

**ENQUIRIES:** Leon Doutre  
**PHONE:** (07) 4044 3243  
**FAX:** (07) 4044 3836  
**YOUR REF:** Iconic  
**OUR REF:** 8/35/81 (3229413)

7 July 2011

Carron Properties Pty Ltd (Tte)  
C/- 2/178 Baronia Rd  
BARONIA VIC 3155

Dear Sir/Madam

**DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:**  
**AMENDMENT TO EXISTING APPROVAL FOR 36 MURPHY STREET PORT**  
**DOUGLAS**

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was determined under Instrument of Delegation on 7 July 2011.

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.

Should you have any enquires in relation to this Decision Notice, please contact Leon Doutre of Council's Development Assessment Team on telephone number (07) 4044 3243.

Yours faithfully

Kelly Reaston  
**Manager Development Assessment**

**Att.**

**APPLICANT DETAILS**

Carron Properties Pty Ltd (Tte)  
C/- 2/178 Baronia Rd  
BARONIA VIC 3155

**ADDRESS**

36 Murphy Street Port Douglas

**REAL PROPERTY DESCRIPTION**

Lot 131 on PTD2094

**PROPOSAL**

Amendment to Existing Approval – Multiple Dwellings (Residential) – 2 Units

**DECISION**

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

**DECISION DATE**

7 July 2011

**TYPE**

Material Change of Use (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Operational Work  
Development Permit for Building Works  
Development Permit for Plumbing Works

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

None

**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:

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Site Plans Lot 2	CWA FH01 A310 RevC	May 2011
Site Plans Lot 1	CWA FH01 A311 RevC	May 2011
Elevations Lot 2	CWA FH01 A401 RevB	Sept 2010
Elevations Lot 1	CWA FH01 A402 RevB	Sept 2010
Schematic Elevations Lot 2	CWA FH01 A401 RevB	Sept 2010
Schematic Elevations Lot 1	CWA FH01 A402 RevB	Sept 2010

**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.

**Operational Works**

3. An Operational Works Approval is required for the development. Such works must be completed in accordance with the standards outlined in the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Building Works. Where plans are required, three (3) A1 size copies of the plans and one (1) copy at A3 size must be submitted to Council.

### **Water Supply and Sewerage Works External**

4. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
  - a. Extend the water main across Murphy Street with a 100DN road crossing and then provide a 50 DN rider main extending from the road crossing to the eastern side of the driveway. The applicant is responsible for the design of the water main from the property to Council's existing infrastructure. Council will advise the minimum pressure and flow at the point of connection based on a fire hydrant pressure and flow test carried out at the owner's expense;
  - b. Extend the sewer main from MH 5(p) to service the subject land;

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

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Building Works.

### **Water Supply and Sewerage Works Internal**

5. Undertake the following sewerage works internal to the subject land:
  - a. Provide a standard 20mm water service to each Dwelling unit in accordance with the FNQROC Development Manual;
  - b. Provide a single internal sewer connection to each Dwelling unit in accordance with the FNQROC Development Manual;
  - c. Provide a geotechnical report addressing the construction of the proposed sewer extension and connection;
  - d. Provide easements having a nominal width of 3m over sewers which are on a non-standard alignment.

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

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

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 Development Permit for Building Works.

### **Inspection of Sewers**

6. CCTV inspections of all constructed sewers must be undertaken for all sewers that will become an asset of Council. An assessment of the CCTV records will be undertaken and any identified defects are to be rectified to the satisfaction of the Chief Executive Officer at no cost to Council.

### **Damage to Infrastructure**

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

### **Water Saving**

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

### **Building Colours**

9. The exterior finishes and colours of Buildings must be non-reflective and must blend with the natural colours of the surrounding environment. Roofs and structures (including Water Tanks) must be of moderately dark to darker shades of green, grey, blue and brown.

Dark tinted glass is also required to be used for all finished glass surfaces of the buildings so to as ensure any reflection is minimised.

The applicant is to submit the proposed colours and finishes to Council to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Building Works. The applicant/owner must also ensure that the above Building Exterior requirements are made known in writing to all prospective purchasers.

### **Geotechnical**

10. The applicant must implement in full the recommendations made in:
  - a. Douglas Partners Geotechnical Investigation Report (Project 38836.01 dated October 2009), specifically those recommendations outlined in Section 7, which have been summarised under 'Remedial Work' in Table 1 & 2; and

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

- b. Douglas Partners additional Stability Analysis Report (Project 38836.02 dated February 2010), specifically the recommendations outlined in Section 7 and Table 1, under the heading of 'Appropriate actions to be undertaken for development'.

