



YOUR REF: 11NQ203

OUR REF: DA-2011-210

11 May 2012

Marcus Ng  
C/- Cardno Humphreys Reynolds Perkins  
PO Box 244  
MACKAY QLD 4740

Dear Sir/Madam

### DECISION NOTICE

Applicant:	Marcus Ng
Proposal:	Material Change of Use - Multiple Dwelling Units (8)
Application Number:	DA-2011-210
Address:	3 Wellington Street, MACKAY QLD 4740
Property Description:	Lot 1 on RP700730

Please find enclosed the above Decision Notice with the relevant attachments:

- Decision Notice
- Assessment Manager's Conditions
- Approved Plans
- Appeal Rights
- Notice to Commence Use

Infrastructure charges are applicable on this approval, a separate Infrastructure Charge Notice accompanies this Decision Notice.

If you require any further information, please contact Shane Kleve.



# Decision Notice

## Sustainable Planning Act

Application Number:	<b>DA-2011-210</b>
Date of Decision:	<b>09-May-2012</b>
<b>1. APPLICANT/S DETAILS</b>	
Name:	Marcus Ng
Postal Address:	C/- Cardno Humphreys Reynolds Perkins PO Box 244 MACKAY QLD 4740
<b>2. PROPERTY DETAILS</b>	
Property Address:	3 Wellington Street, MACKAY QLD 4740
Property Description:	Lot 1 on RP700730
<b>3. OWNER'S DETAILS</b>	
Man Y Ng	
<b>4. PROPOSAL</b>	
Material Change of Use - Multiple Dwelling Units (8)	
<b>5. DECISION TYPE</b>	
<b>DEVELOPMENT</b>	<b>DECISION</b>
Material Change of Use	Development Permit
Pursuant to the Mackay City Planning Scheme dated 19 December 2011.	
Approved in Full subject to Conditions	



# Decision Notice

## Sustainable Planning Act

**6. ASSESSMENT MANAGER'S CONDITIONS**

The conditions relevant to this decision are attached to this notice. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**7. IDAS REFERRAL AGENCIES**

It is advised that there are no Referral Agencies for this Application.

**8. SUBMISSIONS**

There were no properly made submissions received on this application.

**9. PLANNING SCHEME**

This decision is issued under the Mackay City Planning Scheme dated 19 December 2011.

**10. SUPERSEDED PLANNING SCHEME**

Not Applicable

**11. FURTHER APPROVALS REQUIRED**

Operational Works - Development Permit (Civil Works)  
Building Works - Development Permit  
Plumbing and Drainage Works - Compliance Permit

**12. PRELIMINARY APPROVAL OVERRIDING THE PLANNING SCHEME**

Not Applicable

**13. RELEVANT PERIOD**

The standard relevant period states in Section 341 of the Sustainable Planning Act apply to each aspect of development in this approval, if not stated in the conditions of approval attached.

**14. APPEALS**

Attached is an extract from the Sustainable Planning Act which details your appeal rights and the appeal rights of any submitters regarding this decision.

**15. ASSESSMENT MANAGER SIGNATURE**

Name	<b>Shane Kleve</b>
Position	<i>Principal Planner</i>
Signature	Date 11th May 2012



# ASSESSMENT MANAGER CONDITIONS

Application Number: DA-2011-210  
Applicant's Name: Marcus Ng  
Decision Date: 9 May 2012

## 1. Plan of Development

The approved Multiple Dwelling Unit (8 units) development must be completed and maintained generally in accordance with the Plan of Development (identified in the Table below) and supporting documentation which forms part of this application, except as otherwise specified by any condition of this approval.

Drawing Number	Revision	Title	Prepared by	Date
3173_005	P7	Perspective View	nettletontribe	07.03.2012
3173_010	P7	Site Plan	nettletontribe	07.03.2012
3173_011	P8	Ground Floor Plan	nettletontribe	07.03.2012
3173_012	P7	Level 1	nettletontribe	07.03.2012
3173_013	P7	Level 2	nettletontribe	07.03.2012
3173_014	P7	Roof Plan	nettletontribe	07.03.2012
3173_015	P7	Unit Plan	nettletontribe	07.03.2012
3173_020	P7	Elevations Sheet 1	nettletontribe	07.03.2012
3173_021	P7	Elevations Sheet 2	nettletontribe	07.03.2012
3173_022	P7	Sections	nettletontribe	07.03.2012
3173_050	P7	Areas and Site Cover	nettletontribe	07.03.2012

## 2. Amended Plans Required

Prior to the lodgement of Operational Works application the approved plans of development must be amended to comply with the following matters:

- a) Provide vehicle turning templates in accordance with Condition 33.
- b) Show the location of letter boxes for the complex and clothes drying facilities for each unit.
- c) Show details of fencing between private open space areas of each unit and details of landscaping proposed in the private open space areas.
- d) Show the proposed location of the bio-retention areas required for the Site Based Stormwater Management Plan.
- e) Delete the visitors car park located on the western end of the development, adjacent Wellington Street. This area is to be included within the landscaped area.

The amended plans must be approved in writing by Council prior to the lodgement of an application for Operational Works approval.

## 3. Compliance with conditions

All conditions must be complied with prior to the commencement of the use on the subject site, unless specified in an individual condition.



## ASSESSMENT MANAGER CONDITIONS

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### 4. Maintenance of Development

Maintain the approved development (including landscaping, carparking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.

### 5. Conflict between plans and written conditions

Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) will prevail.

### 6. Notice of Intention to Commence the Use

Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and / or works) fully complies with the decision notice issued in respect of the use (please see attached notice for your completion).

### 7. Damage

Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately.

### 8. Compliance with Council Standards

All design and construction for the development must be in accordance with Council's Policies, Engineering Design Guidelines, Standard drawings and standard specifications.

### 9. Concrete Footpath

A CBD footpath must be constructed for the full frontage of the site in Wellington Street, in accordance with Council's Standard Drawing A3-989. Transitions to existing footpaths must be external to the frontage of this development.

A street tree must be provided along the frontage of the development, as per the requirements of the Standard Drawing.



## ASSESSMENT MANAGER CONDITIONS

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### 10. Fill in Building Footprint

Filling on site is to be restricted to building footprint and access to carparking areas only.

Filling of other parts of the site must be limited to the minimum amount necessary to achieve the grade of 1 in 200 from the rear boundary to the street.

### 11. Invert Crossing

The proposed 6m wide invert crossing and driveway for access to Wellington Street must be constructed in accordance with Council's Standard Drawing A3-773 and Council's Policy 24.

### 12. Electricity and Telecommunications Services

The approved development must be provided with electricity and telecommunications infrastructure.

### 13. Lawful Point of Discharge

Downstream drainage to a lawful and practical point of discharge which has been nominated as Wellington Street.

### 14. Ponding and Diversion of Water

Ponding of stormwater resulting from the development must not occur on adjacent sites and stormwater formerly flowing onto the site must not be diverted onto other sites. The site shall be graded so that it is free draining.

### 15. Site Based Stormwater Management Plan

The proposed development triggers assessment under State Planning Policy 4/10 Healthy Waterways. A site based stormwater management plan is to be prepared that is consistent with Council's Planning Scheme Policy 15.07 (Soil and Water Quality Management), Council's MUSIC Guideline and Council's Stormwater Quality Objectives. (Publications are available on Council's web site.)

The SBSMP must be submitted to Council for approval at the time of submission of the Operational Works Application. Assessment of other components of the Operational Works Application cannot be finalised until the SBSMP is approved first. If provided, Stormwater Quality Improvement Devices must be located within the site and must be of a private nature.



## ASSESSMENT MANAGER CONDITIONS

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### 16. Sewer

- a) The developer is responsible to liaise with the impacted property owners to obtain written permission to enter their properties and undertake any rectification or new work. These permissions must be included with the Operational Works Application.
- b) The developer must install a new 150mm diameter sewer main into existing Manhole GD2/10/1A, within Lot 1 RP716202. The new sewer main must extend into the site and terminate with a new manhole with stub for the house connection branch.
- c) The existing 100mm diameter house drain connections to this development must be sealed at the southern boundary with 5 Wellington Street.
- d) The developer is responsible for all associated costs for the redirection of any existing house drainage connections.

