

13 December 2019

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3371/1 (Doc ID 932580)
Your Ref: P519-113

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

Baillie Lodges C/- Hunt Design
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: info@planztp.com

Attention Ms Suzie Lord

Dear Madam

**Development Application for Minor Change (Cabins & Refurbishment) TPC735
At 423 Finlayvale Road Finlayvale
On land described as Lots 3 and 4 on CP881013**

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

Please quote Council's application number: MCUC 2019_3371/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully



Paul Hoyer
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
- Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under section 83 of the Planning Act 2016

Applicant Details

Name: Baillie Lodges C/- Hunt Design
Postal Address: C/- Planz Town Planning
PO Box 181
Edge Hill Qld 4870
Email: info@planztp.com

Property Details

Street Address: 423 Finlayvale Road, Finlayvale
Real Property Description: Lots 3 and 4 on CP881013
Local Government Area: Douglas Shire Council

Details of Proposed Development

Application for a minor change, for cabins and refurbishment, to the Development Permit for Material Change of Use TPC735 issued on 21 September 1993 for accommodation building extensions, 25 cabins, manager's residence, enlarged lodge building and revised car parking to the existing use of Resort Accommodation.

A copy of the original approval Town planning Consent 735 is enclosed.

Decision

Date of Decision: 12 December 2019
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

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

| Drawing or Document | Reference | Date |
|-------------------------------------------------------------|-----------------------------------------------|-----------------|
| Site trees plan | Hunt Design Drawing DP-103, Revision 01 | 6 December 2019 |
| Site Plans – 1:500 Proposed Master Site Plan | Hunt Design Drawing ML-100, Revision T1 | 18 October 2019 |
| Main Lodge Plans – Existing Conditions, Undercroft Level | Hunt Design Drawing ML-100.00 Revision 01 | 4 July 2019 |
| Main Lodge Plans – Existing Conditions, Main Floor Level | Hunt Design Drawing ML-100.01 Revision 01 | 4 July 2019 |
| Main Lodge Plans – Existing Conditions, Roof Level | Hunt Design Drawing ML-100.02 Revision 01 | 4 July 2019 |
| Main Lodge Elevations – Existing Conditions, Elevations - 1 | Hunt Design Drawing ML-101.00, Revision 01 | 4 July 2019 |
| Main Lodge Elevations – Existing Conditions, Elevations – 2 | Hunt Design Drawing ML-101.01, Revision 01 | 4 July 2019 |
| Main Lodge Plans – Proposed Undercroft Level | Hunt Design Drawing ML-200.00 Revision 01 | 4 July 2019 |
| Main Lodge Plans – Proposed Main Floor Level | Hunt Design Drawing ML-200.01 Revision 01 | 4 July 2019 |
| Main Lodge Plans – Proposed Roof Level | Hunt Design Drawing ML-200.02 Revision 01 | 4 July 2019 |
| Main Lodge Elevations – Proposed Elevations - 1 | Hunt Design Drawing ML-201.00, Revision 01 | 4 July 2019 |
| Main Lodge Elevations – Proposed Elevations – 2 | Hunt Design Drawing ML-201.01, Revision 01 | 4 July 2019 |
| Rainforest Pavilion Site Plan – Master Plan | Hunt Design Drawing RP-000 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Site Plan – Site Plan | Hunt Design Drawing RP-001 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Plans – Proposed Main Floor Level | Hunt Design Drawing RP-200.01 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Plans – Proposed Roof Level | Hunt Design Drawing RP-200.02 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Sections – Proposed Sections | Hunt Design Drawing RP-201.01 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Elevations – Elevations 1 | Hunt Design Drawing RP-202.01 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Perspectives - Perspectives | Hunt Design Drawing RP-204.01 Revision 01-WIP | 9 July 2019 |
| Rainforest Pavilion Perspectives - Perspectives | Hunt Design Drawing RP-204.02 Revision 01-WIP | 9 July 2019 |

Assessment Manager Conditions & Advices

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.

Minimum Floor to Ceiling Clearance

3. All new cabins and the refurbished lodge building must have a minimum floor to ceiling clearance of 2.7 metres.

Damage to Council Infrastructure

4. In the event that any part of Council's existing 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 Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of Use.

Landscaping

5. Provide deep planning to the areas around the new cabins and decking. All landscaping to be installed must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted. The landscaping is to be established prior to the commencement of use of the new replacement cabins.

Building Colours

5. The exterior finishes and colours of Buildings, including the underside of the lodge building when viewed from the river side, must be non-reflective and must blend with the natural colours of the surrounding environment.

Lawful Point of Discharge

6. 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

7. Soil and water management measures must be installed / implemented around the proposed construction areas, 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).

Advices

1. This approval, being the development associated with the application for a minor change, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.
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. For information relating to the *Planning Act 2016* log on to www.dsdmip.qld.gov.au. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

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 must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

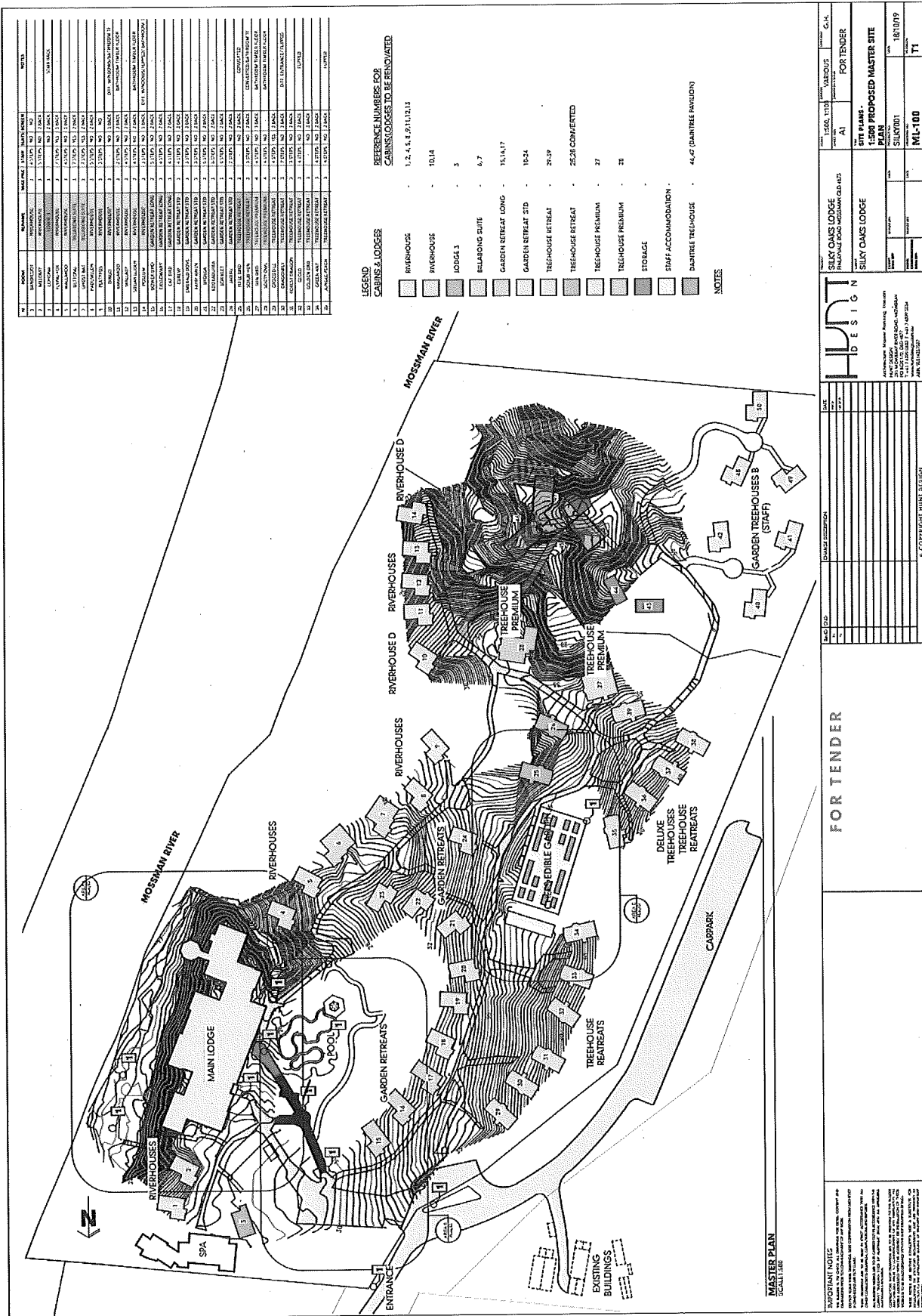
This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

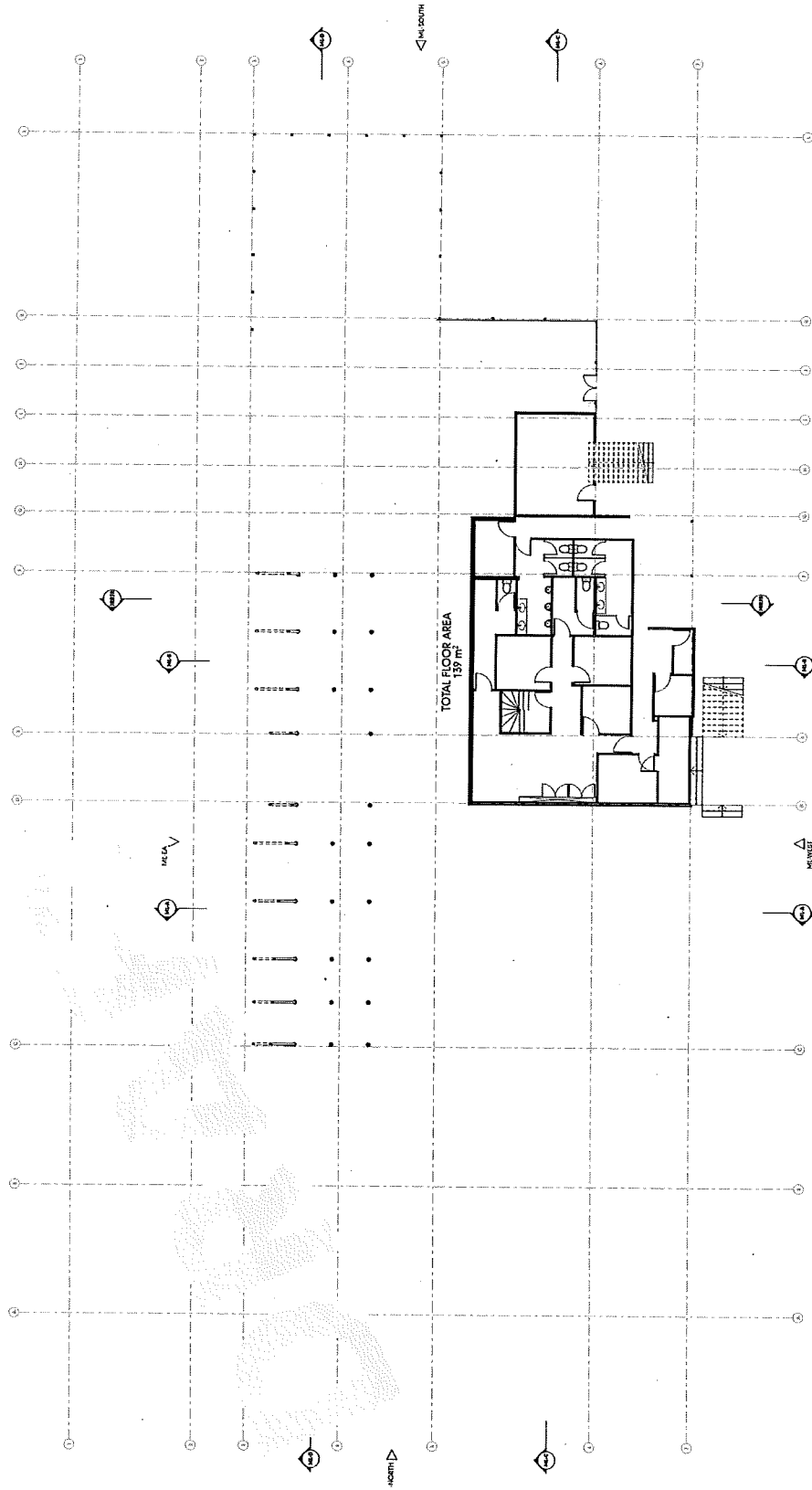
Rights of Appeal

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*.

A copy of the relevant appeal provisions are attached.

