

23 February 2022

Our Ref: 4612544
File Ref: MCU2022/0001
Enquiries: Prue Miller

Stan and Katarina Keough
Venture Holdings NQ Pty Ltd
Lynwater Station
MOUNT GARNET QLD 4872

Sent via email: stankeough@live.com

Dear Stan and Katarina

Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 9 February 2022. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: Venture Holding NQ Pty Ltd C/- Stan and Katarina Keough

Location details

Street address: 3 Plummer Street, Richmond Hill QLD 4820
Real property description: Lot 1 on SP133404
Current lawful use: Squash Courts

Application details

Application number: MCU2022/0001
Approval type: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Multiple Dwellings (Four Units)
Definition of use: A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.
Categorising instrument: Charters Towers Regional Town Plan Version 2



Date: 23 February 2022
Our Ref: 4612544

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Conditions of approval

Condition Number	Condition	Timing																									
Approved Plans/Documents																											
1)	<p>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:</p> <table><tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Site Plan</td><td>Towers Building Design</td><td>1/8/07</td><td>07-1519A</td><td></td></tr><tr><td>Landscaping Plan</td><td>Towers Building Design</td><td>1/8/07</td><td>07-1519B</td><td></td></tr><tr><td>Proposed Ground Floor Plan</td><td>Towers Building Design</td><td>1/8/07</td><td>07-1519C</td><td></td></tr><tr><td>Proposed First Floor Plan</td><td>Towers Building Design</td><td>1/8/07</td><td>07-1519D</td><td></td></tr></table>	Drawing Title:	Prepared by:	Date:	Reference No:	Revision:	Site Plan	Towers Building Design	1/8/07	07-1519A		Landscaping Plan	Towers Building Design	1/8/07	07-1519B		Proposed Ground Floor Plan	Towers Building Design	1/8/07	07-1519C		Proposed First Floor Plan	Towers Building Design	1/8/07	07-1519D		At all times
Drawing Title:	Prepared by:	Date:	Reference No:	Revision:																							
Site Plan	Towers Building Design	1/8/07	07-1519A																								
Landscaping Plan	Towers Building Design	1/8/07	07-1519B																								
Proposed Ground Floor Plan	Towers Building Design	1/8/07	07-1519C																								
Proposed First Floor Plan	Towers Building Design	1/8/07	07-1519D																								
General																											
2)	<p>a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instances</p> <p>b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and</p> <p>c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.</p>	At all times																									

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charters Towers.qld.gov.au | **ABN.** 67 731 313 583

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Condition Number	Condition	Timing
Environmental		
3)	Ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>International Erosion Control Association – Best Practice Erosion & Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .	At all times
4)	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the <i>Environmental Protection Act 1994</i> . Noise generated from construction must be within the limits set by the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 20019</i> .	At all times
5)	Ensure that: a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises.	As part of construction works
Building, Plumbing and Drainage Works		
6)	Obtain a Development Permit and Building Final for Building Works in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Building Act 1975</i> , the <i>National Construction Code</i> and the requirements of other relevant authorities.	Prior to construction works
7)	Obtain a Permit for Plumbing and Drainage Works and Final Inspection Certificate in accordance with the <i>Plumbing and Drainage Act 2018</i> and the <i>Plumbing and Drainage Regulation 2019</i> . Construction is to comply with the <i>National Construction Code: Volume Three – Plumbing Code of Australia 2019</i> , the <i>Queensland Plumbing and Waste Water Code 1: 2019</i> and the requirements of other relevant authorities.	Prior to construction works
8)	All plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.	Prior to the commencement of the use
9)	The development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval.	Prior to the commencement of the use
10)	Outdoor lighting is to comply with <i>Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	Prior to the commencement of the use

