

Administration Office

64 - 66 Front St Mossman

P 07 4099 9444

F 07 4098 2902

6 September 2023

Enquiries: Rebecca Taranto
Our Ref: BW 2021_4445/2, BW 2021/4445/1, MCUC 2016/1667 (Doc ID:1181157)
Your Ref: 2023-07-70

Dr. Russell Joshua
C/- Daniel Favier (Aspire Town Planning)
PO Box 1040
MOSSMAN QLD 4873

Dear Sir/Madam

**Development Application for Minor Change to Building Work Assessable Against the
Planning Scheme, Approval BW 2021/4445 (Demolition, Addition and Renovation)
At 63 Stonewood Road Diwan
On Land Described as Lot 196 on RP40952**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: BW 2021_4445/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Concurrence Agency Response
 - Reasons for Decision - response to properly made submissions.
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 78, s78A, s79, s81, s81A and s83 of the Planning Act 2016

Applicant Details

Name: R S Joshua

Postal Address: C/- Daniel Favier (Aspire Town Planning)
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Property Details

Street Address: 63 Stonewood Road Diwan

Real Property Description: LOT: 196 RP: 740952

Local Government Area: Douglas Shire Council

Details of Proposed Development

Application has been made for a Change Application (Minor Change) to vary Decision Notice BW2021_4445 for renovations, extensions and demolition.

Decision

Date of Decision: 6 September 2023

Decision Details: Approved whereby;

1. The design of the development is in accordance with the following table of Approved Drawing(s) and / or Document(s).

Approved Drawing(s) and/or Document(s)

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
3D Views	Greg Skyring Plan 304-19, sheet 1 of 10	21 January 2022
3D View - Front	Greg Skyring Plan 304-	21 January

right	19, sheet 2 of 10	2022
Site Plan	Greg Skyring Plan 304-19, sheet 4 of 10	21 January 2022
Floor Plan-Proposed	Greg Skyring Plan 304-19, sheet 6 of 10	21 January 2022
Floor Plan-Undercroft	Greg Skyring Plan 304-19, sheet 7 of 10	21 January 2022
Elevations-sheet 1	Greg Skyring Plan 304-19, sheet 8 of 10	21 January 2022
Elevations-sheet 1	Greg Skyring Plan 304-19, sheet 9 of 10	21 January 2022
Floor Plan, Elevations-Carport	Greg Skyring Plan 304-19, sheet 10 of 10	21 January 2022
Cut/ Fill Plan	ARO Plan ARO0096-SK02	24 January 2022
Vegetation Survey	ARO Plan ARO0096-SK03	21 January 2022
<u>3D Views-Sheet 1</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 1 of 7 Rev D</u>	<u>16 August 2023</u>
<u>3D Views-Sheet 2</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 2 of 7 Rev D</u>	<u>16 August 2023</u>
<u>Site Plan</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 3 of 7 Rev D</u>	<u>16 August 2023</u>
<u>Floor Plan Residence</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u>	<u>Submitted with Application on 18 August</u>

	<u>Sheet 4 of 7 Rev D</u>	<u>2023</u>
<u>Elevations - Sheet 1</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 5 of 7 Rev D</u>	<u>16 August 2023</u>
<u>Elevations- Sheet 2</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 6 of 7 Rev D</u>	<u>16 August 2023</u>
<u>Carport and Undercroft Floor Plans, Carport Elevations</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 7 of 7 Rev D</u>	<u>16 August 2023</u>
<u>Area Plan</u>	<u>Greg Skyring Design and Drafting Pty Ltd</u> <u>Plan Number 206-23</u> <u>Sheet 7 of 8 Rev D</u>	<u>Submitted with Further Issues Response on 6 September 2023</u>

2. The following conditions and advices are included on the approval:

Assessment Manager Conditions

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Clearing Limitation

3. ~~Clearing is limited to the tree species as detailed in the ARO Drawing ARO0096-SK03.~~

Landscaping

4. ~~Prior to commencement of use provide a remediation and landscaping plan to be endorsed by the Chief Executive Officer. The plan must detail plant locations, plant size and must be in accordance with Planning Scheme Policy SC6.7 Landscaping.~~

Prescribed Activity Permit

5. Obtain a prescribed activity permit in accordance with Council's *Subordinate Local Law No. 1- Administration-2020* for the use of the Stonewood Road cul-de-sac for plant and material storage prior to the issued of a Development Permit for Building Work.

Erosion and Sediment Control

6. ~~All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and must comply with the following:~~
 - a. ~~A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to the issue of a Development Permit for Building Work.~~
 - b. ~~Measures nominated in the ESCP must be implemented prior to commencement of any earthworks.~~
 - c. ~~The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.~~

Geotechnical Report

7. ~~All works must be carried out in accordance with the requirements and recommendations from the Geotechnical Report ARO0096, certified by Rudd Rankine RPEQ 8452.~~

Building Colours

8. Prior to the issue of a Development Permit for Building Work, the external colours of the building must be submitted to Council for endorsement by the Chief Executive Officer. The external building colours must be reflective of the surrounding natural environment and must not be white or metallic.

System Sizing for On-site Effluent Disposal System

9. The office and media room are not to be used as bedrooms unless endorsed by the Chief Executive Officer.

Approved Clearing

10. This Approval permits the clearing of exotic vegetation adjacent to the existing Dwelling to facilitate the construction of the verandah. No other vegetation removal is permitted.

ADVICE

1. This approval for the minor change, granted under the provisions of the *Planning Act 2016*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.
2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

3. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
4. For information relating to the *Planning Act 2016* log on to www.dsdmip.qld.gov.au . To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.
5. All other requirements of the Decision Notices MCUC 1667/2016- Dwelling House, remain unchanged.

A copy of the original Decision Notices is attached.

