

**OUR REF:** MCUC 727/2015 (454316)

6 May 2015

Homeless Animal Society and Boarding Kennels Inc  
PO Box 719  
**PORT DOUGLAS QLD 4877**

Attention: Mr Michael Kerr

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR  
CAPTAIN COOK HIGHWAY, KILLALOE**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 5 May 2015, 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 Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Paul Hoyer  
General Manager Operations

Att

**APPLICANT DETAILS**

Homeless Animal Society and Boarding Kennels Inc  
PO Box 719  
PORT DOUGLAS QLD 4877

**ADDRESS**

Captain Cook Highway, Killaloe

**REAL PROPERTY DESCRIPTION**

Lot 1 on RP843595

**PROPOSAL**

Intensive Animal Husbandry (Homeless animal shelter and boarding kennels, administration building and caretaker's residence)

**DECISION**

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

**DECISION DATE**

5 May 2015

**TYPE**

Material Change of Use (Development Permit)

**REFERRAL AGENCIES**

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State-controlled road	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870
Adjacent easement and tramway	Mackay Sugar – Mossman Mill	Advice	PO Box 97 MOSSMAN QLD 4873

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Building Works

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

None

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**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 Plan and GFA	Paws and Claws Facility	6 March 2015
Site Plan 1:200	Paws and Claws Facility	6 March 2015
Admin and Kennel Plan	Paws and Claws Facility	6 March 2015
Admin and Kennel Elevation /Section	Paws and Claws Facility	6 March 2015
Cat Boarding Plan Elevation-Section	Paws and Claws Facility	6 March 2015
Cane Railway Standard Road Crossing	Mossman Central Mill Drawing No.19/145	8 April 1996

**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.

**Special Use Conditions**

3. Animals are to be kept in enclosures, inside buildings at all times, between the hours of 6:00 pm and 7:00 am.
4. A person who is responsible for the supervision of the operation of the development is accommodated at the site at all times. Contact details for the responsible person must be made available to the public.

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5. Facilities that house animals incorporate noise attenuation measures. A report prepared by a qualified Acoustical Consultant must be submitted at the time of lodgement of an application for a Development Permit for Building Work and endorsed by the Chief Executive Officer prior to the issue of the Development Permit for Building Work. The report must indicate design and construction features to be incorporated in the development to ensure that the development is acoustically insulated having regard to the provisions of the *Environmental Protection Act 1994*, *Environmental Protection (Noise) Policy 2008*.
6. The use of the land must be in accordance with the *Environment Protection Act 1994*, *Environment Protection (Noise) Policy 2008* or any subsequent superseding legislation.
7. Animals must not be kept so that they cause a nuisance or are injurious or prejudicial to health, including a nuisance from a dog or any animal that creates noise that persistently occurs or continues to such a degree or extent that it unreasonably interferes with the peace, comfort or social well-being of a reasonable person.
8. Buildings are adequately ventilated to avoid odour nuisance.
9. Buildings used to house animals have impermeable floor surfaces to assist in cleaning and drainage.
10. The use provides animal proof fencing immediately surrounding the kennels and catteries, including the pens and runs, that are a minimum of two (2) metres in height, constructed of chain, mesh or similar materials which prevent animal escape through climbing, jumping or digging.
11. The use ensures solid wastes are collected and placed in weather-proof, fly-proof and vermin-proof receptacles and disposed of by a licensed disposal service. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from Council.
12. The use ensures drainage and disposal of liquid waste is directed to a wastewater treatment system or a holding tank for collection by a licensed liquid waste transporter.
13. Stormwater drainage is diverted away from buildings, structures and areas used for the keeping or washing of animals and waste disposal areas.

**External Works**

14. Undertake the following works external to the land at no cost to Council:
  - a. Provision of a concrete crossover to the sugar mill cane railway to a minimum of 500 mm outside the edge of the access roadway in accordance with the Cane Railway Standard Road Crossing drawing No.19/145 prepared by Mossman Central Mill dated 8 April 1996.

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The design and construction must be certified by a qualified Registered Professional Engineer of Queensland. The work must be undertaken by an approved Mackay Sugar contractor or under a Mackay Sugar License inspection regime. The construction must only be undertaken at a time suitable to Mackay Sugar.

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.

**Damage to Council Infrastructure**

15. In the event that any part of Council's existing 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 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.

**Water Supply and Sewerage Works Internal**

16. Undertake the following water supply works internal to the subject land:
  - a. Provide a single internal water connection;
  - b. Water supply sub-metering must be designed and installed in accordance with the *Plumbing and Drainage Act 2002* and the *Water Act 2000* (applies to developments which will be reconfigured by Building Format Plan and separately titled);

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

**On-Site Effluent Disposal**

17. 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 the issue of a Development Permit for Building Work.

**Vehicle Parking**

18. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of seven (7) spaces of which one (1) must be provided as a visitor space. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design.

In addition all driveway and vehicular manoeuvring areas must be imperviously sealed. The car parking areas must be gravelled to a standard acceptable to the Chief Executive Officer.

### **Protection of Landscaped Areas from Parking**

19. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.

