

YOUR REF: ET13/020
OUR REF: CA 167/2014 (424108)

8 July 2014

Mackay Resort Developments Pty Ltd
C/- Elizabeth Taylor Town Planner
4/9 Kamerunga Road
STRATFORD QLD 4870

Attention: Mr Andrew Mackay

Dear Sir

**NEGOTIATED DECISION NOTICE UNDER S 363 SUSTAINABLE
PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR
11 CRAVEN CLOSE, PORT DOUGLAS**

With reference to your request for a Negotiated Decision for the abovementioned Development Application, which was determined under Instrument of Delegation on 1 July 2014, please find attached the relevant Negotiated Decision Notice.

The Notice includes extracts from the Act with respect to lodging an Appeal.

This Notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Negotiated Decision Notice, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Mackay Resort Developments Pty Ltd
C/- Elizabeth Taylor Town Planner
4/9 Kamerunga Road
STRATFORD QLD 4870

ADDRESS

11 Craven Close, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 2 on RP741341

PROPOSAL

Material Change of Use (Multi-Unit Housing – 5 Units) & Reconfiguring a Lot
(1 Lot into 5 Lots and Common Property)

DECISION

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

DECISION DATE

This Negotiated Decision Notice dated 8 July 2014 replaces the Decision
Notice dated 10 June 2014.

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Plumbing Works
Compliance Certificate for Plan of Survey

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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. 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
Proposed Site Plan	Total Project Group Architects Drawing AMD-01 DD.01e DD.01f	May 2014 <u>June 2014</u>
Type A Villa 1 +5 TYP Villa 1 Type A	Total Project Group Architects Drawing AMD-01 DD.10. DD.02c	May 2014 <u>June 2014</u>
<u>Villa 3 Type B</u>	<u>Total Project Group Architects</u> <u>Drawing AMD-01 DD.18.c</u>	<u>June 2014</u>
Type B Villa 2,3 + 4 Villa Type B	Total Project Group Architects Drawing AMD-01 DD.11.a	May 2014 <u>June 2014</u>
<u>Villa Type A</u>	<u>Total Project Group Architects</u> <u>Drawing AMD-01 DD. 10.a</u>	<u>June 2014</u>
Villa Type A & Garage, Pool Terrace View	Total Project Group Architects Drawing AMD-01 DD.12.	May 2014
Elevations	Total Project Group Architects Drawing AMD-01 DD.04a.	May 2014
Proposed ROL Plan	Total Project Group Architects Drawing AMD-01 DD.05a.	May 2014

ASSESSMENT MANAGER CONDITIONS FOR MATERIAL CHANGE OF USE

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.

Fencing and Gates

3. Any security gates to the land use must allow access for maintenance vehicles and visitor parking. Where established vehicle security gates must be complemented by a pedestrian gate.

Airconditioning Screens

4. Airconditioning 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.
5. No windows are to be located on the lot boundaries between the Multi-Unit houses on the land.

Sustainable Development

6. The proposed building should comply as far as practically possible with the provisions of 4.6.7 Sustainable Development Code of the Douglas Shire Planning Scheme 2006, or a higher standard as required by the Building Code of Australia (BCA).

Damage to Council Infrastructure

7. 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 Council immediately of the affected infrastructure and have it repaired or replaced at the Developer's/Owner's/Builder's cost, prior to the Commencement of Use.

Water Supply and Sewerage Works Internal

8. 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 *The Plumbing and Drainage Act 2002 and the Water Act 2000*.
 - d. Relocate the existing sewer or site the proposed building and all associated works with footings (including fences) such that the sewer is a minimum of 1.5 metres away from the building and clear of the zone of influence from the footings and foundations of any building/structure;

or

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Replace the existing sewer main under or within 1.5 metres of the building and within the zone of influence of the footings and foundations with uPVC sewer pipe class SN8.

All 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 Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Inspection of Sewers

9. CCTV inspections of existing sewers must be undertaken at works completion. An assessment of the CCTV records must be undertaken by the developer's consultant and a report along with the footage submitted to Council for approval. 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.

Vehicle Parking

10. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of eight (8) spaces. 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.

Protection of Landscaped Areas from Vehicles

11. Landscaped areas adjoining the driveway 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.

Lighting

12. Lighting must be provided to the common car parking area during evening hours. 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.