Further Development Permits

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

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

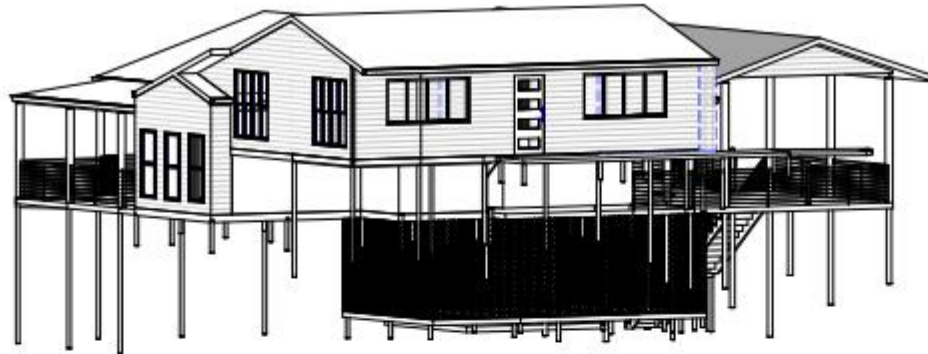
This approval, granted under the provisions of the *Planning Act 2016*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

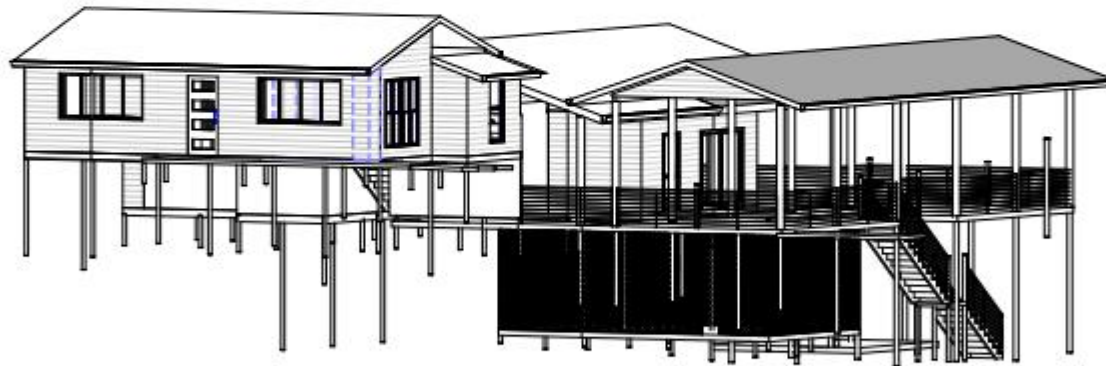
The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s)

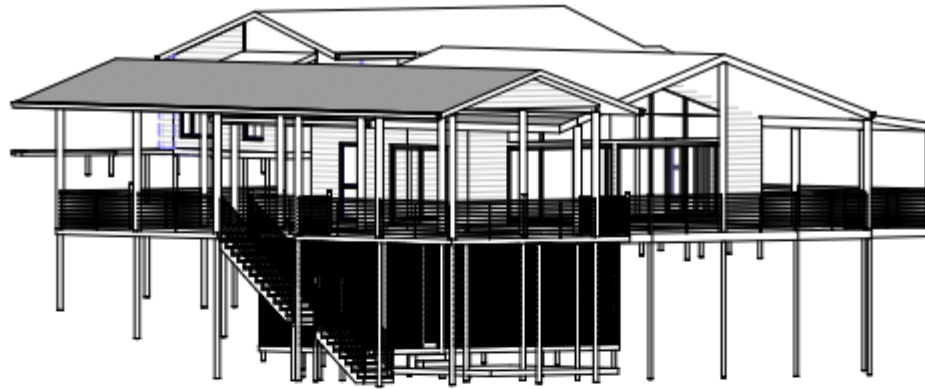


1 3D - Front Left

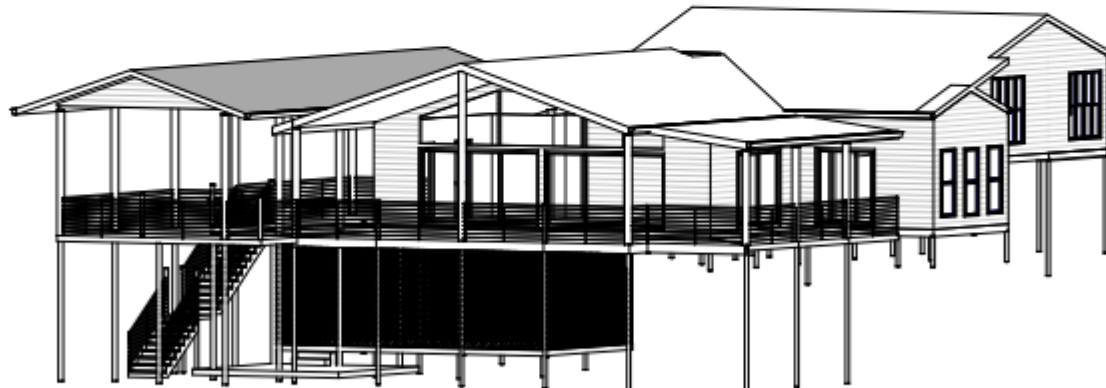


2 3D - Front Right

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No 1040371</small> 11 Noll Close, Mossman Q. 4873 <small>Phone/Fax: (377) 49983961</small> <small>Mobile: 0419212652</small> <small>Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Additions and Alterations to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN	CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 206-23	SHEET 1 of 7
		SCALES	PLAN TITLE 3D Views - Sheet 1	DATE OF ISSUE 16.08.23	REV D



1 3D - Rear Left



2 3D - Rear Right

GREG SKYRING
Design and DRAFTING Pty. Ltd.
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11 Noll Close,
Mossman Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Additions and Alterations
to Existing Residence,
L196 RP740952,
63 Stonewood Road, DIWAN

