

23 October 2018

Enquiries: Daniel Lamond
Our Ref: MCUC2385/2017 (877580)

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

Luigi & Marianna Bonomi
27 Old Port Road
PORT DOUGLAS QLD 4877

Dear Sir/Madam

Decision Notice for Minor Change to Development Approval (Multi-unit Housing)

**14 Mudlo Street PORT DOUGLAS:
Land Described as LOT: 919 on PTD: 2092**

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

Please quote Council's application number: MCUC2385/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

encl.

- Decision Notice
- Approved Plans
- Adopted Infrastructure Charges Notice

DECISION NOTICE
APPROVAL (WITH CONDITIONS)
(GIVEN UNDER SECTION 63 OF *THE PLANNING ACT 2016*)

Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

1. Applicant's details

Name: P L Bonomi (Tte) & M Bonomi (Tte)

Postal Address: C/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

2. Location details

Street Address: 14 Mudlo Street PORT DOUGLAS

Real Property Description: LOT: 919 TYP: PTD PLN: 2092

Local Government Area: Douglas Shire Council

3. Details of proposed development

Minor Change to Material Change of Use (Multi-unit Housing)

4. Decision

Date of decision: 23 October 2018

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1.

5. Approved plans and specifications

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

Drawing or Document	Reference	Date
Site Plan	Plan prepared by TPG Architects, Drawing No. DA.01c	November 2017
Ground & First Floor Plan	Plan prepared by TPG Architects, Drawing No. DA.02b	November 2017
Site Elevations	Plan prepared by TPG Architects, Drawing No. DA.03a	November 2017
Elevations	Plan prepared by TPG Architects, Drawing No. DA.04b	November 2017

Sections	Plan prepared by TPG Architects, Drawing No. DA.05a	November 2017
Landscape Master Plan	Plan prepared by Andrew Prowse Landscape Architect, Drawing No. LA- M.01	17 November 2017
Landscape Planting Plan	Plan prepared by Andrew Prowse Landscape Architect, Drawing No. LA- P.01	16 November 2017
Landscape Planting Scheme	Plan prepared by Andrew Prowse Landscape Architect, Drawing No. LA- S.01	17 November 2017

6. Conditions

This approval is subject to the conditions in Schedule 1.

7. Further development permits

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

- All Building Work
- All Plumbing and Drainage Work

8. Properly made submissions

Not applicable — No part of the application required public notification.

9. Currency period for the approval

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

10. Rights of appeal

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

A copy of the relevant appeal provisions are included in Schedule 2.

SCHEDULE 1 – CONDITIONS AND ADVICE

PART 1A—CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

- 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:**
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and**
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.**

Except where modified by these conditions of approval

Timing of Effect

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

Air-conditioning Screens

- 3. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.**

Damage to Council Infrastructure

- 4. In the event that any part of Council's existing sewer/water or road infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council.**

Water Supply Works External

- 5. Undertake the following water supply works external to the site to connect the site to existing water supply:**
 - a. Augment existing water supply infrastructure to provide adequate water supply to the development. The extension of the water main must have regard to the ultimate configuration of the development.**

Vehicle Parking

- 6. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.**

External Works

- 7. Undertake the following works external to the land at no cost to Council:**
 - a. Provide a vehicle crossover and apron to Mudlo Street. The location and design of the access must not detrimentally impact on the significant street tree on the road verge.**
 - b. Repair any damage to existing roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.**

Demolish Structures

- 8. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior to Commencement of Use.**

Stockpiling and Transportation of Fill Material

- 9. Soil excavated from the site 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. peak traffic times;**
- b. before 7:00 am or after 6:00 pm Monday to Friday;**
- c. before 7:00 am or after 1:00 pm Saturdays; or**
- d. on Sundays or Public Holidays.**

Emissions

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

Storage of Machinery and Plant

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

Lawful Point of Discharge

- 12. All stormwater from the property must be directed to a lawful point of discharge being Mudlo Street or Beryl Street, such that it does not adversely affect surrounding properties or properties downstream from the development.**

Ponding and/or Concentration of Stormwater

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

Minimum Fill and Floor Levels

14. All habitable floor levels in all buildings must be located 300mm 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.

Construction Signage

15. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:
 - a. Developer;
 - b. Project Coordinator;
 - c. Architect/Building Designer;
 - d. Builder;
 - e. Civil Engineer;
 - f. Civil Contractor;
 - g. Landscape Architect.

