land and construction of the works. In particular, this plan should address such issues as dust suppression, waste disposal, noise management and stormwater management (to minimise discharges of sediment, wastes and other substances). Further details of EMP requirements are included in Appendix B.

Engineering Drawings

4.24 Full engineering drawings, prepared and/or checked by a Registered Professional Engineer, shall be submitted for all road works, water supply and sewerage works, stormwater drainage and lot improvement prior to endorsement of the Plan of Survey. Drawings should, in general, include the following:

- (a) locality plan;
- (b) layout and staging plan, where applicable;
- (c) earthworks plan;
- (d) layout plan for each new road;
- (e) longitudinal section of each road;
- (f) cross sections for each road, including standard cross sections;
- (g) detailed plan of each intersection and cul-de-sac head where longitudinal grades do not exceed 1%;
- (h) layout plan for each stormwater drainage;
- (i) longitudinal sections for each stormwater drain line;
- (j) details for non-standard drainage structures;
- (k) Sewerage Reticulation Plan;
- (l) Water Reticulation Plan;
- (m) Erosion and Sediment Control Strategy;

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- (n) The location, extent and proposed treatment of acid sulphate soils on the site;
- (o) Service providers conduit plan, including street lighting; and
- (p) Such other details for the proper construction of the works i.e. retaining walls etc.

Maintenance

4.25 Prior to the Council taking the external operation works on maintenance, the applicant shall lodge a bond or bank guarantee to the value of 10% of the contract price for the works.

- i. During the on-maintenance period, the Council may require the rectification of defects or the undertaking of maintenance. In the event such work is not satisfactorily completed after reasonable notice being given, the Council shall be at liberty to call upon the bond or bank guarantee to complete the work.

4.26 The Applicant shall maintain in accordance with the requirements of the Operational Works Development Permit and the Far North Queensland Regional Organisation of Councils Development Manual all road construction works of any nature whatsoever and any drainage works carried out under the provisions of the subdivision of the land and any parkland works for a period of twenty-four (24) months. The Applicant shall make good within such period any defects arising from faulty workmanship or materials in respect to such road construction and drainage works carried out as part of the works associated with the subdivision.

Environmentally Relevant Activity

4.27 The proposed Boarding Kennels/Cattery for Lot 1 of the subdivision constitutes development approval for an Environmentally Relevant Activity No. 43 – Animal Housing.

4.28 A separate Material Change of Use development permit application is to be submitted outlining the plans and details of the Boarding Kennel/Cattery. This application must include details such as effective air discharge, stormwater management, effective noise control measures for the activity, as well as waste management details including effective animal waste disposal in order to condition the approval appropriately.

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Open Space & Recreation Contribution

- 4.29 The applicant is to undertake works to the value of \$200,000.00 within Teamsters Park and on the adjacent wetland area generally in accordance with the plans submitted, and landscaping of the Captain Cook Highway. A detailed costing of all works together with detailed landscaping and works plans are to be submitted to Council for approval at Operational Works stage. At Operational Works stage details of where the money will be allocated within the parkland will be determined.

The applicant is to enter into an agreement with Douglas Shire Council requiring full payment of a monetary contribution equivalent to 9% of the total open space and recreation contribution for Stage 1 & 2 of the development in accordance with Planning Scheme Policy No 9. This equates to 0.9% of the total Unimproved Current Valuation (UCV) for the whole site as estimated on registration of the new allotments to be created within Stage 1.

This agreement is to be signed by both parties prior to sealing the Plan of Survey and payment of the relevant contribution is to be made within three (3) months of the registration of the title on the approved allotments.

As security for the payment of a monetary contribution, the applicant must, prior to the Council signing and sealing the plan of survey, provide to the Council a security deposit. The amount of the security deposit is to be a sum equal to 0.9 per cent of the Council's estimate of the total selling price of the allotments, in accordance with Planning Scheme Policy No 9. The security deposit for this application is \$108 500.

In addition, the Council acknowledges that the applicant intends to provide a land component of 4 000m² to the Paws & Claws Organisation as part payment towards parkland contribution.

