

3 October 2017

Enquiries: N Beck
Phone: (07) 4099 9451
Reference: MCUC 1877/2017 (829075)

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

Waks Developments Pty Ltd
c/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Dear Sir / Madam

**REQUEST TO CHANGE CONDITION FOR A COMBINED APPLICATION FOR MATERIAL
CHANGE OF USE FOR SERVICE INDUSTRY AND RECONFIGURATION OF A LOT (1 LOT
INTO 1 STANDARD LOT, 12 BUILDING UNIT LOTS AND COMMON PROPERTY) AT 5-7
PIONEER CRAIGLIE ON LAND DESCRIBED AS LOT 8 SP201317**

Thank you for your Request to Change conditions application for Material Change of Use for Service Industry and Lot Reconfiguration at 5-7 Pioneer Close, Craiglie lodged with Council on 3 October 2017.

Please find attached the Decision Notice that replaces the original decision notice issued on 26 April 2017.

Please quote Council's application number MCUC 1877/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

TRACEY CROUCH
Acting Manager Sustainable Communities

encl.

- Decision Notice

APPLICANT DETAILS

Waks Developments Pty Ltd
c/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

ADDRESS

5-7 Pioneer Close, Craiglie

REAL PROPERTY DESCRIPTION

Lot 8 on SP201317

PROPOSAL

Combined Application for Material Change of Use for Service Industry and Reconfiguration of a Lot (1 Lot into 1 Standard Lot, 12 Building Unit Lots and Common Property).

DECISION

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

DECISION DATE

3 October 2017

TYPE

Material Change of Use (Development Permit)
Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no Applicable submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Work

Compliance Certificate (Survey Plan)

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

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

Not in conflict

A. MATERIAL CHANGE OF USE

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Master Layout 90deg. Parks	RECS Pty Ltd, Project No.08-2007, Sheet SK 1, Revision E	13 February 2017
6.3 & 7.1m Turning Circles 90 deg	RECS Pty Ltd, Project No.08-2007, Sheet SK 2, Revision E	13 February 2017
12.5 Turning Circle	RECS Pty Ltd, Project No.08-2007, Sheet SK 3, Revision E	13 February 2017
8.8m Loading Bays	RECS Pty Ltd, Project No.08-2007, Sheet SK 4, Revision E	13 February 2017
Refuse Bin Storage	RECS Pty Ltd, Project No.08-2007, Sheet SK 5, Revision E	13 February 2017
Shed Dimensions	RECS Pty Ltd, Project No.08-2007, Sheet SK 6, Revision E	13 February 2017
Plant Schedule	GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L1.00	February 2017
Landscape Establishment	GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L2.00	February 2017
Tenancy Sign Detail	Gilvear Planning correspondence, page 7	27 February 2017
Drawing or Document	Reference	Date

**DECISION NOTICE DETAILS
PLANNING ACT 2016**

Part Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-02, Amendment C	10 January 2017
Part Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-03, Amendment C	10 January 2017
Shed 1 Elevation	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-04, Amendment C	10 January 2017
Ground Floor Plan	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-05, Amendment C	10 January 2017
Shed 2 Elevation	Sheds'n'Shouses Project 08-2007 New Shed, Drawing WD-06, Amendment C	10 January 2017

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; 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.

External Works

3. Undertake the following works external to the land at no cost to Council:
 - a. Provision of an industrial concrete crossover and apron in accordance with FNQROC Development Manual Standard Drawing S1015.

The works outlined above may either be undertaken as part of a Development Permit for Building Work or as a separate Development Permit for Operational Work. Where submitted as a separate Development Permit for Operational Work 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 the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Internal Works

4. The Applicant/owner will:
- a. Differentiate and delineate pedestrian pathways / vehicular manoeuvring areas with non-slip paint;
 - b. Provide pedestrian crossings as indicated on the approved drawings;
 - c. Provide suitable lighting to the internal, common property area;
 - d. Paint directional arrows in the common property vehicle movement area; and
 - e. Paint or surface the loading areas to identify these as different to the driveway; and

These works are to be designed and certified by a suitably qualified RPEQ with a copy of the certification lodged with the Chief Executive Officer prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Water Supply and Sewerage Works External

5. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
- a. Augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage;
 - b. Upgrade the water main from the Council Service to the land so that the site can be provided with appropriate water service connection to the lot frontage;
 - c. Extend the sewer main from the 150Ø on the neighbouring land at 17 to 19 Owen Street, Craiglie (Lot 0 on SP 212665, Easement N on SP201317) to the land.

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 or approval and dating of the Building Format Plan, whichever occurs first

Inspection of Sewers

6. CCTV inspections of sewers must be undertaken both prior to commencement of works on site and at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive

DECISION NOTICE DETAILS PLANNING ACT 2016

Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first. Water Supply and Sewerage Works Internal

7. Undertake the following water supply and sewerage works internal to the subject land:-
 - a. Provide a single internal sewer connection which must be clear of any buildings or structures;
 - b. Provide a single internal water connection;
 - c. Water supply sub-metering must be designed and installed in accordance with *Queensland Development Code* and the *Water Supply (Safety and Reliability) Act 2008*.

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 the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Council Infrastructure

8. 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 Douglas Shire Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

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.

Minimum Fill and Floor Levels

10. All floor levels in all buildings must be located 100 mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Stockpiling and Transportation of Fill Material

11. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than

one (1) month from the commencement of works.

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

- a. before 7:00 am or after 6:00 pm Monday to Friday;
- b. before 7:00 am or after 1:00 pm Saturdays; or
- c. on Sundays or Public Holidays.

Above Ground Transformer Cubicles / Electrical Sub-Stations

- 12. Where required any above ground transformer cubicles and/or electrical sub-stations are to be positioned so that they do not detract from the appearance of the streetscape and must be clear of footpath areas. This will require cubicles / sub-stations to be setback from the street alignment behind a screen of landscaping, or incorporated within the built form of the proposed building. Details of the electrical sub-station positioning must be endorsed by the Chief Executive Officer prior to the issue of Development Permit for Building Work.

Landscaping Plan

- 13. The site must be landscaped generally in accordance with the plan prepared by GGI Landscape Architects, Service Industry Sheds, Job No. L1701, Sheet L1.00, dated February 2017 and to include the following details:
 - a. Deep planting of setback areas;
 - b. Maintain the existing trees planted in the road area;
 - c. Provide screen planting to the waste bin service area, in particular where viewed from the street;
 - d. Provide complimentary deep planting beneath and around the tenancy sign;
 - e. Species to have regard to Council's Planning Scheme Policy No.7 Landscaping; and
 - f. 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, including the provision of the roofed picnic seating and BBQ facility must be maintained at all times to the satisfaction of the Chief Executive Officer.

Screen Fence

- 14. A screen fence or alternatively suitable landscaping together with a chain wire fence must be provided to the northern boundary of the subject land, to the

satisfaction of the Chief Executive Officer. The fencing must be consistent in terms of design and materials with other fences in the locality. The fencing must be completed prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Crime Prevention through Environmental Design

15. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention through Environmental Design (CPTED).

Lighting

16. 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.

Bicycle Parking

17. Provide secured, on-site bicycle parking for four spaces in the common property area. The bicycle parking area must be constructed prior to Commencement of Use.

Vehicle Parking

18. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of fourteen (14) spaces including one space for persons with a disability generally in accordance with the RECS Master Layout 90deg. Parks drawing Project No.08-2007, Sheet SK 1, Revision E dated 13 February 2017.

The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and Australian Standard AS2890.6 and be constructed in accordance with Austroads and good engineering design.

In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked. The parking area must be provided prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

The car parking and loading bay areas must be maintained in a good condition, including line marking at all times.

Protection of Landscaped Areas from Parking and Loading / Unloading Areas

19. Landscaped areas adjoining the parking area or a loading / unloading 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.