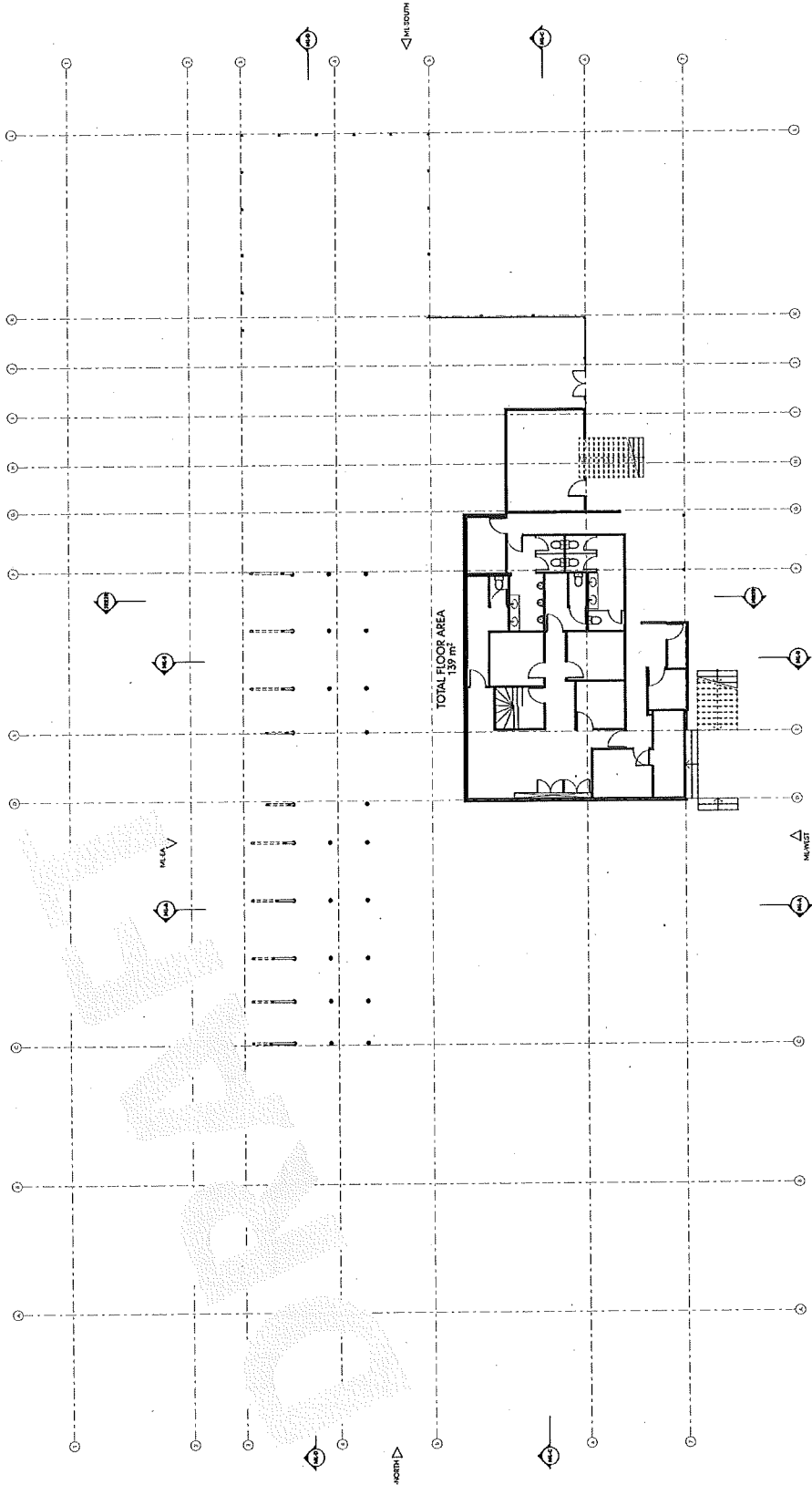
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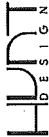


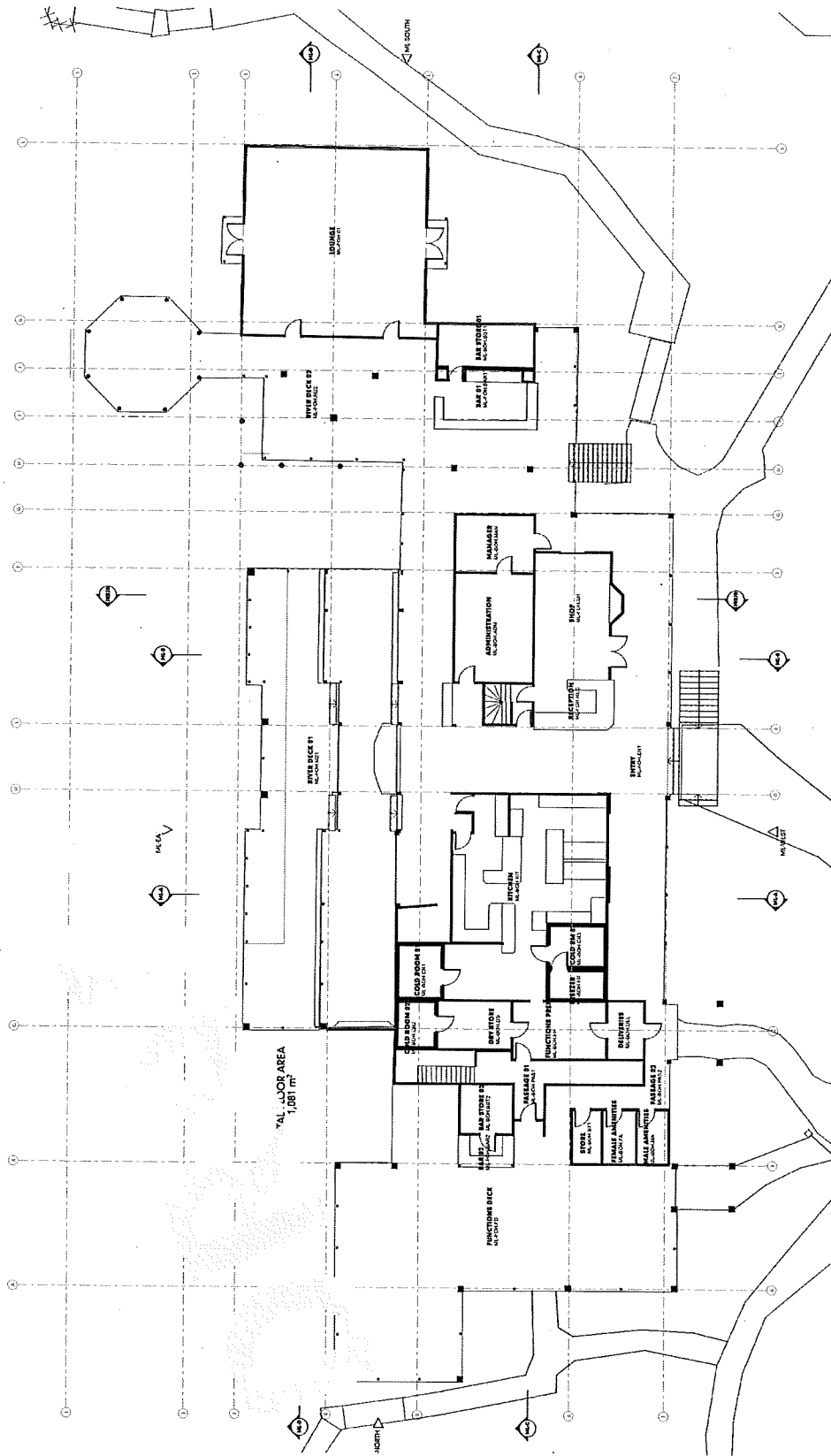
UNDERCROFT FLOOR PLAN
SCALE: 1/50

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| H D E S I G N Architecture Interior Planning Services 201 LAKESHORE AVENUE, SUITE 200 LAKESHORE, ONTARIO L4W 1A1 TEL: 905.477.1111 FAX: 905.477.1112 WWW.HDESIGNONTO.COM | PROJECT SILKY OAKS LODGE HOSPITAL FLOOR REFORMA (018-477) | SHEET NO. A1 | SHEET TOTAL 1 OF 1 | DATE 07/19 | DRAWN BY ML-100.00 | CHECKED BY 01 |
| | MAIN LODGE PLANS - EXISTING CONDITIONS - UNDERCROFT LEVEL SILKY001 | | | | | |



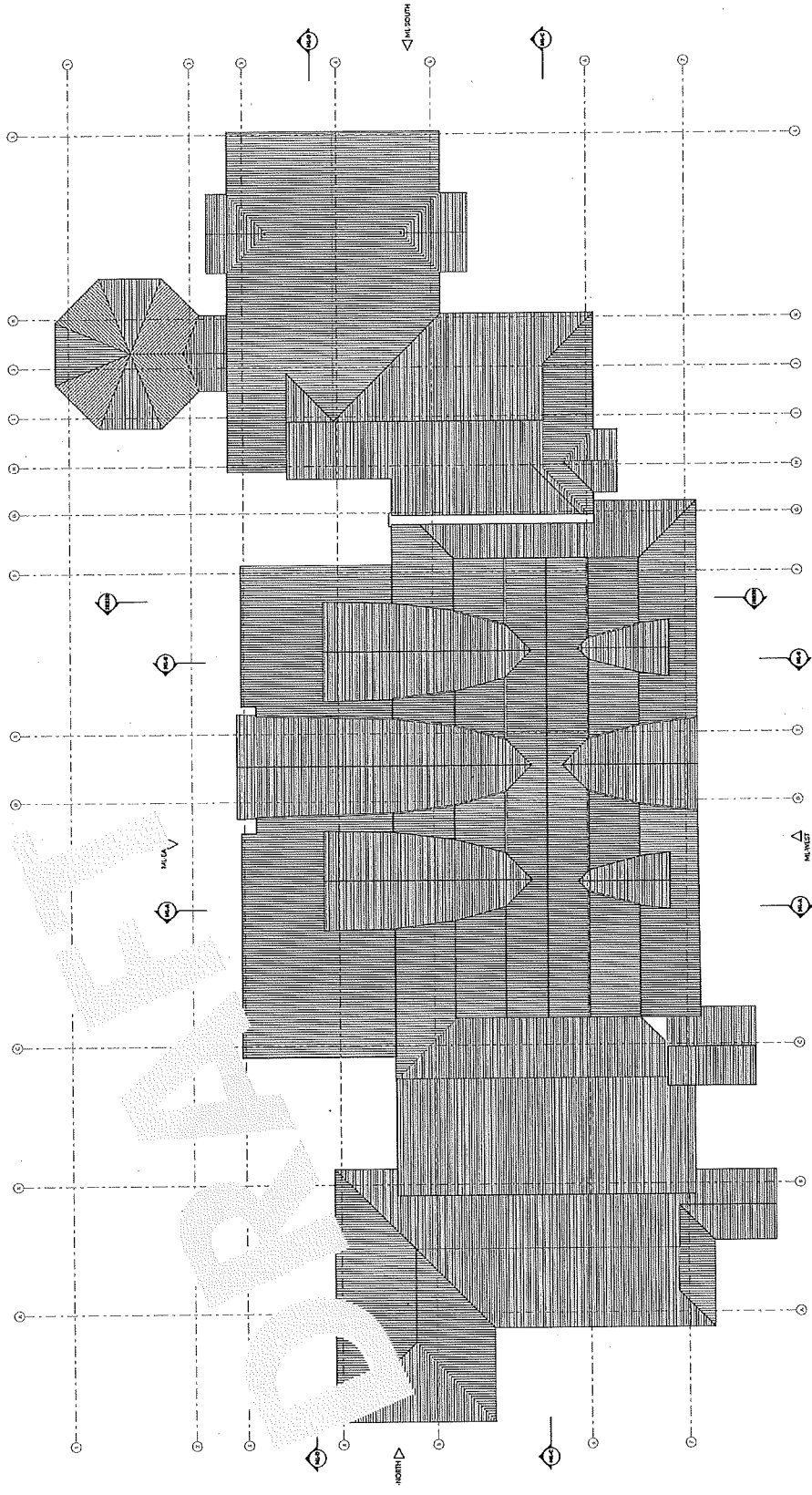
UNDERCROFT FLOOR PLAN
SCALE 1:100

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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|--|---------------------------|--------------------------------------------------|
|  | Project: SILKY OAKS LODGE 19 HAVILLARD ROAD NOTTINGHAM NG2 4PT | | Scale: 1:100 Sheet: A1 | Client: D. Parkin Date: 4/7/19 Version: 01 |
| | Project: MAIN LODGE UNDERCROFT LEVEL | | Scale: 1:100 Sheet: A1 | Client: D. Parkin Date: 4/7/19 Version: 01 |
| | Project: BAILEY LODGES | | Scale: 1:100 Sheet: A1 | Client: D. Parkin Date: 4/7/19 Version: 01 |
| | Project: UNDERCROFT LEVEL | | Scale: 1:100 Sheet: A1 | Client: D. Parkin Date: 4/7/19 Version: 01 |