Material Change of Use

- 4.30 This Decision Notice permits development on Lots 2 to 21, in accordance with the Port Douglas & Environs Code – Special Management Area 3 (Service Industry-Craigie).

4.31 The currency period for the development permits expires four (4) years from the date of this permit unless the currency period is extended or the Plan of Survey has been lodged for Council's approval under seal, with all conditions of the development permit complied with.

4.32 The currency period for the preliminary approval for a material change of use expires four (4) years from the date of this permit unless a material change of use development permit is issued for the approved use.

4.33 The Plan of Survey with associated documents shall not be endorsed by Council until all of the conditions of approval have been complied with.

Operational Works	Development Permit
<p>1. Construction of new buildings, structures, or other improvements on land.</p> <p>2. Construction of new roads, bridges, or other transportation facilities.</p> <p>3. Construction of new water supply systems, sewerage systems, or other public utilities.</p> <p>4. Construction of new parks, playgrounds, or other recreational facilities.</p> <p>5. Construction of new schools, hospitals, or other public buildings.</p> <p>6. Construction of new industrial or commercial buildings.</p> <p>7. Construction of new residential buildings.</p> <p>8. Construction of new agricultural buildings.</p> <p>9. Construction of new public works, such as bridges, dams, or levees.</p> <p>10. Construction of new public facilities, such as airports, ports, or harbors.</p>	<p>1. Construction of new buildings, structures, or other improvements on land.</p> <p>2. Construction of new roads, bridges, or other transportation facilities.</p> <p>3. Construction of new water supply systems, sewerage systems, or other public utilities.</p> <p>4. Construction of new parks, playgrounds, or other recreational facilities.</p> <p>5. Construction of new schools, hospitals, or other public buildings.</p> <p>6. Construction of new industrial or commercial buildings.</p> <p>7. Construction of new residential buildings.</p> <p>8. Construction of new agricultural buildings.</p> <p>9. Construction of new public works, such as bridges, dams, or levees.</p> <p>10. Construction of new public facilities, such as airports, ports, or harbors.</p>

Part C of CA 61

3. Decision:

Decision Date: 20th June 2006

Refused

4. **Type of Development Application:**

Material Change of Use

Development Permit

3. Concurrence Agency:

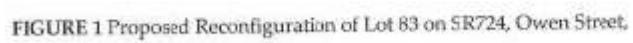
Department of Main Roads

4. Grounds for Refusal

The site is considered unsuitable for Intensive Animal Husbandry (Cattery & Kennel) due to the proximity of the Captain Cook Highway and the proximity of nearby residential development.