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Condition Number	Condition	Timing
11)	A mailbox (for each Dwelling) is to be constructed a maximum of 6m from the Plummer Street frontage and easily identifiable for emergency services.	Prior to the commencement of the use
Stormwater		
12)	All stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with <i>Queensland Urban Drainage Manual 2016</i> and <i>AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage</i> .	At all times
13)	Submit for approval by Council, a Site Based Stormwater Management Plan. The Site Based Stormwater Management Plan must address both stormwater quantity and quality and be in accordance with the <i>State Planning Policy – July 2017</i> , the <i>Queensland Urban Drainage Manual 2016</i> and <i>AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage</i> . The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.	Prior to the lodgement of any subsequent Development Applications
Waste Management		
14)	Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	Prior to the commencement of the use
15)	Waste storage areas shall be: a) Situated in locations not visible from the street front, and b) Provided with a 1.8m solid screen fence located around storage areas.	Prior to the commencement of the use
Landscaping		
16)	Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant which demonstrates: a) Incorporate communal open space through the integration of pavement, seating and plants that will support social interaction b) Relocate or provide beautification and privacy to the designated clothes drying area c) Detail the proposed species used and their suitability for the North Queensland climate, and d) The type of irrigation system to be installed. Upon approval of the Landscaping Plan, construct the landscaping. <i>Advisory Note: The Landscaping Plan submitted within the common material has landscaping within the Council Road Reserve.</i>	Prior to the lodgement of any subsequent Development Applications
Vehicle Movements		
17)	Vehicular access is only permitted at the approved crossover locations as shown on the approved plans. Vehicles are not permitted to enter or exit the site in any other location.	At all times

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Condition Number	Condition	Timing
Electrical and Telecommunications		
18)	Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to the premises.	Prior to the commencement of the use
19)	Submit to Council a Provisioning of Telecommunication Services demonstrating that supply is provided and available to the premises.	Prior to the commencement of the use
Lawful Commencement		
20)	Request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.	Prior to the commencement of the use
21)	Notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

Advisory Notes

Scale or Intensity of Use

- A. Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.

Aboriginal and Cultural Heritage

- B. The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit:
<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care>

Abandoned Mine Shafts

- C. The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.

Workplace Health and Safety

- D. Ensure compliance with the *Work Health and Safety Act 2011*. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with

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Advisory Notes	
	the <i>Work Health and Safety Act 2011</i> . It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
E.	<p>Ensure compliance with the <i>Environmental Protection Act 1994</i>. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.</p> <p>Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.</p>
Ergon Energy and Telstra Corporation Contact Details	
F.	<p>Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below:</p> <ul style="list-style-type: none"> a) Ergon Energy Connection Solution's Team – (07) 4931 1012, and/or b) NBN Co – 1800 687 626.

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years.

4. Further development permits

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

- 1) Building Works

5. Referral agencies

In accordance with *Schedule 10* on the *Planning Regulation 2017* there is no applicable referral agency for this application.

6. Submission(s)

Properly made submissions were not made in relation this development.

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7. Notice of reasons

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

Description of the development:	The proposed development is for a Development Permit for Material Change of Use of Premise for Multiple Dwelling (Four Units) at 3 Plummer Street, Richmond Hill QLD 4820 more formally described as Lot 1 on SP133404.		
Reasons for the decision:	The proposal was assessed against the relevant provisions of the Charters Towers Regional Town Plan Version 2 and was found to generally comply. It is considered that the proposal supports the policy of the Charters Towers Regional Town Plan Version 2 at large.		
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan including the:		
	1) General Residential Zone Code 2) Natural Environmental Overlay 3) Development Works Code 4) Landscaping Code		
	The proposed development was assessed against all the assessment benchmarks listed about and complies with all with the exceptions listed and responded to below.		
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:	
	General Residential Zone Code Acceptable Outcome 2.1 Performance Outcome 2	In response, the use is proposed within an existing building which has been in situ for over forty years. Whilst the historical use was a squash court the building is considerate and proportionate to its surrounds. Given the fact that the building is in situ the setbacks are not able to be achieved however the development will have adequate light and natural ventilation via windows along the north-eastern side of the development. Along two of the four sides the building is built to boundary. Whilst there is minimal private open space there is ample opportunity for outdoor excursions within a short walk or drive of the subject site. It is considered that the development demonstrates compliance against Performance Outcome 2 given the buildings existing nature.	
	General Residential Zone Code Acceptable Outcome 3.1 Performance Outcome 3	In response, the subject site for the proposed development being 3 Plummer Street is a parcel of land with an area of 406m ² . As the proposal is for four unit this does not achieve compliance with the Acceptable Outcome and a performance solution is required. The proposed development is for a two-storey unit building which will comprise of two, two story units, one ground floor unit and one first floor unit. Additionally, the proposed development will	

