

KAWAMATA Hiro

From: MCDONALD Rebecca [Rebecca.MCDONALD@projectservices.qld.gov.au]
Sent: Wednesday, 24 March 2010 10:08 AM
To: KAWAMATA Hiro; MORTON Peter
Subject: Palm Cove Drawings
Attachments: Palm Cove - 15 Harpa Street - Plans.pdf

Dear Hiro

No need to give me the details I have them from Marita.

I will phone [redacted] shortly and let you know how it went.

Kind Regards

Rebecca McDonald
 Nation Building - Economic Stimulus Plan
 Program Manager
 Project Services
 Ph: 3898 0784
 Fax: 3225 1341
 Mb: 0423 072 674
 Int Short Dial: 10784
 Email: rebecca.mcdonald@projectservices.qld.gov.au

From: LISTER Marita
Sent: Wednesday, 24 March 2010 9:48 AM
To: MCDONALD Rebecca; PRZYBYLO Peter; MORTON Peter
Subject: FW: Palm Cove Drawings

Good Morning Bec, Peter & Peter,

Hiro Kawamata called this morning wanting someone to call [redacted] that has the issue with the development at **15 Harpa St Palm Cove** and explain the status.

I advised that the last email trace I saw on this matter was from [redacted] on 12/3/2010 (noting that works on site should cease until resolution made) and that I was unaware of what the outcome actually was or who was involved in providing feedback on this query so I am forwarding Hiro's email that he sent me today onto the 3 of you.

Can 1 of you that is across this project please call Hiro back to discuss.

thanks

Marita Lister
 Executive Assistant
 Housing and Property Portfolio
 Project Services | Department of Public Works

Level 4A, 80 George Street Brisbane Queensland 4000 Australia
 T: (07) 32277401
 E: marita.lister@projectservices.qld.gov.au | www.projectservices.qld.gov.au

exceeding expectations

12/04/2010

From: KAWAMATA Hiro [mailto:Hiro.KAWAMATA@communities.qld.gov.au]
Sent: Wednesday, 24 March 2010 9:06 AM
To: LISTER Marita
Cc: MORTON Peter
Subject: FW: Palm Cove Drawings

Marita

As discussed.

Regards

Hiro Kawamata
Executive Director - Strategic Portfolio Management
Communities' Property Portfolio
Department of Communities
(p) 07 3239 6689
(m) 0407 620 925

From: Barron River Electorate Office [mailto:BarronRiver@parliament.qld.gov.au]
Sent: Tuesday, 23 March 2010 10:43 AM
To: NP_49-Sch4
Subject: FW: Palm Cove Drawings

Dear [redacted]

Please find the attached plans you have requested for social housing in Palm Cove.

Please understand these plans are subject to strict copyright rules and are not for distribution as the architect has protection over their intellectual property.

This morning I have spoken with Terry Wood in the Minister for Housing's office, and he will phone you regarding your concerns for the easement on your mobile [redacted]

Regards

Alana
Alana Rushton
A/Electorate Officer for
Steve Wettenhall MP
Member for Barron River and Parliamentary Secretary for Tourism

✉ PO Box 1014 SMITHFIELD Q 4878

☎ 4038 2800

☎ 4038 2801

📧 barronriver@parliament.qld.gov.au www.stevewettenhall.com.au

♻️ Please consider the environment before printing this email

This is an enquiry e-mail via <http://www.stevewettenhall.com.au/> from:

[redacted]

PLEASE ISSUE ME WITH A SET OF CURRENT PLANS for the project at 14 Oliva Street, Palm Cove.

NP_49-Sch4

I have been waiting for 4 weeks now for a set of plans. [redacted] stormwater easement and I would like to know what is being built there [redacted]

Please issue them via return email.

Consider the environment before you print this email.

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Thank you.

KAWAMATA Hiro

From: MCDONALD Rebecca [Rebecca.MCDONALD@projectservices.qld.gov.au]
Sent: Wednesday, 24 March 2010 10:04 AM
To: KAWAMATA Hiro; MORTON Peter
Subject: Harpa and oliva st Palm Cove

Dear Hiro

Peter asked me to give you a call regarding Palm Cove, however your office tells me you have a very heavy schedule of meetings today.

Peter mentioned that you may be wanting someone to phone NP_49-Sch4 to discuss the plans and easement etc.

I am more than happy to do that just let me know who I'm phoning and if there where any other issues I need to address.

Just let me know what you need.