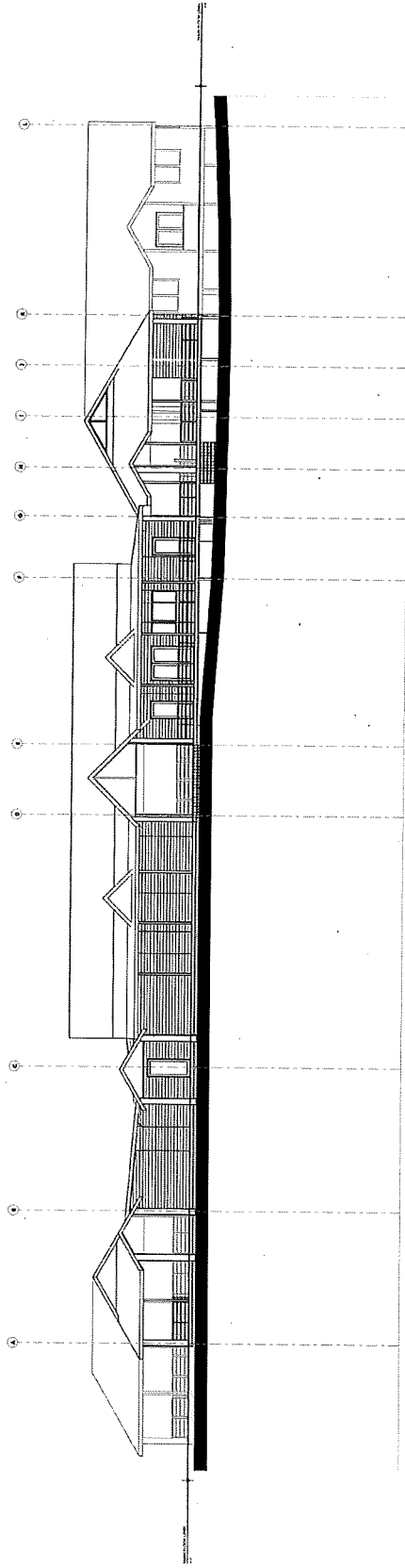
MAIN FLOOR PLAN
SCALE 1:500

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--|-------------------------------------------|-------------------------------------|
| HUNT H I D E S I G N Architecture, Interior Planning, Interiors 211 LINDSAY STREET, SUITE 101, LINDSAY VIC 3170 T: 03 9450 1000 F: 03 9450 1011 WWW.HUNTHIDESIGN.COM | SILKY OAKS LODGE HUNTER VALLEY NATIONAL PARK | | Project No. 11100 Drawing No. A1 | Date 11/11/19 Drawn by D. Patten |
| | BAILIE LODGES | | MAIN LODGE PLANS - EXISTING CONDITIONS | |
| | MAIN FLOOR LEVEL | | Scale 1:500 | |
| | ML-100.01 | | 01 | |



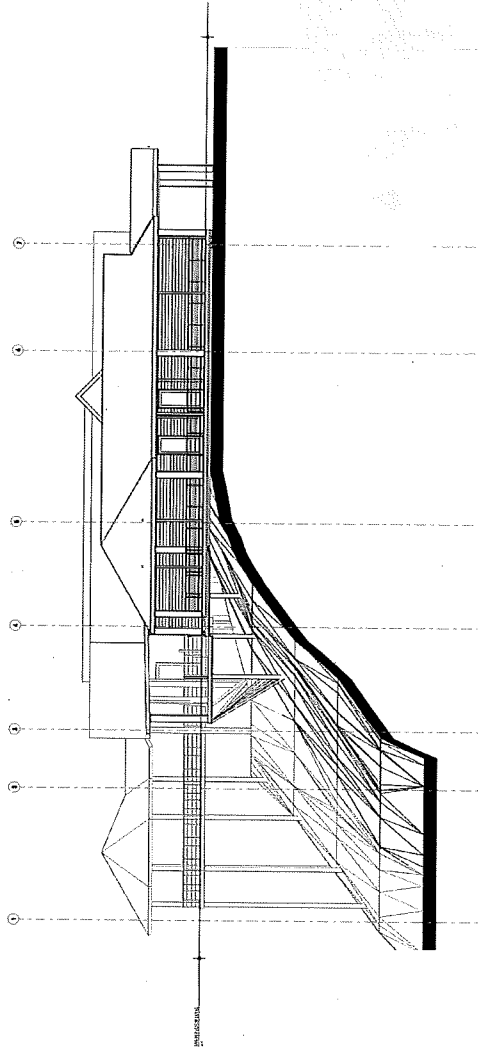
ROOF PLAN
SCALE: 1/8" = 1'-0"

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------|--|
| | | SILKY OAKS LODGE PROJECT NO. 2019-000000-000-000 | |
| ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE 201 N. UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106-1502 TEL: 734.769.1500 FAX: 734.769.1501 | | SCALE: 1/8" = 1'-0" SHEET: A1 | |
| BAILEY LODGES | | MAIN LODGE | |
| PLANS - EXISTING CONDITIONS - | | ROOF LEVEL | |
| DATE: 4/7/19 | | DRAWN BY: SLY/001 | |
| CHECKED BY: | | ML-100.02 | |
| 01 | | | |



ML-WEST ELEVATION
SCALE: 1/8" = 1'-0"

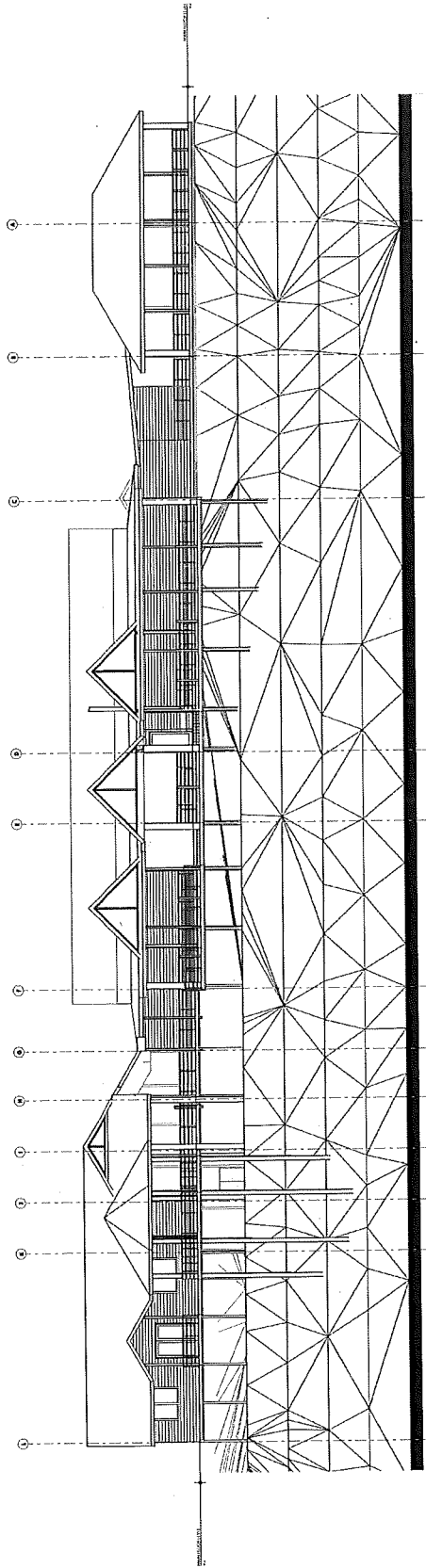
ML-WEST



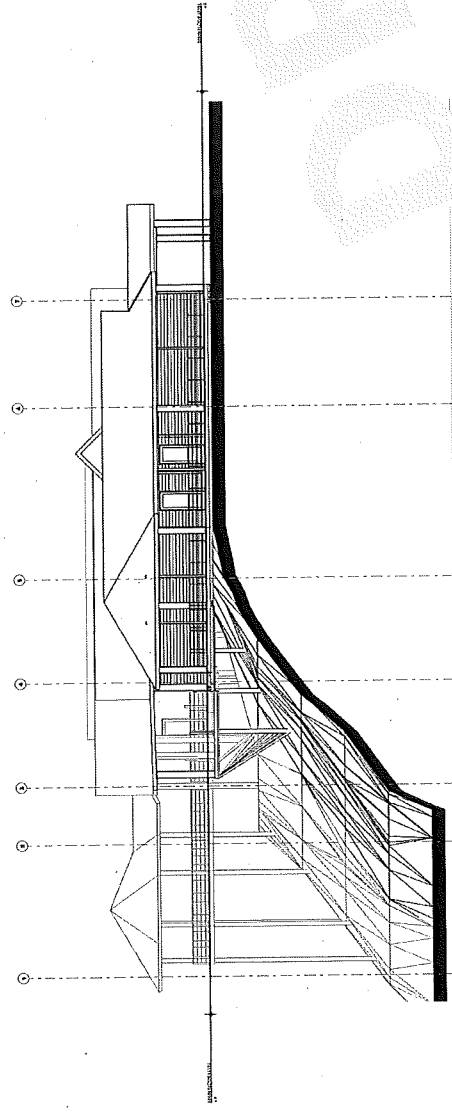
ML-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ML-NORTH

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| HDN DESIGN Architectural • Interior • Exterior • Rendering 2010 Oakdale Avenue • Suite 100 • Houston, TX 77057 P: 281.499.8800 • F: 281.499.8815 WWW.HDNDESIGN.COM | SHADY OAKS LODGE HALLWAY, ELEM. INTERIOR, 4TH FLS | | Drawn: L.ROD | Revised: K.ROD | Checked: D.ROD |
| | SHELBY COUNTY, TEXAS | | Sheet: A1 | Project: 1000000000 | Disc: 01 |
| | DALLIE LODGES | | MAIN LODGE | | |
| | | | ELEVATIONS - EXISTING CONDITIONS | | |
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| 4/7/19 | | | | | |
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| | | 01 | | | |

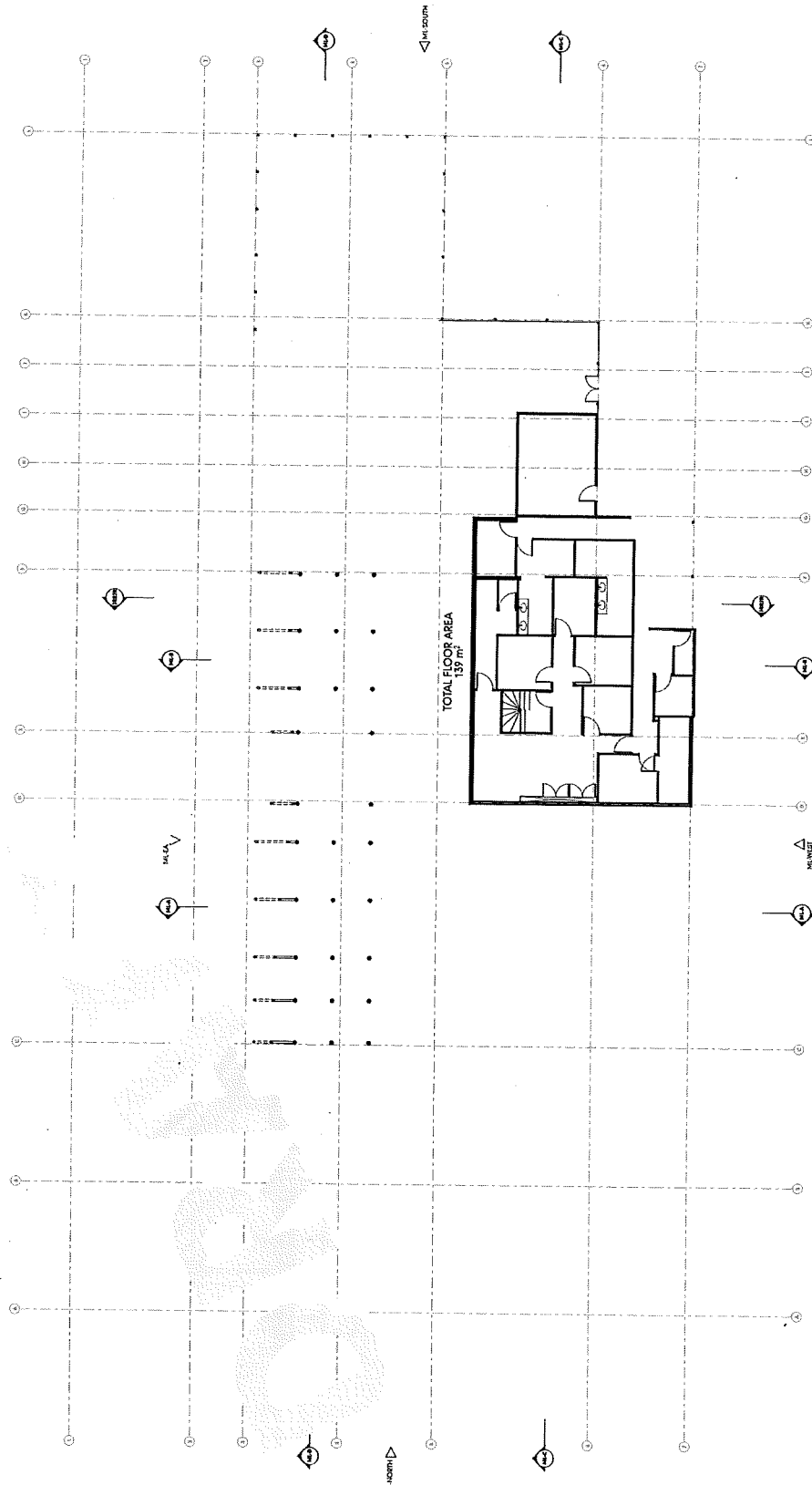


ML-EAST ELEVATION
SCALE: 1/8" = 1'-0"