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		adequately provide for the expected demand on the land by the development. Therefore, it is considered that compliance is achieved with Performance Outcome 3 in this instance.
	General Residential Zone Code Acceptable Outcome 4.1 Performance Outcome 4	In response, due to the land constraints it is not possible to achieve the minimum required private space as denoted in the Acceptable Outcome. However, due to the location of the proposed development there is public infrastructure nearby which will be utilised by the occupants of the development. This includes Lissner Park, the Kennedy Regiment Memorial Pool, and Defiance Mill Park. These three outdoor locations provide ample open space for the occupants of the development. Therefore, it is considered that due to the location of the development and surrounding outdoor infrastructure the proposed development achieves desired the outdoor open space requirements.
	General Residential Zone Code Performance Outcome 12	In response, the current structures which are located at the property 3 Plummer Street have no treatments or design features which create an interesting and attractive streetscape. Therefore, to achieve compliance with Performance Outcome 12 conditions will need to be included to create a desirable and active streetscape. Therefore, conditions have been considered which will require the inclusion of different textures and colours which will enhance the streetscape.
	General Residential Zone Performance Outcome 15	In response, the communal open space provided is minimalistic (under the external stairs) and does not demonstrate compliance with Performance Outcome 15. The clothes drying facility as it exists does not provide any privacy from the complex or Plummer Street. It is recommended that within the Landscaping Plan provisions are made for communal open space for the purposes of clothes drying and social interaction. As such, conditions have been considered that will demonstrate compliance with Performance Outcome 15.
	Development Works Code Acceptable Outcome 22 Performance Outcome 22	In response, due to the absence of a Stormwater Management Plan in the common material and given the proposed development completely covers the subject site in hardstand. It is considered reasonable and relevant that a Stormwater Management Plan be provided for the development. Therefore, conditions have been considered which will require the lodgment

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		of a Stormwater Management Plan prior to building works.
	Landscaping Code Performance Outcome 1	In response, Council acknowledges the limitations of space and existing hardstand onsite. However, to meet compliance with Performance Outcome 1 a revitalized Landscaping Plan is required that improves the overall design and usability of the area that is available. Council has considered that it is reasonable to impose conditions which will require the lodgment of an amended Landscaping Plan to be provided prior to building works.
	Landscaping Code Performance Outcome 2	In response, although a Landscaping Plan was provided as part of the Development Application it does not achieve the desired outcomes of Performance Outcome 2. Therefore, an amended Landscaping Plan will be required that clearly demonstrates compliance with the intent of Performance Outcome 2. Council has considered conditions which will require an amended Landscaping Plan to be provided prior to building works.
	Landscaping Code Performance Outcome 4	In response, whilst the current Landscaping Plan does reflect elements of Performance Outcome 4. To demonstrate compliance with the entirety of the condition, Council considers it reasonable to impose conditions with respect to lighting and the screening of the rubbish bins.
	Landscaping Code Performance Outcome 6	In response, the provided Landscaping Plan does not achieve the requirements of Performance Outcome 6 as the proposed landscaping on the boundary is only minimal. Therefore, Council will require an amended Landscaping Plan which demonstrates the desired outcome of the Performance Outcome 6.
Relevant matters:	N/A	
Matters raised in submissions:	Submission Point:	Council Response:
	N/A	N/A

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

9. Appeal rights

PO Box 189 Charters Towers Qld 4820

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The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision 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*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