CLIENT
R. Joshua

WIND CLASS
C2

PLAN NUMBER
206-23

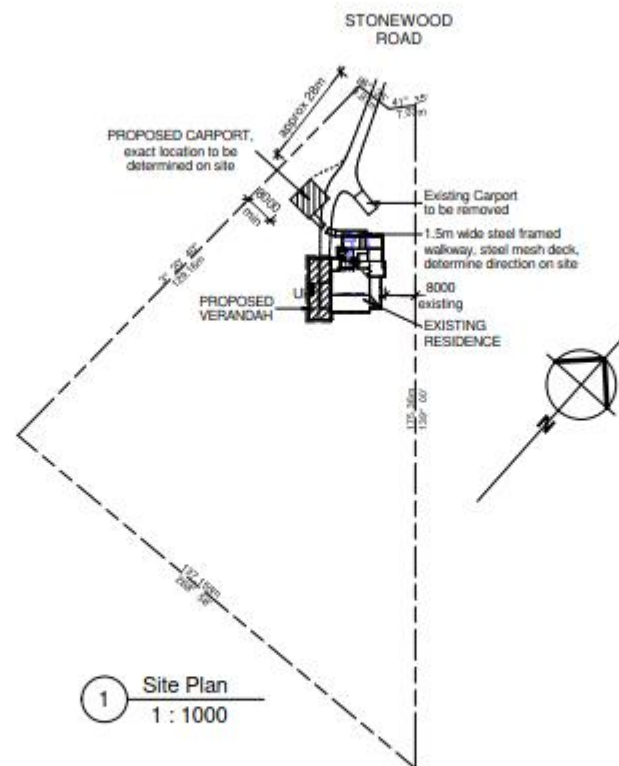
SHEET
2 of 7

SCALES

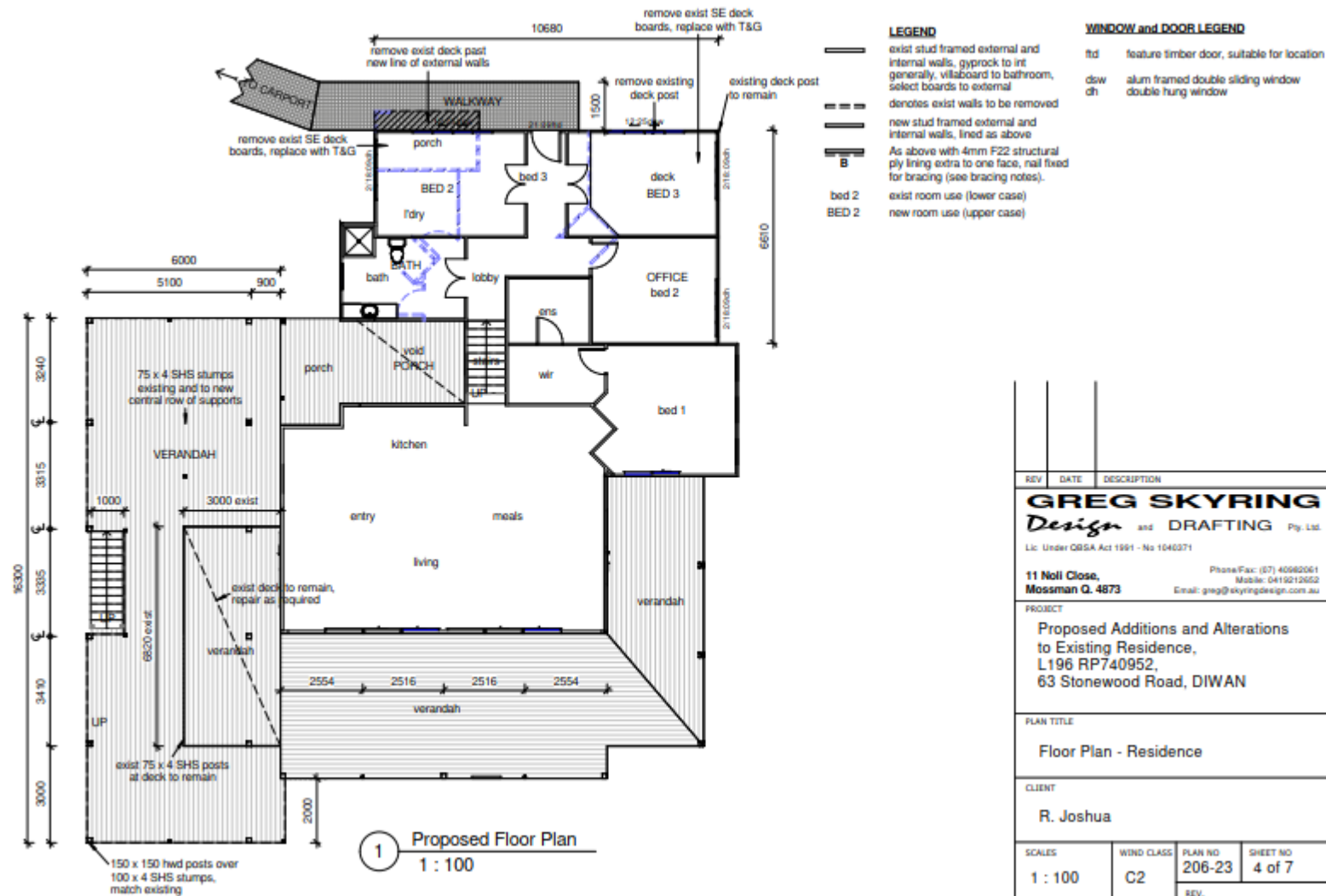
PLAN TITLE
3D Views - Sheet 2

DATE OF ISSUE
16.08.23

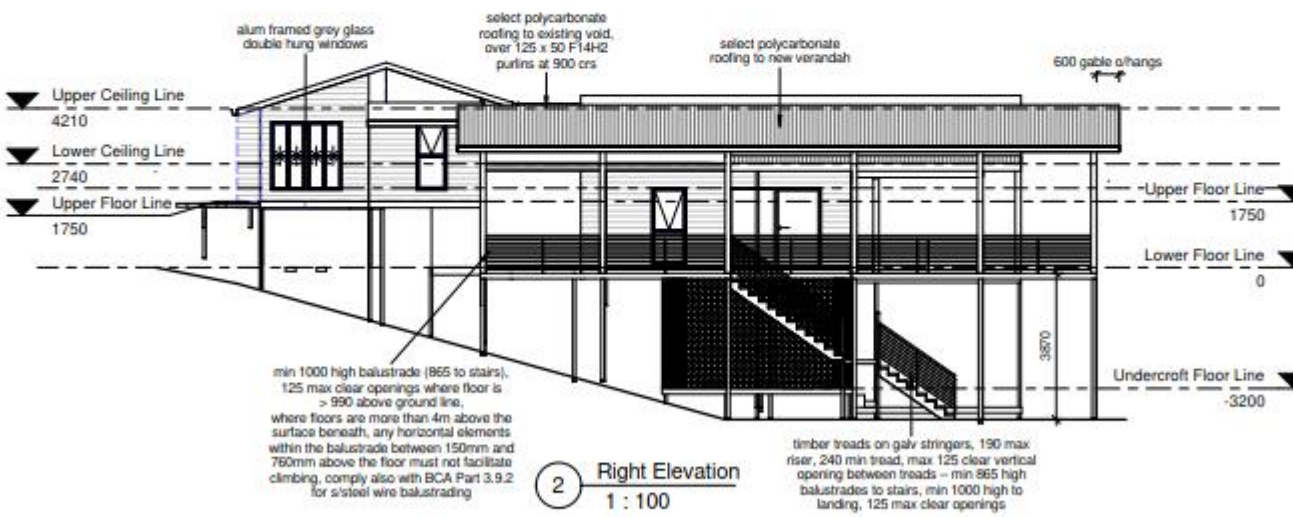
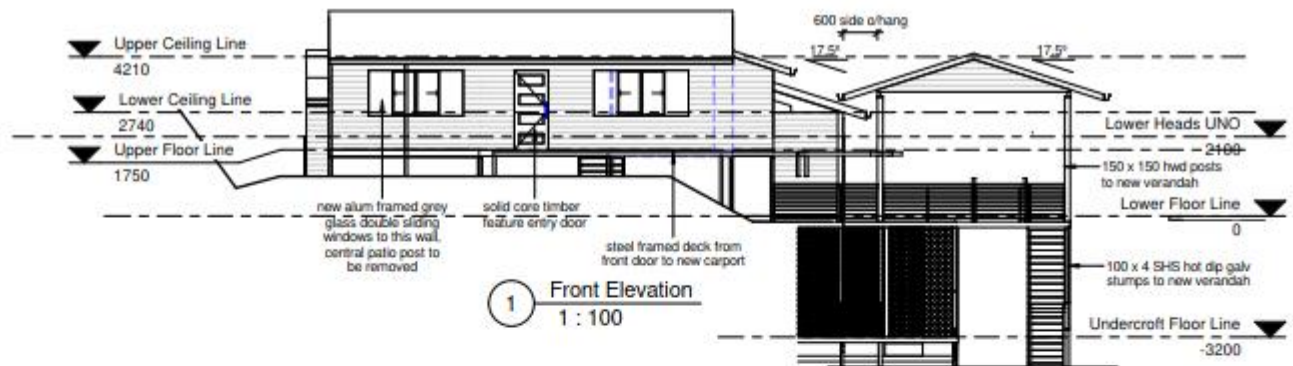
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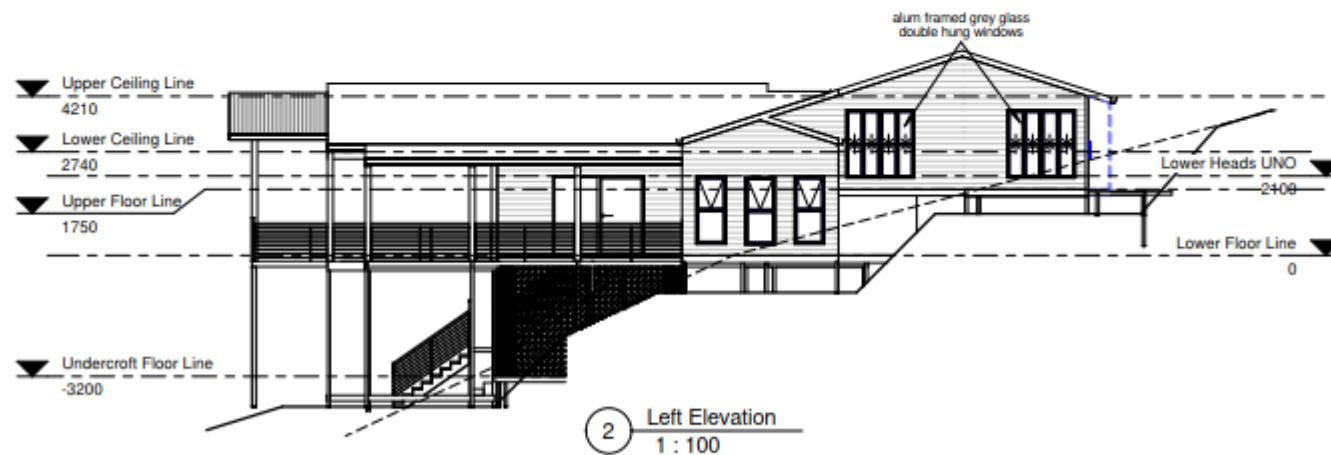
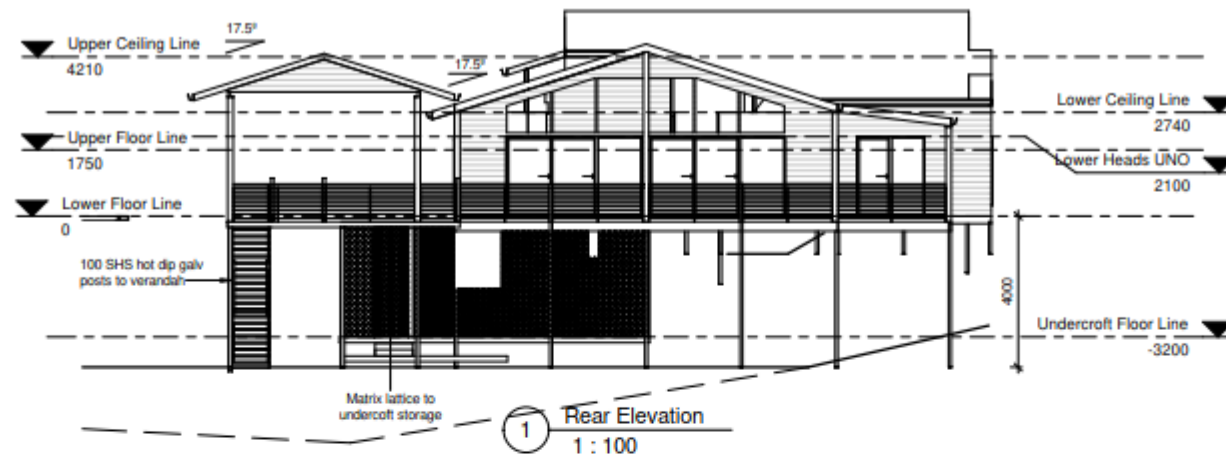
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic: Under QBSA Act 1991 - No 1040371</small> 11 Noll Close, Mossman Q. 4873 <small>Phone/Fax: (07) 49882841 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Additions and Alterations to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN	CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 206-23	SHEET 3 of 7
		SCALES 1 : 1000	PLAN TITLE Site Plan	DATE OF ISSUE 16.08.23	REV D