Kind Regards

Rebecca McDonald
Nation Building - Economic Stimulus Plan
Program Manager
Project Services
Ph: 3898 0784
Fax: 3225 1341
Mb: 0423 072 674
Int Short Dial: 10784
Email: rebecca.mcdonald@projectservices.qld.gov.au

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Thank you.

KAWAMATA Hiro

From: COONAN Paul T
Sent: Thursday, 25 March 2010 9:40 AM
To: KAWAMATA Hiro
Subject: FW: Harpa St, Palm Cove -
Attachments: p&e Harpa St Palm Cove.pdf

Paul Coonan
Assistant Director Planning
Planning and Development Branch
Communities' Property Portfolio
Department of Communities

T: (07) 322 77516
M: 0412 057 155
F: (07) 323 83687
E: Paul.COONAN@communities.qld.gov.au

GPO Box 690 Level 8/61 Mary Street
Brisbane QLD 4001 Brisbane QLD

From: MALONE Emma
Sent: Thursday, 25 March 2010 9:33 AM
To: COONAN Paul T
Subject: Harpa St, Palm Cove -

Emma Malone
Planning Officer
Communities' Property Portfolio - Department of Communities

Phone: 322 76249 (76249)
Email: emma.malone@communities.qld.gov.au

Be green, read the screen

RELEASÉ
RTI

NP_R



Project Services

Queensland Government

Department of Public Works

DEVELOPER'S NAME: Tim McGary

SITE ADDRESS: 14 Oliva Street, Palm Cove

Property Inspectors Summary Land Acquisitions Sheet

This section must be completed

Is the Slope Prohibitive to Development No
 Is Architectural Advice Required Yes
 Is there Cross-falls? Comments Yes - from Sout-east cnr to
 North-east cnr (cnr Harpa and Oliva St)

Drainage Can Drainage be Achieved to Street? Yes
 If Not Is an Alternative available? N/A
 Is there Potential overflow Issues?
 Comments: No

Fill Does the Site require fill No

Contamination Is there possible Contamination Issues? No
 Example: Soil dumped on site, extensive fill?
 Comment: Prior use residential

Retaining Is the retaining required to the site? No

Sewerage Is sewerage available? Yes
 Is there encroachments? No
 Is there Uncapped Services? No

Surrounding Dwelling Does the proposed development fit with the surrounding streetscape? Yes

Vegetation Is there a large amount of Vegetation that requires removal prior to construction commencing? No

Existing Dwelling Is demolition No

Is the dwelling likely to be affected by Local Government Character or Demolition Controlled Provisions? No

Ancillary Improvements onsite? \$0

Other Issues affecting the site Proximity to ocean - within 1km

Recommend Purchase Not Recommend Purchase

Additional Inspectors Comments: No

LAND INSPECTION REPORT

For assistance with this form please contact XI Hahn or Julie Webster

Project No 60743	
<input checked="" type="checkbox"/> Land Purchase/Site Report	<input type="checkbox"/> Land Release
Property Address	14 Oliva Street, Pam Cove
Proposed Dwelling	8x1B AP, 1x2B AP, 11x3B AP
Agent Tim McGary	Ph N/A Mobile 0438444400
Tenure N/A	Freehold <input checked="" type="checkbox"/> Leasehold <input type="checkbox"/>
Lot No 65	Plan No RP868442 County Nares Parish Smithfield
Local Authority Calrns Regional Council	Zoning Residential and Tourist Site Area 1565sq.m Electorate Liehardt
Inspector's Summary: Brief description of site: Relatively flat corner block (Oliva and Harpa St). 3x Large trees, 2x Small/Medium trees. Open Drain along eastern boundary. Following action/work is considered necessary before building may proceed: Removal of large trees that interfere with proposed building locations. The accurate completion of this report is essential. With this site information a more accurate assessment may be made of the site and proposal. With this report, the proponent will be confident that the site is suitable for development. From a design point, this information will be beneficial to ensure that the proposed construction will suit the site and be compatible with the surround area.	
I CERTIFY THAT I INSPECTED THIS PROPERTY. <u>Ian Clarke</u> 6/ 8/2009	
Lambert and Rehbein Inspecting Officer	Date

Instructions for completion of Land Purchase/Site Report

1. Complete all sections of the report. If a question is not relevant, mark "N/A"
2. Where a comment is requested, please give details. Continue over page if required.
3. Ensure zoning is correct for the proposed development.
4. Complete a sketch of the subject site on the supplied graph. List all details as shown on Legend.
5. Mark on sketch, construction/developments and land levels of sites surrounding the subject site.
6. Mark on sketch, falls on the site and give details.
7. Site definition:

