

3 February 2022

Enquiries: Daniel Lamond
Our Ref: MCUI2161/2017 (1064381)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

PDM Timber Pty Ltd
9 Yumba Cl
WONGA QLD 4873

Dear Sir

**Application for Extension of Currency Period- Development Application for
Material Change of Use
(Service industry, Caretaker's residence, Shopping facility & Indoor sport and
entertainment)
1-5 Dickson Street, Craiglie
Land Described as LOT: 10 RP: 746523**

Please be advised that the currency period of your development approval has been extended by a further four (4) years up to and including 5 February 2026.

Please quote Council's application number: MCUI2161/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully



Paul Hoyer
Manager Sustainable Communities

encl.

- Original development approval
- Updated Adopted Infrastructure Charges Notice

5 February 2018

Enquiries: Daniel Lamond
Our Ref: MCUI2161/2017 (841665)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

PDM Timber Pty Ltd
9 Yumba Cl
WONGA QLD 4873

Dear Sir/Madam

**Development Application for Material Change of Use
(Service industry, Caretaker's residence, Shopping facility & Indoor sport and
entertainment)
1-5 Dickson Street, Craiglie
Land Described as LOT: 10 RP: 746523**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUI2161/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

cc. State Assessment and Referral Agency

encl.

- Decision Notice
- Approved Plans
- Adopted Infrastructure Charges Notice

DECISION NOTICE

APPROVAL (WITH CONDITIONS)

Thank you for your development application detailed below which was properly made on 2 July 2017. Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

1. Applicant's details

Name: PDM Timber Pty Ltd
Postal Address: 9 Yumba Cl
WONGA QLD 4873

2. Location details

Street Address: 1-5 Dickson Street CRAIGLIE
Real Property Description: LOT: 10 RP: 746523
Local Government Area: Douglas Shire Council

3. Details of proposed development

Material Change of Use- Service industry, Caretaker's residence, Shopping facility (Second hand sales/ repair) & Indoor sport and recreation (gymnasium)

4. Decision

Date of decision: 30 January 2018

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

5. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

| Drawing or Document | Reference | Date |
|-----------------------------------|---|-----------------|
| Site Plan | Plan Prepared By Greg Skyring Design and Drafting Pty Ltd, Sheet 1 of 4, Revision C | 24 October 2017 |
| Ablution Floor Plan, Elevations | Plan Prepared By Greg Skyring Design and Drafting Pty Ltd, Sheet 2 of 4, Revision C | 24 October 2017 |
| Shed Floor Plan, Elevations | Plan Prepared By Greg Skyring Design and Drafting Pty Ltd, Sheet 3 of 4, Revision C | 24 October 2017 |
| Caretakers Floor Plan, Elevations | Plan Prepared By Greg Skyring Design and Drafting Pty Ltd, Sheet 4 of 4, Revision C | 24 October 2017 |

6. Conditions

This approval is subject to the conditions in Schedule 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

7. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Plumbing and Drainage Work

8. Properly made submissions

There were no properly made submissions for this application.

9. Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

10. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*, included in schedule 2 of this Decision Notice).

SCHEDULE 1 – CONDITIONS AND ADVICE

PART 1A—CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

- 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; and**
 - 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.**

Landscaping Plan

- 3. 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 using species as per the 2006 Douglas Shire Planning Scheme Policy No. 7.**

One (1) A3 copy of the landscaping 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 first. Landscaped areas must be maintained at all times.

Vehicle Parking

- 4. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of thirty-one (31) spaces must be provided for the land uses.**

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.

Prior to the commencement of use the following must be provided to the satisfaction of the Chief Executive Officer:

- a. The car parking and remaining driveway area must be drained, sealed and constructed with a gravel, concrete or bitumen surface.**

Protection of Landscaped Areas from Parking

- 5. 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.**

Damage to Infrastructure

- 6. In the event that any part of Council's existing sewer/water/road 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 Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the developer's cost, prior to the Commencement of Use.**

Advertising Signage

- 7. Prior to the display of advertising signage the applicant must provide details of the signage including the content and proportions and method of erection to the Chief Executive Officer. The advertising device must be subservient in scale to the primary use of the land and where a banner sign must be maintained in good condition to the satisfaction of the Chief Executive Officer. A maximum of one sign per frontage is permitted for the uses. All signage must be within a landscaped setting. No flashing signage is permitted to face the State-controlled Road. All signage must be approved via an operational works development application.**