REV	DATE	DESCRIPTION
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic: Under QBSA Act 1991 - No 1040371 11 Noll Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au		
PROJECT Proposed Additions and Alterations to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN		
PLAN TITLE Floor Plan - Residence		
CLIENT R. Joshua		
SCALES 1 : 100	WIND CLASS C2	PLAN NO 206-23
		SHEET NO 4 of 7
		REV. D



GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No 1040371</small> 11 Noll Close, Mossman Q. 4873 <small>Phone/Fax: (07) 43982361 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Additions and Alterations to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN	CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 206-23	SHEET 5 of 7
		SCALES 1 : 100	PLAN TITLE Elevations - Sheet 1	DATE OF ISSUE 16.08.23	REV D



GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under QBSA Act 1991 - No 1040371
11 Noll Close,
Mossman Q. 4873
Phone/Fax: (07) 48982951
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Additions and Alterations
to Existing Residence,
L196 RP740952,
63 Stonewood Road, DIWAN

CLIENT
R. Joshua

WIND CLASS
C2

PLAN NUMBER
206-23

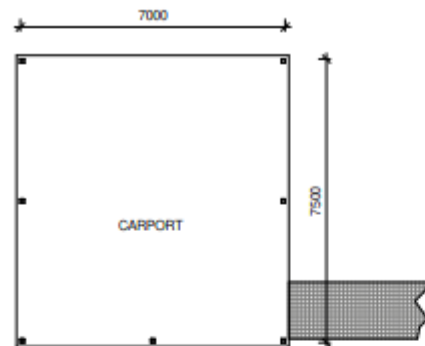
SHEET
6 of 7

SCALES
1 : 100

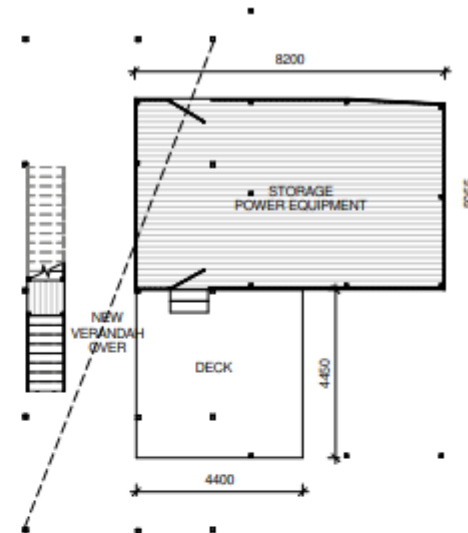
PLAN TITLE
Elevations - Sheet 2

DATE OF ISSUE
16.08.23

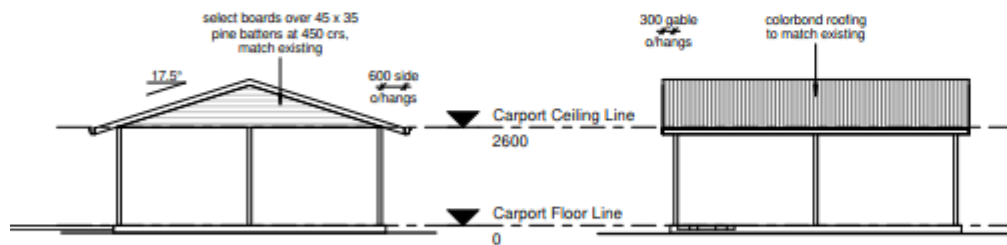
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1 Carport Floor Plan
1 : 100



4 Undercroft Floor Plan
1 : 100



2 Carport Front Elevation
1 : 100

floor line to be confirmed
and distance off side boundary

3 Carport Side Elevation
1 : 100

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic. Under QBQA Act 1991 - No 1040371
11 Noll Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Additions and Alterations
to Existing Residence,
L196 RP740952,
63 Stonewood Road, DIWAN

CLIENT
R. Joshua

WIND CLASS
C2

PLAN NUMBER
206-23

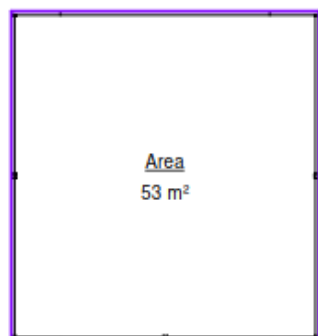
SHEET
7 of 7

SCALES
1 : 100

PLAN TITLE
Carport & Undercroft Floor
Plans, Carport Elevations

DATE OF ISSUE
16.08.23

REV
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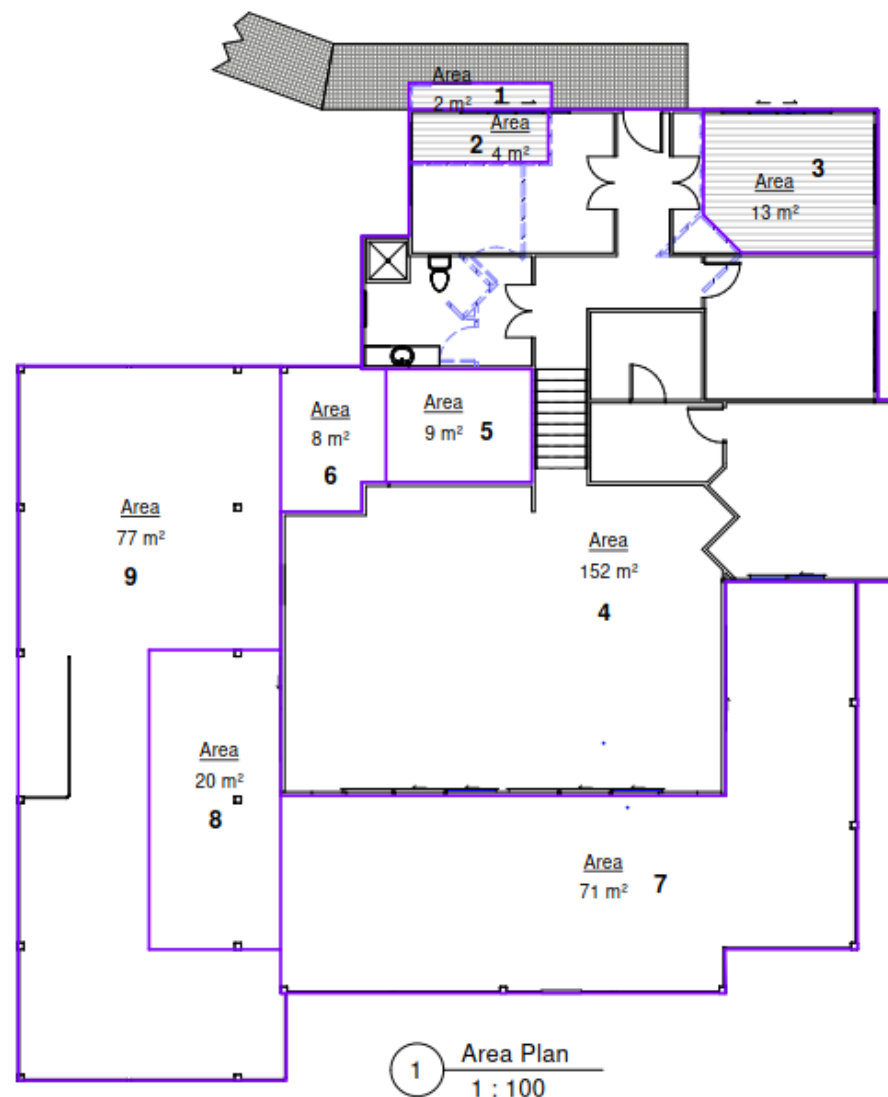


