

**OUR REF:** ROL 646/2015 (prev 8/13/1703) (448653)

23 February 2015

Mr Roy A Scarcella  
15 Gerard Street  
**WOREE QLD 4868**

Dear Sir

**REQUEST TO EXTEND RELEVANT PERIOD AND AMENDED DECISION  
NOTICE – DEVELOPMENT APPLICATION FOR  
630R & 674R SYNDICATE ROAD, MIALLO**

Reference is made to the abovementioned request to extend the relevant period (Council document reference 439029) and amend the Decision Notice for the Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots), on land located at 630R and 674R Syndicate Road, Miallo.

The relevant period of the Development Permit has been extended and is now valid up to and including 26 February 2019.

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

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

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

Yours faithfully

Donna Graham  
Manager Development & Environment

Att

**APPLICANT DETAILS**

Roy A Scarcella  
15 Gerard Street  
WOREE QLD 4868

**ADDRESS**

630R & 674R Syndicate Road, Miallo

**REAL PROPERTY DESCRIPTION**

Lot 1 on SP174874

**PROPOSAL**

Reconfiguring a Lot (1 Lot into 2 Lots)

**DECISION**

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

**DECISION DATE**

~~12 March 2013~~. This Amended Decision Notice dated 23 February 2015 replaces the Decision Notice dated 12 March 2013.

**TYPE**

Reconfiguration of a Lot (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

None

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

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

Not in conflict

## 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
Plan of Lots 1 & 2 cancelling Lot 1 on SP174874	Plan 1 – Proposed Subdivision provided by R A Scarcella (Council Ref No 3864263)	Received 1 Feb 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;
  - 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 issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

### Water Supply Works Internal

3. Undertake the following water supply works internal to the subject land:
  - a. Provide a single internal water connection to proposed Lot 2 in accordance with the *FNQROC Development Manual*.
  - b. Existing water connections and internal plumbing must be contained within the lot it serves. If not then the connection and internal plumbing must be relocated to within the lot serviced.

The above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to issue of a Compliance Certificate for the Plan of Survey.

### On-site Effluent Disposal

4. The method of on-site effluent disposal for proposed Lot 2 must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

### **Damage to Infrastructure**

5. In the event that any part of Council's existing water infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Douglas Water & Waste immediately of the affected infrastructure and have it repaired or replaced by Douglas Water & Waste, at the developer's cost, prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Lawful Point of Discharge**

6. The applicants / owners must ensure that the flow of all external stormwater from the property is 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.

### **Existing Services**

7. Written confirmation of the location of existing electrical and telecommunications services for the land must be provided by either the owner / applicant or a licensed surveyor. In any instance where existing services are contained within another lot, either:
  - a. relocate the services to be contained within each respective lot; or
  - b. arrange for the registration easement/s.

Location of services must be detailed prior to the issue of a Compliance Certificate for the Plan of Survey.

### **Electricity and Telecommunications**

8. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both electricity supply and telecommunications service will be provided to the development. Such evidence must be provided prior to the issue of a Compliance Certificate for the Plan of Survey.

### **FURTHER ADVICE**

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of Section 339 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.

### **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 Development Assessment 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.dsdp.qld.gov.au](http://www.dsdp.qld.gov.au). To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).

### **Unique Rates Notations for Proposed Lot 2**

#### **On-site Effluent Disposal (Lot 2)**

1. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

#### **Water pipe Line (Lot 2)**

2. A Council-owned water pipeline crosses Lot 2 – Future subdivision and or development of Lot 2 may require a water pipeline easement in favour of Council to be created over the existing water main at no cost to Council.