Landscaping Plan

16. The site must be landscaped in accordance with the details included on the landscape plans prepared by Andrew Prowse Landscape Architect, Drawing No. LA-M.01, No. LA-P.01 and No. LA-S01. In the event the fig tree at the frontage of the site is required to be removed, a plan detailing the replacement landscaping must demonstrate deep planting of the setback area to the satisfaction of the Chief Executive Officer, prior to commencement of use or Survey Plan endorsement, whichever occurs first.

Sewer Works Internal

17. Undertake the following internal sewer works:
 - a. ~~Upgrade the existing sewer line within the allotment boundaries and to the manhole on the adjacent allotment 0 on BUP70906 with extra heavy pipe to allow for the unit development to be constructed over the sewer. The works must be completed to the satisfaction of the Chief Executive Officer. All works, including the submission and approval of the as-constructed drawings must be undertaken prior to the issue of a Development Permit for Building Works.~~

- a. Repair the two holes within the existing sewer line within the allotment boundaries to the satisfaction of the Chief Executive Officer.
- ~~b. Provide a detailed solution to protect the new sewer line located under the development to the satisfaction of the Chief Executive Officer. The design of the development to extend over the sewer line must utilise the as-constructed detail of the new sewer line and be RPEQ Certified.~~
- b. Provide a detailed solution to protect the new sewer line located under the development to the satisfaction of the Chief Executive Officer. The design of the development to extend over the sewer line must utilise the as-constructed detail of the sewer line works and be RPEQ Certified to demonstrate that the building will not cause any detrimental impact to the sewer line.
- ~~c. The detailed solution must include sewer line replacement with a suitable heavy duty sewer pipe to the satisfaction of the Chief Executive Officer. A new manhole must be developed at the northern side boundary incorporating a dropper for a new house connection branch which must be installed for the reliant development to the rear, this must be sited clear of any building work. An inspection manhole must be installed at the common boundary to lot 0 on SP199695 for the house connection branch. All redundant house connection branches must be removed.~~
- c. Provide a new manhole at the northern side boundary with a house connection branch to service the development. All redundant house connection branches must be removed.

Sewer Easement

18. Create an easement in favour of Council having a width of three (3) metres over the sewer within the site area that is clear of the building footprint and covering the new manhole location, to the requirements and satisfaction of the Chief Executive Officer. An access easement is required over the access driveway to the sewer easement.

A copy of the easement documents must be submitted to Council for the approval by Council's solicitors at no cost to Council.

- a. The approved easement documents must be submitted at the same time as seeking approval and dating of the Building Format Plan and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Inspection of Sewer

- ~~19. 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 Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.~~

- 19. CCTV inspections of the sewer must be undertaken at works completion where works have been undertaken over or to sewers. Defects must be rectified to the satisfaction of the Chief Executive Officer at no cost to Council prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.**

Protection of Landscaped Areas from Parking

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

Perimeter Fencing

- 21. Prior to the issue of a development permit for building work, demonstrate the detail of the perimeter fencing with respect to each boundary and treatment of each area, to the satisfaction of the Chief Executive Officer.**

PART 1B- ADVICE STATEMENT

- 1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect.**
- 2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.**
- 3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**

Infrastructure Charges Notice

- 1. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.**

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Planning Act 2016 confers rights to make representations and appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development Assessment and Coordination at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.

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

PART 1C- REASONS FOR DECISION

1. The minor change meets the requirements of Section 4 of Schedule 1 to the Development Assessment Rules.
2. The minor change is of minimal consequence to Council's infrastructure.

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	<ol style="list-style-type: none"> 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
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**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*

APPROVED PLANS (ATTACHING TO THE DECISION NOTICE)

