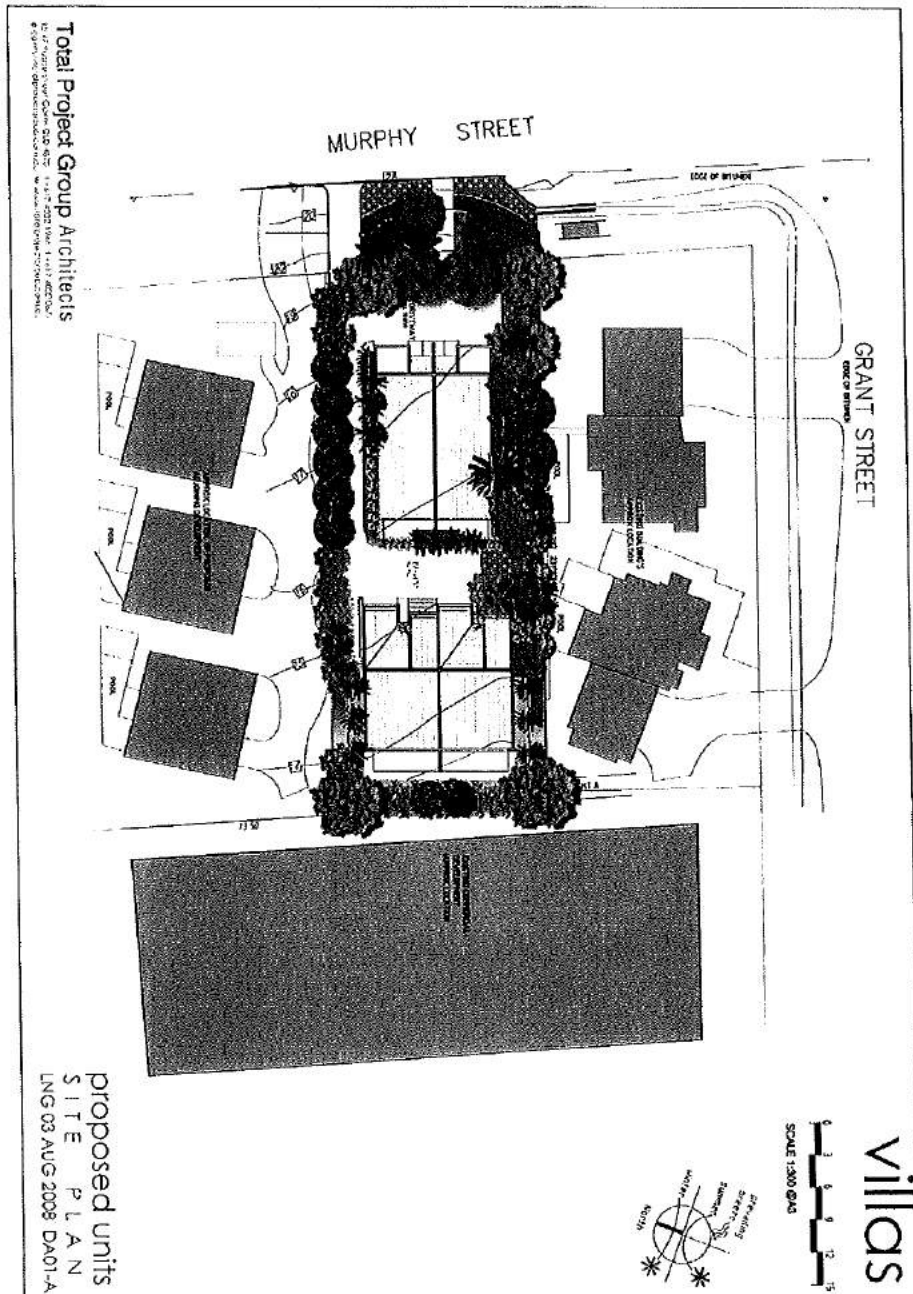
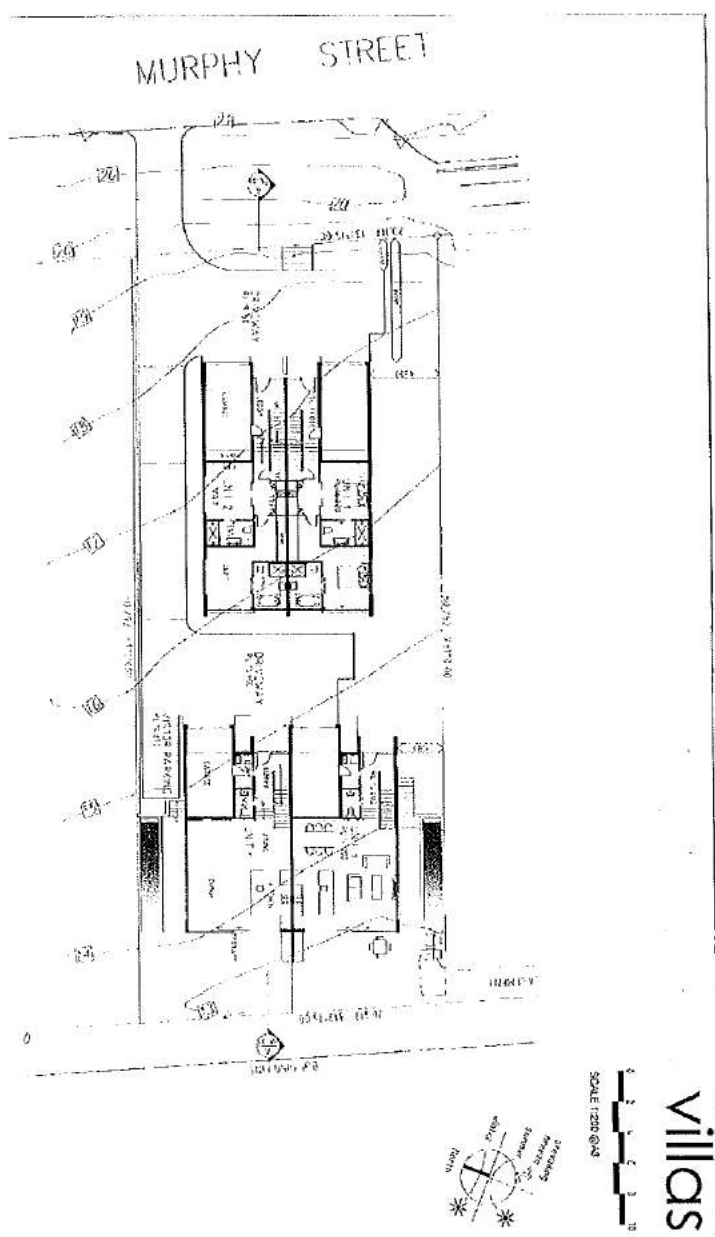


Attachment 3  
Approved Plans



villas

SCALE 1:250 @ A3

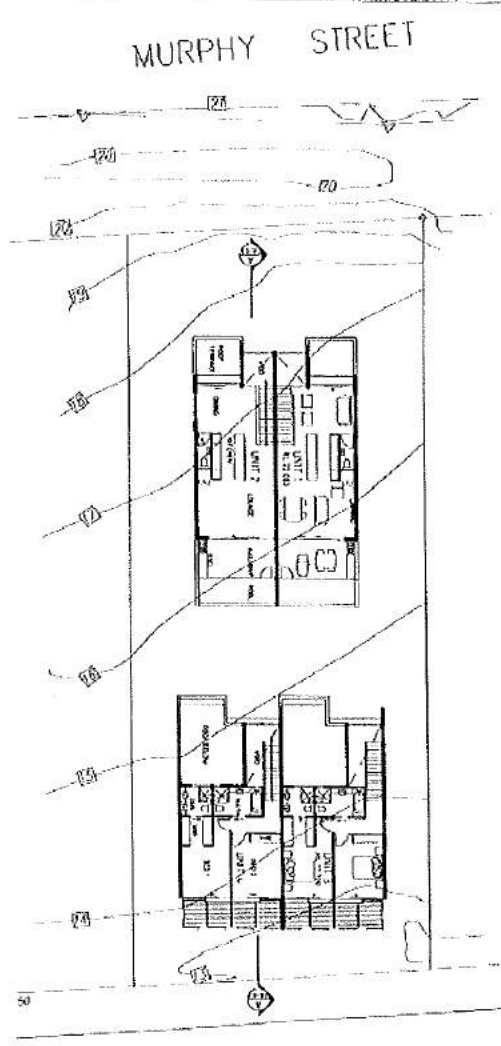


Total Project Group Architects  
15-17 Mount Street, Dublin 2, Ireland  
Tel: 01 454 7444 Fax: 01 454 7445  
www.totalprojectgroup.com

proposed units  
GROUND FLOOR PLAN  
LNG 03 SEP 2009 DAO4 REV. D-ENGINEERING REVISION

