

File Name.....
Document No.....
22 JAN 2014
Attention.....
Information.....

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the *Sustainable Planning Regulation 2009*.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Port Douglas & District Combined Club Inc.

For companies, contact name

C/- RECS Consulting Engineers. Peter Dutailis

Postal address

C/- RECS Consulting Engineers & Building Design

P O Box 894

Suburb	Port Douglas		
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State	QLD	Postcode	4877
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Country	Australia		
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Contact phone number

07 4099 6010

Mobile number (non-mandatory requirement)

0408 866090

Fax number (non-mandatory requirement)

07 4099 6020

Email address (non-mandatory requirement)

admin@recs.net.au

@

Applicant's reference number (non-mandatory requirement)

01-2013

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☒ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Construction of Disable access ramp, entry steps, pedestrian paving, relocation of historical monument, entrance portico and temporary club entrance walkway along eastern boundary during construction.

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		7	Ashford Ave	4877	PP 126	SR868	Douglas Shire Council
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Community and Recreational Facilities	Port Douglas	N/A
ii)	Waterfront Development North	Port Douglas	N/A
iii)	Port Douglas and Environs Locality	Port Douglas	N/A

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	Douglas

3. Total area of the premises on which the development is proposed (indicate square metres)

Approximately 1056 m2.

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Land and marine activities namely club house facilities, indoor entertainment and access to public mooring

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Material Change of Use	28 August, 2013	

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☒ No
☐ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☒ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer
Dickson Inlet, Port Douglas

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
Site Plan - W01	By Hand
Landscape Plan – OW 02	By Hand
Elevations North & East – OW 03	By Hand
Elevations South & West – OW 04	By Hand
Ground Floor Stage Plan – ST 01	By Hand

14. Applicant's declaration

✓ By making this application, I declare that all information in this application is true and correct (Note: It is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

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b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works ☐ Stormwater ☐ Water infrastructure
☐ Drainage works ☐ Earthworks ☐ Sewerage infrastructure
☒ Landscaping ☒ Signage ☐ Clearing vegetation under the planning scheme
☒ Other—provide details Disable access ramp, entry steps, pedestrian paving, relocation of historical

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- ☒ No ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☐ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Material Change of Use	28 August, 2013	

2. What is the dollar value of the proposed building work?
(Inc GST, materials and labour.)

\$

3. What is the dollar value of the proposed operational work?
(Inc GST, materials and labour.)

\$

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any existing or proposed easements on the relevant land and their function any access limitation strips all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for building work (including extensions and demolition that is assessable development)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points Information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
Drawings showing: <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving street lighting		
Drawings showing: <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

40.2014-20-13



Our ref: 1-2013/DSCOWP22012014

22 January, 2014

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4773

**CONSULTING ENGINEERS &
BUILDING DESIGN**

PO Box 894
PORT DOUGLAS QLD 4877

Phone: 07 4099 6010
Fax: 07 4099 6020
admin@recs.net.au
www.recs.net.au

ABN 95 081 197 006
ACN 081 197 006

QBSA Licence No. 1106533
Builder & Building Design

Subject Operational Work Permit Application
 Extension to Port Douglas & District Combined Clubs

Dear Sir,

I refer to the subject development and in accordance with condition 5 of the MCU approval supply an application for Operational Works for your consideration.

Please do not hesitate to contact me if you have any queries on the matter.

Yours sincerely,

Peter Dutailis
Director
MIE Aust, CPEng, NPER, RPEQ, MEIANZ

Encl

- IDAS Form 1
- IDAS Form 6
- CRC MCU Approval 28 August, 2013
- Copy of land lease agreement
- Drawings

DOUGLAS SHIRE COUNCIL Received	
File Name.....	
Document No.....	
22 JAN 2014	
Attention	
Information	

Receipt # 951

JOURNAL



ENQUIRIES: Daniel Favier
PHONE: (07) 4044 3558
FAX: (07) 4044 3836
YOUR REF: 1-2013
OUR REF: 8/8/1281 (4099297)

30 August 2013

Port Douglas & District Combined Clubs Inc
C/- RECS Consulting Engineers & Building Designers
PO Box 894
PORT DOUGLAS QLD 4877

Attention: Mr Peter Dutailis

Dear Sir

**DECISION NOTICE UNDER S 336 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 7 ASHFORD AVENUE, PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 28 August 2013, please find attached the relevant Decision Notice.

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

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

Should you have any enquiries in relation to this Decision Notice, please contact Daniel Favier of Council's Development Services team on telephone number (07) 4044 3558.

Yours faithfully

Graham Boyd
Acting General Manager Planning & Environment

Att

43.2013.6108
1/20

For all correspondence:
PO Box 359 Cairns Q 4870
www.cairns.qld.gov.au
council@cairns.qld.gov.au

Council Chambers
119-145 Spence Street, Cairns Q 4870
P: 07 4044 3044 | F: 07 4044 3022

Mossman Administration Centre
64-66 Front Street, Mossman Q 4873
P: 07 4099 9444 | F: 07 4098 2902



APPLICANT DETAILS

Port Douglas & District Combined Clubs Inc
C/- RECS Consulting Engineers & Building Designers
PO Box 894
PORT DOUGLAS QLD 4877

ADDRESS

7 Ashford Avenue, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 126 on SP868

PROPOSAL

Indoor Sports & Entertainment

DECISION

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

DECISION DATE

28 August 2013

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There was one (1) properly-made submission for this application.

Toni McNamara 31 Coral Drive Port Douglas QLD 4877

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

43.2013.5108
2/20

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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

Not in conflict

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

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

Drawing or Document	Reference	Date
Site Plan	Project No. 01-2013 Sheet DA1 Revision A	22 April 2013
Ground Floor Plan	Project No. 01-2013 Sheet DA2 Revision A	22 April 2013
First Floor Plan	Project No. 01-2013 Sheet DA3 Revision A	22 April 2013
Typical Section Plan	Project No. 01-2013 Sheet DA4 Revision A	22 April 2013
Elevations: North & East	Project No. 01-2013 Sheet DA5 Revision A	22 April 2013
Elevations: South & West	Project No. 01-2013 Sheet DA6 Revision A	22 April 2013
Street View Perspective (Night Time)	Project No. 01-2013 Sheet DA7 Revision A	22 April 2013
Ashford Avenue View Perspective (Night Time)	Project No. 01-2013 Sheet DA8 Revision A	22 April 2013
Carpark View Perspective	Project No. 01-2013 Sheet DA9 Revision A	22 April 2013
Internal Perspective & Site Section	Sheet DA10 Revision A Project No. 01- 2013	22 April 2013

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; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Airconditioning Screens

3. Airconditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.

Damage to Council Infrastructure

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

External Works

5. An Operational Works Approval is required for the nominated external works within the Ashford Avenue road reserve shown within the Site Plan and attached as Appendix 1. The Operational Works application should include detail in relation to any proposed landscaping and private infrastructure and structures within the road reserve.

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 the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Landscaping Plan

6. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:
 - a. Planting of front setback area, including the area between the proposed building and the road property boundary;
 - b. Planting of the road reserve area, including the area between the Ashford Avenue road pavement and the road property boundary; and

- c. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The endorsement of the landscaping plan and completion of all landscaping works must be undertaken prior to the Commencement of Use. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Reinstatement of Street Tree

7. Street Tree No 92 *Mimusops elengi* 'Red Coondoo' on the Port Douglas Waterfront Tree Survey undertaken by Council's Environmental Officer on 29 February 2012, which was removed from land partly described as Ashford Avenue road reserve and land partly described as Lot 126 on SR868, must be replaced with a specimen of the same species supplied in a 45L container and planted in an agreed location to the satisfaction of the Chief Executive Officer. Details of the proposed replacement tree must be shown within the Landscape Plan required under Condition 6.

Delivery Vehicles

8. Delivery vehicles must not be parked on land where they are to interfere with the function of the public boat ramp. Delivery vehicles must be parked entirely within Lease F on SR697.

Storage of Machinery and Plant

9. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Advertising Signage

10. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme 2008 and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works.

Sediment and Erosion Control

11. 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*).

Lawful Point of Discharge

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

Environmental Nuisance

13. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Refuse Storage

14. 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.

Health Requirements

15. Prior to construction or alteration of any premises used for storage, preparation, handling, packing and/or service of food, application for such must be made with Council's Public Health Unit.

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS

None Applicable

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*.
2. 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 Council officers, prior to commencement of works.

3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

Adopted Infrastructure Charges Notice

4. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

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

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. *The Sustainable Planning Act 2009* confers rights to make representations and appeal in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Development Services team at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.

5. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au .

