

ENQUIRIES: Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF: SEDA
OUR REF: 8/13/1750 SEDA (4135775)

27 September 2013

Jonpa Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Sir/Madam

**DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 46 COOYA BEACH ROAD BONNIE DOON**

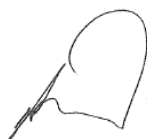
With reference to the abovementioned Development Application which was determined under Instrument of Delegation on 27 September 2013, please find attached the relevant Decision Notice.

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 s648F of the *Sustainable Planning Act*.

Should you have any enquires in relation to this Decision Notice, please contact Michelle Henderson of Council's Development Services Team on telephone number (07) 4099 9457.

Yours faithfully



Neil Beck
Acting Manager Development & Regulatory Services

Att.

APPLICANT DETAILS

Jonpa Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

ADDRESS

46 Cooya Beach Road Bonnie Doon

REAL PROPERTY DESCRIPTION

Lot 147 on SP199682

PROPOSAL

Reconfiguring a Lot

DECISION

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

DECISION DATE

27 September 2013

TYPE

Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Work

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:

Drawing or Document	Reference	Date
Plan of Reconfiguration	Plan ref no SP249790 prepared by RPS Aust. East P/L(Council ref no 4106361).	Received 2 Sept 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 approval and dating of the Plan of Survey, except where specified otherwise in these conditions of approval.

Water Supply and Sewerage Works Internal

3. Undertake the following water supply and sewerage works internal to the subject land:-
 - a. Provide a single internal sewer and water connection to each lot 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.

All 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 approval and dating of the Plan of Survey.

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, stripping and grubbing, the applicant/owner must notify Cairns Regional Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to approval and dating of the Plan of Survey.

Lawful Point of Discharge

5. 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

6. 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, or in conjunction with, the lodgement of a Compliance Certificate for the Plan of Survey creating the lot.

Electricity and Telecommunications

7. The applicants/owners must provide written evidence of negotiations with electricity and telecommunications authorities stating that services are/will be provided to the development. Such evidence must be provided prior to approval and dating of 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 and section 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.

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.