2nd Edition

Paul Trotman
General Manager – Development & Environment



DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

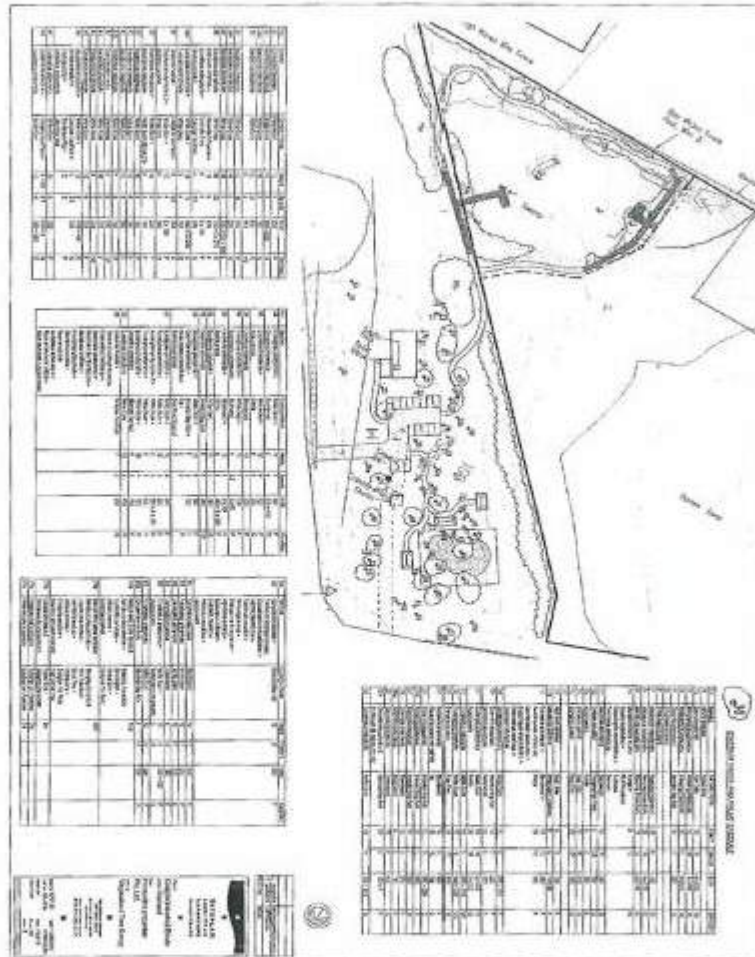


FIGURE 2 – Draft Landscape Plan for proposed Upgrade and extension of Teamsters

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

10 March 2006

Mr T Melchert
 Chief Executive Officer
 Douglas Shire Council
 PO Box 157
 Moosman, Qld 4873

Dear Mr Melchert

DOUGLAS SHIRE COUNCIL	
FILE NAME:	Waka Development Pty Ltd
DOCUMENT:	31 MAR 2006
ATTENTION:	PTA
INFORMATION	



Queensland
 Government

Department of Main Roads

Douglas Shire - Captain Cook Highway (Cairns-Moosman)
 Situated at Bear Street, Craigie
 Lot 83 on Slt 724, Parish of Salfisbury
 Waka Development Pty Ltd
 Proposed Material Change of Use (General Industry Zone) & Reconfiguration of Lot (19
 Allotments & New Roads) Application
 Review of Referral Agency's Response (conditions apply)

I refer to:

- the above application received at the Department 23 December 2005 requesting consideration of the above development,
- the Department's letter of conditions of development dated 8 February 2006, and
- written representation from the applicant's consultants requesting the deletion of condition 3 received at the Department 22 February 2006,
- the Department's letter of review of conditions of development dated 14 March 2006, and
- written representation from the applicant's consultants requesting the deletion of condition 3 received at the Department 23 March 2006.

The Department has reviewed the condition and has decided to delete condition 3, for the following reasons:

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

A CONDITIONS OF DEVELOPMENT

1. Permitted Road Access Location

- (i) Access between the State-controlled road (i.e. Captain Cook Highway) and the subject land shall be via Bear Street only, to the satisfaction of Douglas Shire Council. A vehicle barrier shall be constructed at the western end of Dickson Street to prevent traffic linking between Owen Street and Dickson Street.

North Queensland Region
 Farquhar Centre
 PO Box 9100
 Cairns Queensland 4870
 ABN 57 658 737 711

Dist ref: 49204/002005.20
 Your ref: 02.81
 Enquiries Peter Skellern
 Telephone +61 7 4880 9879
 Facsimile +61 7 4882 5422

DECISION NOTICE DETAILS
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- 2 -

- (ii) No direct access between the State-controlled road reserve (i.e. Captain Cook Highway) and the subject land is permitted.

2. Intersection Works

- (i) The intersection of the Highway and Bear Street shall be upgraded in accordance with:
- the Department of Main Roads Road Planning and Design Manual, and
 - current Department of Main Roads standards.

A recent site inspection indicates the provision of the following works:

- channelised intersection with left and right turn lanes into Bear Street,
- high angle left turn from Bear Street,
- street lighting, and
- all works to be integrated with the proposed upgrade of the intersection conditioned with the residential development permit on Lot 2 on RP T34680 (Torus Development Group).

- (ii) The landowner/ applicant shall submit design drawings prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ) for approval to the Cairns office of the Department of Main Roads prior to commencing any works within the State-controlled road reserve (i.e. Captain Cook Highway).