The revised set of drawings are required to be submitted prior to any work commencing on the site. The drawings shall be certified by an RPEQ as being in accordance with the recommendations made in the aforementioned geotechnical reports.

### **Access to Dwelling Units**

11. The applicant / owner must construct access to each of the proposed Dwelling Units from adjacent the carriageway to the lot boundary. The accesses must incorporate a crossover in accordance with FNQROC Development Manual Standard Drawing S1015 or S1105.

The driveway must be constructed in accordance with Standard Drawing S1110. The location of the driveway shall be generally in accordance with Drawing No. 4852\_TP1 Rev B; No. 4852\_C1 Rev A; and No. 4852\_C2 Rev A, prepared by A.F. Colafella & Associates Pty Ltd dated 22 February 2010.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Building Works.

### **Stockpiling and Transportation of Fill Material**

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

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

- a. peak traffic times; or
  - b. before 7:00 am or after 6:00 pm Monday to Friday; or
  - c. before 7:00 am or after 1:00 pm Saturdays; or
  - d. on Sundays or Public Holidays.
13. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

### **Storage of Machinery and Plant**

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

### **Drainage Construction**

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

15. The applicant / owner must construct all drainage works associated with the development and detailed in the Drainage Report and Plans. This includes but is not limited to: pits 1, 2, 3, 4, 8 & 9 as detailed on the Drainage Plan prepared by A.F. Colafella & Associated Pty Ltd, Drawing No. 4852\_C3 & 4852\_C5 dated 22 February 2010.

All associated earthworks and landscaping must be completed in accordance with the approved plans prior to the Commencement of Use or issue of a Compliance Certificate for the Building Format Plan.

**Drainage Easements**

16. A Drainage Easement having a minimum width of three (3) metres along the entire length of the south east boundary of proposed Lot 1 in the location(s) shown on the proposal Plan No 4852\_C3, dated 28 October 2009 and prepared by A.F. Colafella & Associates Pty Ltd must be granted in favour of Council.  
A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted prior to the Commencement of Use or issue of a Compliance Certificate for the Building Format Plan. All relevant documentation must be lodged and registered with the Department of Environment & Resource Management prior to the Commencement of Use.

**Landscaping**

17. The submitted Landscaping Plan, Landscape & Associates LA26-D10 must be revised to include the following:
- a. Provision of dense screening vegetation adjacent the side boundary opposite proposed Residence 2 (northernmost).

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

18. Areas affected by building works must be landscaped in accordance with the FNQROC Development Manual. In particular, landscaping must include planting of all cut and fill batter areas. The disturbed areas of land for the creation of the driveway must also be revegetated with native species found in the locality.

### **Vegetation Clearing**

19. Existing vegetation on the subject land must be retained in all areas except those affected by the construction of access driveways, the installation of services as detailed on the approved plans. Any further clearing requires a Permit to Damage Protected Vegetation under Amendment 1 of 2006 of Local Law No 56 Vegetation Management.

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

### **Wildlife**

20. Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.

### **Notification of Vegetation Clearing**

21. Council's Development Assessment Branch must be notified two (2) days prior to the proposed date of commencement of any approved vegetation clearing to facilitate community awareness of such works.

### **Existing Creek and Drainage Systems**

22. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Environment & Resource Management for carrying out works in a watercourse.

### **Lawful Point of Discharge**

23. 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 to the requirements and satisfaction of the Chief Executive Officer.



### **Sediment and Erosion Control**

24. A sediment and erosion control plan must be submitted prior the issue of a Development Permit for Operational Works. Such plans 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).

#### **Ponding and/or Concentration of Stormwater**

25. The applicant/owner must ensure that the retaining wall does not result in the ponding or concentration of stormwater **flows**.

### **Structural Certification**

26. All retaining walls or structures higher than one (1) metre must be structurally certified prior to the issue of a Development Permit for Building Work.

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

27. All earthwork batters steeper than 1 in 2 and/or higher than 1.8 metres must be certified by a qualified Geotechnical Engineer prior to the issue of a Development Permit for Building Works.

### **Existing Services**

28. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:

- a. Relocate the services to comply with this requirement; or
- b. Arrange registration of necessary easements over services located within another lot prior to the issue of Development Permit for Building Works.