RIGHTS OF APPEAL

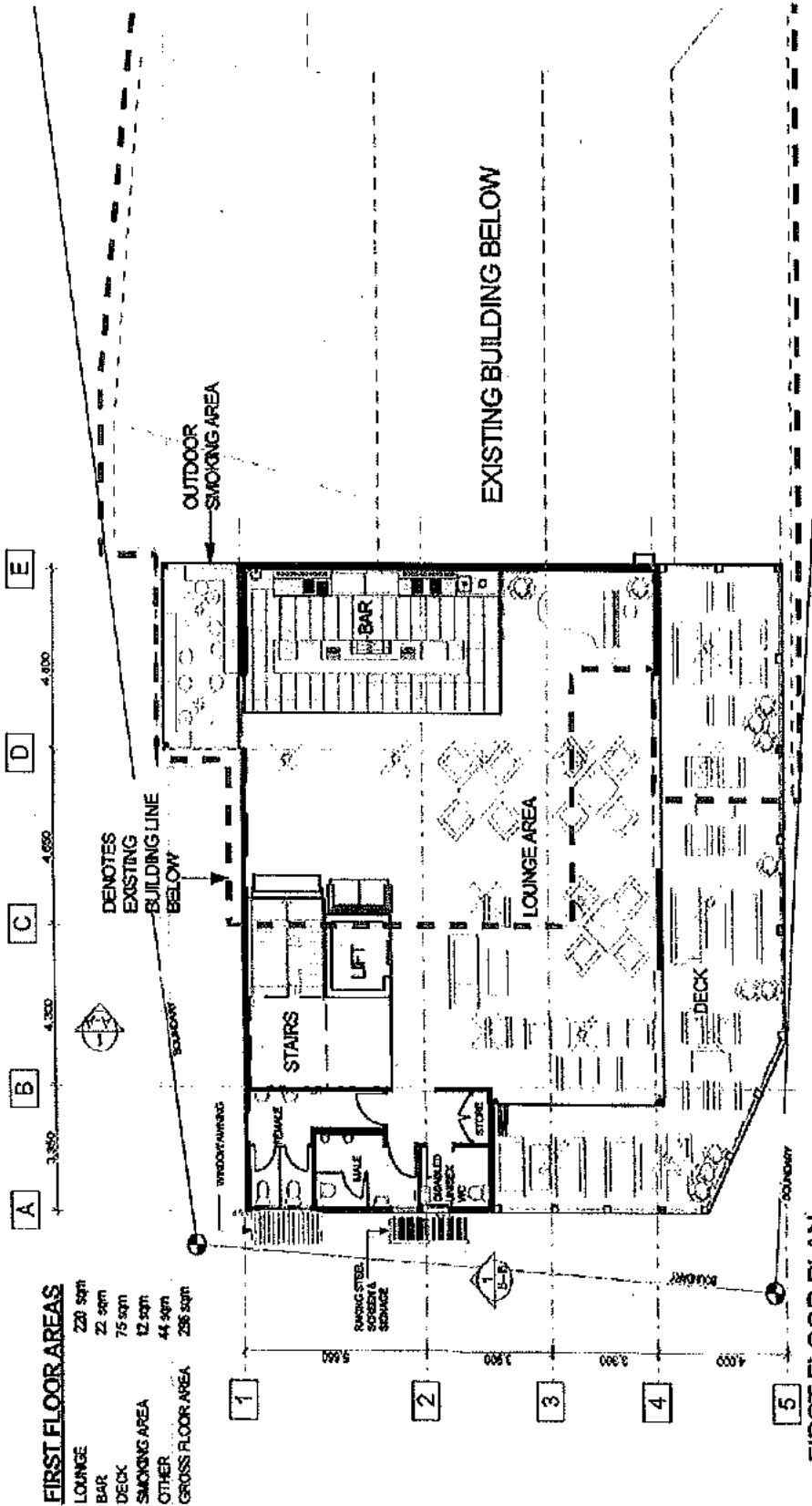
Attached

End of Decision Notice

[illegible]

COMBINED CLUBS ADDITIONS		RECS CONSULTING ENGINEERS & BUILDING DESIGNERS		SHEET DA 1	
CLIENT: The Combined Clubs, Fort Douglas		DATE: 10/1/77		REVISION A	
PROJECT: 1000 S. 10th St., Salt Lake City, Utah		DATE: 10/1/77		REVISION B	
DESIGNER: R. C. Smith		DATE: 10/1/77		REVISION C	
CHECKED: J. L. Smith		DATE: 10/1/77		REVISION D	
APPROVED: J. L. Smith		DATE: 10/1/77		REVISION E	
SCALE: 1/4" = 1'-0"		DATE: 10/1/77		REVISION F	
NOTES: See notes on drawings.		DATE: 10/1/77		REVISION G	
REVISIONS:		DATE: 10/1/77		REVISION H	
REVISION I		DATE: 10/1/77		REVISION J	
REVISION K		DATE: 10/1/77		REVISION L	
REVISION M		DATE: 10/1/77		REVISION N	
REVISION O		DATE: 10/1/77		REVISION P	
REVISION Q		DATE: 10/1/77		REVISION R	
REVISION S		DATE: 10/1/77		REVISION T	
REVISION U		DATE: 10/1/77		REVISION V	
REVISION W		DATE: 10/1/77		REVISION X	
REVISION Y		DATE: 10/1/77		REVISION Z	
REVISION AA		DATE: 10/1/77		REVISION AB	
REVISION AC		DATE: 10/1/77		REVISION AD	
REVISION AE		DATE: 10/1/77		REVISION AF	
REVISION AG		DATE: 10/1/77		REVISION AH	
REVISION AI		DATE: 10/1/77		REVISION AJ	
REVISION AK		DATE: 10/1/77		REVISION AL	
REVISION AM		DATE: 10/1/77		REVISION AN	
REVISION AO		DATE: 10/1/77		REVISION AP	
REVISION AQ		DATE: 10/1/77		REVISION AR	
REVISION AS		DATE: 10/1/77		REVISION AT	
REVISION AU		DATE: 10/1/77		REVISION AV	
REVISION AW		DATE: 10/1/77		REVISION AX	
REVISION AY		DATE: 10/1/77		REVISION AZ	
REVISION BA		DATE: 10/1/77		REVISION BB	
REVISION BC		DATE: 10/1/77		REVISION BD	
REVISION BE		DATE: 10/1/77		REVISION BF	
REVISION BG		DATE: 10/1/77		REVISION BH	
REVISION BI		DATE: 10/1/77		REVISION BJ	
REVISION BK		DATE: 10/1/77		REVISION BL	
REVISION BM		DATE: 10/1/77		REVISION BN	
REVISION BO		DATE: 10/1/77		REVISION BP	
REVISION BQ		DATE: 10/1/77		REVISION BR	
REVISION BS		DATE: 10/1/77		REVISION BT	
REVISION BU		DATE: 10/1/77		REVISION BV	
REVISION BW		DATE: 10/1/77		REVISION BX	
REVISION BY		DATE: 10/1/77		REVISION BZ	
REVISION CA		DATE: 10/1/77		REVISION CB	
REVISION CC		DATE: 10/1/77		REVISION CD	
REVISION CE		DATE: 10/1/77		REVISION CF	
REVISION CG		DATE: 10/1/77		REVISION CH	
REVISION CI		DATE: 10/1/77		REVISION CJ	
REVISION CK		DATE: 10/1/77		REVISION CL	
REVISION CM		DATE: 10/1/77		REVISION CN	
REVISION CO		DATE: 10/1/77		REVISION CP	
REVISION CQ		DATE: 10/1/77		REVISION CR	
REVISION CS		DATE: 10/1/77		REVISION CT	
REVISION CU		DATE: 10/1/77		REVISION CV	
REVISION CW		DATE: 10/1/77		REVISION CX	
REVISION CY		DATE: 10/1/77		REVISION CZ	
REVISION DA		DATE: 10/1/77		REVISION DB	
REVISION DC		DATE: 10/1/77		REVISION DD	
REVISION DE		DATE: 10/1/77		REVISION DF	
REVISION DG		DATE: 10/1/77		REVISION DH	
REVISION DI		DATE: 10/1/77		REVISION DJ	
REVISION DK		DATE: 10/1/77		REVISION DL	
REVISION DM		DATE: 10/1/77		REVISION DN	
REVISION DO		DATE: 10/			

43.2013.5108
8/20



FIRST FLOOR AREAS

LOUNGE	220 sqm
BAR	22 sqm
DECK	75 sqm
SMOKING AREA	12 sqm
OTHER	44 sqm
GROSS FLOOR AREA	258 sqm