villas

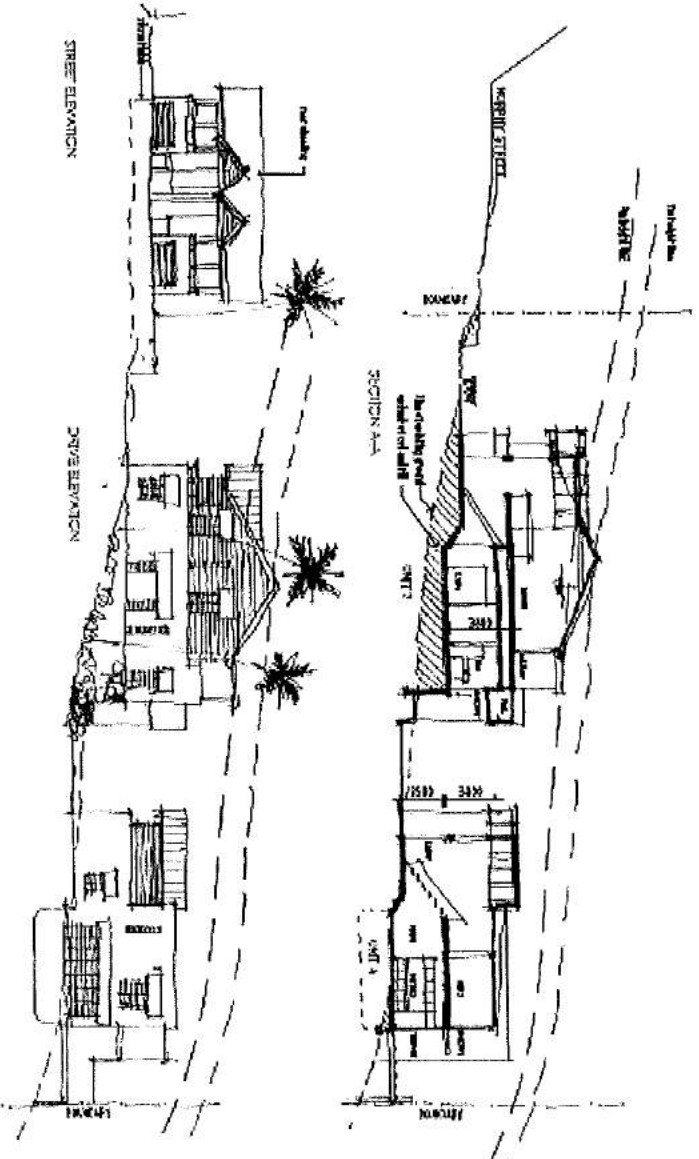
SCALE 1:200 @A0



**Total Project Group Architects**  
 1000 North Main Street, Suite 100  
 Portland, Oregon 97208  
 Phone: 503.222.1111  
 Fax: 503.222.1112  
 Email: info@totalprojectgroup.com  
 Website: www.totalprojectgroup.com

**proposed units**  
**FIRST FLOOR PLAN**  
 UNG 03 AUG 2009 DA03-A

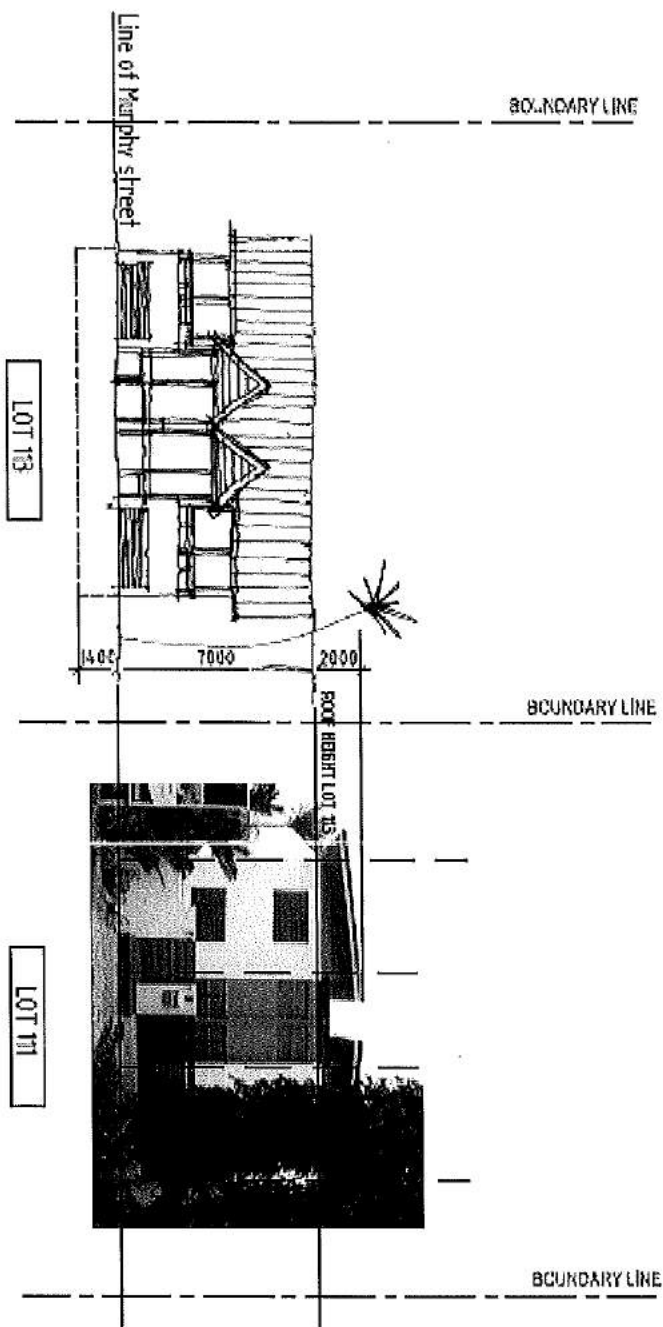
# murchys street villas



Total Project Group Architects  
 1617 New Street, Suite 200, Birmingham, AL 35202  
 Phone: (205) 944-1111 Fax: (205) 944-1112  
 Email: info@totalprojectgroup.com Website: www.totalprojectgroup.com

proposed units  
 SECTIONS & ELEVATIONS  
 LING 03 JUNE 2010 2406REV. G-ENGINEERING REVISION

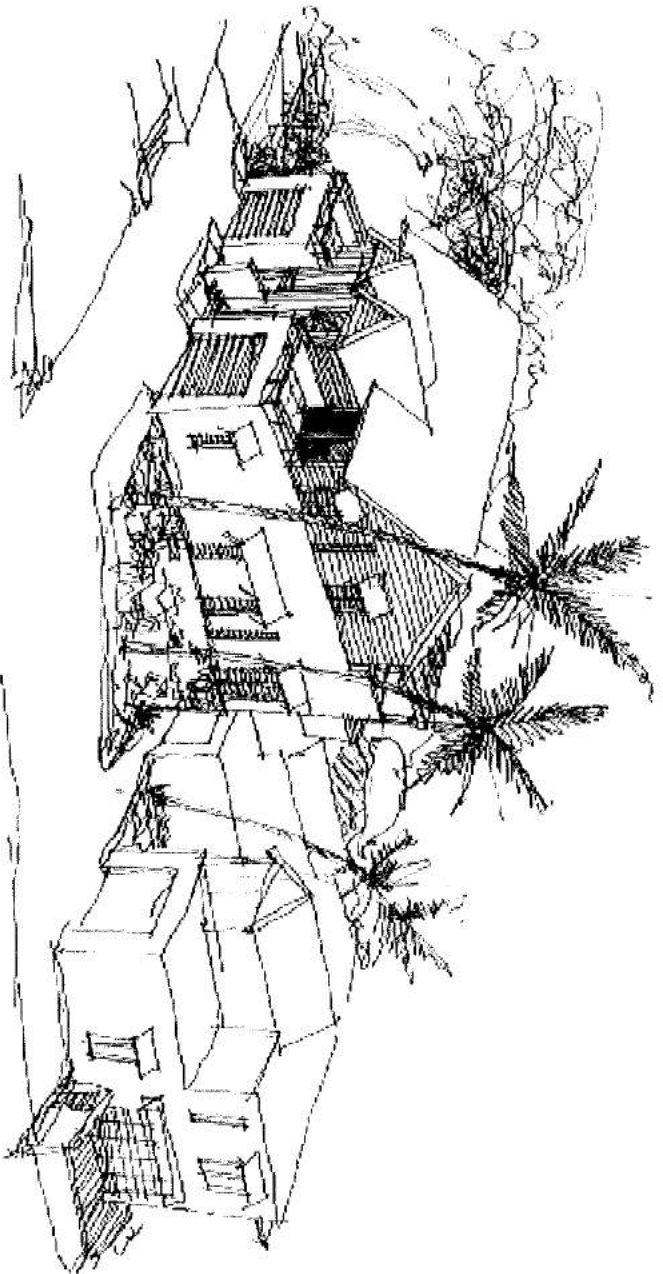
# murphy street villas



**Total Project Group Architects**  
 10/17/2010 10:00 AM  
 10/17/2010 10:00 AM

**proposed units**  
 COMPARATIVE STREET ELEVATIONS  
 LINC 03 JUNE 2010 DAO5-ENGINEERING REVISION

# mountain view villas



proposed units

**Total Project Group Architects**  
1417 Avenue of the Americas, Suite 1400  
New York, NY 10019-1400  
Tel: 212 692 1400  
Fax: 212 692 1401  
www.tgpa.com

UNO 00 JUNE 2010 DAQS-ENGINEERING REVISION  
PERSPECTIVE









## APPENDIX 2. APPLICANT'S SUPPORTING REASONS



### Cairns Office

135 Abbott Street, PO Box 1949, Cairns QLD Australia 4870

T +61 7 4031 1336 F +61 7 4031 2942 E [cairns@rpsgroup.com.au](mailto:cairns@rpsgroup.com.au) W [rpsgroup.com.au](http://rpsgroup.com.au)

Our Ref: 62857/OCK/AF/L73251

Date: 25 February 2014

Attn: Ms Donna Graham  
Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

Via: Mail / E-mail

Dear Madam

**RE: FURTHER DETAILS IN SUPPORT OF REQUEST FOR EXTENSION OF RELEVANT PERIOD RELATING TO APPROVAL FOR FOUR MULTIPLE DWELLING UNITS AT 27 MURPHY STREET, PORT DOUGLAS**

We act of behalf of Fred and Lola Langton (the land owners and Applicant for the original approval) in respect of the above described matter.