External Works

13. Undertake the following works external to the land at no cost to Council:
 - a. The construction of the vehicle driveway over and around the sewer cover manhole must comply with Section 6.22 of the *FNQROC Development Manual*;

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- b. Provide a double concrete crossover and driveway in accordance with *FNQROC Development Manual Standard Drawing S1015*, varied with a maximum of approximately 4000 mm width driveway;
- c. Remove the existing vegetation and replace with grass that part of the road reserve area of Craven Close, being west of the proposed new driveway and between the land and Craven Close road pavement; and
- d. 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.

The detail of the above external works must be provided to Council to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Building Work. All works 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 Survey Plan, whichever occurs first.

14. 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.

Stockpiling and Transportation of Fill Material

15. 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. 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.
16. 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

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

Landscaping Plan

18. The site must be landscaped in accordance with details included on a Landscaping Plan. The landscape plan must show:

- a. Existing mature vegetation and whether this is to be removed or retained. Consideration of relocation of mature plantings should be considered where appropriate and where possible;
- b. Incorporate a letter box facility for the units adjacent to the road frontage;
- c. Provide street fencing to Craven Close to:
 - i. 1.2 metres in height if solid; or
 - ii. 1.5 metres in height if at least 25 per cent visually transparent; or
 - iii. 1.8 metres in height if at least 50 per cent visually transparent,and note that fence materials and footings must be sited at least 1.5 m away from Council's sewer;
- d. Include materials and finishes of any street fencing;
- e. Include a landscape buffer of 1500 mm to the boundary of the land to ensure privacy to neighbouring private open spaces and habitable room window;
- f. Incorporate deeply planted, low level landscaping adjacent to the internal driveway areas and to the front porch areas of each unit;
- g. Incorporate a treatment effect to the onsite driveway paving to reduce the visual mass of this area;
- h. Remove the bamboo in the northeast corner of the lot;
- i. Provide a timber paling fence to the common boundaries where none currently exist;
- j. Incorporate plant species as per the Planning Scheme Policy 7; and
- k. Include any other relevant conditions included in this Development Permit.

A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Wildlife

19. Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.

Notification of Vegetation Clearing

20. Council's Development and Environment Branch must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation clearing.

Lawful Point of Discharge

21. All stormwater from the property including stormwater flowing onto the land 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

22. All floor levels in all buildings must be located 150 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.

Sediment and Erosion Control

23. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the *FNQROC Development Manual*).
24. The refuse bin enclosure must be roofed and bunded, and fitted with a bucket trap.

Details of Development Signage

25. The development must provide clear and legible signage incorporating the street number for the benefit of the public.

Construction Signage

26. 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

Crime Prevention Through Environmental Design

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

ASSESSMENT MANAGER CONDITIONS FOR RECONFIGURING A LOT

28. 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

29. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, 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. All conditions of the Development Permit for the Material Change of Use must be achieved prior to the issue of the Compliance Certificate.

Electricity and Telecommunications

30. 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.

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 section 341 of the *Sustainable Planning Act 2009*.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

2. The Multi-Unit Housing land use does not include Holiday Accommodation as defined by the Douglas Shire Planning Scheme. Separate approval must be obtained from Council for Holiday Accommodation use.
3. Condition 12 refers to the *FNQROC Development Manual* Section 6.22 Covers and Surrounds, which currently reads as follows.

6.22. Covers and Surrounds

1. *Manhole covers shall be finished flush with the surface in roadways, footpaths and paved surfaces.*

Elsewhere, unless noted otherwise on the approved Project Drawings, covers shall be finished 50 mm above the surface of the ground, in a manner designed to avoid as far as possible, the entry of surface water.

2. *Manhole covers are to be located such that the position of the access opening is directly over the outlet pipe.*
3. *The installation of all precast manhole covers shall be in accordance with the manufacturers' recommended procedures and requirements.*

3. 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.
4. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdiq.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .
6. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

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

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. *The Sustainable Planning Act 2009* confers rights to make representations and appeal in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Development and Environment Branch 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.

7. A clearing permit (protected plants) should be obtained, if necessary, from the Department of Environment and Heritage Protection prior to the clearing of vegetation and/or tree removal that involves damage or destruction of plant species protected under the provisions of the *Nature Conservation Act 1992*. Information on clearing permits may be obtained at www.ehp.qld.gov.au or by contacting Kerry Walsh, Wildlife Ranger, Wildlife Management Unit, Department of Environment and Heritage Protection, Cairns, on 4057 3704.