### **Electricity Supply**

29. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

**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 Section 802 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.
  4. For information relating to the Sustainable Planning Act 2009 log on to [www.dip.qld.gov.au](http://www.dip.qld.gov.au). To access Council's Development Manual, Local Laws and other applicable Policies log on to [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au).
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**RIGHTS OF APPEAL**

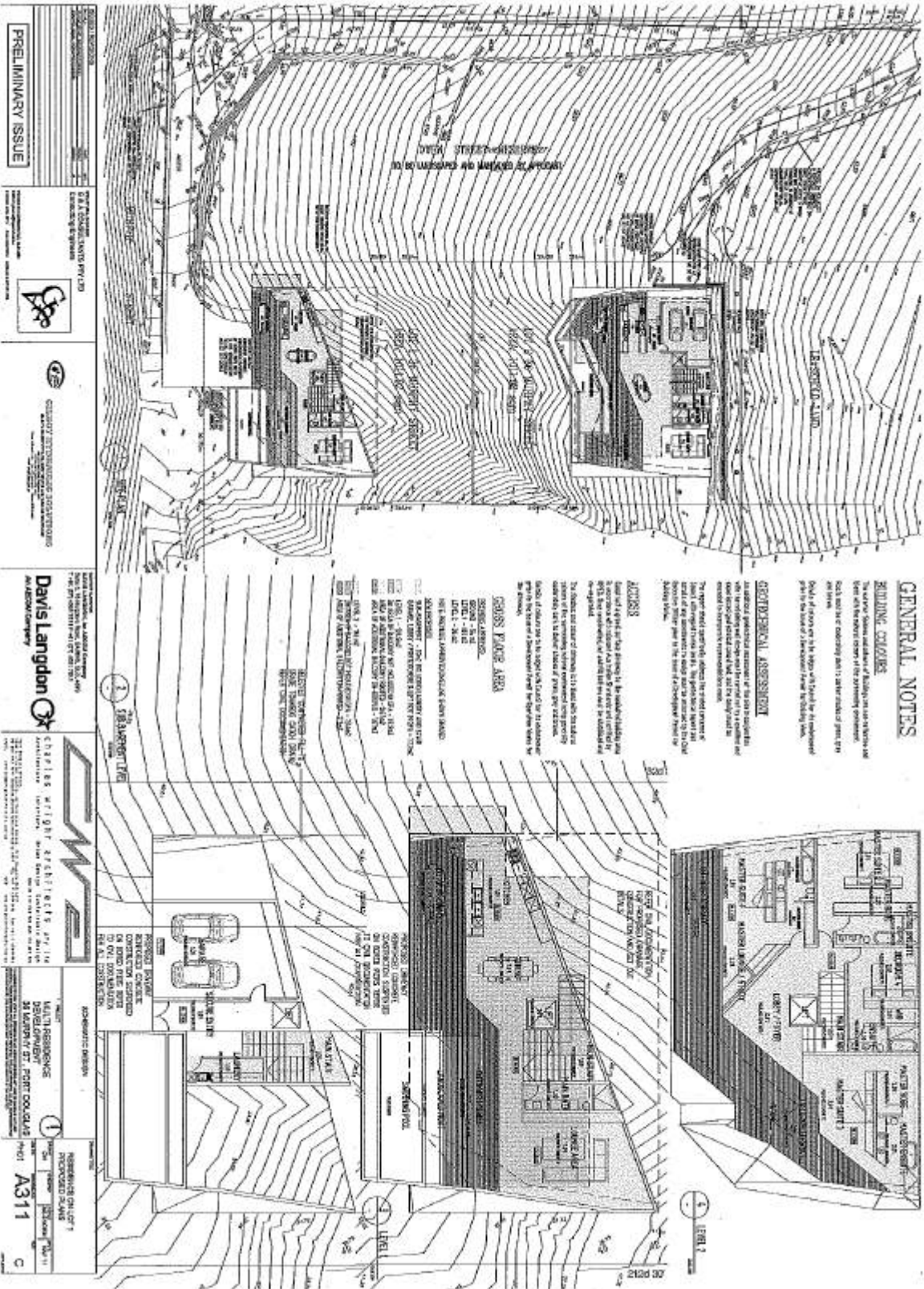
Attached

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**End of Decision Notice**



**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**



**GENERAL NOTES**

**BUILDING COVERAGE**  
The above shown building coverage is subject to the provisions of the Sustainable Planning Act 2009 and the provisions of the relevant government. Such work or construction shall be subject to the provisions of the Act and the relevant government.

Buildings shown on this plan are intended to be constructed in accordance with the provisions of the Act and the relevant government.

**GENERAL ASSIGNMENT**

A detailed general assignment of the building coverage is provided in the relevant government and the relevant government. Such work or construction shall be subject to the provisions of the Act and the relevant government.

**ADDITIONS**

The above shown additions are subject to the provisions of the Act and the relevant government. Such work or construction shall be subject to the provisions of the Act and the relevant government.