Further to Council's correspondence dated 30 January 2014 and 6 February 2014, we provide the following further detailed submission in support of the requested extension of time and note that Council agreed to receive the further detailed submission on or before 25 February 2014.

### Background

The Development Approval for which an extension of time is sought to the relevant period relates to a Development Application (Superseded Planning Scheme) which sought approval under the Superseded Planning Scheme (the Douglas Shire Planning Scheme 1996) for four Multiple Dwelling Units (Tourist) at 27 Murphy Street, Port Douglas.

After responding to requests for further information, undertaking formal public notification and negotiating with Council to determine agreed conditions of approval, the Cairns Regional Council determined at its meeting on 10 February 2010 to recommend to the Douglas Iconic Places Panel that a Development Permit be issued for the proposed development subject to a recommended list of conditions (refer to a copy of Council's Minutes provided for reference in Attachment A).

Subsequent to Council's decision being forwarded to the Douglas Iconic Places Panel, the Panel forwarded a request for further information which was required to be responded to prior to formally determining the Development Application (refer to copy of the Panel's request in Attachment B). To respond to the information request, a meeting was undertaken on-site with the Panel and further detailed design drawings were provided that incorporated the additional design changes that were requested by the Panel. This response facilitated the Panel's final determination to approve the proposed four Multiple Dwelling Unit (Tourist) development (refer to copy of the Panel's Amended Decision Notice dated 18 June 2010).

Since approval of the proposed development, the economic climate in Port Douglas has not been conducive to proceeding with the proposed development. Our client seeks to maintain the approval in place to provide the opportunity to proceed with the development at a more favourable time and given that the approval lapses on or about 18 June 2014, an extension of time of 4 years to the approval's relevant period has been requested.

#### **Matters to be Considered by Council**

Section 388 (1) of the Sustainable Planning Act (SPA) states the matters to be considered by Council when deciding the request, as follows;

"In deciding a request under section 383, the assessment manager must only 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 charges payable under chapter 8, part 1; 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."

The matters to be considered by Council when deciding the request are addressed in further detail in the following sections of the submission.

#### The Consistency of the Proposal with Current Planning Laws and Policies

As indicated above, the Multiple Dwelling (Tourist) development was approved under the Superseded Planning Scheme (the Douglas Shire Planning Scheme 1996). The Development Approval provides for a use of land, building design and scale of development that is considered to be consistent with the type and form of development that has been established on the south-western side of Murphy Street which backs onto the Port Douglas commercial centre along Macrossan Street.

The subject land is one of four relatively small vacant parcels of land which adjoin the south-western side of Murphy Street and back onto the Port Douglas commercial centre along Macrossan Street (located between Owen Street and Wharf Street). Therefore, development established within the immediate locality on the south-western side of Murphy Street is characterised by the type and form of development that has been permitted pursuant to the Superseded Planning Scheme or the Planning Scheme that was in place prior to the commencement of the Superseded Scheme.

Some of the more notable developments that front onto the south-western side of Murphy Street between Owen and Warf Streets are as follows:

- The Point Villas – Holiday Units



- Far Pavillions – 3 x Unit Development
- Monsoon Villas – 2 x Holiday Units
- Nautilus Restaurant
- 4 x Unit Development
- Vacant site located adjacent to subject land which is advertised as being able to be purchased with (presumably) approval for 3 villa units.
- Pavillion Flagstaff Hill – 2 x Unit located adjacent to subject land.
- Latitude 16 – 10 x Unit Development
- Boat House Tropical Style Apartments – 18 x Holiday Apartments

The majority of accommodation developed along south-western side of Murphy Street appears to range from holiday/tourist accommodation with management facilities such as a reception and/or manager on-site to holiday/tourist accommodation which is managed off-site.

Under the current Planning Scheme, land adjoining either side of Murphy Street is included within the Residential 1 Planning Area, the Flagstaff Hill Special Management Area and Low Scale Plot Ratio.

The main Planning Scheme provisions applicable to the abovementioned designations and the approved development are considered to be as follows:

- Multiple Dwelling (Tourist) development appears to fall within the defined term Holiday Accommodation which is included as an Impact (Inconsistent) material change of use within the Residential 1 Planning Area.
- A maximum Plot Ratio of 0.35:1 within the Low Scale designation; and
- Only Houses on large allotments are developed in the Special Management Area 1 – Flagstaff Hill designation.

It is considered evident from the above that the approved Multiple Dwelling (Tourist) development lacks consistency with the current Planning Scheme provisions. However, in this instance where development on the south-western side of Murphy Street has largely been established under the Superseded Planning Scheme or an earlier Planning Scheme and the land backs onto the Port Douglas commercial centre along Macrossan Street, the lack of consistency is not considered to be grounds to justify refusal of the requested extension of time.

Given the type and form of development established in the locality and the proximity of the land to the Port Douglas commercial centre along Macrossan Street, there are considered to be grounds to support the requested extension of time. This is considered to be supported by the 'outcomes' sought in the Purpose of the Port Douglas and Environs Locality Code and the Residential 1 Planning Area Code, the Planning Scheme Code's directly linked to the abovementioned provisions.

The outcomes considered to be of most relevance to the proposed development in the Port Douglas and Environs Locality Code are as follows:

"...

- Consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire;

- Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort town of international renown;
- Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire;
- Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features;
- Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas;
- Protect existing and future residential areas from the intrusion of tourist accommodation and activity;
- Protect sensitive environments and natural features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlets and Flagstaff Hill; ...

In relation to the abovementioned outcomes, the following comments are provided:

- Allowing the approved Multiple Dwelling (Tourist) development to be established on the land will support the consolidation of Port Douglas as a major tourist accommodation centre. The subject proposal is located on the south-western side of Murphy Street which is characterised as an area where tourist accommodation has been established. The subject land backs onto and is within easy walking distance of the commercial strip of Port Douglas. The subject land is considered ideally suited for the type and form of tourist accommodation currently approved on the land.
- The design of the approved tourist accommodation development was reviewed and required to be amended by the Douglas Iconic Places Panel prior to approval by the Panel. Approval of the proposal by the Panel is suggested to reflect that the proposed building design and landscape treatment satisfactorily addressed the high quality tropical seaside resort design intent for the Port Douglas locality.
- Allowing the approved Multiple Dwelling (Tourist) development to be established on the land will compliment the intent to consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining, and entertainment centre of the Shire.
- The approved tourist accommodation development has the characteristics of a residential unit development and is compatible with the form of development and use of land established on the south-western side of Murphy Street and which backs onto the main commercial strip of Port Douglas. The tourist accommodation and restaurant development that has been established on the south-western side of Murphy Street and which backs onto the main commercial strip of Port Douglas combined with the limited number of vacant allotments that remain on the south-western side of Murphy Street does not provide for a discreet residential environment. The subject land will be impacted by tourist vehicle and pedestrian traffic and would potentially be subject to noise and other amenity related impacts due to the proximity to the main commercial strip and other tourist accommodation within the locality. It is considered that the approved tourist accommodation development which characterises a residential unit development is a better type and form of development on the land and achieves the Code's preferred outcomes better than the development of a single house intended for permanent residential purposes.
- In terms of protecting the sensitive environment of Flagstaff Hill, it is noted that the subject land has been cleared of natural vegetation, is located on the lower foothill of Flagstaff Hill

and is located adjacent to multiple unit development on one side and commercial development at the rear of the property. The approved tourist accommodation development which incorporates building design features and landscape treatment that addresses the high quality tropical seaside resort design intent for the Port Douglas locality, is considered to compliment the intent to protect the sensitive environment of Flagstaff Hill through its design and the fact that the development will have negligible impact on sensitive environment of Flagstaff Hill.

The outcome considered to be of most relevance to the proposed development in the Residential 1 Planning Area Code is as follows:

- Maintain and enhance the residential character and amenity of established residential neighbourhoods.

In relation to the abovementioned outcome, the following comments are provided:

- The approved tourist accommodation development has the characteristics of a residential unit development and is compatible with the form of development and use of land established on the south-western side of Murphy Street which backs onto the main commercial strip of Port Douglas. The tourist accommodation and restaurant development that has been established on the south-western side of Murphy Street which backs onto the main commercial strip of Port Douglas combined with the limited number of vacant allotments that remain on the south-western side of Murphy Street does not provide for a discreet residential environment. The subject land will be impacted by tourist vehicle and pedestrian traffic and would potentially be subject to noise and other amenity related impacts due to the proximity to the main commercial strip and other tourist accommodation within the locality. Whilst the Residential 1 Planning Area is typically expected to be an area where tourist accommodation would be inconsistent with the locality, in this instance, the approved tourist accommodation development which characterises a residential unit development is a better type and form of development on the land compatible with existing established development on the south-western side of Murphy Street and which backs onto the main commercial strip of Port Douglas.

