

Your Ref: DA164-19
Our Ref: BE:HR MCU20/0001

29 April 2020

Benjamin Collings
BNC Planning Pty Ltd
PO Box 5483
TOWNSVILLE QLD 4810

bnc@bncplanning.com.au

Dear Ben

Decision Notice – Material Change of Use for Hotel Extension
Planning Act 2016

Receipt of your application on 20 December 2019 seeking a Development Permit for a Material Change of Use to facilitate the extension of an existing hotel on general residential zoned land at 6 Keast Street Lucinda is acknowledged and its contents noted.

Please be advised that your application was assessed by relevant staff and considered at Council's General Meeting held on Tuesday 28 April 2020.

Council resolved to approve the proposed development, subject to reasonable and relevant conditions which accord generally with the application as made. Council's Decision Notice and the associated Infrastructure Charges Notice are attached for your perusal.

This Notice outlines aspects of the development's condition of approval, currency period, approved plans, referral agency response and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for the necessary assistance.

Yours sincerely



Alan Rayment
Chief Executive Officer

Encl - Decision Notice
Infrastructure Charges Notice



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil

29 April 2020

DECISION NOTICE

SECTION 63 OF PLANNING ACT 2016

APPLICATION DETAILS

This Decision Notice relates to the below development application:

Application Number	MCU20\0001
Property ID Number	101801
Applicant Details	BNC Planning Pty Ltd PO Box 5483 TOWNSVILLE QLD 4810
Owner Details	Jenk Holdings Pty Ltd John O'Neill PO Box 723 CANNONVALE QLD 4802
Property Description	6 Keast Street, Lucinda Lot 1 and Lot 4 on SP186122
Proposal	Material Change of Use – Hotel Extension (General Residential Zoned Land)
Level of Assessment	Impact Assessable

DECISION

Development assessment, as per the provisions of the *Planning Act 2016*, has been undertaken. The information below outlines the specifics of any approval or refusal issued by the Assessment Manager:

Deemed Approval	This Development Permit is not a deemed approval under s64 of the <i>Planning Act 2016</i> .
Decision	The application was approved subject to conditions.
Decision Date	28 April 2020
Decision Type	Development Permit
Planning Instrument	<i>Hinchinbrook Shire Planning Scheme 2017</i>
Submissions	No submissions

Conditions of Approval

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or Referral Agency (if any) imposed them.

Referral Agencies

Department of State Development, Manufacturing, Infrastructure and Planning
North and North West Regional Office
PO Box 5666
TOWNSVILLE QLD 4810

Pursuant to Section 56 of the *Planning Act 2016*, the SARA advises that it has no objection to Hinchinbrook Shire Council issuing a Development Permit for Material Change of Use, subject to the conditions, as attached.

Property Notes

Not Applicable.

Further Approvals Required

The following further approvals are required to undertake this approved development:

- 1) A development permit for building works to carry out building works prior to works commencing on-site.

This approval does not authorise any filling of land or building work and a development permit for carrying out the above mentioned may require additional assessment.

This approval does not authorise any works within Council's Road Reserve (e.g. new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

Infrastructure Charges

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to this Development Permit will be issued to you as soon as practicable in accordance with Section 119 of the *Planning Act 2016*.

Rights of Appeal

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. 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*).

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- The refusal of all or part of the development application;
- A provision of the development approval;
- The decision to give a preliminary approval when a development permit was applied for; and
- A deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Approval Currency Period

Pursuant to section 85 of the *Planning Act 2016*, the development approval will lapse six (6) years after the approval starts to have effect, unless otherwise conditioned.

Approved Plans and Specifications

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.

Notice about Decision – Statement of Reasons

This Notice is prepared in accordance with section 63(5) and section 83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

The purpose of this Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant part of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given to them in the *Planning Act 2016*.

The proposed development is considered to be consistent with the relevant overall outcomes and assessment benchmarks of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning the Decision Notice, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for the necessary advice.