Sediment and Erosion Control

20. 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).

21. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Tenancy Signage

22. The tenancy sign is to have a maximum height of 5 metres and a width of 2.5 metres unless otherwise approved by the Chief Executive Officer.

The tenancy sign must provide clear and legible signage to the land incorporating the street number and the availability of visitor parking for the benefit of the public. The tenancy sign must be complimented with landscaping. Both the tenancy sign and the associated landscaping must be maintained at all times in a good condition. The tenancy sign must be erected prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Unit Number Signage

23. Clear and legible signage must be provided to each building unit identifying the unit number. The unit numbering must be provided prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first.

Advertising Signage

24. All signage additional to the tenancy sign and 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 Commencement of Use.

Refuse Storage

25. Refuse storage is required to service the site in accordance with Council requirements. Refuse from the site must be collected on a frequency that meets the tenant needs.

Liquid Waste Disposal

- 26a. Where an occupant of a Lot becomes a trade waste generator, trade waste discharge to the sewer must meet the requirements of Douglas Shire Water and Waste's Trade Waste Environmental Management Plan (TWEMP). Detailed Hydraulic Plans must be submitted to Douglas Shire Council accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council and installed, prior to the production and discharge of trade waste.
- 26b. Signage is to be installed in the bin enclosure / wash bay area notifying occupants of their obligations prior to the issue of a Certificate of Classification. Signage is to state that "No trade waste is to be discharged to the facility".

Storage of Machinery and Plant

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

Excluding the common property waste bin component no storage use is to occur in the car parking areas or other common property areas.

Use of Stage 2 Land

28. Use of this land may not occur outside a building unless otherwise approved by the Chief Executive Officer.

B. RECONFIGURATION OF A LOT CONDITIONS

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Reconfiguration of a Lot	RPS Drawing PR108905-32 dated 16 March 2017 and as amended by Condition B.2	16 March 2017

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:
- The specifications, facts and circumstances as set out in the application submitted to Council; and
 - 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

Amendment to Design

2. The proposed layout is to be amended as follows:
- Proposed Lot 900 is to exclude the area of Easement G on SP201317 and the setback area between the intended building on Lot 900 and the northern property boundary, with these areas to be included in the common property.

Common Property Area

3. All common property areas are to:
- Serve both proposed Lot 900 and the intended units under the building format plan; and

- b. To be managed by a single community management statement.

Staging

- 4. The development is to consist of a maximum of two stages with:
 - a. Stage 1 comprising the development of Units 1 to 12 together with the development of the common property area including all works in the common property area; and
 - b. Stage 2 comprising the development of Units 13 to 19.

The description of the units above is as per the RPS Drawing PR108905-32 dated 16 March 2017.

Timing of Effect

- 5. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

The Compliance Certificate for the Plan of Survey cannot be applied for prior to the issue of a final Certificate for the Development Permit for Building Work of the associated Material Change of Use for Stage 1 (Units 1 to 12 inclusive) and an appropriate works certificate(s) has been issued for the completion of all works within the common property areas.

Electricity and Telecommunications

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

Community Management Statement

- 7. The Community Management Statement is to include the following items:
 - a. Excluding the common property waste bin component no storage use is to occur in the car parking areas or other common property areas;
 - b. There is to be no exclusive use of Common property area;
 - c. All common property areas and facilities must be provided for and maintained in a good condition as per the conditions of the development approval; and
 - d. Refuse from the site must be collected on a frequency that meets the tenant needs.

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.
4. All premises should have a pedestrian door of adequate width to facilitate access by disabled persons.
5. For information relating to the *Sustainable Planning Act 2009* 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.

LAND USE DEFINITION*

In accordance with the *Douglas Shire Planning Scheme 2006*, the approved land use of Service Industry is defined as:

Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.

The term may include but is not limited to the following activities:

- Limousine/bus depot;
- Cleaning or detailing of motor vehicles;
- Catering business;
- Servicing of small items and appliances such as:
 - Bicycles;
 - Cameras;
 - Electrical appliances for domestic or office use; and
 - Marine equipment;
- Printing;
- Fishing gear manufacturing;
- Marine engineering;
- Bulk storage and ancillary sales of:
 - Indoor/Outdoor furniture;
 - Hardware supplies;
 - Raw materials;

- Plants and Landscaping supplies;

Any off-Site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the Site, the appearance of the Site and any traffic generated by the activities on the Site must be managed so as not to cause detriment to adjoining Sites.

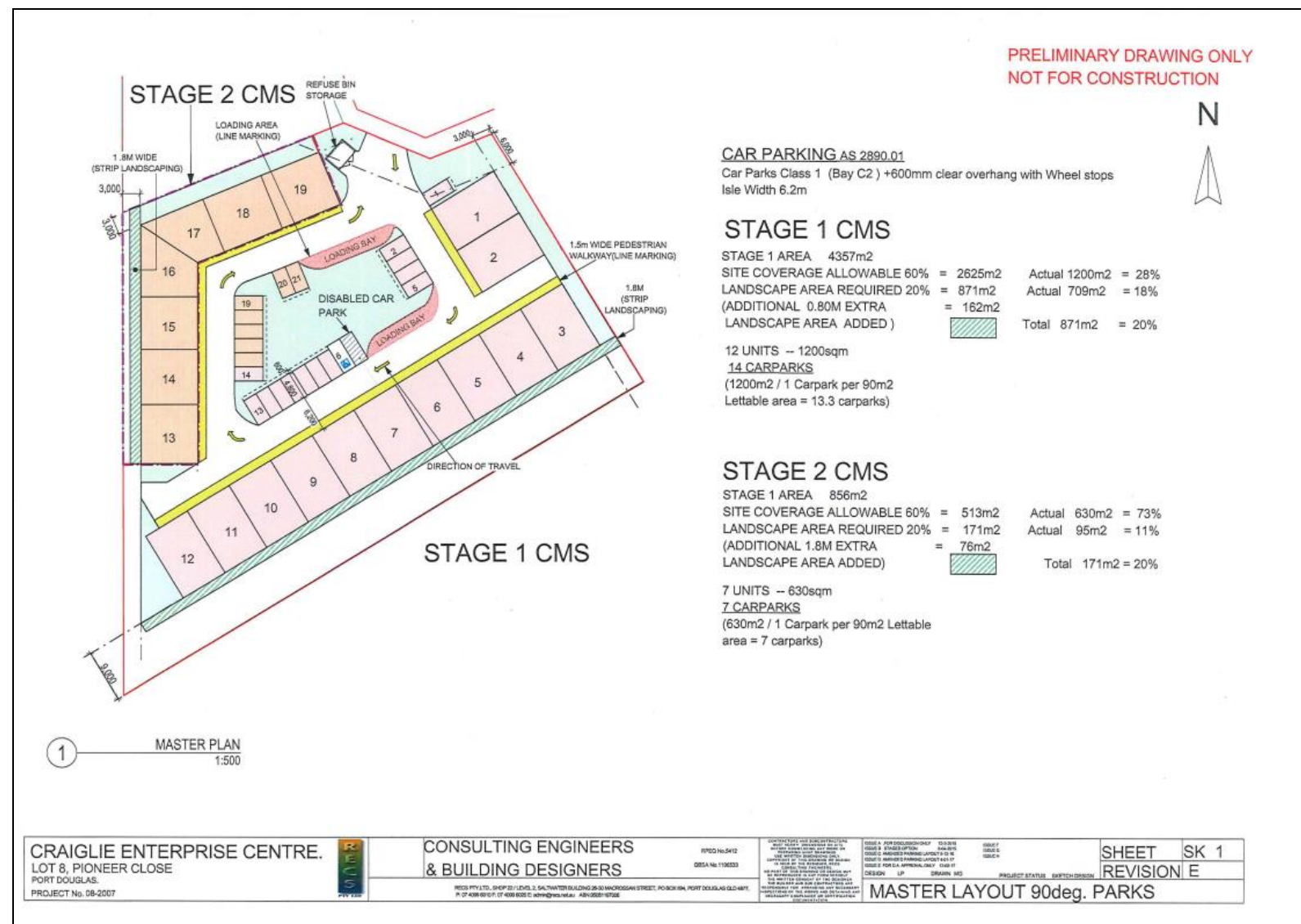
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the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