LAND USE DEFINITIONS

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Multi-Unit Housing is defined as:

'...the use of premises comprising two (2) or more Dwelling Units on one (1) lot for residential purposes.

The use includes accommodation commonly described as:

- *duplexes;*
- *flats;*
- *home units;*
- *apartments;*
- *townhouses;*
- *villa houses; or*
- *a display unit which displays to the general public the type of construction or design offered by the builder/developer, for a maximum period of 12 months and which is then demolished if a freestanding replica or converts to its intended use within the complex.'*

*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*.

B. THE FOLLOWING NOTATION WILL BE PLACED ON COUNCIL'S FUTURE RATES RECORD:

Fencing and Structures over and Within Proximity of Sewer

1. Council's sewer is situated on the land. No block fencing, footings or other infrastructure, works or buildings are to be located within 1.5 metres of Council's sewer unless otherwise approved by the Chief Executive Officer.

RIGHTS OF APPEAL

Attached

End of Decision Notice

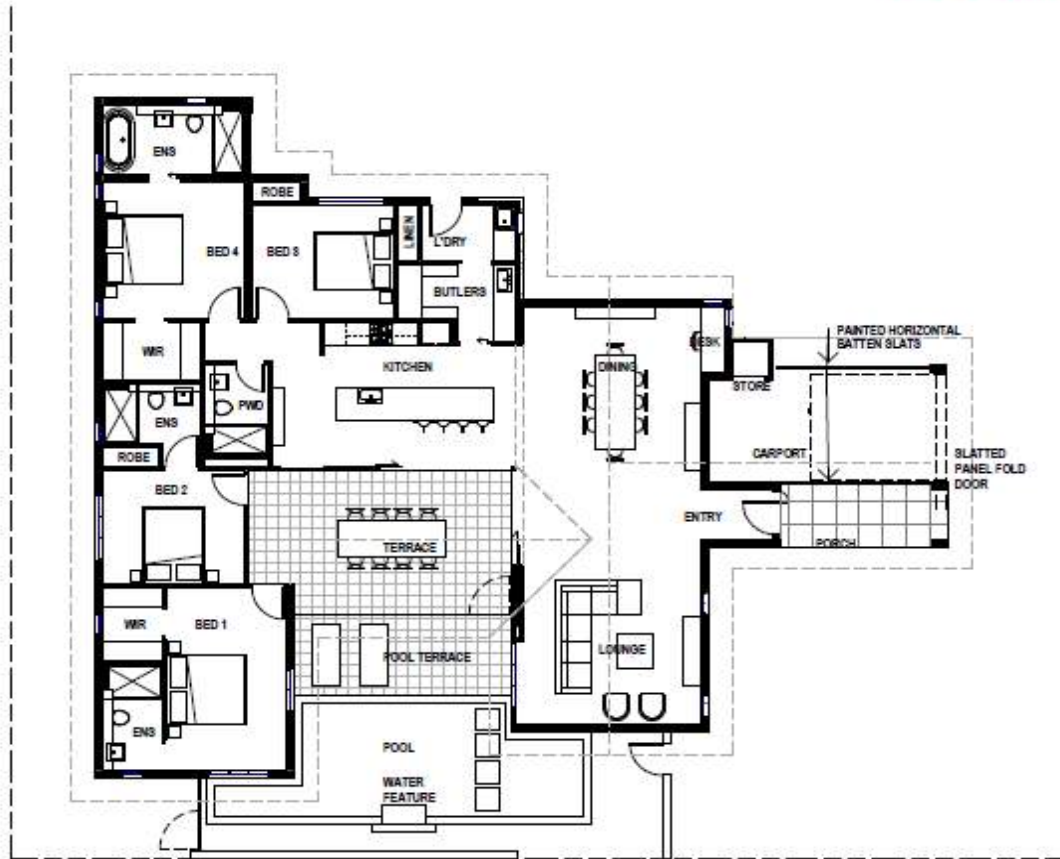
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)