Lighting

- 8. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.**

Lawful Point of Discharge

- 9. 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.**

Refuse Storage

- 10. Refuse storage is required to service the site in accordance with Council requirements. Adequate space on site for each tenancy, where appropriate, must be provided for the refuse storage.**

Limitations of Use

11. Limitations of use apply beyond the scope of the land use definitions published in the 2006 Douglas Shire Planning Scheme for the below land uses:

a. Indoor Sport and Entertainment

The Indoor sport and Entertainment land use is maintained and operated as a gymnasium. The use is contained to the area nominated on Plan number 703-17, Sheet 1 of 4, Revision C, prepared by Greg Skyring Design and Drafting Pty Ltd.

b. Shopping Facility

The Shopping Facility is to remain as an outlet for second hand goods. The sale of bulky, recycled or second hand goods is approved as part of this approval. The repair of the goods for sale at the site remains ancillary to the approved use.

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

| Referral Agency | Referral Agency Reference | Date | Council Electronic Reference |
|--|---------------------------|------------------|------------------------------|
| State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning) | SDA-0717-040809 | 22 November 2017 | 834837 |

Refer to Attachment 2: Referral 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 sections 339 and 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

1. 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 appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

2. For information relating to the *Sustainable Planning Act 2009* or the *Planning Act 2016* log on to www.dilgp.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

PART 1C—CONCURRENCE AGENCY CONDITIONS



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-040809
Council Reference: MCUI 2161/2017 (820329)

22 November 2017

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

Dear Sir/Madam,

Concurrence agency response—with conditions

Application for Material change of use (indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence) on land situated at 1-5 Dickson Street, Craiglie, and described as Lot 10 on RP746523

(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 Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 14 July, 2017.

Applicant details

Applicant name: PDM Timber Pty Ltd
Applicant contact details: 9 Yumba Close
Wonga QLD 4873
pdmtimber@gmail.com

Site details

Street address: 1-5 Dickson Street, Craiglie
Lot on plan: Lot 10 on RP746523
Local government area: Douglas Shire

Application details

Proposed development: Material change of use for indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence

Page 1

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

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 | Indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence | Impact 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 |
|--|--|------------------|---------------|---------|
| Aspect of development: Material change of use – indoor sport and entertainment (gymnasium), shopping facility, service industry, caretakers residence | | | | |
| Site Plan | Greg Skyring Design and Drafting Pty Ltd | 24.10.17 | 703-17 | C |
| Information Response Report – Figures 3a and 3b (page 6) | Planz Town Planning | 24 October, 2017 | - | - |

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

For further information, please contact Belinda Jones, Senior Planning Officer, SARA Far North QLD on 4037 3239, or email belinda.jones@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: PDM Timber Pty Ltd, pdmtimber@gmail.com
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0717-040809
 Council reference: MCUI 2161/2017 (820329)

Attachment 1—Conditions to be imposed

| No. | Conditions | Condition timing |
|---|---|------------------|
| Development Permit – Material change of use (indoor sports and entertainment (gymnasium), shopping facility, service industry, caretakers residence) | | |
| 7.3.1 – State-controlled road - 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. | Road access to the development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> • Site Plan prepared by Greg Skyring Design and Drafting Pty Ltd, dated 24.10.17, Plan Number 703-17 and Revision C. | At all times |
| 2. | The development must be generally in accordance with the Information Response Report prepared by Planz Town Planning dated 24 October 2017, in particular: Section 1.4: The Site and Access / Egress <ul style="list-style-type: none"> • Uses across the site are to be divided and separated by buildings and fences as shown by Figure 3 (a) & (b) and the Site Plan. | At all times |

Our reference: SDA-0717-040809
Council reference: MCUI 2161/2017 (820329)

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To reduce the impact of the proposed development on the Dickson Street/Captain Cook Highway intersection. The report submitted in response to the information request identifies the site being divided by fencing, buildings and landscaping to ensure that the uses proposed on the western part of the site are accessed from Owen Street.