It is considered that the above review of applicable Planning Scheme Code outcomes provides adequate grounds to support granting the requested extension of time. Whilst there are evident inconsistencies with specific Planning Scheme provisions, the approved tourist accommodation development is a good fit for the site and location and is considered to be supported by the outcomes of applicable Planning Scheme Codes.

With regard to the conditions included on the Development Approval, it is expected that they are consistent with the conditions likely to be imposed on the proposed development should it be approved today. However, should there be a need to amend the conditions of the Development Approval to amend or include additional conditions to address any inconsistency in the conditions, it is expected that Fred and Lola Langton would be willing to consider any reasonable request.

#### The Community's Current Awareness of the Development Approval

The approved development underwent an impact assessment process, including public notification, prior to approval of the development by the Douglas Iconic Places Panel. Only one submission was received in response to the public notification process and the submission clearly acknowledged that





the development application was made pursuant to the Superseded Planning Scheme provisions and related to a use of land that was identified as inconsistent under the current Planning Scheme. The submitter was clearly aware of the proposed development however did not seek to lodge an Appeal against the Panel's approval of the development.

It would appear from the one submission received that the public notification given made the community reasonably aware of the Superseded Planning Scheme provisions that the development application relied upon. However, the receipt of only one submission could suggest that the proposed development did not cause concern for the community and it is expected that the granting of the requested extension of time would be generally accepted by the community now.

Since approval of the approved tourist accommodation development, the land owner has maintained a sign on the land fronting Murphy Street with the wording, "LOT FOR SALE 1012M<sup>2</sup> SITE DA APPROVED FOR 4 X 2 BEDROOM TOWNHOUSES \$1.26m CONTACT YOUR PREFERRED AGENT" (refer to **Attachment C** for a photo of the sign on the land). It is expected that land owners within the immediate locality would have the greatest interest in the approval and the sign maintained on the land is considered to provide adequate opportunity for land owners within the immediate locality to be aware of the development approval.

Likelihood of Further Submissions Being Received Should a Further Development Application be Required for the Proposed Development

As indicated above, the receipt of only one submission during the public notice period for the approved tourist accommodation development appears to suggest that the proposed development did not cause concern for the community. For the reasons stated in the review of the current Planning Schemes Code provisions, the approved tourist accommodation development is considered a good fit for the site and location and it is expected that a further development application for the proposed development is not likely to generate any further submissions as compared to that received during the original public notification period.

Views of Concurrence Agency

As per the response dated 17 January 2014, the Department of State Development, Infrastructure and Planning has no objection to the extension being approved.

We trust the further details provided are adequate for the assessment of the request. However, should you require any further details or clarification prior to finally determining the request or seek to meet to further discuss the request, please do not hesitate to contact the undersigned.

Yours sincerely  
RPS

Owen Caddick-King  
Principal - Planner

cc: Fred Langton  
PO Box 260  
PORT DOUGLAS QLD 4877

enc: **Attachment A:** Council's Minutes  
**Attachment B:** Panel's request for further information  
**Attachment C:** Photo of For Sale Sign on Land



## Attachment B

Panel's request for further information



Our Ref: Meeting 42 Item 6.3.5 March 2010  
Council Ref: 8/35/88  
Your Ref: 62857

Douglas Iconic Panel

23 March 2010

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

RECEIVED  
24 MAR 2010

BY: .....

Attention: Owen Caddick-King

Dear Sir / Madam

**Re Request for Additional Information and Reconsideration of Design  
Style**

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

I am writing to you on behalf of the Douglas Iconic Panel to provide an update of the Panel's current assessment of the abovementioned development application and to seek additional information and reconsideration of the particular design styles as proposed.

On 5 March 2010 the Panel resolved to defer making a decision about the application as it was not satisfied that the material provided demonstrated that the proposed development was sympathetic to the localities developing tropical Queensland vernacular building style. However, the Panel has also subsequently resolved to provide you with the opportunity to conclusively demonstrate compliance and to incorporate additional tropical Queensland vernacular building style features.

The Panel considers that inclusion of a tropical Queensland vernacular building style is a relevant requirement under the superseded 1996 Douglas Shire Planning Scheme. In addition, it is also noted that the planning scheme provides many examples throughout its contents of how, cumulatively, tropical Queensland vernacular building style can be achieved. Therefore it is considered by the Panel that significant weight should be given to these examples when assessing and deciding the application.

Douglas Iconic Panel  
PO Box 5198  
Cairns Qld 4870  
Telephone +61 7 4039 8859  
Facsimile +61 7 4039 8866  
Website [www.dip.qld.gov.au](http://www.dip.qld.gov.au)  
E: [douglas.panel@dip.qld.gov.au](mailto:douglas.panel@dip.qld.gov.au)

To facilitate the Panel's assessment it is therefore requested that the following additional material is provided:

- True perspectives from all relevant vantage points, particularly with regard to perspectives from the street frontage and immediately adjoining residents. The Panel notes that no perspectives have been provided, however these are considered necessary to conclusively demonstrate Queensland vernacular building style and minimal visual amenity impact; and
- Elevations and sections conclusively illustrating the proposed forms, materials and colours to all external surfaces of the proposed building.

With regard to tropical Queensland vernacular building style features, it is strongly recommended the following specific features are reconsidered:

- Roof pitch. In particular it is noted that the proposed roof has minimal, if any pitch and/or appearance of a pitch. The Panel considers that a roof pitch and/or appearance of a pitch of between 15-45 degrees is likely to achieve compliance with the desired outcome. When considering roof pitch, the height provisions within the planning scheme should not be compromised as result of any changes;
- Fenestrations and articulations. In particular it is noted the walls adjoining the neighbouring lots are large with minimal fenestrations or articulation. The Panel considers that additional features need to be added to the walls to achieve compliance with the desired outcome; and
- Veranda style. Based on the material provided it is unclear if and/or how the proposed veranda style will achieve the prescribed style.

The above items are not exhaustive, hence it is recommended that all examples, that cumulatively achieve tropical Queensland vernacular building style, are considered and addressed when providing true perspectives and elevations.

As per our letter dated 16 March 2010, the Panel's decision making period has been extended to 16 April 2010. While the Panel is willing to consider entering into extension agreements with the applicant beyond this timeframe, at this time it is requested that any additional information is provided on or before 9 April 2009. This intum will allow the Panel to comply with its statutory decision making timeframes.

Should you have any questions regarding the abovementioned, please contact the undersigned on (07) 4039 8041.

Yours sincerely



**Ben Thrower**  
**Project Manager**  
**Douglas Iconic Panel**

cc: Mr Simon Clarke  
Assessment Manager  
Cairns Regional Council  
PO Box 359  
CAIRNS QLD 4870



## Attachment C

Photo of 'For Sale' Sign on Land







**LOT FOR SALE**

**1012m<sup>2</sup> SITE  
DA APPROVED  
FOR 4 X 2  
BEDROOM  
TOWNHOUSES  
\$1.26m**

**CONTACT YOUR  
PREFERRED AGENT**

**OPERATIONAL WORK ASSESSABLE AGAINST THE PLANNING SCHEME (ENGINEERING WORK NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE) AND PRESCRIBED TIDAL WORKS FOR A JETTY (MARINA) – ESPLANADE CAPE TRIBULATION**

J Elphinstone : 8/36/82 : #1229

PROPOSAL:

OPERATIONAL WORK ASSESSABLE AGAINST THE PLANNING SCHEME (ENGINEERING WORK NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE) AND PRESCRIBED TIDAL WORKS FOR A JETTY (MARINA)

APPLICANT:TRAILFINDERS PTY LTD  
C/- ELIZABETH TAYLOR TOWN PLANNER  
4/9 KAMERUNGA RD  
STRATFORD 4870LOCATION OF SITE:

ESPLANADE CAPE TRIBULATION

PROPERTY:

LOT 102 ON SP250034

PLANNING DISTRICT:

WORLD HERITAGE AREAS AND ENVIRONS

PLANNING AREA:

CONSERVATION

PLANNING SCHEME:

DOUGLAS SHIRE PLANNING SCHEME 2008

REFERRAL AGENCIES:DEPARTMENT OF STATE DEVELOPMENT,  
INFRASTRUCTURE & PLANNINGNUMBER OF SUBMITTERS:

NOT APPLICABLE

STATUTORY ASSESSMENT  
DEADLINE:

27 MARCH 2014

APPLICATION DATE:

16 DECEMBER 2013

APPENDIX:

1. APPROVED PLAN(S) & DOCUMENT(S)
2. CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS
3. SUPPORTING INFORMATION TO PLANNING REPORT



## LOCALITY PLAN



### RECOMMENDATION:

That Council approves the development application for Operational Work assessable against the Planning Scheme (Engineering Work not associated with a Material Change of Use) And Prescribed Tidal Works for a Jetty (Marina) over premises described as adjacent to Lot 102 on SP250034, located at Esplanade, Cape Tribulation, subject to the following:

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

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

Drawing or Document	Reference	Date
Plan of New Wharf	Drawing No. 0407WD1 prepared by R. John McKeown	June 2004
Site Plan and Indicative Site Plan For Jetty	Unreferenced drawings submitted with application	Undated
Town Planning Application	Prepared by Elizabeth Taylor, Town Planner	16 December 2013

The plan referenced above is included in Appendix 1.

