



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

Our reference: SDA-0215-018102
Your reference: ROL 612/2015

23 February 2015

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



23 FEB 2015

Attention:

Job No:

Attention: Jenny Elphinstone

Dear Ms Elphinstone

Concurrence agency response—with conditions

Development Permit for Reconfiguring a Lot (1 Lot into 58 Residential Lots, Road and Balance Lot) on land described as Lot 113 on SP213765, located at 12-36 Alchera Drive, Mossman

(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 9 February 2015.

Applicant details

Applicant name:	Maxholl Pty Ltd
Applicant contact details:	C/- Brazier Motti Pty Ltd PO Box 1185 Cairns QLD 4870

Site details

Street address:	12-36 Alchera Drive, Mossman
Lot on plan:	Lot 113 on SP213765
Local government area:	Douglas Shire Council

Application details

Proposed development:	Development Permit for Reconfiguring a Lot (1 Lot into 58 Residential Lots, Road and Balance Lot)
-----------------------	---

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	Reconfiguring a Lot (1 Lot into 58 Lots, New Road & Balance Land)	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 2—State controlled roads
	Schedule 7, Table 3, Item 2—State transport infrastructure (thresholds)

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

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

Further advice

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

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/ Issue
Aspect of development: Reconfiguring a Lot (1 Lot into 58 Residential Lots, Road and Balance Lot (Daintree Horizons Estate Stages 4 and 7)				
Proposed Reconfiguration Plan - Stage 4A, 4B, 4C & Stage 7A, 7B, 7C	Brazier Motti	11 November 2014	31122/119	A

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

For further information, please contact Jenny Sapuppo, Senior Planning Officer, Regional Services – Far North Queensland on (07) 4037 3202, or email jenny.sapuppo@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Robin Clark
Manager (Planning)

cc: Maxholl Pty Ltd, cns.planning@braziermotti.com.au
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

Our reference: SDA-0215-018102

Your reference: ROL 612/2015

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit - Reconfiguring a Lot (1 Lot into 58 Residential Lots, Road and Balance Lot (Daintree Horizons Estate Stages 4 and 7)		
Schedule 7, Table 2, Item 2 – State controlled road and Schedule 7, Table 3, Item 2 – State transport infrastructure (thresholds) – Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> • 'Proposed Reconfiguration Plan - Stage 4A, 4B, 4C & Stage 7A, 7B, 7C', prepared by Brazier Motti, dated 11 November 2014, Plan No 31122/119 A. 	At all times.

Our reference: SDA-0215-018102

Your reference: ROL 612/2015

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plan of development submitted with the application.