### 17. Water

- a) The developer must provide a 100mm diameter water service to the site from the existing 150mm diameter water main in Wellington Street.
- b) The developer must comply with all requirements of Council's Policy 'Sub-metering (Potable Water Supply)'.
- c) The developer must provide the following details for submission with the Operational Works Application:
  - i) Location details of the master meter and all sub-meters.
  - ii) Detail and enclosure location of the Data Concentration Unit (DCU) (an AMR System component). This is to be shown against the plan of development / building layout plan.
  - iii) Detail and location of the AMR MIU/DCU communication hardware.
  - iv) Detail showing the layout of piping from the watermain to the master meter including connection to sub-meters.

### 18. Live Connections

Council's Water and Waste Services Department is to carry out all water connection and live sewer work at the developer's expense.

### 19. Direct Pumping from Council's Water and Waste Services Department Reticulation System

Pumping direct from Council water mains for potable or fire fighting supply is not permitted.



## ASSESSMENT MANAGER CONDITIONS

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### 20. Sewer Disconnection

The existing house drain must be disconnected. A Sewer Disconnection form is to be submitted to Council's Water and Waste Services Department with the appropriate fees for approval.

### 21. Sewers Policy

All building work is to comply with Council's Policy MW02 – "Building Over and Adjacent to Sewers".

### 22. Landscape Plan Required

A detailed site and footpath (street tree) landscaping plan must be prepared by a qualified Landscape Designer and must be submitted with Operational Works Approval application. The plan must show for all areas identified on the approved plan of development the following:

- Landscape specification of sufficient detail so that landscape works are to be carried out;
- Plant schedule detailing number of plants, species, pot size and height at planting;
- Details of soil and mulch types, including depths, areas of turf, garden edges and paving finishes;
- the details of the irrigation system.

Any proposed landscaped works within Council's Road Reserve must comply with Planning Scheme Policy No.11 – Landscaping.

### 23. Completion of Landscaping

All of the landscaping works shown on the approved plan must be completed before the commencement of the use on the site.

### 24. Fencing

A visual screen fence of 1.8m high must be erected on the rear and side boundaries of the site. The fence must be tapered to a height of 1.2 metres within 6 metres of the front boundary.

Fencing along the front boundary must not be higher than 1.2m.





## ASSESSMENT MANAGER CONDITIONS

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### 25. Waste Storage Area

The waste storage area must be provided for each unit in the location shown on the approved plan and must comply with the following:

- contain an impervious surface
- contain sufficient storage space for the storage of a 240 litre refuse bin for each unit.

### 26. Waste Storage Area

The location and design of the waste storage area must be located so as not to cause a nuisance to neighbouring properties in accordance with the relevant provisions of the Environmental Protection Act and Regulations.

### 27. Open Space per unit

A minimum of 35m<sup>2</sup> of open space per unit is required to be provided, part of which shall comprise at least a 16m<sup>2</sup> private open space area with a minimum dimension of four metres. For the purpose this condition 'private open space' means a landscape and recreation space which is partitioned by walls, fences or the like into a court or yard which is provided within the curtilage of and immediately accessible from the living/dining room of the dwelling unit.

### 28. No Dual Key Units

This approval does not approve any potential multiple key dwelling units within the proposed unit configuration.

### 29. No Nuisance to adjoining properties

All service equipment, lighting and air-conditioning units shall be located so as not to cause a nuisance to neighbouring properties.

### 30. Outdoor Storage

The outdoor storage of any equipment or material and any service area shall be aesthetically screened so as not to be visible from (insert street/s).

## ASSESSMENT MANAGER CONDITIONS

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### 31. Bollard Lighting

Install and maintain a suitable system of bollard lighting to illuminate the Driveway. The driveway lighting system and any other outdoor lighting, must comply with Australian Standard no. AS4282 – Control of the obtrusive Effects of Outdoor lighting.

### 32. Minimum Car Parking Spaces

The car parking area must be constructed, sealed, linemarked and drained for a minimum of 17 car parking spaces in accordance with the approved plan and maintained thereafter. The carparking classification is Class 1a for internal parking and is to be designed in accordance with Australian Standard AS/NZS2890.1 – 2004 and AS/NZS 2890.6:2009. Access driveways, ramps and circulation roadways are to be designed for the B99 vehicle.

### 33. Vehicle manoeuvring

The developer must provide turning manoeuvres for all garages and car parks for a B99 percentile vehicle. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

### 34. Protection of Landscape areas from Carparking

The landscaped areas adjoining the car parking area must be protected from vehicles by a 125 mm high vertical concrete kerb or similar obstruction.

### 35. Floor Level

The minimum habitable floor level of the proposed development must be the higher of:

- 300 mm above the Q100 flood level (Q100 flood level = RL 7.05m AHD)
- 300 mm above the top of kerb
- 300 mm above the crown of the road
- 225 mm above ground level
- a level which allows the connection of all sanitary fixtures to the designated sewer connection point by means of sanitary drainage which complies with AS3500

### 36. Demolish Remove Existing Structure(s)

All existing building/s currently situated on the subject site must be demolished or removed from the subject site prior to the commencement of the use. A Building approval is required for demolition and should be issued by a Private Building Certifier.



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### ASSESSMENT MANAGER'S ADVICE

**1. Local Laws**

The approved development must also comply with Council's current Local Laws under the Local Government Act 2009.

**2. Hours of Work**

It is the applicant/owner's responsibility to ensure compliance with Section 440R of the Environmental Protection Act 1994, which prohibits any construction, building and earthworks activities likely to cause audible noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.

**3. Dust Control**

It is the applicant/owner's responsibility to ensure compliance with Section 319 General Environmental Duty of the Environmental Protection Act 1994, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

**4. Sedimentation Control**

It is the applicant/owner's responsibility to ensure compliance with Chapter 8, Part 3C of the Environmental Protection Act 1994 to prevent soil erosion and contamination of the stormwater drainage system and waterways.

**5. Noise during Construction and Noise in General**

It is the applicant/owner's responsibility to ensure compliance with Chapter 8, Part 3B of the Environmental Protection Act 1994.

**6. General Safety of Public during Construction**

It is the principal contractor's responsibility to ensure compliance with Section 31 of the Workplace Health and Safety Act 1995. Section 31(1)(c) states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace are safe and without risk of injury or illness to members of the public at or near the workplace.



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It is the responsibility of the person in control of the workplace to ensure compliance with Section 30 of the Workplace Health and Safety Act 1995. Section 31(1)(c) 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.

### 7. Contaminated Land

It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Environment and Resource Management, Contaminated Land Section as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.

### 8. Adopted Infrastructure Charges Notice

Pursuant to the Sustainable Planning Act 2009 and the Draft State Planning Regulatory Provision (adopted charges) an Adopted Infrastructure Charges Notice relates to this Development Permit, and is attached.

Prior to making payment please contact Mackay Regional Council, Development Services, Business Support Unit to establish if any Development Incentive Policies apply to the development at the time of the payment will be made.