### **Landscaping Plan**

20. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:
- a. Deep planting of setback areas, including retention of as many mature trees on site where practical;
  - b. Provision of a 1.5 metre minimum width, deep planting landscape buffer to the frontage of the land to the Captain Cook Highway excepting those areas where sight line visibility is necessary for safe vehicle egress from the land. The landscaping in this area is to provide a buffer for screening for dust with a minimum two (2) metre height to be achieved within five (5) years of growth;
  - c. Plantings to give protection to western walls;
  - c. Species to have regard to Council's Planning Scheme Policy No 7 Landscaping; and
  - d. 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 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.

### **Building Colours**

21. 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 must be of moderately dark to darker shades of green, grey, blue and brown. White and shiny metallic finishes are not to be used on external surfaces.

### **Lawful Point of Discharge**

22. 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.

**Sediment and Erosion Control**

23. 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*).

**Ponding and/or Concentration of Stormwater**

24. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

**Advertising Signage**

25. 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 and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

**CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS**

<b>Concurrence Agency</b>	<b>Concurrence Agency Reference</b>	<b>Date</b>	<b>Council Electronic Reference</b>
Department of Transport and Main Roads	SDA-0315-019010	31 March 2015	451622

Refer to Appendix 2: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

**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 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 potential cyclone warning 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 relevant Local Laws and statutory requirements.

4. Infrastructure Charges

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.

**LAND USE DEFINITIONS**

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Intensive Animal Husbandry\* is defined as:

*Means the use of premises for the keeping or farming of animals as a commercial activity at a density which requires supplementary feeding and/or containment in feed lots, sheds or pens.*

*The use includes facilities commonly described as:*

- *beekeeping;*
- *cattery;*
- *kennels;*
- *lot feeding;*
- *piggeries;*
- *poultry farm; or*
- *stables.*

\* The proposed Intensive Animal husbandry use is limited to 'Homeless animal shelter and boarding kennels and administration building' as a set out in the application.

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Caretaker's Residence is defined as:

*Means the use of premises comprising one (1) Dwelling Unit for the use by a caretaker or manager, including their Household, who is employed for caretaking or management purposes in connection with a commercial, industrial, recreational or other non-residential use conducted on the premises.*



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*The use does not include:*

- *A manager's unit located within Multi-Unit Housing; Holiday Accommodation; or Short Term Accommodation.*

\*These definitions are provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