Our reference: SDA-0215-018102

Your reference: ROL 612/2015

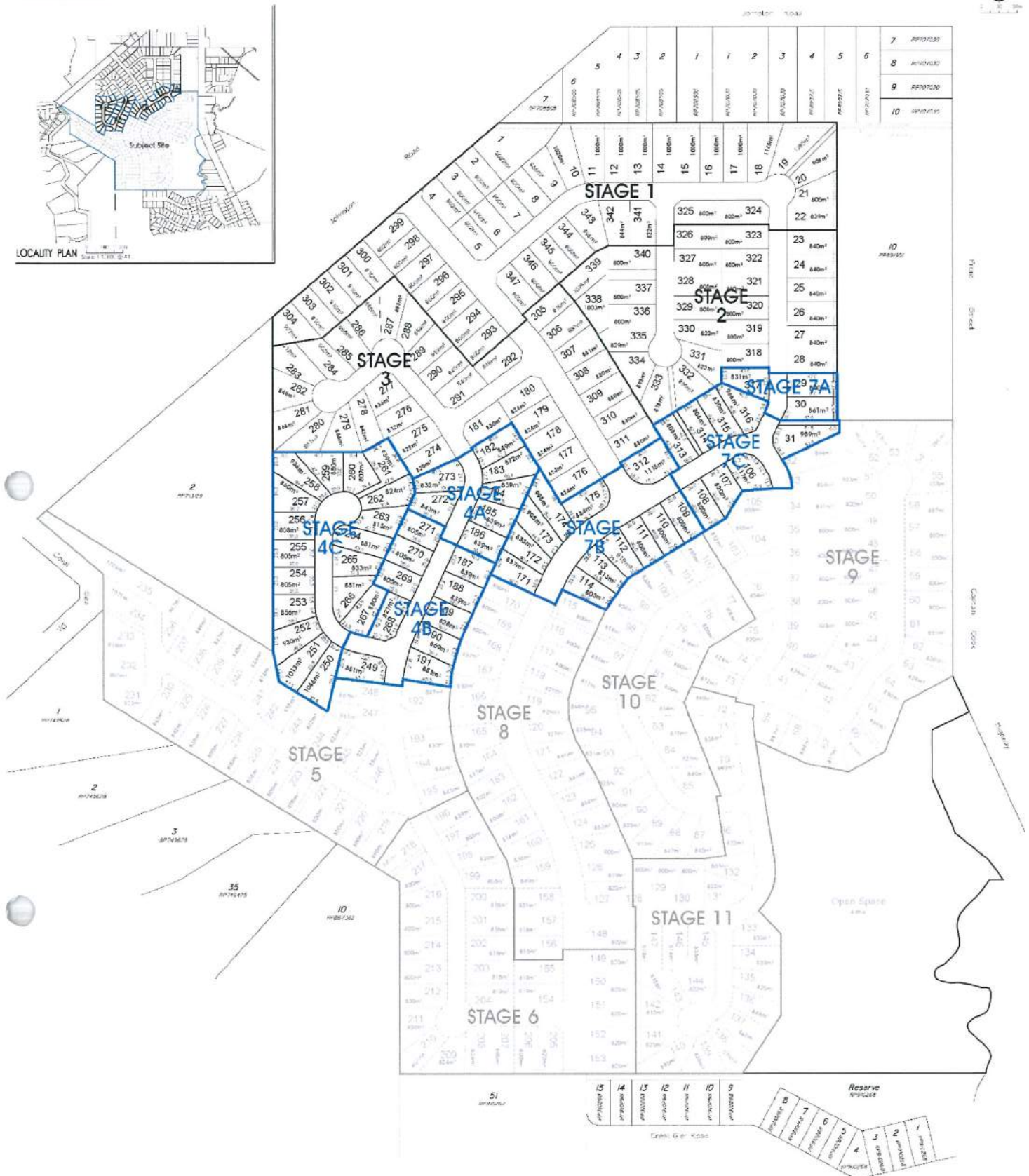
Attachment 3—Further advice

General advice – advertising device	
1.	Under section 43 of the <i>Transport Infrastructure Act 1994</i> , a local government must obtain approval from the Department of Transport and Main Roads if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.
State Planning Policy July 2014 – interim development assessment provisions	
2.	Douglas Shire Council, in its role as assessment manager, must assess the development application against the State Planning Policy July 2014 and in particular the interim development assessment provisions, such as natural hazards and water quality, to the extent it is relevant to the proposed development.

Our reference: SDA-0215-018102

Your reference: ROL 612/2015

Attachment 4—Approved plans and specifications



- STAGE 4A -
Stage Area 7103m²
Residential Area 5913m²
Total Residential 7
Average Lot Area 845m²
Total Length of New Road ... 80m

- STAGE 4B -
Stage Area 1.10 ha
Residential Area 8381m²
Total Residential 10
Average Lot Area 835m²
Total Length of New Road ... 175m

- STAGE 4C -
Stage Area 1.82 ha
Residential Area 1.56 ha
Total Residential 18
Average Lot Area 517m²
Total Length of New Road ... 125m

- STAGE 7A -
Stage Area 3098m²
Residential Area 2532m²
Total Residential 3
Average Lot Area 844m²
Total Length of New Road ... 40m

- STAGE 7B -
Stage Area 1.39 ha
Residential Area 1.04 ha
Total Residential 12
Average Lot Area 867m²
Total Length of New Road ... 180m

- STAGE 7C -
Stage Area 9490m²
Residential Area 6638m²
Total Residential 8
Average Lot Area 955m²
Total Length of New Road ... 150m