Mackay REGIONAL COUNCIL  
DECISION NOTICE  
DA-2011-210  
APPROVED PLAN  
9th May 2012

**AMENDMENT REQUIRED**  
**SEE DECISION NOTICE**

Perspective View at Wellington Street  
artists impression only

Client  
Marcus Ng

Project  
Wellington Street Townhouses  
3 Wellington Street, Mackay

Title  
Scale  
Date  
Number  
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Perspective View  
07.03.2012  
3173\_005 P7

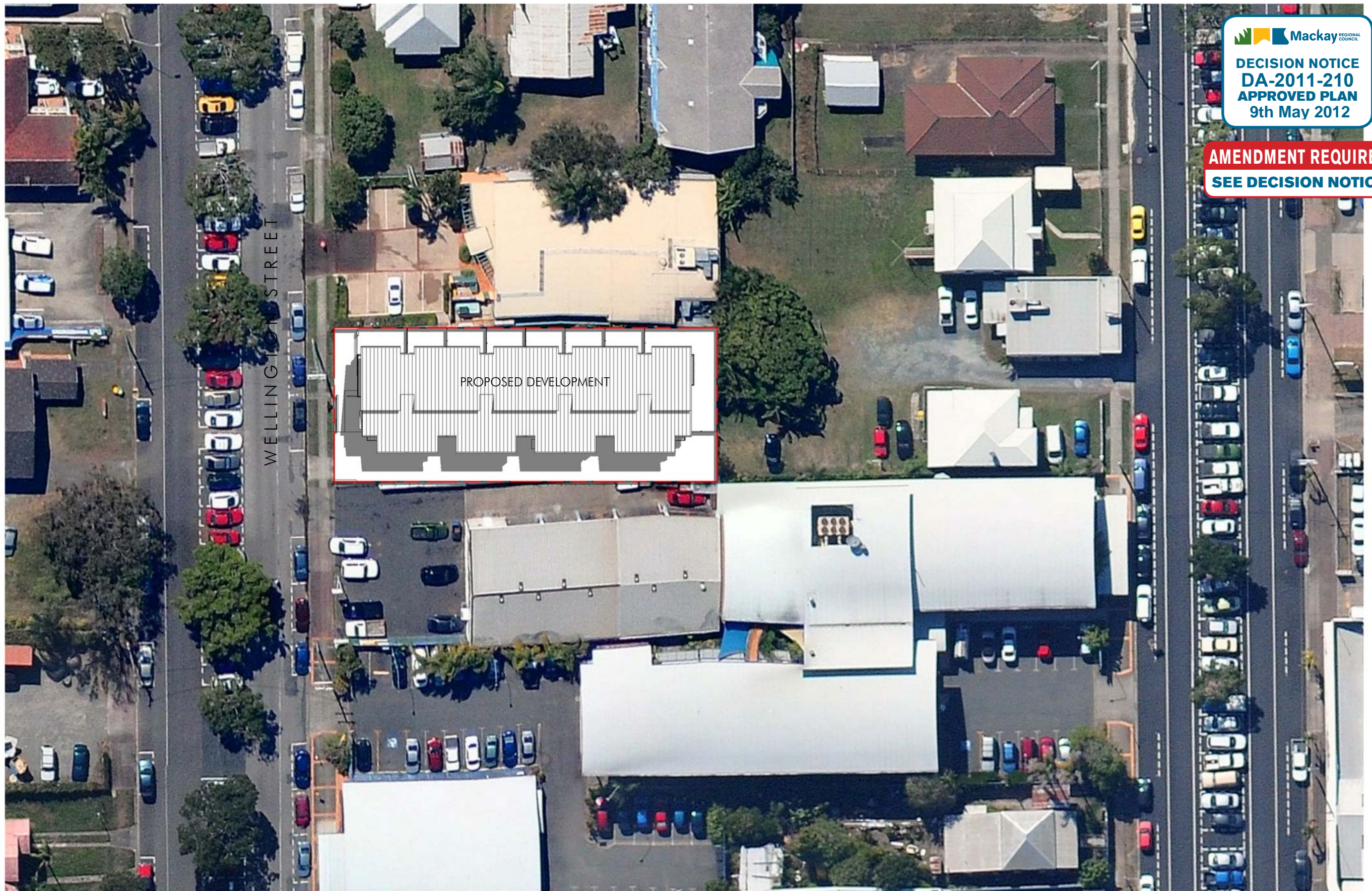
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level 5 344 queen street brisbane qld 4000  
t 07 3239 2444 f 07 3239 2455  
e brisbane@nettletontribe.com.au w nettletontribe.com.au

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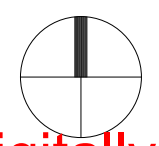
**AMENDMENT REQUIRED**  
**SEE DECISION NOTICE**



1 Site Plan  
 - 1 : 500

Client  
 Marcus Ng

Project  
 Wellington Street Townhouses  
 3 Wellington Street, Mackay



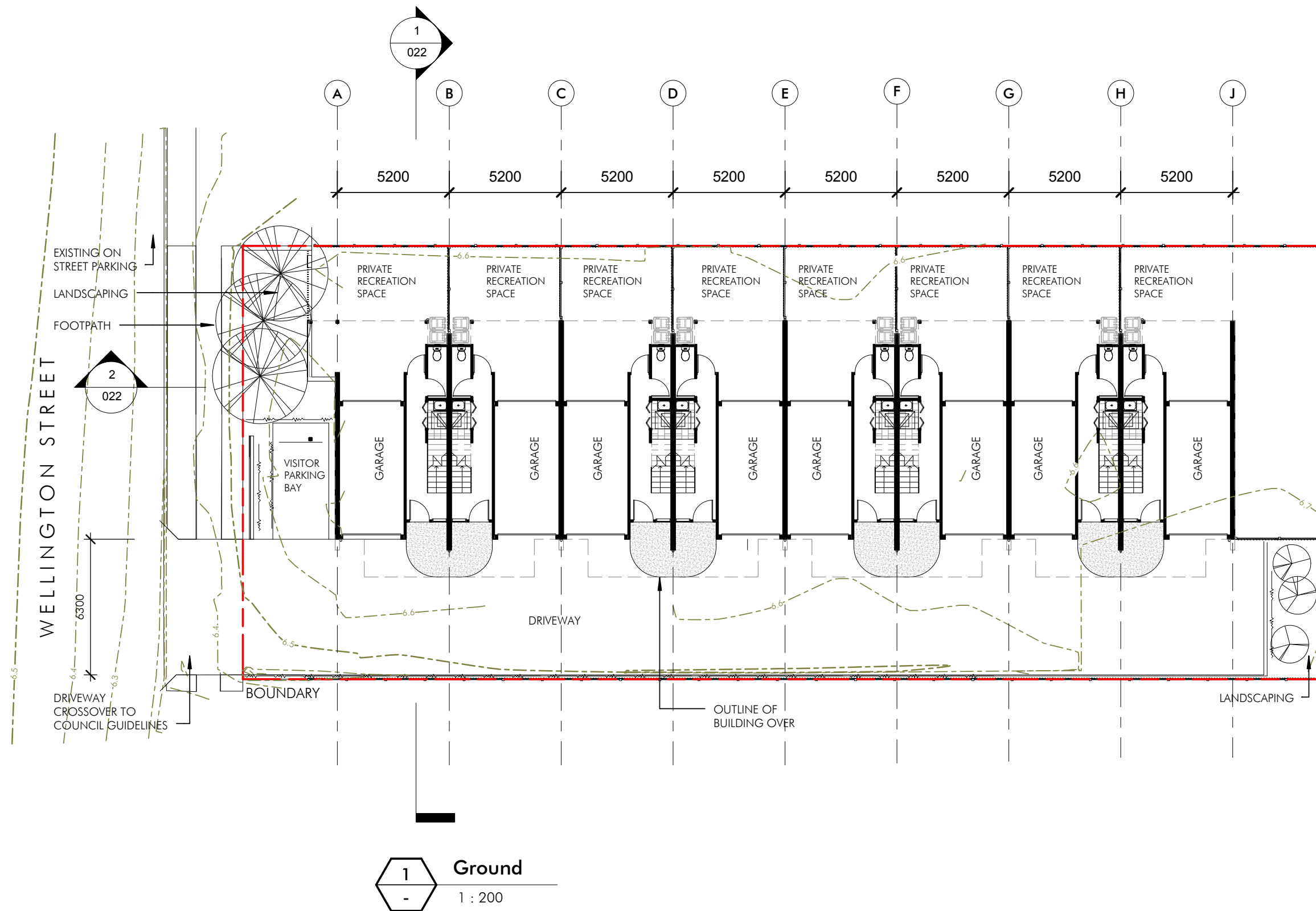
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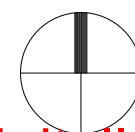