Fig Tree Villas

SITE AREA 1017m²

GFA

UPPER	
Internal	121m ²
Covered External	4m ²
Total	125m²

GROUND FLOOR	
Internal	85m ²
Garage	20m ²
Covered External	15m ²
Total	120m²

SITE COVER

UPPER	
Maximum 40%	= 407m ²
3 Villas 36%	= 375m ²

GROUND FLOOR	
Maximum 45%	= 457m ²
3 Villas 36%	= 360m ²

LANDSCAPE + RECREATION

Minimum 35%	= 356m ²
Provided 36%	= 365m ²

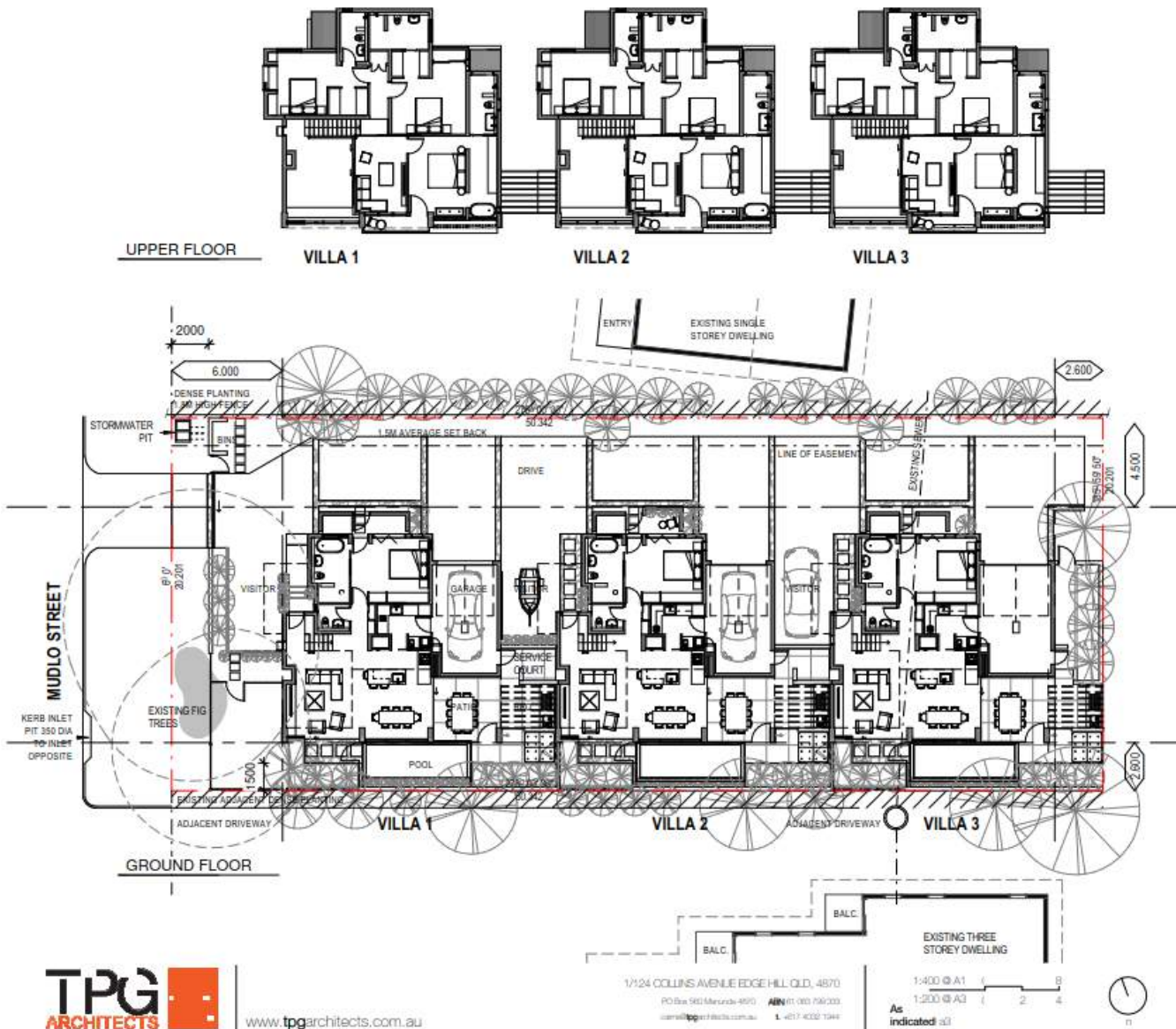
Minimum Landscaped 30%	= 107m ²
Provided 63%	= 230m ²

Recreational Area per villa 4 x 4m ²	= 16m ²
Provided 4 x 5m ²	= 20m ²

CARPARKING

1.5 Spaces per villa	= 5 spaces
Provided	= 6 spaces

60% Covered	= 3 spaces
Provided	= 3 spaces



www.tpgarchitects.com.au

1/124 COLLINS AVENUE EDGE HILL QLD, 4870
 PO Box 565 Maranda QLD 4870 AIN 01 300 756200
 www.tpgarchitects.com.au L 07 4352 1344