PORT BEACH HOUSES



DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

PORT BEACH HOUSES



SCALE 1:100 @ A1 0 1 2 3 4 M

Total Project Group Architects

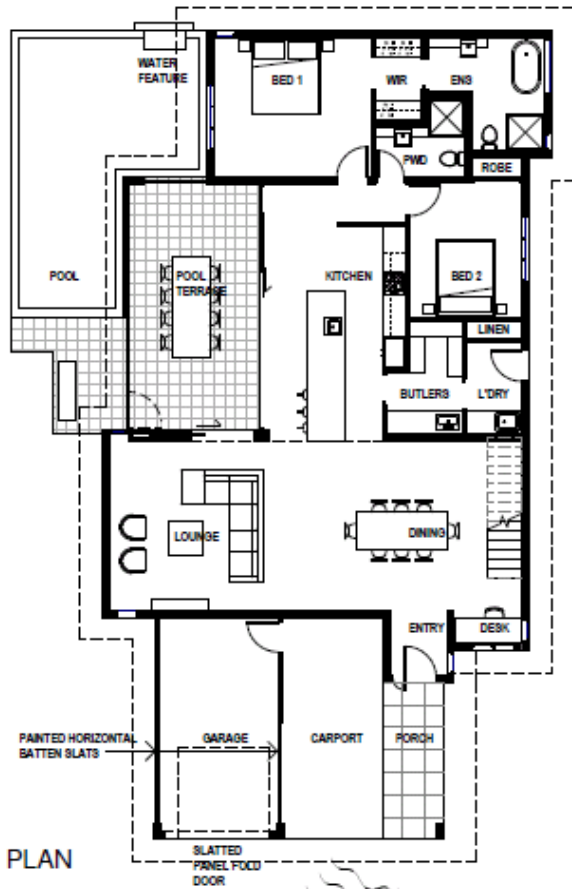
124 Collins Ave, Edgewater, QLD 4070 | +617 4032 1944 | +617 4032 0477
• admin@totalprojectgroup.com.au • www.totalprojectgroup.com.au

VILLA 1
TYPE A

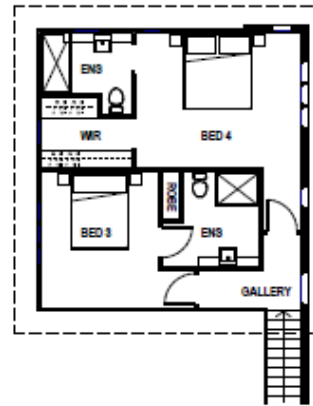
AMD-01 DD.02c JUNE 2014

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

PORT BEACH HOUSES

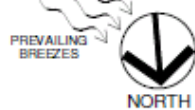


FLOOR PLAN



UPPER FLOOR PLAN

Total Project Group Architects
 124 Collins Ave, Edge Hill, Q.L.D. 4870 | +617 4032 3944 | +617 4032 0477
 * calme@totalprojectgroup.com.au | www.totalprojectgroup.com.au