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 Wellington Street Townhouses  
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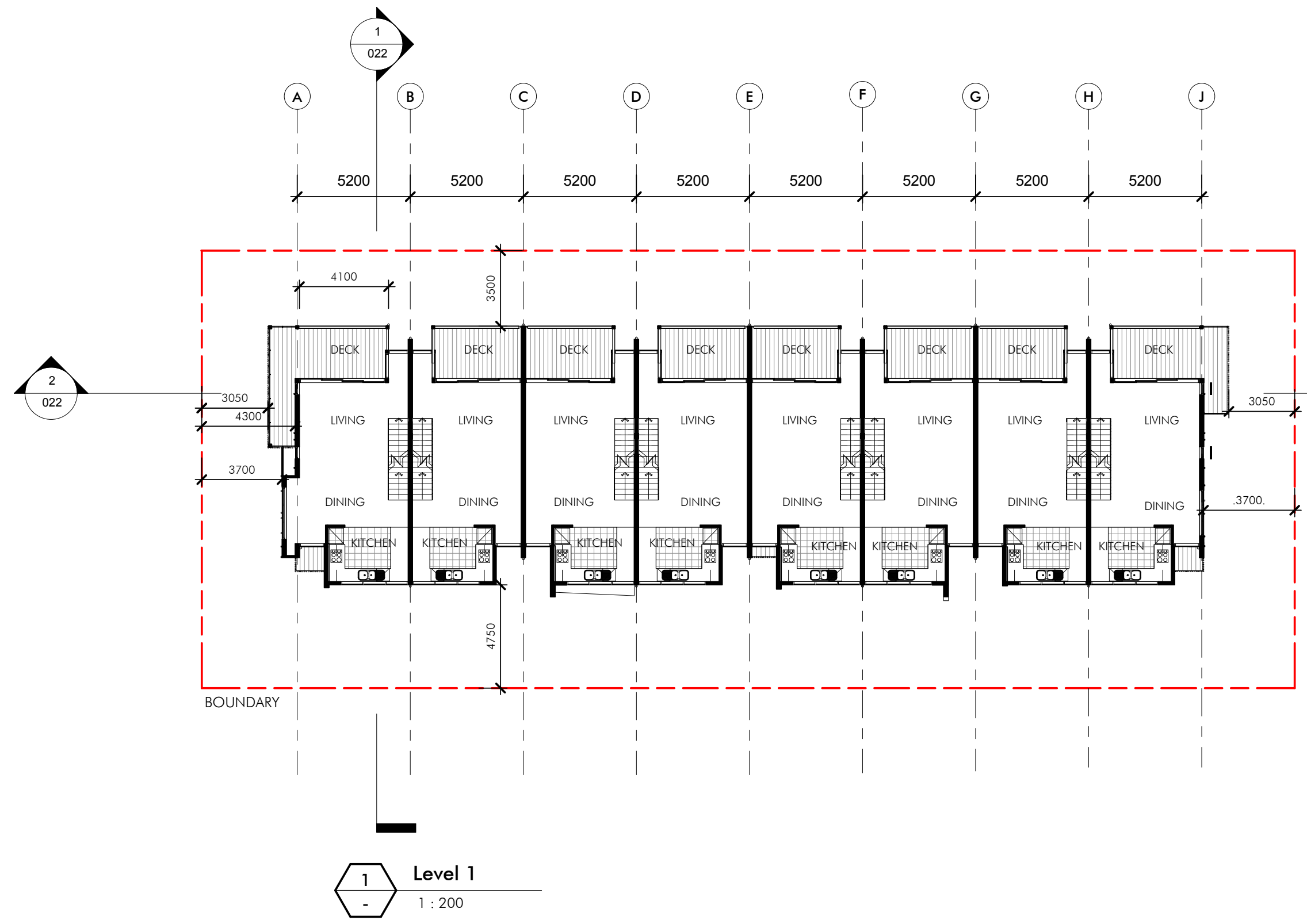


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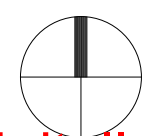
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 Wellington Street Townhouses  
 3 Wellington Street, Mackay



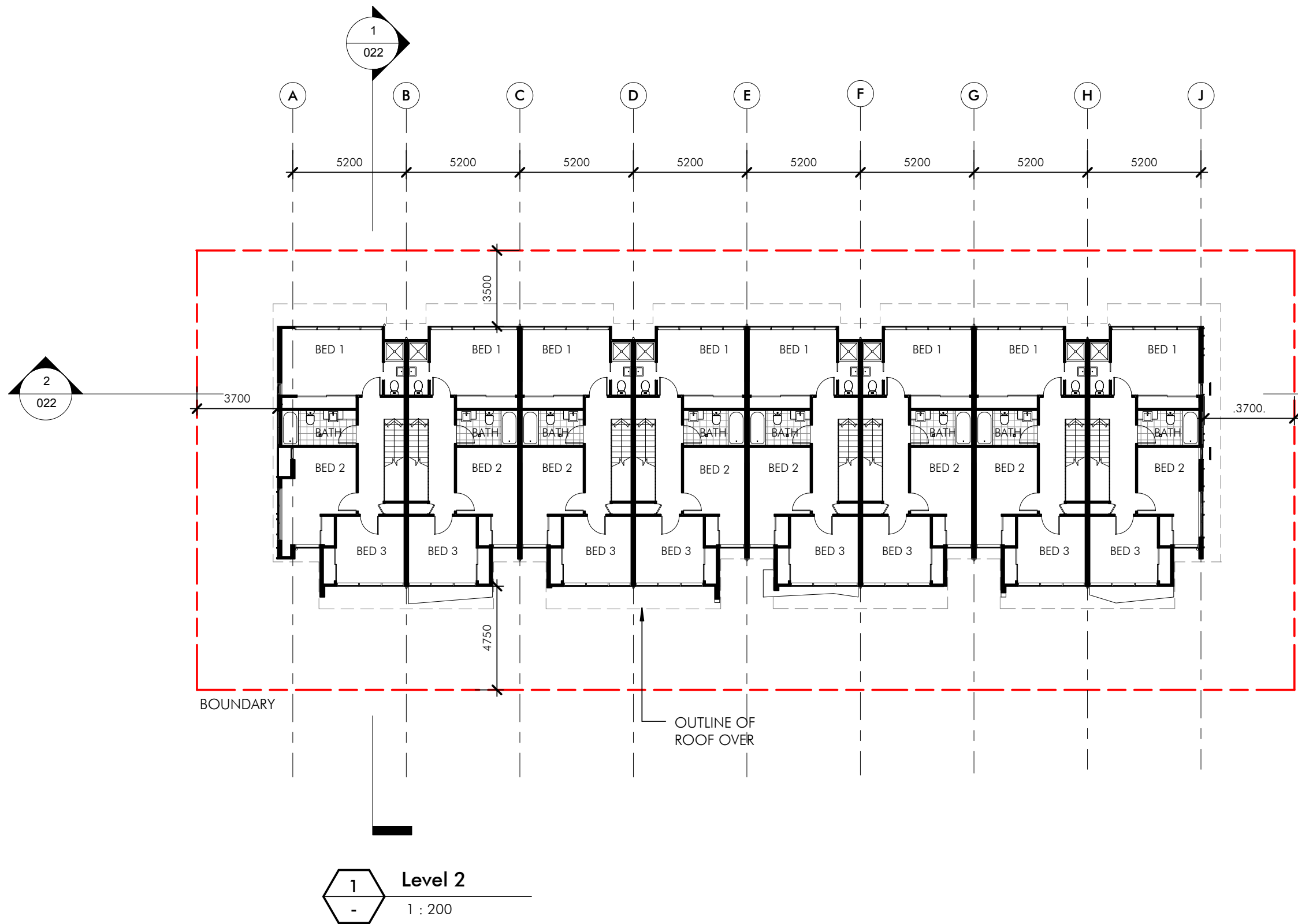
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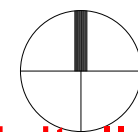


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Client  
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 Wellington Street Townhouses  
 3 Wellington Street, Mackay

