

APPENDIX 1: DEVELOPMENT PERMIT

IDAS AMENDED DECISION NOTICE - APPROVAL

Amended Decision Notice
APPROVAL*Sustainable Planning Act 2009 S 802 and
Integrated Planning Act 1997 S 3.5.15*Queensland
GovernmentOur Ref: Meeting 47 Item 6.1 11 June 2010
Council Ref: 8/35/88

Douglas Iconic Panel

RECEIVED
21 JUN 2010

BY: J1262851-OCK

18 June 2010

FA Langton
C/- Conics Pty Ltd
PO Box 1949
CAIRNS QLD 4870

RE: Application for a Development Permit for a Material Change of Use for 4 Multiple Dwellings
(Tourist) under the 1996 Superseded Planning Scheme
27 Murphy Street, Port Douglas described as
Lot 113 on PTD2091

Dear Sir / Madam

I wish to advise that, on 11 June 2010, the above development application was granted preliminary approval with conditions. The conditions relevant to this preliminary approval are attached as Attachments 1 and 2. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. Details of the approval

The following type of approval has been issued:

	Development Permit	Preliminary Approval
• Material change of use made assessable by the planning scheme	✓	

2. The relevant period for the approval

The relevant periods stated in section 3.5.21 of the *Integrated Planning Act 1997* (IPA) apply to each aspect of development in this approval, as outlined below—

- ☒ material change of use – 4 years;
- ☐ reconfiguring a lot not requiring operational works – 2 years;
- ☐ reconfiguring a lot requiring operational works – 4 years;
- ☐ any other development not listed above – 2 years.

If there is 1 or more subsequent related approvals¹ for a development approval for a material change of use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

3. The approved plans

The approved plans and / or documents for this development approval are listed in the following table and attached as **Attachment 3**.

Drawing or Document	Reference	Date
Site Plan	Total Project Group Plan Da01-A	August 2008
Ground Floor Plan	Total Project Group Plan Da04- Rev D	September 2009
First Floor Plan	Total Project Group Plan Da03 A	August 2008
Sections And Elevations	Total Project Group Plan Da04 Rev G	03 June 2010
Comparative Street Elevations	Total Project Group Plan DA06-Engineering Revision	03 June 2010
Perspective	Total Project Group Plan DA05-Engineering Revision	03 June 2010
Northern Boundary Plantings	Pawsey & Prowse	02/09/09
Southern Boundary Plantings	Pawsey & Prowse	02/09/09
Eastern Boundary Plantings – Murphy St	Pawsey & Prowse	02/09/09

4. Other necessary development permits

Listed below are other development permits that are necessary to allow the development to be carried out:

- Development Permit for Operational Works; and
- Development Permit for Building Works.

¹ For the meaning of 'related approval', refer to section 3.5.21(7) of IPA

5. IDAS referral agencies

The IDAS referral agencies applicable to this application are:

	For an application involving...	Name of referral agency	Status	Address
<input checked="" type="checkbox"/>	1. State Controlled Roads	Department of Transport and Main Roads	Concurrence	Department of Transport and Main Roads Cairns District PO Box 6185 CAIRNS QLD 4870

6. Submissions

There was one properly made submission about the application. In accordance with s 3.5.15(2)(j) of the IPA, the name and address of the principal submitter for each properly made submission are as follows:

Name of principal submitter	Address
1. S. W. O'Brian	C/- Thomson Adsett Bentley PO Box 83 EDGE HILL QLD 4870

7. Appeal rights -

Attached, as **Attachment 4**, is an extract from the *Iconic Queensland Places Act 2008* (IQPA) and IPA which details your appeal rights and the appeal rights of any submitters regarding this decision.

8. When the development approval takes effect -

This development approval takes effect -

- from the time the amended decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- if there is a submitter and the applicant does not appeal the decision, the earlier date of either:
 - when the submitter's appeal period ends; or
 - the day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if—

- for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 2 of this amended decision notice;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 2 of this amend decision notice;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 2 of this amended decision notice.