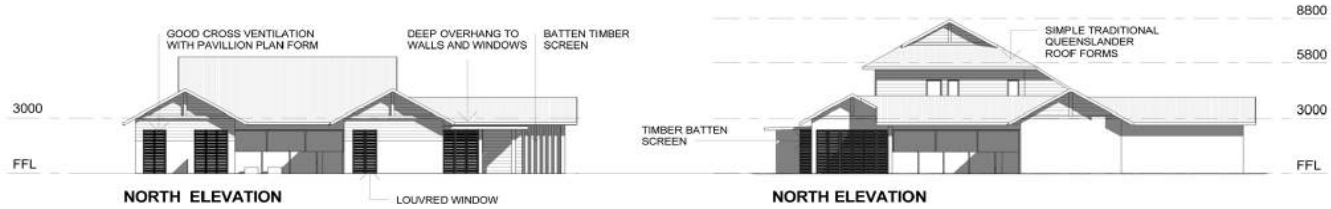


VILLA 3
TYPE B

AMD-01 DD.18c JUNE 2014

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

PORT BEACH HOUSES



TYPE A VILLA ELEVATION

TYPE B VILLA ELEVATION

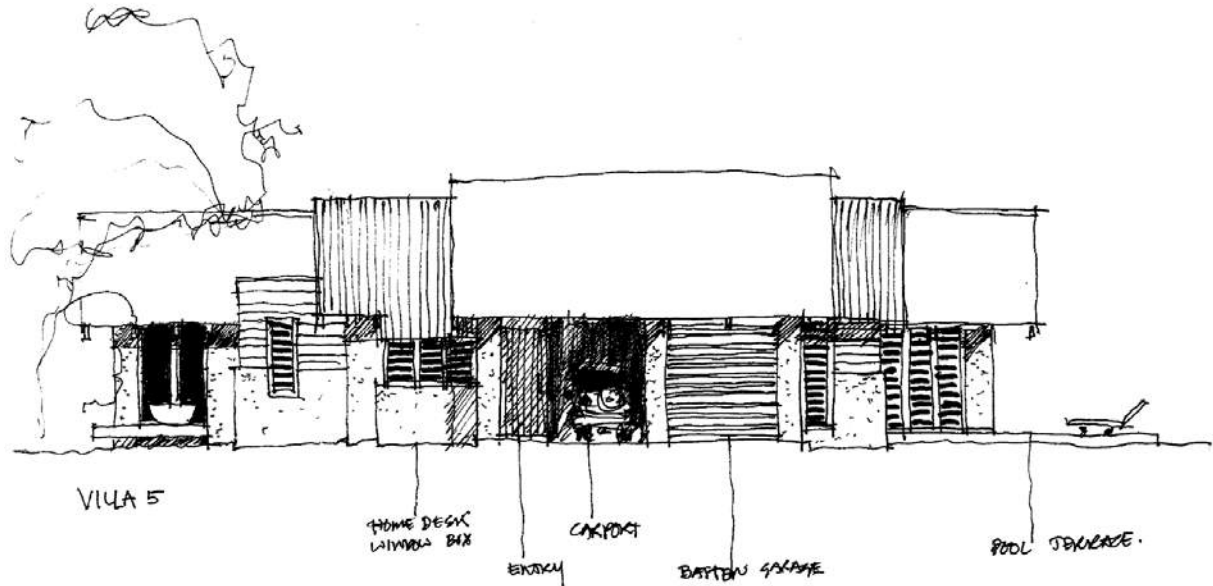
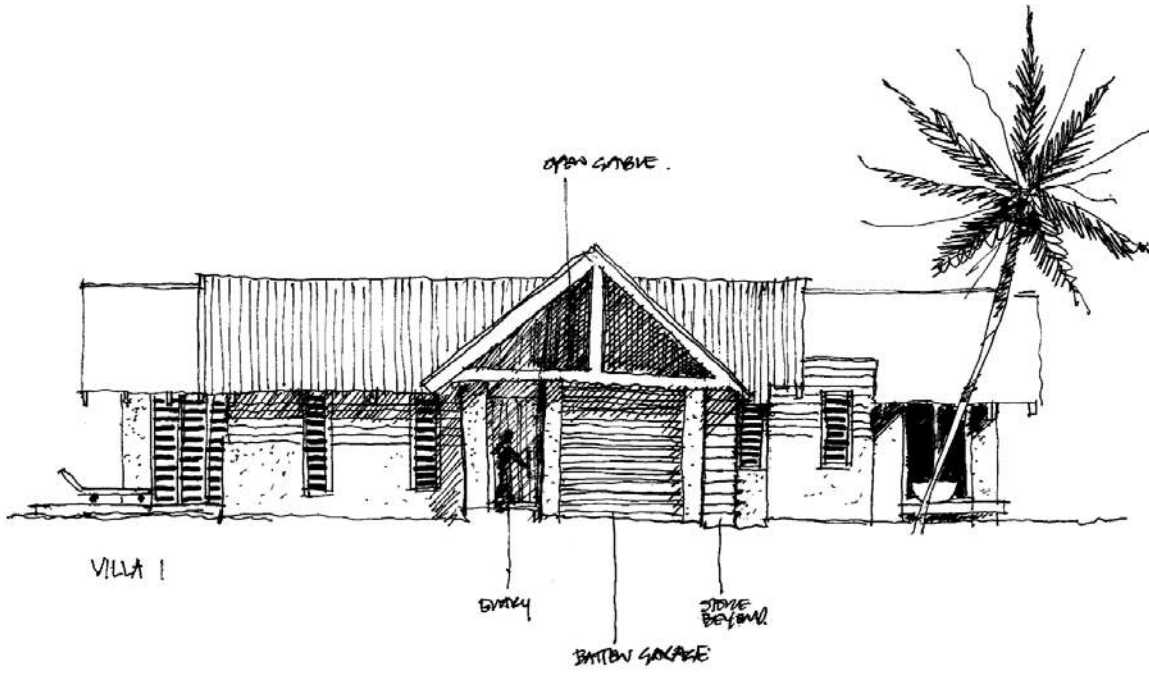
TYPE A+B

Total Project Group Architects
124 Collins Ave, Edge Hill, QLD 4870 t +617 4032 1944 f +617 4032 0677
e caims@totalprojectgroup.com.au w www.totalprojectgroup.com.au