Our reference: SDA-0717-040809
Your reference: MCUI 2161/2017 (820329)

Attachment 3—Further advice

| General Advice – Advertising device | |
|--|--|
| 1. | <p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another 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.</p> <p>Note: DTMR has powers under section 139 of the Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015 to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p> |

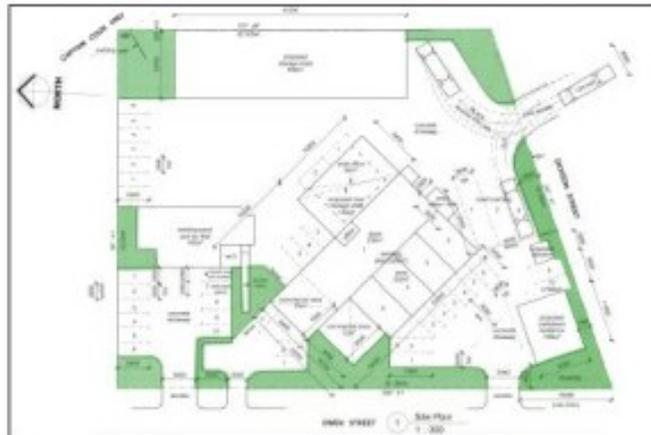
Our reference: SDA-0717-040809
Your reference: MCUI 2161/2017 (820329)

Attachment 4—Approved plans and specifications

MCU: 1-5 DICKSON ST, CRAIGLIE



Figures 3a & 3b: Extract of Site Plan showing egress and landscaping



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: SDA-0717-040809

Date: 22 November 2017



CREATING GREAT PLACES FOR PEOPLE

SCHEDULE 2 – PLANNING ACT EXTRACT ON APPEAL RIGHTS

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note — See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.

- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—

- (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

Extract of Schedule 1 of the Planning Act 2016

| Table 1 | | | |
|---|------------------------|--|--|
| Appeals to the P&E Court and, for certain matters, to a tribunal | | | |
| 1. Development applications An appeal may be made against— <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. | | | |
| Column 1 Appellant | Column 2 Respondent | Column 3 Co-respondent (if any) | Column 4 Co-respondent by election (if any) |
| The applicant | The assessment manager | If the appeal is about a concurrence agency's referral response—the concurrence agency | 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application |

**Table 2
Appeals to the P&E Court only**

2. Eligible submitter appeals
 An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to—
 (a) any part of the development application for the development approval that required impact assessment; or
 (b) a variation request.

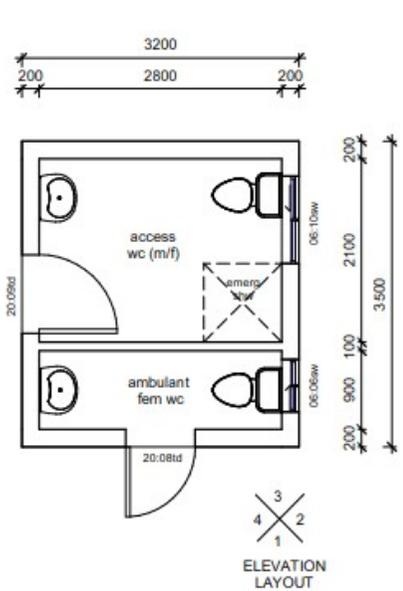
| Column 1 Appellant | Column 2 Respondent | Column 3 Co-respondent (if any) | Column 4 Co-respondent by election (if any) |
|--|---|---|--|
| 1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application | 1 For a development application—the assessment manager 2 For a change application—the responsible entity | 1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency | Another eligible submitter for the application |

3. Eligible submitter and eligible advice agency appeals
 An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—
 (a) any part of the development application or the change application, for the development approval, that required impact assessment; or
 (b) a variation request.