Yours sincerely



Electronic

George Milford
Planning Consultant

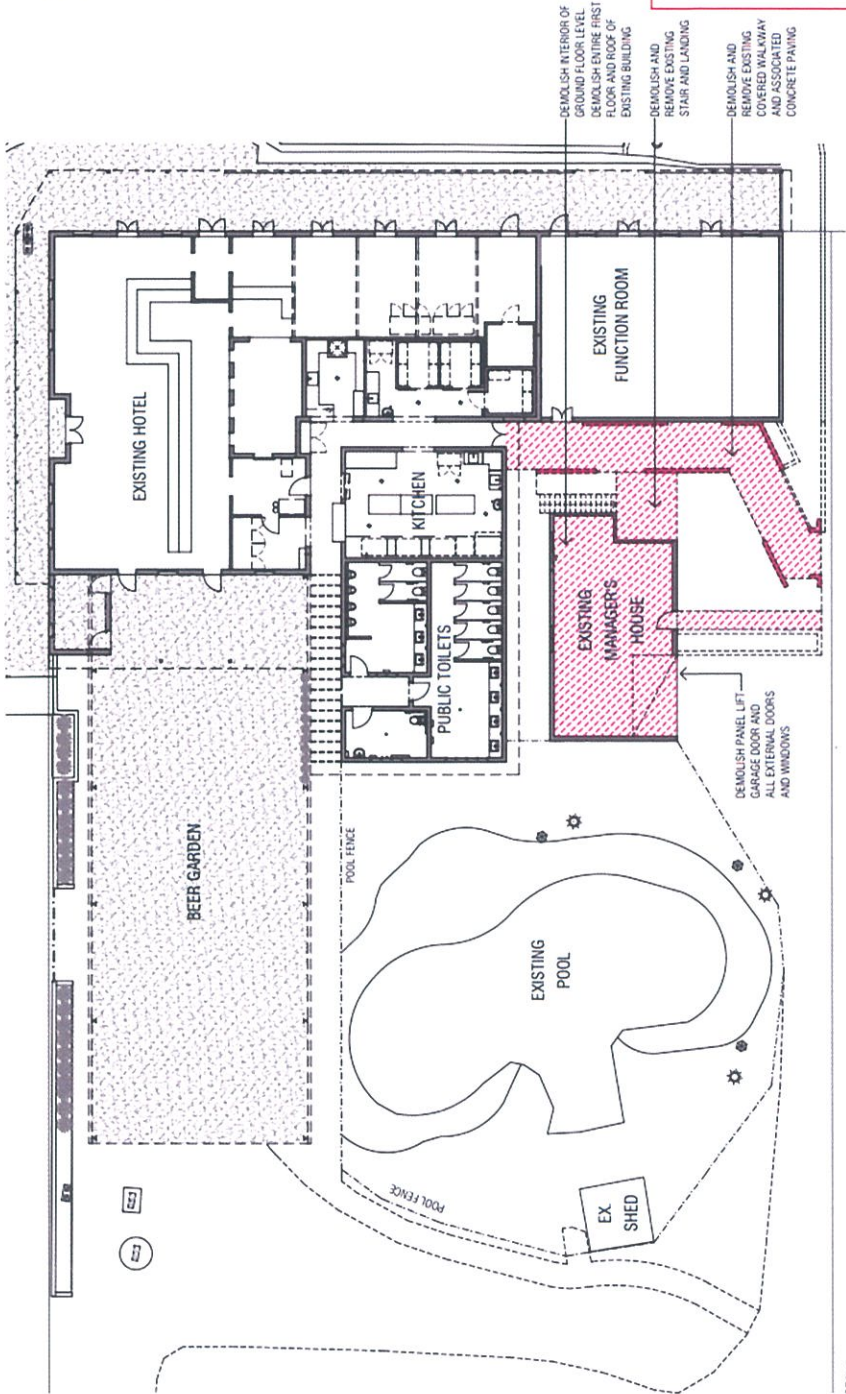
SCHEDULE OF CONDITIONS

	CONDITION	TIMING																											
1.	<p>Administration The applicant is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.2 The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and</p> <p>1.3 The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.</p>	At all times.																											
2.	<p>Approved Plans 2.1 The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Development Plans, except as altered by any other condition of approval; and</p> <table border="1" data-bbox="368 916 1190 1606"> <thead> <tr> <th>Plan / Document Name</th><th>Number</th><th>Date</th></tr> </thead> <tbody> <tr> <td>Existing Location Plan</td><td>A01 – Rev 1</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Existing Site Plan</td><td>A02 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Demolition Plan</td><td>A03 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Existing Elevations</td><td>A04 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Proposed Site Plan</td><td>A05 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Proposed Plans</td><td>A06 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Proposed Elevations</td><td>A07 – Rev 3</td><td>19/12/20</td></tr> <tr> <td>Manager's House – Proposed Typical Sections</td><td>A08 – Rev 3</td><td>19/12/20</td></tr> </tbody> </table> <p>2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the conditions of approval prevail.</p>	Plan / Document Name	Number	Date	Existing Location Plan	A01 – Rev 1	19/12/20	Manager's House – Existing Site Plan	A02 – Rev 3	19/12/20	Manager's House – Demolition Plan	A03 – Rev 3	19/12/20	Manager's House – Existing Elevations	A04 – Rev 3	19/12/20	Manager's House – Proposed Site Plan	A05 – Rev 3	19/12/20	Manager's House – Proposed Plans	A06 – Rev 3	19/12/20	Manager's House – Proposed Elevations	A07 – Rev 3	19/12/20	Manager's House – Proposed Typical Sections	A08 – Rev 3	19/12/20	At all times.
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Manager's House – Proposed Typical Sections	A08 – Rev 3	19/12/20																											
3.	<p>Access Access to the site is to be provided from the existing crossover points at Keast Street and Dungeness Road.</p>	At all times.																											

CONDITION	TIMING
4. Car Parking A minimum of four (4) car parking spaces must be provided and maintained on the subject site for use by occupants of the proposed additional accommodation units.	Prior to the commencement of use and maintained at all times.
5. Stormwater All stormwater from the property must be directed to a lawful point of discharge or follow natural overland flow paths, such that it does not adversely affect surrounding properties or properties downstream from the development in accordance with Part 9.4.1.3 Infrastructure, Services and Works Code of the <i>Hinchinbrook Shire Planning Scheme 2017</i> .	At all times.
6. Water Supply The proposed building must be connected to and serviced by Council's reticulated water network.	Prior to the commencement of use and maintained at all times.
7. Sewerage Connection The proposed building must be connected to and serviced by Council's reticulated sewerage network.	Prior to the commencement of use and maintained at all times.
8. Electricity and Telecommunications The proposed building must be connected to electricity and telecommunication services.	Prior to the commencement of use and maintained at all times.
9. Damage to Infrastructure In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council.	At all times.
10. Relocation of Utilities Any relocation and/or alteration to public utility installation required as a result of any works carried out in connection with this development must be carried out at no cost to Council.	Prior to the commencement of use.
11. Landscaping Landscaping is to be provided around the perimeter of the proposed building to enhance the appearance of the site. Landscaping is to utilise plant species which are appropriate in terms of scale and longevity for the site specific conditions.	Prior to the commencement of use and maintained at all times.