**GROSS FLOOR AREA**

**SECTION 1**  
SECTION 1: GROSS FLOOR AREA  
SECTION 1: GROSS FLOOR AREA  
SECTION 1: GROSS FLOOR AREA

**PRELIMINARY ISSUE**

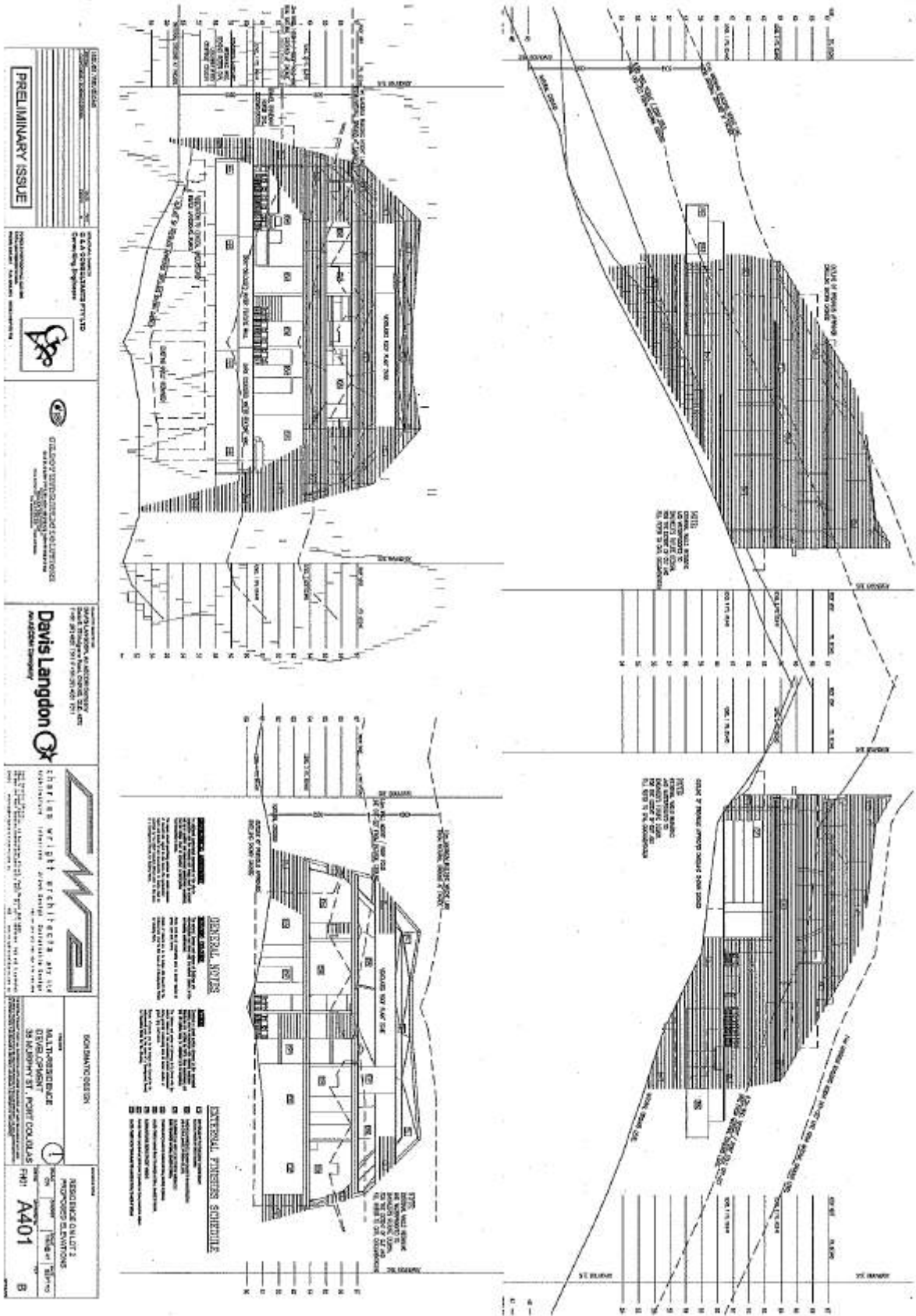
**DAVIS LANGDON**  
ARCHITECTS  
100/101 SOUTH BRIDGE ROAD  
SINGAPORE 059233

**DAVIS LANGDON**  
ARCHITECTS  
100/101 SOUTH BRIDGE ROAD  
SINGAPORE 059233

**CHARLES WILBY ARCHITECTS P/L**  
100/101 SOUTH BRIDGE ROAD  
SINGAPORE 059233

**HEALTH RESERVE**  
REDEVELOPMENT  
28 MARION ST, PORT DOUGLAS QLD 4217

**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

**INTERNAL FINISHES SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT
1	CEILING		
2	WALL		
3	FLOOR		
4	DOOR		
5	WINDOW		
6	ROOF		
7	SKYLINE		
8	STAIR		
9	LANDING		
10	W.C.		
11	BATH		
12	KITCHEN		
13	DINING		
14	LIVING		
15	BED ROOM		
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**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