RIGHTS OF APPEAL

Attached

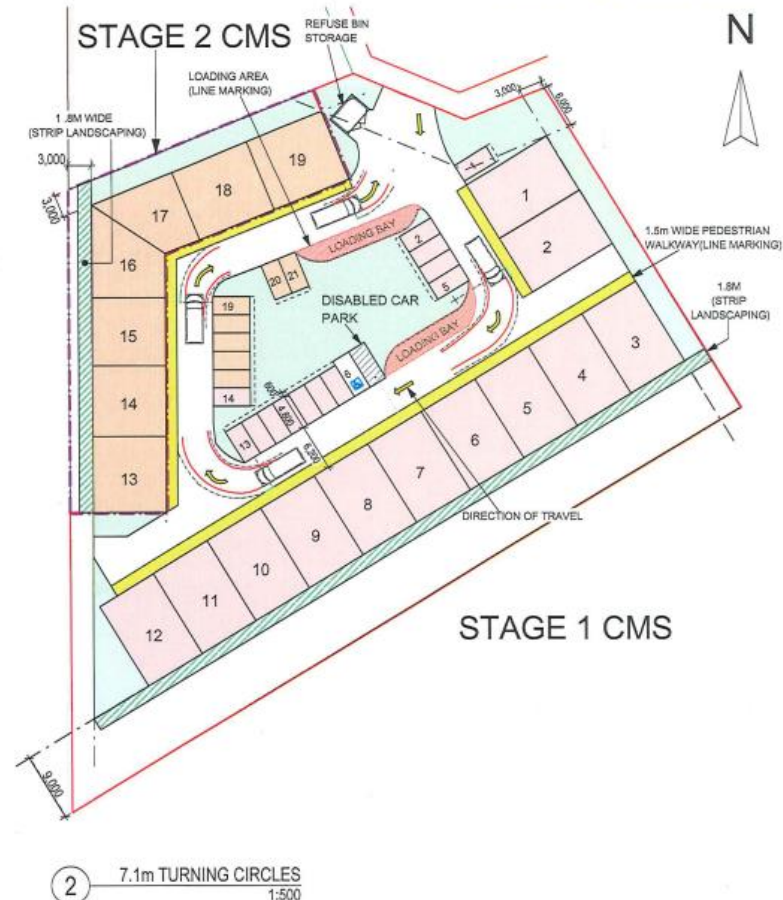
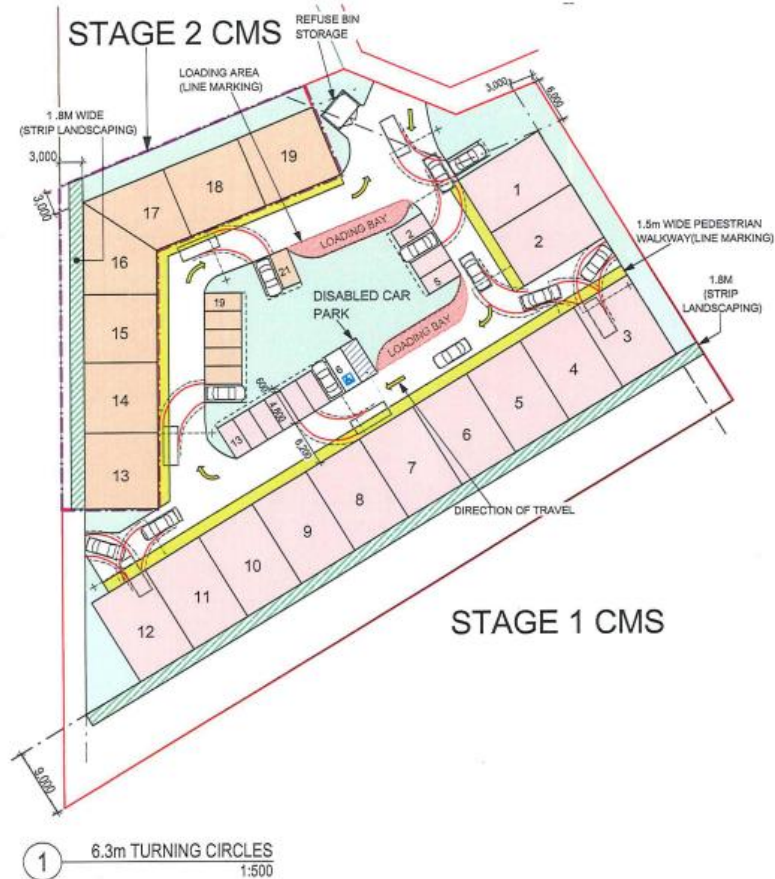
End of Decision Notice

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



PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

N



CRAIGLIE ENTERPRISE CENTRE.
LOT 8, PIONEER CLOSE
PORT DOUGLAS.
PROJECT No. 08-2007



CONSULTING ENGINEERS
& BUILDING DESIGNERS

REGISTRATION NO. 159633
P.O. BOX 1000, PORT DOUGLAS QLD 4077

SPED No 5410
QSDA No 159633

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DESIGN: LP DRAWN: MG
PROJECT STATUS: SKETCH DESIGN
6.3 & 7.1m TURNING CIRCLES 90deg

SHEET SK 2
REVISION E

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION



1 12.5m TURNING CIRCLE
1:500

CRAIGLIE ENTERPRISE CENTRE.
LOT 8, PIONEER CLOSE
PORT DOUGLAS.
PROJECT No. 08-2007



CONSULTING ENGINEERS
& BUILDING DESIGNERS

RECEIVED BY: 10/01/2017 10:00 AM
PROJECT NO: 08-2007
PROJECT NAME: CRAIGLIE ENTERPRISE CENTRE LOT 8
PROJECT ADDRESS: PIONEER CLOSE, PORT DOUGLAS QLD 4807
PROJECT CONTACT: 07 4888 8333 E: info@cebd.com.au

HPD No. 5412
QIDA No. 1108233

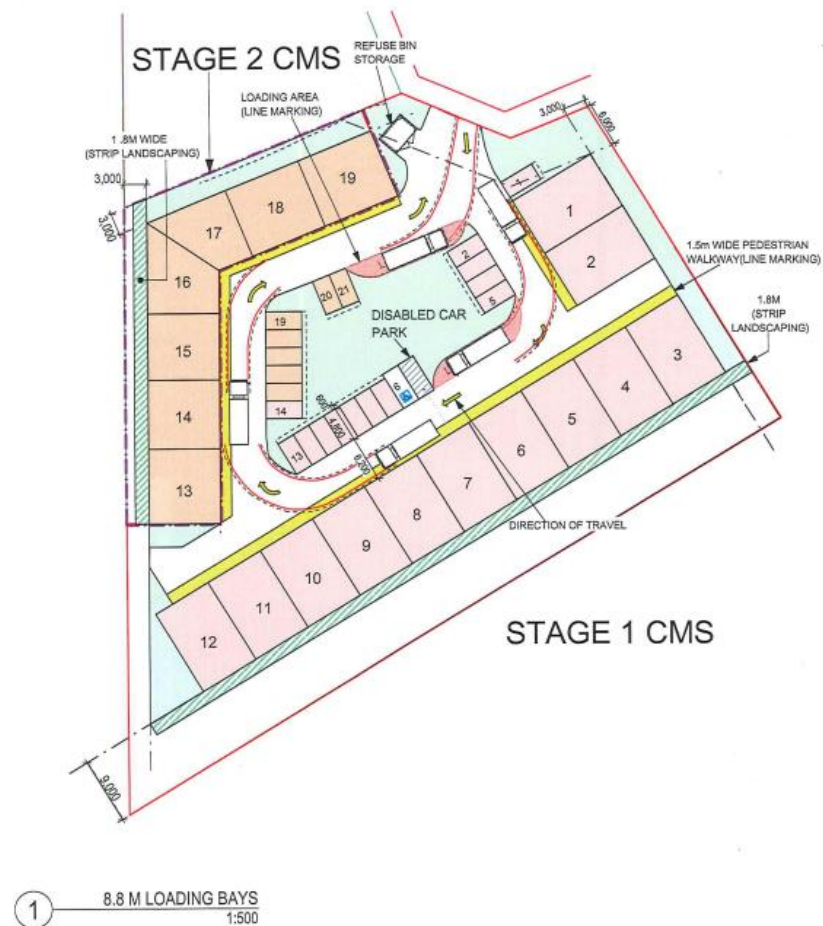
CONSULTING ENGINEERS & BUILDING DESIGNERS
10/01/2017 10:00 AM
PROJECT NO: 08-2007
PROJECT NAME: CRAIGLIE ENTERPRISE CENTRE LOT 8
PROJECT ADDRESS: PIONEER CLOSE, PORT DOUGLAS QLD 4807
PROJECT CONTACT: 07 4888 8333 E: info@cebd.com.au