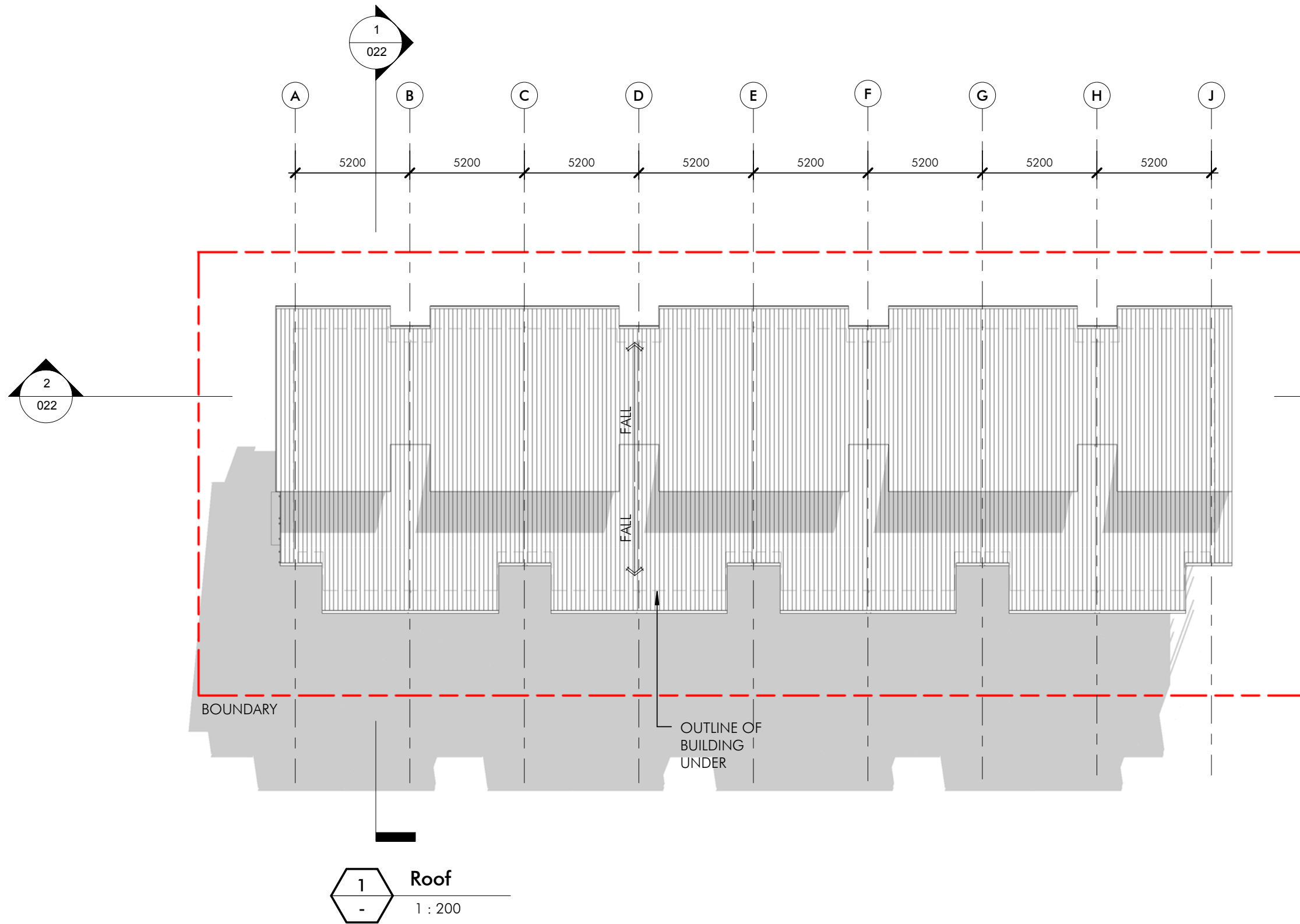


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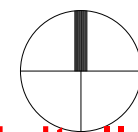
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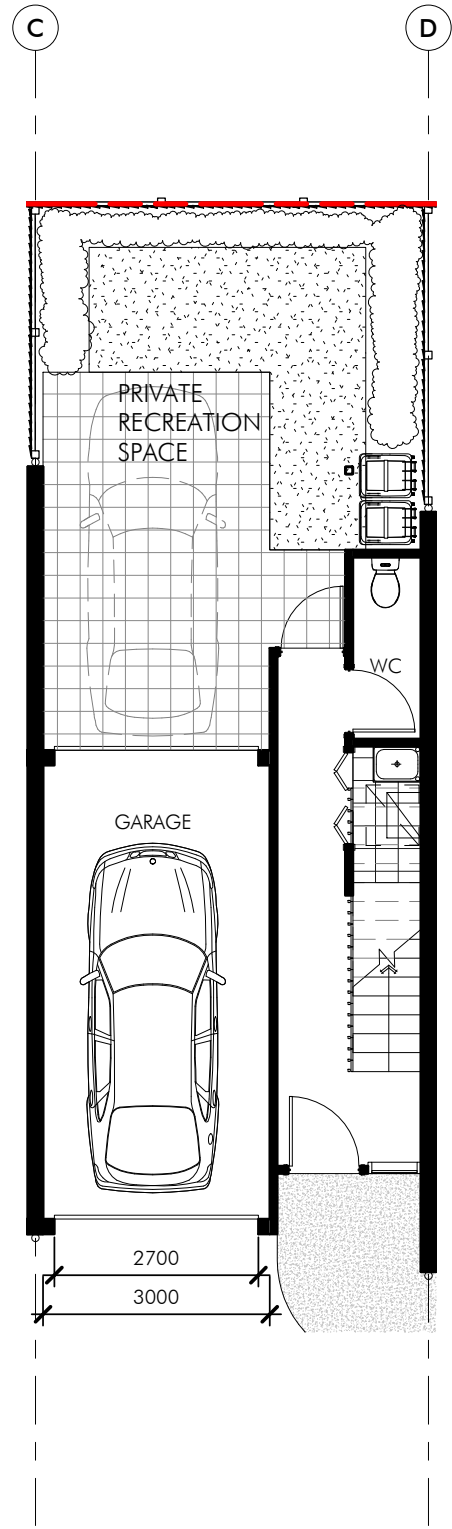