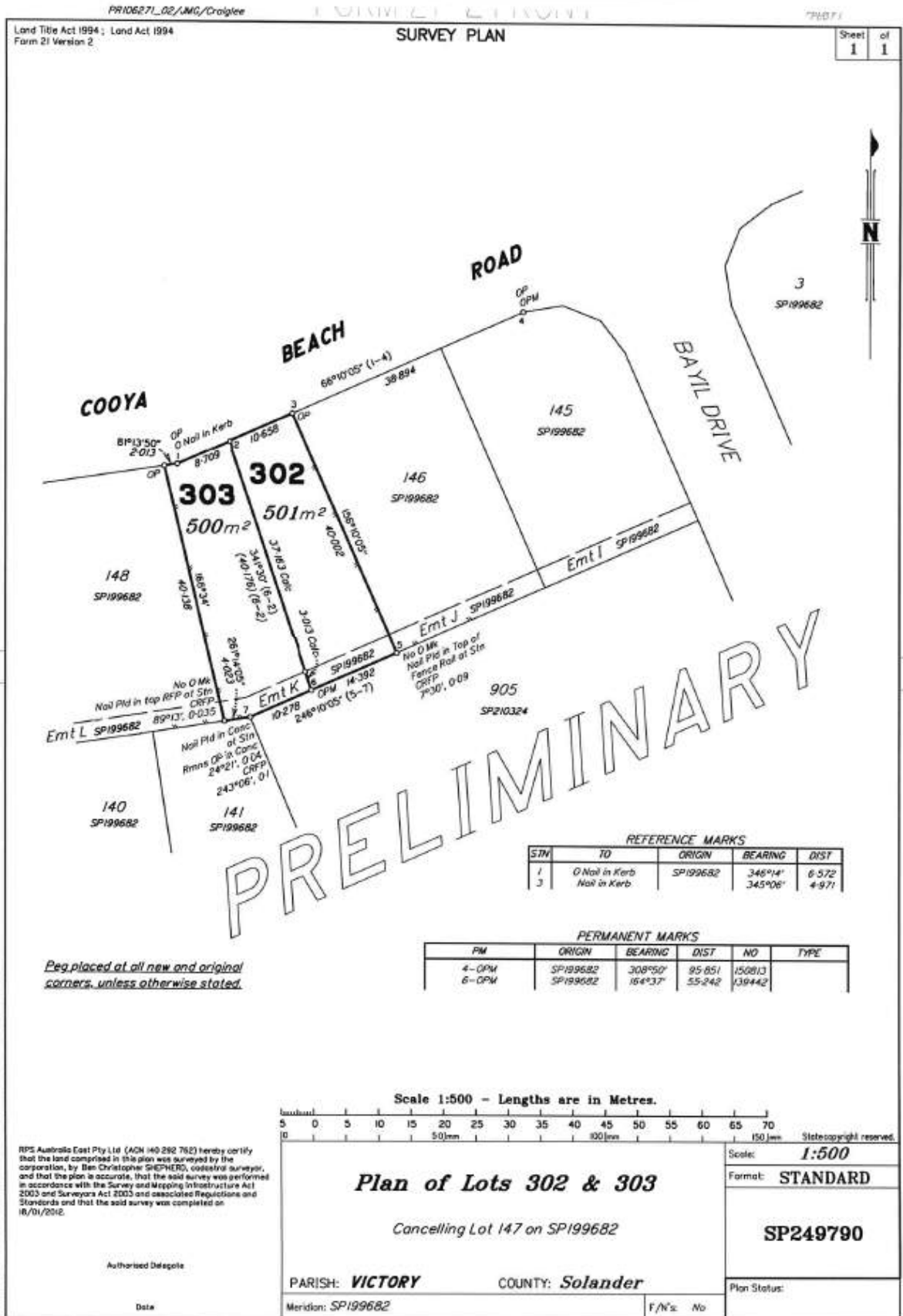
RIGHTS OF APPEAL

Attached

End of Decision Notice

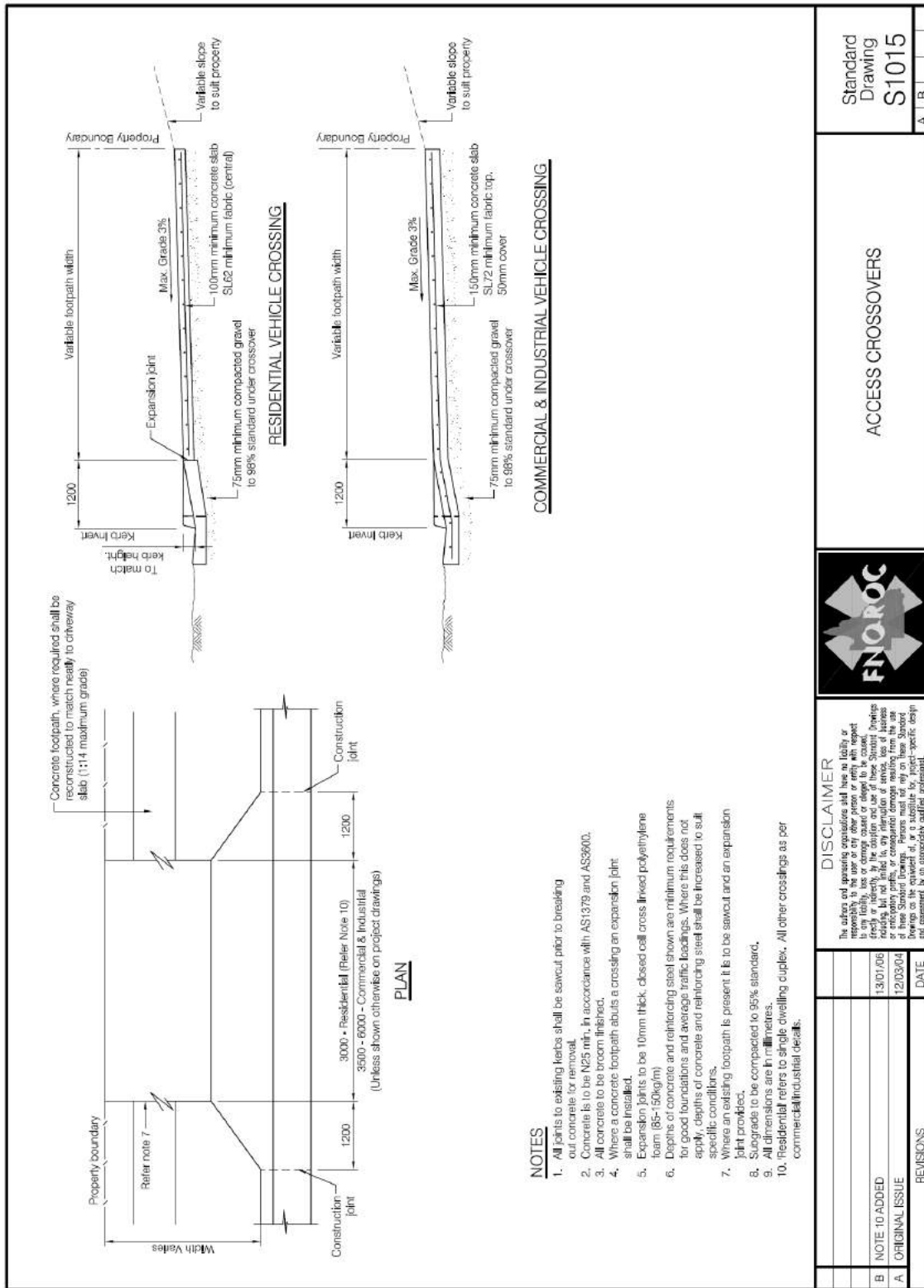
**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