1 FIRST FLOOR PLAN
Scale 1:100

COMBINED CLUBS ADDITIONS
CLIENT: The Combined Clubs, Port Douglas

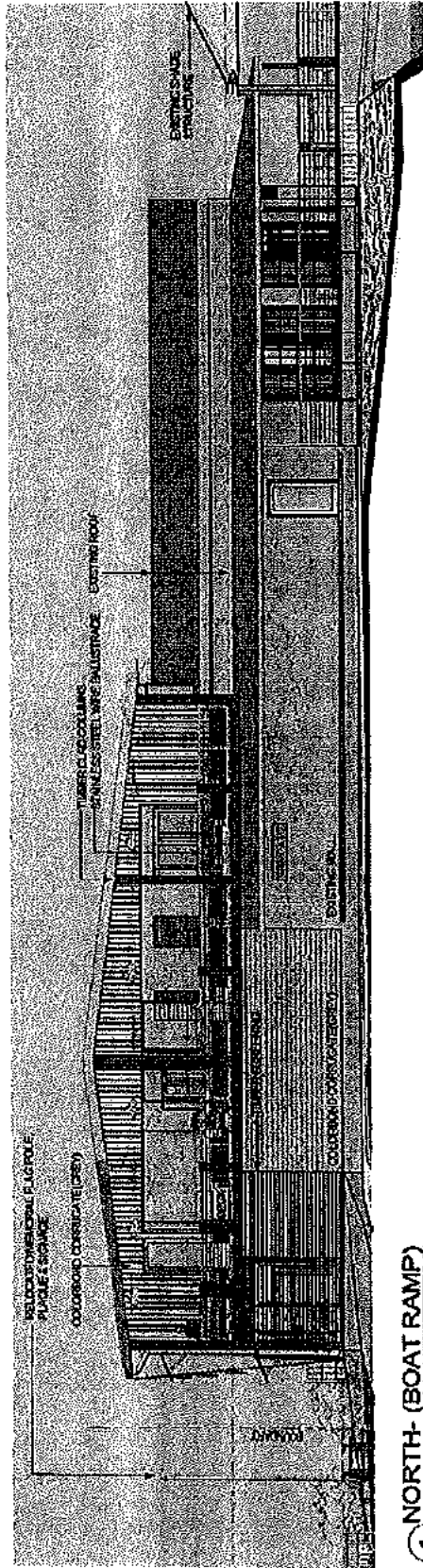
RECS CONSULTING ENGINEERS & BUILDING DESIGNERS

PROJECT NO: 04/13/013

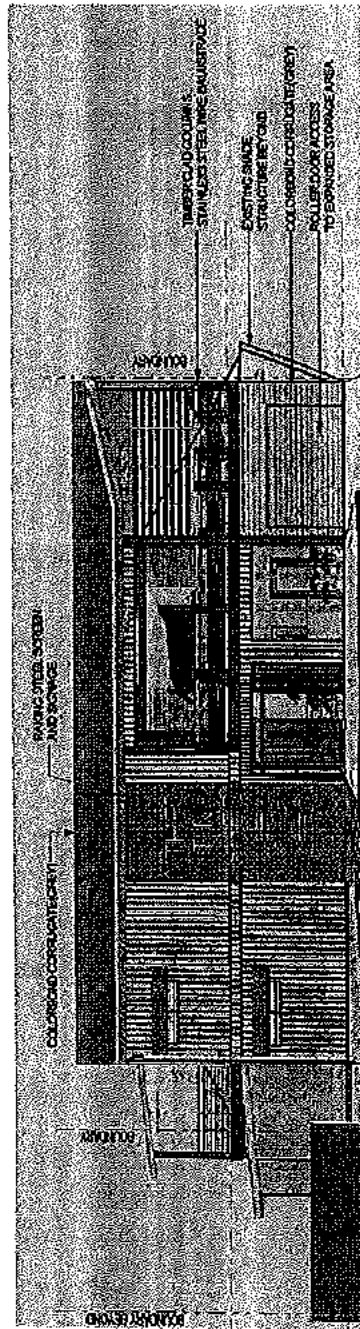
DATE: 10/20/13

SHEET DA 3
REVISION A

PROJECT: FIRST FLOOR PLAN

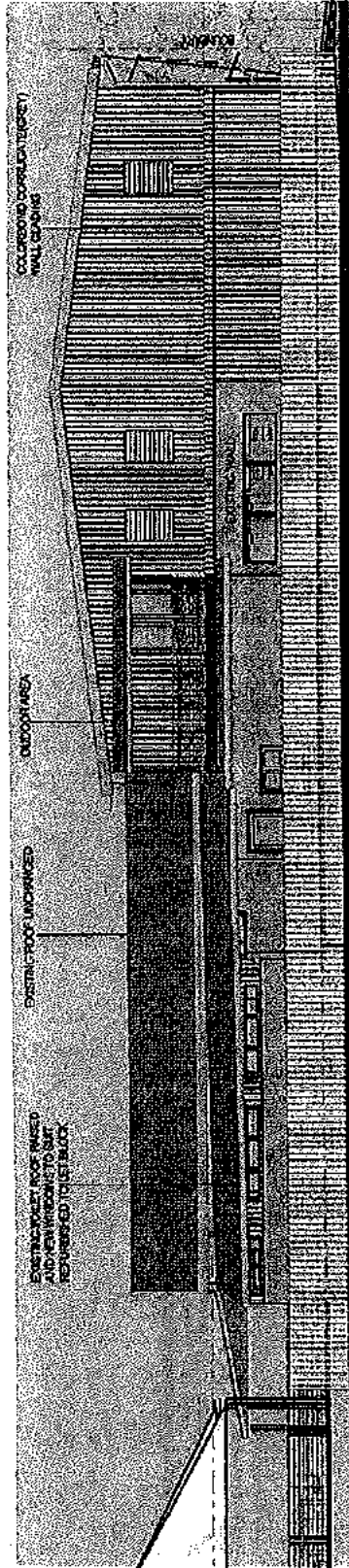


1 NORTH- (BOAT RAMP)
Scale 1:100

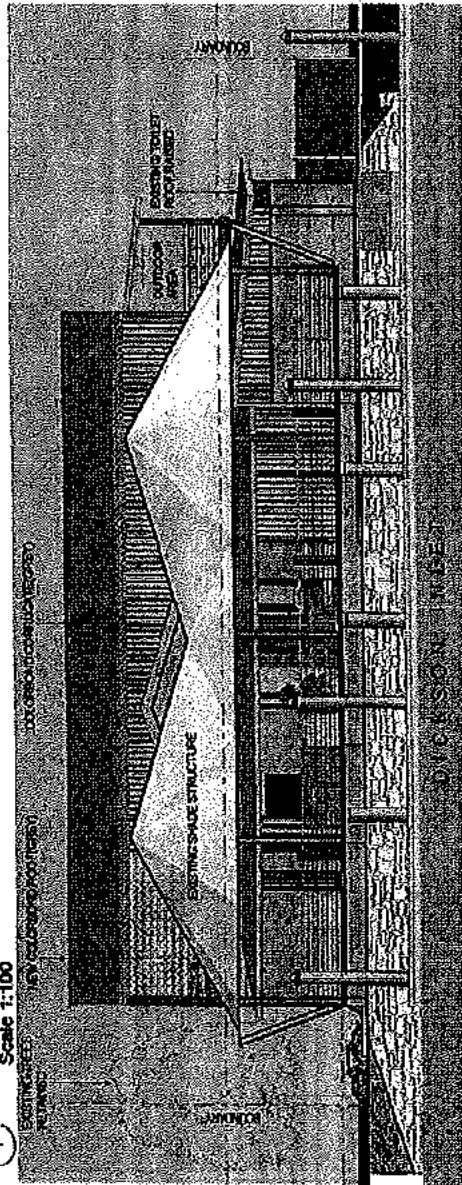


2 EAST- (ASHMORE AVE)
Scale 1:100

COMBINED CLUBS ADDITIONS		RECS CONSULTING ENGINEERS & BUILDING DESIGNERS		SHEET DA 5	
CLIENT: The Combined Clubs, Port Douglas		PROJECT NO: 61-5013		REVISION A	
PROJECT NO: 61-5013		PROJECT NO: 61-5013		ELEVATIONS: NORTH & EAST	

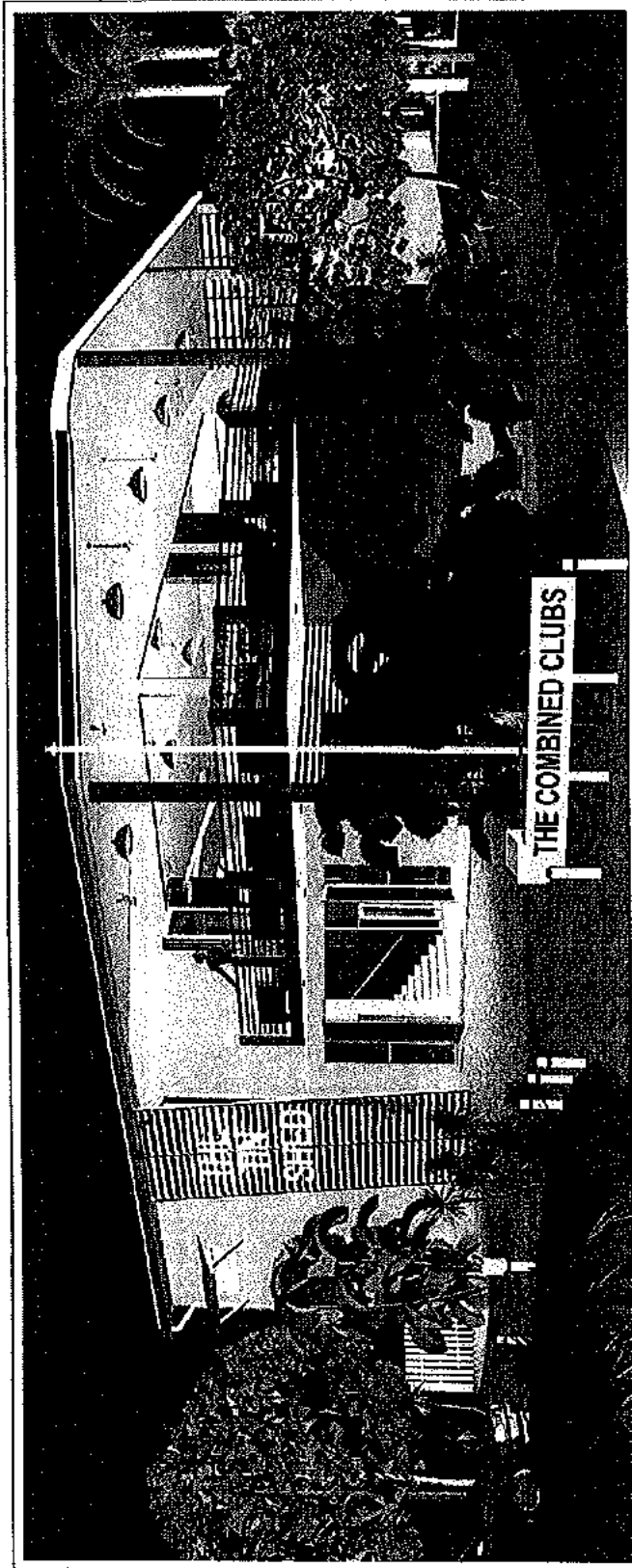


1 SOUTH
Scale 1:100



2 WEST
Scale 1:100

COMBINED CLUBS ADDITIONS		RECS CONSULTING ENGINEERS & BUILDING DESIGNERS		SHEET	IDA 6
CLIENT: The Combined Clubs, Port Douglas		PROJECT NO: 01-0103		REVISION A	
ELEVATIONS: SOUTH & WEST		DATE: 13/01/2013		SCALE: 1:100	
PROJECT NO: 01-0103		DATE: 13/01/2013		SCALE: 1:100	