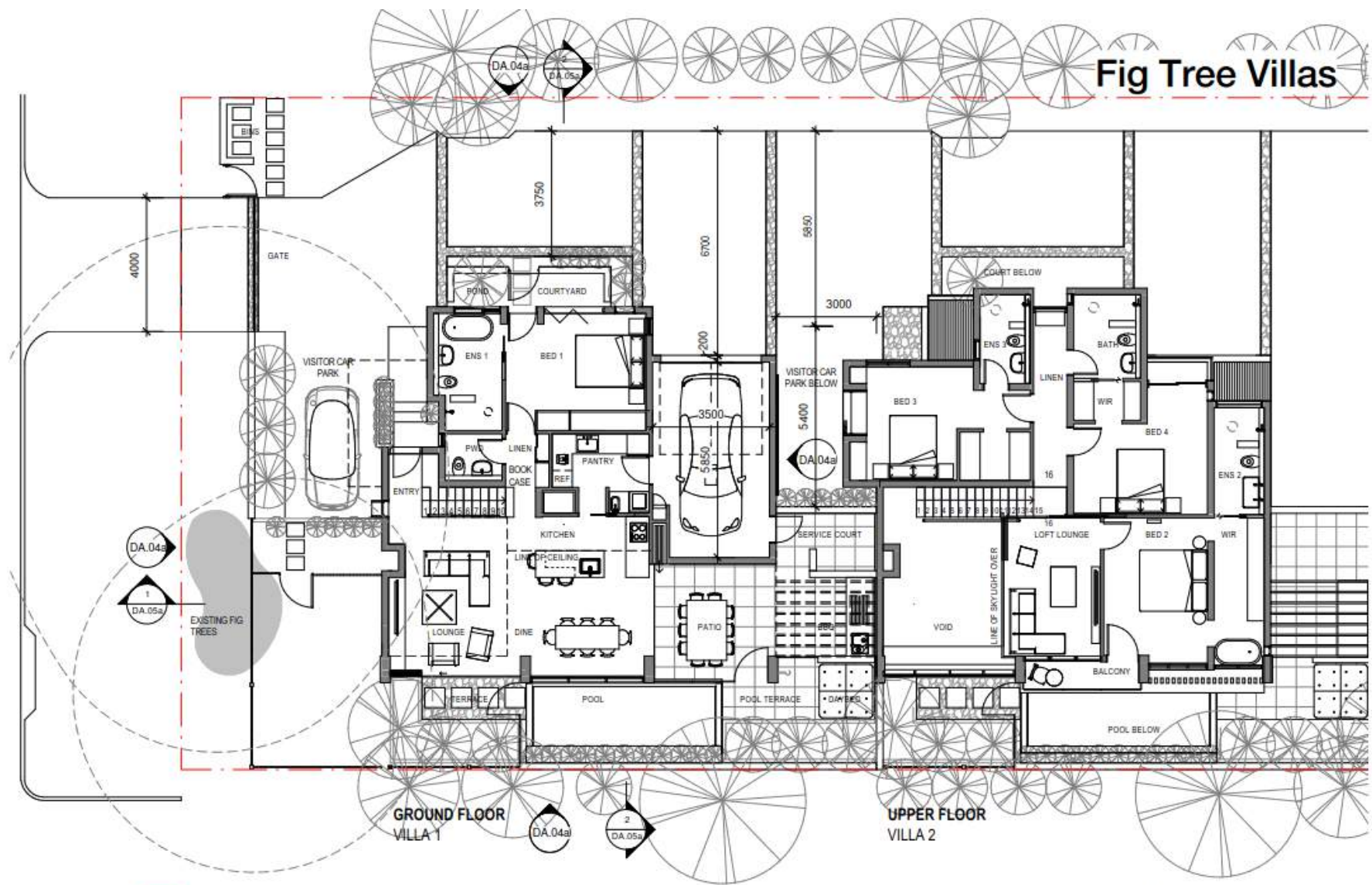
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 1:200 @ A3
 As indicated



Site Plan
 FIG TREE VILLAS
 NOV 2017

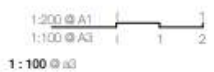
LMB-01
 DA.01c

Fig Tree Villas



www.tpgarchitects.com.au

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 PO Box 190 Murrumbidgee NSW 2517
 T +617 4332 1944