## 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 Commencement of Use, except where specified otherwise in these conditions of approval.

## CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
Department of State Development, Infrastructure and Planning	SDA-0114-007405	27 February 2014	416903

Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

## ADVICE

1. 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* and 3.5.21 of the *Integrated Planning Act 2007*.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. For information relating to the *Sustainable Planning Act 2009* log on to [www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au). To access FNQROC Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au).
4. Advice Statement for EPBC Act

You are advised that 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 the Environment, Water, Heritage and the Arts website [www.environment.gov.au/epbc](http://www.environment.gov.au/epbc)  
**EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (Oct. 2009).**

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## **EXECUTIVE SUMMARY:**

The Bloomfield Wilderness Lodge was established around 1980 and has limited access only by water. A jetty was originally constructed at the time the Lodge was first established and continuing use rights apply to the jetty use. The jetty was reconstructed in 2004 and at that time no approval was gained for the construction of the replacement jetty. Bloomfield Wilderness Lodge is seeking title over the jetty and must first achieve compliance for the jetty constructed in 2004, hence the application before Council. The application includes a Certificate certifying the structure integrity of the jetty structure and separate approval has been gained from the Great Barrier Reef Marine Park Authority. No issue is raised with the application and the report recommends Council approve the development subject to conditions.

## **TOWN PLANNING CONSIDERATIONS:**

### **Background**

The original jetty was constructed in the late 1970's early 1980's to provide access to a fishing lodge, Bloomfield Wilderness Lodge, on adjacent land. The Bloomfield Wilderness Lodge had been established under the Resort Business Zoning affecting the land pursuant to the 1981 Planning Scheme for the Whole of the Douglas Shire. In 2004 the jetty was rebuilt as it had become unsafe. No approvals were sought for the reconstruction at the time.

In December 2011 freehold title was granted to the land on which Bloomfield Wilderness Lodge had been established, including over part of the Esplanade foreshore area. This land is now included in the title Lot 102 on SP250034. Bloomfield Wilderness Lodge comprises of the following components:

- Freehold land – Lot 3 on SP227846 (1.9 ha);
- Freehold land – Lot 102 on SP250034 (1 ha);
- Permit to Occupy – Lot 2 on AP20272 (5,000 m<sup>2</sup>); and
- Jetty Area (219 m<sup>2</sup>).

At the time the jetty was first established, under the 1981 Planning Scheme, the Scheme did not effect the adjacent waterway and the jetty is considered to hold continuing use rights as of the commencement of the current *Integrated Planning Act 1997* Planning Scheme that came into effect in 2006.

Bloomfield Wilderness Lodge is seeking formal tenure over the jetty and has commenced negotiations for a Term Lease with the Department of Natural Resources and Mines. An offer for the lease from the Department remains current. However, the free holding of the adjoining Esplanade land (Lot 102 on SP250034) enables the jetty to be legitimized under the *Coastal Protection and Management Act 1995* without the need for a Term Lease. In order for this process to occur the current jetty construction needs to be legitimized, hence the application now before Council.

The jetty provides the only access to the Bloomfield Wilderness Lodge.

The 1981 Planning Scheme included the use of a jetty as Waterfront Industry. The 2006 Planning Scheme did not specifically define a Waterfront Industry use. The 2008 Planning Scheme was amended on 9 September 2011 for the introduction of the Port Douglas Waterfront Amendment and this included the introduction of the defined use of Marina. A Marina is defined as a “*premises used to moor or store a marine vessel.*” While the amendment included the use of Marina in the Assessment Table for the Port Douglas and Environs Locality no change was made to the Assessment Table of the World Heritage Locality Code. As the jetty is considered to hold continuing use rights this anomaly has no impact on the continuing use rights.

Separate application has been lodged with the Great Barrier Reef Marine Park Authority (GBRMPA) for a Tourism Structure/ Works. On the 21 February 2014 GBRMPA issued a Permit for the jetty.

A compliance certificate has issued for structural elements and a copy of the certificate is included in Appendix 4.

## Proposal

Application is made to legitimise the existing jetty construction which was constructed in 2004. The current Planning Scheme requires approval for Engineering Work not associated with a Material Change of Use. The *Sustainable Planning Act 2009* requires approval for the development of Engineering Work and also for the construction of work in a tidal area.

The Applicant has provided detailed drawings on which the jetty was constructed and location plans. These details are included in Appendix 1. Photographs of jetty are included in Appendix 3.

## Douglas Shire Planning Scheme Assessment

Douglas Shire		Code Applicability	Compliance
Locality	World Heritage Areas and Environs Locality Code	✓	Complies
Planning Area	Conservation	✓	Complies
Defined Use	Marina	✗	No change proposed
Overlay Codes	Acid Sulfate Soils Code	✓	Complies
	Cultural Heritage and Valuable Sites Code	✗	-
	Natural Hazards Code	✗	-
General Codes	Design and Siting of Advertising Devices Code	✗	-
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✗	-
	Natural Areas and Scenic Amenity Code	✓	Complies
	Reconfiguring a Lot Code	✗	-
	Vehicle Parking and Access Code	✗	-
Amendment	Sustainable Development Code	✗	-
	Vegetation Management	✓	Complies – no vegetation damage proposed

## Compliance Issues

None. No inspection of the jetty has been undertaken due to the extreme location and the lodgement of the compliance certificate for the structural integrity of the works.