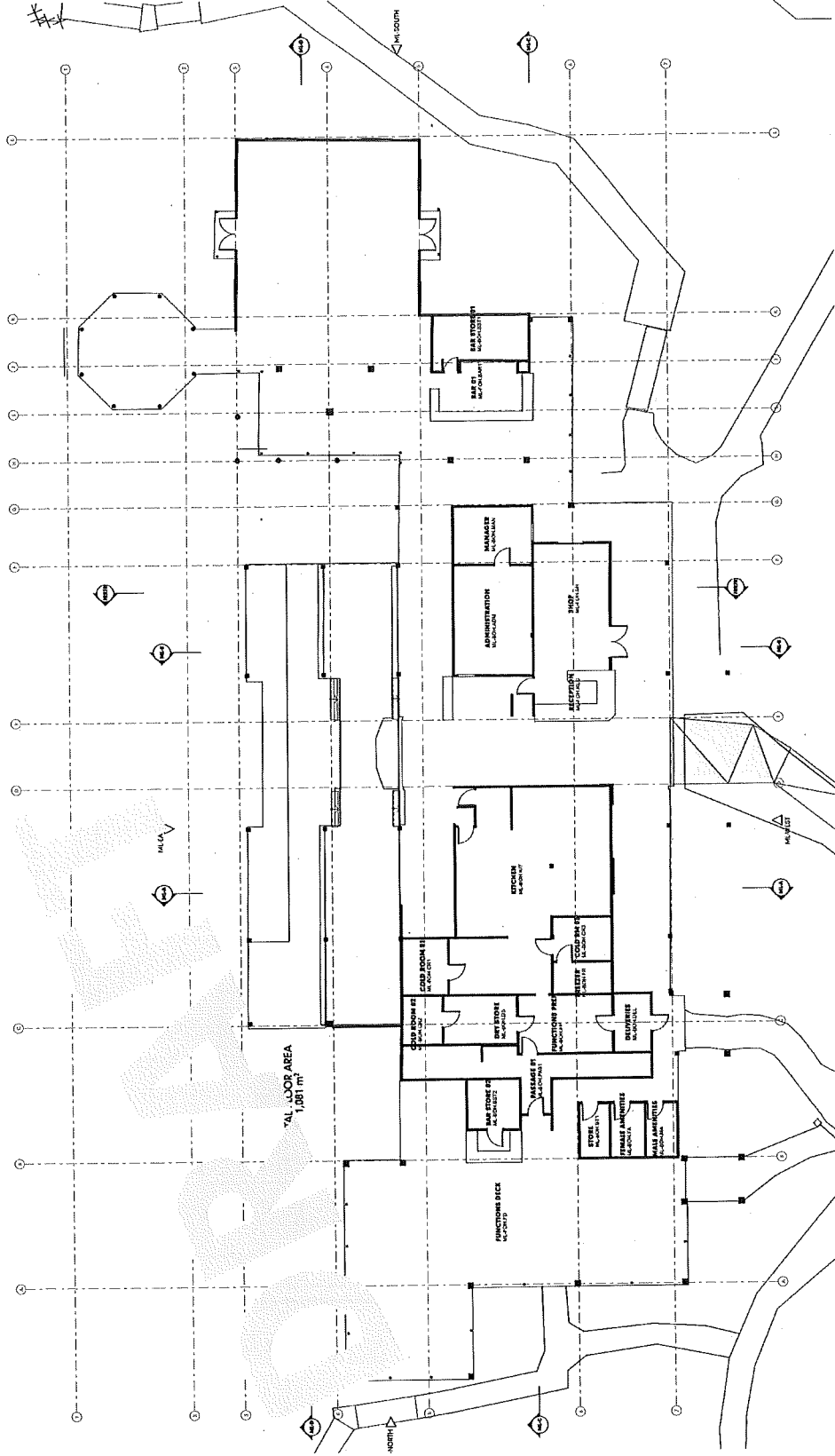
ML-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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| HUNT DESIGN Architectural, Interior Planning, Interiors 2000 N. 10th Street, Suite 100 Tulsa, Oklahoma 74103 Tel: 918.438.1000 Fax: 918.438.1001 www.hunt-design.com | Project: SILKY OAKS LODGE 10000 N. 10th Street, Suite 100 Tulsa, Oklahoma 74103 | Scale: 1/8" = 1'-0" Date: 4/1/19 | Client: Karel Skoda Project: D. Parkin |
| | Main LODGE ELEVATIONS - EXISTING CONDITIONS - ELEVATIONS - 2 | Main LODGE ELEVATIONS - EXISTING CONDITIONS - ELEVATIONS - 2 | Main LODGE ELEVATIONS - EXISTING CONDITIONS - ELEVATIONS - 2 |
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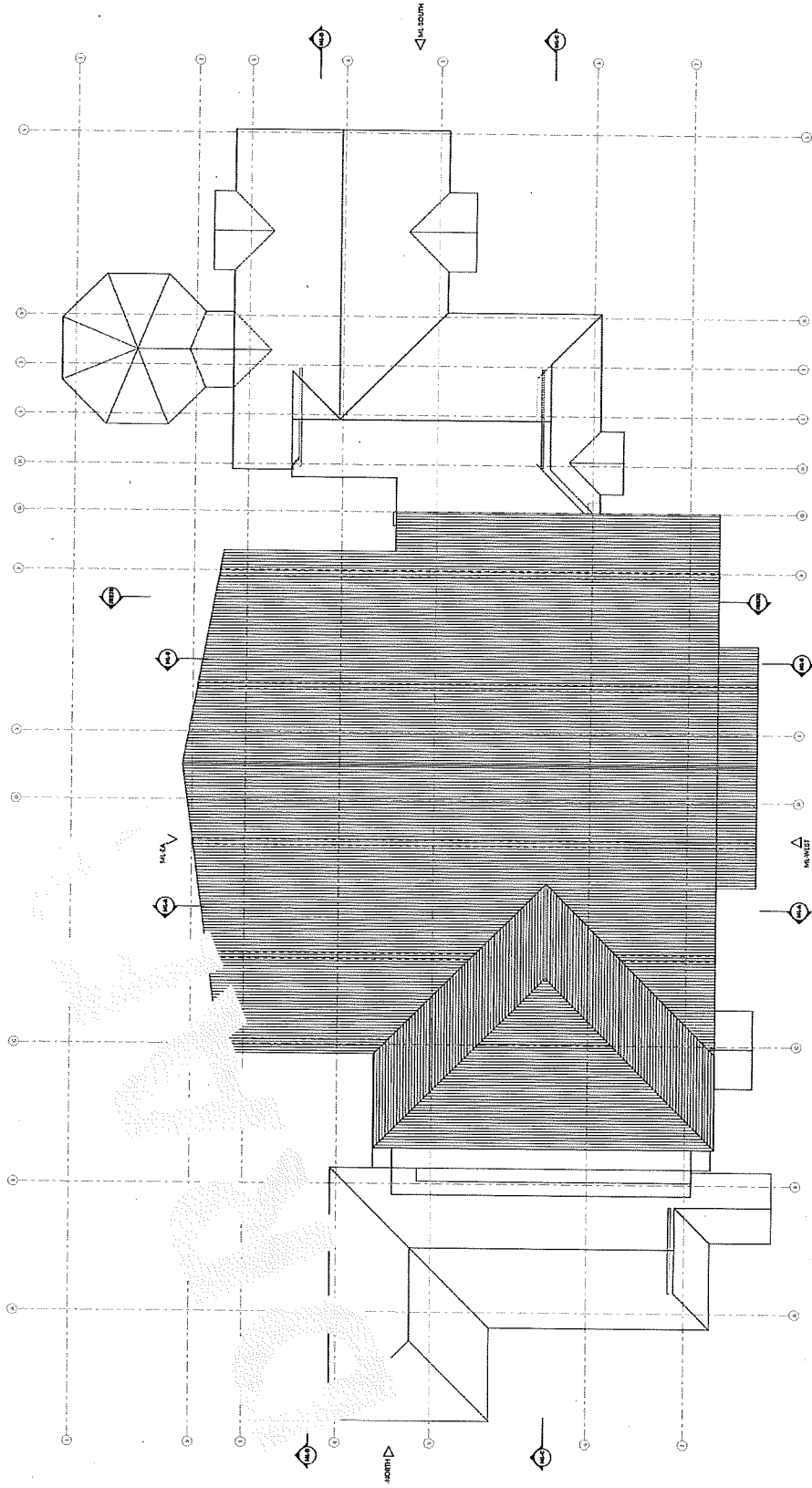
MAIN LODGE UNDERCROFT/GROUND LEVEL
SCALE: 1/100

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|  | SILKY OAKS LODGE NANAIMO RAIL MOUNTAIN PARK PART 1 | | Sheet No. 1-103 | Sheet Title: Ground Structure | Sheet Date: D 1/2019 |
| | | | A1 | | |
| | BALIUE LODGES | | MAIN LODGE PLANS - PROPOSED - UNDERCROFT LEVEL | | |
| | | | SILKY001 | | 4/7/19 |
| Architectural Master Planning, Inventory and Site Work and geotech. Study 1-1311 48th Street W. #1111 West Vancouver BC V8M 1Y7 403-681-1127 | | ML-200.00 | | 01 | |




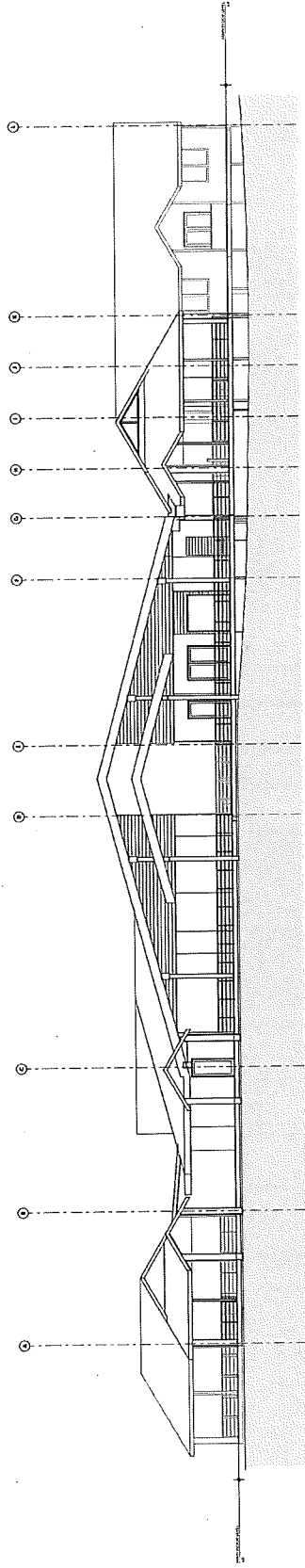
MAIN FLOOR LEVEL
SCALE: 1/8" = 1'-0"

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--|-----------------------------------|
| HDN DESIGN Architecture, Interior Planning, Interiors 2014 Lonsdale Avenue, Suite 100, Adelaide SA 5006 T: +61 8 8333 1111 F: +61 8 8333 1114 www.hdn.com.au | PROJECT: SILKY OAKS LODGE PROJECT LOCATION: 1000m from airport | | DRAWING NO: 11103 DATE: 4/7/19 |
| | CLIENT: SILKY OAKS LODGE PROJECT TYPE: MAIN LODGE | | DRAWING NO: 11103 DATE: 4/7/19 |
| | PROJECT TYPE: MAIN LODGE PROJECT TYPE: MAIN LODGE | | DRAWING NO: 11103 DATE: 4/7/19 |
| | PROJECT TYPE: MAIN LODGE PROJECT TYPE: MAIN LODGE | | DRAWING NO: 11103 DATE: 4/7/19 |