AREA LEGEND

- 1 exist deck, remove
- 2 exist deck, new internal area
- 3 exist deck, new internal area
- 4 exist internal area
- 5 exist void, new deck area
- 6 exist deck, unchanged
- 7 exist deck, unchanged
- 8 exist deck, unchanged
- 9 new deck
- 10 new undercroft storage
- 11 new undercroft deck

AREA SUMMARY

exist deck to be removed - 1	2m ²
exist GFA area - 4	152m ²
new GFA area - 2,3,4	169m ²
(increase in GFA of 11%)	
exist deck area - 2,3,6,7,8	108m ²
new deck area - 5,6,7,8,9	185m ²
new undercroft storage - 10	41m ²
new undercroft deck - 11	20m ²
EXIST BUILDING AREA -	270m ²
NEW BUILDING AREA -	415m ²



REV	DATE	DESCRIPTION
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au		
PROJECT Proposed Additions and Alterations to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN		
PLAN TITLE Area Plan		
CLIENT R. Joshua		
SCALES 1 : 100	WIND CLASS C2	PLAN NO 206-23 REV. D
		SHEET NO 7 of 8



PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

4 March 2022

Enquiries: Daniel Lamond
Our Ref: BW 2021_4445/1 (1072242)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Russell Joshau
C/- Greg Skyring Design & Drafting Pty Ltd ATF The Skyring Family Trust
11 Noli Close
MOSSMAN QLD 4873

Dear Sir

**Development Application for Building Works Assessable Against the Planning Scheme
(Demolition, Addition and Renovation)
At 63 Stonewood Road DIWAN
On Land Described as LOT: 196 RP: 740952**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: BW 2021_4445/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Hoyer".

**For
Paul Hoyer
Manager Environment & Planning**

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under section 63 of the Planning Act 2016

Applicant Details

Name: Russell Joshua C/- Greg Skyring Design & Drafting Pty Ltd
ATF The Skyring Family Trust
Postal Address: 11 Noli Close
MOSSMAN QLD 4873
Email: greg@skyringdesign.com.au

Property Details

Street Address: 63 Stonewood Road DIWAN
Real Property Description: LOT: 196 RP: 740952
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Building Works Assessable Against the Planning Scheme (Demolition, Addition and Renovation).

Decision

Date of Decision: 4 March 2022
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing or Document	Reference	Date
3D Views	Greg Skyring Plan 304-19, sheet 1 of 10	21 January 2022
3D View- Front right	Greg Skyring Plan 304-19, sheet 2 of 10	21 January 2022
Site Plan	Greg Skyring Plan 304-19, sheet 4	21 January 2022

	of 10	
Floor Plan- Proposed	Greg Skyring Plan 304-19, sheet 6 of 10	21 January 2022
Floor Plan- Undercroft	Greg Skyring Plan 304-19, sheet 7 of 10	21 January 2022
Elevations- sheet 1	Greg Skyring Plan 304-19, sheet 8 of 10	21 January 2022
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Vegetation Survey	ARO Plan ARO0096-SK03	21 January 2022

Assessment Manager Conditions & Advices

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Clearing limitation

3. Clearing is limited to the tree species as detailed in the ARO Drawing ARO0096-SK03.

Landscaping

4. Prior to commencement of use provide a remediation and landscaping plan to be endorsed by the Chief Executive Officer. The plan must detail plant locations, plant size and must be in accordance with *Planning Scheme Policy SC6.7 Landscaping*.

Prescribed Activity Permit

5. Obtain a prescribed activity permit in accordance with Council's *Subordinate Local Law No. 1- Administration- 2020* for the use of the Stonewood Road cul-de-sac for plant and material storage prior to the issued of a Development Permit for Building Work.

Erosion and Sediment Control

6. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and must comply with the following:
 - a. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to the issue of a Development Permit for Building Work.

- b. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks.
- c. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

Geotechnical Report

7. All works must be carried out in accordance with the requirements and recommendations from the Geotechnical Report ARO0096, certified by Rudd Rankine RPEQ 8452.

Building Colours

8. Prior to the issue of a Development Permit for Building Work, the external colours of the building must be submitted to Council for endorsement by the Chief Executive Officer. The external building colours must be reflective of the surrounding natural environment and must not be white or metallic.

System Sizing for On-site Effluent Disposal System

9. The office and media room are not to be used as bedrooms unless endorsed by the Chief Executive Officer.

Further Development Permits

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

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions are attached.