RECEIVED BY: 10/01/2017 10:00 AM
PROJECT NO: 08-2007
PROJECT NAME: CRAIGLIE ENTERPRISE CENTRE LOT 8
PROJECT ADDRESS: PIONEER CLOSE, PORT DOUGLAS QLD 4807
PROJECT CONTACT: 07 4888 8333 E: info@cebd.com.au

SHEET	SK 3
REVISION	E

12.5m TURNING CIRCLE

PRELIMINARY DRAWING ONLY
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CRAIGLIE ENTERPRISE CENTRE.
LOT 8, PIONEER CLOSE
PORT DOUGLAS.
PROJECT No. 06-2007



CONSULTING ENGINEERS
& BUILDING DESIGNERS

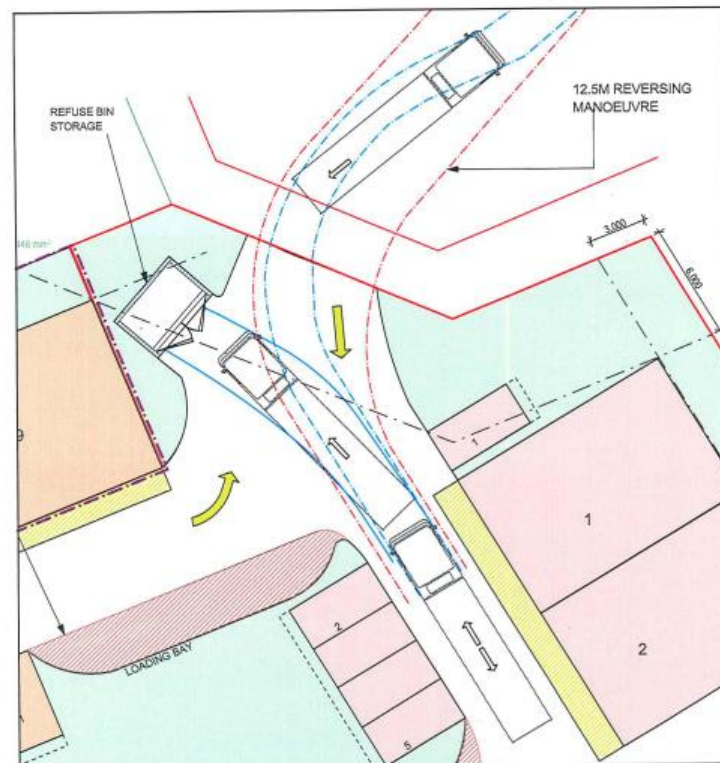
REF ID: A172
QESA No. 110633

RECIS PTY LTD, 24/25/26/27 LEVEL 2, SALTWATER BUILDING 28-30 MACROSSAN STREET, PO BOX 84, PORT DOUGLAS QLD 4877.
P: 07 48881017, F: 07 48881018, www.recis.com.au, info@recis.com.au

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8.8m LOADING BAYS

SHEET	SK 4
REVISION	E



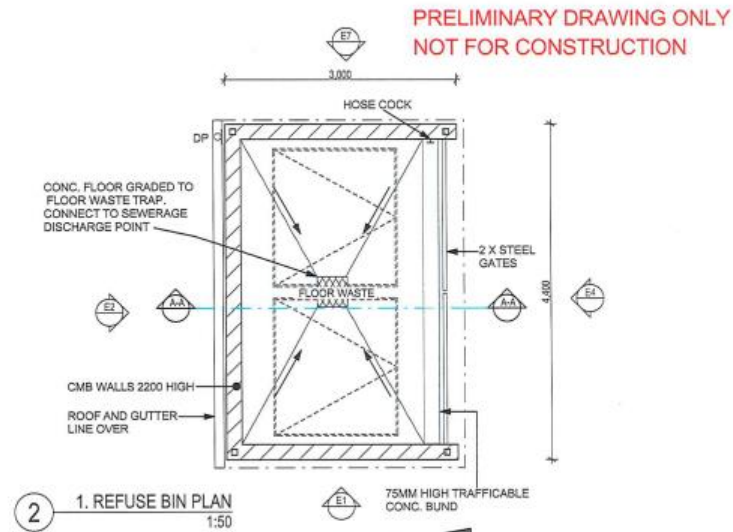
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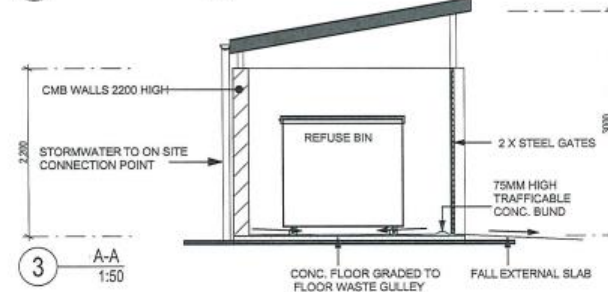
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1:100



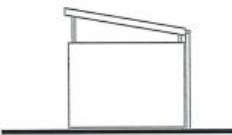
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1:100



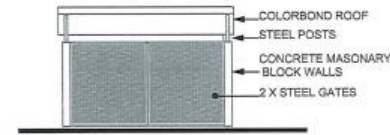
2. 1. REFUSE BIN PLAN
1:50



3. A-A
1:50



4. E3
1:100



5. E4
1:100

CRAIGLIE ENTERPRISE CENTRE.
LOT 8, PIONEER CLOSE
PORT DOUGLAS
PROJECT No. 08-2007



CONSULTING ENGINEERS
& BUILDING DESIGNERS

NEEDS PTY LTD, 54 CP 22 - LEVEL 2, SALTWATER BUILDING 25-30 MACDONALD STREET, PORT DOUGLAS, PORT DOUGLAS QLD 4877.
P: 07 4088 8207, F: 07 4088 8200, E: info@needs.net.au, ABN: 60 611 570 000