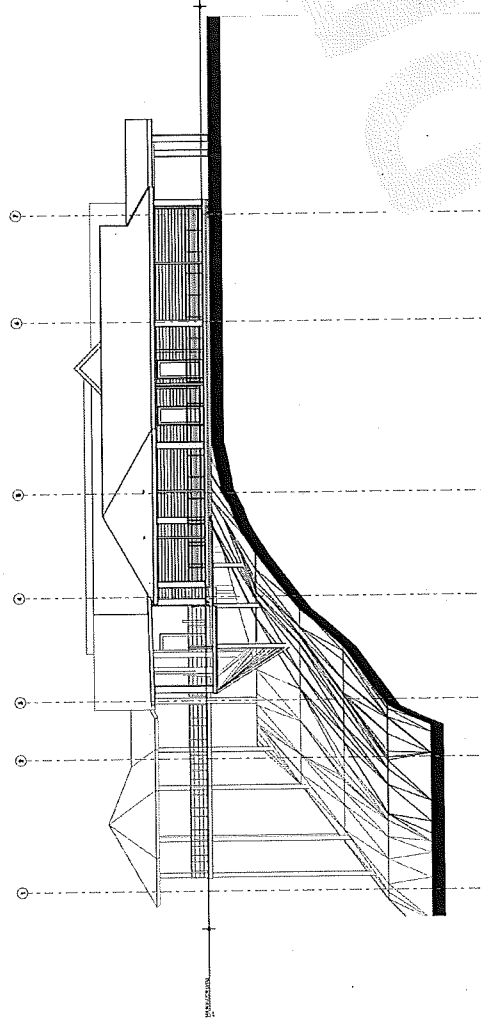


ROOF LEVEL
SCALE 1/8"

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|  | SILKY OAKS LODGE SILKY OAKS LODGE | | 1/100 | Roof Level | D Return |
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| | MAIN LODGE | | MAIN LODGE | | |
| | ROOF LEVEL | | ROOF LEVEL | | |
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| Architectural Interior Services 200 W. 10th Street, Suite 100 Portland, OR 97201 Tel: 503.222.1111 Fax: 503.222.1112 www.hunt-design.com | | SILKY OAKS 1/100 1/100 | | | 01 |

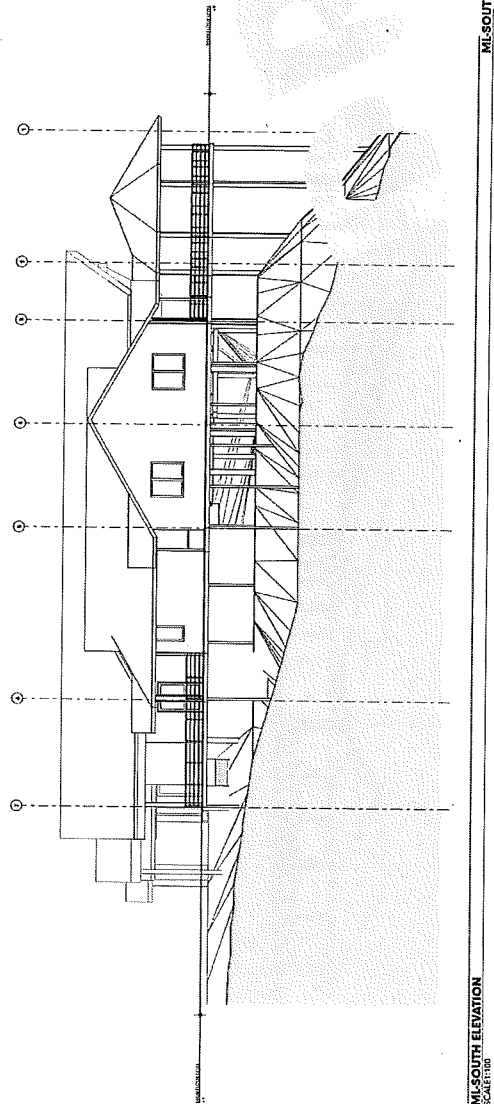
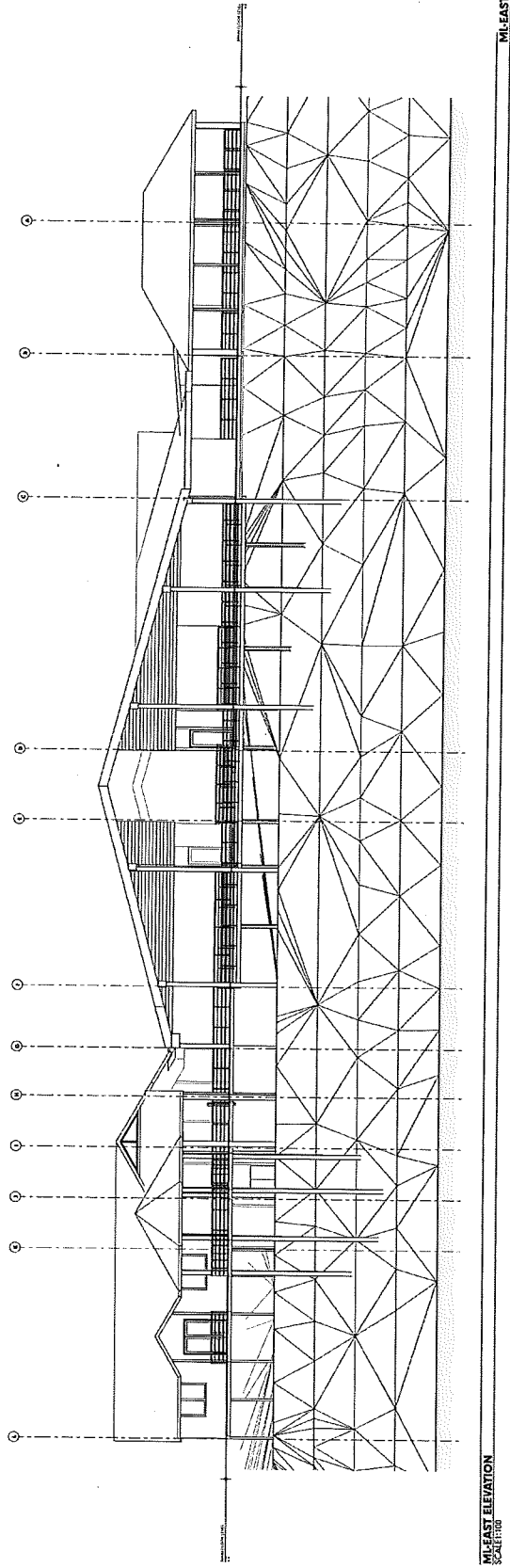


ML-WEST ELEVATION
SCALE: 1/8"

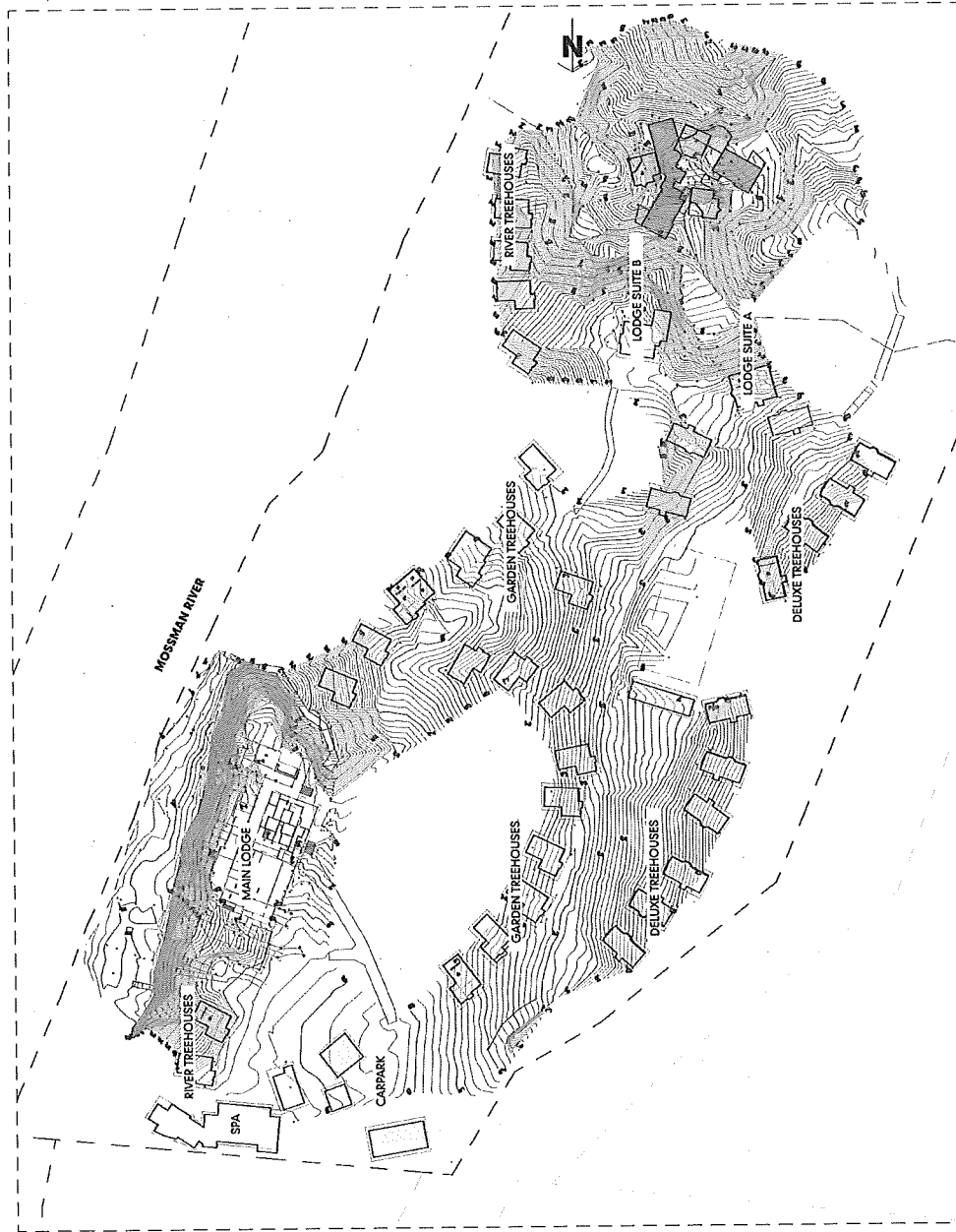


ML-NORTH ELEVATION
SCALE: 1/8"

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| HUNT DESIGN Architectural • Interior Planning • Interiors 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 Tel: 281.330.1100 • Fax: 281.330.1101 www.hunt-design.com | SILKY OAKS LODGE 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 | | Scale: 1/8" Date: 4/7/19 | Project: 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 | Sheet: 01 Total: 01 |
| | BAILEY LODGES | | Main Lodge ELEVATIONS - PROPOSED - ELEVATIONS - 1 | Project: 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 | Sheet: 01 Total: 01 |
| | SILKY OAKS LODGE | | Main Lodge ELEVATIONS - PROPOSED - ELEVATIONS - 1 | Project: 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 | Sheet: 01 Total: 01 |
| | ML-201.00 | | Main Lodge ELEVATIONS - PROPOSED - ELEVATIONS - 1 | Project: 10000 Highway 100, Suite 100 The Woodlands, Texas 77380 | Sheet: 01 Total: 01 |



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| HUNT DESIGN Architectural Interior Planning Services 10000 Highway 100, Suite 100 Dallas, Texas 75243-1000 Tel: 972.499.8800 Fax: 972.499.8344 www.hunt-design.com | SILKY OAKS LODGE HUNTSVILLE, ALABAMA | | SHEET NO. A1 | TOTAL SHEETS D |
| | DALLAS LODGES | | PROJECT NO. ML-201.01 | DATE 01 |
| | MAIN LODGE ELEVATIONS - PROPOSED - | | DRAWN BY ML-201.01 | CHECKED BY 01 |
| | ELEVATIONS - 2 | | SCALE 1/8" = 1'-0" | DATE 4/7/19 |



MASTER PLAN (RAINFORST PAVILION)
SCALE 1:500

AREA ANALYSIS

| INTERNAL AREAS | | |
|----------------|-----------|-----------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |

| | | |
|---------------|--------------------|--------|
| ACCOMMODATION | | |
| | CLEANER ROOM | 4 |
| | GUEST PAVILION ONE | 59 |
| | GUEST PAVILION TWO | 19 |
| | KITCHEN | 7 |
| | POWDER ROOM | 63 |
| | THE COMMON | 282 m² |

| EXTERNAL AREAS | | |
|----------------|-----------|-----------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |

| | | |
|---------------|---------------------|--------|
| ACCOMMODATION | | |
| | AULFESCO | 57 |
| | BAR | 4 |
| | OUTDOOR PLUNGE POOL | 4 |
| | OUTDOOR BATHROOM 1 | 9 |
| | OUTDOOR BATHROOM 2 | 9 |
| | PLUNGE POOL | 22 |
| | | 147 m² |

| GROSS FLOOR AREA | | |
|------------------|-----------|-----------------|
| STORY | ZONE NAME | CALCULATED AREA |
| MAIN FLOOR LEVEL | GPA | 213 m² |

| RAINFORST PAVILION ROOF AREA | | |
|------------------------------|-----------|-----------------|
| STORY | ZONE NAME | CALCULATED AREA |
| ROOF LEVEL | POOL AREA | 52 |
| | | 547 m² |