**PRELIMINARY ISSUE**

**S & S CONSULTANTS PT LTD**  
Sustainable Design  
100/102 WILSON AVENUE  
MOUNTAIN VIEW, ACTON, VIC 3048  
PH: 03 9499 1111  
WWW.SANDSCONSULTANTS.COM.AU

**CREATING SUSTAINABLE BUILDINGS**  
Sustainable Design & Construction  
100/102 WILSON AVENUE  
MOUNTAIN VIEW, ACTON, VIC 3048  
PH: 03 9499 1111  
WWW.SANDSCONSULTANTS.COM.AU

**Davis Langdon**  
Sustainable Design & Construction  
100/102 WILSON AVENUE  
MOUNTAIN VIEW, ACTON, VIC 3048  
PH: 03 9499 1111  
WWW.DAVISLANGDON.COM.AU

**CHARLES WRIGHT ARCHITECTS PT LTD**  
Sustainable Design & Construction  
100/102 WILSON AVENUE  
MOUNTAIN VIEW, ACTON, VIC 3048  
PH: 03 9499 1111  
WWW.CHARLESWRIGHTARCHITECTS.COM.AU

**SCHEMATIC DESIGN**  
NAME: HALLS RESIDENCE  
NO. 100/102 WILSON AVENUE  
MOUNTAIN VIEW, ACTON, VIC 3048

**RESPONSIBLE OFFICER:**  
NAME: [Redacted]  
NO: [Redacted]

**PROJECT NO:** A401

**SCALE:** 1:50

**DATE:** 15/01/2011

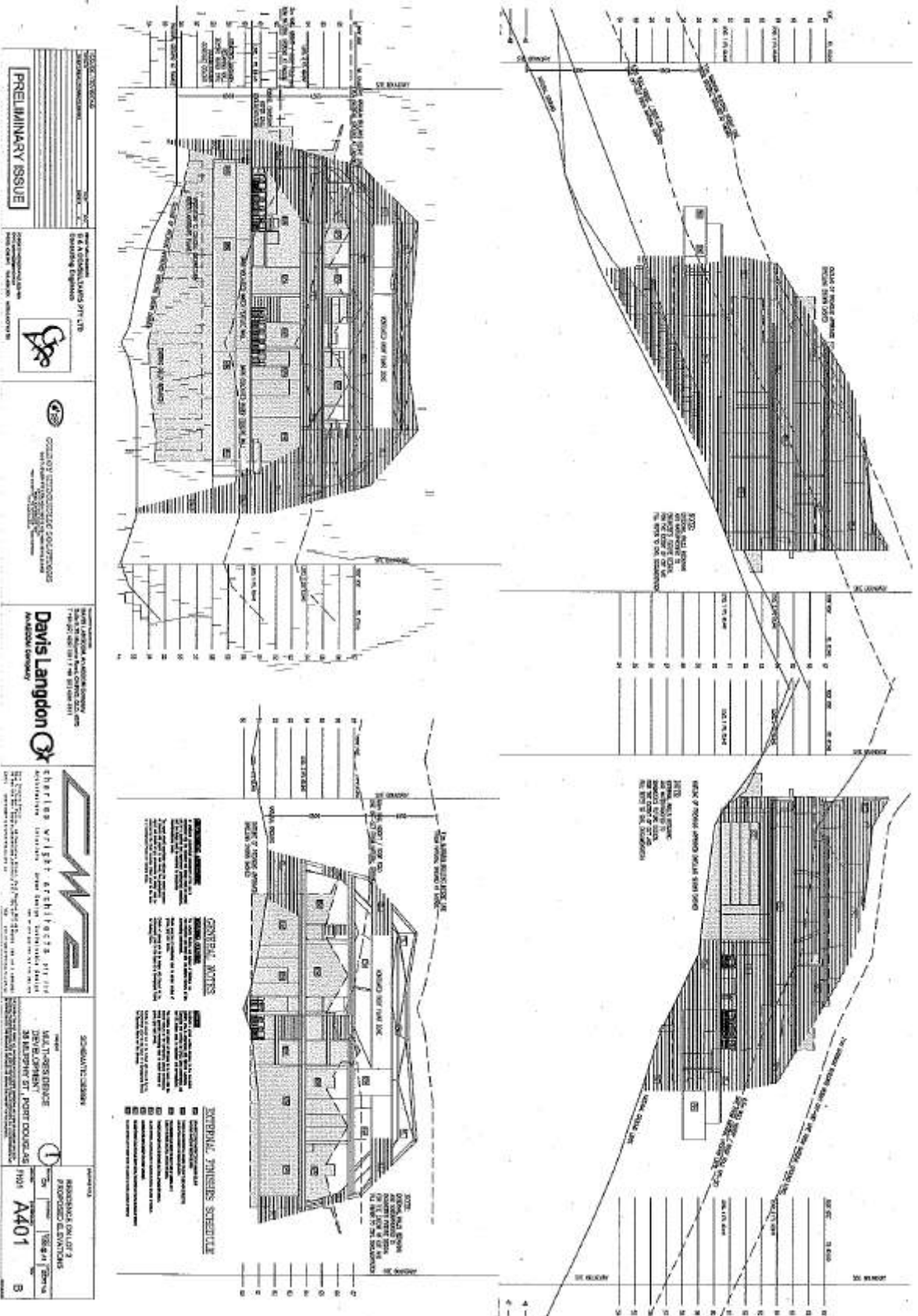
**GENERAL NOTES:**  
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011.  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2011.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2011.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2011.  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2011.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2011.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2011.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2011.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2011.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL METALWORK REGULATIONS 2011.  
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WOODWORK REGULATIONS 2011.  
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GARDENING REGULATIONS 2011.  
13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL LANDSCAPING REGULATIONS 2011.  
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FENCING REGULATIONS 2011.  
15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2011.  
16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BRICKWORK REGULATIONS 2011.  
17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2011.  
18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLASTERING REGULATIONS 2011.  
19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2011.  
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2011.