PPFD No. 0412
DREA No. 1150003

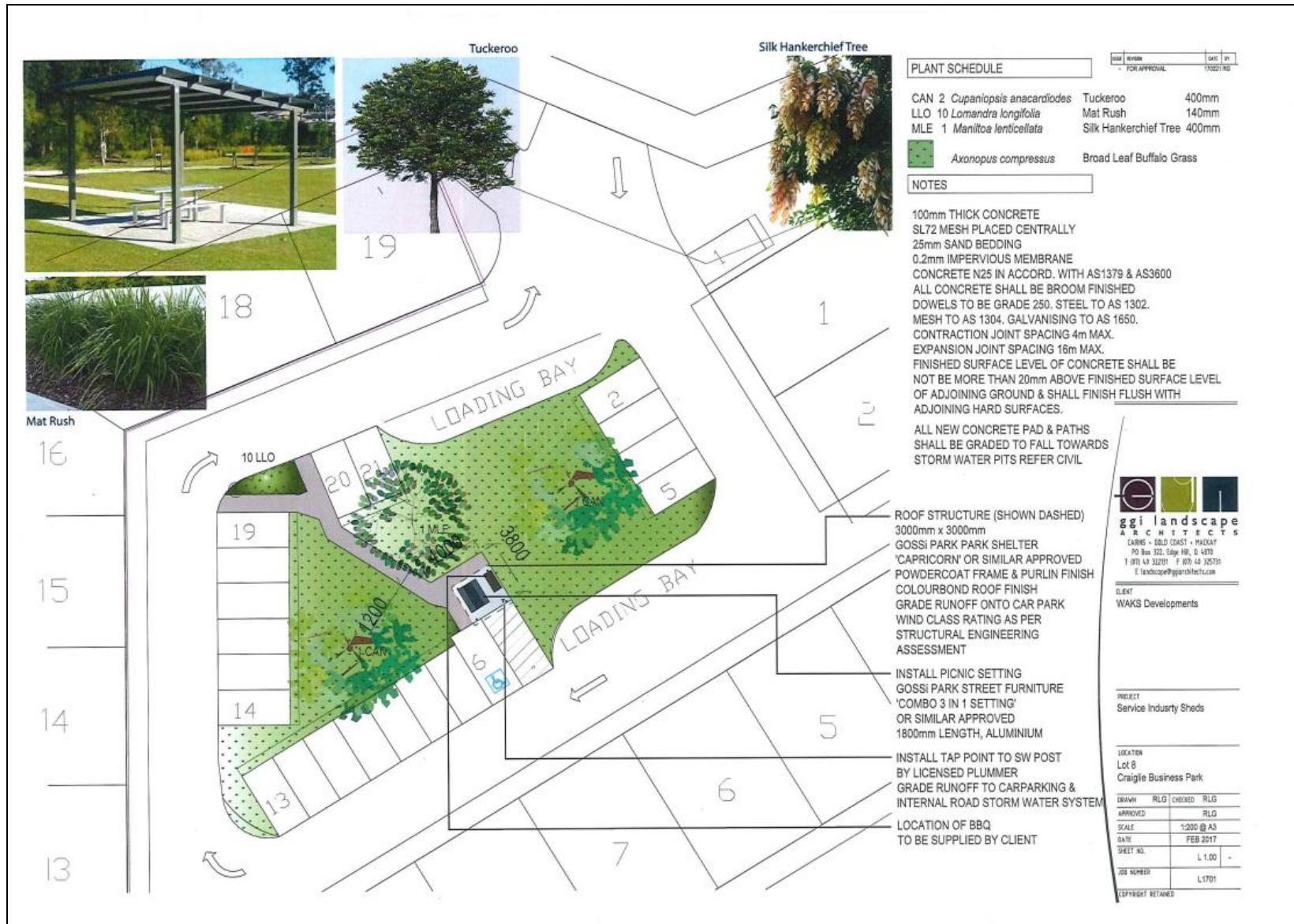
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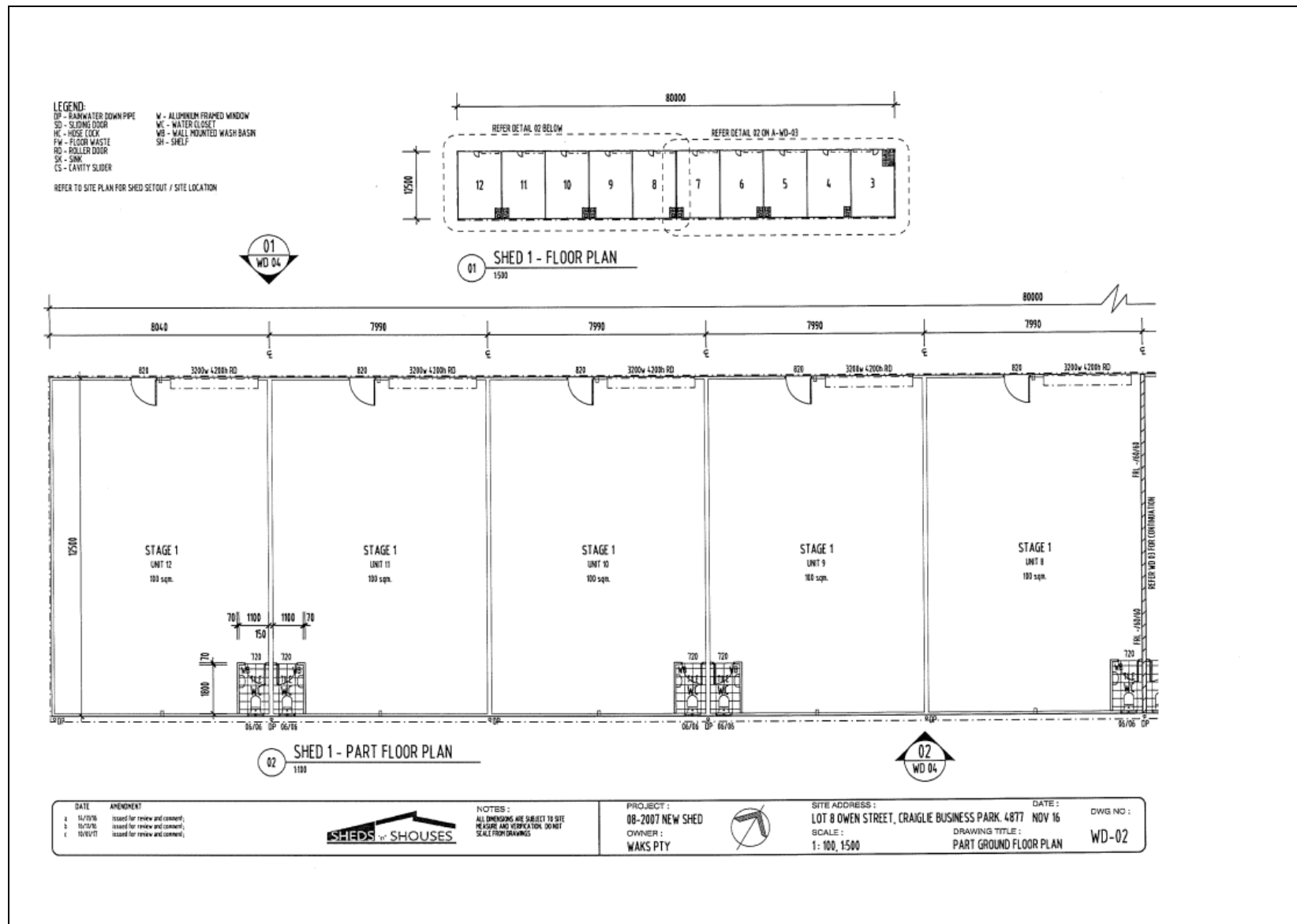
DESIGNER: CONSULTING ENGINEERS & BUILDING DESIGNERS
PROJECT STATUS: APPROVAL ONLY
SHEET SK 5
REVISION E