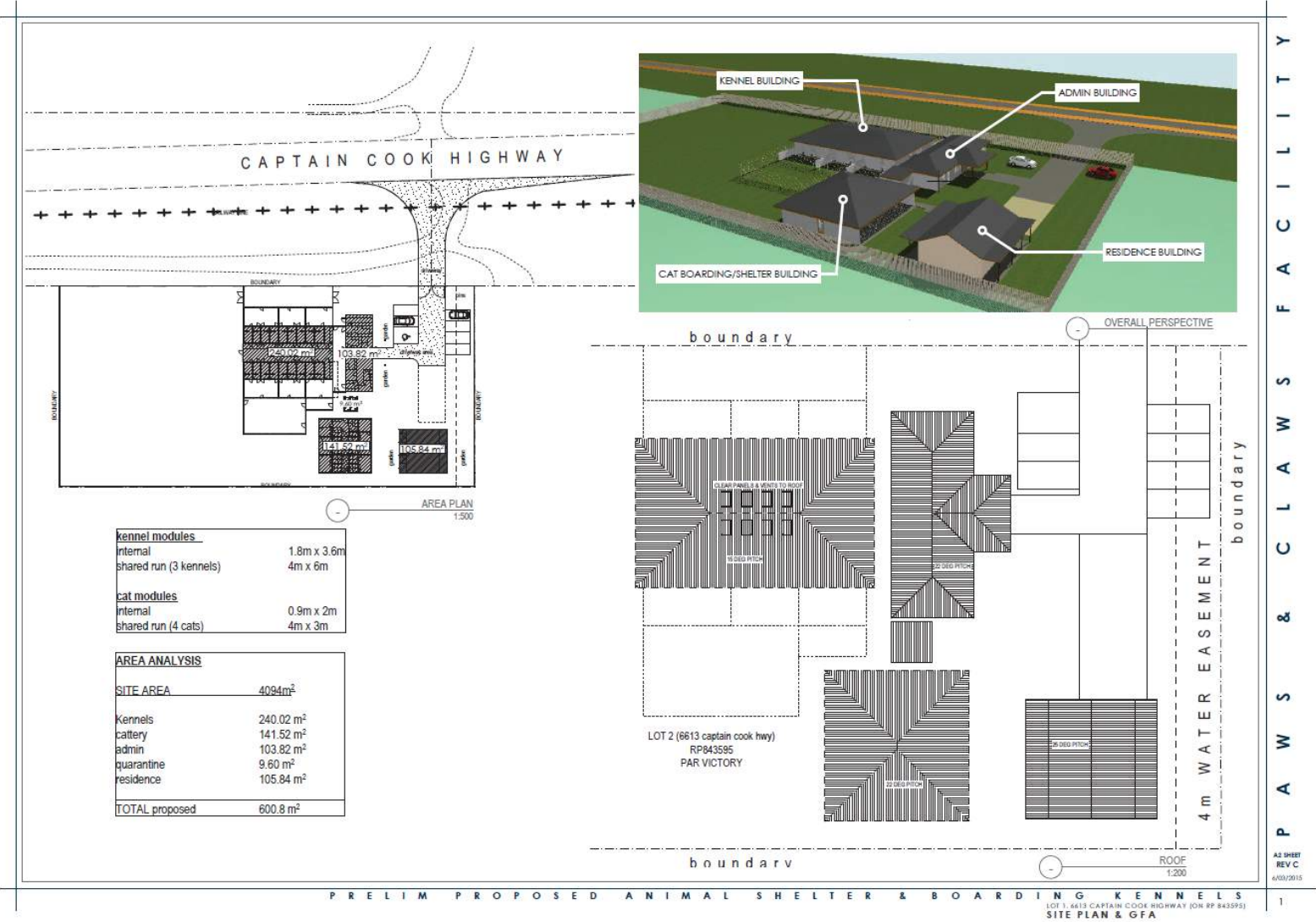
**RIGHTS OF APPEAL**

Attached

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**End of Decision Notice**

**APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)**

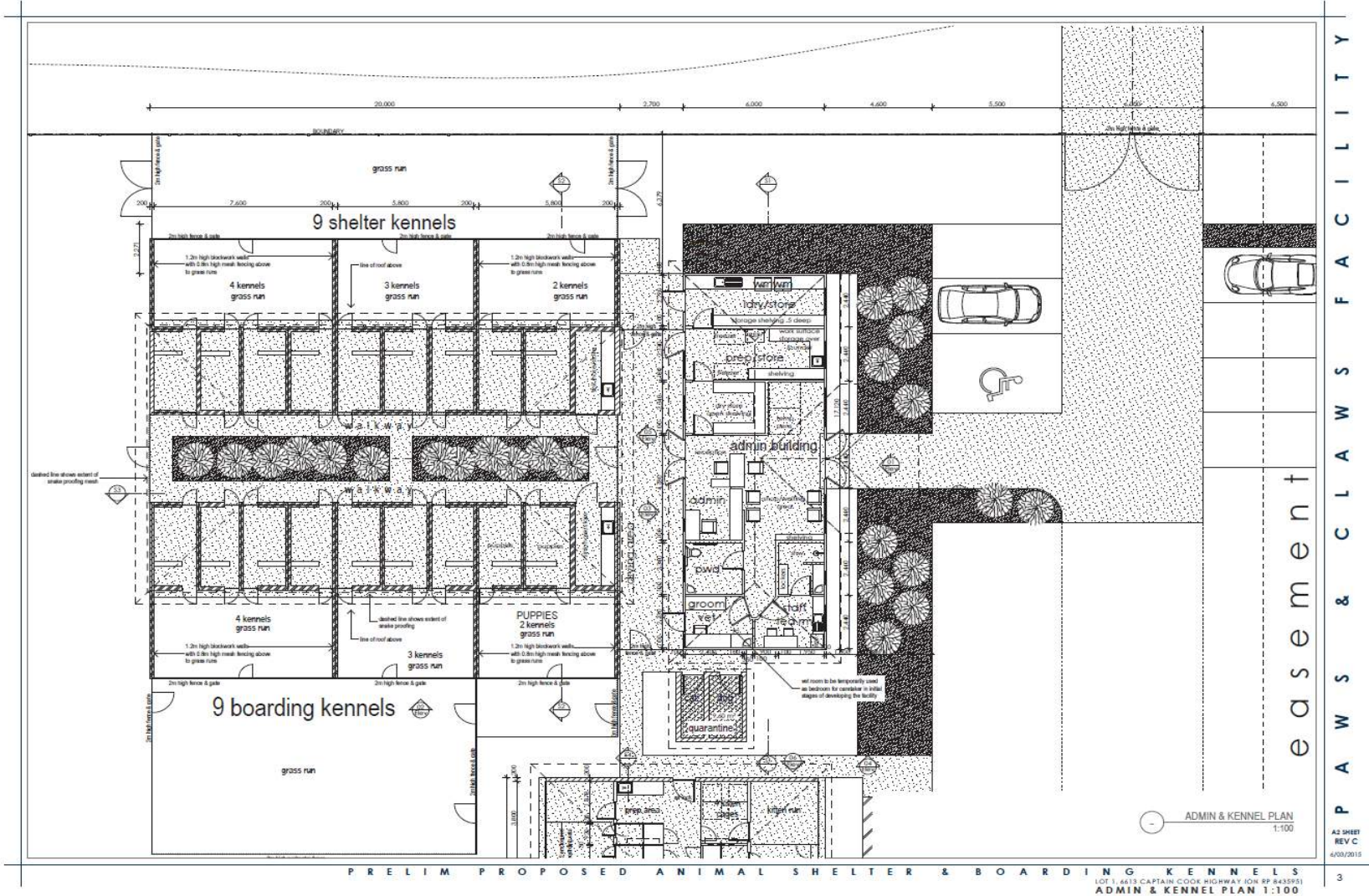


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REV C  
4/03/2015



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43.2015.727  
12/30

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e a s e m e n t

ADMIN & KENNEL PLAN  
1:100

A2 SHEET  
REV C  
6/03/2015

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P A W S & C L A W S F A C I L I T Y