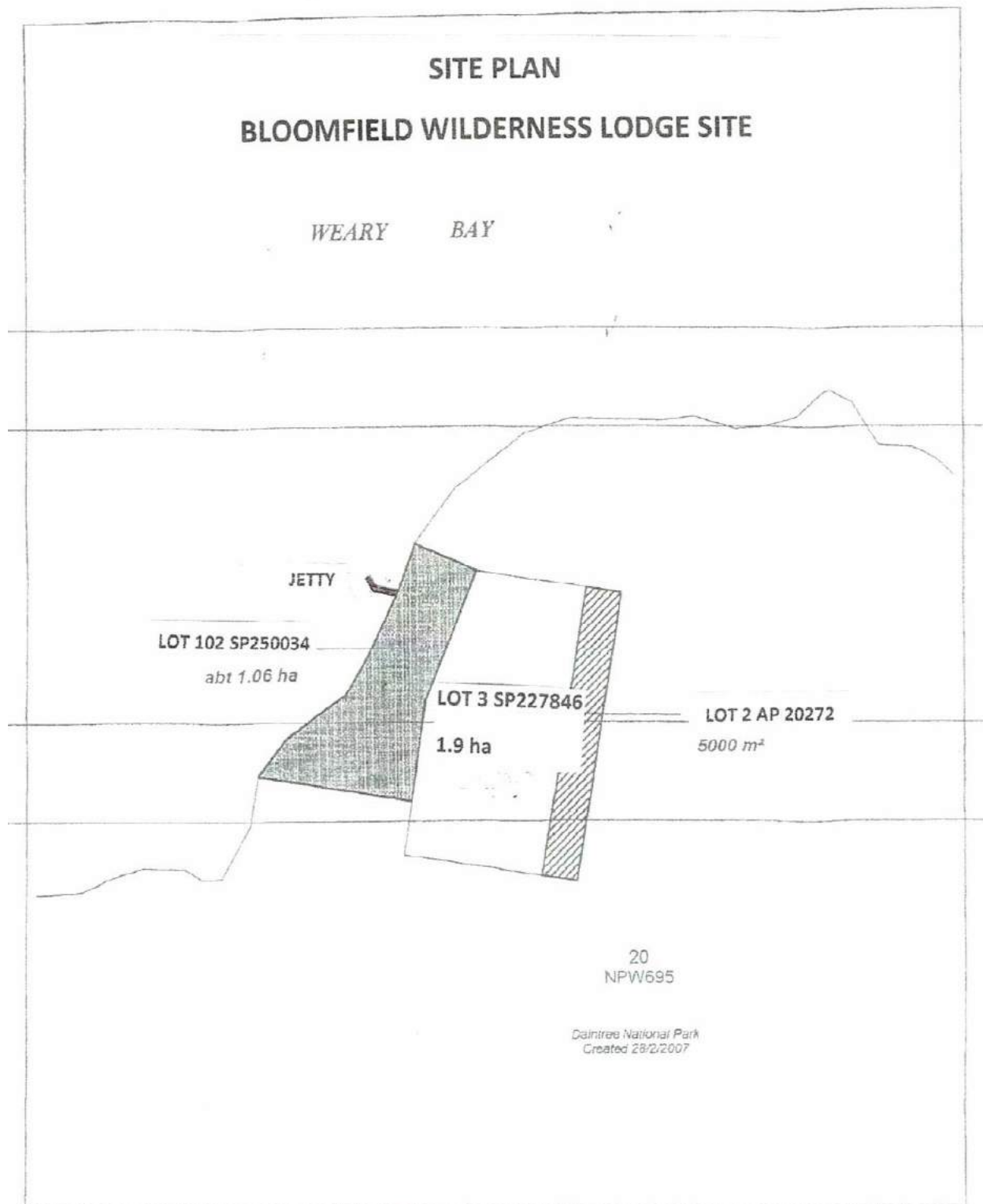
**Referral**

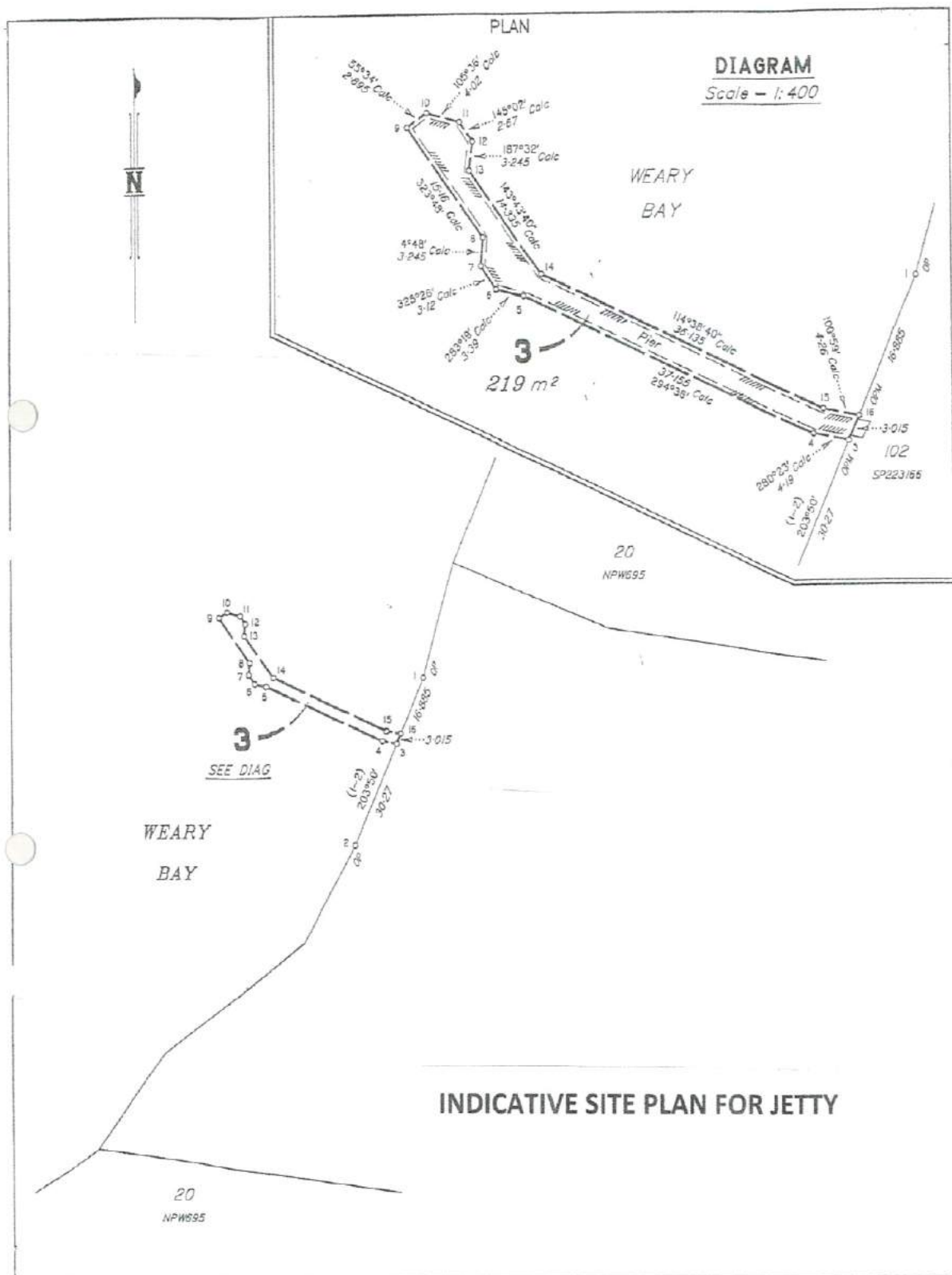
The application as referred to the Department of State Development, Infrastructure and Planning due to the works having been undertaken in tidal area. The Department has issued a decision requiring conditions to attach to any approval reflecting the consistency of the development with the submitted plans and planning report. A copy of the Department's decision is included in Appendix 2.

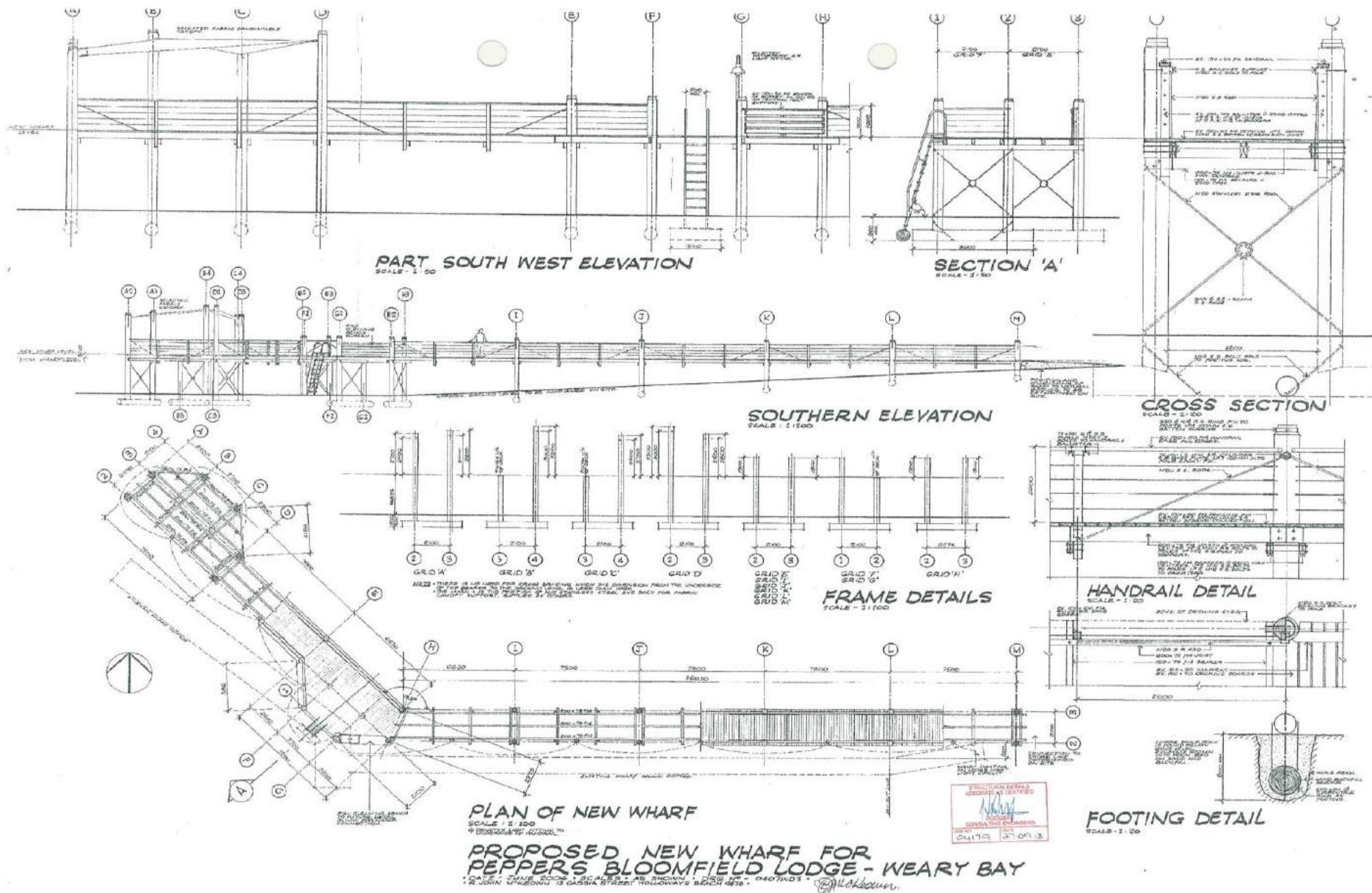
**HEADWORKS / CONTRIBUTIONS:**

The proposed development does not trigger Developer's Headwork's Contributions.

**APPENDIX 1 APPROVED PLAN(S) & DOCUMENT(S)**







## APPENDIX 2 CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

SDA-0114-007405



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

Our reference: SDA-0114-007405  
Your reference: 8/36/82

Date: 27/02/2014

Ms Linda Cardew  
Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman, Qld, 4873

Att: Jenny Elphinstone

Dear Ms Cardew

### **Concurrence agency response—with conditions**

Esplanade, Cape Tribulation, Qld, 4895  
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 21 January 2014.