APPENDIX 1: Approved Drawing(s) & Document(s)



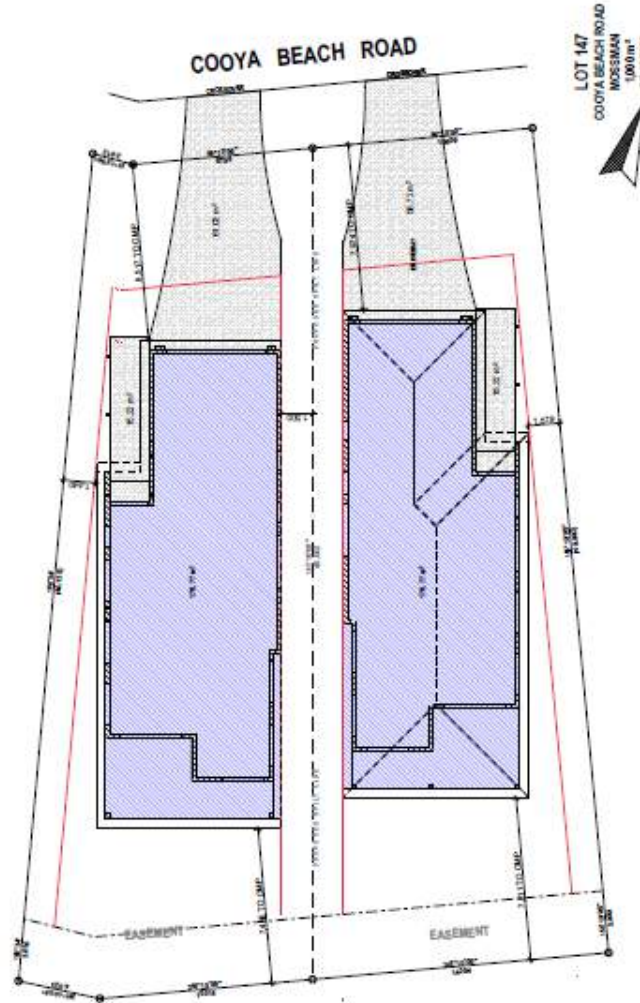
APPENDIX 2

STANDARD DRAWING S1015 – CROSS OVER



POTENTIAL FUTURE HOUSE PLANS FOR EACH LOT

PRELIMINARY DRAWINGS ONLY
 NOT FOR CONSTRUCTION.



LONG ISLAND 175

SITE PLAN
 Scale 1:200

DATE:	12/06/2013	PROJECT:	LONG ISLAND 175	DATE:	12/06/2013	PROJECT:	LONG ISLAND 175
BY:	[Signature]	CHECKED:	[Signature]	BY:	[Signature]	CHECKED:	[Signature]
THESE PLANS ARE THE PROPERTY OF NQ HOMES PTY LTD AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.				NO HOMES - LONG ISLAND PTY LTD 175 LONG ISLAND DRIVE MOSSMAN QLD 4882			
NO HOMES Tropical Living				CYBER DIGITAL PRINTING & DESIGN 175 LONG ISLAND DRIVE MOSSMAN QLD 4882			
LOT 147 COOYA BEACH ROAD MOSSMAN 1000m² SP 19/9622				N3 SITE PLAN 12001 SHEET 1 OF 12			