A3 SHEET  
 REV C  
 6/03/2015

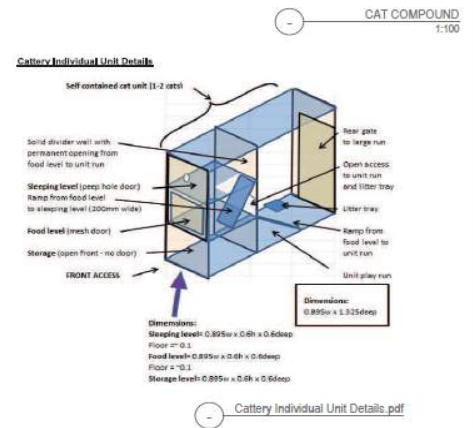
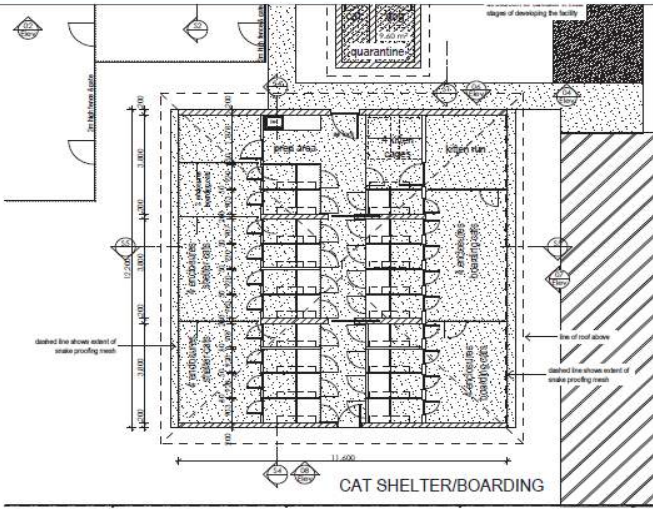
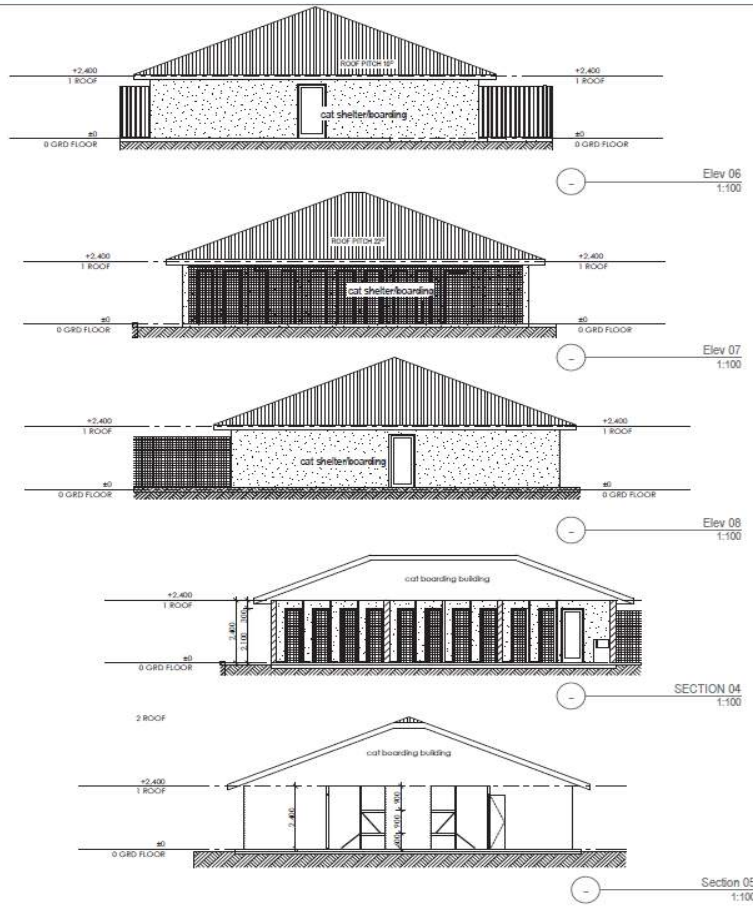


PRELIM PROPOSED ANIMAL SHELTER & BOARDING KENNELS  
 LOT 1, 6613 CAPTAIN COOK HIGHWAY ION RP 8435951  
 ADMIN & KENNEL ELEV/SECT 1:100