### **RIGHTS OF APPEAL**

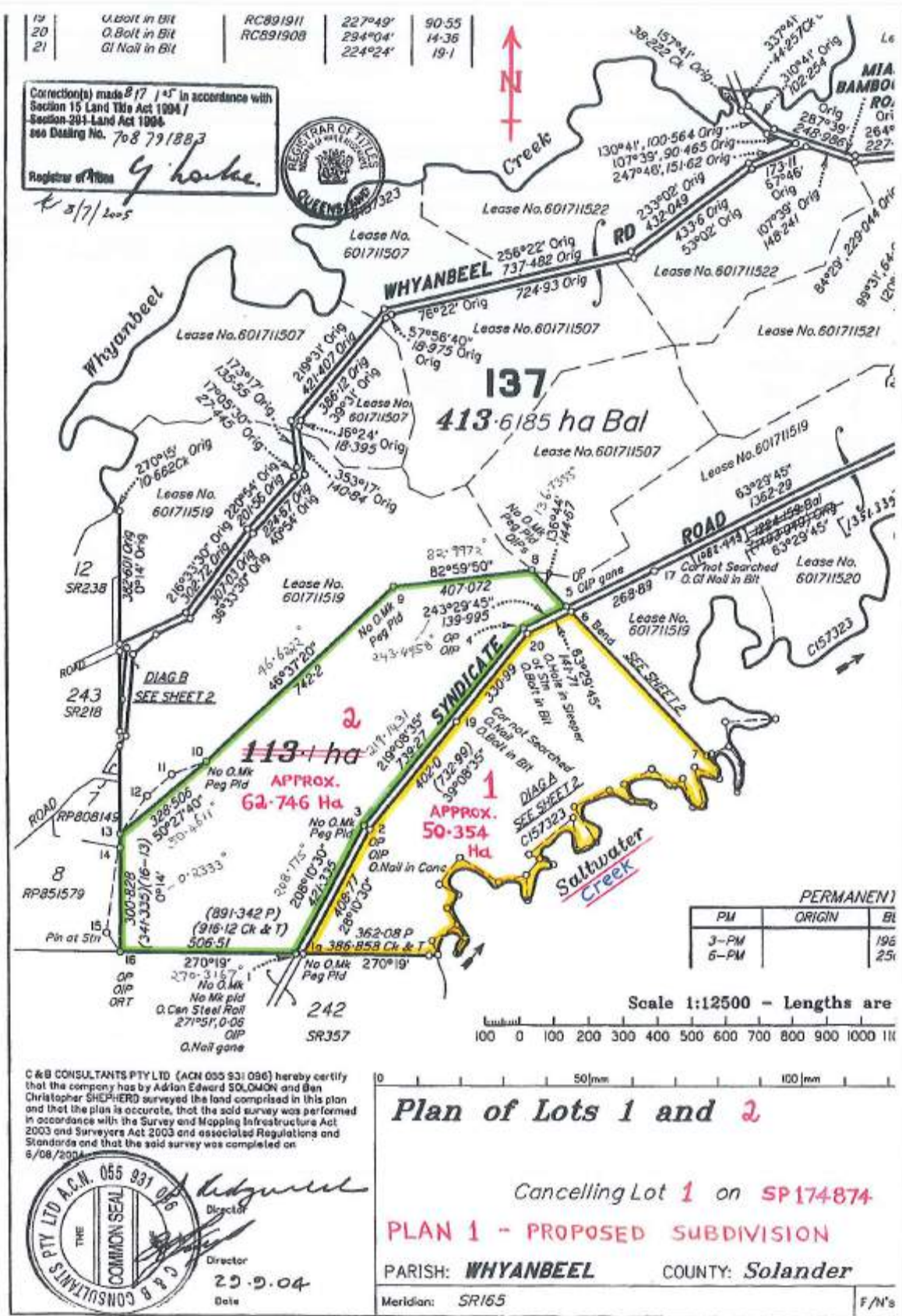
Attached

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**End of Decision Notice**


**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

**APPENDIX 1: APPROVED PLAN**



**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

**APPENDIX 3: ADOPTED INFRASTRUCTURE CHARGES NOTICE**

	<b>2006 &amp; 2008 Douglas Shire Planning Schemes Applications</b>		
	<b>INFRASTRUCTURE CHARGES NOTICE</b>		

Roy Scarcella	0	0
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DEVELOPERS NAME	ESTATE NAME	STAGE
630R-674R Syndicate Road	Miallo	L1 SP174874

STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL	41.2015.646	31-Dec-14	4

DEVELOPMENT TYPE	COUNCIL FILE NO.	R&B INDEX QUARTER ENDING	VALIDITY PERIOD
445083	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.	

DSC Reference Doc . No.	VERSION No.
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	DIST	\$ / EDC		NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
<b>WATER</b>								
Existing	2	13,429.43	X	1.00	0.00	\$13,429.43		852 GL 07470.0135.0823
Proposed	2	0.00	X	1.00	0.00	\$0.00		866 GL 07470.0135.0824
Miallo Water sub - total						\$13,429.43		
<b>SEWERAGE</b>								
Existing	8	0.00	X	0.00	0.00	\$0.00		0
Proposed	8	0.00	X	0.00	0.00	\$0.00		0
None Sewerage sub - total						\$0.00		
<b>OPEN SPACE</b>								
DSC Area						\$5,000.00		894 GL 07230.0135.0825
Off-Site Car Parking		0.00				\$0.00		
<b>TOTAL</b>						<b>\$18,429.43</b>		

Prepared by	J Elphinstone	on	9-Feb-15	Amount Paid	
Checked by	Neil Beck	on	10-Feb-15	Date Paid	
Date Payable					
Amendments		Date		Cashier	

**Note:**

The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009 (SPA)*.

Charge rates are subject to index adjustments (QLD Road & Bridge Index, ABS data as per SPA). The total charge amount indicated on this notice is current at the date of issue. **The total charge due at the date of payment must reflect the current indexed value. Please contact the Development & Environment Douglas Shire Council prior to payment for review.**

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

**OUR REF:** ROL 646/2015 (prev 8/13/1703) 439029

23 February 2015

Mr Roy A Scarcella  
15 Gerard Street  
**WOREE QLD 4868**

Dear Sir

**ADOPTED INFRASTRUCTURE CHARGES NOTICE  
FOR 630R & 674R SYNDICATE ROAD, MIALLO**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

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

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

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

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


Yours faithfully

Donna Graham  
Manager Development & Environment

Att



# INFRASTRUCTURE CHARGES NOTICE

	<b>2006 &amp; 2008 Douglas Shire Planning Schemes Applications</b>
<b>INFRASTRUCTURE CHARGES NOTICE</b>	

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ROL	41.2015.646	31-Dec-14
DEVELOPMENT TYPE	COUNCIL FILE NO.	R&B INDEX QUARTER ENDING
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DSC Reference Doc. No.	VERSION No.	<div style="border: 2px solid red; padding: 2px;">                     This logsheet is indexed appropriately only for payments made within the quarter noted above.                 </div>

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<b>Miallo Water sub - total</b>					<b>\$13,429.43</b>		
<b>SEWERAGE</b>							
Existing	8	0.00	X 0.00	0.00	\$0.00		0
Proposed	8	0.00	X 0.00	0.00	\$0.00		0
<b>None Sewerage sub - total</b>					<b>\$0.00</b>		
<b>OPEN SPACE</b>							
<b>DSC Area</b>					<b>\$5,000.00</b>		894 GL 07230.0135.0825
<b>Off-Site Car Parking</b>					<b>\$0.00</b>		
<b>TOTAL</b>					<b>\$18,429.43</b>		

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