Note that in the case of a development approval for a material change of use or for reconfiguring a lot, if there is 1 or more subsequent related approvals the relevant period for the material change of use or reconfiguration will restart from the date of the related approval taking effect. Please refer to section 3.5.21 of IPA for further information.

If you wish to discuss this matter further, please contact the undersigned on 4039 8841.

Yours sincerely,



Ben Thrower
Project Manager
Douglas Iconic Panel

cc: *Cairns Regional Council, Referral agency/s and Submitter/s (to be posted to the submitter in accordance with statutory requirements under IPA)*

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

Mr Simon Clarke
Assessment Manger
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Mr Malcolm Hardy
Department of Transport and Main Roads
Cairns District
PO Box 6185
CAIRNS QLD 4870

S. W. O'Brian
C/- Thomson Adsett Bentley
PO Box 83
EDGE HILL QLD 4870

Attachment 1
Assessment Manager Conditions of Approval

1. The applicant/owner must at all times during development of the subject land carry out the development and construction of any building thereon and conduct the approved use(s) generally in accordance with:
 - a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;
 - b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual; and

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.

Amendment to Design

3. The proposed development must be amended to accommodate the following changes:
 - a. The applicant is to show full compliance with AS2890.1 for access and parking following construction of the full on street works required by the conditions below. In particular the applicant must show how a B99 vehicle can enter and exit all of the proposed garages and visitor spaces including a full analysis of the driveway vertical and horizontal geometry and vehicle swept paths.

Details of the above amendments must be endorsed by Cairns Regional Council's Chief Executive Officer prior to issue of a Development Permit for Building Work.

Water Supply Contributions

4. Pay a monetary contribution to Council in accordance with the Planning Scheme Policy towards the provision of water supply infrastructure.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, the contributions are \$8,992.00 (1.00 EDC).

Payment is required prior issue of a Development Permit for Building Work.

Wastewater Contributions

5. Pay a monetary contribution to Council in accordance with the Planning Scheme Policy towards the provision of sewerage infrastructure.

Contributions must be paid at the rates applicable at time of payment. On the present method of calculation, the contributions are \$6,552.03 (1.80EDC).

Payment is required prior issue of a Development Permit for Building Work.

Water Supply and Sewerage Works Internal

6. Undertake the following water supply and sewerage works internal to the subject land:

- a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;
- b. Water supply sub-metering must be designed and installed in accordance with *The Plumbing and Drainage Act 2002* and the *Water Supply (Safety and Reliability) Act 2008*.

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 Cairns Regional Council's Chief Executive Officer prior to Commencement of Use or issue of a Compliance Certificate, whichever occurs first.

Three (3) copies of a plan of the works must be endorsed by Cairns Regional Council's Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Damage to Infrastructure

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

Water Saving

8. All toilet devices in the development must be fitted with dual flush cisterns and showers and hand basins in the development must be fitted with flow control valves or similar water control devices to generally restrict flow to nine (9) litres of water per minute.

Vehicle Parking

9. The amount of vehicle parking must be as specified in the 1996 Douglas Shire Planning Scheme which is a minimum of five (5) spaces. 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 manoeuvring areas must be imperviously sealed, drained.

Car Parking Layout

10. The parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities - off street car parking and the 1996 Douglas Shire Planning Scheme, in particular:
 - a. Parking spaces adjacent to columns and walls must have a minimum unobstructed clear width as determined by AS2890.1;
 - b. Manoeuvring space must be provided to enable all vehicles to enter and exit the site in forward gear (including refuse and service/delivery vehicles).

Amended plans (also as required by Condition 3) must be endorsed by Cairns Regional Council's Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Protection of Landscaped Areas from Parking

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

Parking Signage

12. Erect signs advising of the location of the off-street visitor parking area and access thereto. The signs must be erected prior to Commencement of Use. One sign must be located on the Murphy Street frontage.