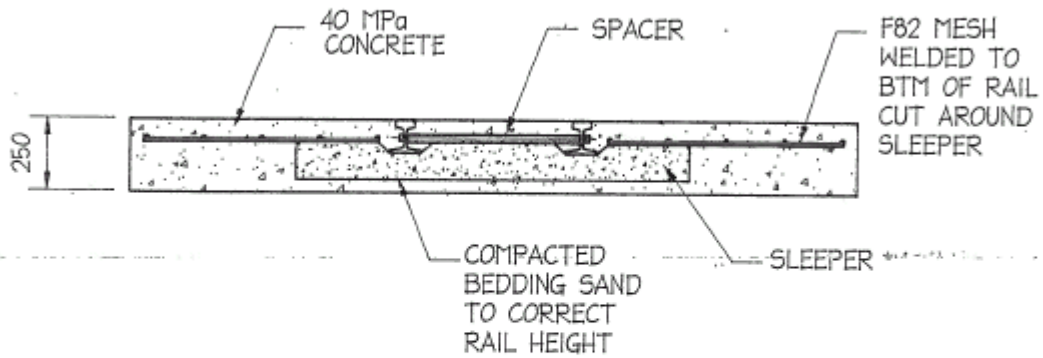
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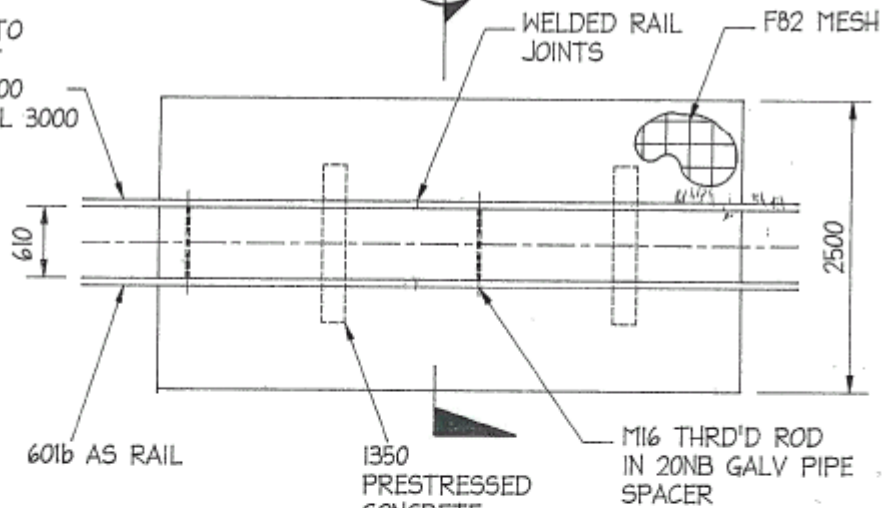


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**A SECTION**  
 SCALE 1:20

MIN DIST TO RAIL JOINT WELDED 1000 MECHANICAL 3000



**B PLAN**  
 SCALE 1:50

**ORIGINAL**



Apex Sugar Manufacturing  
 Apoculture

Telephone (070) 98 1480  
 Facsimile (070) 98 0208

PG Doc 97  
 Mossman 4573  
 Queensland  
 Australia

A	REDRAWN ISSUED FOR CONSTRUCTION	DF	2/4/97	
Rev	Description	By	Date	App
TITLE		Scale: 1:20, 1:40 Date		
CANE RAILWAY		Drm	HOLLOWAY	6/4/96
STANDARD ROAD CROSSING		Chk		
		App		
		DRG No <b>19/145</b> REVA		

**APPENDIX 2: REFERRAL AGENCY REQUIREMENTS**



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

Our reference: SDA-0315-019010  
Your reference: MCUC 727/2015

31 March 2015

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

*Att: Jenny Elphinstone*

Dear Madam

**Concurrence agency response—with conditions**

Material change of use for intensive animal husbandry (homeless animal shelter and boarding kennels) and administration and caretaker building on land at Captain Cook Highway, Killaloe and more particularly described as Lot 1 on RP843595 in the Douglas Shire

*(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 12 March 2015.

**Applicant details**

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Applicant name: The Homeless Animal Society & Boarding Kennels Inc.  
Applicant contact details: PO Box 719  
Port Douglas QLD 4877  
michael.kerr@news.com.au

**Site details**

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Street address: Captain Cook Highway Killaloe, Douglas Shire  
Lot on plan: Lot 1 on RP843595  
Local government area: Douglas Shire

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Far North Queensland Regional Office  
Ground Floor, Calms Port Authority  
PO Box 2358  
Calms QLD 4870



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**Application details**

Proposed development: Development permit for material change of use for intensive animal husbandry (homeless animal shelter and boarding kennels) and administration and caretaker building

**Aspects of development and type of approval being sought**

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Intensive Animal Husbandry (Homeless Animal Shelter and Boarding Kennels) and administration and caretaker building	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 3, Item 1 – State-controlled road

**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
<b>Aspect of development: Material change of use</b>				
Site Plan & GFA Paws & Claws Facility	Unknown	6/03/2015	N/A	C
Site Plan Paws & Claws Facility	Unknown	6/03/2015	N/A	C
Concept Drawing	TMR	12/02/2015	275/20A (500-811)	A

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

For further information, please contact Joanne Manson, Senior Planning Officer, SARA Far North QLD on 4037 3228, or email [joanne.manson@dsdip.qld.gov.au](mailto:joanne.manson@dsdip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Angela Foster  
A/Manager (Planning)

cc: The Homeless Animal Society & Boarding Kennels Inc, email: [michael.kerr@news.com.au](mailto:michael.kerr@news.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

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**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Material change of use for intensive animal husbandry (homeless animal shelter and boarding kennels) and administration and caretaker building</b>		
<b>Schedule 7, Table 3, Item 1: State-controlled road</b> —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.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> <li>• Site Plan &amp; GFA Paws &amp; Claws Facility, dated 6/03/2015, Revision C.</li> <li>• Site Plan Paws &amp; Claws Facility, dated 6/03/2015, Revision C.</li> <li>• TMR Concept Drawing, dated 12/02/2015, reference No 275/20A (500-811), Issue A.</li> </ul>	At all times
<b>Location of the direct vehicular access to the state-controlled road</b>		
2.	The permitted road access location, for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained, is to be located between Lot 1 on RP843595 and the Captain Cook Highway, generally in accordance with Site Plan Paws & Claws Facility, dated 6/03/2015, Revision C.	At all times
3.	Direct access is not permitted between the Captain Cook Highway and the subject site at any location other than the permitted road access location (for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained).	At all times
<b>Stormwater and Drainage impacts on the state-controlled road</b>		
4.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.  (b) Any works on the land must not: <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul>	(a) and (b) At all times