### **Applicant details**

Applicant name:	Trailfinders Pty Ltd c/- Elizabeth Taylor Town Planner
Applicant contact details:	4/9 Kamerunga Road Stratford, Qld, 4870

### **Site details**

Street address:	Esplanade, Cape Tribulation, Qld, 4895
Real property description:	Tidal waters adjoining Lot 102 on SP250034

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

Page 1



Site area: 219 square metres  
 Local government area: Douglas Shire Council

#### Application details

Proposed development: Development permit for operational work for prescribed tidal works (recreational jetty)

#### Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal	Level of Assessment
Operational Work	Development permit	Bloomfield Lodge Jetty (existing structure)	Code Assessment

#### 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 13 — Tidal works, or development in a coastal management district  
                                  Schedule 7, Table 2, Item 15 – 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.

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

If you require any further information, please contact Joanne Manson, Senior Planning Officer, Regional Services – Far North on (07) 4048 1498 who will be pleased to assist.



Yours sincerely

A handwritten signature in dark ink, appearing to read 'Angela Foster'.

Angela Foster  
Manager (Planning)

cc: Trailfinders Pty Ltd, c/- Elizabeth Taylor Town Planner, email: [liz@elizabethtaylor.net.au](mailto:liz@elizabethtaylor.net.au)  
enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice

Our reference: SDA-0114-007405

Your reference: 8/36/82

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
Development permit for operational works (prescribed tidal works)		
<p><b>Tidal works, or development in a coastal management district</b> - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of the <b>Department of Environment and Heritage Protection</b> to be the assessing authority for the development to which the development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
1.	<p>Development must be carried out generally in accordance with the following plans and report, except as modified by concurrence agency conditions:</p> <ul style="list-style-type: none"> <li>Proposed new wharf for Peppers Bloomfield Lodge – Weary Bay, drawing number 0407WD1 by R John McKeown, dated June 2004;</li> <li>Planning report prepared by Elizabeth Taylor Town Planner.</li> </ul>	From the date the approval takes effect

Our reference: SDA-0114-007405  
Your reference: 8/36/82

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**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

Condition 1

- The department's assessment of the development application was undertaken on the RPEQ certified drawing detailing the proposal specifications and planning report lodged with the development application.

***Findings on material questions of fact***

- The development application was properly referred to the Department of State Development, Infrastructure and Planning on 21 January 2014.
- The development application contained an RPEQ certified drawing and planning report which the department relied on in making its referral agency assessment.
- Technical advice from the Department of Environment and Heritage Protection recommended the proposed development is supported subject to condition.
- Technical advice from the Department of Transport and Main Roads (Maritime Safety Queensland) advised that it has no requirements relating to the proposed development.

***Evidence or other material on which the findings were based***

- The development triggers referral agency assessment under the *Sustainable Planning Regulation 2009*.
- The department undertook an assessment against in accordance with the provisions of Section 282 of the *Sustainable Planning Act 2009*.
- The development application was assessed against the relevant code provisions prescribed in State Development Assessment Provisions (version 1.1); published by the Department of State Development, Infrastructure and Planning on 22 November 2013 (in effect 2 December 2013).
- *Coastal Protection and Management Act 1995*.
- *Coastal Protection and Management Regulation 2003*.

Our reference: SDA-0114-007405  
Your reference: 8/36/82

**Attachment 3—Further advice**

General advice	
1.	The chief executive of the Department of Environment and Heritage Protection may give a notice under the Coastal Protection and Management Act 1995 directing a particular action be taken, within a reasonable time, as stated in the notice if the works have or are likely to: (a) have an adverse effect on coastal resources; or (b) to ensure the structure is maintained in a safe condition

**APPENDIX 3 SUPPORTING INFORMATION TO PLANNING REPORT**  
Photographs of the Jetty





## Structural Compliance

Version 3 – March 2013

### Form 15—Compliance Certificate for building Design or Specification

<p><b>NOTE</b></p>	<p>This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>.</p> <p><b>RESTRICTION:</b> A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p><b>1. Property description</b> This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application. The lot &amp; plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb / locality &amp; postcode)</i> Peppers Bloomfield Lodge , Weary Bay</p> <p>Postcode 4895</p> <p>Lot &amp; plan details <i>(attach list if necessary)</i></p> <p>In which local government area is the land situated? Cairns Regional Council</p>
<p><b>2. Description of component/s certified</b> Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p><b>All Structural Elements</b></p> <p>Jetty Footings</p> <p>Jetty Structure</p>
<p><b>3. Basis of certification</b> Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>AS 1170 parts 0,1 &amp; 2</p> <p>AS 4100 AS 1720</p>
<p><b>4. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>Dwg No's: 0407WD1 by R John Mc Keown</p> <p>Engineering Notes: 04179 by Rodgers Consulting Engineers Pty Ltd</p>


#### LOCAL GOVERNMENT USE ONLY

Date received	Reference Number
---------------	------------------

The *Building Act 1975* is administered by the  
Department of Housing and Public Works



**Queensland  
Government**

5. Building certifier reference number	Building certifier reference number	
6. Competent person details	Name ( <i>in full</i> )	
A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.	Heath P Rodgers	
If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.	Company name ( <i>if applicable</i> )	Contact person
If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Rodgers Consulting Engineers Pty Ltd	Heath P Rodgers
	Phone no. <i>business hours</i>	Mobile no.
	07 4051 9466	0418 692 087
	Fax no.	
	07 4051 9477	
	Email address	
	admin@rogersconsulting.com.au	
	Postal address	
	PO Box 1769	
	Cairns Qld	Postcode 4870
	Licence or registration number ( <i>if applicable</i> )	
	RPEQ 7859	
7. Signature of competent person	Signature	Date
This certificate must be signed by the individual assessed by the building certifier as competent.		27-09-2013



**4. Description of component/s certified**

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Jetty Footings

Jetty Structure

**5. Basis of certification**

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

AS 4100

AS 1720

**6. Reference documentation**

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawings No's : 0407WD1 by R John Mc Keown

Engineering notes : 04179 by Rodgers Consulting Engineers Pty Ltd

**7. Building certifier reference number and development approval number**

Building certifier reference number

Development approval number

**8. Building Certifier, competent person or QBSA licensee details**

A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection.

A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Heath P Rodgers

Company name if applicable

Rodgers Consulting Engineers Pty Ltd

Contact person

Heath P Rodgers

Phone no. business hours

07 4051 9466

Mobile no.

0418 692 087

Fax no.

07 4151 9477

Email address

admin@rodgersconsulting.com.au

Postal address

PO Box 1769

Cairns Qld

Postcode 4870

Licence class

Civil

Licence number

RPEQ 7859

Date approval to inspect received from building certifier

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

*HRM*

Date

27-09-2013

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Department of Housing and Public Works



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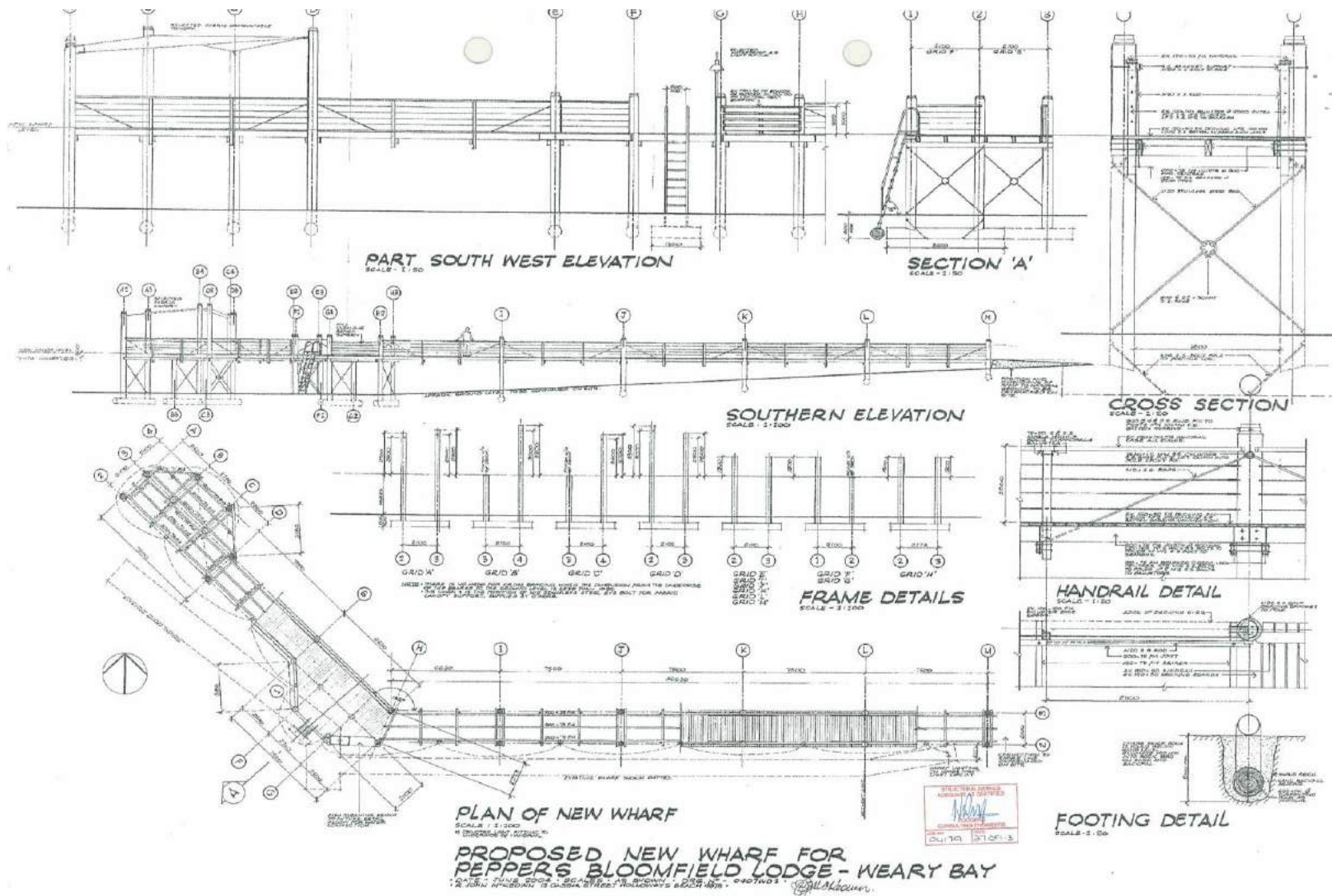
## Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