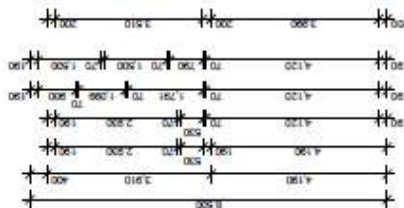
DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

THIS DRAWING TO BE CONFIRMED BY THE MANUFACTURER OF THE CONSTRUCTION

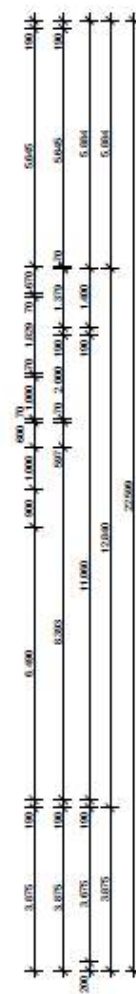
PRELIMINARY DRAWINGS ONLY
NOT FOR CONSTRUCTION.

LEGEND

- SD SLIDING DOOR
- SW SLIDING WINDOW
- AW AWNING WINDOW
- LW LOUVER WINDOW
- UBO UNDER BENCH OVEN
- RH RANGEROOD
- CHC OVER HEAD CUPBOARD
- DP DOWNPIPE



Areas:
Living: 113.00m²
Garage: 37.20m²
Porch: 1.8m²
Alfresco: 23.30m²
Total: 175.30m² 19.00sqgs

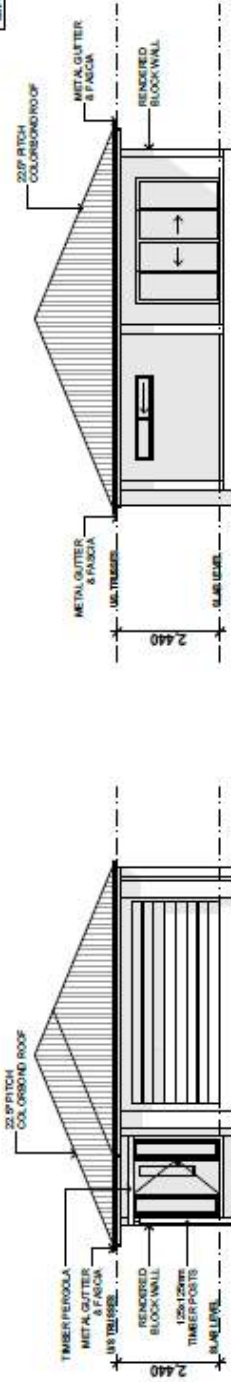


LONG ISLAND 175
FLOOR PLAN
Scale 1:100

DATE	DESCRIPTION	BY	CHECKED	DATE
These plans are the property of NO HOMES PTY LTD and subject to copyright.				
NO HOMES - LONG ISLAND SITE		N3		
FLOOR PLAN		12001		
DATE	DESCRIPTION	BY	CHECKED	DATE

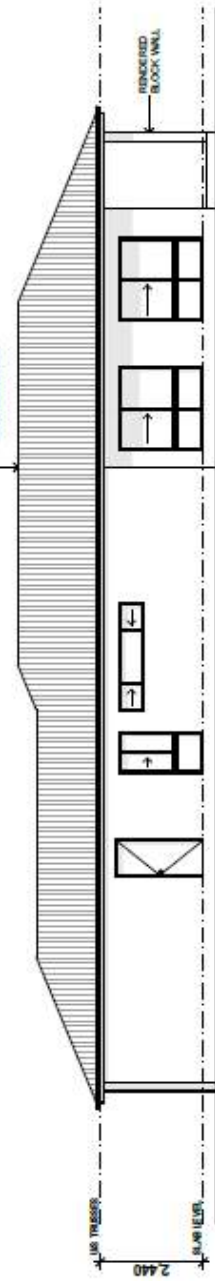
DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