CONDITION	TIMING
<p>12. Coastal Hazard</p> <p>12.1 All habitable floor levels must be located 300mm above the defined 1% AEP stormtide event level.</p> <p>12.2 Parts of the building that are below the 1% AEP stormtide event level must be constructed of materials resilient to stormtide inundation.</p> <p>12.3 The applicant is to prepare a Stormtide Hazard Emergency Management Plan for the entire Lucinda Point Motel Hotel and is to be submitted to Council for approval. The Emergency Management Plan shall identify preparedness and response strategies in a stormtide event.</p>	<p>Prior to the issuing of a Building Permit and at all times.</p>

APPROVED PLANS



01 DEMOLITION PLAN
1:200

GENERAL NOTES

1. SITE BOUNDARIES AND BUILDING OUTLINES SET OUT IN ACCORDANCE WITH SURVEY PLAN BY YENS OCT 2019.
2. BUILDING INTERNALS AND ALL EXTERNAL FINISHINGS ARE APPROXIMATE CHECK AND MEASURE ON SITE BEFORE COMMENCING.
3. ALL DEMOLITION WORKS TO BE CARRIED OUT IN A CONTROLLED MANNER WITHOUT UNDERMINING THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.
4. ALL REDUNDANT SERVICES IN AREAS TO BE DEMOLISHED TO BE SAFELY TERMINATED, CARPED AND SEALED IN ACCORDANCE WITH REGULATIONS.

GENERAL AREAS FOR
DEMOLITION

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

MCU20/0001
28 April 2020

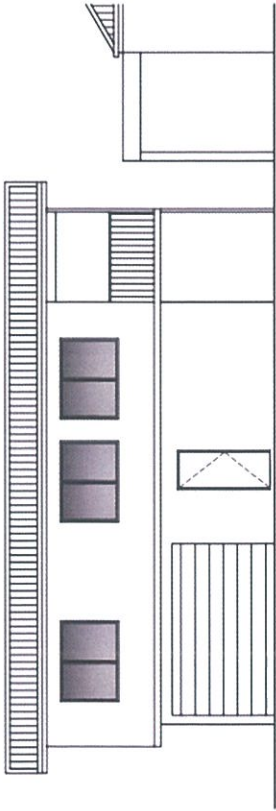
PRELIMINARY

MIM ARCHITECT
THE WHITSUNDAYS
PO BOX 1576 ARLE BEACH QLD 4802
m 0417 990 874
e mim@mimarchitect.com.au

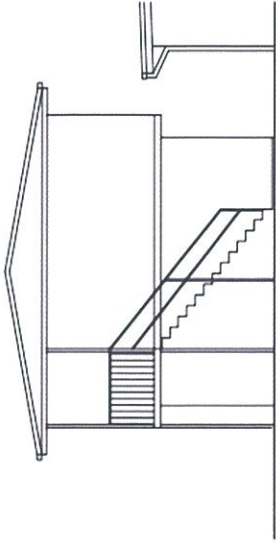
<div>THIS DRAWING IS INDICATIVE ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE.</div>	<div><div><div>N</div><div></div></div></div>	PROJECT		DRAWING TITLE			
		LUCINDA HOTEL RENOVATIONS		MANAGERS HOUSE - DEMOLITION PLAN			
		6 KEAST ST LUCINDA QLD		SCALE		REVISION	
		CLIENT JOHN O'NEILL		1:200 @ A3		03	
				PRINT DATE		ISSUE	
				10.12.19		DESIGN	

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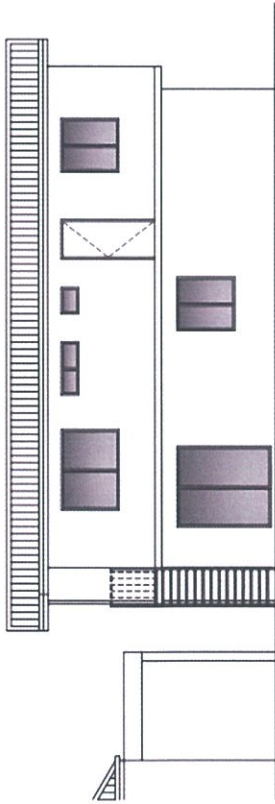
01 SOUTH ELEVATION
1:100