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No.	Conditions	Condition timing
<b>Design vehicle and traffic volume</b>		
5.	<p>Road access works comprising of a sealed rural basic left turn treatment (BAL) to the development, (for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained), at the permitted road access location, must be provided generally in accordance with TMR Concept Drawing, dated 12/02/2015, Reference No 275/20A (500-811), Issue A.</p> <p>The road access works must be designed and constructed generally in accordance with Department of Transport and Main Roads Road Planning and Design Manual and Part 4A of Austroads Guide to Road Design: Unsignalised and Signalised Intersection, Figure 8.2.</p>	Prior to the commencement of use and to be maintained at all times
<b>Internal and external manoeuvring associated with direct vehicular access to the state-controlled road</b>		
6.	All vehicles must enter and exit the subject site at the permitted road access location (for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained) in a forward motion.	At all times

Our reference: SDA-0315-019010

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are to ensure

- the development is carried out generally in accordance with the plans of development submitted with the application
- the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road
- access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road
- that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor
- the design of any road access maintains the safety and efficiency of the state-controlled road
- the turning movements of vehicles entering and exiting the premises via the road access maintains the safety and efficiency of the state-controlled road

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Our reference: SDA-0315-019010  
Your reference: MCUC 727/2015

**Attachment 3—Further advice**

<b>General advice</b>	
<b>State Planning Policy July 2014 interim development assessment provisions</b>	
1.	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, risk and resilience to the extent it is relevant to the proposed development.
<b>Advertising device</b>	
2.	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.
<b>Further development permits, compliance permits or compliance certificates</b>	
<b>Road access works approval</b>	
3.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p><b>The road access works approval process takes time – please contact the Department Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</b></p>

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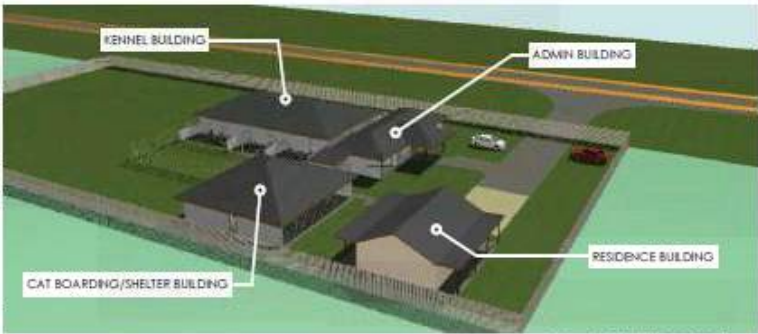
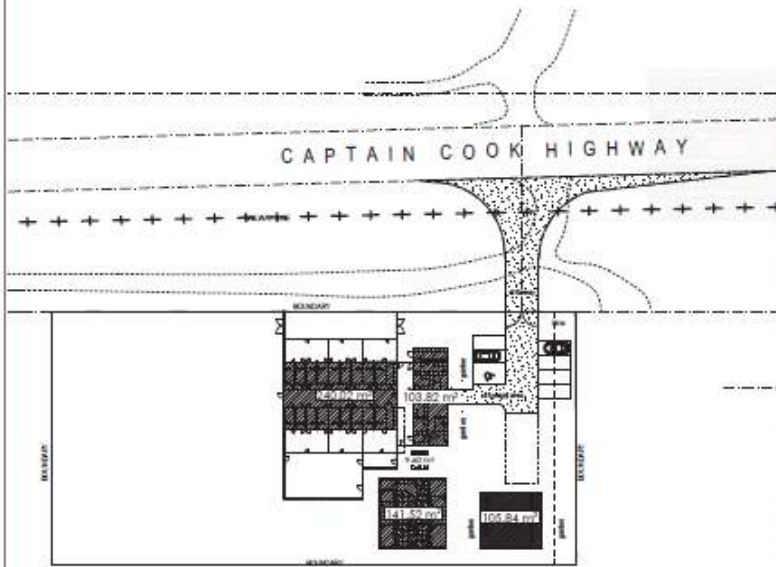
Our reference: SDA-0315-019010