- PROPOSED BUILDING (RAINFORST PAVILION)
- EXISTING BUILDINGS
- PROPOSED POOL
- PROPOSED DECKING

LEGEND SITE N-10

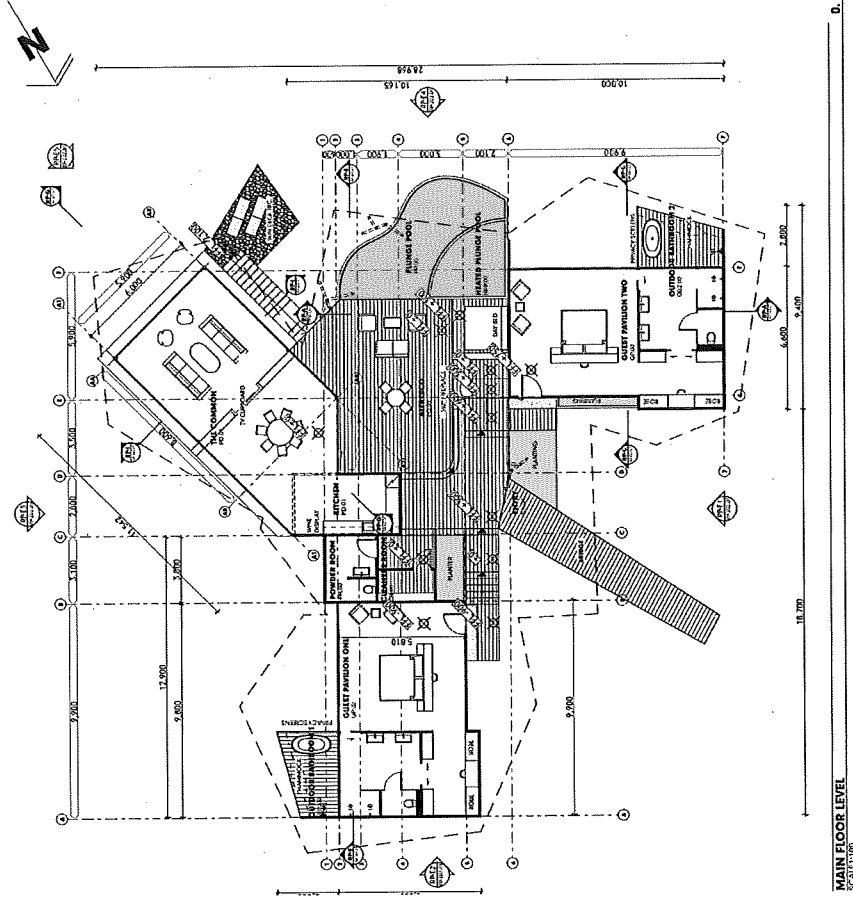
Architectural Master Planning, Interiors
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AREA ANALYSIS

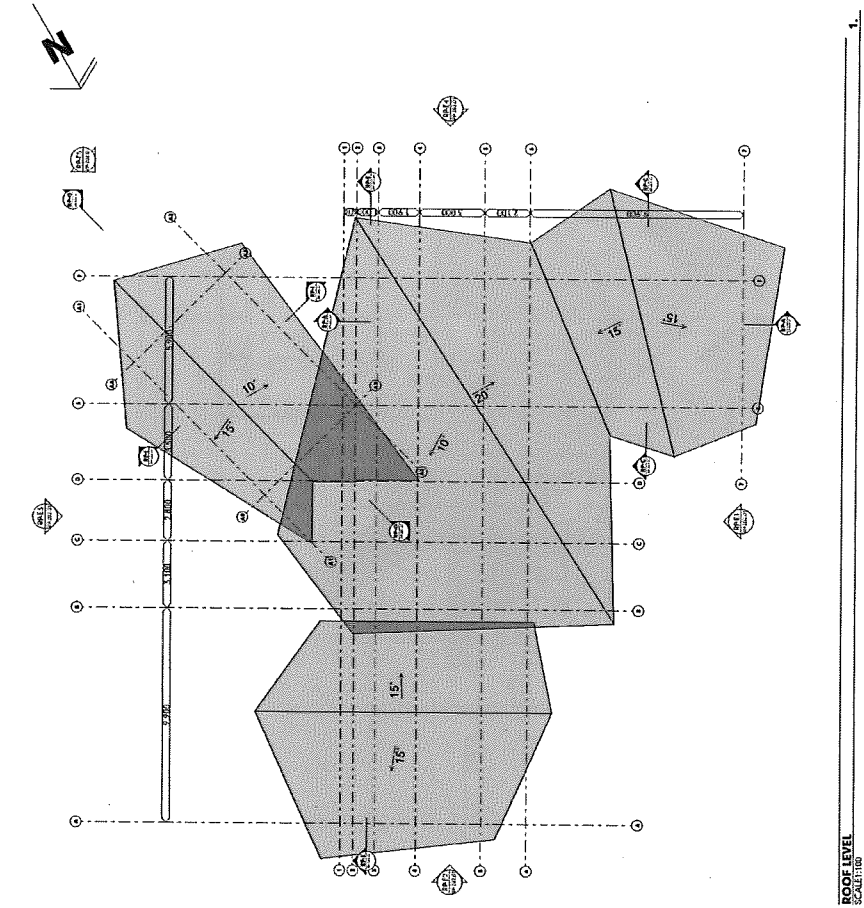
| INTERNAL AREAS | | |
|----------------|--------------------|--------------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |
| ACCOMMODATION | CLEANERS ROOM | 4 |
| | GUEST PAVILION ONE | 59 |
| | GUEST PAVILION TWO | 18 |
| | KITCHEN | 7 |
| | POWDER ROOM | 7 |
| | THE COMMON | 15 |
| | | 102 m ² |

| EXTERNAL AREAS | | |
|----------------|--------------------|--------------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |
| ACCOMMODATION | ALFRESCO | 157 |
| | HEATED PLUNGE POOL | 11 |
| | OUTDOOR BATHROOM 1 | 9 |
| | OUTDOOR BATHROOM 2 | 9 |
| | PLUNGE POOL | 22 |
| | | 147 m ² |

| GROSS FLOOR AREA | | |
|------------------|-------------------------------|--------------------|
| STORY | ZONE NAME | CALCULATED AREA |
| MAIN FLOOR LEVEL | GFA | 213 |
| | | 213 m ² |
| ROOF LEVEL | BANKFOREST PAVILION ROOF AREA | 549 |
| | ROOF AREA | 549 m ² |



| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------|
| HD DESIGN Architecture, Interior Planning, Interiors 200 DUNDAS STREET WEST, SUITE 200 TORONTO, ONTARIO M5G 1C4 TEL: 416-593-8888 FAX: 416-593-8889 WWW.HDDESIGN.COM | PROJECT: SILKY OAKS LODGE DRAWING: BANKFOREST PAVILION SCALE: 1:100 | SHEET: A1 DATE: 11/09/11 DRAWN BY: D. Rabin |
| | PROJECT: SILKY OAKS LODGE DRAWING: BANKFOREST PAVILION SCALE: 1:100 | SHEET: A1 DATE: 11/09/11 DRAWN BY: D. Rabin |




| INTERNAL AREAS | | |
|----------------|----------------------|-----------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |
| ACCOMMODATION | | |
| | CLEARING ROOM | 4 |
| | GUEST PAVILION ONE | 59 |
| | GUEST PAVILION TWO | 59 |
| | GUEST PAVILION THREE | 59 |
| | KITCHEN | 19 |
| | POWER ROOM | 2 |
| | THE COMMON | 43 |
| | | 292 m² |

| EXTERNAL AREAS | | |
|----------------|--------------------|-----------------|
| ZONE CATEGORY | ZONE NAME | CALCULATED AREA |
| ACCOMMODATION | | |
| | ALFRESCO | 57 |
| | ENTRY | 41 |
| | HEATED PLUNGE POOL | 19 |
| | OUTDOOR BATHROOM 1 | 9 |
| | OUTDOOR BATHROOM 2 | 9 |
| | PLUNGE POOL | 22 |
| | | 147 m² |

| GROSS ROOF AREA | | |
|------------------|-----------|-----------------|
| STORY | ZONE NAME | CALCULATED AREA |
| MAIN FLOOR LEVEL | GSA | 712 |
| | | 212 m² |

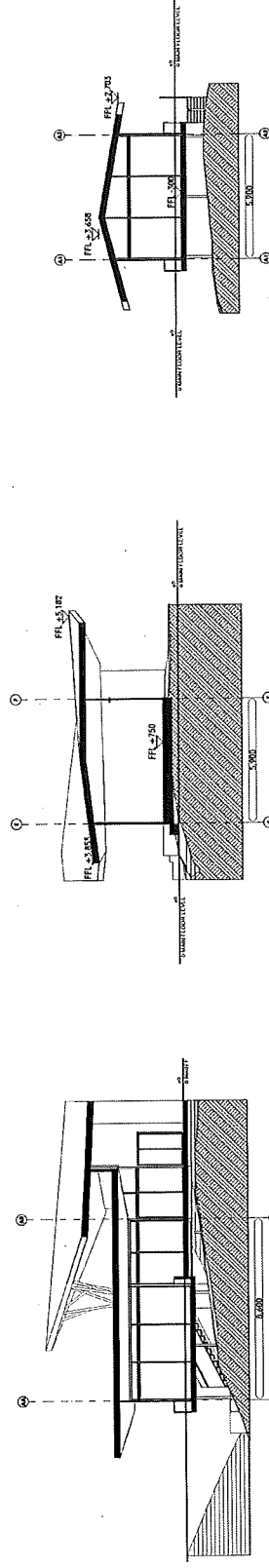
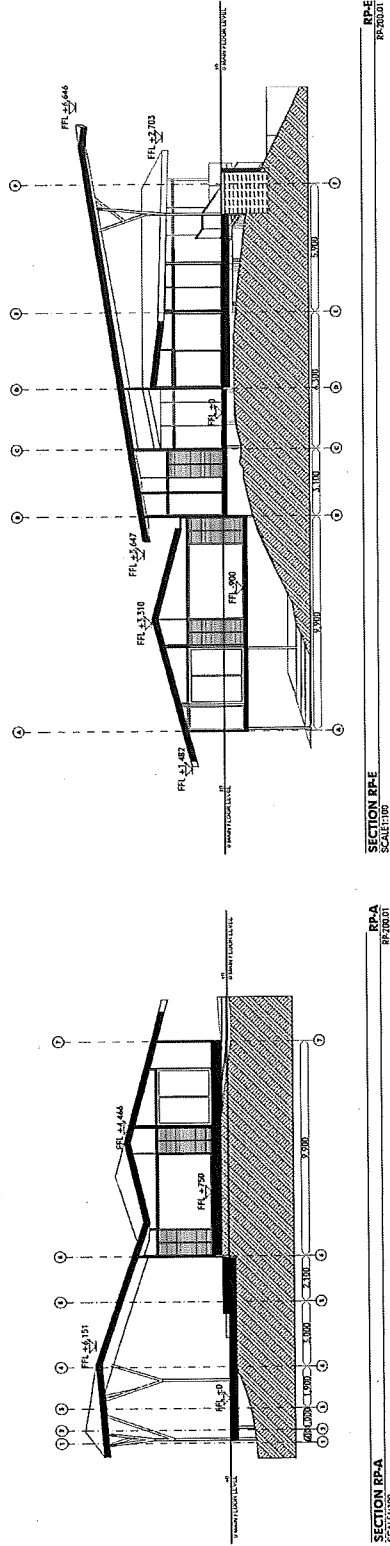
| RAINFORSET PAVILION ROOF AREA | | |
|-------------------------------|-----------|-----------------|
| STORY | ZONE NAME | CALCULATED AREA |
| ROOF LEVEL | ROOF AREA | 537 |
| | | 547 m² |



Architecture, Interior Planning, Interiors
 2111 CHANDLER AVENUE EAST, SUITE 100
 VANCOUVER, BC V6L 4K6
 TEL: 604.681.1141 FAX: 604.681.1142
 WWW.HDMTDESIGN.COM

PROJECT: SILKY OAKS LODGE
 LOCATION: 10000 SILKY OAKS ROAD, UNIT 101
 CLIENT: SILKY OAKS LODGE
 DATE: 01/19/2019
 DRAWN BY: SILKY OAKS LODGE
 CHECKED BY: SILKY OAKS LODGE
 APPROVED BY: SILKY OAKS LODGE
 SCALE: 1/8" = 1'-0"

SHEET: 01 - WIP
 TITLE: PRELIMINARY
 PROJECT: SILKY OAKS LODGE
 LOCATION: 10000 SILKY OAKS ROAD, UNIT 101
 CLIENT: SILKY OAKS LODGE
 DATE: 01/19/2019
 DRAWN BY: SILKY OAKS LODGE
 CHECKED BY: SILKY OAKS LODGE
 APPROVED BY: SILKY OAKS LODGE
 SCALE: 1/8" = 1'-0"