ARTIST'S IMPRESSION

1 STREET VIEW (NIGHT TIME)

COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas

PROJECT NO: 01-2013

RECS CONSULTING ENGINEERS
& BUILDING DESIGNERS

DATE: 14/02/2013

SCALE: 1:100

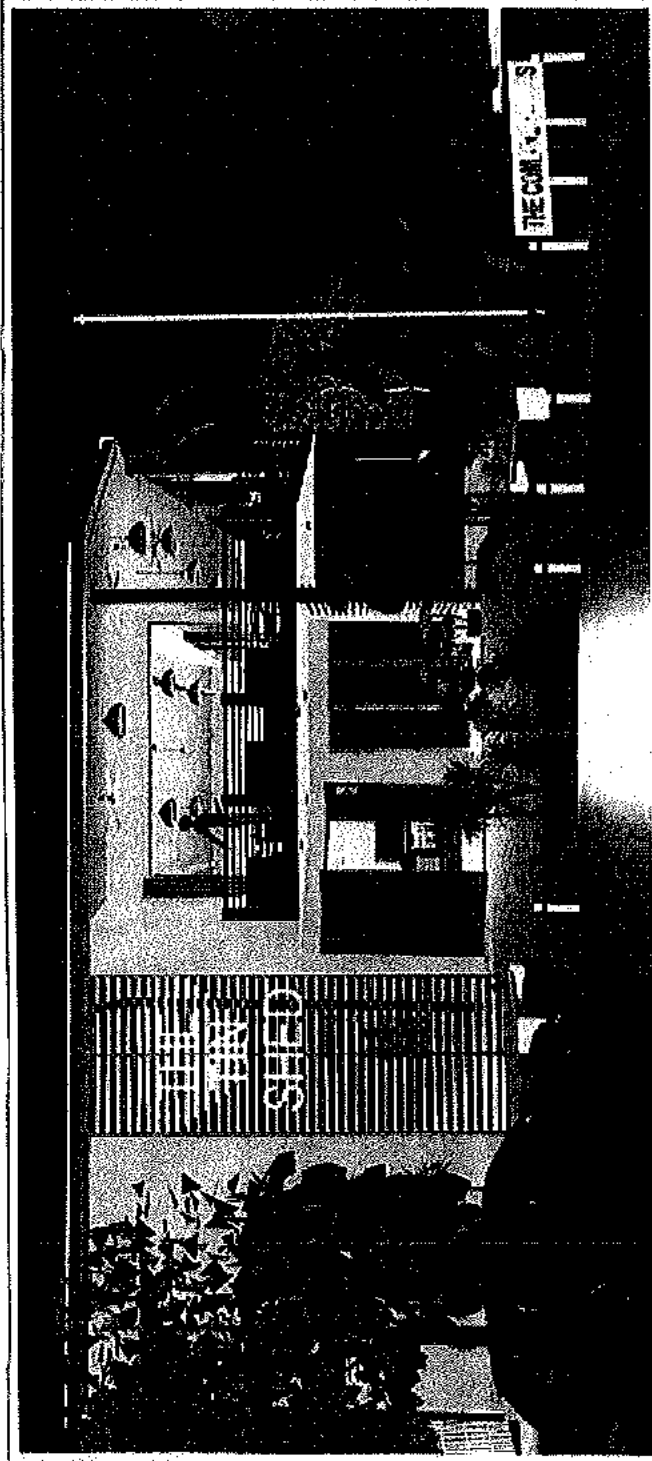
PROJECT NO: 01-2013

REVISION A

PERSPECTIVE

SHEET DA 7
REVISION A

43.2013.5108
14/20



ARTIST'S IMPRESSION

1 ASHMORE AVE. VIEW (NIGHT TIME)

COMBINED CLUBS ADDITIONS RECS CONSULTING ENGINEERS
 & BUILDING DESIGNERS

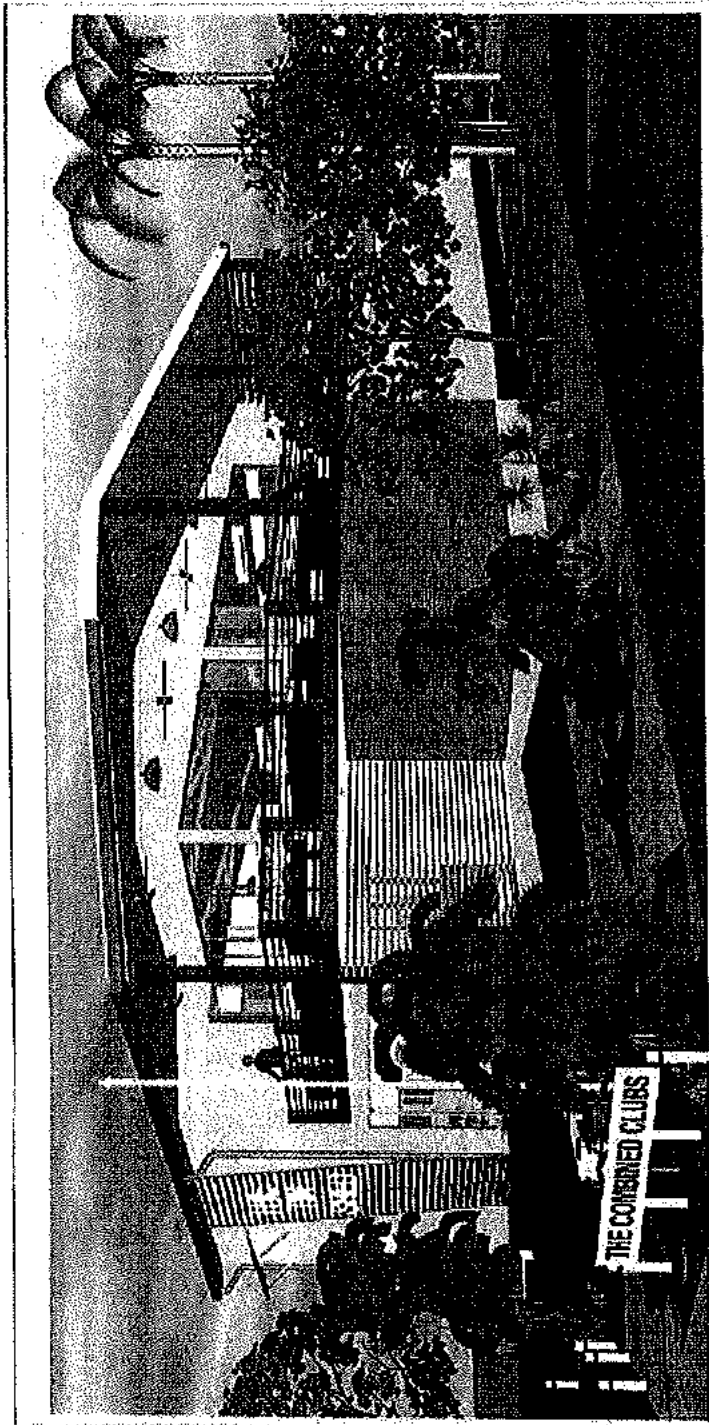
CLIENT: The Combined Clubs, Port Douglas

PROJECTING ENGINEER

SHEET DA 5
 REVISION A

DATE: 15/01/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 PERSPECTIVE

43.2013.5108
 15/20



ARTIST'S IMPRESSION

1 CARPARK VIEW

COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas

PROJECT NO: 15/07

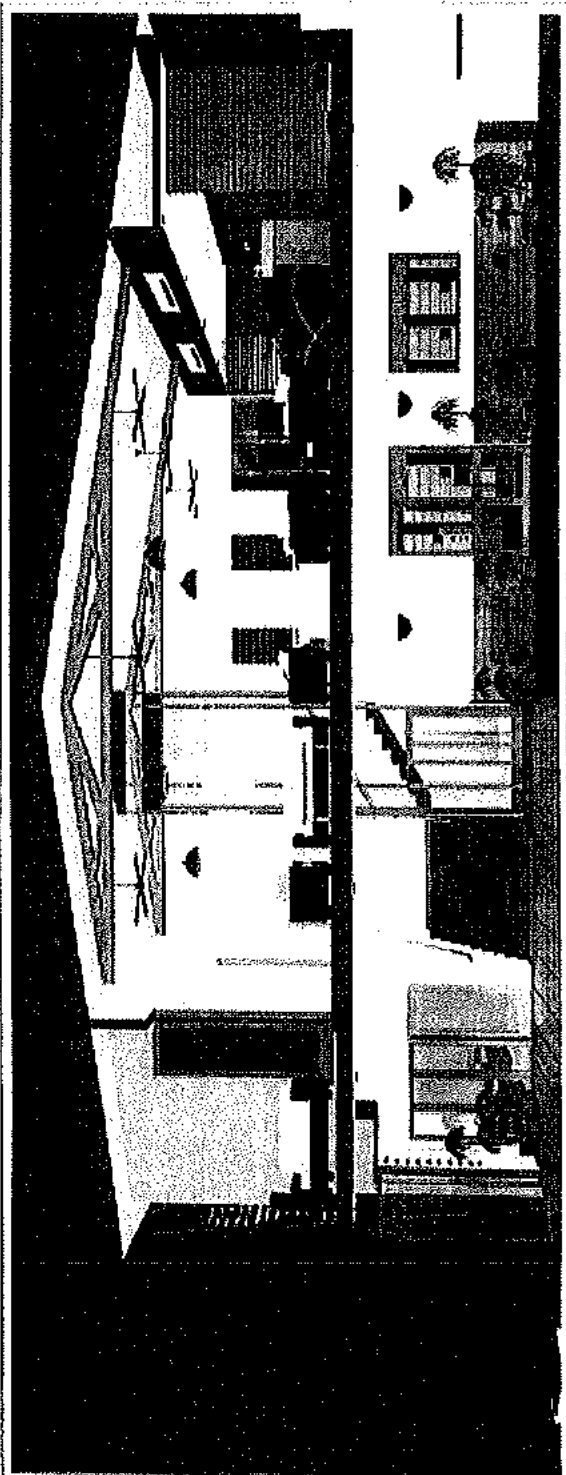
RECS CONSULTING ENGINEERS
& BUILDING DESIGNERS

PROJECT NO: 15/07

SHEET DA 9
REVISION A

VIEW: CARPARK VIEW
SCALE: 1:100
DATE: 15/07/2015
DRAWN BY: J. DAVIES
CHECKED BY: J. DAVIES
APPROVED BY: J. DAVIES
PERSPECTIVE