Lighting

13. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

External Works

14. Undertake the following works external to the land at no cost to Council:
 - a. Re-profile the verge to match the profile at 29 Murphy Street and construct a 1.5m metre wide concrete footpath to the Murphy Street frontage as an extension to the footpath fronting 29 Murphy Street in accordance with FNQROC Development Manual Standard Drawing 1035;
 - b. Construct full width bitumen widening and kerb and channelling to the Murphy Street frontage (K & C to be on a 4.5m alignment);
 - c. Provision of a concrete crossover and apron in accordance with FNQROC Development Manual Standard Drawing 1015;
 - d. Upgrade the street lighting to comply with requirements of the FNQROC Development Manual;
 - e. Secondary drainage is to be fully contained in the road profile and is to be designed in accordance with QDUM;
 - f. Raise the existing stormwater inlet pit in the existing verge area of 27 Murphy Street to form a manhole with an approved lid at the finished verge profile;
 - g. Provide (if not provide through other nearby developments) a new inlet pit over the existing stormwater line in the western side of Murphy Street just north of the new crossover required for the subject development;
 - h. Make provision for separate pedestrian access to the site (if required);
 - i. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e. the provision of temporary kerb ramps if pedestrian diversions are necessary.

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by Cairns Regional Council's Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of Cairns Regional Council's Chief Executive Officer prior to Commencement of Use or issue of a Compliance Certificate, whichever occurs first.

Plan of Drainage Works

15. The subject land must be drained to the satisfaction of Cairns Regional Council's Chief Executive Officer. In particular:
 - a. Drainage design and infrastructure is to be in accordance with;
 - i. FNQROC Development Manual;
 - ii. Drainage Plans produced by CMG Consulting Engineers numbered 25854 C-1 AMDT B , 25854 C-2 AMDT A, 25854 C-3 AMDT A.

The drainage works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by Cairns Regional Council's Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of Cairns Regional Council's Chief Executive Officer prior to Commencement of Use or issue of a Compliance Certificate, whichever occurs first.

Lawful Point of Discharge

16. All stormwater from the property must be directed to a lawful point of discharge (nominally the drainage easement in south-east corner of site – Easement A SP166318)) such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of Cairns Regional Council's Chief Executive Officer.

Sediment and Erosion Control

17. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Drainage Easement

18. Create a Drainage Easement having a minimum width of 3 metres along and parallel to the entire length of the rear boundary of Lot 113 PLN 2091 to be granted in favour of Council. Easement and associated works to be consistent with the drainage layout shown on Drainage Plans produced by CMG Consulting Engineers numbered 25854 C-1 AMDT B , 25854 C-2 AMDT A, 25854 C-3 AMDT A. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council.
 - a. The approved easement documents must be submitted at the same time as seeking a Compliance Certificate for the Plan of Survey and must be lodged and registered with the Department of Environment and Resource Management in conjunction with the Plan of Survey.

(NB: This condition may have been satisfied prior to the issue of the Development Approval for the subject development).

Geotechnical Assessment

19. A geotechnical assessment of the site and adjoining street must be carried out by a qualified and experienced geotechnical engineer. The geotechnical report and details of any amendments to design must be provided to the satisfaction of Cairns Regional Council's Chief Executive Officer prior to issue of the both the Development Permit for Building Works and the Development Permit for Operational Works.

Geotechnical Assessment (Batters)

20. All earthwork batters steeper than 1 in 2 and/or higher than 1.8 metres must be certified by a qualified Geotechnical Engineer prior to the Commencement of Use.

Structural Certification (Retaining Walls)

21. All retaining walls or structures higher than 1.0 metre must be structurally certified prior to the issue of a Development Permit for Building Work.

Where the profile or height of the wall is redesigned during structural certification, amended plans must be endorsed by Cairns Regional Council's Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Stockpiling and Transportation of Fill Material

21. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
 - b. before 7am or after 6pm Monday to Friday; or
 - c. before 7am or after 1pm Saturdays; or
 - d. on Sundays or Public Holidays.
23. Dust emissions or other air pollutants, including odours, do not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery & Plant

24. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of Cairns Regional Council's Chief Executive Officer.