Side A	=	Left hand side looking from street
Side B	=	Right hand side looking from street
8. Take photographs of the subject site, plus of the surrounding area, i.e. high/low ground near site, surrounding developments and housing.
9. Take photographs of roadways, i.e. if main road fronting site, intersections, changes of directions.
10. Take photographs of site and surrounding landscaping/vegetation also photographs of next door properties, opposite and up and down street.
11. If you are unsure about any information, check with the relevant Authority, i.e. check with Local Authority as to the previous use of site.
12. If site is for other than a Package deal and a house exists on the site, then a full house inspection report is to be completed.
13. Attach contour and detail plans. If unavallable show a sketch plan with spot levels to be at grid spacing of up to seven (7) metre maximum.
14. Ensure sketch plan includes mention of developments on either side of the site and those on opposite side of street.

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FIELD REPORT:

Surrounding Developments (within a two street radius)

Type	Age (Yrs)	Predominant Style	Construction
Detached House	15-20	Highset <input type="checkbox"/>	Brick <input type="checkbox"/>
Town Houses		Lowset <input checked="" type="checkbox"/>	FC sheet <input type="checkbox"/>
Group Housing		Mixed High/Low <input type="checkbox"/>	Planking <input checked="" type="checkbox"/>
Apartments	12-15	Slab <input type="checkbox"/>	Concrete <input checked="" type="checkbox"/>
Other		Flats/Units <input type="checkbox"/>	Other <input type="checkbox"/>
		Number of Floors <input checked="" type="checkbox"/>	

Locality Map (please attach showing the following)

Existing development in the area, eg: residential, commercial, industrial, mixed Residential and Tourist

(Show approximate distance to each facility - in Kilometres)

Primary Education facilities 9 km
 Secondary Education facilities 12.5km
 Tertiary/Adult Education (distance) 27km

<input checked="" type="checkbox"/> Child Care	1.5 km	<input checked="" type="checkbox"/> Religious Facilities	12.5 km
<input checked="" type="checkbox"/> Post Office	12.5 km	<input type="checkbox"/> Public Transport	km
<input checked="" type="checkbox"/> Medical Facilities	2.7 km	<input checked="" type="checkbox"/> Bus Stop	km
<input checked="" type="checkbox"/> Bank	12.5 km	<input checked="" type="checkbox"/> Train Stop	27 km
<input checked="" type="checkbox"/> Hospital	25 km	<input checked="" type="checkbox"/> Train Stop - wheelchair accessible where available	27 km

Predominant development

Possible land use conflicts in proximity (Where)? Eg: Restaurant, Service Station, Panel Beater. None.

LAND INFORMATION:

What is the present use of this land?	Vacant land
What was the former use of this land?	Residential
Is there any visible evidence that the site has been filled?	No
If yes, is there potential land contamination?	Yes Potential for Acid Sulphate Soils
Is there significant vegetation on the site or adjacent?	No 3 large trees, 2 med/sml trees <i>(If yes, provide photos as per Photographic Instruction Sheet)</i>
Is there housing of historical character/significance on the site or adjacent?	No <i>(If yes, provide photos as per Photographic Instruction Sheet)</i>
Is further investigation warranted?	No
Are there issues with Council Wild Life or Trees?	No

Site Frontage Details

Total road reserve (m) . Carriage Way (m) See below Footpath (m) See below
 In front of site . See below

Corner Blocks Carriage Way - 9m Harpa St and 7m Oliva St, Footpath - 3m Harpa and Oliva St

Road Type

- Undivided/Unmarked
- Divide/Multi-lane
- Service Road
- Two-level
- Multi-Lane
- Other
- Cul-de-sac
- Unformed
- Dead End
- Laneway
- Single Centre Line
- Double Centre Line

Is road sealed to kerb? Yes
 If no, will this be required? N/A

Traffic flow direction:

- Two way
- One way

Type of Road Surface:

- Sealed
- Formed Gravel
- Formed Earth
- Unformed

Kerb and Channel

- TYPE: Square Kerb Layback Kerb Earth Only

Footpath Condition

- Level
 - Sloping
 - Bank
- Type of Surface Grassed

Vehicular Crossover:

Is existing vehicular crossover/access suitable for use? No
 If no, comment Existing crossover insufficient for proposed development, new crossover required.
 Is proposed access affected by street furniture or public utility services? No

(If yes, provide photos)

Set back from front boundaries of each neighbouring properties 15m Harpa and 10m Oliva

Soil:

Brief description of soil type Silty Sand
 Is a soil test required as a condition of purchase? Yes

Landscape/Topography:

Will slope create difficulties in construction? No

Is site subject to:

Ponding/poor drainage No	Within 1 km ocean/inlet Yes
Subject to tidal surge Yes	Subject to flood or tide Insert
Flood checks must completed as part of Due Diligence	
Excess erosion/runoff No	Subject to land slip No
Areas of cut or fill No	Is there any obvious seepage No
Are Seepage drains required No	

Fencing:

Type and Condition of existing Fencing:	Type of new fencing recommendation:
Front None	Timber palings <input checked="" type="checkbox"/>
Rear None	Pipe and Chainwire <input type="checkbox"/>
Side A (left) Harpa - No (open drain along border)	Weldmesh <input type="checkbox"/>
Side B (right) Oliva - Yes	Other N/A
Repairs required? No	<input type="checkbox"/> 900m <input type="checkbox"/> 1200 <input type="checkbox"/> 1500 <input checked="" type="checkbox"/> 1800
General type of fencing in area? Timber Palings, Lattice and Block, Wire and Post	

Retaining Walls:

Type and condition of existing retaining walls:	Height:
Front N/A	N/A
Rear N/A	N/A
Side A N/A	N/A
Side B N/A	N/A

Survey Information:

Is re-pegging survey necessary for positioning of dwelling/fencing/	Yes
Are any encroachments evident?	No
If yes, provide details N/A	

Electricity:

Supply authority and depot? Ergon	
Type: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground	Is supply available to site? Yes
If no, give details N/A	

Water:

Is supply available to site? Yes	
Type: <input checked="" type="checkbox"/> Town <input type="checkbox"/> Bore (hot) <input type="checkbox"/> Bore (cold)	Is cooling required? No
Is rain water tank required? No	

Gas:

Supply authority and depot None	Is supply available to site? No
Will supply be made available to site? No	
Type: <input type="checkbox"/> Town <input type="checkbox"/> Reticulated <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Bottled <input type="checkbox"/> LP	

Sewerage and Drainage:

Is sewerage available to the site? Yes
If sewerage is not available, is it planned? No Details N/A
Can stormwater be discharged to the street? Yes If no, give details of discharge N/A

Any outstanding features or issues which could affect the purchase or use of the site? Yes
Comments: Open drain along eastern boundary

Photographs:

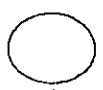
The following photographs are required in either email or compact disc format - "Please provide details on all photographs to identify what/where they are".

- Images of the front elevation of the site
- Images of dwellings or vacant land either side and to the rear of the site
- Images of the street in both directions from the site
- Images of existing fencing (or lack of) to the site
- Images of the predominant vegetation on the site
- Images of the streetscape either side and opposite the site
- Images of the footpath, local council crossover and the kerb and channelling
- Any items of interest including manholes, electricity poles, stormwater inlets etc.