43.2013.5108
16/20



2 **SITE SECTION** **INDUSTRIAL SECTION**


COMBINED CLUBS ADDITIONS
CLIENT: The Combined Club, Port Douglas

SHEET DA 10
REVISION A

附錄

43.2013.5108
17/20

APPENDIX 2: ADOPTED INFRASTRUCTURE CHARGES NOTICE

		DO NOT WRITE IN THESE SPACES	
INFRASTRUCTURE CHARGES NOTICE			
Port Douglas and District Combined Club Inc.		0	0
<small>DEVELOPERS NAME</small>		<small>ESTATE NAME</small>	
7 Ashford Avenue		Port Douglas	
<small>STREET No. & NAME</small>		<small>LOT & RP No.s</small>	
Material Change of Use (Extension to Existing)		Lot 126 on SR868	
<small>DEVELOPMENT TYPE</small>		<small>PARCEL No.</small>	
4051416		2630	
<small>SKID No.</small>		<small>VERSION No.</small>	
0/0/1281		31-Mar-13	
<small>COUNCIL FILE NO.</small>		<small>QUARTER ENDING</small>	
1		4	
<small>This logsheet is indexed appropriately only for payments made within the quarter noted above.</small>			

	DIST.	S / ERA	NET ERA	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	RECEIPT TYPE
WATER							
EX	11	6,439.14	X	4.30	0.00	\$27,888.31	T 815/ 05674
Pro	11	636.88	X	4.30	0.00	\$2,738.44	T 616/ 05660
Water sub-total					\$30,426.75		
SEWERAGE							
EX	2	3,448.74	X	4.30	0.00	\$14,829.57	T 617/ 05685
Pro	2	516.24	X	4.30	0.00	\$2,219.83	T 618/ 05679
Sewerage sub-total					\$17,049.41		
District No. 0					\$0.00		000/ 0
DRAINAGE	None				\$0.00		0
Stream Management					\$0.00		0
Stormwater Quality					\$0.00		0
OPEN SPACE	Former DSC Area				\$0.00		T 814 / 546
BONDS	None				\$0.00		
None					\$0.00		
OTHER	Port Douglas General road upgrade				\$0.00		348/05427
None					\$0.00		
TOTAL					\$47,476.16		

Prepared by	D Fayler	on	25-Jul-13	Amount Paid	
Checked by	M Henderson	on	29-Jul-13	Date Paid	
Date Payable	MCU - 8 More the change occurs				
Amendments	Date				
				Cashier	

Note:

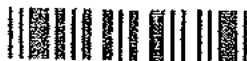
The Infrastructure charges in this notice are payable in accordance with Section 629 of the Sustainable Planning Act 2009

Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, Development Assessment Team, Calms Regional Council prior to payment for review

Charges are payable to: Calms Regional Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Calms Regional Council, PO Box 359, Cairns QLD 4870. Cheques must be made payable to Calms Regional Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will

Any enquiries regarding Infrastructure Charges can be directed to the Development Assessment Team, Calms Regional Council on 07 4044 3044 or by email on lowplanner@calms.qld.gov.au

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

1. Lessor	Lodger (Name, address, E-mail & phone number)			Lodger Code
CAIRNS REGIONAL COUNCIL (FORMERLY DOUGLASSHIRE COUNCIL)	Williams Graham Carman Solicitors 1A Water Street Cairns Qld 4870 Phone: 07 4046 1111 Email: cairns@wgclaw.com Ref: 1013245			717
2. Lot on Plan Description	County	Parish	Title Reference	
LOT 126 ON CP SR868	SOLANDER	SALISBURY	49023081	
3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)	
		Port Douglas & District Combined Clubs INC.		

4. Interest being leased
RESERVE

5. Description of premises being leased
That part of the land described in Item 2 hereof identified as Lease F on the sketch plan attached to this Lease

6. Term of lease	7. Rental/Consideration
Commencement date/event: 01/10/2009 Expiry date: 30/09/2039 #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	See Schedule

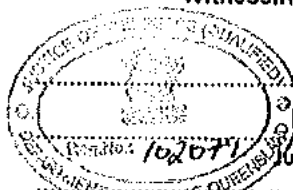
8. Grant/Execution

The Trustee leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- *the attached schedule; *the attached schedule and document no.; CAIRNS REGIONAL COUNCIL (FORMERLY DOUGLAS SHIRE COUNCIL)

*document no.; *Option in registered Lease no. has not been exercised.

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994



James Signature
Krystyn B James full name
Justice of the Peace (Qual) qualification

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

23/06/08
Execution Date

109 Schuer
Mayor
Mark
Chief Executive Officer
Who confirm that they are the proper officers to affix the seal

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... Signature
..... full name
..... qualification

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)



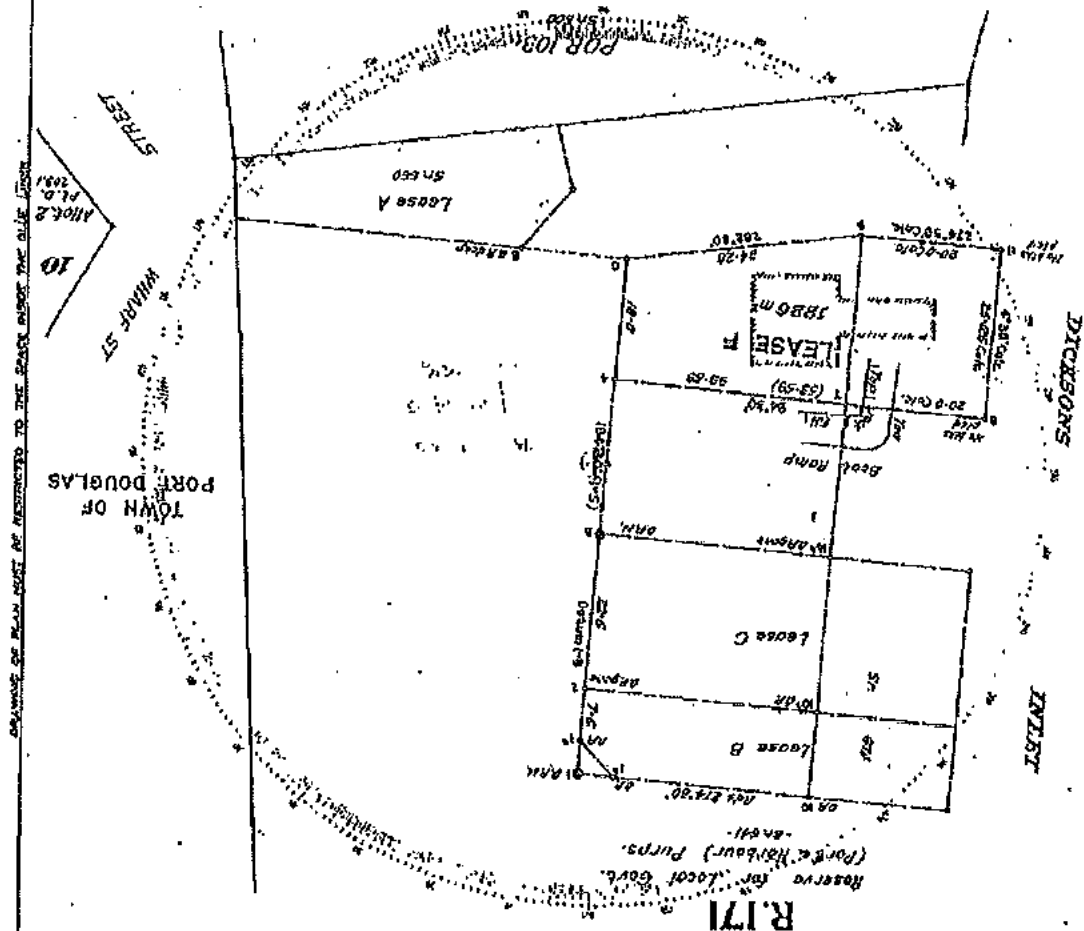
Port Douglas & Districts Combined Club Inc

Robert
President

John
Secretary

17/6/2008

NOT RECOMMENDED FOR
PRODUCTION
DATE 10/10/19



12/82	-	6+1
55522	-	2-108
952	-	118-17
7-71	.06, 101	2-21
15-51	.02, 106	0-5
89-78	-	4-8
-	.05, 101	1-1
0-8	.02, 122	1-1
112	0-106	209

0.1	0.5181	-	8	0.125	-	-	-
0.2	0.066	-	1	0.25	-	-	-
0.3	0.064	4W	1	0.375	-	-	-
0.4	0.064	4W	1	0.5	-	-	-
0.5	0.064	4W	1	0.625	-	-	-
0.6	0.064	4W	1	0.75	-	-	-
0.7	0.064	4W	1	0.875	-	-	-
0.8	0.064	4W	1	1.0	-	-	-
0.9	0.064	4W	1	1.125	-	-	-
1.0	0.064	4W	1	1.25	-	-	-
1.1	0.064	4W	1	1.375	-	-	-
1.2	0.064	4W	1	1.5	-	-	-
1.3	0.064	4W	1	1.625	-	-	-
1.4	0.064	4W	1	1.75	-	-	-
1.5	0.064	4W	1	1.875	-	-	-
1.6	0.064	4W	1	2.0	-	-	-
1.7	0.064	4W	1	2.125	-	-	-
1.8	0.064	4W	1	2.25	-	-	-
1.9	0.064	4W	1	2.375	-	-	-
2.0	0.064	4W	1	2.5	-	-	-
2.1	0.064	4W	1	2.625	-	-	-
2.2	0.064	4W	1	2.75	-	-	-
2.3	0.064	4W	1	2.875	-	-	-
2.4	0.064	4W	1	3.0	-	-	-
2.5	0.064	4W	1	3.125	-	-	-
2.6	0.064	4W	1	3.25	-	-	-
2.7	0.064	4W	1	3.375	-	-	-
2.8	0.064	4W	1	3.5	-	-	-
2.9	0.06						

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 49023081

This is the current status of the title as at 14:19 on 17/07/2008

Opening Ref: RES 17616
Purpose: LOCAL GOVERNMENT
Sub-Purpose: PORT AND HARBOUR
Local Name: PORT AND HARBOUR, PORT DOUGLAS
Address: WHARF ST, INLET RD, PORT DOUGLAS
County (R) No: R171 SOLANDER
File Ref: RES 17616