- (iii) All required intersection works shall be completed to the satisfaction of the Director-General of the Department of Main Roads prior to the landowner/ applicant lodging a plan of survey of the subject land to Council for signing and dating.

3. Advertising

No advertising device for the proposed development is permitted within the State-controlled road reserve (i.e. Captain Cook Highway).

Reasons

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

- Department of Main Roads Access Policy;
- Department of Main Roads Involvement in Development Application Referrals and Assessment Guide; and
- Douglas Shire Planning Scheme.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- 3 -

R GENERAL DISCUSSION

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

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

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

Yours sincerely



David Hübner
MANAGER (TRANSPORT PLANNING) PENINSULA

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPENDIX A

Recommended Plant for Craigie Landscaping

GROUP	FAMILY	TAXON	COMMON NAME
FLOWERING PLANTS			
<i>Amaryllidaceae</i>			
		<i>Criminum pedunculatum</i>	Swamp Lily
		<i>Protophyss ambioinensis</i>	Cardwell Lily
<i>Anacardiaceae</i>			
		<i>Buchanania arborescens</i>	Satinwood
		<i>Euroschinus falcata</i> var. <i>falcata</i>	Bush Cudgerie or Pink Poplar
		<i>Ptelegynium timoreense</i>	Bardakin Plum
		<i>Rhus taitensis</i>	Sumac
<i>Annonaceae</i>			
		<i>Millettia bracteata</i>	Raspberry Jelly Tree
		<i>Polyalthia australis</i>	Canary Beech
		<i>Xylocopa macrocarpa</i>	Orange Jacket
<i>Apocynaceae</i>			
		<i>Cerbera manghas</i>	Dog Bone
		<i>Tabernaemontana orientalis</i>	Eastern Gondola Bush
<i>Araceae</i>			
		<i>Epipremnum pinnatum</i>	Native Monstera
<i>Arecaceae</i>			
		<i>Archontophoenix alexandrina</i>	Alexandra Palm
		<i>Hydrocotyle wendlandiana</i>	Water Palm
		<i>Livistona mulleri</i>	Muller's Fan Palm
		<i>Psychosperma oblongum</i>	Solitaire Palm
<i>Asclepiadaceae</i>			
		<i>Hoya australis</i> subsp. <i>australis</i>	Native Hoya
		<i>Hoya totia</i>	Native Hoya
<i>Bignoniaceae</i>			
		<i>Deplanchea tetraphylla</i>	Golden Bonquet Tree
<i>Boraginaceae</i>			
		<i>Cordia subcordata</i>	Sea Trumpet
<i>Burseraceae</i>			
		<i>Canarium australicum</i> var. <i>australicum</i>	Scrub Turpentine
		<i>Canarium vitifolium</i>	
<i>Caesalpinhiaceae</i>			
		<i>Intsia bijuga</i>	
<i>Casuarinaceae</i>			
		<i>Allocasuarina littoralis</i>	Black She Oak
<i>Celastraceae</i>			
		<i>Elaeodendron melanocarpum</i>	Black Olive Plum
<i>Clusiaceae</i>			
		<i>Calophyllum sili</i>	Bush Touriga
<i>Combretaceae</i>			
		<i>Terminalia sericocarpa</i>	Damson
GROUP	FAMILY	TAXON	COMMON NAME
<i>Commelinaceae</i>			
		<i>Commelina diffusa</i>	Wandering Jew
<i>Dilleniaceae</i>			
		<i>Dillenia alata</i>	Red Beech