ELEVATIONS ARE
INDICATIONAL ONLY
SOME VARIATIONS
MAY OCCUR ON SITE



A FRONT ELEVATION
Scale 1:100

D REAR ELEVATION
Scale 1:100



B RIGHT ELEVATION
Scale 1:100

C LEFT ELEVATION
Scale 1:100

LONG ISLAND 175

45.2013.5297
10/14

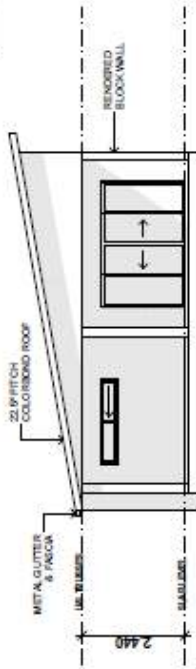
NO. 12001 DRAWING NO. DATE 14/06/2013	PROJECT NO. 12001	SHEET NO. 3 of 12	PROJECT NAME LONG ISLAND 175	PROJECT LOCATION LONG ISLAND 175	PROJECT TYPE HOUSE	ARCHITECT NQ HOMES PTY LTD	DRAWING DATE 14/06/2013	DRAWING SCALE 1:100	DRAWING NO. 12001	DRAWING DATE 14/06/2013
---	----------------------	----------------------	---------------------------------	-------------------------------------	-----------------------	-------------------------------	----------------------------	------------------------	----------------------	----------------------------

These plans are the property of
NQ HOMES PTY LTD and
subject to copyright.

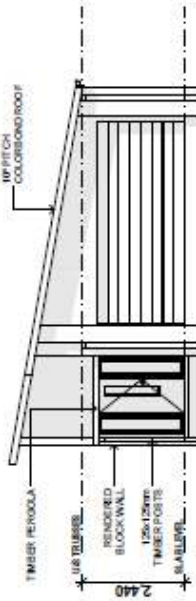


**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

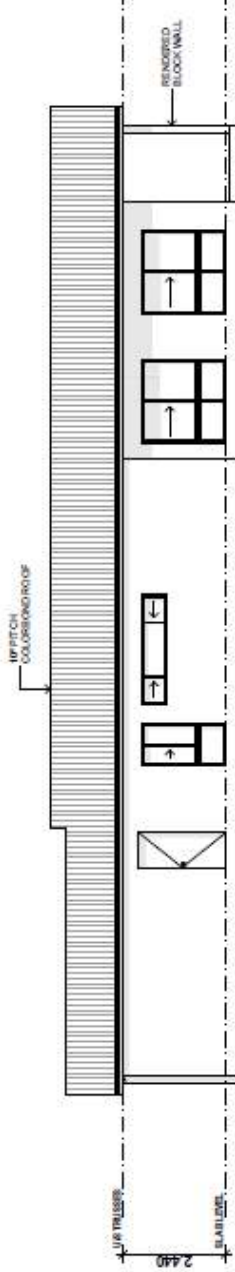
ELEVATIONS ARE
INDICATIONAL ONLY
SOME VARIATIONS
MAY OCCUR ON SITE



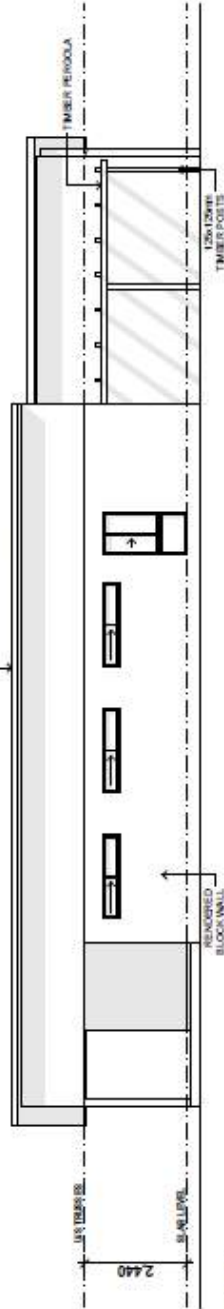
REAR ELEVATION
Scale 1:100



FRONT ELEVATION
Scale 1:100



RIGHT ELEVATION
Scale 1:100



LEFT ELEVATION
Scale 1:100

LONG ISLAND 175

DATE	DESCRIPTION	BY	CHKD	NO HOMES - TROPICAL LIVING	NO HOMES - LONG ISLAND	N3	ELEVATIONS SKILLION ROOF	12001	REVISION	DATE
				These plans are the property of NO HOMES PTY. LTD and subject to copyright.	CYBER DESIGN & CONSTRUCTION					4/1/12

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**



2006 Douglas Shire Planning Scheme Applications

INFRASTRUCTURE CHARGES NOTICE

Jonpa Pty Ltd	0	0
DEVELOPERS NAME	ESTATE NAME	STAGE
46 Cooya Beach Rd	Cooya	L147 SP199682
STREET No. & NAME	SUBURB	LOT & RP No.s
ROL (1 into 2)	8/13/1750	30-Jun-13
DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING
4127360	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.
SKIDS No.	VERSION No.	