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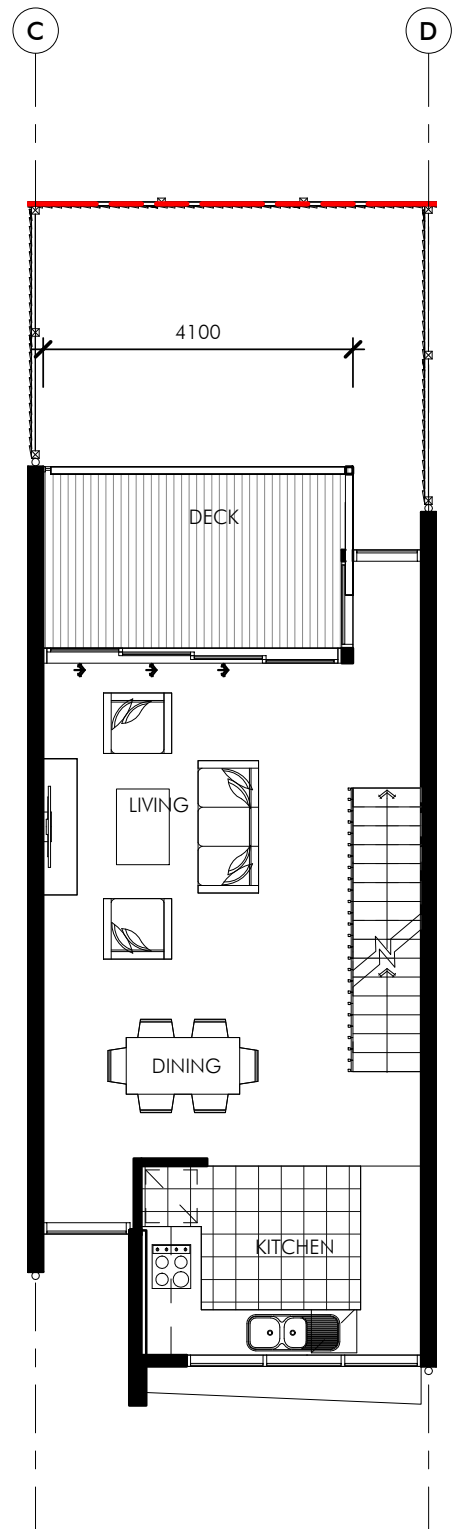
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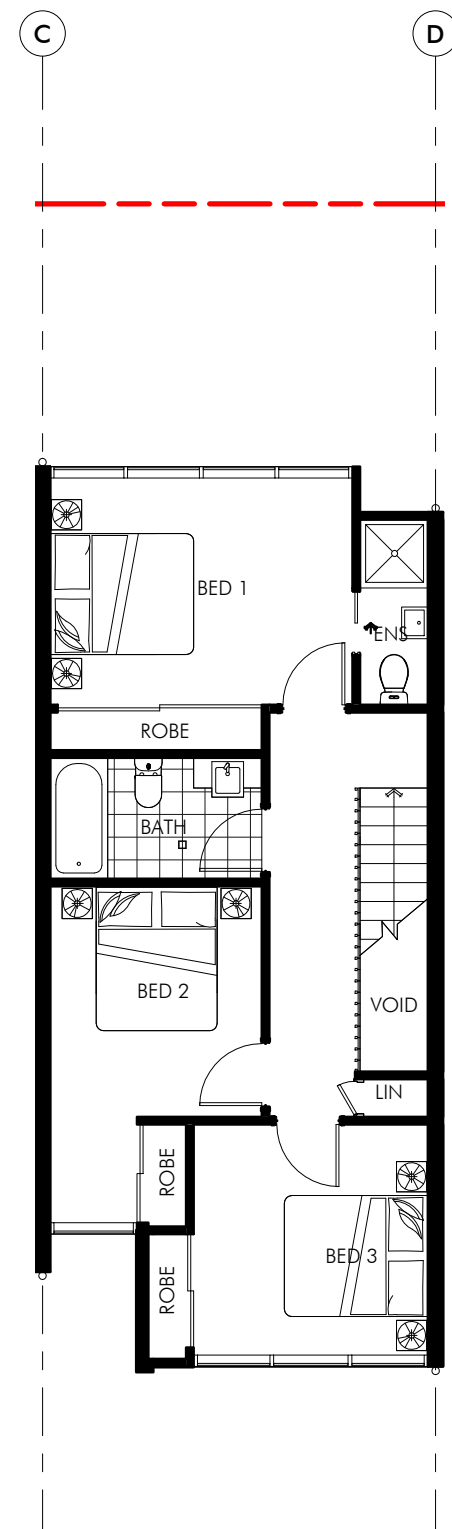
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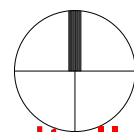
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**1** Level 1  
 1 : 100



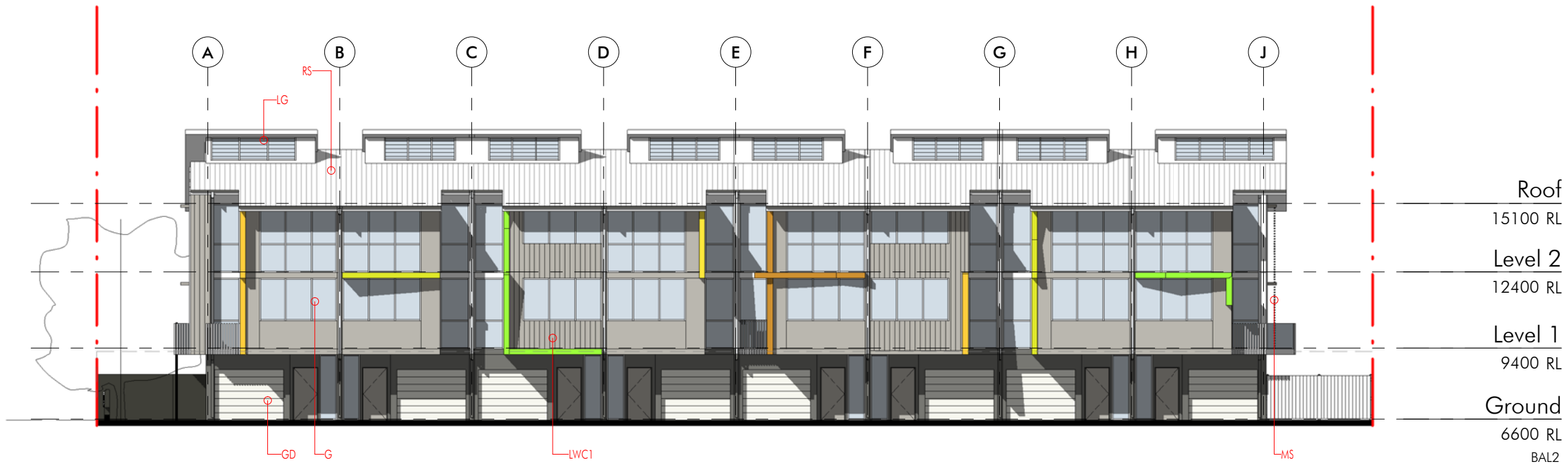
**2** Level 2  
 1 : 100



**AMENDMENT REQUIRED**  
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**1 Street Elevation**  
 - 1 : 200



**2 South Elevation**  
 - 1 : 200

**FINISHES LEGEND**

BAL2	OPAQUE GLASS BALUSTRADE WITH PCOAT FINISH
FB	FEATURE BATTENS
G	GLAZING WITH ALUMINIUM POWDERCOAT FRAME
GD	GARAGE DOOR - POWDERCOAT
LG	LOUVRED GLASS WINDOW
LWC1	PAINTED LIGHTWEIGHT CLADDING TYPE 1
LWC2	PAINTED LIGHTWEIGHT CLADDING TYPE 2
MS	METAL SCREENING WITH POWDERCOAT FINISH
RB	RENDERED AND PAINTED BLOCK WALL
RB-J	RENDERED & PAINTED BLOCK WALL WITH EXPRESSED JOINTS
RS	METAL ROOF SHEETING
TF	TIMBER FENCE
VG	VISION GLAZING

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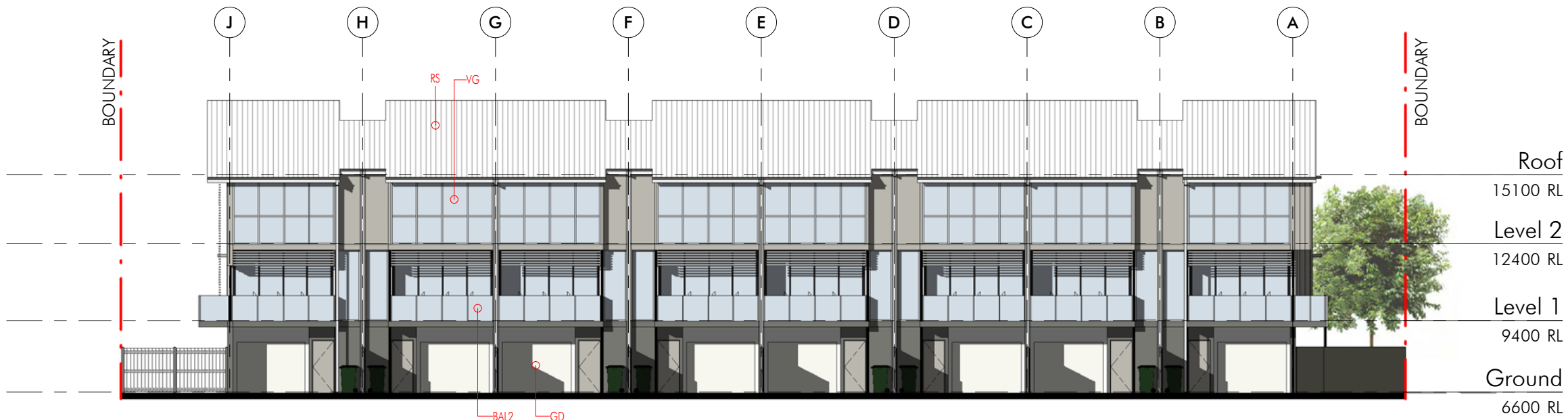
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**1 East Elevation**  
 - 1 : 200