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<i>Dracaenaceae</i>			
<i>Cordyline marnierii-suttoniae</i>			Native Cordyline
<i>Pleomele angustifolia</i>			Native Doracena
<i>Ebenaceae</i>			
<i>Diospyros compacta</i>			Australian Ebony
<i>Euphorbiaceae</i>			
<i>Aleurites rockinghamensis</i>			Candlenut
<i>Antidesma bunius</i>			Herbert river Cherry
<i>Cleistanthus apodus</i>			Weeping Cleistanthus
<i>Mallotus nesophilus</i>			Yellow Ball Fruit
<i>Fabaceae</i>			
<i>Erythrina variegata</i>			Coral Tree
<i>Milletia pinnata</i>			Pongamia
<i>Flacourtiaceae</i>			
<i>Scolopia braunii</i>			Flintwood
<i>Lamiaceae</i>			
<i>Chondrodendron longiflorum</i> var. <i>glabrum</i>			Witches Tongues
<i>Geastria dalrympleana</i>			Grey Toak
<i>Vitex trifolia</i> var. <i>trifolia</i>			Common Blue Vitex
<i>Lauraceae</i>			
<i>Bellachmea obtusifolia</i>			Blush Walnut
<i>Cryptocarya cunninghamii</i>			Cocmat Laurel
<i>Cryptocarya hypospodia</i>			Northern Laurel
<i>Cryptocarya mackinsoniana</i>			Rusty Laurel
<i>Cryptocarya murrayi</i>			Murney's Laurel
<i>Cryptocarya triplinervis</i>			Brown Laurel
<i>Endiandra hypophylla</i>			Rose Walnut
<i>Litsea breviumbellata</i>			Bollywood
<i>Litsea foetelliana</i>			Bollywood
<i>Litsea glutinosa</i>			Bollywood
<i>Litsea lefeana</i>			Bollywood
<i>Lecythidaceae</i>			
<i>Barringtonia calyptata</i>			Cassowary Pine
<i>Planchonia careya</i>			Cocky Apple
<i>Malvaceae</i>			
<i>Thunbergia populnea</i>			Pacific Rosewood
<i>Meliaceae</i>			
<i>Diospyllum oppositifolium</i>			Pink Mahogany
<i>Melia azadirach</i>			White Cedar
<i>Vavaea amiconum</i>			Vavaea
<i>Mimosaceae</i>			
<i>Acacia leptocarpa</i>			Swamp Wattle
<i>Adenanthera pavonina</i>			False Red Sandalwood
GROUP FAMILY TAXON COMMON NAME			
<i>Archidendron grandiflorum</i>			Tulip Siris
<i>Moraceae</i>			
<i>Ficus congesta</i> var. <i>congesta</i>			Red Leaf Fig
<i>Myrtaceae</i>			
<i>Acmena hemilampra</i> subsp. <i>humilampra</i>			Blush Satinash
<i>Corymbia clarksoniana</i>			Clarkson's Bloodwood
<i>Corymbia tessellaris</i>			Morton Bay Ash
<i>Eucalyptus platyphylla</i>			Poplar Gum
<i>Eucalyptus tecticornia</i>			Forest Red Gum
<i>Eupenia reimeriana</i>			Cedar Bay Cherry
<i>Lophosorbus surculosus</i>			Swamp Mahogany
<i>Metaleuca dealbata</i>			Red Tea Tree
<i>Metaleuca laurifolia</i>			Tea Tree