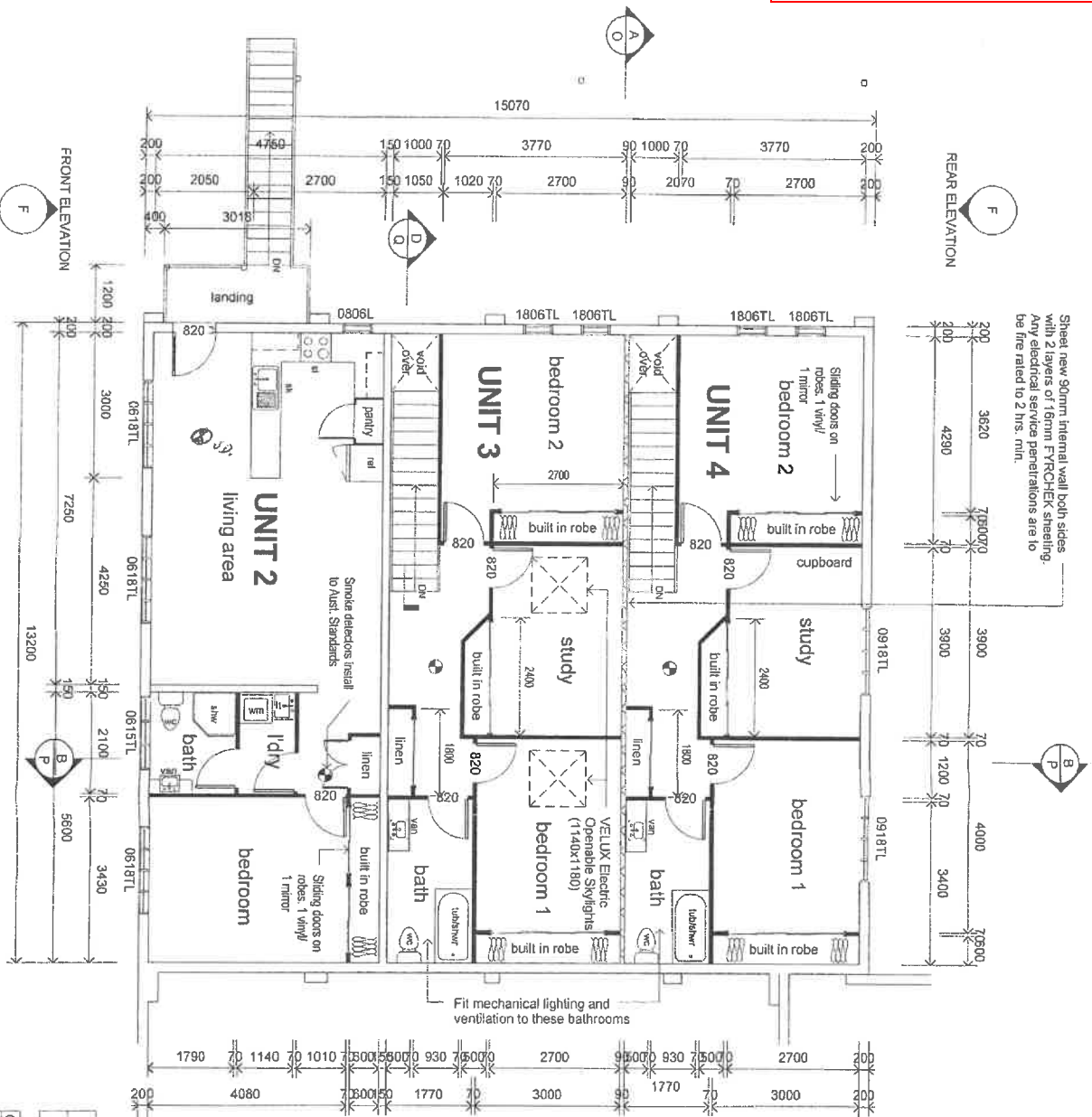
Should you wish to discuss this matter, please contact Prue Miller, Planner on (07) 4761 5300.

Yours sincerely



Kim Hargreaves
Director Corporate and Community Services

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.