**EXTERNAL FINISHES SCHEDULE:**  
1. EXTERIOR WALLS: BRICKWORK  
2. EXTERIOR ROOF: TERRAZZO  
3. EXTERIOR FLOORS: TERRAZZO  
4. EXTERIOR CEILING: PLASTER  
5. EXTERIOR DOORS: WOOD  
6. EXTERIOR WINDOWS: ALUMINIUM  
7. EXTERIOR STAIRS: WOOD  
8. EXTERIOR BALCONY: TERRAZZO  
9. EXTERIOR TERRACE: TERRAZZO  
10. EXTERIOR DRIVEWAY: CONCRETE  
11. EXTERIOR FENCING: WOOD  
12. EXTERIOR GARDENING: PLANTING  
13. EXTERIOR LANDSCAPING: PLANTING  
14. EXTERIOR FENCING: WOOD  
15. EXTERIOR CONCRETE: CONCRETE  
16. EXTERIOR BRICKWORK: BRICKWORK  
17. EXTERIOR ROOFING: ROOFING  
18. EXTERIOR PLASTERING: PLASTERING  
19. EXTERIOR PAINTING: PAINTING  
20. EXTERIOR CARPENTRY: CARPENTRY





**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**



**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

**GENERAL NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE.
2. ALL MATERIALS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
5. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
6. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE SUSTAINABLE PLANNING ACT 2009.
7. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE SUSTAINABLE PLANNING ACT 2009.
8. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE SUSTAINABLE PLANNING ACT 2009.
9. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE SUSTAINABLE PLANNING ACT 2009.
10. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE SUSTAINABLE PLANNING ACT 2009.

**EXTERNAL PROJECTS SCHEDULE**

NO.	DESCRIPTION	DATE
1	FOUNDATION	15/01/2009
2	FRAMING	20/01/2009
3	ROOFING	25/01/2009
4	WALLS	30/01/2009
5	FLOORING	05/02/2009
6	PAINTING	10/02/2009
7	GLAZING	15/02/2009
8	MECHANICAL	20/02/2009
9	ELECTRICAL	25/02/2009
10	PLUMBING	30/02/2009
11	LANDSCAPING	05/03/2009
12	FINAL INSPECTION	10/03/2009