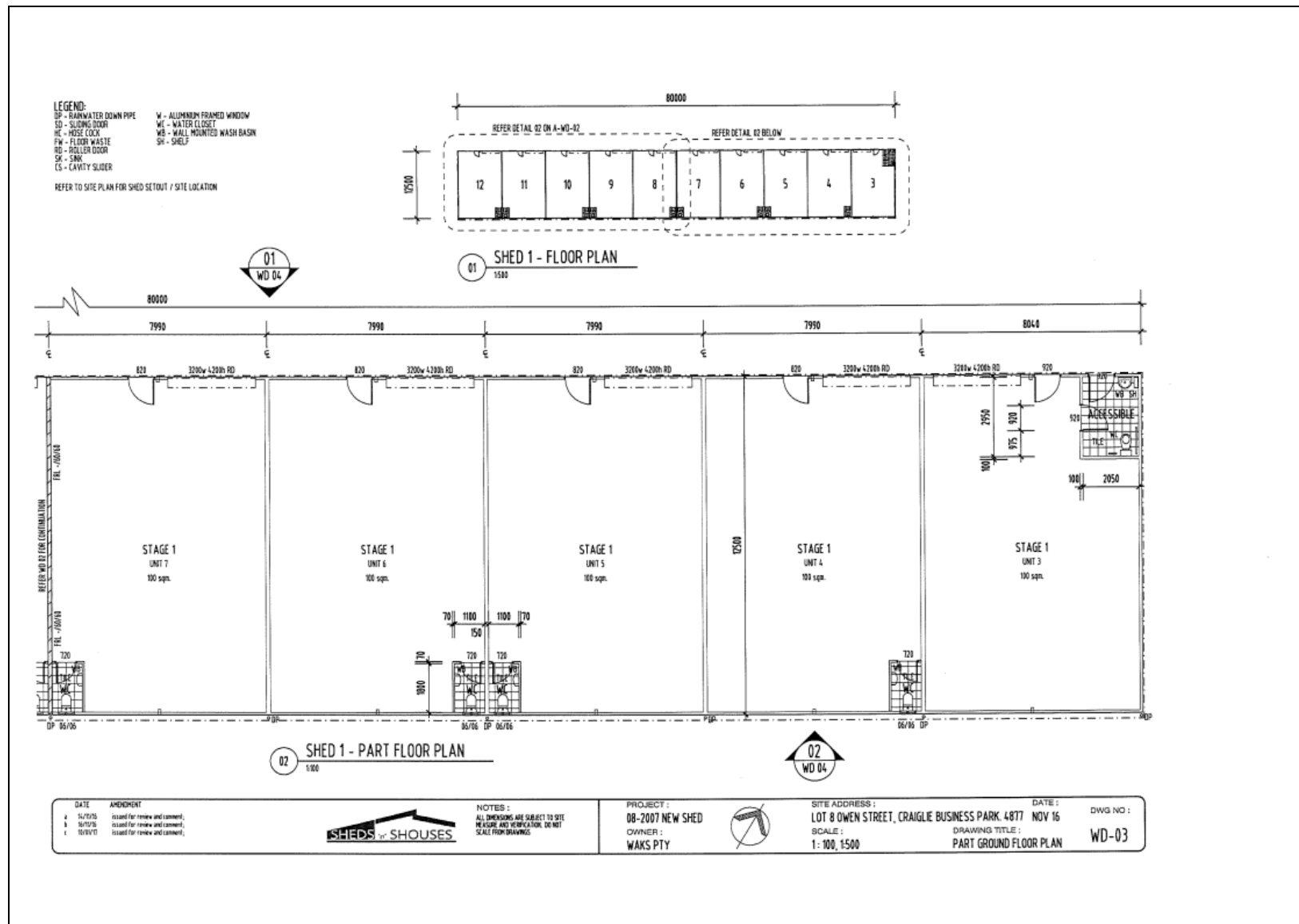
SHEET SK 5
REVISION E

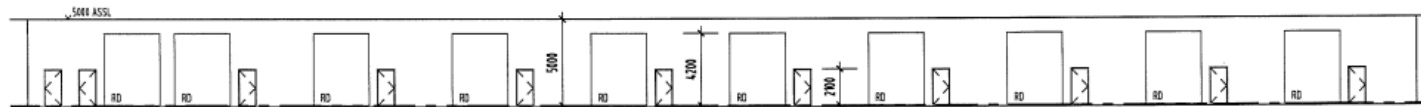


DECISION NOTICE DETAILS PLANNING ACT 2016









01 SHED 1 - FRONT ELEVATION
1:200



02 SHED 1 - REAR ELEVATION
1:200



03 SHED 1 - LHS ELEVATION
1:200

04 SHED 1 - RHS ELEVATION
1:200

LEGEND:
DP - RAINWATER DOWN PIPE
SD - SLIDING DOOR
HC - HOSE COCK
FW - FLOOR WASTE
RD - ROLLER DOOR
W - ALUMINIUM FRAMED WINDOW
WC - WATER CLOSET
WB - WALL MOUNTED WASH BASIN
SSL - STRUCTURAL SLAB LEVEL
ASSL - ABOVE STRUCTURAL SLAB LEVEL

REFER TO SITE PLAN FOR SHED SETOUT / SITE LOCATION

DATE	AMENDMENT
a. 16/11/16	Issued for review and comment.
b. 16/11/16	Issued for review and comment.
c. 16/09/17	Issued for review and comment.



NOTES:
ALL DIMENSIONS ARE SUBJECT TO SITE
MEASURE AND VERIFICATION. DO NOT
SCALE FROM DRAWINGS

PROJECT:
08-2007 NEW SHED
OWNER:
WAKS PTY

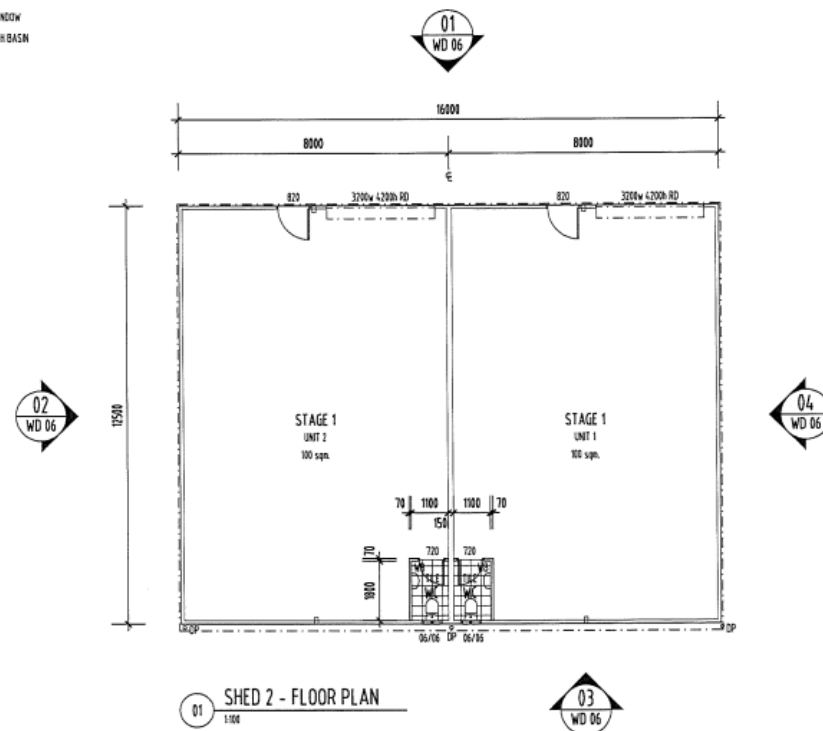
SITE ADDRESS:
LOT 8 OWEN STREET, CRAIGIE BUSINESS PARK, 4877
SCALE:
1:200



DATE:
NOV 16
DRAWING TITLE:
SHED 1 ELEVATION

DWG NO:
WD-04

LEGEND:
 DP - DRAINWATER DOWNPIPE
 SD - SLIDING DOOR
 HC - HOSE COCK
 FW - FLOOR WASTE
 RD - ROLLER DOOR
 SK - SKIN
 CS - CAVITY SLIDER
 W - ALUMINIUM FRAMED WINDOW
 WC - WATER CLOSET
 WB - WALL MOUNTED WASH BASIN
 SH - SHELF