**Attachment 4—Approved plans and specifications**

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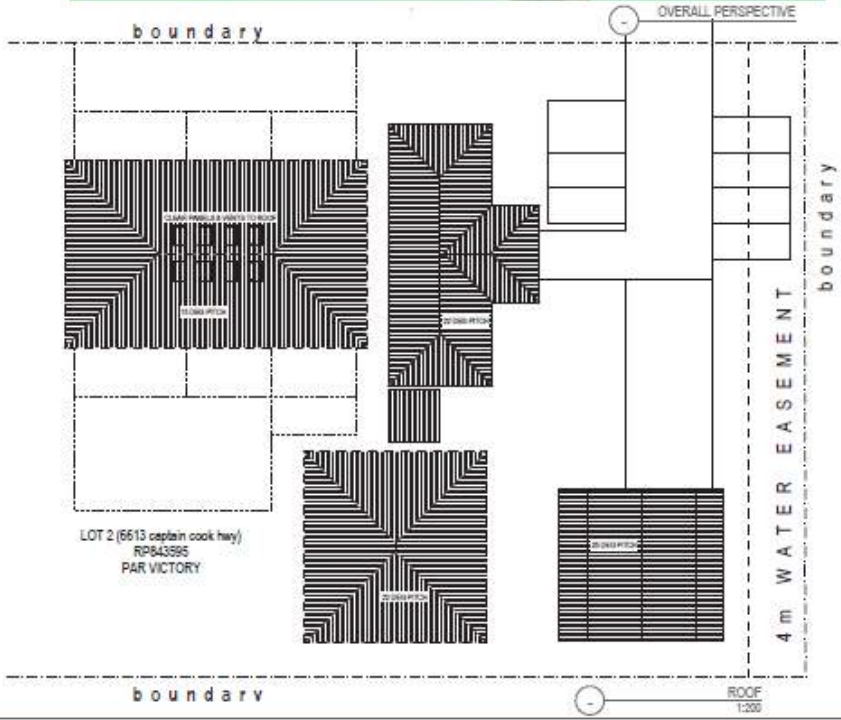
**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

P A W S & C L A W S F A C I L I T Y

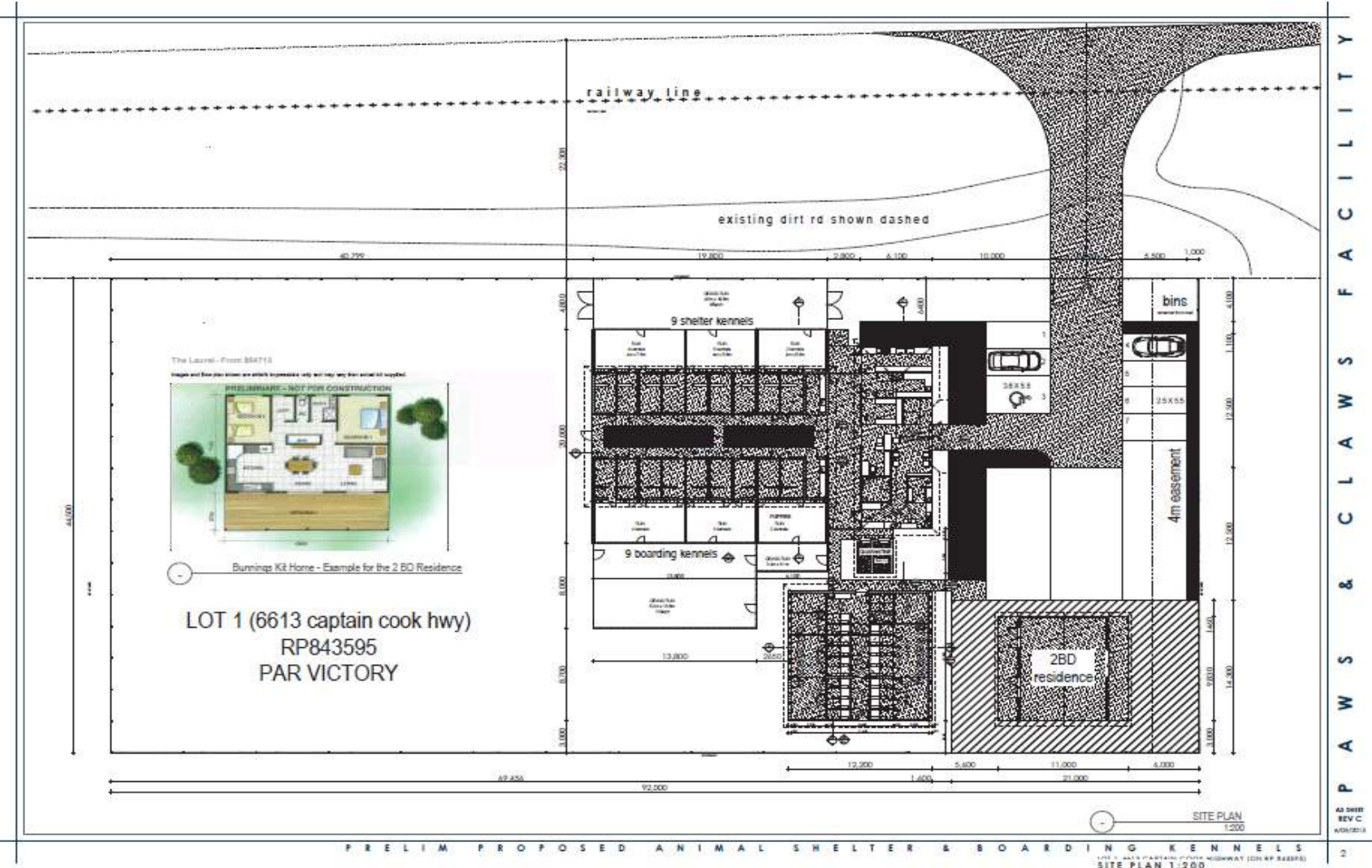


kennel modules	
internal	1.8m x 3.6m
shared run (3 kennels)	4m x 6m
cat modules	
internal	0.9m x 2m
shared run (4 cats)	4m x 3m

AREA ANALYSIS	
<b>SITE AREA</b>	<b>4094m<sup>2</sup></b>
Kennels	240.02 m <sup>2</sup>
cattery	141.52 m <sup>2</sup>
admin	103.82 m <sup>2</sup>
quarantine	9.60 m <sup>2</sup>
residence	105.84 m <sup>2</sup>
<b>TOTAL proposed</b>	<b>600.8 m<sup>2</sup></b>









**MACKAY SUGAR REQUIREMENTS**



**Mackay  
Sugar**

[www.mkysugar.com.au](http://www.mkysugar.com.au)

27 April 2015

Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

Dear Sir/Madam

**RE: Material Change of Use – Intensive animal husbandry & caretaker's residence  
at Captain Cook Highway, Killaloe.  
Your reference MCUC 727/2015 (449723)**

This is in relation to the use of the existing access in the development of the intensive animal husbandry facility.