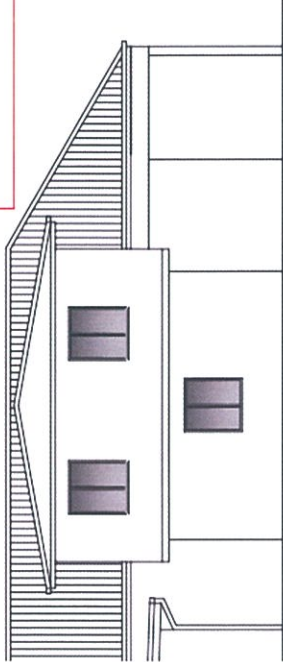
02 EAST ELEVATION
1:100

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

MCU20/0001
28 April 2020



03 NORTH ELEVATION
1:100



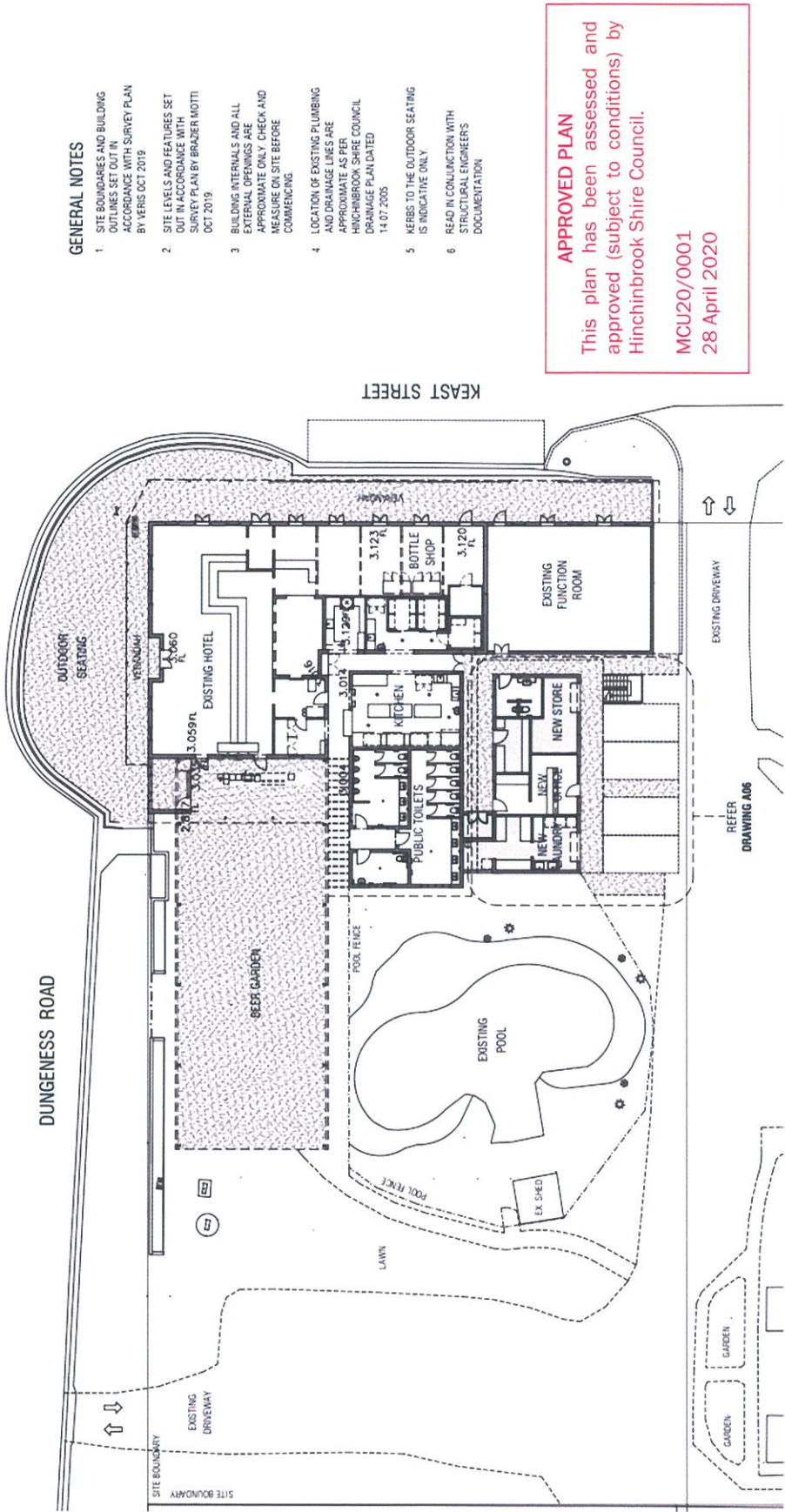
04 WEST ELEVATIONS
1:100

PRELIMINARY

MIM ARCHITECT
THE WHITSUNDAYS
PO BOX 1576 ARLIE BEACH QLD 4802
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e .randymatthews22@gmail.com

PROJECT		DRAWING TITLE		MANAGERS HOUSE - EXISTING ELEVATIONS		A04	
LUCINDA HOTEL RENOVATIONS 6 KEAST ST LUCINDA QLD CLIENT JOHN O'NEILL	N	THIS DRAWING IS INDICATIVE ONLY ALL MEASUREMENTS TO BE CHECKED ON SITE	SCALE 1:200 @ A3	PRINT DATE 10.12.19	ISSUE DESIGN	REVISION 03	

Document Set ID: 2321080
Version: 1, Version Date: 13/01/2020



- GENERAL NOTES**
1. SITE BOUNDARIES AND BUILDING OUTLINES SET OUT IN ACCORDANCE WITH SURVEY PLAN BY YERS OCT 2019.
 2. SITE LEVELS AND FEATURES SET OUT IN ACCORDANCE WITH SURVEY PLAN BY BRAZER MOTTI OCT 2019.
 3. BUILDING INTERNALS AND ALL EXTERNAL OPENINGS ARE APPROXIMATE ONLY. CHECK AND MEASURE ON SITE BEFORE COMMENCING.
 4. LOCATION OF EXISTING PLUMBING AND DRAINAGE LINES ARE APPROXIMATE AS PER HINCHINBROOK SHIRE COUNCIL DRAINAGE PLAN DATED 14.07.2005.
 5. KERBS TO THE OUTDOOR SEATING IS INDICATIVE ONLY.
 6. READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTATION.