NP_R

Graph

PLOT RELEVANT TREE ON SITE



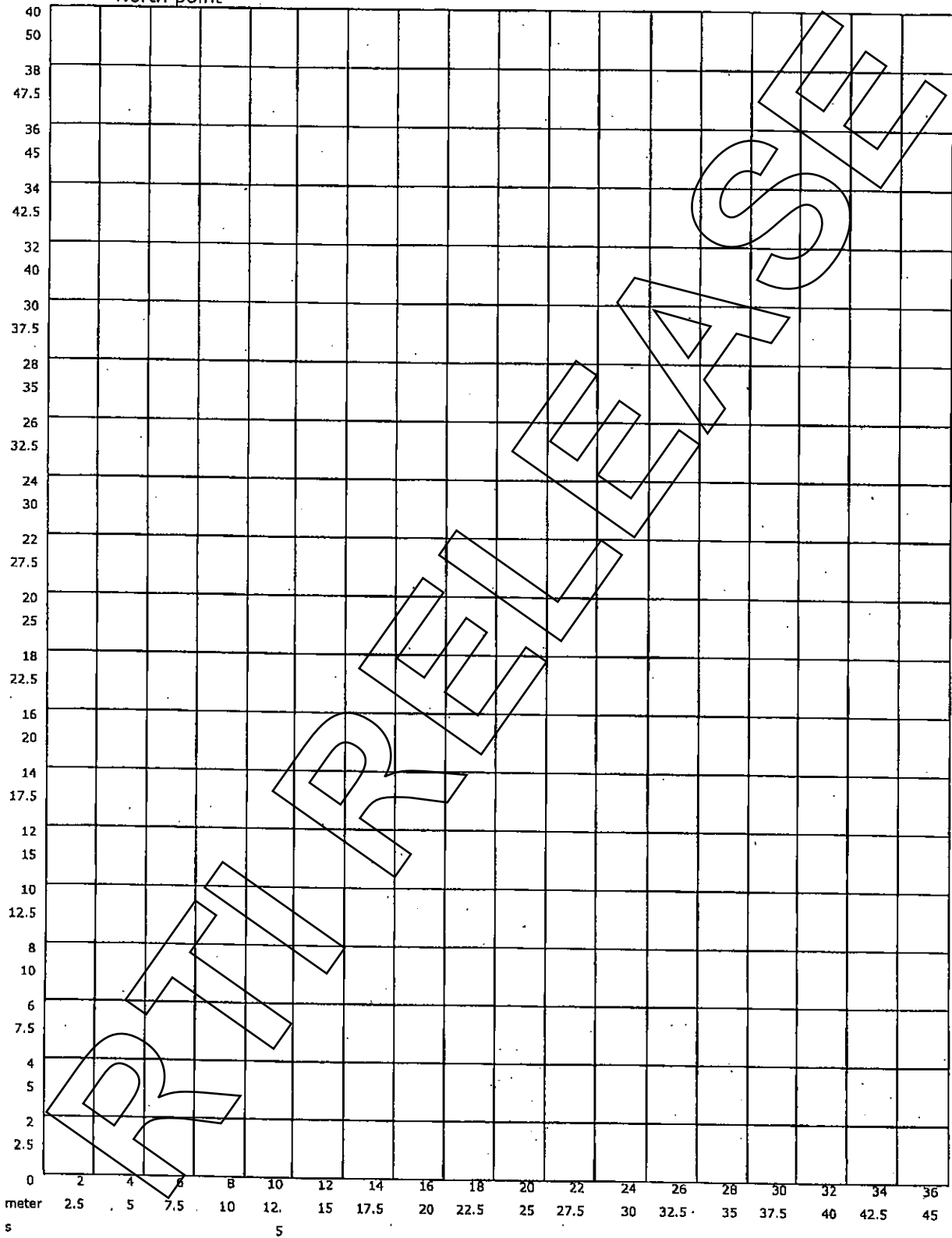
Indicate



Indicate view (



North point



Cross Section

Site from road to rear boundary

HOUSING PORTFOLIO

Issue 1 - 15 July 2005
F-PS-12-04
Page 6 of 10

NP_R

Assessment

Building Services Officer for adequacy of services Comments:	Signed	/ Put In / Put In
--	--------	-------------------

Town Planning Assessment Comments:	Signed:	/ Put In / Put In
--	---------	-------------------

Architect Comment Comments:	Signed:	/ Put In / Put In
---------------------------------------	---------	-------------------

Engineering Assessment Comments:	Signed:	/ Put In / Put In
--	---------	-------------------

Property Officer for Assessment/Recommendation Comments:	Signed: Choose	/ Put in / Put in
--	----------------	-------------------

Director of Housing for Comment Comments:	Signed:	/ Put In / Put In
---	---------	-------------------

Property Portfolio Management Department of Housing for Comment Comments:	Signed:	/ Put in / Put in
---	---------	-------------------

Vegetation Protection Issues

Local Government Vegetation Protection Issues

Is the site included in a local government vegetation protection order or similar instrument?

Yes - Council support should be obtained in relation to the removal of any relevant vegetation

No - No action required

Comments: Enter text

Enter text

Enter text

Enter text

State Planning Policy 1/97 - Conservation of Koalas in Koala Coast

Is the site included in an area affected by State Planning Policy 1/97 - Conservation of Koalas in Koala Coast?

Yes - Consult with Council to determine location for building envelope

No - No action required

Comments: Enter text

Enter text

Enter text

Enter text

Vegetation Management Act 1999

1. Is the site to be developed for a single residence?

Yes - No approval required

No - refer to Question 2

Comments: Enter text

Enter text

Enter text

2. Is the site in an urban area but is located in:

- An area of high nature conservation value
- An area vulnerable to land degradation; or
- A remnant endangered regional ecosystem shown on a regional ecosystem map?

Yes - Application to the Department of Natural Resources and Mines will be required

No - No approval necessary

Comments: remnant endangered regional ecosystem close by does not affect subject property

Enter text

Enter text

Environmental Planning Resource Manual

Is the site included in an area identified as having significant vegetation?