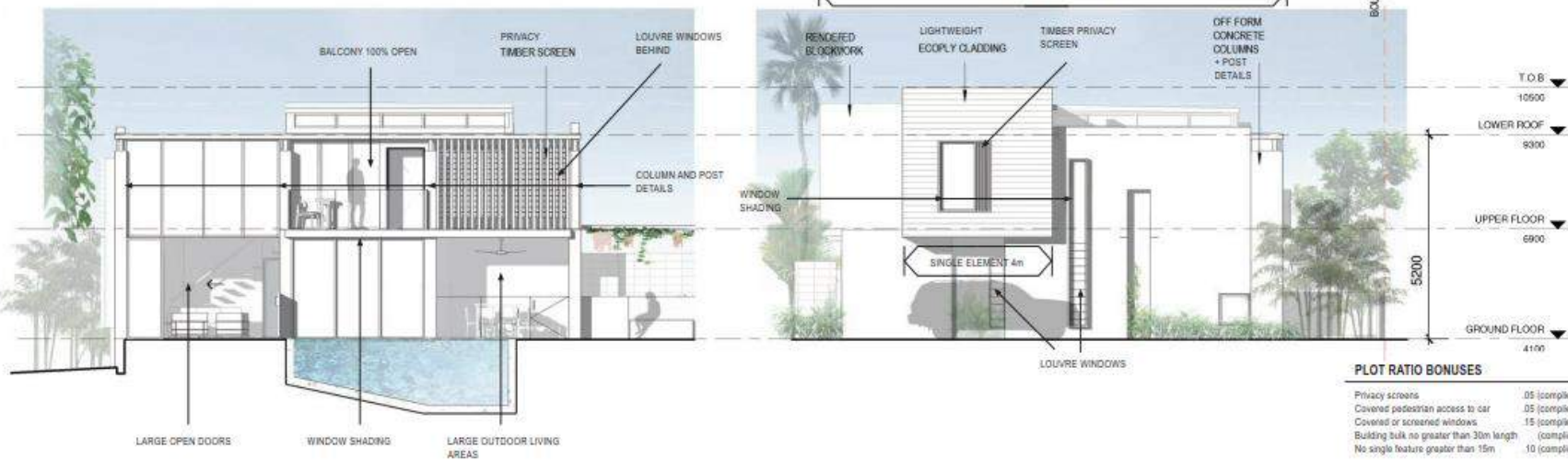
Ground & First Floor Plan
 LMB-01
 DA.02b
 FIG TREE VILLAS
 NOVEMBER 2017

Fig Tree Villas



TYPICAL VILLA - NORTH ELEVATION

TYPICAL VILLA - EAST ELEVATION



TYPICAL VILLA - SOUTH ELEVATION

TYPICAL VILLA - WEST ELEVATION

PLOT RATIO BONUSES

Privacy screens	.05 (complies)
Covered pedestrian access to car	.05 (complies)
Covered or screened windows	.15 (complies)
Building bulk no greater than 30m length	(complies)
No single feature greater than 15m	.10 (complies)
Total Bonus	.35
Required Bonus	.11 (complies)



1/124 COLLINS AVENUE EDGE HILL QLD, 1870
 PO Box 290 Marooch 4810 ABN #1 063 789 320
 email@tpgarchitects.com.au t 407 409 1944