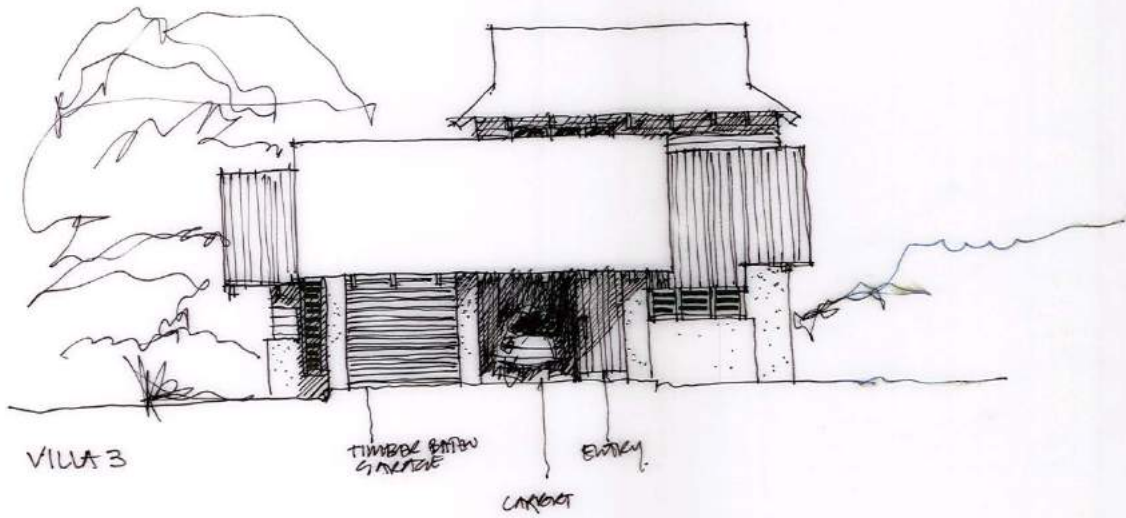


PROPOSED ELEVATIONS
AMD-01 DD.04a MAY 2014

PORT BEACH HOUSES




VILLA TYPE A
 1:100 @ A3
 total Project Group Architects
 AMB01 PD10a JUNE 2014



VILLA TYPE B

1:100 @ A3

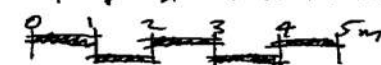


Total Project Group Architects
AMD01 DP119 JUNE 2014



PORT BEACH HOUSES

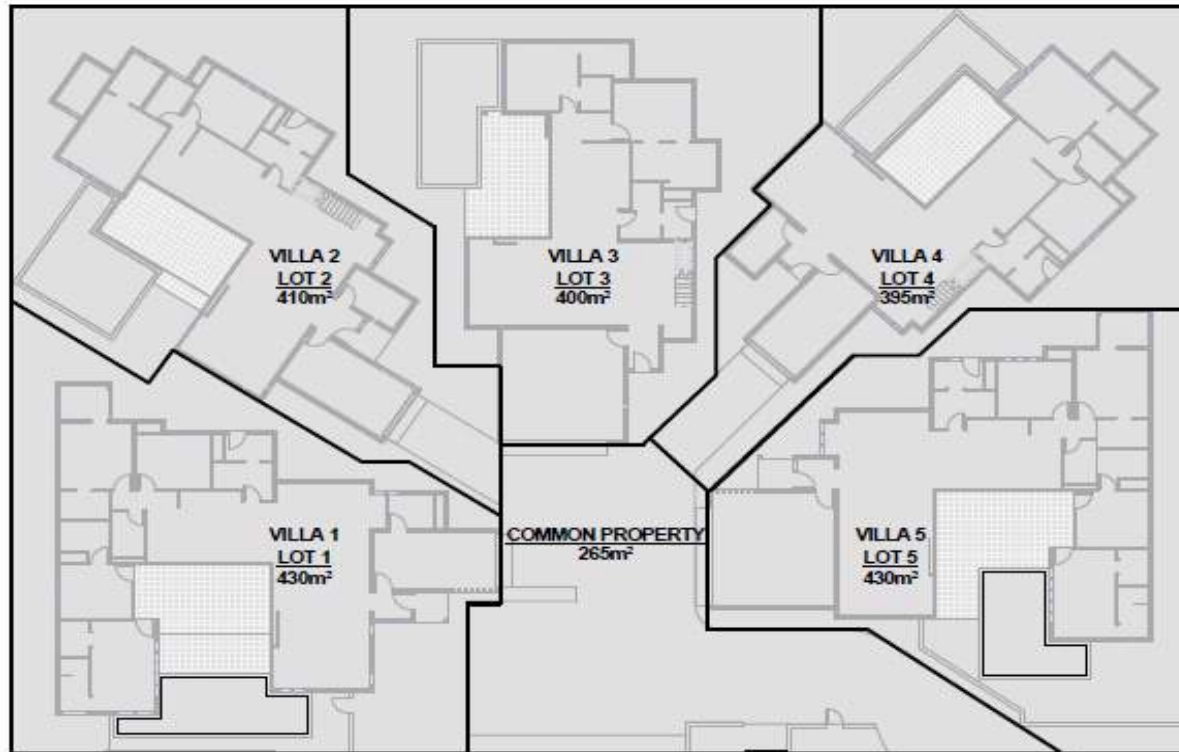
POOL TERRACE VIEW -

VILLA TYPE B + GARAGE
1:100 @ A4 
Total Project Group Architects
AMD01 DD12 APRIL 2014

TIMBER BATTEN SCREEN.
GARAGE.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

PORT BEACH HOUSES



1 PROPOSED ROL PLAN
1 : 200


Total Project Group Architects
124 Collins Ave, Suite 105, QLD 4870 | +617 4002 1944 | +617 4002 0477
• cdm@totalprojectgroup.com.au • www.totalprojectgroup.com.au



SCALE 1:100 @ A3 0 1 2 3 4 5M

PROPOSED ROL PLAN
AMD-01 DD.05a MAY 2014

APPENDIX 2: ADOPTED INFRASTRUCTURE CHARGES – MCU

	2006 & 2008 Douglas Shire Planning Schemes Applications
INFRASTRUCTURE CHARGES NOTICE	

Mackay Resort Developments Pty Ltd	0	0
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DEVELOPERS NAME	ESTATE NAME	STAGE
11 Craven Close	Port Douglas	L2 RP741341 1908

STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
MCU fo a combined approval	47.2014.167	31-Mar-14	4

DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING	VALIDITY PERIOD
420831	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.	

DSC Reference Doc . No.	VERSION No.