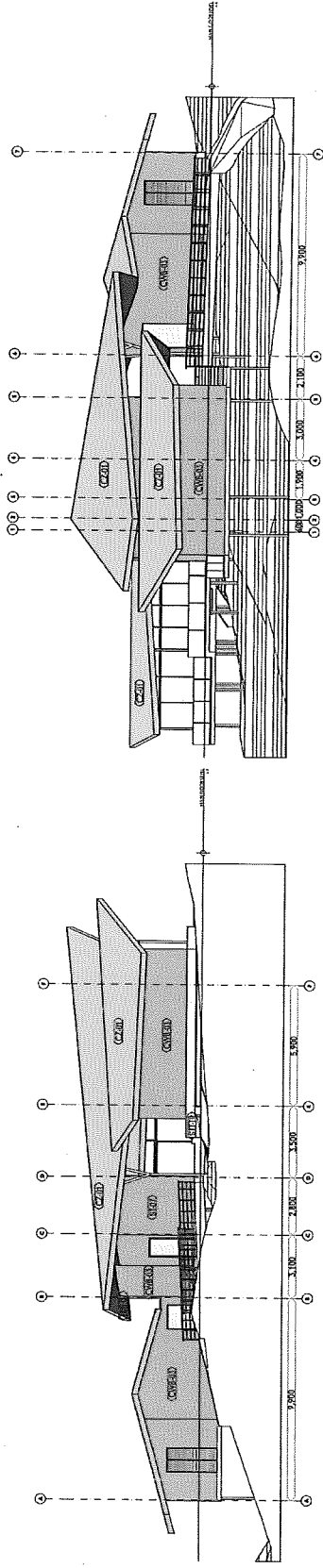


SECTION RP-G
SCALE: 1/100
RP-G
RP-100.01, RP-200.01, RP-200.02

SECTION RP-C
SCALE: 1/100
RP-C
RP-201.01

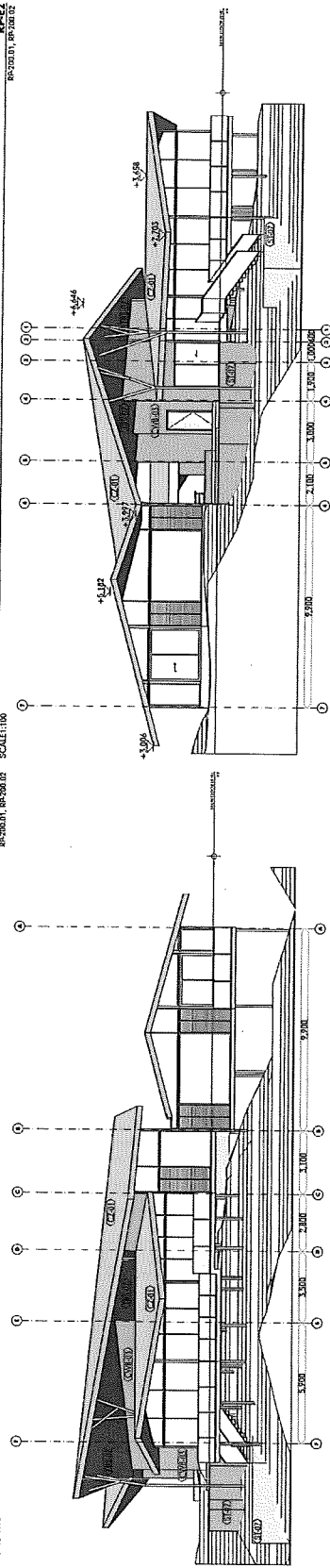
SECTION RP-I
SCALE: 1/100
RP-I
RP-201.01

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------|---------------------------------------------|-------------------------------|
| HUNT DESIGN ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE 3011 LAKESIDE AVENUE, SUITE 100 EVANSTON, ILLINOIS 60201 TEL: 708.490.1200 FAX: 708.490.1202 WWW.HUNTDESIGN.COM | SHEET NO. A1 | SCALE 1:100 | DATE 10/1/2019 | DRAWN BY D. RABIN |
| | PROJECT NAME SLAY OAKS LODGE RECREATION CENTER IMPROVEMENTS | PROJECT NO. RP-201.01 | PROJECT LOCATION BANKFORD PARK, ILLINOIS | PROJECT STATUS PRELIMINARY |
| | SECTION BANKFORD PARK BANKFORD LODGE | SECTION NO. RP-201.01 | SECTION DATE 10/1/2019 | SECTION STATUS PRELIMINARY |
| | SECTION BANKFORD PARK BANKFORD LODGE | SECTION NO. RP-201.01 | SECTION DATE 10/1/2019 | SECTION STATUS PRELIMINARY |



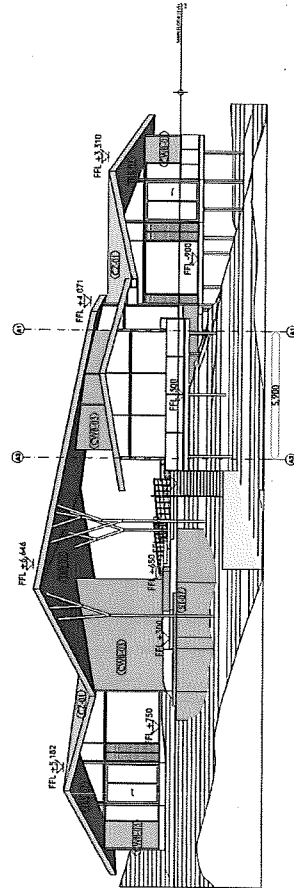
RP-E1
 RP-202.01, RP-202.02
 NORTH WEST ELEVATION
 SCALE: 1:100

RP-E2
 RP-202.01, RP-202.02
 NORTH EAST ELEVATION
 SCALE: 1:100



RP-E3
 RP-202.01, RP-202.02
 SOUTH WEST ELEVATION
 SCALE: 1:100

RP-E4
 RP-202.01, RP-202.02
 SOUTH EAST ELEVATION
 SCALE: 1:100



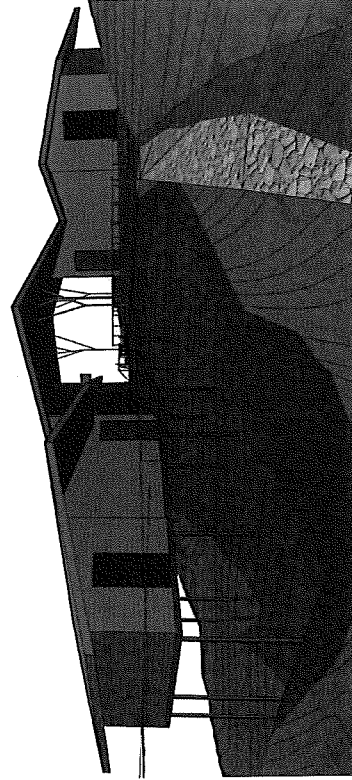
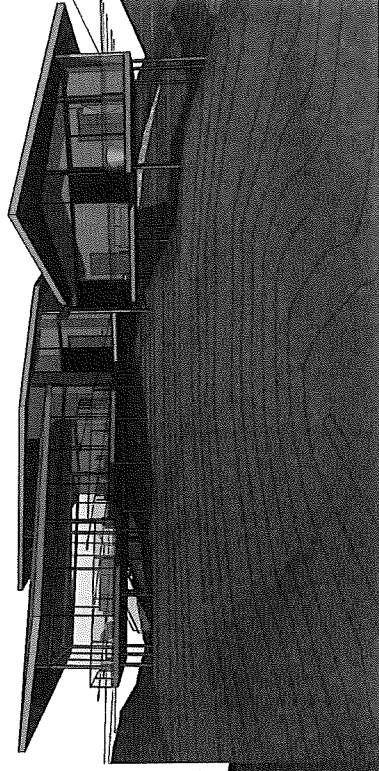
RP-E5
 RP-202.01, RP-202.02
 SOUTH ELEVATION
 SCALE: 1:100


RP-202.01, RP-202.02

| FINISHES | SPACE CODE & DESCRIPTION |
|----------|-------------------------------|
| CW-B-03 | Cedar, W/SP-202.01, RP-202.02 |
| MT-2 | Medium Zinc |
| ST-07 | Stone 07 |
| ST-17 | Structure Timber Treated Pine |

HUNT DESIGN
 Architectural & Interior Design
 201 COCHRAN STREET, AUCKLAND
 P.O. BOX 1000 P.O. BOX 1000
 AUCKLAND 1142

| NO. | DATE | BY | CHKD. | APP'D. | DESCRIPTION |
|-----|-------|----|-------|--------|-------------|
| 1 | 11/08 | A1 | | | PRELIMINARY |
| 2 | 11/08 | A1 | | | PRELIMINARY |
| 3 | 11/08 | A1 | | | PRELIMINARY |
| 4 | 11/08 | A1 | | | PRELIMINARY |
| 5 | 11/08 | A1 | | | PRELIMINARY |
| 6 | 11/08 | A1 | | | PRELIMINARY |
| 7 | 11/08 | A1 | | | PRELIMINARY |
| 8 | 11/08 | A1 | | | PRELIMINARY |
| 9 | 11/08 | A1 | | | PRELIMINARY |
| 10 | 11/08 | A1 | | | PRELIMINARY |
| 11 | 11/08 | A1 | | | PRELIMINARY |
| 12 | 11/08 | A1 | | | PRELIMINARY |
| 13 | 11/08 | A1 | | | PRELIMINARY |
| 14 | 11/08 | A1 | | | PRELIMINARY |
| 15 | 11/08 | A1 | | | PRELIMINARY |
| 16 | 11/08 | A1 | | | PRELIMINARY |
| 17 | 11/08 | A1 | | | PRELIMINARY |
| 18 | 11/08 | A1 | | | PRELIMINARY |
| 19 | 11/08 | A1 | | | PRELIMINARY |
| 20 | 11/08 | A1 | | | PRELIMINARY |
| 21 | 11/08 | A1 | | | PRELIMINARY |
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| 23 | 11/08 | A1 | | | PRELIMINARY |
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| 25 | 11/08 | A1 | | | PRELIMINARY |
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| 27 | 11/08 | A1 | | | PRELIMINARY |
| 28 | 11/08 | A1 | | | PRELIMINARY |
| 29 | 11/08 | A1 | | | PRELIMINARY |
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| 36 | 11/08 | A1 | | | PRELIMINARY |
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| 39 | 11/08 | A1 | | | PRELIMINARY |
| 40 | 11/08 | A1 | | | PRELIMINARY |
| 41 | 11/08 | A1 | | | PRELIMINARY |
| 42 | 11/08 | A1 | | | PRELIMINARY |
| 43 | 11/08 | A1 | | | PRELIMINARY |
| 44 | 11/08 | A1 | | | PRELIMINARY |
| 45 | 11/08 | A1 | | | PRELIMINARY |
| 46 | 11/08 | A1 | | | PRELIMINARY |
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| 84 | 11/08 | A1 | | | PRELIMINARY |
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| 86 | 11/08 | A1 | | | PRELIMINARY |
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| 97 | 11/08 | A1 | | | PRELIMINARY |
| 98 | 11/08 | A1 | | | PRELIMINARY |
| 99 | 11/08 | A1 | | | PRELIMINARY |
| 100 | 11/08 | A1 | | | PRELIMINARY |



| | | | | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--|----------------------------------------------------|--|---------------------|
|  | SILVER OAKS LODGE 100 PULAU ROAD, SINGAPORE 109471 | | A1 PRELIMINARY | | D'AMICO |
| | BALLIE LODGES | | FOREST PAVILION PRELIMINARY PERSPECTIVES | | |
| ARCHITECT: Hester Planning Services 100 PULAU ROAD #11-01 PULAU SINGAPORE 109471 TEL: 6342 2222 FAX: 6342 2222 | PRELIMINARY | | SILVER OAKS PRELIMINARY PERSPECTIVES | | 27/11/19 01 - WP |
| | RP-204.01 | | RP-204.01 | | |

Reasons for Decision

The reasons for this decision are:

1. Sections 81 and 81A of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council 16 November 2019 under sections 78 and 79 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy, the 1981 Planning Scheme for the Whole of the Douglas Shire and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Rural Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 81 and 81A of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

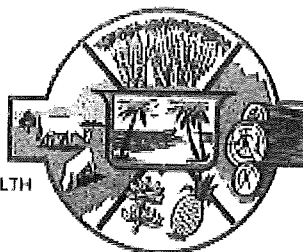
Non-Compliance with Assessment Benchmarks

None. Development complies with the planning scheme and no concerns are raised.

DOUGLAS SHIRE COUNCIL

PO BOX 357
MOSSMAN QLD 4873

TELEPHONE: FACSIMILE:
(070) 98 1555 98 1902 — ADMINISTRATION
(070) 98 1544 98 2008 — WORKS DEPOT
(070) 98 1822 98 1062 — ENGINEERING & HEALTH
(070) 98 1194 98 1902 — LIBRARY



ALL COMMUNICATIONS TO BE ADDRESSED TO
THE SHIRE CLERK

IF CALLING OR TELEPHONING ON THIS MATTER
ASK FOR:

QUOTE REFERENCE:

YOUR REFERENCE:

The Manager
Silky Oaks Wilderness Lodge Pty Ltd
PO Box 396
MOSSMAN QLD 4873

TOWN PLANNING CONSENT PERMIT

Application Number : TPC 735
Permit Number : 735
Date of Issue : 21st September, 1993

Real Property Description : Part of Lot 3 RP 736584 and
Part of Lot 4 on RP 850201,
Parish of Whyanbeel, County of Solander.