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

MCU20/0001
28 April 2020

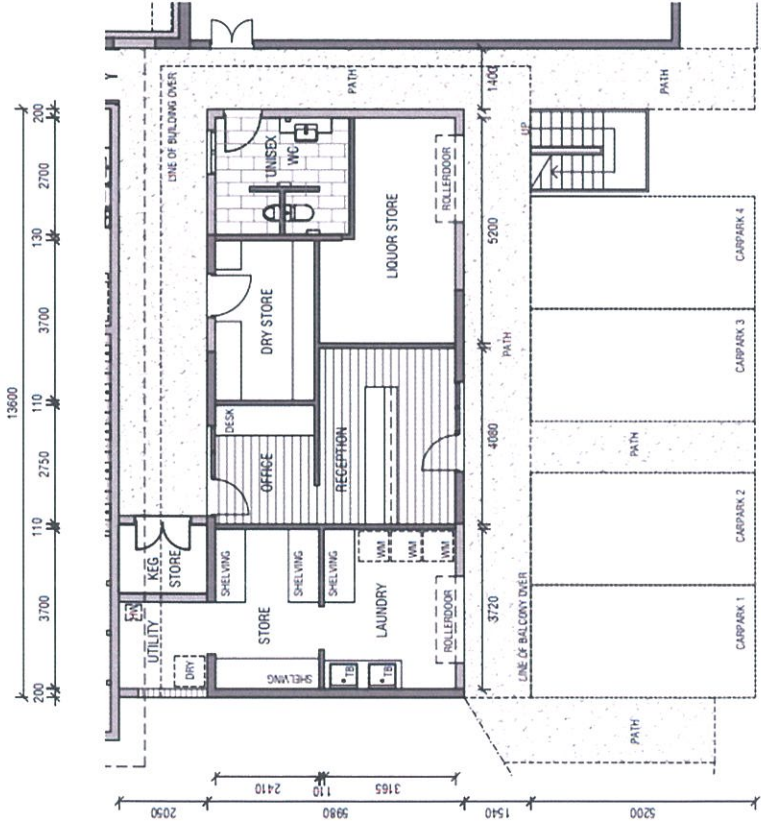
PRELIMINARY

MIM ARCHITECT
THE WHITSUNDAYS
PO BOX 1576 ARLE BEACH QLD 4802
m 0417 990 874
e mandymathews22@gmail.com

DRAWING TITLE		PROJECT	
MANAGERS HOUSE - PROPOSED SITE PLAN		LUCINDA HOTEL RENOVATIONS	
A05		6 KEAST ST LUCINDA QLD	
SCALE		CLIENT JOHN O'NEILL	
1:250 @ A3		N	
PRINT DATE		THE DRAWING IS INDICATIVE ONLY ALL MEASUREMENTS TO BE CHECKED ON SITE	
10/12/19		ONLY ALL MEASUREMENTS TO BE CHECKED ON SITE	
DESIGN		03	

01
PROPOSED SITE PLAN
1:250

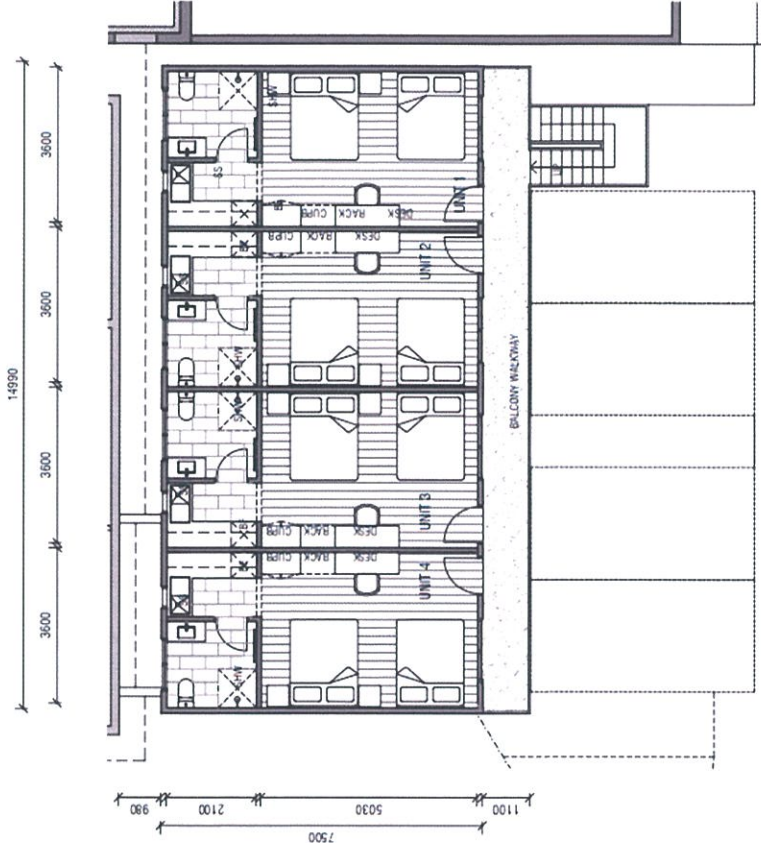
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Version: 1, Version Date: 13/01/2020