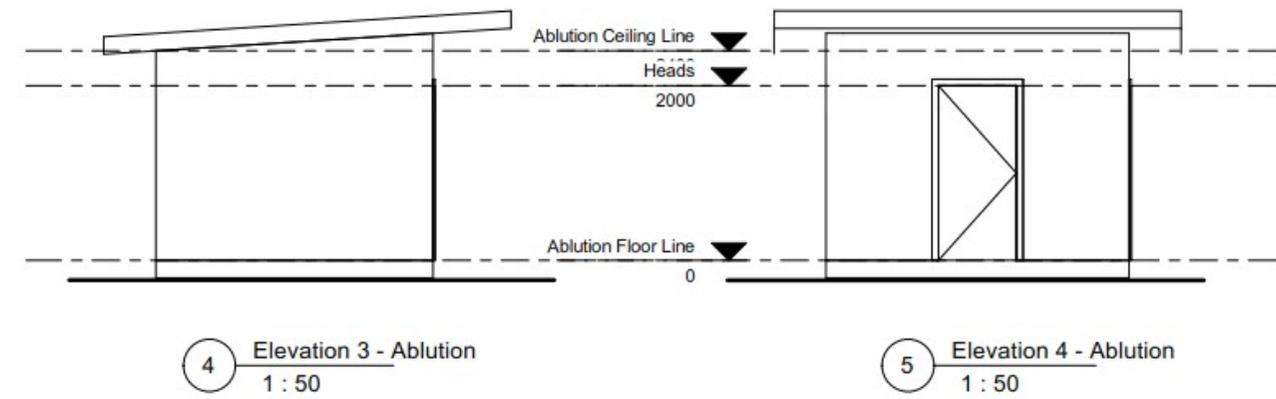
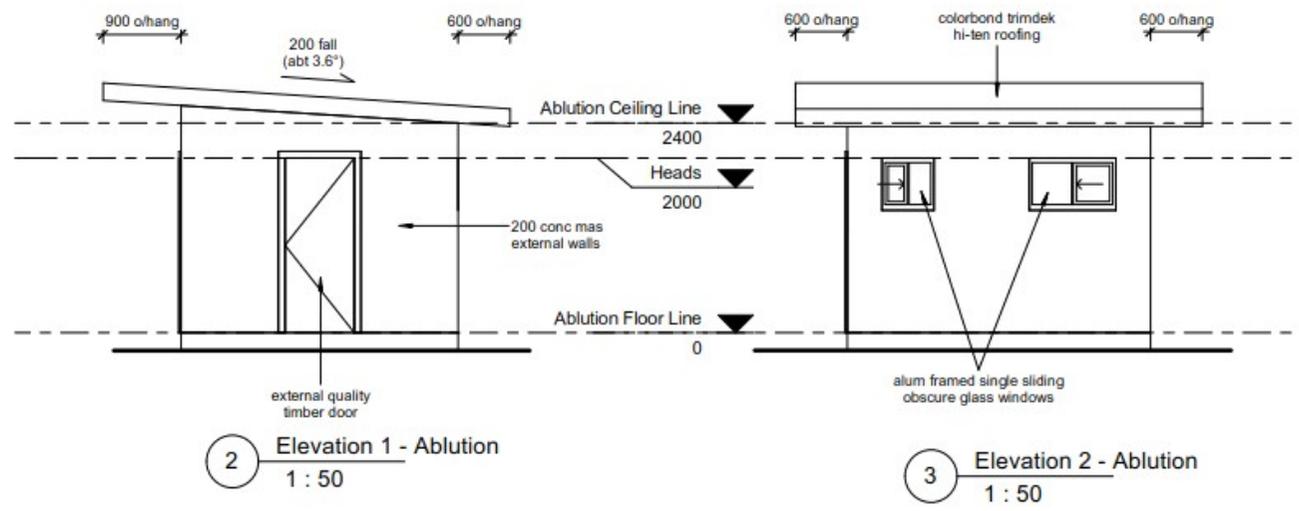
| Column 1 Appellant | Column 2 Respondent | Column 3 Co-respondent (if any) | Column 4 Co-respondent by election (if any) |
|---|---|---|--|
| 1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application | 1 For a development application—the assessment manager 2 For a change application—the responsible entity | 1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency | Another eligible submitter for the application |

Note:

Attached is a Rights of Appeal Waiver form (Schedule 3). Please complete and return this form if you are satisfied with the approval and agree to the conditions contained therein and you wish to waive the 20 day appeal period available under the *Planning Act 2016*.