1:200 @ A1
 1:100 @ A2
 1 1 2
 1:100 @ A3

Elevations
 LMB-01
 DA-04
 FIG TREE VILLAS
 NOVEMBER 2017

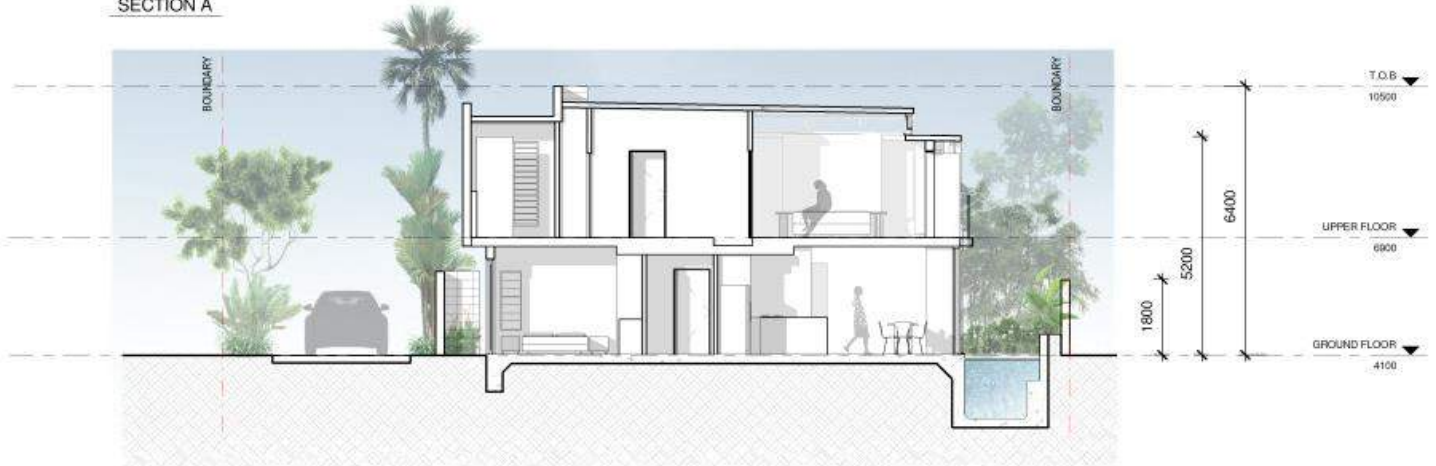
Fig Tree Villas



Fig Tree Villas



SECTION A



SECTION B



www.tpgarchitects.com.au

1/124 COLLINS AVENUE EDGE HILL QLD, 4870
 PO Box 300 Marunji QLD 4870 ADN 61 083 709 300
 dani@tpgarchitects.com.au & +617 4032 1944

1:200 @ A1
 1:100 @ A3
 1 1 2
 1:100 @ A3

Sections
 FIG TREE VILLAS
 NOVEMBER 2017
 LMB-01
 DA.05a



FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

LANDSCAPE MASTER PLAN

DRAWING NO.: LA-M.01

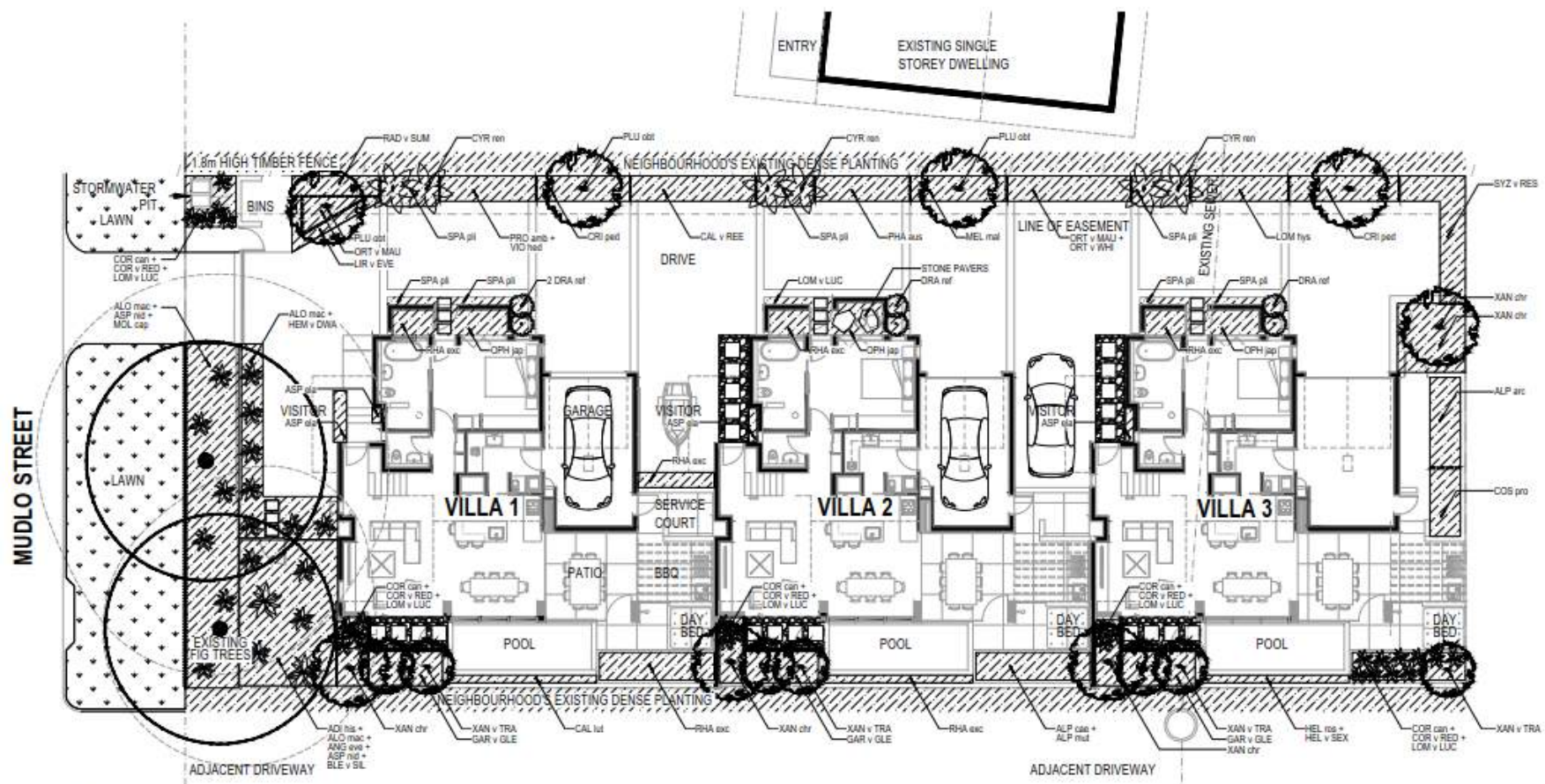
ISSUE DATE : 17/NOV/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT

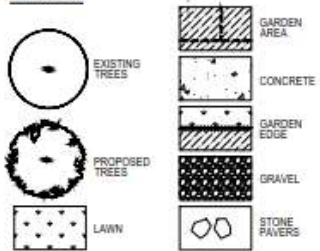
P.O. BOX 1419 Cairns QLD 4870
5 Quipley Street, Bungalow, Australia

T 07 4931 5310
M 08 13 278 320
E andrew@prowse.com.au

#1251



LEGEND



<p>PRELIMINARY ISSUE 16.11.2017</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE							<p>ANDREW PROWSE LANDSCAPE ARCHITECT</p> <p>10/100/1000 1 Gargoy Street, Gungahlin, ACT 2912 T: 04 1711 1711 www.andrewproyse.com.au</p>	<p>LANDSCAPE DRAWING</p>		<p>LANDSCAPE PLANTING PLAN</p>	
	NO.	DESCRIPTION	DATE												
<p>FIG TREE VILLAS PORT DOUGLAS</p>		<p>1251</p>	<p>LA-P.01</p>	<p>1:150 (S&A) 1:75 (S&T)</p>	<p>16/11/2017</p>										

PLANTING SCHEME

Code	Botanical Name	Common Name	Size	Spacing					
TREES					MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	3m ²
MEL rub	<i>Melicope rubra</i>	Little Evodia	45lt	As shown	MOL cap	<i>Molineria capitulata</i>	Weevil Palm	140mm	5m ²
PLU obt	<i>Plumeria obtusa</i>	Evergreen Frangipani	45lt	As shown	OPH jap	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	6m ²
PLU rub	<i>Plumeria rubra</i>	Frangipani	45lt	As shown	ORT v MAU	<i>Orthosiphon aristatus 'Mauve'</i>	Cats Whiskers	200mm	2m ²
XAN chr	<i>Xanthostemon chrysanthus</i>	Golden Penda	45lt	As shown	ORT v WHI	<i>Orthosiphon aristatus 'White'</i>	Cats Whiskers (White Flowers)	140mm	3m ²
XAN v TRA	<i>Xanthostemon chrysanthus 'Trailblazer'</i>	Golden Penda Trailblazer	45lt	As shown	PHA aus	<i>Phaius australis</i>	Swamp Orchid	140mm	3m ²
PALMS					PRO amb	<i>Proiophys amboinensis</i>	Cardwell Lily	140mm	3m ²
CYR ren	<i>Cyrtostachys renda</i>	Lipstick Palm	45lt	As shown	RAD v SUM	<i>Radermachera sp. Kunming 'Summerscent'</i>	Radermachera Summerscent	200mm	1m ²
LIC ram	<i>Licuala ramsayi</i>	Daintree Fan Palm	45lt	As shown	SPA pli	<i>Spathoglottis plicata</i>	Ground Orchid	140mm	9m ²
PTY ele	<i>Ptychosperma elegans</i>	Solitaire Palm	45 lt	As shown	SYZ v RES	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	200mm	1m ²
RHA exc	<i>Rhapis excelsa</i>	Rhaphis Palm	200mm	As shown	VIO hed	<i>Viola hederacea</i>	Native Violet	140mm	12m ²
SHRUBS & GROUND COVERS					REPLACEMENT PLANTING				
ADI his	<i>Adiantum hispidulum</i>	Rough Maidenhair Ferns	140mm	9m ²	BAR asi	<i>Barringtonia asiatica</i>	Box Fruit Tree	45lt	As shown
ALO mac	<i>Alocasia macrorrhiza</i>	Elephants Ears	200mm	2m ²	DIL ala	<i>Dillenia alata</i>	Red Beach	45lt	As shown
ALP arc	<i>Alpinia arctiflora</i>	Snow Ginger	200mm	3m ²	FIC vir	<i>Ficus virgata</i>	Fig Wood	45lt	As shown
ALP cae	<i>Alpinia caerulea</i>	Red Back Native Ginger	200mm	2m ²	MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	3m ²
ALP mut	<i>Alpinia mutica</i>	False Cardamon	200mm	2m ²					
ANG eve	<i>Angiopteris evecta</i>	King Fern	200mm	1m ²					
ASP ela	<i>Aspidistra elatior</i>	Cast Iron Plant	140mm	9m ²					
ASP nid	<i>Asplenium nidus</i>	Bird's-Nest-Fern	200mm	1m ²					
BLE v SIL	<i>Blechnum v 'Silver'</i>	Silver Blechnum Fern	140mm	1m ²					
CAL lut	<i>Calathea lutea</i>	Havana Cigar	200mm	5m ²					
CAL v REE	<i>Callistemon v 'Reeves Pink'</i>	Reeves Pink Bottlebrush	140mm	1m ²					
COR can	<i>Cordyline canniifolia</i>	Native Cordyline	140mm	6m ²					
COR v RED	<i>Cordyline fruticosa 'Red Sister'</i>	Red Sister Cordyline	140mm	1m ²					
COS pro	<i>Costus productus</i>	Costus	200mm	1m ²					
CRI ped	<i>Crinum pedunculatum</i>	Swamp Lily	140mm	2m ²					
DRA ref	<i>Dracaena reflexa</i>	Song of India	140mm	1m ²					
GAR v GLE	<i>Gardenia psidioides 'Glennie River'</i>	Gardenia Glennie River	140mm	3m ²					
HEL ros	<i>Heliconia rostrata</i>	Heliconia Lobster Claw	140mm	1m ²					
HEL v SEX	<i>Heliconia chartacea v 'Sexy Pink'</i>	Heliconia Sexy Pink	140mm	10m ²					
LIR v EVE	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	140mm	5m ²					
LOM hys	<i>Lomandra hystrix</i>	Matt Rush	140mm	3m ²					
LOM lon	<i>Lomandra longifolia</i>	Matt Rush	140mm	1m ²					
LOM v LUC	<i>Lomandra hystrix 'Luckystripe'</i>	Matt Rush Luckystripe	140mm	5m ²					