01 PROPOSED GROUND FLOOR - NEW RECEPTION, OFFICE, LAUNDRY, STORE

**EXISTING
MANAGERS HOUSE**
GROUND LEVEL
FLOOR AREA = 60m²
FIRST FLOOR LEVEL
FLOOR AREA = 73m²
BALCONY = 9m²
TOTAL FLOOR AREA = 144m²

**NEW
OFFICE AND UNITS**
GROUND LEVEL
OVERALL FOOTPRINT = 90m²
LAUNDRY = 25m²
OFFICE & RECEPTION = 19m²
STORAGE = 26m²
BATHROOM = 8m²
FIRST FLOOR LEVEL
OVERALL FOOTPRINT (INC BALCONY) = 128m²
EACH ACCOMMODATION UNIT = 26m²
TOTAL FLOOR AREA = 218m²



02 PROPOSED FIRST FLOOR - NEW ACCOMMODATION UNITS

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

MCU20/0001
28 April 2020

PRELIMINARY

MIM ARCHITECT
THE WHITSUNDAYS
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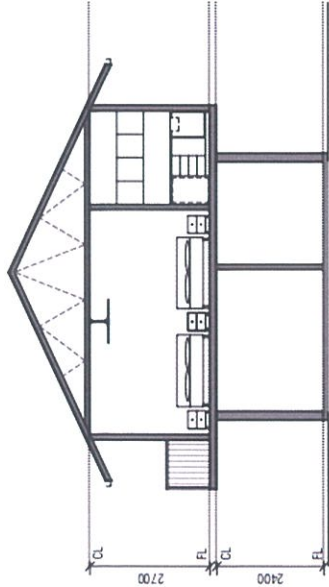
DRAWING TITLE			
MANAGERS HOUSE - PROPOSED PLANS			
A06			
SCALE	PRINT DATE	ISSUE	REVISION
1:100 @ A3	10.12.19	DESIGN	03

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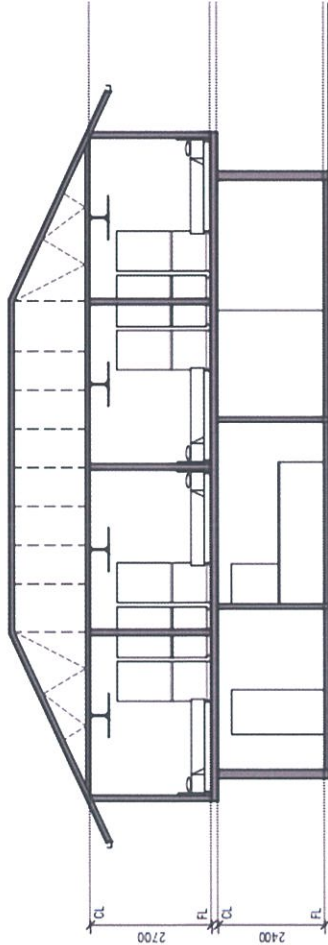
PROJECT
LUCINDA HOTEL RENOVATIONS
6 KEAST ST LUCINDA QLD
CLIENT JOHN O'NEILL

MANAGERS HOUSE - PROPOSED PLANS

A06



01 TYPICAL SECTION A
1:100



02 TYPICAL SECTION B
1:100

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

MCU20/0001
28 April 2020

EXTERNAL FINISHES		
SYMBOL	MATERIAL	COLOUR
CLB	ROOF	WOODLAND GREY
COLB	COLORBOND CORRUGATED ROOF SHEETING	WOODLAND GREY
GUT	GUTTERS	WOODLAND GREY
FAS	FASCIAS	WOODLAND GREY
WV	WALLS - BOARDS	SURFIMIST
WV	SCYON LINEA WEATHERBOARDS 180mm	SURFIMIST
WV	PAINTED RENDERED BLOCKWORK	PORCELAIN
WV	PAINTED RENDERED BLOCKWORK	PORCELAIN
WV	WALLS - BLOCK	PORCELAIN
WV	WALLS - BLOCK	PORCELAIN
WV	AUSTRIAL DIAMOND BREEZE BLOCK	PORCELAIN
WV	EXTERNAL TRIM	PORCELAIN
WV	SCYON AVENT TRIM TO WEATHERBOARDS	PORCELAIN
WV	WINDOWS - SLIDING	PORCELAIN
WV	POWDERCOATED ALUMINIUM SLIDING	PORCELAIN
WV	POWDERCOATED ALUMINIUM AWNING	PORCELAIN
WV	POWDERCOATED ALUMINIUM GLAZED DOOR	PORCELAIN
WV	DOORS - ALUM.	PORCELAIN
WV	DOORS - TIMBER	PORCELAIN
WV	PAINTED TIMBER SOLID DOOR	PORCELAIN
WV	PAINTED TIMBER SOLID DOOR	PORCELAIN
WV	BAULTRADE	PORCELAIN
WV	POWDERCOATED ALUMINIUM RAILING	PORCELAIN
WV	TIMBER POST	PORCELAIN
WV	NATURAL STAINED HARDWOOD POST	PORCELAIN
WV	ROLLERDOOR	PORCELAIN
WV	ROLLERDOOR COLORBOND FINISH	PORCELAIN
WV	ROLLERDOOR	SHALE GREY