Sheet new 90mm internal wall both sides with 2 layers of 10mm FRODOCK sheathing. Any electrical service penetrations are to be fire rated to 2 hrs. min.

SYMBOL LEGEND

- hb HAND BASIN
- lf LAUNDRY TUB
- ref REFRIGERATOR
- shw SHOWER
- sk SINK
- st STOVE
- tblshwr TUB/SHOWER OVER
- van VANITY
- wtr WASHING MACHINE
- wc WATER CLOSET

This plan has been checked and approved by the Charters Towers Regional Council Building Certifiers

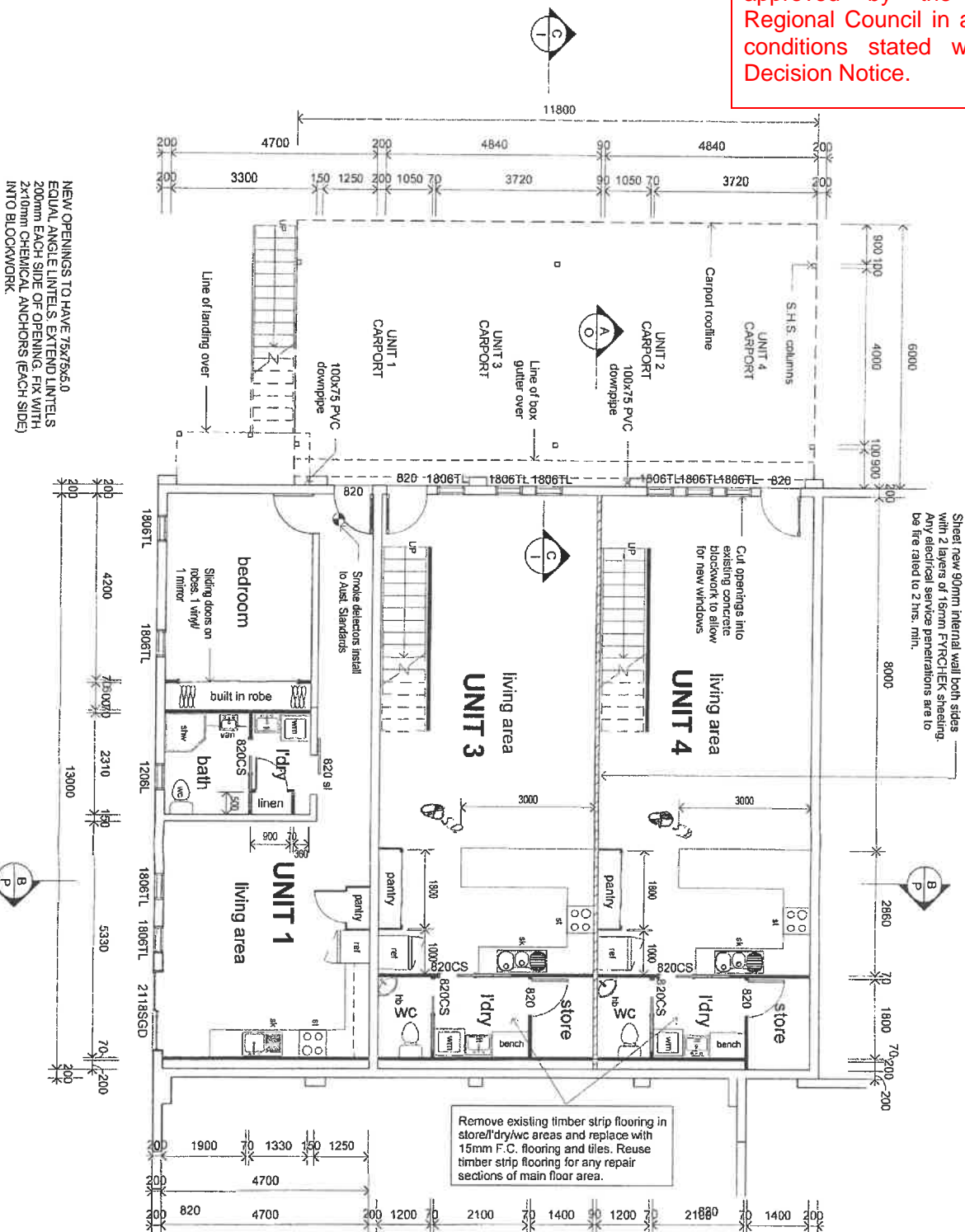
FLOOR AREAS	
Description	Area
CARPORTS	70.52 m ²
FIRST FLOOR LIVING AREA	200.43 m ²
GROUND FLOOR LIVING AREA	200.43 m ²
LANDING AREA	3.62 m ²
Grand total	475.00 m ²