REFER TO SITE PLAN FOR SHED SETOUT / SITE LOCATION



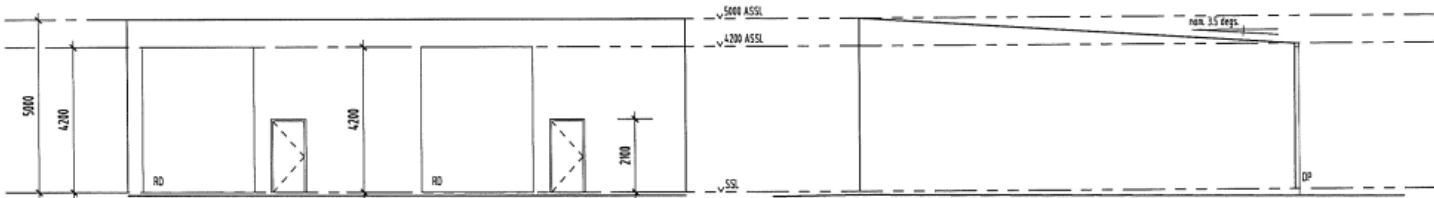
DATE	AMENDMENT		NOTES:	PROJECT:		SITE ADDRESS:	DATE:	DWG NO:	
14/10/16	Issued for review and comment.		ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE AND VERIFICATION. DO NOT SCALE FROM DRAWINGS.	08-2007 NEW SHED		LOT 8 OWEN STREET, CRAIGLIE BUSINESS PARK, 4877	NOV 16		
16/10/16	Issued for review and comment.			OWNER:			SCALE:	DRAWING TITLE:	
18/10/17	Issued for review and comment.			WAKS PTY			1: 100	GROUND FLOOR PLAN	WD-05

LEGEND:

DP - RAINWATER DOWN PIPE
SD - SLIDING DOOR
WC - WATER CLOSET
FW - FLOOR WASTE
RD - ROLLER DOOR
W - ALUMINIUM FRAMED WINDOW
WC - WATER CLOSET
WB - WALL MOUNTED WASH BASIN
SSL - STRUCTURAL SLAB LEVEL
ASSL - ABOVE STRUCTURAL SLAB LEVEL

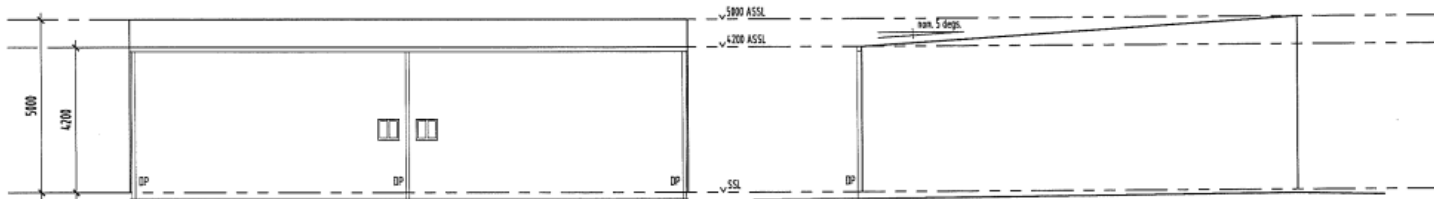


REFER TO SITE PLAN FOR SHED SETOUT / SITE LOCATION




01 SHED 2 - FRONT ELEVATION
1:100

02 SHED 2 - RHS ELEVATION
1:100



03 SHED 2 - REAR ELEVATION
1:100

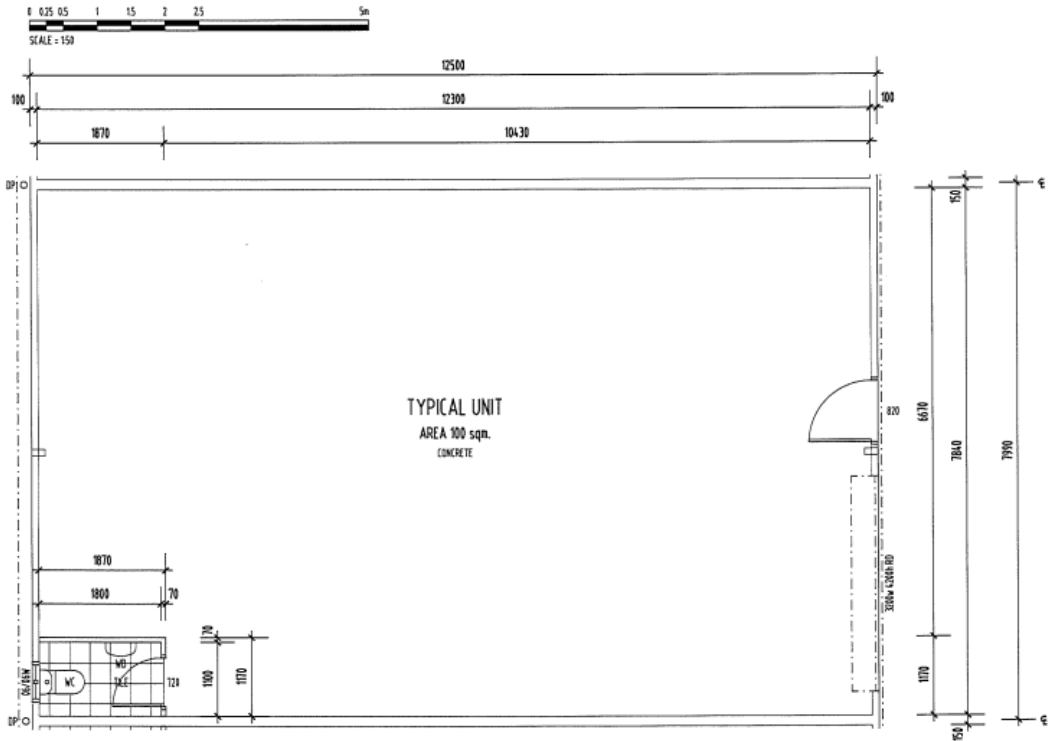
04 SHED 2 - LHS ELEVATION
1:100

DATE	AMENDMENT		NOTES: ALL DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT AND VERIFICATION. DO NOT SCALE FROM DRAWINGS	PROJECT: 08-2007 NEW SHED OWNER: WAKS PTY	SITE ADDRESS: LOT 8 OWEN STREET, CRAIGLIE BUSINESS PARK, 4877 SCALE: 1:100	DATE: NOV 16 DRAWING TITLE: SHED 2 ELEVATION	DWG NO: WD-06
a	14/11/16						
b	16/12/16						
c	16/11/17						

LEGEND:

DP - DRAINAGE DOWN PIPE
SD - SLIDING DOOR
HC - HOSE COCK
FW - FLOOD WASTE
RD - ROLLER DOOR
SK - SINK
CS - CANTY SLIDER
W - ALUMINIUM FRAMED WINDOW
WC - WATER CLOSET
WB - WALL MOUNTED WASH BASIN
SH - SHELF

REFER TO SITE PLAN FOR SHED SETOUT / SITE LOCATION



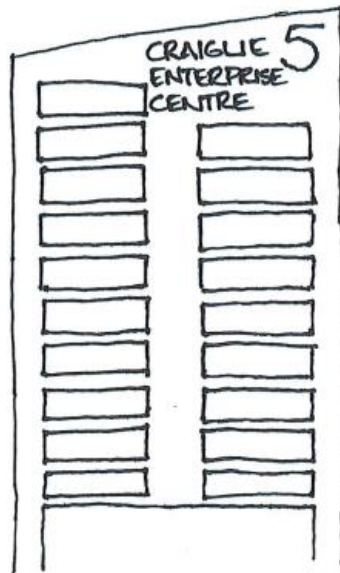
DATE	AMENDMENT	NOTES	PROJECT	SITE ADDRESS	DATE	DWG NO
10/12/16	issued for review and comment;	ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE AND VERIFICATION. DO NOT SCALE FROM DRAWINGS.	08-2007 NEW SHED	LOT 8 OWEN STREET, CRAIGLIE BUSINESS PARK, 4877	NOV 16	
10/01/17	issued for review and comment;		OWNER : WAKS PTY	SCALE : 1:50	DRAWING TITLE : TYPICAL UNIT PLAN	WD-07