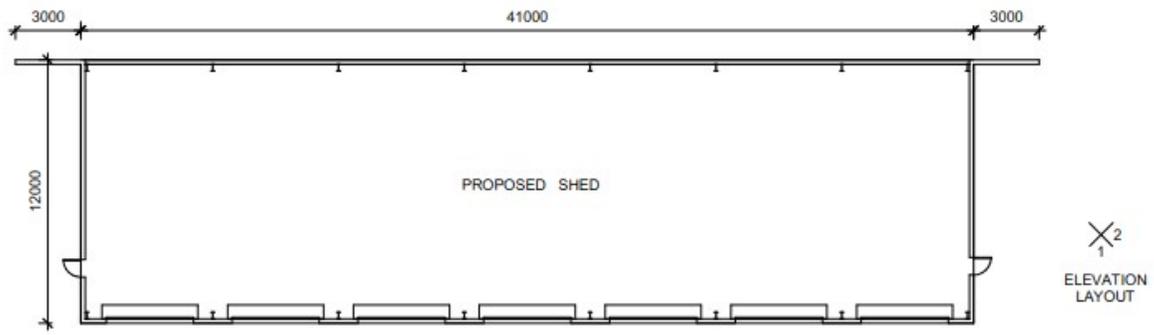
1 Floor Plan Ablution
1 : 50



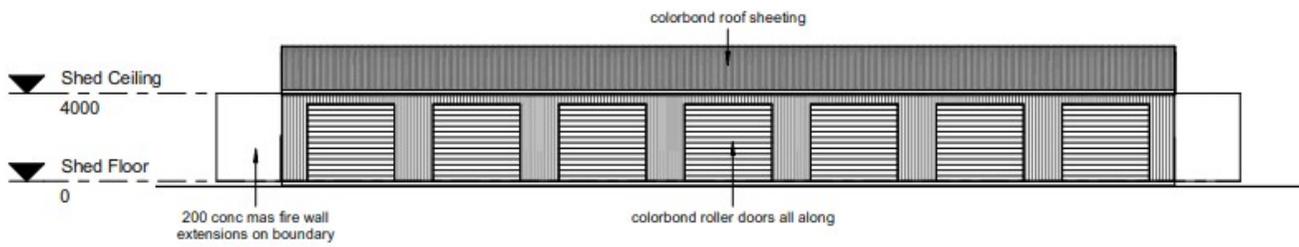
GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under QBSA Act 1991 - No 1040371
11 Noll Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 04 19212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Car Parking and Building Layout,
1-5 Dickson Street,
L10 RP746523
CRAIGLIE

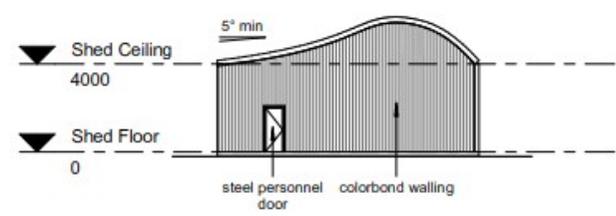
| | | | |
|----------------------|---|---------------------------|-----------------|
| CLIENT PDM Timber | WIND CLASS | PLAN NUMBER 703-17 | SHEET 2 of 4 |
| SCALES 1 : 50 | PLAN TITLE Ablution Floor Plan, Elevations | DATE OF ISSUE 24.10.17 | REV C |