WARNING : SUBSTITUTION OF ANY STRUCTURAL MEMBERS OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF TOWERS BUILDING DESIGN OR ANY CONSULTANTS ENGAGED FOR THE PROJECT FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

Client: D. FRY.
Project: CONVERSION OF EXISTING BUILDING TO UNITS.
Address: LOT 2, SP133404, PLUMMER STREET, CHARTERS TOWERS.
Sheet Name: PROPOSED FIRST FLOOR PLAN
Drawing No.: 07-151919
Scale: 1:100
Date: 18/07/2022
Drawn: GM
Checked: GM
Version: 4, Version Date: 23/02/2022

TOWERS
building design
37 Ryan Street
Charters Towers
QLD 4820
P: 07 4787 8224
F: 07 4787 8224
M: 0407 536 287
E: glenn@towersbuildingdesign.com
Licence number 733521
class: building design - low rise

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.



Sheet new 90mm internal wall both sides with 2 layers of 15mm FVRCHEK sheathing. Any electrical service penetrations are to be fire rated to 2 hrs. min.

Remove existing timber strip flooring in store/dry/wc areas and replace with 15mm F.C. flooring and tiles. Reuse timber strip flooring for any repair sections of main floor area.

SYMBOL LEGEND

hb HAND BASIN
l LAUNDRY TUB
ref REFRIGERATOR
shw SHOWER
sk SINK
st STOVE
tub/shw TUB/SHOWER OVER
van VAN
wm WASHING MACHINE
wc WATER CLOSET

This plan has been checked and approved by the Charters Towers Regional Council Planning Committee

See Decision Notice for conditions

TOWERS
building design

37 Ryan Street
Charters Towers
QLD 4820

P: 07 4787 8221
F: 07 4787 8221
M: 0407 536 287
E: glem@towersbuildingdesign.com

license number 733521
class: building design - low rise

GENERAL NOTES:

1. DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

2. DRAWING TO VERIFY ALL DIMENSIONS IN THE SERVICE DRAWING, WORK, TACKED DIMENSIONS TO BE USED ONLY.

3. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 1997 AND THE NATIONAL BUILDING REGULATIONS 1997 (AS AMENDED).

4. THE DRAWING IS THE PROPERTY OF TOWERS BUILDING DESIGN AND WILL BE RETURNED TO THE CLIENT UPON COMPLETION OF THE PROJECT.

WARNING : SUBSTITUTION OF ANY STRUCTURAL MEMBERS OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF TOWERS BUILDING DESIGN OR ANY CONSULTANTS ENGAGED FOR THE PROJECT FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

Client: D. FRY.

Project: CONVERSION OF EXISTING BUILDING TO UNITS.

Address: LOT 2, SP133404, PLUMMER STREET, CHARTERS TOWERS.

Sheet Name: PROPOSED GROUND FLOOR PLAN

Drawn: GJM
Date: 16/07
Scale: 1:100

This plan and/or document has been approved by the Charters Towers Regional Council in accordance with the conditions stated within the attached Decision Notice.