PRELIMINARY

MIM ARCHITECT
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A08

DRAWING TITLE		MANAGER'S HOUSE - PROPOSED TYPICAL SECTIONS	
PROJECT	LUCINDA HOTEL RENOVATIONS 6 KEAST ST LUCINDA QLD	ISSUE	03
CLIENT	JOHN O'NEILL	PRINT DATE	10.12.19
SCALE	1:100 @ A3	DESIGN	

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REFERRAL AGENCY RESPONSE

RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

SARA reference: 2001-15204 SRA
 Council reference: MCU20/0001
 Applicant reference: DA164-19

16 March 2020

Chief Executive Officer
 Hinchinbrook Shire Council
 PO Box 366
 Ingham Qld 4850
council@hinchinbrook.qld.gov.au

Attention: Hayley Roy

Dear Hayley

SARA response—Material change of use for Hotel extension at 6 Keast Street, Lucinda

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 11 February 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	16 March 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for Hotel extension
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	

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North and North West regional office
 Level 4, 445 Flinders Street, Townsville
 PO Box 5666, Townsville QLD 4810

Document Set ID: 2330864
 Version: 1, Version Date: 18/03/2020

2001-15204 SRA

Development application for a material change of use within 25m of a State-controlled road

SARA reference: 2001-15204 SRA

Assessment Manager: Hinchinbrook Shire Council

Street address: 6 Keast Street, Lucinda

Real property description: Lot 1 on SP186122 & Lot 4 on SP186122

Applicant name: John O'Neil C/- BNC Planning

Applicant contact details: PO Box 5493
Townsville QLD 4810
enquire@bncplanning.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact John Irving, Principal Planning Officer, on 47583421 or via email NQSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

cc John O'Neil C/- BNC Planning, enquire@bncplanning.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

2001-15204 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copy of the plan referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
10.9.4.2.4.1 – Material change of use near a State-controlled road intersection—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport & Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The road access location is to be located generally in accordance with 'Manager's House – Proposed Site Plan', prepared by MIM Architect, dated 10.12.19, reference A05, revision 03, as amended in red.	At all times
2.	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road corridor.	At all times

2001-15204 SRA

Attachment 2—Advice to the applicant**General advice**

- | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.5. If a word remains undefined it has its ordinary meaning. |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Department of State Development, Manufacturing, Infrastructure and Planning

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2001-15204 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

The development complies with State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions (SDAP). Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2001-15204 SRA

Attachment 4—Change representation provisions

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Department of State Development, Manufacturing, Infrastructure and Planning

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2001-15204 SRA

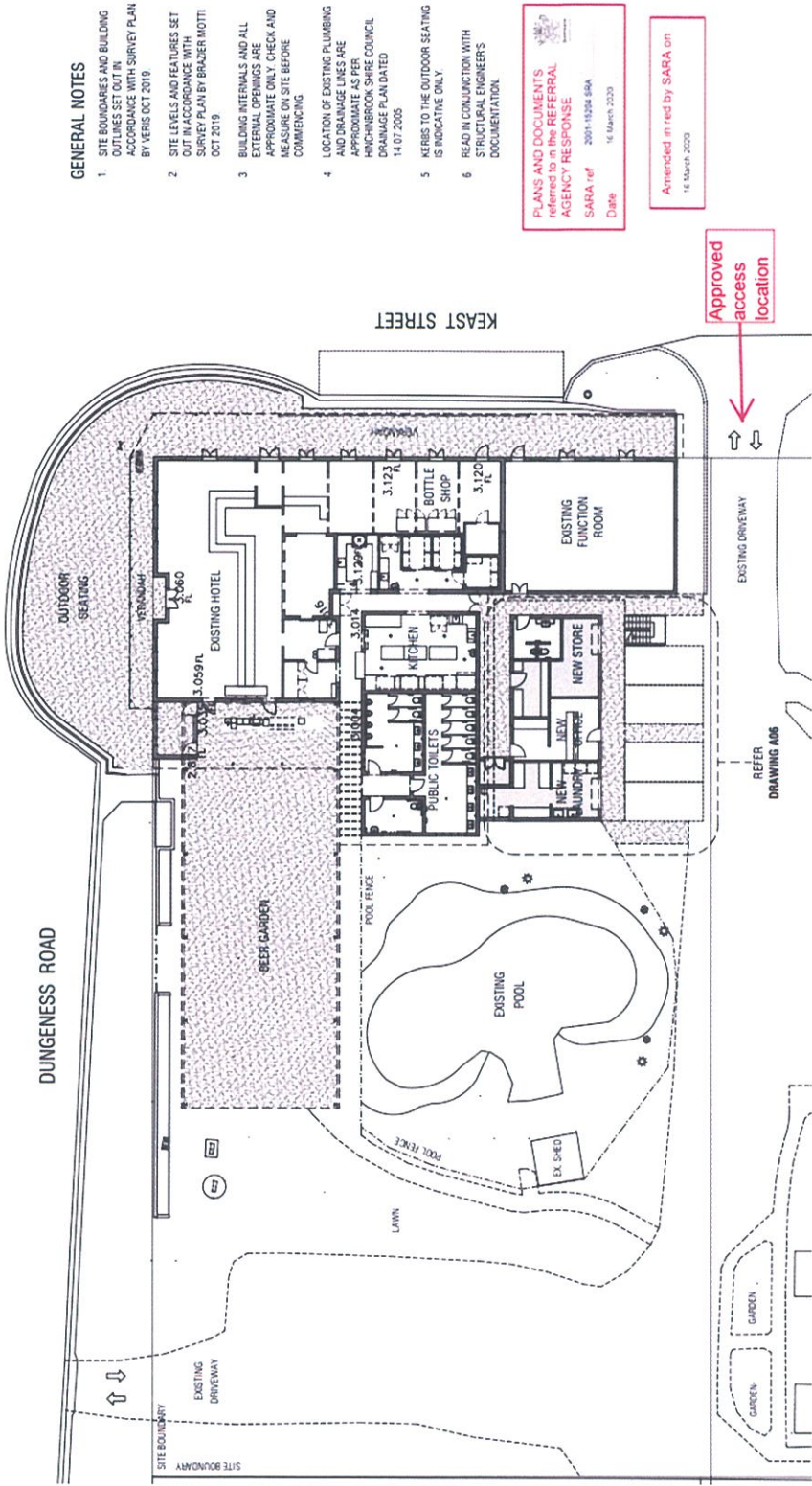
Attachment 5—Approved plans and specifications