**2 North Elevation**  
 - 1 : 200

**FINISHES LEGEND**

BAL2	OPAQUE GLASS BALUSTRADE WITH PCOAT FINISH
FB	FEATURE BATTENS
G	GLAZING WITH ALUMINIUM POWDERCOAT FRAME
GD	GARAGE DOOR - POWDERCOAT
LG	LOUVRED GLASS WINDOW
LWC1	PAINTED LIGHTWEIGHT CLADDING TYPE 1
LWC2	PAINTED LIGHTWEIGHT CLADDING TYPE 2
MS	METAL SCREENING WITH POWDERCOAT FINISH
RB	RENDERED AND PAINTED BLOCK WALL
RB-J	RENDERED & PAINTED BLOCK WALL WITH EXPRESSED JOINTS
RS	METAL ROOF SHEETING
TF	TIMBER FENCE
VG	VISION GLAZING

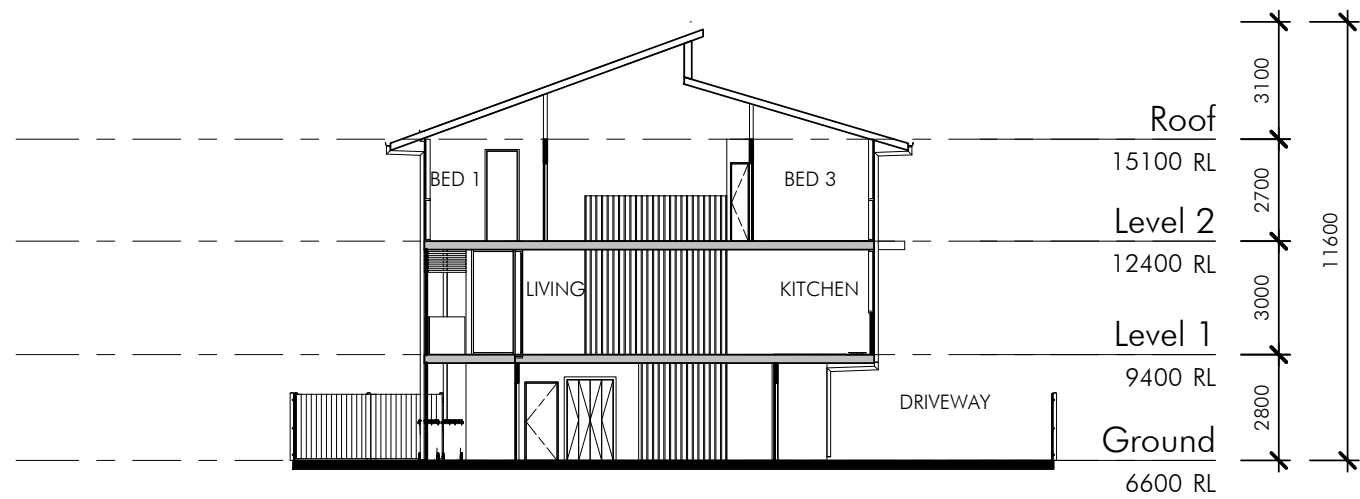
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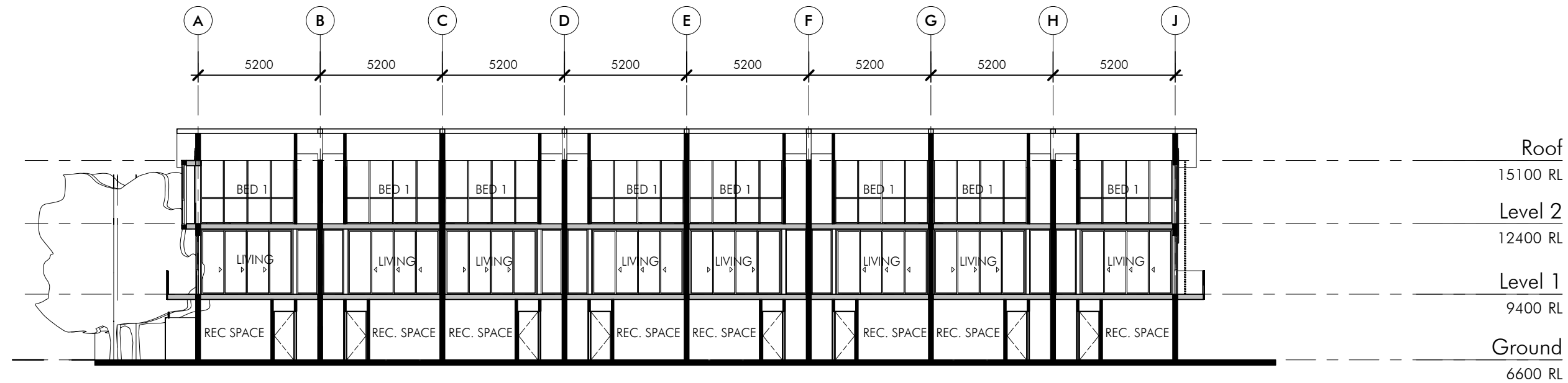
Title Elevations Sheet 2  
 Scale 1 : 200  
 Date 07.03.2012  
 Number 3173\_021 P7  
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**AMENDMENT REQUIRED**  
**SEE DECISION NOTICE**