Rev.	Description	Date	Issued to
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TOWERS

building design

37 Ryan Street
Charters Towers
QLD 4820

P: 07 4787 8224

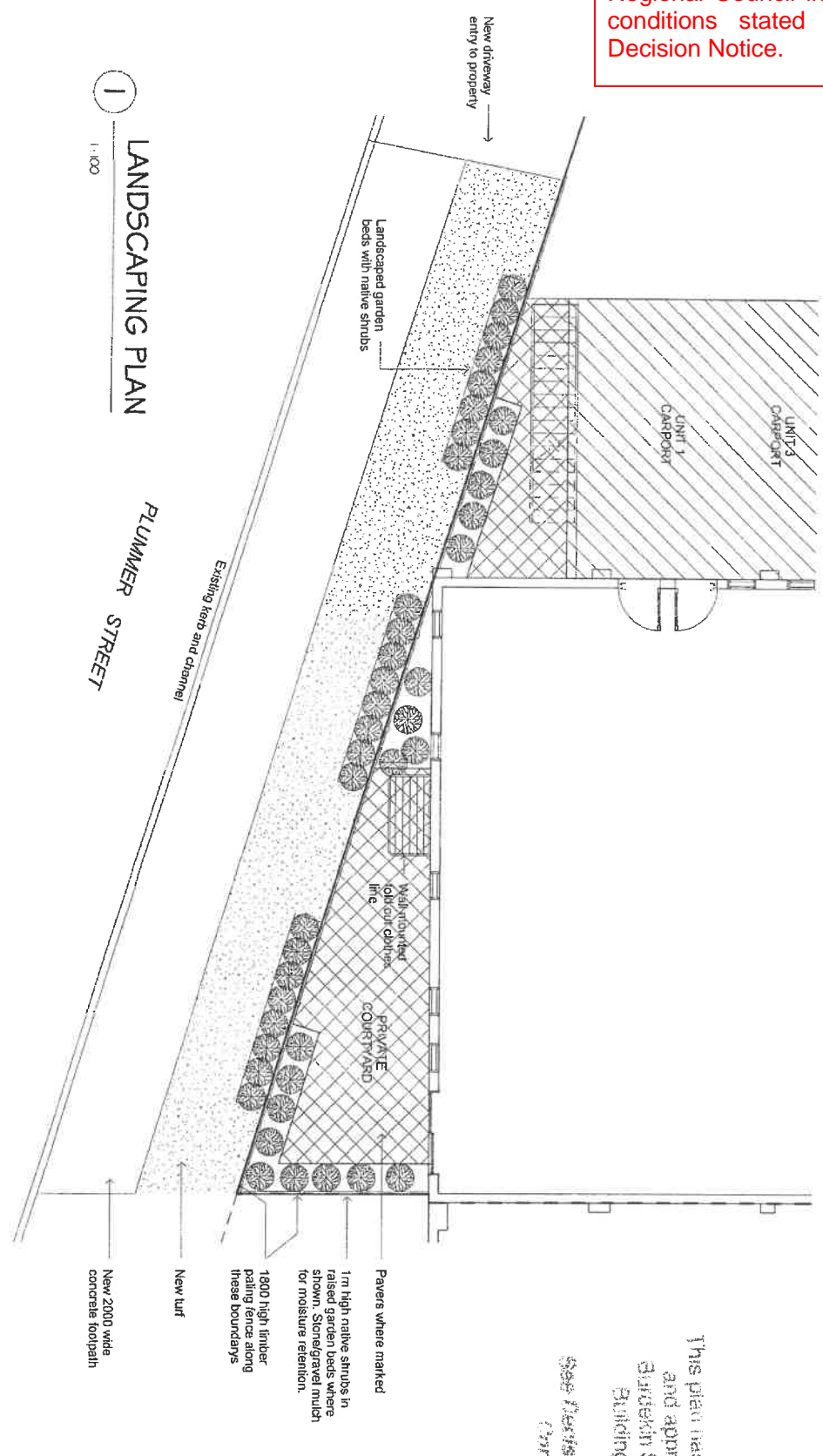
F: 07 4787 8224

M: 0407 536 287

E: ger@westtowersdesign.com

Trade license number 733621

class: building design - low rise



This plan has been approved and approved by the Charters Towers Regional Council Building Certifiers

See Decision Notice

10/09/2007 7:58:06 PM

WARNING : SUBSTITUTION OF ANY STRUCTURAL MEMBERS OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF TOWERS BUILDING DESIGN OR ANY CONSULTANTS ENGAGED FOR THE PROJECT FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

Client:
D. FRY.