**PRELIMINARY ISSUE**

**DAVIS LANGDON**  
AN ARCADIS COMPANY

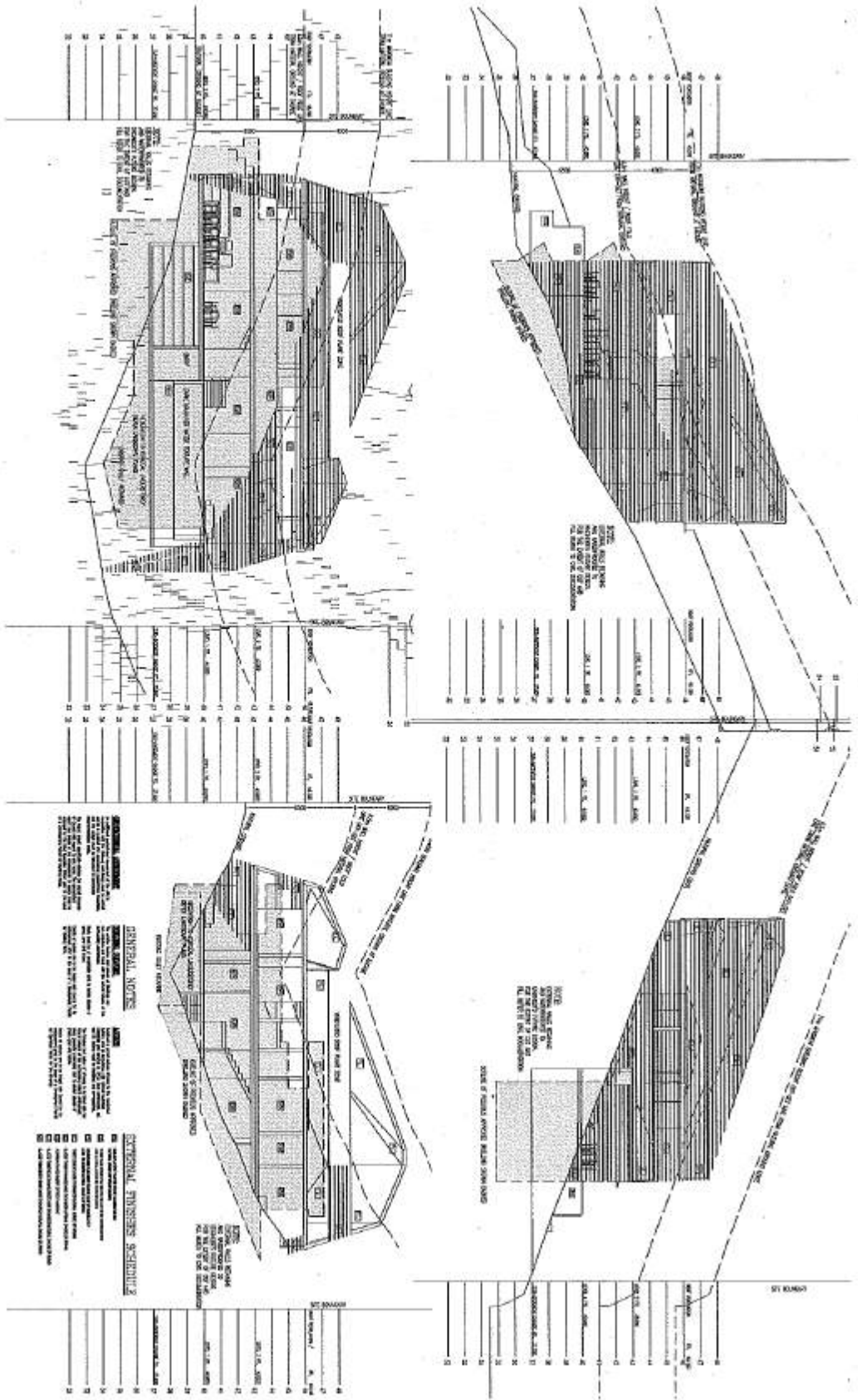
**CHARLES WELSH ARCHITECTS LTD**  
100 KEMPSON ST, AUCKLAND

**ZONING DESIGN: MULTIHABITANCE ZONING SUBSET 30 KEMPSON ST, AUCKLAND**

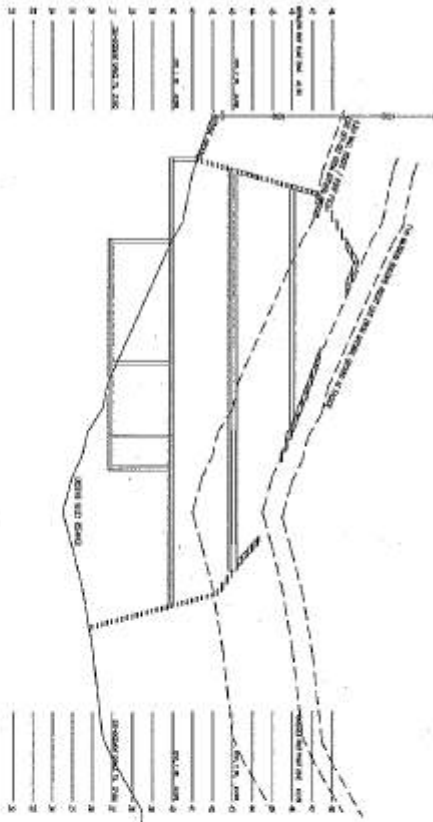
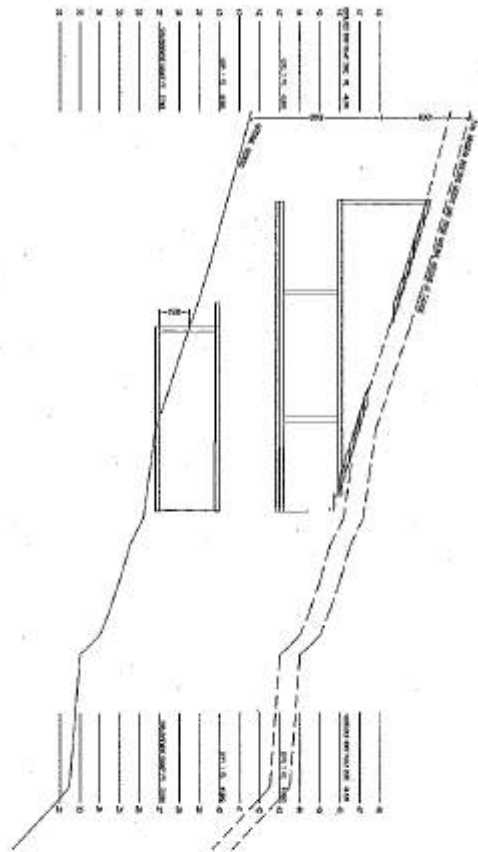
**RESPONSE NO: 1**  
**PROPOSED EXHIBITION: A402**

**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

<b>PROJECT INFORMATION</b>	
PROJECT NAME	1000 WEST 10TH AVENUE
OWNER	1000 WEST 10TH AVENUE DEVELOPMENT
DESIGNER	DAVIS LANGDON
DATE	10/11/2009
<b>PRELIMINARY ISSUE</b>	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

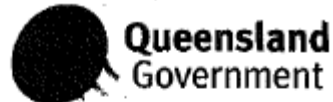


**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



<p><b>PRELIMINARY ISSUE</b></p>		<p>DATE: 14/08/2009                  DRAWN BY: [Name]                  CHECKED BY: [Name]</p>		<p><b>DAVIS LANGDON</b>                  ARCHITECTS</p>		<p><b>CHARLES WRIGHT ARCHITECTS</b>                  ARCHITECTS</p>		<p><b>SPRINGBROOK RESERVE</b>                  MULTIRESIDENCE DEVELOPMENT                  35 VANDER ST PORT DOUGLAS</p>		<p><b>PROPOSED DILLOT 1</b>                  PROPOSED SECTIONAL PLAN                  PLAN A421</p>	
<p>PROJECT NUMBER: [Number]</p>		<p>CLIENT: [Name]</p>		<p>PROJECT ADDRESS: [Address]</p>		<p>PROJECT LOCATION: [Location]</p>		<p>DATE OF ISSUE: [Date]</p>		<p>SCALE: [Scale]</p>	

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Our Ref: Meeting 51 Item 5.1.3 September 2010  
Council Ref: 8/35/81

3 September 2010

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



Douglas Iconic Panel

Dear Mrs Russell

**Re Decision of the Development Assessment Panel for the Iconic Queensland Place of Douglas**

**Material Change of Use – Multiple Dwellings (Residential) (Impact Assessable) – Lot 131 on PTD2094, 36 Murphy Street, Port Douglas**

With reference to the abovementioned development application, please find attached the decision notice which was determined by the Development Assessment Panel for the Iconic Queensland Place of Douglas at its meeting held on 13 August 2010.

Pursuant to section 53(3) of the *Iconic Queensland Places Act 2008* (IQPA), the decision notice given by the Panel is taken to have been given by the local government as the assessment manager for the application in accordance with the *Sustainable Planning Act 2009* (SPA).

Accordingly, pursuant to section 728 of the SPA, Council is required to keep a copy of the decision notice available for inspection and purchase by the public.

Council's appeal rights are pursuant to section 54(3) of the IQPA.

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

Yours sincerely

**Ben Thrower**  
**Project Manager on behalf of the Development Assessment Panel for the Iconic Queensland Place of Douglas**

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

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