<p><b>NOTE</b></p>	<p>This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i>.</p>					
<p><b>1. Indicate the type of certificate</b></p> <p>The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier.</p> <p>An aspect of building work is part of a stage (e.g. waterproofing).</p>	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> <b>Inspection Certificate for</b>   <input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure)  (indicate the stage) _____   <input checked="" type="checkbox"/> Aspect of building work  (indicate the aspect)      Structural Component </div> <hr/> <div> <input type="checkbox"/> <b>QBSA Licensee Aspect Certificate</b>  <b>Scope of the work</b>  Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers". </div> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>					
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (Include no., street, suburb / locality &amp; postcode)</p> <div style="border: 1px solid black; padding: 2px;">Peppers Bloomfield Lodge , Weary Bay</div> <div style="border: 1px solid black; padding: 2px; text-align: right;">Postcode 4895</div> <p>Lot &amp; plan details (Attach list if necessary)</p> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> <p>In which local government area is the land situated?</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Cairns Regional Council</div>					
<p><b>3. Building/structure description</b></p>	<p>Building/structure description</p> <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>	<p>Class of building / structure</p> <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>				
<p><b>LOCAL GOVERNMENT USE ONLY</b></p> <table style="width: 100%; border: 1px solid black;"> <tr> <td style="width: 30%; border: 1px solid black; text-align: center;">DATE RECEIVED</td> <td style="width: 30%; border: 1px solid black;"></td> <td style="width: 30%; border: 1px solid black; text-align: center;">REFERENCE NUMBER/S</td> <td style="width: 10%; border: 1px solid black;"></td> </tr> </table>			DATE RECEIVED		REFERENCE NUMBER/S	
DATE RECEIVED		REFERENCE NUMBER/S				

The *Building Act 1975* is administered by the  
Department of Housing and Public Works



**Queensland  
Government**



**GENERAL NOTES**

1. The Engineering notes under the job number above are part of the drawings, and are to be attached to each set of drawings to be worked from.
2. Engineering drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specifications, and with such other written instructions as may be issued during the course of the construction. Any discrepancies shall be referred to the Engineer before proceeding with the work.
3. All materials and workmanship shall be in accordance with the relevant and current SAA codes, and by-laws and ordinances of the relevant building authorities, except where varied by the project specification.
4. All relevant dimensions shown shall be verified by the builder on site. Engineers' drawings shall not be scaled for dimensions.
5. During construction the structure with it's all structural elements shall not be overstressed, and shall be maintained in a stable condition. Temporary shoring, propping and bracing shall be provided by the builder to keep all excavations and the structure stable at all times.
6. Unless noted otherwise all levels are in metres and all dimensions are in millimetres.
7. The structural components detailed on the drawings have been designed in accordance with the relevant codes and Local Government ordinances for the loadings indicated.
8. UNO stands for 'unless noted otherwise'.

**SERVICE LOADS**

1. Live Loads to AS 1170, Part 1  
Live load 5 kPa
2. Wind Loads to AS 1170, Part 2  
60m/s ultimate limit state.

<b>ORDINARY COUNCIL MEETING</b>	<b>9</b>
<b>11 MARCH 2014</b>	

## **FINANCIAL REPORT FOR PERIOD ENDING 28 FEBRUARY 2014**

Darryl Crees – General Manager corporate Services #417293

### **RECOMMENDATION:**

**That Council note the Financial Report for the period ended 28 February 2014.**

### **EXECUTIVE SUMMARY:**

The attached Financial Report details the progress of the 2013/14 budget for the two months ending 28 February 2014.

### **BACKGROUND:**

In accordance with section 204 of the *Local Government Regulation 2012* the Chief Executive Officer must present to Council a financial report which states the progress with the current financial year's budget. This report must be presented to Council on a monthly basis and cover the period up to a day as near as practicable to the end of the preceding month.

### **COMMENT:**

The 2013/14 annual budget was adopted on 24 January 2014 and the attached report details progress against budget for the first two months ending 28 February 2014. In reviewing this Financial Report there are some key aspects that need to be considered:

This Financial Report is not a statement on Council's financial position as an accurate assessment of Council's full financial position cannot occur until the final split of assets and liabilities between Cairns Regional Council and Douglas has been completed. This work is expected to be finalised at the end of this month.

As financial trends were not available in compiling the budget, each budget item has been split evenly over the six months. This can distort the actual progress with budget particularly when a revenue source or an expense occurs fully in a particular month and not over the sixth month period.

Example 1. Water consumption not levied until March however budgeted income has been allocated for January and February

Example 2. A significant portion of the de-amalgamation expense has occurred in January and February but this expense has been evenly allocated over the six months.

Although the budget items have been evenly split over the six months, from the very early trends of actual data it is anticipated that final result for the six months ending 30 June 2014 will be within the forecasted operating result.

Wherever possible, accrual of income and expenses have been undertaken to reflect in the month for which they have been incurred however this is limited to the known transactions at the time of producing this report.

Depreciation has been accrued based on budget forecasts as the asset register has not been finalised and transferred from Cairns Regional Council.

Taking into consideration the above matters, when the variance in de-amalgamation costs and water consumption income is taken into account the negative operating result variance of \$677,920 is converted into a positive variance of \$310,466. It is important to note that as this report has to be produced early in March it contains all known transactions for February at the time of producing this report and there may be further February transactions to be processed.

### **PROPOSAL:**

The Financial Report for the period ending 28 February 2014 be received and noted by Council.

### **FINANCIAL/RESOURCE IMPLICATIONS:**

The results as at the end of February 2014 have not revealed any significant impacts on the 2013/14 budget.

### **ATTACHMENTS:**

Financial Report



Douglas Shire Council  
Statement of Comprehensive Income  
For the month of FEBRUARY 2014

	Douglas Actual YTD '14	Douglas Budget YTD '14	Variance	Douglas Year	YTD % to annual Budget
<b>Operating Revenue</b>					
Net rates and utility charges	3,791,081	4,421,414	(630,334)	13,264,243	29%
Fees and charges	359,493	484,271	(124,778)	1,452,812	25%
Grants, subsidies, contributions and donations	71,900	150,835	(78,935)	452,504	16%
Interest received	82,938	105,193	(22,254)	315,578	26%
Other recurrent income	247,418	158,073	89,345	474,219	52%
<b>Total Operating Revenue</b>	<b>4,552,830</b>	<b>5,319,785</b>	<b>(766,955)</b>	<b>15,959,355</b>	<b>29%</b>
<b>Operating Expenses</b>					
Employee benefits	1,576,816	1,867,566	(290,749)	5,602,697	28%
Materials and services	2,318,748	2,596,198	(277,450)	7,788,593	30%
Depreciation	1,451,150	1,480,115	(28,965)	4,440,344	33%
Finance costs	25,943	9,000	16,943	27,000	96%
Other payments	-	-	-	-	0
<b>Total Recurrent Expenses</b>	<b>5,372,657</b>	<b>5,952,878</b>	<b>(580,221)</b>	<b>17,858,635</b>	<b>30%</b>
<b>Result from ordinary activities</b>	<b>(819,827)</b>	<b>(633,093)</b>	<b>(186,734)</b>	<b>(1,899,280)</b>	<b>43%</b>
De-Amalgamation costs post Jan 1	856,352	365,167	491,186	1,095,500	78%
<b>Operating Result</b>	<b>(1,676,180)</b>	<b>(998,260)</b>	<b>(677,920)</b>	<b>(2,994,780)</b>	<b>56%</b>
<b>Capital revenue</b>					
Capital Grants and Subsidies	-	1,109,732	(1,109,732)	3,329,197	0%
Capital Contributions	-	33,889	(33,889)	101,667	0%
<b>Total capital revenue</b>	<b>-</b>	<b>1,143,621</b>	<b>(1,143,621)</b>	<b>3,430,864</b>	<b>0%</b>
<b>Capital expenses:</b>					
Loss on sale of property, plant and equipment	-	-	-	-	0
Capital expenses	-	2,004,500	(2,004,500)	6,013,500	0%
<b>Total capital expenses</b>	<b>-</b>	<b>2,004,500</b>	<b>(2,004,500)</b>	<b>6,013,500</b>	<b>0%</b>
<b>Net result</b>	<b>(1,676,180)</b>	<b>(1,859,139)</b>	<b>182,959</b>	<b>(5,577,416)</b>	<b>30%</b>