Project:
CONVERSION OF EXISTING BUILDING TO UNITS.

Address:
LOT 2, SP133404,
PLUMMER STREET,
CHARTERS TOWERS.

Sheet Name:
LANDSCAPING PLAN

Sheet 2 of 2

Drawn: GML

Date: 1/8/07

Scale: 1:100

Drawn by:

07-151919

GENERAL NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE AND ALL OTHER RELEVANT STANDARDS.
- THE POSITION OF ALL STRUCTURAL MEMBERS, ROOF, FLOORS, WALLS, CEILING, ETC. SHALL BE AS SHOWN ON THE DRAWING.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE AND ALL OTHER RELEVANT STANDARDS.
- THE POSITION OF ALL STRUCTURAL MEMBERS, ROOF, FLOORS, WALLS, CEILING, ETC. SHALL BE AS SHOWN ON THE DRAWING.

WARNING : SUBSTITUTION OF ANY STRUCTURAL MEMBERS OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF TOWERS BUILDING DESIGN OR ANY CONSULTANTS ENGAGED FOR THE PROJECT FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

23 February 2022

Our Ref: 4612568
File Ref: MCU2022/0001
Enquiries: Prue Miller

Stan and Katarina Keough
Venture Holdings NQ Pty Ltd
Lynwater Station
MOUNT GARNET QLD 4872

Sent via email: stankeough@live.com

Dear Stan and Katarina

Infrastructure Charges Notice
(Given under Section 119 of the *Planning Act 2016*)

Reference is made to the decision notice which was issued by Council on 9 February 2022. As a result, Council hereby provides this infrastructure charges notice.

Applicant details

Applicant name: Venture Holding NQ Pty Ltd C/- Stan and Katarina Keough

Location details

Street address: 3 Plummer Street, Richmond Hill QLD 4820
Real property description: Lot 1 on SP133404

Application details

Application number: MCU2022/0001
Approval type: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Multiple Dwellings (Four Units)
Categorising instrument: Charters Towers Regional Town Plan Version 2

Total levied charge payable

The total amount payable is **\$13,994**. The levied charge will not be subject to an automatic increase and no offset or refund applies.

Goods and Services Tax (GST) does not apply to payments or contributions made by applicants to Government which relate to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

Date: 23 February 2022
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Calculation of charge

The levied charge has been calculated against the Infrastructure Charges Resolution (No. 2) 2020 which took effect from 10 February 2020 as follows:

Table One: Gross Charge

Charge	Quantity	Rate	Gross Charge Amount
Per 2 or less Bedroom Dwelling	2	\$5,239	\$10,478
Per 3 or more Bedroom Dwelling	2	\$7,335	\$14,670
		Gross Charge Amount	\$25,148

Table Two: Applied Credit

Credit	Quantity	Rate	Gross Credit Amount
Indoor Sports and Recreation Facility	214.5m ²	\$52	\$11,154
		Gross Credit Amount	\$11,154

Table Three: Total Charge

Charge	(Minus) Credit	Net Charge Amount
\$25,148	\$11,154	\$13,994

When the charge is payable

As per Section 122 of the *Planning Act 2016*, the charge is payable for a Reconfiguration of a Lot prior to Council executing a plan of survey whilst for a Material Change of Use at the commencement of the use.

Notwithstanding the above, this notice stops having effect to the extent that the development approval stops having effect pursuant to Section 85 of the *Planning Act 2016*.

Methods of payment

Payment can be made via request quoting the Infrastructure Charges Notice MCU2022/0001.

Other details

Pursuant to Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

Should you wish to discuss this matter, please contact Prue Miller, Planner on (07) 4761 5300.

Yours sincerely



Kim Hargreaves
Director Corporate and Community Services

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