1 Floor Plan Shed
1 : 200

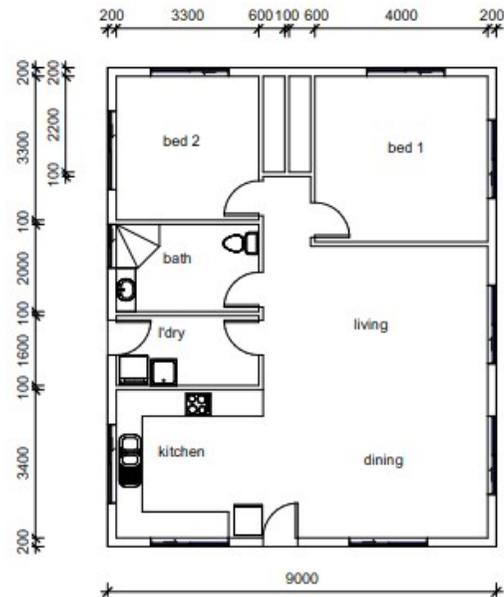


2 Shed Elevation - 1
1 : 200

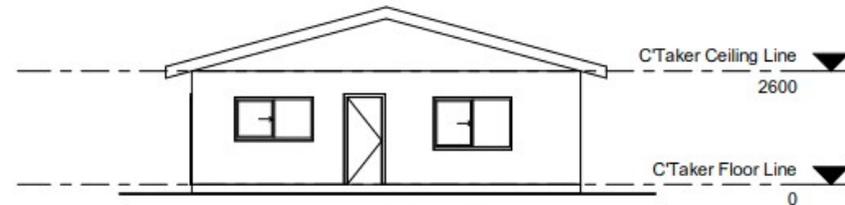


3 Shed Elevation 2
1 : 200

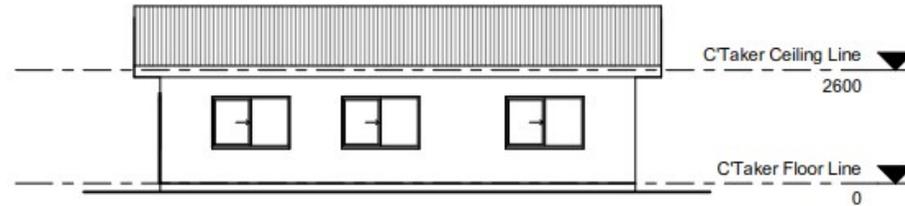
| | | | | | |
|---|--|-----------------------------|--|----------------------------------|------------------------|
| GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noll Close, Mossman Q. 4873 <small>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small> | PROJECT Proposed Car Parking and Building Layout, 1-5 Dickson Street, L10 RP746523 CRAIGLIE | CLIENT PDM Timber | WIND CLASS | PLAN NUMBER 703-17 | SHEET 3 of 4 |
| | | SCALES 1 : 200 | PLAN TITLE Shed Floor Plan, Elevations | DATE OF ISSUE 24.10.17 | REV C |



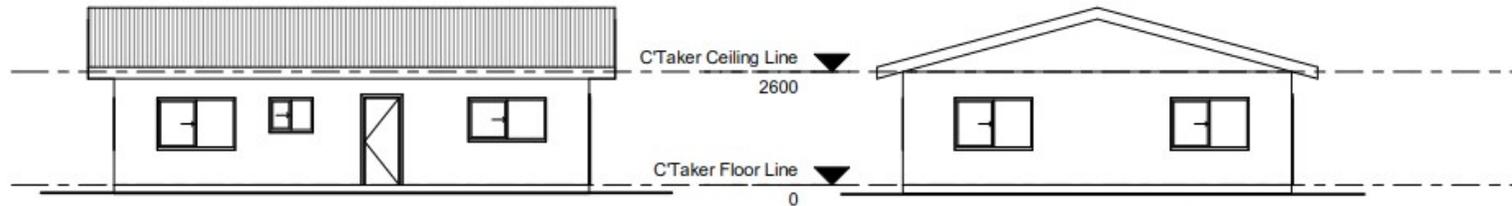
1 Floor Plan C'Takers
1 : 100



2 Elevation 1
1 : 100



3 Elevation 2
1 : 100



5 Elevation 4
1 : 100

4 Elevation 3
1 : 100

| | | | | | |
|---|---|--|---------------------------|-----------------------|-----------------|
| GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noll Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au | PROJECT Proposed Car Parking and Building Layout, 1-5 Dickson Street, L10 RP746523 CRAIGLIE | CLIENT PDM Timber | WIND CLASS | PLAN NUMBER 703-17 | SHEET 4 of 4 |
| | SCALES 1 : 100 | PLAN TITLE Caretakers Floor Plan, Elevations | DATE OF ISSUE 24.10.17 | REV C | |