Postal Address of Land : Finlayvale Road,
MOSSMAN

Nature of Existing Use : Resort Accommodation.

Council Meeting : 10th August, 1993.

Nature of Approved Use : Accommodation Building Extensions (25
cabins, Managers Residence, Enlarged
Lodge Building and Revised Car Parking).

...2/.

Conditions of Approval:-

1. Should work on the development as approved not be commenced within a period of two (2) years from the date of the permit, Council may implement action to revoke the approval as given.
2. The Building Application when submitted must be in accordance with the Building Act and must also substantially comply with the Master Plan submitted with the consent application titled Sheet A1.
3. The approval does not constitute a Building Permit and a Building Permit must be obtained before any building operations proceed.
4. All development must comply with the provisions of:-
 - (a) Council's Town Planning Scheme. Dispensation is granted on the requirements to cover the proposed car parks, for the reduction in the required number of car parks to fifty-two (52) and for the building setbacks from a gazetted road as shown on the application Master Plan titled Sheet A1.
 - (b) The Local Government Act, the Building Act, the Fire Safety Act, the Traffic Act, and all other relevant acts and regulations and the By-laws of the Council shall at all times be observed and performed in relation to the land, the building and the use and occupation thereof.
5. No building shall be located closer than three and one half (3.5) metres of any boundary of the application site.
6. All car parking areas, driveways and the realigned road shall be bitumen or otherwise imperviously sealed, line marked and drained to the satisfaction of the Shire Engineer.
7. The applicant shall provide for a suitable stormwater drainage system discharging to a lawful point of discharge to the satisfaction of the Shire Engineer.
8. Such storm water drainage work shall be designed and constructed to the satisfaction of the Shire Engineer and will not cause scouring, erosion, loss of vegetation, excess turbidity and landslip either within or external to the site.
9. The manner and disposal point of roof water from the "treehouse" cabins is to be approved by the Shire Planner.

...3/.

10. The setback of the manager's residence from the side boundary shall not be less than the requirements of the Building Act.
11. Prior to the issue of the Building Permit, the applicant shall submit correspondence requesting the cancelling of the previous approval for a manager's residence.
12. The applicant shall provide a suitable water supply and adequate storage within the curtilage of the site for human consumption and fire fighting purposes.
13. Any approvals for the treatment and disposal of waste water required by the Department of Environment and Heritage must be submitted to Council prior to the issue of the Building Permit.
14. Prior to the occupation of the additional accommodation units herein approved, the applicant shall submit evidence that the existing license from the Department of Environment and Heritage to discharge secondary treated effluent to the Mossman River has been cancelled.
15. The unsealed sections of Finlayvale Road are to be upgraded, with a bitumen seal to a design standard and on an alignment as specified by the Shire Engineer.
16. The prior approval of the Shire Engineer is required for any earthworks necessary to facilitate development of the subject land.
17. A reliable supply of electric power adequate for the needs of the proposed use including waste treatment plants shall be provided.
18. The applicant shall make provision for the removal and disposal of all garbage from the proposed use in a manner satisfactory to the Chief Environmental Health Officer.
19. The applicant is to complete all necessary statutory steps to close the existing road reserve and realign it in the location shown on the Master Plan submitted with the application, prior to the approval of any Building Application.
20. All air-conditioning plants, sewage and water treatment plants, refrigeration plants, generators and other machinery shall be housed in a sound proof enclosure or otherwise baffled to the satisfaction of the Acting Principal Building Surveyor.

...4/.

21. The applicant shall undertake not to remove any existing vegetation within the site without the prior approval of the Shire Planner. Any subsequent application for the removal vegetation must be accompanied by a detailed botanical survey produced at the applicants expense, by specialist consultants, pertaining to the vegetation the subject of the application.

22. Prior to the issue of necessary building approvals for the treehouse cabins, the central elevated treehouse walkway shall be constructed on an alignment approved by the Shire Planner and to a design approved by the Acting Principal Building Surveyor.

23. The waste water treatment and disposal system is to be constructed and operated as detailed in the report by Simmonds and Bristow Pty Ltd which accompanied the application, titled "Requirements for an Expanded Resort - Silky Oaks Wilderness Ledge", dated 7th July, 1993.

24. In addition to the requirement of condition 23, the construction and operation of the waste water treatment and disposal system is to comply with the following provisions:-

- (a) No overflows of raw sewage are permitted from the system;
- (b) All key mechanical components are to be dualled on a duty/standby basis unless otherwise approved by the Shire Engineer, in which case a spare must be held on site;
- (c) All pump and plant equipment is to be connected to the emergency generator system as a priority load;
- (d) Treated effluent is to be disposed of on land by spray irrigation, except during the wet weather conditions when effluent is to be discharged to the sub-soil absorption trench. The effluent irrigation system is to be fitted with an electrically activated valve to allow effluent to be diverted to the absorption trench in the event of rainfall;
- (e) Two operators are to be trained to operate the plant by formal qualifications reinforced by periodic specialists instructional and supervisory visits to the site;
- (f) The regular monitoring of effluent is to be carried out as required under Department of Environment and Heritage licence conditions;
- (g) The treatment plant and effluent disposal system is to be monitored at least on a quarterly basis in a manner acceptable to Council. More frequent monitoring is to be provided following commissioning of the plant;

...5/.

- (h) Ambient monitoring of the Mossman River above and below the resort is to be carried out by specialist consultants at three (3), six (6) and twelve (12) months after instillation of the new waste water treatment and disposal system;
- (i) Low phosphate cleaning agents are to be used within the resort to reduce total phosphorous concentrations in the sewage; and
- (j) Waste sludge from the plant to be disposed of in a manner and in a location satisfactory to the Chief Environmental Health Officer.

25. The applicant is to enter into an agreement with Council to ensure the conjoint use of Lot 3 on RP 736584 and Lot 4 on RP 850201 in accordance with Section 4.17 of the Local Government (Planning and Environment) Act.

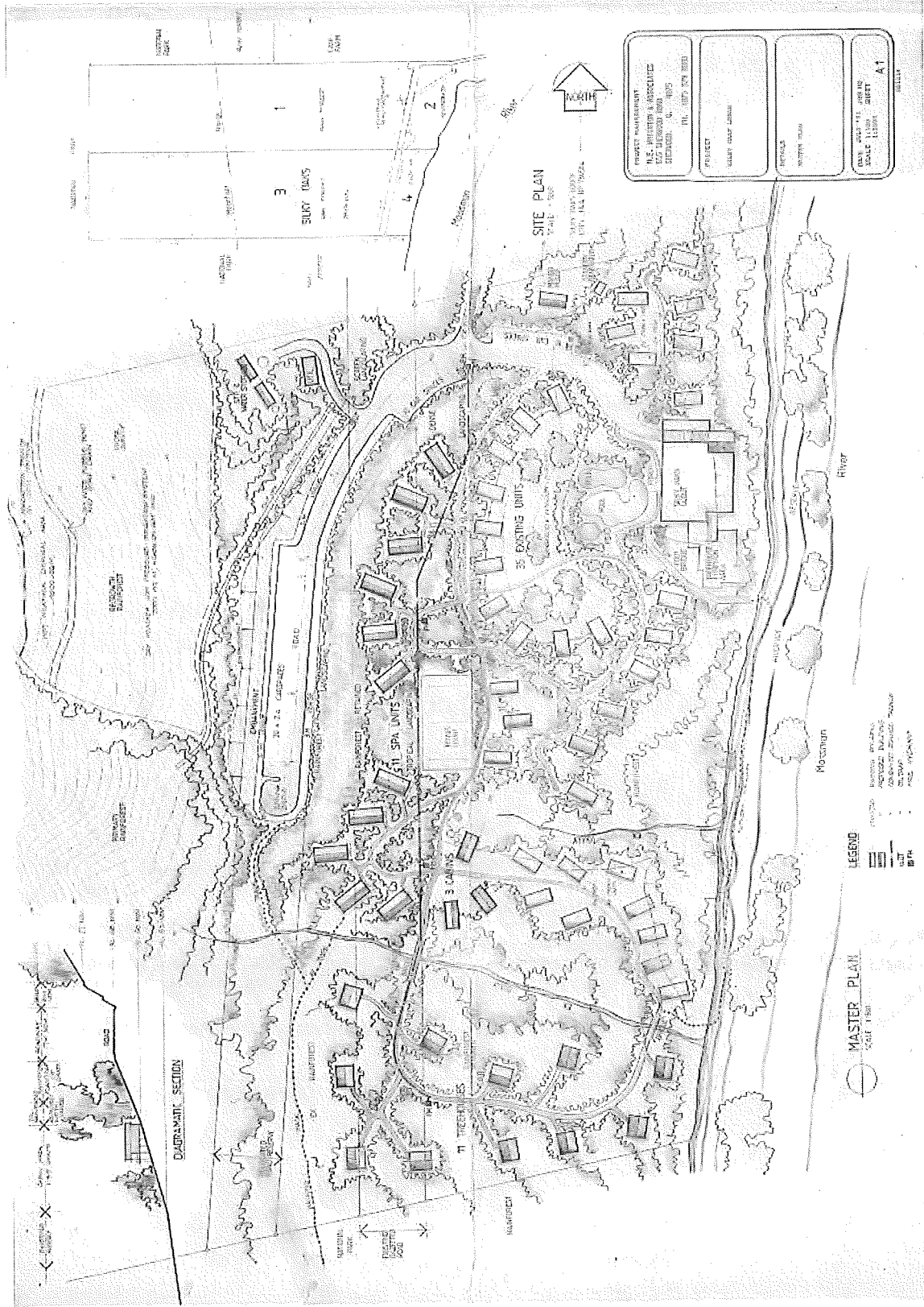
26. No additional or ancillary works, structures, facilities or uses shall be undertaken or provided on the site without the approval of Council, other than those shown on the application Master Plan titled Sheet A1 and subject to this consent approval.

27. The conditions of the Town Planning consent are to be effected prior to the commencement of the specific use of the said consent.

28. No further expansion of the Silky Oaks Resort will be approved by Council. This includes, but is not limited to, additional overnight tourist accommodation, additional recreation facilities, additional catering facilities and staff accommodation.


R J Ives
SHIRE CLERK/
CHIEF EXECUTIVE OFFICER

Master Plan



- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct* means an act or omission.
 - representative* means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind*, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

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 an appeal relating to the *Plumbing and Drainage Act
2018*—
 - (i) for an appeal against an enforcement notice given
because of a belief mentioned in the *Plumbing and
Drainage Act 2018*, section 143(2)(a)(i), (b) or
(c)—5 business days after the day the notice is
given; or
 - (ii) for an appeal against a decision of a local
government or an inspector to give an action notice
under the *Plumbing and Drainage Act 2018*—5
business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) 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, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; 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 to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
- decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise.

whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

Robert Donovan

From: Sean O'Connor
Sent: Friday, 13 December 2019 11:02 AM
To: Robert Donovan
Subject: RE: Thornton Beach Cafe

Jason Riches & Andrew Watson
Daintree Spice Company
149 Turpentine Road
Diwan QLD 4873

-----Original Message-----

From: Robert Donovan <Robert.Donovan@douglas.qld.gov.au>
Sent: Friday, 13 December 2019 10:45 AM
To: Sean O'Connor <sean.oconnor@douglas.qld.gov.au>
Subject: RE: Thornton Beach Cafe

Hi sean do we have a postal address for them robert

-----Original Message-----

From: Sean O'Connor <sean.oconnor@douglas.qld.gov.au>
Sent: Wednesday, 11 December 2019 9:59 AM
To: Jason Riches <jason.riches@skymesh.com.au>
Cc: Robert Donovan <Robert.Donovan@douglas.qld.gov.au>
Subject: Re: Thornton Beach Cafe

Good Morning Jason,

Thank you for the names to be put in the lease.

Any discussions/negotiations regarding the incumbent's equipment should be directed to the current lessee.
Council is not in a position to provide any related paperwork.

Regards

Sean

Sent from my iPhone

> On 11 Dec 2019, at 9:44 am, Jason Riches <jason.riches@skymesh.com.au> wrote:

>

> Good Morning Sean,

>

> Further to our meeting yesterday afternoon. One point I forgot to mention was, at the site inspection I asked Cess if he had proof ownership for all of the plant and equipment Cess told the group including yourself and Robert that it all belonged to him and that he had supplied council with the document of ownership, Robert confirmed this. If you could please have a copy forwarded to us, it would be greatly appreciated.

>

> As requested the names to be placed on the lease will be; Jason Riches

> & Andrew Keith Watson.

>

> We both thank you for your time yesterday and for the above request.

>
> Best Regards
>
> Jason