Yes - Consult with Council to determine location for building envelope

No - No action required

Comments: Enter text

Enter text

Enter text

Enter text

Heritage and Character Issues

Local Government Heritage Register

Is the site included in a local government heritage register?

Yes - Council support should be obtained in relation to the removal of any buildings

No - No action required

Comments: Enter text

Enter text

Enter text

Enter text

Local Government Character and Demolition Control Provisions

Do local government character or demolition control provisions affect the site?

Yes - Council support should be obtained in relation to the removal of any buildings

No - No action required

Comments: Enter text

Enter text

Enter text

Enter text

Environmental Issues

Are there special environmental issues where specific consultation is required?

Yes

No - No action required

Comments: referral to DERM for advice only due to referable area buffer, there is some RE close by, developers should be aware of this during development planning.

Enter text

Enter text

Enter text

REFERRAL

From: KAWAMATA Hiro [mailto:Hiro.KAWAMATA@communities.qld.gov.au]
Sent: Wednesday, 24 March 2010 1:14 PM
To: MCDONALD Rebecca
Subject: RE: Palm Cove Drawings

Rebecca

Thank you for acting on this quickly.

Do you know if we have "an artist's impression" type of pictures/graphics on the Palm Cove project like the ones for Trinity Park?

Regards,
Hiro

Hiro Kawamata
Executive Director - Strategic Portfolio Management
Communities' Property Portfolio
Department of Communities
(p) 07 3239 6689
(m) 0407 620 925

From: MCDONALD Rebecca [mailto:Rebecca.MCDONALD@projectservices.qld.gov.au]
Sent: Wednesday, 24 March 2010 10:08 AM
To: KAWAMATA Hiro; MORTON Peter
Subject: Palm Cove Drawings

Dear Hiro

No need to give me the details I have them from Marita.

NP_R

12/04/2010

I will phone [redacted] shortly and let you know how it went.

Kind Regards

Rebecca McDonald
Nation Building - Economic Stimulus Plan
Program Manager
Project Services
Ph: 3898 0784
Fax: 3225 1341
Mb: 0423 072 674
Int Short Dial: 10784
Email: rebecca.mcdonald@projectservices.qld.gov.au

From: LISTER Marita
Sent: Wednesday, 24 March 2010 9:48 AM
To: MCDONALD Rebecca; PRZYBYLO Peter; MORTON Peter
Subject: FW: Palm Cove Drawings

Good Morning Bec, Peter & Peter,

Hiro Kawamata called this morning wanting someone to call [redacted] NP_49-Sch4 has the issue with the development at **15 Harpa St Palm Cove** and explain the status.

I advised that the last email trace I saw on this matter was from [redacted] on 12/3/2010 (noting that works on site should cease until resolution made) and that I was unaware of what the outcome actually was or who was involved in providing feedback on this query so I am forwarding Hiro's email that he sent me today onto the 3 of you.

Can 1 of you that is across this project please call Hiro back to discuss.

thanks

Marita Lister
Executive Assistant
Housing and Property Portfolio
Project Services | Department of Public Works

Level 4A, 80 George Street Brisbane Queensland 4000 Australia
T: (07) 32277401
E: marita.lister@projectservices.qld.gov.au | www.projectservices.qld.gov.au

exceeding expectations

From: KAWAMATA Hiro [<mailto:Hiro.KAWAMATA@communities.qld.gov.au>]
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To: LISTER Marita
Cc: MORTON Peter
Subject: FW: Palm Cove Drawings

Marita

As discussed.

12/04/2010

Regards

Hiro Kawamata
Executive Director - Strategic Portfolio Management
Communities' Property Portfolio
Department of Communities
(p) 07 3239 6689
(m) 0407 620 925

From: Barron River Electorate Office [mailto:BarronRiver@parliament.qld.gov.au]

Sent: Tuesday, 23 March 2010 10:43 AM

NP_49-Sch4

Subject: FW: Palm Cove Drawings

Dear [redacted]

Please find the attached plans you have requested for social housing in Palm Cove.

Please understand these plans are subject to strict copyright rules and are not for distribution as the architect has protection over their intellectual property.

This morning I have spoken with Terry Wood in the Minister for Housing's office, and he will phone you regarding your concerns for the easement on your mobile [redacted]

Regards

Alana

Alana Rushton
A/Electorate Officer for

Steve Wettenhall MP

Member for Barron River and Parliamentary Secretary for Tourism

✉ PO Box 1014 SMITHFIELD Q 4878

☎ 4038 2800

📠 4038 2801

📧 barron.river@parliament.qld.gov.au www.stevewettenhall.com.au

🌳 Please consider the environment before printing this email

This is an enquiry e-mail via <http://www.stevewettenhall.com.au/> from:

[redacted]

PLEASE ISSUE ME WITH A SET OF CURRENT PLANS for the project at 14 Oliva Street, Palm Cove.