	DIST.	\$ / ERA	NET ERA	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	RECEIPT TYPE
WATER							
EX	13	5,094.75	X 1.00	0.00	\$5,094.75		T 615/ 05676
Pro	13	2,375.55	X 1.00	0.00	\$2,375.55		T 616/ 05662
Water sub - total					\$7,470.30		
SEWERAGE							
EX	1	2,154.74	X 1.00	0.00	\$2,154.74		T 617/ 05684
Pro	1	6,460.76	X 1.00	0.00	\$6,460.76		T 618/ 05678
Sewerage sub - total					\$8,615.50		
Road Network	Not Applicable in Former DSC Area				0		
	District No.	0			\$0.00		000/ 0
DRAINAGE	Not Applicable in Former DSC Area				None		
	Stream Management				\$0.00		0
	Stormwater Quality				\$0.00		0
OPEN SPACE	Former DSC Area				\$1,900.00		T 614 / 546
BONDS	None				\$0.00		
	None				\$0.00		
OTHER	Port Douglas General road upgrade				\$0.00		348 / 05427
	None				\$0.00		
TOTAL					\$17,985.79		

Prepared by	M Henderson	on	19-Sep-13	Amount Paid	
Checked by	S Graham	on	25-Sep-13	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

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, Cairns Regional Council prior to payment for review

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

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

ENQUIRIES: Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF: SEDA
OUR REF: 8/13/1750 SEDA (skids number)

27 September 2013

Jonpa Pty Ltd
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Sir/Madam

ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR 46 COOYA BEACH ROAD
BONNIE DOON

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with 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 the Development Assessment Team 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 enquires in relation to this Adopted Infrastructure Charges Notice, please contact Michelle Henderson of Council's Development Assessment Team on telephone number (07) 4099 9457.

Yours faithfully



Neil Beck
Acting Manager Development & Regulatory Services

Infrastructure Charges



2006 Douglas Shire Planning Scheme Applications

INFRASTRUCTURE CHARGES NOTICE

Jonpa Pty Ltd		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
46 Cooya Beach Rd		Cooya	L147 SP199682
STREET No. & NAME		SUBURB	LOT & RP No.s
ROL (1 into 2)		8/13/1750	30-Jun-13
DEVELOPMENT TYPE		COUNCIL FILE NO.	QUARTER ENDING
4127360		1	2
SKIDS No.		VERSION No.	
This logsheet is indexed appropriately only for payments made within the quarter noted above.			

	DIST.	\$ / ERA	NET ERA	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	RECEIPT TYPE
WATER							
EX	13	5,094.75	X 1.00	0.00	\$5,094.75		T 615/ 05676
Pro	13	2,375.55	X 1.00	0.00	\$2,375.55		T 616/ 05662
Water sub - total					\$7,470.30		
SEWERAGE							
EX	1	2,154.74	X 1.00	0.00	\$2,154.74		T 617/ 05684
Pro	1	6,460.76	X 1.00	0.00	\$6,460.76		T 618/ 05678
Sewerage sub - total					\$8,615.50		
Road Network	Not Applicable in Former DSC Area			0			
	District No.	0			\$0.00		000/ 0
DRAINAGE	Not Applicable in Former DSC Area			None			
	Stream Management				\$0.00		0
	Stormwater Quality				\$0.00		0
OPEN SPACE	Former DSC Area				\$1,900.00		T 614 / 546
BONDS	None				\$0.00		
	None				\$0.00		
OTHER	Port Douglas General road upgrade				\$0.00		348 / 05427
	None				\$0.00		
TOTAL					\$17,985.79		

Prepared by	M Henderson	on	19-Sep-13	Amount Paid	
Checked by	S Graham	on	25-Sep-13	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

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, Cairns Regional Council prior to payment for review

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

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