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<i>Metaleuca quinquevallis</i>			Sweamp Tea Tree
<i>Metaleuca viminalis</i>			Broad Leaf Tea Tree
<i>Syzygium angophoroides</i>			
<i>Yarrabub Satinash</i>			
<i>zygium comillosum</i>			Bumpy Satinash
Oleaceae			
<i>Chionochloa racemosa</i>			Native Olive
<i>Jasminum didymum</i> subsp. <i>didymum</i>			Native Jasmine
<i>Jasminum elongatum</i>			Native Jasmine
<i>Jasminum dimorphotum</i> subsp. <i>australiense</i>			Native Jasmine
Pandaniaceae			
<i>Pandanus carkii</i>			Cook's Pandan
<i>Pandanus stromboschii</i>			Sweamp Pandan
<i>Pandanus tomentosus</i>			Beach Pandan
Phormiaceae			
<i>Dianella laurifolia</i>			Flax Lily
<i>Dianella caerulea</i> var. <i>variegata</i>			Blue Flax Lily
Poaceae			
<i>Cymbopogon burchardii</i>			Silky Oil Grass
<i>Cymbopogon queenslandicus</i>			
<i>Themeda triandris</i>			Kangaroo Grass
Proteaceae			
<i>Grevillea glauca</i>			
<i>Persea laevis</i>			Northern Gorbung
Rhinophoraceae			
<i>Canthia brachyata</i>			Corley Bark
Rubiaceae			
<i>Aidia racemosa</i>			Andrei Cherry
<i>Attractocarpus littoralis</i> subsp. <i>littoralis</i>			Brown Gardenia
<i>Cyclophyllum multiflorum</i>			Markia
Genus nov. (AQ529454) sp. (Shute Harbour D.A. Hallied Q811)			
<i>Isora timorensis</i>			Native Isora
<i>Morinda citrifolia</i>			Bitter Cheesefruit
<i>Pavetta australiana</i> var. <i>pubigera</i>			Native Isora
<i>Psychotria lanata</i>			Cambium
<i>Taeniocarpus dallachiana</i> subsp. <i>dallachiana</i>			Tree Isora
GROUP FAMILY TAXON COMMON NAME			
<i>Timonius timon</i> var. <i>timon</i>			
Rutaceae			
<i>Acronyctia laevis</i>			Hard Aspen
<i>Glycosmis trifoliata</i>			Mock Orange
<i>Melicope elliptica</i>			Evodia
<i>Microseris minutum</i>			Lime Berry
Santalaceae			
<i>Isocarpos latifolius</i>			Native Cherry
Sapindaceae			
<i>Alcornoquea canaliculata</i>			Hairy Alcornoque
<i>Alcornoquea tomentosa</i>			Red jectat
<i>Argemone divaricata</i>			Rose Tamarind
<i>Carpodanthus microcarpa</i>			Tuckeroo
<i>Elatostachys microcarpa</i>			Scrib-Tamarind
<i>Gnaphalium laetum</i>			Daintree Hickory
<i>Jatropha gossypifolia</i>			Framboise
<i>Mischocarpus exangulatus</i>			Red Tuckeroo
Sapotaceae			
<i>Mimosa elengi</i>			Red Coccoloba
<i>Palaeobotryon glaucophyllum</i>			Crimm Pencil Cedar

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<i>Posteria costaricensis</i> <i>Posteria chartacea</i> <i>Posteria obovata</i> <i>Posteria serotarpa</i> <i>Sterculiaceae</i> <i>Boerhaavia acutifolia</i> <i>Commersonia bartramia</i> <i>Sterculia quadrifida</i> <i>Ulmaceae</i> <i>Celtis paniculata</i> <i>Xanthorrhoeaceae</i> <i>Lomandra laevis</i> <i>Lomandra hystrix</i> <i>Lomandra multiflora</i>	<i>Sedum bicolor</i> <i>Dugliss</i> <i>Yellow Broom</i> <i>Black Cissampelos</i> <i>Flame Tree</i> <i>Brown Kuratong</i> <i>Pearl tree</i> <i>Silky Celtis</i> <i>Cock's Foot</i> <i>Creeper Mat Rush</i> <i>Mat Rush</i>
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APPENDIX B
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS

Includes but is not limited to objectives, potential sources, potential harm, performance indicators, management strategies and person(s) responsible for vermin, dust, waste, noise, complaints, emergency.

An Environmental Management Plan shall be prepared by an appropriately qualified person(s) and submitted to the Douglas Shire Council Environmental Health Department for **approval prior to work commencing**. It is required that the Management Plan be signed off by the author.