[redacted]

I have been waiting for 4 weeks now for a set of plans. [redacted]
stormwater easement and I would like to know what is being built there [redacted]

[redacted]

Please issue them via return email.

Consider the environment before you print this email.

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Thank you.

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Privacy Act 2009 (Qld). Personal information will only be used for official purposes, e.g. monitoring Departmental Personnel's compliance with Departmental Policies. Personal information will not be divulged or disclosed to others, unless authorised or required by Departmental Policy and/or law.

Thank you.

RTI RELEASE

NP_R

KAWAMATA Hiro

From: KAWAMATA Hiro
Sent: Thursday, 18 March 2010 9:53 AM
To: GOTTARDO Louise
Subject: RE: 24 Harbour Drive
Attachments: Palm Cove - 15 Harpa Street - Letter sent to Council - 24 November 2009.pdf

Louise

A letter was sent to the CEO of the Cairns Regional Council on 24 November 2009 (as attached). This letter informed the Council of the Director-General's determination and the department's intention in relation to the project along with a set of drawings.

No reply was received by Project Services in response to the letter.

Regards,
Hiro

Hiro Kawamata
Executive Director - Strategic Portfolio Management
Communities' Property Portfolio
Department of Communities
(p) 07 3239 6689
(m) 0407 620 925

From: GOTTARDO Louise
Sent: Thursday, 18 March 2010 9:29 AM
To: KAWAMATA Hiro
Subject: FW: 24 Harbour Drive

Hiro, Bette would like you to get back to her on this urgently – can you give me a call please.

With thanks

Louise Gottardo - Executive Coordinator - Office of the Associate Director-General, Strategy, Policy, Programs and Performance - Department of Communities
Tel: 322 22641 Mobile: 0434 367 050
louise.gottardo@communities.qld.gov.au

From: Ann Downey [mailto:Ann.Downey@communities.qld.gov.au]
Sent: Thursday, 18 March 2010 9:24 AM
To: KILL Bette
Cc: GOTTARDO Louise
Subject: FW: 24 Harbour Drive

Bette – given Damian is travelling with Linda today can you get this checked for me as soon as possible.
Thank you.
Ann

Ann Downey - Director - Office of the Director-General Department of Communities
Tel: 322 78599 - Fax: 3235 4327 - Mobile: 0434 364 910
ann.downey@communities.qld.gov.au

NP_R

From: Kerryn Manifold [mailto:Kerryn.Manifold@ministerial.qld.gov.au]
Sent: Thursday, 18 March 2010 9:14 AM
To: Ann Downey
Subject: FW: 24 Harbour Drive

Hi Ann...

I seem to remember at the time that I was told the same information applied to the Palm Cove development. Can you please confirm this. Particularly, I want to be sure it's accurate if the min says "Cairns council was made aware of both developments and has indicated neither are substantially inconsistent with the local planning scheme".

From: Ann Downey [mailto:Ann.Downey@communities.qld.gov.au]
Sent: Friday, 26 February 2010 11:12 AM
To: Claudia Whitton; Terry Wood; Kerryn Manifold
Subject: FW: 24 Harbour Drive

Good morning - DG has signed the Trinity Bay development brief. Damian Lavercombe has provided the following dot points to support your announcement. Let me know if we need to do anything more on this.
Ann

The project at 24 Harbour Drive, Trinity Park is for 19 two-bedroom apartments on a 3831 m² site. It is one of the projects being delivered under the Nation Building and Jobs Program

The Nation Building and Jobs Plan is aimed at providing housing assistance; maximising the participation of not-for-profit providers in the management of housing; and maximising the economic stimulus effect. Timely economic stimulus aimed at supporting growth and jobs is a key objective.

The Far North Region has a high unemployment rate.

The unit complex will be managed by a registered community housing organisation. Access Housing is the preferred organisation for the region.

It is intended that the units will accommodate low income earners who work in the Cairns region, and people with a disability who will benefit from being housed in the 4 accessible units in the complex.

The department has been advised by the Cairns Regional Council that the establishment of 19 multiple units over the site is considered to be in accordance with the Earl Hill South Special Facilities approval. The project complies with the proposed development criteria for the Earl Hill South Multi-Unit Lots in relation to site density, population allocation, site coverage, building setbacks and height of buildings and structures.