TRUSTEES

DOUGLAS SHIRE COUNCIL GAZETTED ON 27/04/1978 PAGE 1771-3

LAND DESCRIPTION

LOT 126 CROWN PLAN SR868 GAZETTED ON 28/01/1989 PAGE 583
County of SOLANDER Parish of SALISBURY
Local Government: CAIRNS

Area: 28.100000 Ha. (ABOUT)

EASEMENTS AND ENCUMBRANCES

1. LEASE No 602825967 (1136) 10/03/1980
OF PART OF THE LAND
TO NEIL JOHN PRICE AND JAMES DARROCH WALLACE
TERM: COMMENCING 27/04/1979
TERMINATING 26/04/2009
TRANSFER OF LR1136 TO ANILUGO PTY. LIMITED
REGISTERED 15/07/1980
TRANSFER OF LR1136 TO SABLE LAKE PTY. LIMITED
REGISTERED 12/05/1986
TRANSFER OF LR 1136 TO MIRAGE (OPERATIONS) PTY LIMITED
REGISTERED 3/02/1989
TRANSFER K779323H OF LR1136 TO ANZ EXECUTORS AND TRUSTEE
COMPANY LTD AS TRUSTEE FOR PORT DOUGLAS RESORT TRUST
REGISTERED 2/12/1991
APPOINTMENT OF NEW TRUSTEE L33283C OF LR1136 TO MIRAGE
RESORT HOLDINGS PTY LTD AS TRUSTEE OF THE PORT DOUGLAS
RESORT TRUST REGISTERED 20/05/1992
2. SUB LEASE No 703443955 09/07/1999 at 09:26
LEASE: 602825967 (1136)
GRO-SEA PTY LTD A.C.N. 006 276 892
OF THE WHOLE OF THE LEASE
FROM 1/02/1995 TO 25/04/2009
IDENTIFYING 700747444 REGISTERED 21/08/1995

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 49023081

EASEMENTS AND ENCUMBRANCES (Continued)

3. AMENDMENT No 704290299 05/09/2000 at 09:44
SUB LEASE: 703443955
SUB LEASE: 703587442
4. TRANSFER No 709186744 02/12/2005 at 14:18
SUB LEASE: 703443955
SUB LEASE: 703587442
MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400
5. TRANSFER No 708829881 18/07/2005 at 14:12
LEASE: 602825963 (853)
LEASE: 602825965 (857)
LEASE: 602825966 (852)
LEASE: 602825967 (1136)
MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400
6. LEASE No 602825953 (1134) 25/03/1980
OF PART OF THE LAND
TO PORT DOUGLAS FISHERMENS ENTERPRISES LTD
TERM: COMMENCING 01/10/1979
TERMINATING 30/09/2009
7. TRANSFER No 709552917 28/04/2006 at 14:38
LEASE: 602825953 (1134)
MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400
8. LEASE No 602825952 (1132) 01/04/1980
OF PART OF THE LAND
TO AUSTRALIAN VOLUNTEER COAST GUARD ASSN INC
TERM: COMMENCING 01/10/1979
TERMINATING 30/09/2009
9. LEASE No 602825969 (1133) 11/09/1980
OF PART OF THE LAND
TO EE & DE SIM
TERM: COMMENCING 27/04/1979
TERMINATING 26/04/2009
DEED OF VARIATION DATED 6/12/1985 OF LR1133 PRODUCED
TRANSFER OF LR1133 TO FANTASY DIVE CHARTERS PTY LTD
REGISTERED 18/2/1987
TRANSFER OF LR1133 TO THOMAS CHARTERS PTY LTD
REGISTERED 15/12/1988
10. TRANSFER No 708807782 08/07/2005 at 11:32
LEASE: 602825968 (841)
LEASE: 602825969 (1133)
MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 49023081

EASEMENTS AND ENCUMBRANCES (Continued)

11. LEASE No 602825962 (1135) 13/09/1980
OF PART OF THE LAND
TO TRUSTEES (NAMED) OF PORT DOUGLAS AND DISTRICT
COMBINED CLUBS:
TERM: COMMENCING 01/10/1979
TERMINATING 30/09/2009
VESTED IN PORT DOUGLAS & DISTRICT COMBINED CLUBS INC.
REGISTERED 23/5/1990
12. LEASE No 602825964 (848) 03/12/1981
OF PART OF THE LAND
TO T.A. SETTREE
TERM: COMMENCING 20/01/1981
TERMINATING 19/01/2011
13. TRANSFER No 708811483 11/07/2005 at 14:06
LEASE: 602825964 (848)
MFS SECURITIES & UNDERWRITING PTY LTD A.C.N. 088 568 701
14. TRANSFER No 709124774 10/11/2005 at 11:46
LEASE: 602825964 (848)
MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400
15. LEASE No 602825963 (853) 05/07/1982
OF PART OF THE LAND
TO QUEENSLAND FISH BOARD
TERM: COMMENCING 05/01/1982
TERMINATING 04/01/2012
TRANSFER OF LR853 TO MIRAGE (OPERATIONS) PTY LTD REGISTERED
12/4/1990
TRANSFER K801697W OF LR853 TO ANZ EXECUTORS & TRUSTEE
COMPANY LTD AS TRUSTEE FOR PORT DOUGLAS RESORT TRUST
REGISTERED 2/12/1991
APPT/T'TEE VIDE L33282Y OF LR853 TO MIRAGE RESORTS HOLDINGS
PTY LTD AS TRUSTEE FOR THE PORT DOUGLAS RESORT TRUST
REGISTERED 14/5/1992
16. SUB LEASE No 703159276 09/02/1999 at 09:50
LEASE: 602825963 (853)
SHERSUN INVESTMENTS PTY LTD A.C.N. 009 976 989
OF PART BEING SUBLEASE A ON PLAN IS 128125
17. TRANSFER No 708431840 11/02/2005 at 15:32
SUB LEASE: 703159276
WILLOW INLET PTY LTD A.C.N. 102 282 275 TRUSTEE
UNDER INSTRUMENT NO.708431840
18. SUB LEASE No 708818400 13/07/2005 at 11:19
LEASE: 602825963 (853)
ISLAND POINT SLIPWAY PTY LTD A.C.N. 092 152 577
OF PART OF THE LAND

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 49023081

EASEMENTS AND ENCUMBRANCES (Continued)

19. TRANSFER No 709406406 02/03/2006 at 14:02
 SUB LEASE: 708818400
 SUB LEASE: 708818406
 MFS MIRAGE RESORTS PTY LTD A.C.N. 113 196 400
20. LEASE No 602825966 (852) 04/12/1985
 OF PART OF THE LAND
 TO DOOGAL & CO. PTY. LTD
 TERM: COMMENCING 11/03/1982
 TERMINATING 10/03/2012
 TRANSFER OF LR852 TO GEOFFREY WILLIAM GOSMAN, GREGORY ERIC
 ROGERS AND GRAHAM HARRY HENDERSON REGISTERED 4/12/1985
 TRANSFER OF LR852 TO SABLE LAKE PTY LIMITED REGISTERED
 12/5/1986
 TRANSFER OF LR852 TO MIRAGE (OPERATIONS) PTY LIMITED
 REGISTERED 6/12/1989
 TRANSFER NO. K674990T OF LR852 TO ANZ EXECUTORS &
 TRUSTEE COMPANY LTD. AS TRUSTEE OF PORT DOUGLAS RESORT TRUST
 REGISTERED 6/8/1991
 APPOINTMENT OF NEW TRUSTEE LR852 VIDE L33283C TO MIRAGE
 RESORTS HOLDINGS PTY LTD AS TRUSTEE OF THE
 PORT DOUGLAS RESORT TRUST REGISTERED 20/5/1992
21. SUB LEASE No 703587442 22/09/1999 at 09:00
 LEASE: 602825966 (852)
 GRO-SEA PTY LTD
 OF THE WHOLE AREA
 TERM COMMENCING 01/02/1995
 TERMINATING 25/04/2009
 IDENTIFYING 700747444 PRODUCED 12/07/1995
22. LEASE No 602825965 (857) 11/03/1986
 OF PART OF THE LAND
 TO JOHN ALBERT HALSTEAD AND PATRICIA MURIEL HALSTEAD
 TERM: COMMENCING 18/11/1980
 TERMINATING 17/11/2010
 K390660Y TRANSFER OF LR857 TO ANZ EXECUTORS & TRUSTEE
 COMPANY AS TRUSTEE FOR MIRAGE PORT DOUGLAS RESORT TRUST
 REGISTERED 10/12/1990
 K535241E ANZ EXECUTORS AND TRUSTEE COMPANY LIMITED AS
 TRUSTEE OF THE PORT DOUGLAS RESORT TRUST IS
 CORRECT NAME OF THE REGISTERED LESSEE OF LR857
 REGISTERED 11/2/1991
 APPT TRUSTEE NO. L132398N TO MIRAGE RESORTS HOLDINGS PTY
 LTD AS TRUSTEE OF THE PORT DOUGLAS RESORT TRUST
 REGISTERED 17/8/1992
23. SUB LEASE No 708818406 13/07/2005 at 11:20
 LEASE: 602825965 (857)
 ISLAND POINT SLIPWAY PTY LTD A.C.N. 092 152 577
 OF PART OF THE LAND

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 49023081

EASEMENTS AND ENCUMBRANCES (Continued)

24. LEASE No 602825968 (841) 11/03/1986
OF PART OF THE LAND
TO G. QUAID, JUNIOR & J.A. GIDDINS
TERM: COMMENCING 01/10/1979
TERMINATING 30/09/2009
TRANSFER OF LR841 TO BRIAN LEE HAWKINS AND MARJORIE NADINE
HAWKINS REGISTERED 25/2/1982
TRANSFER OF LR841 TO THOMAS CHARTERS PTY. LTD.
REGISTERED 21/7/1988
25. EASEMENT No 703413288 24/06/1999 at 15:09
burdening the land to
DOUGLAS SHIRE COUNCIL IN PURSUANCE WITH AGREEMENT
DATED 25/09/1981 BETWEEN THE LESSEE OF LR848 AND
DOUGLAS SHIRE COUNCIL
IDENTIFYING A2084
26. TRUSTEE LEASE No 711770040 03/07/2008 at 14:29
PORT DOUGLAS & DISTRICT COMBINED CLUBS INC.
OF PART OF THE LAND [LEASE F]
TERM: 01.10.2009 TO 30.09.2039 OPTION NIL