Ficus superba (existing fig tree)
Strangler Fig

FIG TREE VILLAS, 14 MUDLO STREET, PORT DOUGLAS

LANDSCAPE PLANTING SCHEME

ISSUE DATE : 17/NOV/2017

DRAWING NO.: LA-S.01

ANDREW PROWSE
LANDSCAPE ARCHITECT

P.O. BOX 1419 Cairns QLD 4870
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m 0413 214 300
e andrew@prowse.com.au

#1251

OUR REF: MCUC2385_2017 (843956)

23 October 2018

P L Bonomi (Tte) & M Bonomi (Tte)
C/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

Dear Sir/Madam

ADOPTED INFRASTRUCTURE CHARGES NOTICE

14 MUDLO STREET, PORT DOUGLAS

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with the *Planning Act 2016*

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

The amount in the Adopted Infrastructure Charges Notice is not subject to index adjustments.

These charges are payable prior to the change of use occurring, or prior to the issue of a Compliance Certificate for the Building Format Plan, or which ever occurs first.

Please also find attached extracts from the Act regarding the following:


- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Daniel Lamond of Development Assessment and Coordination on telephone number 4099 9456 .

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

ADOPTED INFRASTRUCTURE CHARGES

	2006 & 2008 Douglas Shire Planning Schemes Application INFRASTRUCTURE CHARGES NOTICE
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P L Bonomi & M Bonomi	0	0
DEVELOPERS NAME	ESTATE NAME	STAGE
14 Mudlo Street	Port Douglas	Lot 919 on PTD2092
STREET No. & NAME	SUBURB	LOT & RP No.s
Material Change of Use	2385/2017	1360
DEVELOPMENT TYPE	COUNCIL FILE	VALIDITY PERIOD (years)
842682	1	
OSC Reference Doc. No.	VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
	proposed		0.00		
	existing	0	0.00		
	Total				
Urban Areas - Water only					
	proposed	0	0.00		
	existing	0	0.00		
	Total		0.00		
Urban Areas - Water & Sewer					
	proposed	Multiple Dwelling	11,475.71	34,421.13	Receipt Type 888 GL07480.0135.0823
	existing	House	14,342.13	0.00	
	Total		20,079.00		
TOTAL			20,079.00		

Prepared by	D Lamond	6-Feb-18	Amount Paid	
Checked by	N Beck	6-Feb-18	Date Paid	
Date Payable				
Amendments	Date		Receipt No.	
			Cashier	

Note:
The Infrastructure Charges in this Notice are payable in accordance with the Planning Act 2016.

Changes are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