Demolish Structures

25. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior to Commencement of Use.

Landscaping Plan

26. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show, but not be limited to:
- a. The location and species of all existing trees, with an indication as to whether each tree is to be retained or removed, and natural and finished ground levels if filling is to occur in the vicinity of any tree.
 - b. A planting design which is in accordance with the FNQROC Development Manual;
 - c. Provide deep landscaping to southern side set back areas;
 - d. The mixture of species planted on site must include a minimum of 60% native species.
 - e. Details of any perimeter, private yard or street fencing;
 - f. Protection of landscaped areas adjoining parking areas from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction;

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by Cairns Regional Council's Chief Executive Officer. The approval and completion of all landscaping works must be

undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or issue of a Compliance Certificate whichever occurs first. Landscaped areas must be maintained at all times to the satisfaction of Cairns Regional Council's Chief Executive Officer.

Vegetation Clearing

27. Existing vegetation on the subject land must be retained in all areas except those affected by the construction of road works/access driveways, the installation of services or improvements as detailed on the approved plans. Any further clearing requires an Operational Works Approval.

Vegetation to be retained is to be identified and adequately fenced off for protection purposes prior to construction work commencing on the site.

Screen Fence

28. A screen fence must be provided to the side and rear boundaries of the subject land, to the satisfaction of Cairns Regional Council's Chief Executive Officer. The fencing must be consistent in terms of design and materials with other fences in the locality. The fencing must be completed prior to the Commencement of Use.

Street Fencing

29. Any proposed fences and/or walls to any road frontage are to be limited to the following:

- a. 1.2 metres in height if solid; or
- b. 1.5 metres in height if at least 25% visually transparent; or
- c. 1.8 metres in height if at least 50% visually transparent.

Details of the street fencing must be detailed in the Landscape Plan and be endorsed by Cairns Regional Council's Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Refuse Storage

30. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from Cairns Regional Council Water and Waste.
31. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

Details of Development Signage

32. The development must provide clear and legible signage incorporating the street number for the benefit of the public.

Advertising Signage

33. All signage associated with the use must be approved by Cairns Regional Council's Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by Cairns Regional Council's Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

Construction Signage

34. 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

Crime Prevention through Environmental Design

35. The applicant/owner must ensure that all lighting and landscaping requirements comply with Council's General Policy Crime Prevention through Environmental Design (CPTED).

Health Requirements

36. Noise from air conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of Cairns Regional Council's Chief Executive Officer, create an environmental nuisance having regard to the provisions of the *Environmental Protection Act 1994*, Environmental Protection (Noise) Policy 1998.
37. Swimming pool water quality must be maintained in accordance with the Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines 2004.

Screening - Air-conditioning Units

38. 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.

A plan addressing the above must be provided to the satisfaction of Cairns Regional Council's Chief Executive Officer prior to issue of the both the Development Permit for Building Works

Screening - Windows/Decks

39. Provide fixed louvre screens (or other approved mechanism) to the windows and balcony areas of the first floor level on the southern side of the proposed development to inhibit overlooking of the neighbouring residential properties. Alternatively indicate on a detailed drawing how the existing window and balcony configurations inhibit such overlooking.

A plan addressing the above must be provided to the satisfaction of Cairns Regional Council's Chief Executive Officer prior to issue of the both the Development Permit for Building Works.

Lockable Storage

40. Provide each unit with a minimum of 2.5m² (minimum 5m³ volume) of lockable storage space conveniently located with respect to car accommodation.

Bicycle Parking

41. Provide secured, on-site bicycle parking in accordance with Table 10-1 of AUSTROADS Guide to Traffic Engineering Practice Part 14 - Bicycles. Based on the provisions in Table 10-1 (page 133) the minimum number of parking spaces required for this development is 1 (one) space. The bicycle parking area must be constructed prior to Commencement of Use.