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
711764830 RELEASE
711770040 TRUSTEE LSE

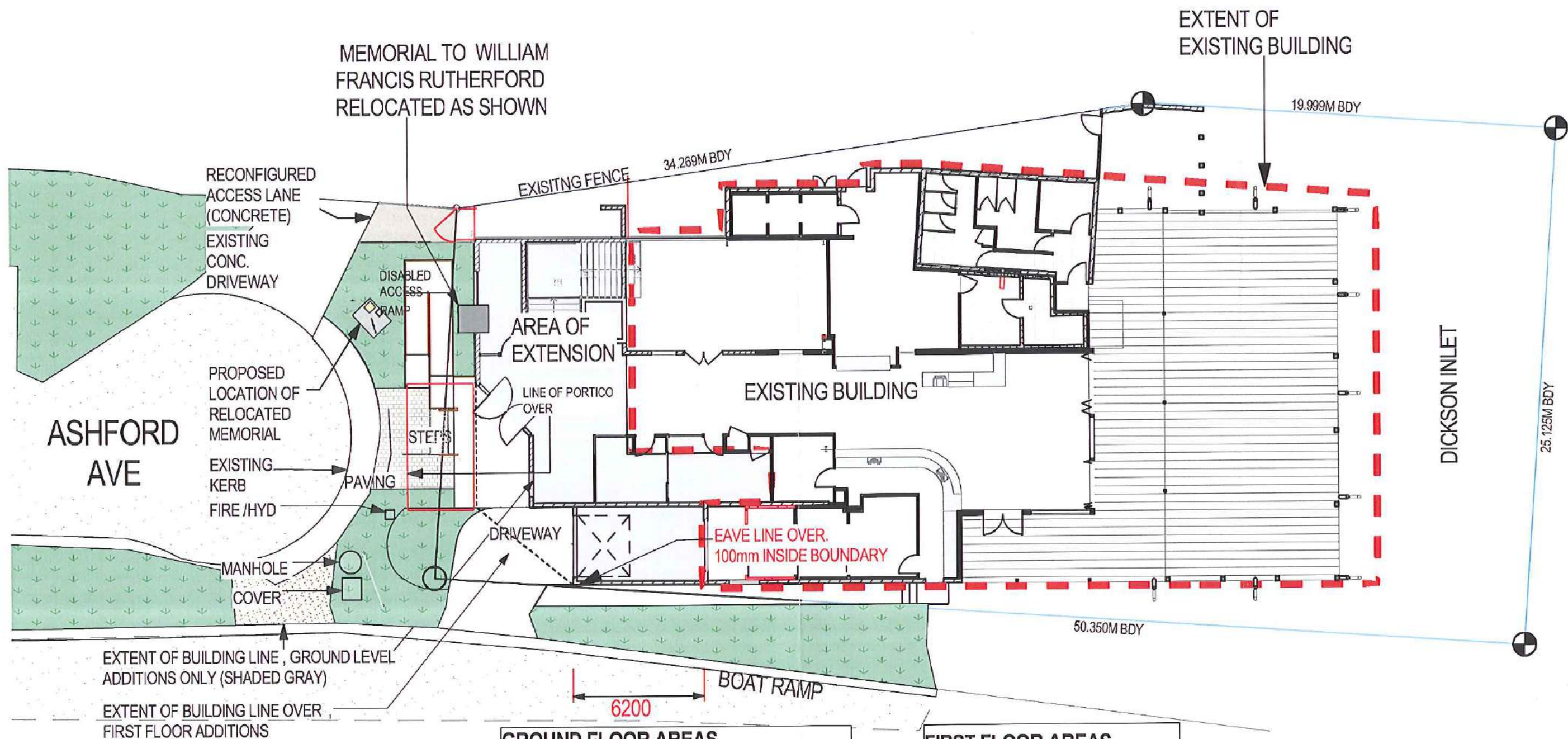
Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2527856
Email: cairns@wgclaw.com
WILLIAMS GRAHAM & CARMAN
Office: CAIRNS
Box: 16



GROUND FLOOR AREAS

KIDS AREA	11 sqm nett
GAMING ROOM	53 sqm nett
KITCHEN DRY STORE	15 sqm nett
RECEPTION/ FOYER	39 sqm nett
OFFICE	17 sqm nett
MEETING ROOM	10 sqm nett
NEW BAR STORAGE	22 sqm nett
NEW BAR DRY STORE	9 sqm nett
EXTENDED COOL STORE	4 sqm nett

EXISTING GROSS FLOOR AREA	618 sqm
GROSS AREA OF GROUND FLOOR EXTENSION	138 sqm
NEW TOTAL GROSS FLOOR AREA	756 SQM

FIRST FLOOR AREAS

LOUNGE	132sqm nett
BAR	26 sqm nett
DECK	73 sqm nett
ABLUTIONS	19 sqm nett
STAIRS	21sqm nett
LIFT	3sqm nett

GROSS FLOOR AREA 286SQM

1 SITE PLAN

Scale 1:200

COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas

PROJECT NO.01-2013



RECS CONSULTING ENGINEERS
& BUILDING DESIGNERS

RPEQ No 5412

QBSA No 1106533

RECS PTY. LTD., SHOP 4 / 28 WHARF STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 F: 07 4099 6020 E: admin@recs.net.au ABN: 95081197006

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DO NOT MATCH THE NEEDS
OF THE CLIENT OR DESIGNER
THEY SHALL BE RESPONSIBLE FOR
THE WRITTEN CONTENT OF THE DESIGN

ISSUE A: OPERATIONAL WORKS ISSUE 09-01-2013

ISSUE B:

ISSUE C:

ISSUE D:

DESIGN: LP DRAWN: MG DATE OF ISSUE 9/12/2013

SITE PLAN

PROJECT STATUS: DESIGN DEVELOPMENT

SHEET OW 01
REVISION A

SCALE: AS SHOWN

FIRE RATED WALL CLADDING
WITHIN 3M OF BOUNDARY

SUNSHADES OVER WINDOWS

PROPOSED SIGNAGE TO BE APPROVED
BY DISTRICT COUNCIL

COLORBOND CORRUGATED
(GREY) U.N.O

BI-FOLD DOORS
RITEK ROOFING

SCREENING FOR ROOF
MOUNTED MECHANICAL
PLANT

AREA OF EXTENSION

SCREENING FOR ROOF MOUNTED
MECHANICAL PLANT

TIMBER CLAD COLUMNS
STAINLESS STEEL WIRE BALUSTRADE

COLORBOND CORRUGATED (GREY)

NEW FIRE ESCAPE
(REF FLOOR PLAN)

ROLLER DOOR ACCESS
TO EXTENDED STORAGE AREA

EXISTING VEHICLE ACCESS
RETAINED AND ALTERED TO
SUIT NEW BUILDING LINE

BOUNDARY BEYOND

BOUNDARY

BOUNDARY

TIN SHED

THE COMBINED CLUBS

ENTRY
DOORS

PEDESTRIAN ACCESS STEPS
FROM ASHFORD AVENUE
DISABLED PEDESTRIAN ACCESS
RAMP FROM ASHFORD AVENUE

PROPOSED PORTICO
AND SIGNAGE TO BE
APPROVED BY DISTRICT
COUNCIL

NEW FENCING/ GATE TO
SCREEN RELOCATED
RUBBISH BINS
AND PLANT

EXISTING MEMORIAL RELOCATED
TO NEW POSITION SHOWN

EAST

Scale 1:100

1

GLASS STACKER DOOR

STRUCTURAL STEEL
POSTS

GLASS STACKER DOOR

RITEK ROOFING

AREA OF EXTENSION

SCREENING FOR ROOF MOUNTED
MECHANICAL PLANT

EXISTING ROOF

EXISTING SHADE
STRUCTURE

BOUNDARY

MAIN ENTRY
DOORS

DISABLED PEDESTRIAN ACCESS
RAMP FROM ASHFORD AVENUE

TIMBER SCREENING NOT
SHOWN FOR CLARITY

NEW CMB WALL
RENDER FINISH TO MATCH
EXISTING

NEW CMB WALL
WITH COLORBOND
CORRUGATED (GREY
HORIZONTAL) OVER

MECHANICAL
SERVICES VENT

EXISTING ROOF PLANT
TO BE RELOCATED

EXISTING CMB WALL

EXISTING DOOR
TO BE "SELF CLOSING"

NEW FIRE ESCAPE
(REF FLOOR PLAN)

NORTH

Scale 1:100

2

COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas

PROJECT NO.01-2013



RECS CONSULTING ENGINEERS
& BUILDING DESIGNERS

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QBSA No.1106533

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ISSUE A: OPERATIONAL WORKS ISSUE 09-01-2013

ISSUE B:

ISSUE C:

ISSUE D:

DESIGN: LP DRAWN: MG DATE OF ISSUE 9/12/2013

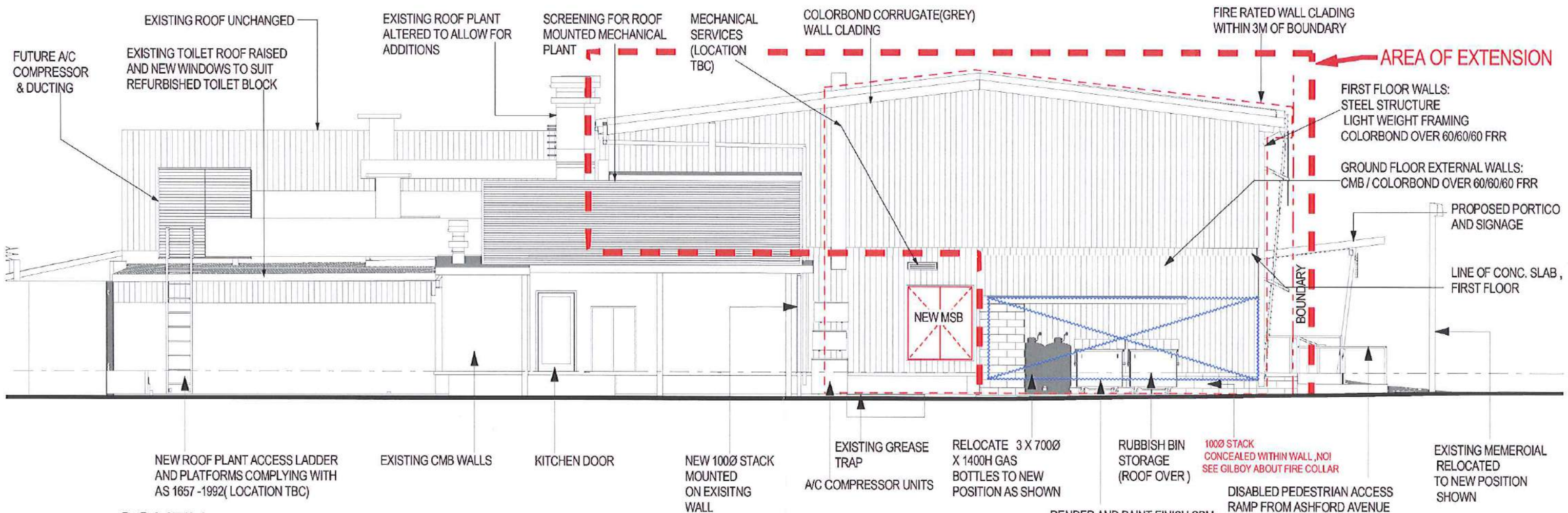
PROJECT STATUS: DESIGN DEVELOPMENT

SHEET
REVISION A

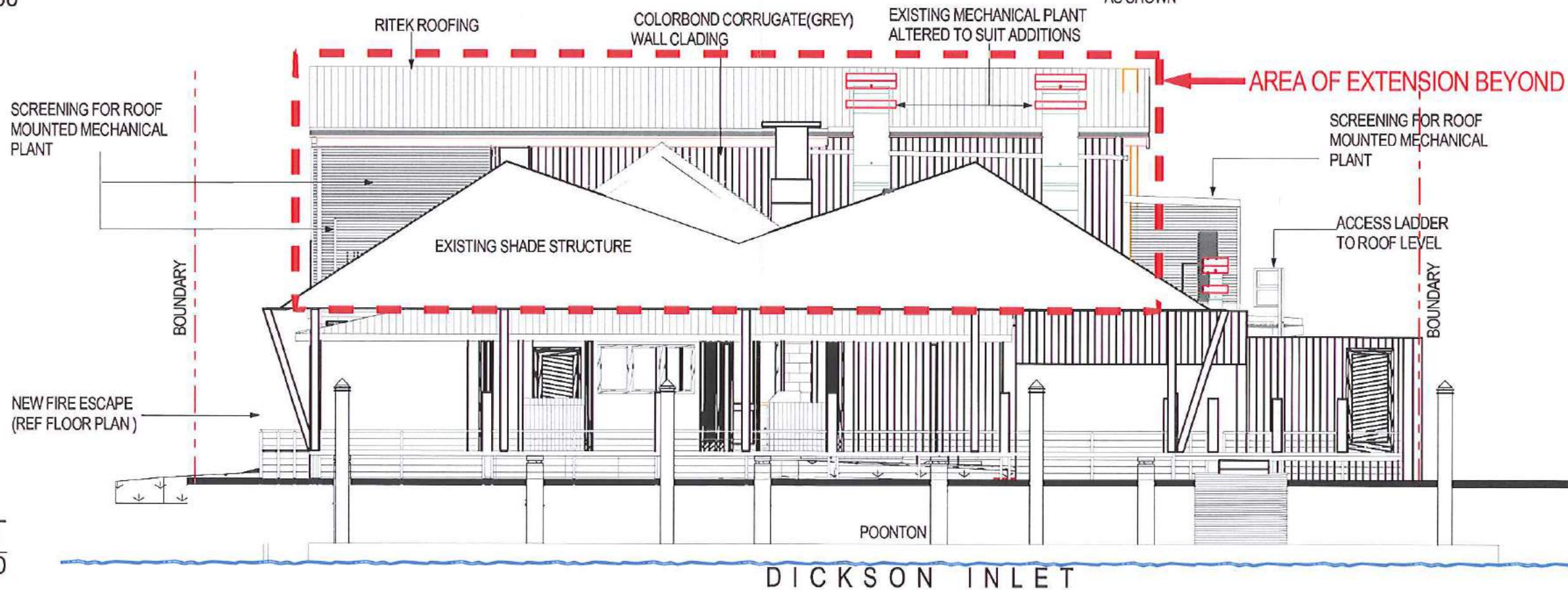
OW 03

SCALE: AS SHOWN

ELEVATIONS: NORTH & EAST



1 SOUTH
Scale 1:100



2 WEST
Scale 1:100

COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas

PROJECT NO.01-2013



RECS CONSULTING ENGINEERS
& BUILDING DESIGNERS

RPEQ No.5412

QBSA No.1109533

RECS PTY.LTD., SHOP 4 / 28 WHARF STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 F: 07 4099 6020 E: admin@recs.net.au ABN 95081197005

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ISSUE A: OPERATIONAL WORKS ISSUE 09-01-2013

ISSUE B:

ISSUE C:

ISSUE D:

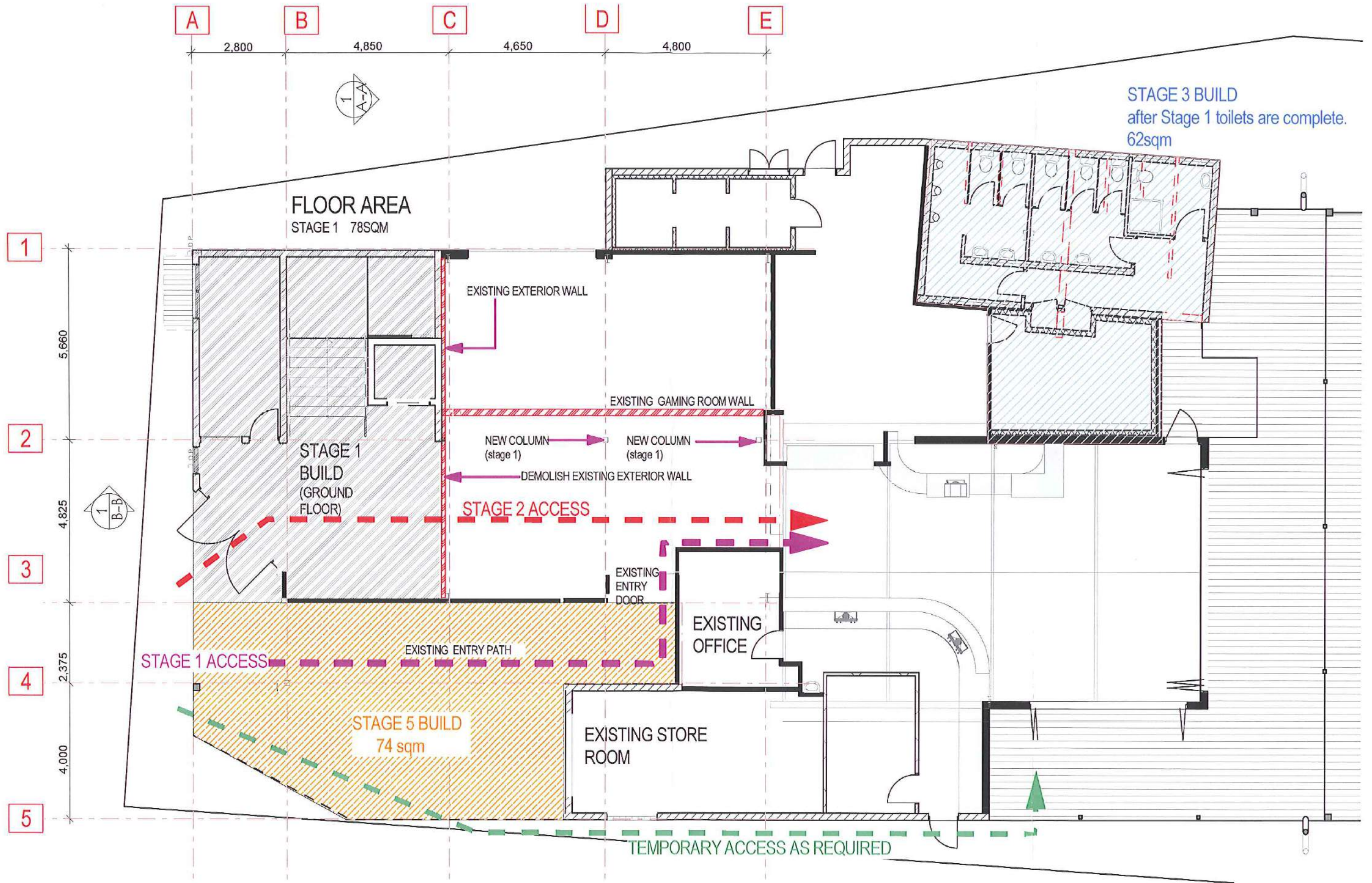
DESIGN: LP DRAWN: MG DATE OF ISSUE: 9/12/2013

PROJECT STATUS: DESIGN DEVELOPMENT

ELEVATIONS: SOUTH & WEST

SHEET	OW 04
REVISION	A

SCALE: AS SHOWN



COMBINED CLUBS ADDITIONS

CLIENT: The Combined Clubs, Port Douglas



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ISSUE A: PROPOSED BUILDING STAGES 8-08-2013
ISSUE B:
ISSUE C:

SCALE: AS SHOWN
DRAWN: M3 DESIGN LP DATE: 22/01/2012 PROJECT STATUS: DESIGN APPLICATION

SHEET	ST 01
REVISION	A

GROUND FLOOR STAGE