**1 Section A-A**  
 - 1 : 200



**2 Section B-B**  
 - 1 : 200

Client  
 Marcus Ng

Project  
 Wellington Street Townhouses  
 3 Wellington Street, Mackay

Title  
 Scale 1 : 200  
 Date 07.03.2012  
 Number 3173\_022 P7

Sections

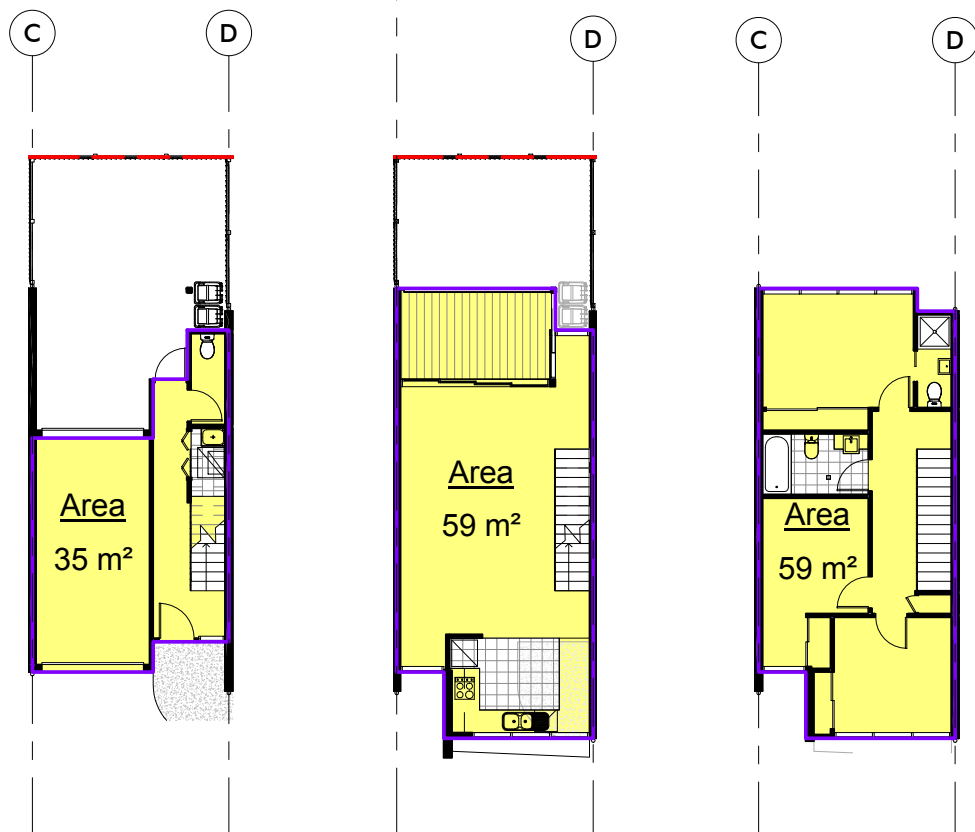


**This is a Mackay Regional Council digitally signed document.**

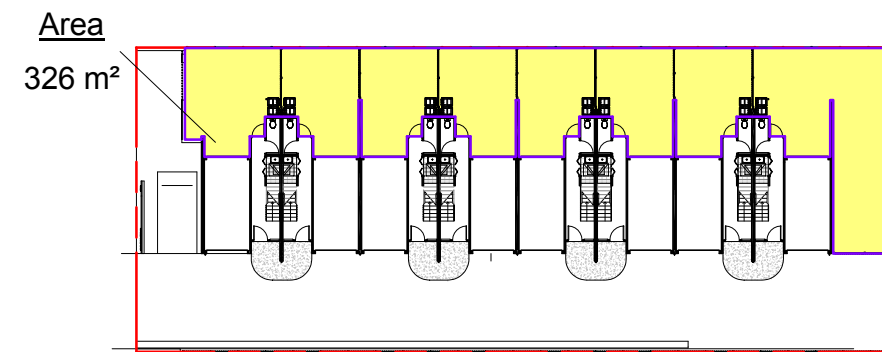
**AMENDMENT REQUIRED**  
**SEE DECISION NOTICE**

PRIVATE RECREATION SPACE

Site: 1012m2  
 Rec area: 326m2  
 Provided: 32%  
 Required: <30%

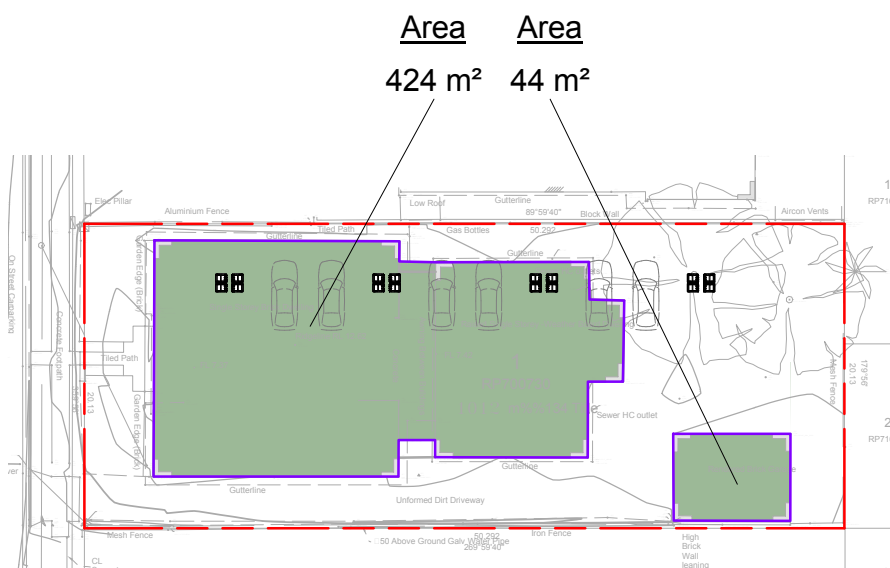


TYPICAL UNIT  
 GROSS BUILDING  
 Ground: 35m2  
 Level 1: 59m2  
 Level 2: 59m2  
 Total: 153m2

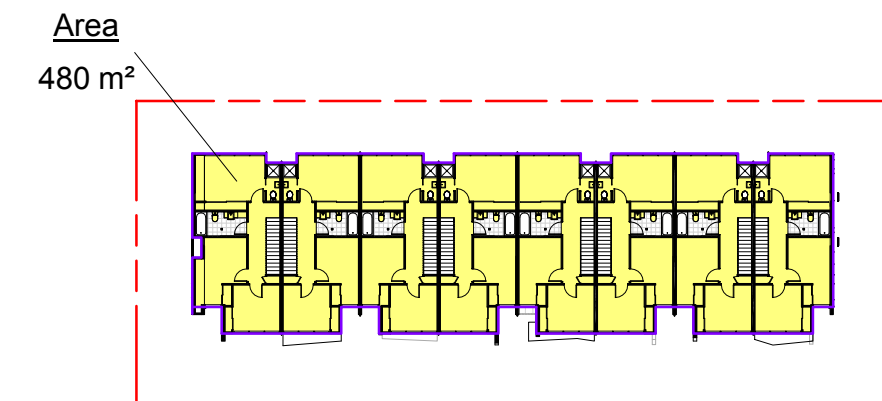


**1 Unit Gross Building Areas**  
 1 : 200 NOTE: AREAS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY SURVEYOR

**2 Private Recreation Space**  
 1 : 500



EXISTING SITE COVER  
 Site: 1012m2  
 House: 424m2  
 Shed: 44m2  
 Total: 160m2  
 Extg %: 45.4%



SITE COVER  
 Site: 1012m2  
 Bldg Area: 480m2  
 Provided: 47%  
 Required: >50%

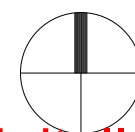
**3 Existing Site Cover**  
 1 : 500

**4 Site Cover**  
 1 : 500

NOTE: AREAS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY SURVEYOR

Client  
 Marcus Ng

Project  
 Wellington Street Townhouses  
 3 Wellington Street, Mackay



Title: Areas and Site Cover  
 Scale: As indicated  
 Date: 07.03.2012  
 Number: 3173\_050 P7  
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### Sustainable Planning Act Appeals

#### **Chapter 7 Part 1 Planning and Environment Court:**

#### **Division 8 – Appeals to court relating to development applications**

- 1) An applicant for a development application may appeal to the court against any of the following -
  - (a) the refusal, or the refusal in part, of the development application;
  - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341;
  - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c), or (d) must be started within 20 business days (the **applicant's appeal period**) after-
  - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
  - (b) otherwise-the day a decision notice was required to be given to the applicant.

#### **462 Appeals by submitters - General**

- (1) A submitter for a development application may appeal to the court only against-
  - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) the part of the approval relating to the assessment manager's decision under section 327
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-
  - (a) the giving of a development approval;
  - (b) any provision of the approval including-
    - (i) a condition of, or lack of condition for, the approval; or
    - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter-
  - (a) withdraws the submission before the application is decided; or
  - (b) has given the assessment manager a notice under section 339(1)(b)(ii)
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

#### **463 Additional and extended appeal rights for submitters for particular development applications**

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to-
  - (a) if the prescribed concurrence agency is the chief executive (fisheries)-development that is-
    - (i) a material change of use of premises for aquaculture; or
    - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment-
  - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
  - (b) a referral agency's response mentioned in subsection (2)

#### **464 Appeals by advice agency submitters**

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about-
  - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.





## Decision Notice Sustainable Planning Act

### NOTICE OF INTENTION TO COMMENCE USE

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Planning Approval	DA-2011-210
Date of Approval	09-May-2012
Approved	Material Change of Use - Multiple Dwelling Units (8)
Location	3 Wellington Street, MACKAY QLD 4740
Property Description	Lot 1 on RP700730

I am hereby notifying you of my intention to commence the approved use on

\_\_\_\_\_ (insert date).

I have read the conditions of the above Decision Notice and believe that all the applicable conditions have been complied with.

Applicant: Marcus Ng

Address: C/- Cardno Humphreys Reynolds Perkins, PO Box 244,  
MACKAY QLD 4740

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Signature of Applicant

Date: \_\_\_\_\_