ADOPTED INFRASTRUCTURE CHARGES

| | |
|---|---|
|  | 2006 & 2008 Douglas Shire Planning Schemes Application INFRASTRUCTURE CHARGES NOTICE |
|---|---|

| | | |
|--|--|---|
| PDM Timber Pty Ltd <small>DEVELOPERS NAME</small> | 0 <small>ESTATE NAME</small> | 0 <small>STAGE</small> |
| 1-5 Dickson Street <small>STREET No. & NAME</small> | Craigie <small>SUBURB</small> | 10RP746523 <small>LOT & RP No.s</small> |
| Material Change of Use <small>DEVELOPMENT TYPE</small> | 2161/2018 <small>COUNCIL FILE</small> | 15-Jan-18 <small>VALIDITY PERIOD (years)</small> |
| 839735 <small>DSC Reference Doc. No.</small> | 1 <small>VERSION No.</small> | |

| | Use | Charge per Use | Amount Due | Amount Paid | Receipt Code & GL Code |
|-----------------------------|--------------|----------------|------------|------------------|---------------------------------------|
| Rural Areas - Water Only | proposed | | | | |
| | existing | | | | |
| | Total | | | | |
| Urban Areas - Water only | proposed | | | | |
| | existing | | | | |
| | Total | | 0.00 | | |
| Urban Areas - Water & Sewer | proposed | 462 | 50.10 | 24,849.20 | Receipt Type 886 GL07480.0135.0823 |
| | | 152 | 50.10 | 7,615.20 | |
| | existing | 90 | 50.10 | 4,509.00 | |
| | Total | | | 27,755.40 | |
| | TOTAL | | | 27,755.40 | |

| | | | | |
|--------------|------------------------------|-----------|-------------|--|
| Prepared by | D Larrond | 15-Jan-18 | Amount Paid | |
| Checked by | J Elphinstone | 16-Jan-18 | Date Paid | |
| Date Payable | Prior to Commencement of Use | | Receipt No. | |
| Amendments | | Date | Cashier | |

Note:
 The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the Sustainable Planning Act 2009 (SPA).

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

Updated Adopted Infrastructure Charges Notice

| | |
|---|--|
|  | 2006 & 2008 Douglas Shire Planning Schemes Applications |
| INFRASTRUCTURE CHARGES NOTICE | |

| | | |
|--|-------------------------------|-------------------------------------|
| PDM Timber Pty Ltd DEVELOPERS NAME | 0 ESTATE NAME | 0 STAGE |
| 1-5 Dickson Street STREET No. & NAME | Craiglie SUBURB | 10RP746523 LOT & RP No.s |
| Material Change of Use DEVELOPMENT TYPE | 2161/2018 COUNCIL FILE No. | 3-Feb-22 VALIDITY PERIOD (years) |
| 1057939 DSC Reference Doc. No. | 1 VERSION No. | |

| | Use | Charge per Use | Amount Due | Amount Paid | Receipt Code & GL Code |
|----------------------------------|------|----------------|------------------|-------------|------------------------|
| Caretakers accommodation | 1 | \$24,143.38 | 24143.38 | | |
| Warehouse (other) | 1089 | \$49.24 | 53622.36 | | |
| Shop | 72 | \$49.24 | 3545.28 | | |
| Office | 105 | \$137.88 | 14477.40 | | |
| Indoor sport and recreation | 195 | \$165.65 | 32301.75 | | |
| | | | 128090.17 | | |
| Less existing use | | | | | |
| Caretakers accommodation | 1 | \$24,143.38 | 24143.38 | | |
| Office | 90 | \$137.88 | 12409.20 | | |
| Service Industry Shed/ Warehouse | 535 | \$49.24 | 26343.40 | | |
| Indoor sport and recreation | 195 | \$165.54 | 32280.30 | | |
| | | | 95176.28 | | |
| TOTAL | | | 32,913.89 | | |

Receipt Type 886
GL07480.0135.0823

Note: Final amount to be paid per use is subject to review at the time of payment when use commences lawfully

| | | | | |
|-------------------------|------------------------------|----------|-------------|--|
| Prepared by | D Lamond | 3-Feb-22 | Amount Paid | |
| Checked by | N Beck | 3-Feb-22 | Date Paid | |
| Date Payable Amendments | Prior to Commencement of Use | | Receipt No. | |
| | | Date | Cashier | |

Note:
Infrastructure Charges are payable prior to commencement of use in accordance with the Planning Act 2016

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

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