Approved Drawing(s) and/or Document(s)

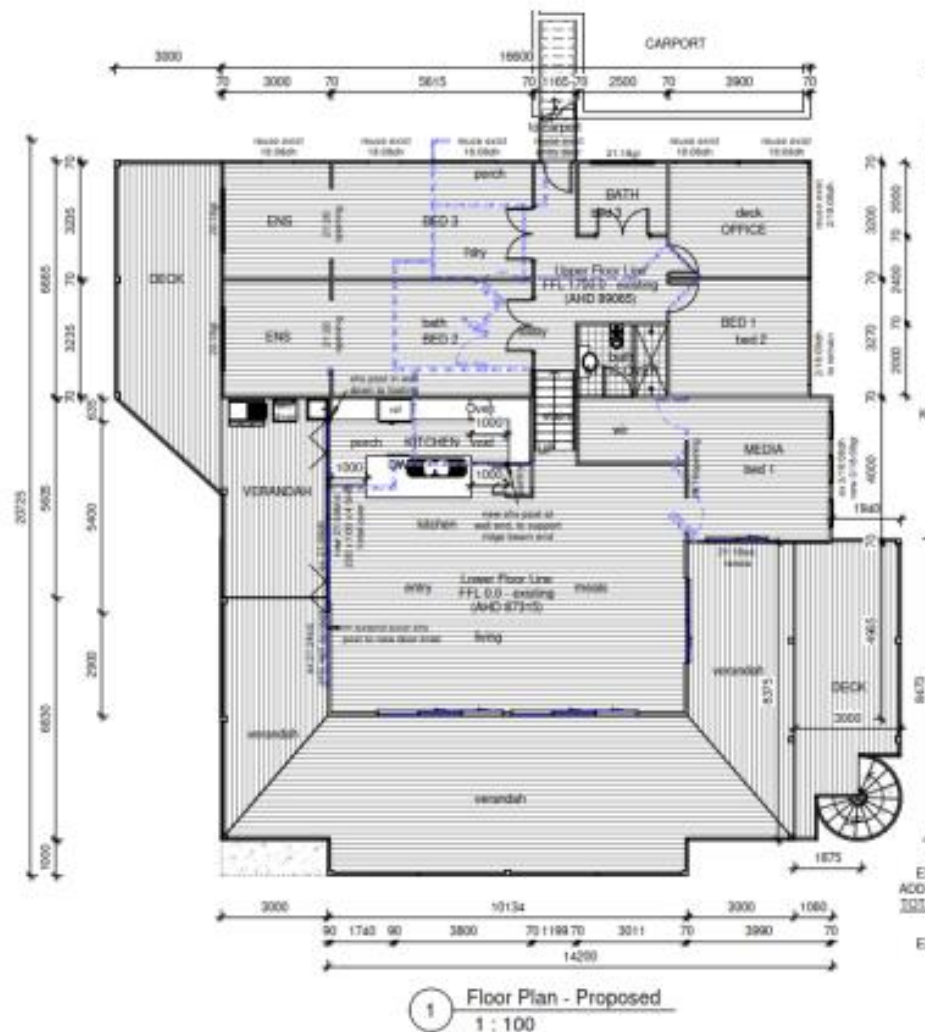


GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>111 LINDSEY STREET SUITE 101 MELBOURNE VIC 3004 111 Ball Close, Mossman Q. 4873</small>	PROJECT Alterations and Additions to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN	CLIENT R. Joshua		WORK CLASS C2	PLAN NUMBER 304-19	SHEET 1 of 10
		SCALE	PLAN TITLE 3D Views	DATE OF ISSUE prelim 21.01.22	REV	



3D View - Front Right
NTS

GREG SKYRING <i>Design</i> and DRAFTING Pty Ltd <small>Lic Under QMSA Act 1997 No 1648271</small>	PROJECT Alterations and Additions to Existing Residence, 1196 RP74/9952 83 Stonewind Road, NIWANI	CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 304-19	SHEET 2 of 10
		SCALE	PLAN TITLE	DATE OF ISSUE	REV

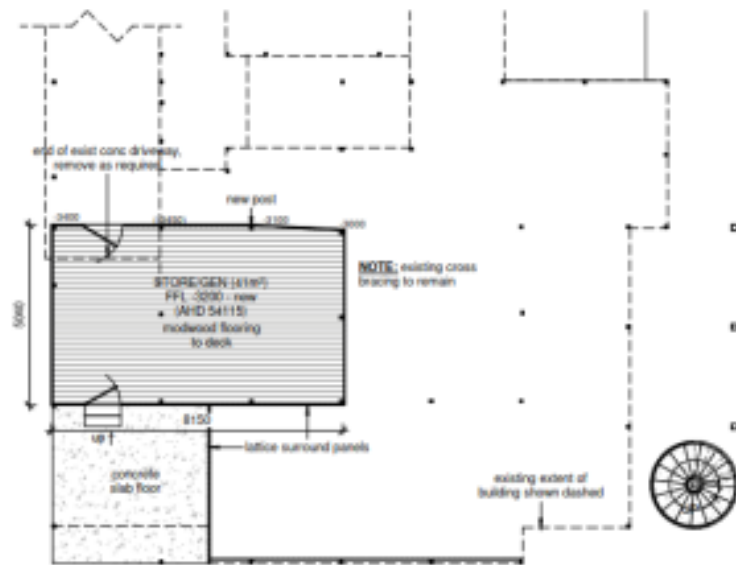


RESIDENCE
 EXISTING FLOOR AREA - 269m² **
 ADDITIONAL FLOOR AREA - 83m²
 TOTAL NEW FLOOR AREA - 344m²

CARPOT
 EXISTING FLOOR AREA - 18m² **
 NEW FLOOR AREA - 60m²

** - minor areas demolished and repurposed
 * - demolish existing

REV	DATE	DESCRIPTION
GREG SKYRING <i>Design and Drafting</i> Pty. Ltd. G.D. Under QBSA Act 1991 - No 1040371 11 Noll Close, Mossman Q. 4875 Phone/Fax: (07) 42662861 Mobile: 041312862 Email: greg@skyringdesign.com.au		
PROJECT Alterations and Additions to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN		
PLAN TITLE Floor Plan - Proposed		
CLIENT R. Joshua		
SCALE 1:100	WIND CLASS C2	PLAN NO 304-19 SHEET NO 6 of 10 REV.