Mackay Sugar's Mossman mill operates from May to December each year. The rail siding at this location is used by a number of growers periodically through this period to load trains.

Mackay Sugar train shunting and grower train loading operations will block this access for generally short periods of time, and there may be noise and dust generated as a result. Mackay Sugar will not accept responsibility for inconvenience, or loss of amenity during operations that results as a consequence of this material change of use.

It is recommended that screening vegetation is planted along the eastern boundary to reduce the risk of problems from noise & dust.

Mackay Sugar will require the rail crossings to be concreted as per the attached standard drawing to at least 500m outside the edge of the proposed access roadway. The work will have to be done at a time suitable to Mackay Sugar and outside of the operational period. It shall also be done by an approved contractor, or under a MSL inspection regime.

Yours faithfully,

Don Fowler  
Cane Supply Transport Manager  
Mossman Mill

**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

**APPENDIX 3: ADOPTED INFRASTRUCTURE CHARGES**

<b>DOUGLAS</b> SHIRE COUNCIL		<b>2006 &amp; 2008 Douglas Shire Planning Schemes Applications</b>	
<b>INFRASTRUCTURE CHARGES NOTICE</b>			
Homeless Animal Society		NA	0
DEVELOPERS NAME		ESTATE NAME	STAGE
L1 CAPTAIN COOK HIGHWAY		Killaloe	L1 RP843595
STREET No. & NAME		SUBURB	LOT & RP No.s
MCU Code		43.2015.727	31-Dec-14
STREET No. & NAME		SUBURB	LOT & RP No.s
MCU Code		43.2015.727	31-Dec-14
STREET No. & NAME		SUBURB	LOT & RP No.s
MCU Code		43.2015.727	31-Dec-14
DEVELOPMENT TYPE		COUNCIL FILE NO.	R&B INDEX QUARTER ENDING
453540		1	VALIDITY PERIOD
DSC Reference Doc . No.		VERSION No.	This logsheet is indexed appropriately only for payments made within the quarter noted above.
DSC Reference Doc . No.		VERSION No.	This logsheet is indexed appropriately only for payments made within the quarter noted above.

	DIST	\$ / EDC		NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
<b>WATER</b>								
Existing	9	4,194.23	X	2.20	0.00	\$9,227.30		859 GL 07470.0135.0823
Proposed	9	29.57	X	2.20	0.00	\$65.04		873 GL 07470.0135.0824
<b>Mossman South Water sub - total</b>						<b>\$9,292.34</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>\$0.00</b>		<b>894 GL 07230.0135.0825</b>
<b>Off-Site Car Parking</b>						<b>\$0.00</b>		
<b>TOTAL</b>						<b>\$9,292.34</b>		

Prepared by	J Elphinstone	on	28-Apr-15	Amount Paid	
Checked by	Neil Beck	on	28-Apr-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:** MCUC 727/2015 (454316)

6 May 2015

Homeless Animal Society and Boarding Kennels  
PO Box 719  
**PORT DOUGLAS QLD 4877**

Dear Sir/Madam

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR  
CAPTAIN COOK HIGHWAY, KILLALOE**

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 change of use occurring in accordance with section 648H of the Act.

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

Paul Hoyer  
General Manager Operations

Att

43.2015.727  
29/30

### APPENDIX 3: ADOPTED INFRASTRUCTURE CHARGES

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

Homeless Animal Society	NA	0	
DEVELOPERS NAME	ESTATE NAME	STAGE	
L1 CAPTAIN COOK HIGHWAY	Killaloe	L1 RP843595	4975
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
MCU Code	43.2015.727	31-Dec-14	4
DEVELOPMENT TYPE	COUNCIL FILE NO.	R&B INDEX QUARTER ENDING	VALIDITY PERIOD
453540	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.	
DSC Reference Doc. No.	VERSION No.		

	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
<b>WATER</b>							
Existing	9	4,194.23	X 2.20	0.00	\$9,227.30		859 GL 07470.0135.0823
Proposed	9	29.57	X 2.20	0.00	\$65.04		873 GL 07470.0135.0824
<b>Mossman South Water sub - total</b>					<b>\$9,292.34</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>							
	DSC Area				\$0.00		894 GL 07230.0135.0825
Off-Site Car Parking					\$0.00		
<b>TOTAL</b>					<b>\$9,292.34</b>		

Prepared by	J Elphinstone	on	28-Apr-15	Amount Paid	
Checked by	Neil Beck	on	28-Apr-15	Date Paid	
Date Payable					
Amendments					
					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.**

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