Response to Information Request
27 February 2017

Response:

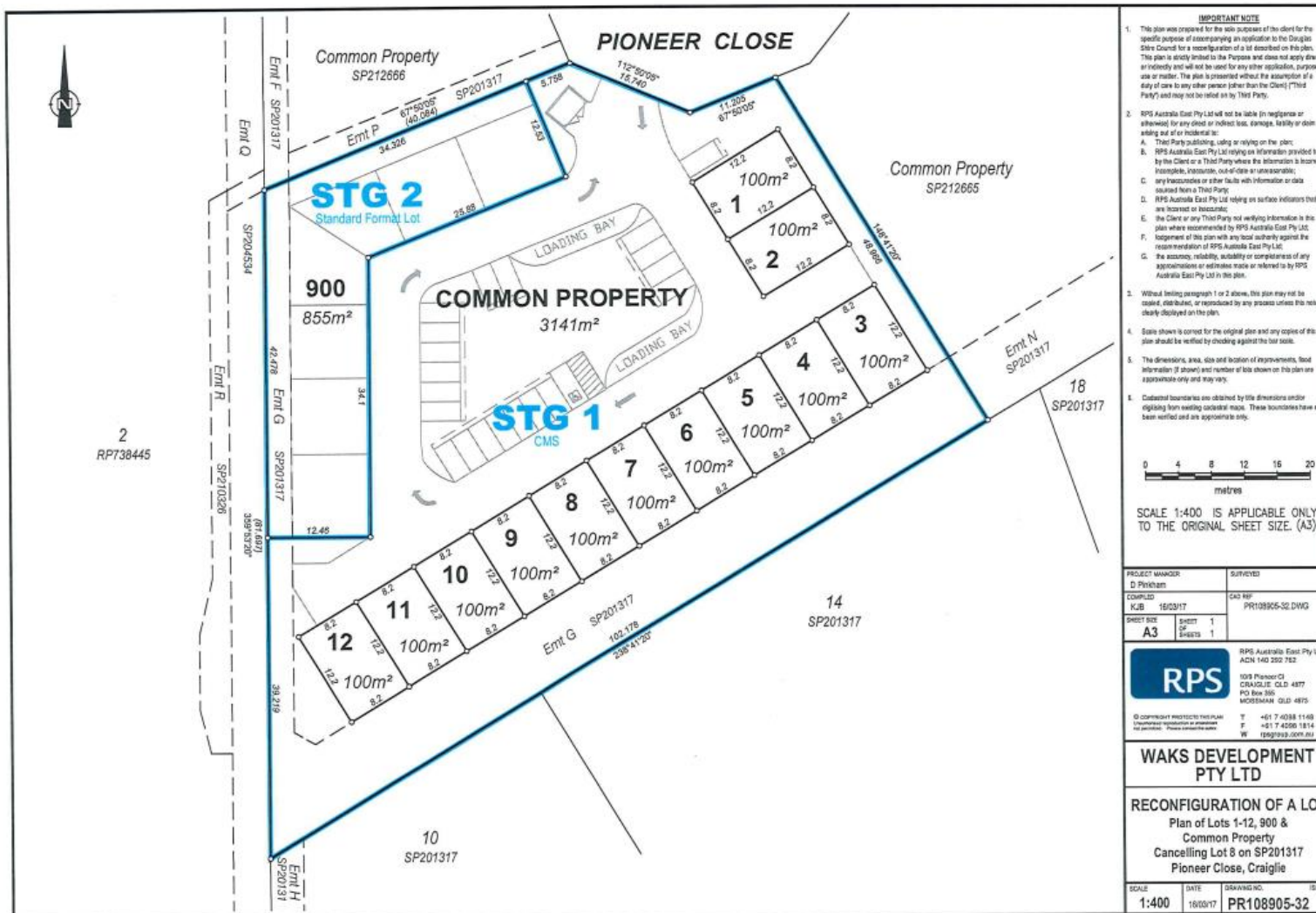
The Applicant acknowledges the need for appropriate tenancy signage to be provided for the proposed development.

Detailed plans for the signage will be sought in conjunction with commencement of construction on the site. However, at this preliminary stage, the Applicant confirms its intention to provide signage similar to that provided for 7 Pioneer Close (photograph below), which is of a similar height, and colour, to the buildings on that site. Similar finish (ie, similar height and colour to buildings on this site) is proposed, with the sign to be wider and accommodate 2 rows of tenancy signs. A very preliminary sketch of the potential signage, incorporating the street number, and the complex name, "Craiglie Enterprise Centre", is below for reference.



Please note the final dimensions (width in particular) for the sign will be confirmed with the sign designer / installer. At this stage, noting the maximum height of sheds is 5.1m, the height of the sign will be limited to this, although the width may be altered to ensure the sign area available for each tenancy is at least 30cm in height, and potentially 1m or so in width.

The tenancy sign will be provided at the entrance to the site, near Parking Space No 1.



<p>IMPORTANT NOTE</p> <p>1. This plan was prepared for the sole purpose of the client for the specific purpose of accompanying an application to the Douglas Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client ("Third Party")) and may not be relied on by Third Party.</p> <p>2. RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:</p> <p>A. Third Party publishing, using or relying on the plan;</p> <p>B. RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unsatisfactory;</p> <p>C. any inaccuracies or other faults with information or data sourced from a Third Party;</p> <p>D. RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;</p> <p>E. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;</p> <p>F. engagement of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;</p> <p>G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.</p> <p>3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.</p> <p>4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.</p> <p>5. The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.</p> <p>6. Outdated boundaries are obtained by title dimensions and/or existing from existing cadastral maps. These boundaries have not been verified and are approximate only.</p>	
PROJECT MANAGER D. Prichard	SUPERVISOR
COMPILED KJB 16/03/17	CAD REF PR108905-32.DWG
SHEET SIZE A3	SHEET 1 OF 1 SHEETS 1
<p>RPS RPS Australia East Pty Ltd ACN 140 282 782 109 Pioneer Cl CRAIGLIE QLD 4877 PO Box 360 MOOREMAN QLD 4875</p> <p>© COPYRIGHT PROTECTED THIS PLAN Unauthorized reproduction or alteration not permitted. Please contact the sales.</p> <p>T +61 7 4038 1148 F +61 7 4038 1814 W rpsgroup.com.au</p>	
<p>WAKS DEVELOPMENT PTY LTD</p>	
<p>RECONFIGURATION OF A LOT Plan of Lots 1-12, 900 & Common Property Cancelling Lot 8 on SP201317 Pioneer Close, Craiglie</p>	
SCALE 1:400	DATE 16/03/17
DRAWING NO. PR108905-32	ISSUE

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**

<p>2. Eligible submitter appeals</p> <p>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—</p> <p>(a) any part of the development application for the development approval that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>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—</p> <p>(a) any part of the development application or the change application, for the development approval, that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

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*

SCHEDULE 3 – RIGHT OF APPEAL WAIVER

Mail To: Douglas Shire Council
Email Address: enquiries@douglas.qld.gov.au
Attention: Development Assessment

RE:

Council reference: 43.2017.1877.1

Property Address: 5-7 Pioneer Close CRAIGLIE; land described as LOT: 8 SP: 201317

This advice is to confirm that I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive My/Our appeal rights available under the *Planning Act 2016*.

Applicants Name: _____

Signature: _____

Date : _____