The Management Plan will include but is not limited to;

- Authors name, contact details, qualifications, and company name
- List the objectives including but not limited to:
 - Ensure all environmental safeguards are carried out correctly
 - Manage site activities effectively and coordinate with other trades
 - Minimise adverse impacts on the environment
 - Minimise disruption to existing residents
 - Meet the requirements of all relevant legislation
- A site risk assessment, identifying potential sources and potential harm of the proposed works as well as performance indicators, management strategies and incident reporting.
- Details of control measures to be implemented, construction details, dimensions, materials used and expected outcomes.
- Photographs of the site(s) and overlay of the site plans.
- Name, contact details, company name and position of the person(s) responsible for erosion & sediment control measures including but not limited to the installation, construction and maintenance, on site inductions and training to site workers and contractors.
- Details of the planned stages of erosion and sediment control measures in relation to the operational works.
- Site map(s) including but not limited to:
 - The entire Lot & North Point
 - Total area to be exposed

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- o Land contours, drainage patterns and watercourses (above, and around the site)
- o Location of proposed control measures
- o Stockpile & soil locations
- o Internal roads, tracks & vehicle access points
- o Proposed site buildings & compound areas
- o Vegetation, buffer zones, protected areas and fenced areas

Stockpiles of topsoil, sand, soil or other material must be stored clear of any drainage line or easement, natural watercourse, footpath, kerbing or road surface and must have measures in place to prevent the movement of such materials onto areas mentioned.

If soil or other materials are spilled accidentally onto the road or gutter, they shall be removed prior to the completion of the days work.

Where practicable, runoff from upslope lands is to be intercepted and diverted around all lands likely to be disturbed. Diversion works are to be adequately stabilised with vegetation, land covering or matting.

Vehicular access must be controlled to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is mud-covered. Where any sediment is deposited on adjoining roadways, it must be removed by means other than washing. All material is to be removed, when possible, and the collected material is to be deposited or stockpiled in a way that prevents it from moving off site.

Vehicular access paths must be stabilised with coarse gravel, aggregate or other suitable material. It will be laid at least 200mm thick and underlain by needle punched geotextile.

The driveway and access shall be protected from erosion and laid with a surface material, which will not wash, or travel onto adjoining roads, drainage systems or watercourse.

Topsoil stripped from the construction site is to be stockpiled and protected from erosion until reuse during landscaping.

The written permission of the developer and landowner shall be provided to Council, to allow staff entry onto land at any time to carry out necessary erosion and sediment control works resulting from the unsatisfactory implementation or maintenance of an approved Environmental Management Plan.

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Note: In the event of an emergency where urgent attention is required to the above facilities, Council reserves the right to undertake any works as deemed necessary, without notification to the applicant to rectify any problems. Costs incurred in these works will be deducted from the security deposit.

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s4.1.27

147
Integrated Planning

s 4.1.28
No. 69, 1997

Division 8 – Appeals to court relating to development applications

Appeals by applicants

- 4.1.27. (1)** An applicant for a development application may appeal to the court against any of the following:-
- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6;66
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a currency period;
 - (e) a deemed refusal.
- (2)** An appeal under subsection (1)(a) to (d) must be started within twenty (20) business days (the "**applicant's appeal period**") after the day the decision notice or negotiated decision notice is given to the applicant.
- (3)** An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

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s 4.1.36

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Integrated Planning

s 4.1.39

Division 10 – Making an appeal to court

How appeals to the court are started

- 4.1.39
- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
 - (2) The notice of appeal must state the grounds of the appeal.
 - (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
 - (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

APPENDIX 2 – CONCURRENCE AGENCY ADVICE



Department of Infrastructure,
Local Government and Planning

Our reference : SPD-0815-019930
Your reference : 8/30/126 (CRC Ref); CA69 (DSC Ref: May 2007)

13 August 2015

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

Dear Sir/Madam,

Notice about request to extend relevant period

Lot on plan	Street address
Lots 37, 38 and 100 on SP248126	43 Beor Street, Craiglie, Douglas Shire Council, QLD

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

The Department of Infrastructure, Local Government and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* (the act) on 2 August 2015 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is for a further 12 months until 25 August 2019.

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@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Brett Nancarrow".

Brett Nancarrow
A/Manager (Planning)

Page 1

Cairns Port Authority
Grafton and Hartley Streets
PO Box 2358
Cairns QLD 4870
Telephone +61 7 40373209
Website www.dilgp.qld.gov.au
ABN 25 166 523 889