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Department of State Development, Manufacturing, Infrastructure and Planning

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PRELIMINARY

MIM ARCHITECT

THE WHITSUNDAYS
PO BOX 1576 ARLIE BEACH QLD 4802
M 0417 999 874
E mandymatthews22@gmail.com

DRAWING TITLE		MANAGERS HOUSE - PROPOSED SITE PLAN	
PROJECT	 LUCINDA HOTEL RENOVATIONS 6 KEAST ST LUCINDA QLD	SCALE	1:250 @ A3
		PRINT DATE	10.12.19
		ISSUE	DESIGN
		CLIENT JOHN O'NEILL	
THIS DRAWING IS INDICATIVE ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE		03	
		A05	

01 PROPOSED SITE PLAN
1:250

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29 April 2020

INFRASTRUCTURE CHARGES NOTICE

SECTION 119 OF PLANNING ACT 2016

APPLICATION DETAILS

This Infrastructure Charges Notice relates to the below development application:

Application Number	MCU20\0001
Property ID Number	101801
Applicant Details	BNC Planning Pty Ltd PO Box 5483 TOWNSVILLE QLD 4810
Owner Details	Jenk Holdings Pty Ltd John O'Neill PO Box 723 CANNONVALE QLD 4802
Property Description	6 Keast Street, Lucinda Lot 1 and Lot 4 on SP186122
Proposal	Material Change of Use – Hotel Extension (General Residential Zoned Land)
Level of Assessment	Impact Assessment
Approval Date	28 April 2020

APPLICABLE INFRASTRUCTURE CHARGE

The applicable infrastructure charge has been calculated in accordance with Hinchinbrook Shire Council's *Adopted Infrastructure Charges Resolution CR1-2018*, and makes allowances for any imposed waiver or dispensation issued by the relevant authority.

LEVIED CHARGE	\$13,500.00 + annual adjustments and/or reviews
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PAYMENT DETAILS

The adopted infrastructure charge must be made to Hinchinbrook Shire Council prior to the commencement of use or local government endorsement of a survey plan.

Payment can be made in person at Council's main office, 25 Lannercost Street, Ingham, or via post PO Box 366, INGHAM QLD 4850.

ADJUSTMENTS TO THE CHARGE

The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the resolution in use at that time.

GOODS AND SERVICES TAX (GST)

The federal government has determined that rates and utility charges levied by local government will be GST free. Accordingly, no GST is included in this Infrastructure Charges Notice.

FAILURE TO PAY

An infrastructure charge levied by a local government is, for the purposes of recovery, taken to be a rate within the meaning of the *Local Government Act 2009*. Compound annual interest at 10% calculated daily is to be applied to an overdue charge.

APPEAL RIGHTS

You may appeal against any matter stated in the adopted infrastructure charges notice.

Under the provisions of the Planning Act 2016, the Applicant may –

- i. Make representation to Council to discuss the adopted infrastructure charges notice by contacting Council's Chief Executive Officer. You must make these representations within twenty (20) business days after the day you receive this notice. If Council alters the decision, you will be given a 'negotiated adopted infrastructure charges notice'; or
- ii. Appeal to the Planning and Environment Court or Development Tribunal.

Chapter 6, Part 1 and Part 2 of the *Planning Act 2016* detail appeal rights afforded to the Applicant to the Planning and Environment Court or Development Tribunal.

INFRASTRUCTURE CHARGES CALCULATION

The applicable infrastructure charge has been calculated in accordance with Hinchinbrook Shire Council's *Adopted Infrastructure Charges Resolution CR1-2018*.

Detail of the calculated infrastructure charge is as reflected hereunder.

APPLICABLE NETWORKS	
Network	Provided to Subject Land
Water supply	Yes
Sewerage	Yes
Transport	Yes
Stormwater	Yes
Public parks and community facilities	Yes

PROPOSED LAND USE						
Charge Category	Unit of Measure	Unit Quantity	Network Quantity	Adopted Rate	Network Adjustment	Applicable Charge
Accommodation (short term)	Unit (2 bed)	4	5	\$4,500	\$4,500	\$18,000.00

CREDIT LAND USE						
Charge Category	Unit of Measure	Unit Quantity	Network Quantity	Adopted Rate	Network Adjustment	Applicable Credit
Residential (caretaker's accommodation)	Dwelling (2 bed)	1	5	\$4,500	\$4,500	\$4,500.00

LEVIED CHARGE		
Total Applicable Charge	Total Applicable Credit	Net Levied Charge
\$18,000.00	\$4,500.00	\$13,500.00