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	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code
WATER							
Existing	11	6,641.15	X 5.00	0.00	\$33,205.77		861
Proposed	11	656.83	X 5.00	0.00	\$3,284.13		875
Port Douglas Water sub - total					\$36,489.91		
SEWERAGE							
Existing	2	3,556.93	X 5.00	0.00	\$17,784.67		882
Proposed	2	532.44	X 5.00	0.00	\$2,662.18		888
Pt D Town Arc Sewerage sub - total					\$20,446.85		
OPEN SPACE							
DSC Area					\$0.00		894
Off-Site Car Parking	None				\$0.00		
TOTAL					\$56,936.76		

Prepared by	J Elphinstone	on	12-May-14	Amount Paid	
Checked by	M Henderson	on	14-May-14	Date Paid	
Date Payable					
Amendments	Date			Cashier	


Note:
 The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009*.
 Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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

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

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

ADOPTED INFRASTRUCTURE CHARGES – ROL

	2006 & 2008 Douglas Shire Planning Schemes Applications	
	INFRASTRUCTURE CHARGES NOTICE	

Mackay Resort Developments Pty Ltd	0	0
DEVELOPERS NAME	ESTATE NAME	STAGE
11 Craven Close	Port Douglas	L2 RP741341
STREET No. & NAME	SUBURB	LOT & RP No.s
ROL of a Combined approval	47.2014.167	31-Mar-14
DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING
420830	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.
DSC Reference Doc . No.	VERSION No.	