The Director-General has determined that the project is not substantially inconsistent with the relevant planning scheme under the Sustainable Planning Act 2009 Chapter 9 Part 5. The project will, therefore, progress to construction.

(See this link for labour force snapshot: <http://www.workplace.gov.au/lmip/LabourForceData/Queensland?cid=UnemploymentByLFR%7CState%7CQLD%7CLFR%7Canon%7CLabour%20Market>)

Ann Downey - Director - Office of the Director-General Department of Communities
Tel: 322 78599 - Fax: 3235 4327 - Mobile: 0434 364 910
ann.downey@communities.qld.gov.au

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NP_R

24 November 2009

Chief Executive Officer
Cairns Regional Council
Planning and Development Services
PO Box 359
Cairns Qld 4870

Attn: Planning & Development Manager

Dear Sir/Madam,

**PROPOSED PUBLIC HOUSING DEVELOPMENT
15 HARPA STREET, PALM COVE**

Project Services, a Business Unit within the Department of Public Works, has been appointed to act on behalf of the Department of Communities in relation to the carrying out of public housing developments in accordance with Chapter 5 Part 6 of the *Integrated Planning Act 1997* (IPA).

It is the Department's intention to develop the above site, described as Lot 65 on RP868442 for the purpose of developing Eighteen, two-bedroom apartments.

The project is being undertaken under the Nation Building Economic Stimulus Plan (NBESP). The Federal Government is providing some \$1.2 billion towards the NBESP to be completed or committed by June 2011. The State Government has undertaken to deliver a program of 4,000 units of social housing under this Plan.

I advise that the Director General, Department of Communities has determined that, in accordance with Chapter 5 Part 6.4.1 of the *Integrated Planning Act 1997*, the project at 15 Harpa Street, Palm Cove is 'not substantially inconsistent' with the relevant Planning Scheme and will progress to construction. In accordance with the requirements of IPA Chapter 5 Part 6.5.5, this letter and the enclosed drawings provide information regarding the proposed public housing development.

Should you have any further queries relating to this matter please do not hesitate to contact this office on 3227 8750.

Yours sincerely,



Kelly Graham
Town Planner
Housing & Property Portfolio
Project Services

Brisbane Office
Level 4 80 George Street Brisbane
GPO Box 2906 Brisbane
Queensland 4001

Telephone 07 3227 8790
Facsimile 07 3227 8790
Kelly.graham@projectservices.qld.gov.au

Assured to AS/NZS ISO 9001:1994
Environmental Management to
AS/NZS ISO 14001:1996

NP_R

KAWAMATA Hiro

From: KAWAMATA Hiro
Sent: Wednesday, 24 March 2010 9:06 AM
To: [Redacted]
Cc: MORTON Peter
Subject: FW: Palm Cove Drawings
Attachments: Palm Cove - 15 Harpa Street - Plans.pdf

Marita

As discussed.

Regards

Hiro Kawamata
Executive Director - Strategic Portfolio Management
Communities' Property Portfolio
Department of Communities
(p) 07 3239 6689
(m) 0407 620 925

From: Barron River Electorate Office [mailto:BarronRiver@parliament.qld.gov.au]
Sent: Tuesday, 23 March 2010 10:43 AM
To: NP_49-Sch4 [Redacted]
Subject: FW: Palm Cove Drawings

Dear [Redacted]

Please find the attached plans you have requested for social housing in Palm Cove.

Please understand these plans are subject to strict copyright rules and are not for distribution as the architect has protection over their intellectual property.

This morning I have spoken with Terry Wood in the Minister for Housing's office, and he will phone you regarding your concerns for the easement on your mobile [Redacted]

Regards

Alana
Alana Rushton
A/Electorate Officer for
Steve Wettenhall MP
Member for Barron River and Parliamentary Secretary for Tourism
✉ PO Box 1014 SMITHFIELD Q 4878
☎ 4038 2800
☎ 4038 2801
✉ barron.river@parliament.qld.gov.au www.stevewettenhall.com.au
♻ Please consider the environment before printing this email

This is an enquiry e-mail via <http://www.stevewettenhall.com.au/> from:

[Redacted]

PLEASE ISSUE ME WITH A SET OF CURRENT PLANS for the project at 14 Oliva Street, Palm

Cove.



I have been waiting for 4 weeks now for a set of plans. stormwater easement and I would like to know what is being built there

NP_49-Sch4

Please issue them via return email.

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