FURTHER ADVICE

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Cairns Regional Council Officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. Headwork contribution calculations are attached as **Appendix 1**. Please note that the contributions must be paid at the rates applicable at the time of payment. Updated calculations must be requested prior to payment.
4. For information relating to the repealed *Integrated Planning Act 1997* and *Sustainable Planning Act 2009* log on to www.dip.qld.gov.au. To access Council's Development Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

Appendix 1 Headwork Contribution Calculations

1996 Planning Scheme

DEVELOPERS CONTRIBUTIONS

SUMMARY

Preliminaries		Developer		Development Type		Status		1996 Douglas Shire Planning Scheme		VCU	
Developer	F Langton	Project No.	0	Quarter Ending Effective	30/03/96	VCU	1				
Stage	27 Murphy Street	Project Code	05069	Version No.	000	VCU	1				
Suburb	Pen Douglas	Current RCI	000	Current CPI	000	VCU	1				
Parcel No.	2360	Valley Period	4	Current RAB	167.6	VCU	1				
Lot and RP No.	Lot 113 on PFD0291										
Development Planned No.	6/35/96										

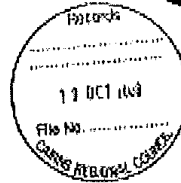
Water Supply		Adjustment Index		RAB		Receipt Code Existing		05074		Receipt Code Proposed		05069	
District Name	11												
Base Rate - existing	\$5,972.10												
Base Rate - proposed	\$5,972.10												
Base Rate - total	\$6,123.20												
Base Date	Jan-00												
Current Rate (Indexed)	\$5,929.67												
Current Rate (Indexed)	\$5,644.45												
Base Index	148.00												
Proposed Demand													
4 1/2 P.A. Dwell (2 bedrooms)	200 EDC												
None	0.00 EDC												
None	0.00 EDC												
Total demand	200 EDC												
Existing land use													
1 Dwelling-house	100 EDC												
None	0.00 EDC												
None	0.00 EDC												
Normal use credit	100 EDC												
Long term water use credit													
Credit for long term water use removed from policy on 12.2.2002 as per minutes of meeting #432699													
Previous contribution													
Historical amount	\$0.00												
Date of payment	0-Jun-00												
Credit for previous payment	0.00 EDC												
Credit for Works External													
Opening balance of works external	\$0.00												
Opening balance of credits	\$0.00												
Credit claimed	\$0.00												
Net demand	100 EDC												
Net Charges	360												
Net Charges Proposed Works	356												
Contributions	\$5,929.67												
Time of payment	0												

Road Network		Adjustment Index		RAB		No Policy in Former DSC Area	
District Name	0						
Base Rate	\$0.00 /ERA						
Base Date	Jan-00						
Current Rate (Indexed)	\$0.00 /ERA						

Attachment 2
Concurrence Agency Conditions of Approval

09 October 2008

Mr. N Briggs
Chief Executive Officer
Cairns City Council
PO Box 359
CAIRNS, QLD 4870



**Queensland
Government**

Department of Main Roads

Dear Mr. Briggs

Cairns Regional Council: Port Douglas Road
Located at 27 Murphy Street, Port Douglas
Lot 113 on FID1091, Parish of Salisbury
F.A. Langton
Proposed Material Change of use (Multiple Dwellings - Tourist) Application
Referral Agency's Response (no requirements)

I refer to the application received at the Department 08 October 2008 requesting consideration of the above development.

The Queensland Department of Main Roads, as a Concurrence Agency, has assessed the impact of the proposed development on the State-controlled road network and advises that it has no requirements with regard to the subject application.

This department would appreciate a copy of Council's decision notice for the application.

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

Yours sincerely

Malcolm Hardy
SENIOR PLANNER FAR NORTH

Road Business Group
Far North Regional Office
Floor 4, Cairns Corporate Tower, 15158 Sturt
Cairns Queensland 4870
PO Box 6185 Cairns Queensland 4870
ABN 53 836 717 711

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