	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code
WATER							
Existing	11	6,641.15 X	0.00	0.00	\$0.00		861
Proposed	11	656.83 X	0.00	0.00	\$0.00		875
Port Douglas	Water sub - total				\$0.00		
SEWERAGE							
Existing	2	3,556.93 X	0.00	0.00	\$0.00		882
Proposed	2	532.44 X	0.00	0.00	\$0.00		888
Pt D Town Are	Sewerage sub - total				\$0.00		
OPEN SPAC	10% of the capital unimproved value of the new House lots, less one new House lot being credit for the existing Dwelling. Applicant to provide valuations within 1 month of endorsement of Survey Plan.				\$0.00		894
Off-Site Car Parking	None				\$0.00		
TOTAL					\$0.00		

Prepared by	J Elphinstone	on	12-May-14	Amount Paid	
Checked by	M Henderson	on	21-May-14	Date Paid	
Date Payable					
Amendments		Date		Cashier	

Note:

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Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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

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

YOUR REF: ET13/020
OUR REF: CA 167/2014 (424108)

8 July 2014

Mackay Resort Developments Pty Ltd
C/- Elizabeth Taylor Town Planner
4/9 Kamerunga Road
STRATFORD QLD 4870

Attention: Mr Andrew Mackay

Dear Sir

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR
11 CRAVEN CLOSE, PORT DOUGLAS**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

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

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

For the Material Change of Use component 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, in accordance with section 648H of the Act.

For the Reconfiguring of a Lot component these charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

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

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


Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

ADOPTED INFRASTRUCTURE CHARGES NOTICE – MCU

	2006 & 2008 Douglas Shire Planning Schemes Applications
INFRASTRUCTURE CHARGES NOTICE	

Mackay Resort Developments Pty Ltd	0	0
DEVELOPERS NAME	ESTATE NAME	STAGE
11 Craven Close	Port Douglas	L2 RP741341
STREET No. & NAME	SUBURB	LOT & RP No.s
MCU fo a combined approval	47.2014.167	31-Mar-14
DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING
420831	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.
DSC Reference Doc. No.	VERSION No.	

	DIST	\$ / EDC		NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code
WATER								
Existing	11	6,641.15	X	5.00	0.00	\$33,205.77		861
Proposed	11	656.83	X	5.00	0.00	\$3,284.13		875
Port Douglas	Water sub - total					\$36,489.91		
SEWERAGE								
Existing	2	3,556.93	X	5.00	0.00	\$17,784.67		882
Proposed	2	532.44	X	5.00	0.00	\$2,662.18		888
Pt D Town Arc	Sewerage sub - total					\$20,446.85		
OPEN SPACE								
DSC Area						\$0.00		894
Off-Site Car Parking								
None						\$0.00		
TOTAL						\$56,936.76		

Prepared by	J Elphinstone	on	12-May-14	Amount Paid	
Checked by	M Henderson	on	14-May-14	Date Paid	
Date Payable					
Amendments					

Note:
 The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009*.

Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may changer. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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

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

ADOPTED INFRASTRUCTURE CHARGES NOTICE – ROL

DOUGLAS SHIRE COUNCIL	2006 & 2008 Douglas Shire Planning Schemes Applications
INFRASTRUCTURE CHARGES NOTICE	

Mackay Resort Developments Pty Ltd	0	0
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DEVELOPERS NAME	ESTATE NAME	STAGE
11 Craven Close	Port Douglas	L2 RP741341
1908		

STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
ROL of a Combined approval	47.2014.167	31-Mar-14	4

DEVELOPMENT TYPE	COUNCIL FILE NO.	QUARTER ENDING	VALIDITY PERIOD
420830	1	This logsheet is indexed appropriately only for payments made within the quarter noted above.	

DSC Reference Doc . No.	VERSION No.

	DIST	\$ / EDC	NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code
WATER							
Existing	11	6,641.15 X	0.00	0.00	\$0.00		861
Proposed	11	656.83 X	0.00	0.00	\$0.00		875
Port Douglas	Water sub - total				\$0.00		
SEWERAGE							
Existing	2	3,556.93 X	0.00	0.00	\$0.00		882
Proposed	2	532.44 X	0.00	0.00	\$0.00		888
Pt D Town Ar	Sewerage sub - total				\$0.00		
OPEN SPACE	10% of the capital unimproved value of the new House lots, less one new House lot being credit for the existing Dwelling. Applicant to provide valuations within 1 month of endorsement of Survey Plan.				\$0.00		894
Off-Site Car Parking	None				\$0.00		
TOTAL					\$0.00		

Prepared by	J Elphinstone	on	12-May-14	Amount Paid	
Checked by	M Henderson	on	21-May-14	Date Paid	
Date Payable					
Amendments	Date				
				Cashier	

Note:
The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the *Sustainable Planning Act 2009*.

Charge rates are subject to index adjustments. The total charge amount indicated on this notice is current at the date of issue, the total charge due at the date of payment may change. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

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