1 Floor Plan - Undercroft
1 : 100

GREG SKYRING
Design and DRAFTING Pty Ltd
LIC: 00001 (QDA) NO 1391 - NO 1393/11
11 Noll Close,
Mossman Q. 4873
Phone/Fax: (07) 49992961
Mobile: 0818212992
Email: greg@skyringdesign.com.au

PROJECT

Alterations and Additions to Existing Residence,
L196 RP740952, 63 Stonewood Road, DIWAN

CLIENT

R. Joshua

WIND-CLASS
C2

PLAN NUMBER
304-19

SHEET
7 of 10

SCALE

1 : 100

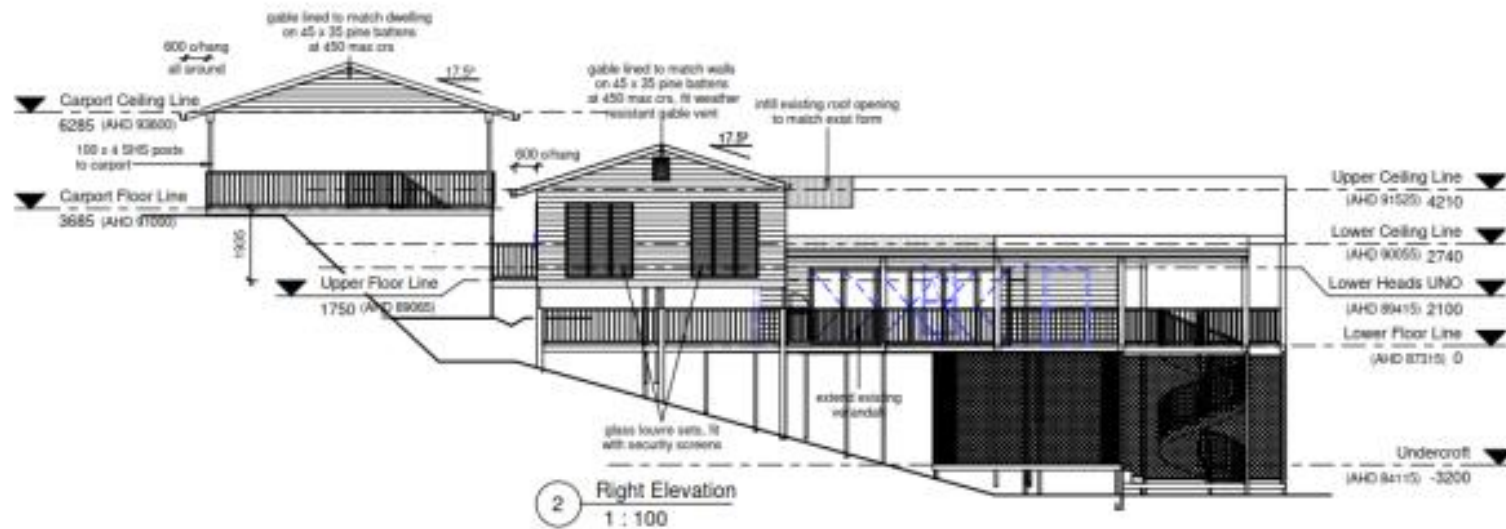
PLAN TITLE

Floor Plan - Undercroft

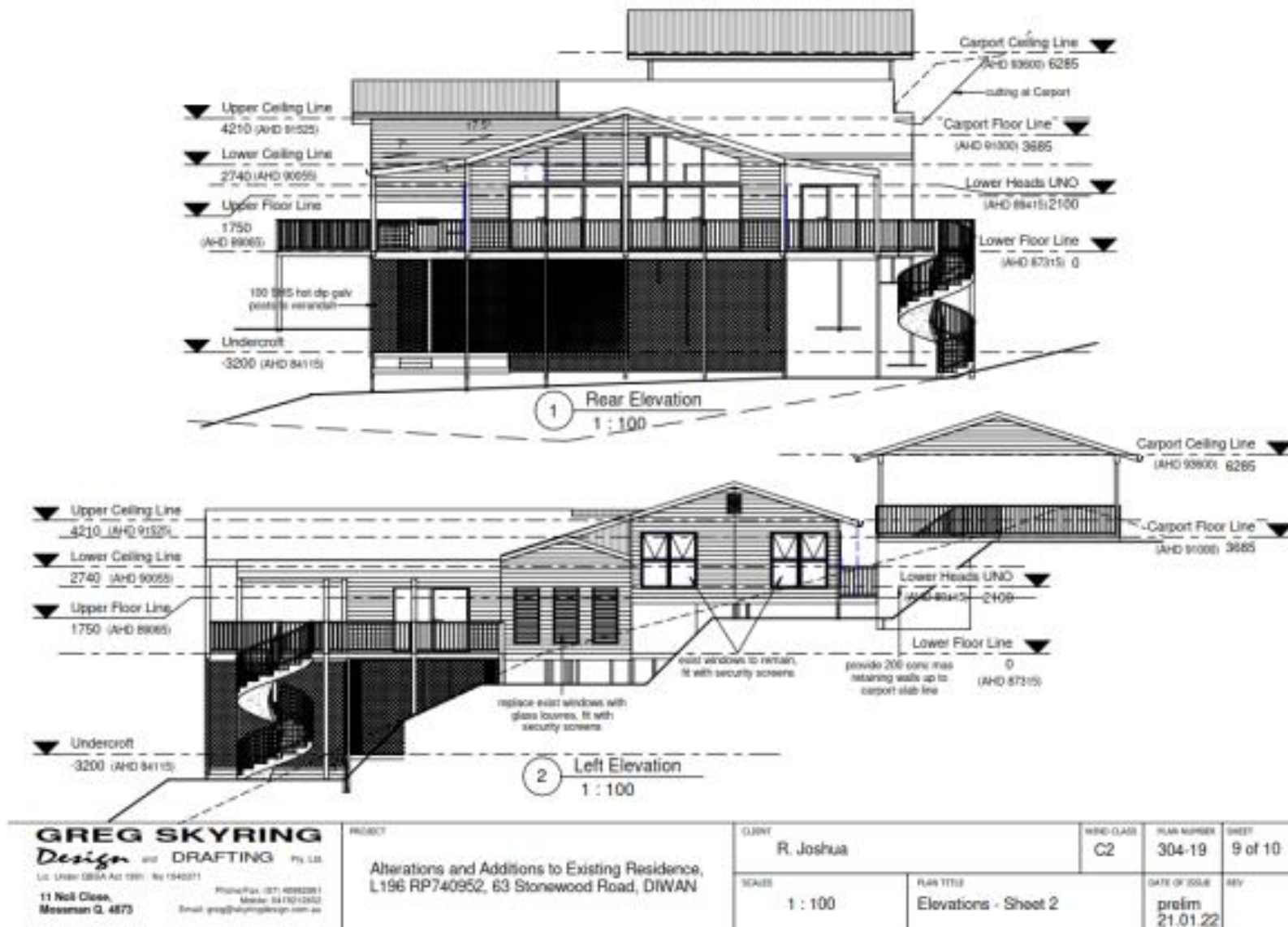
DATE OF ISSUE

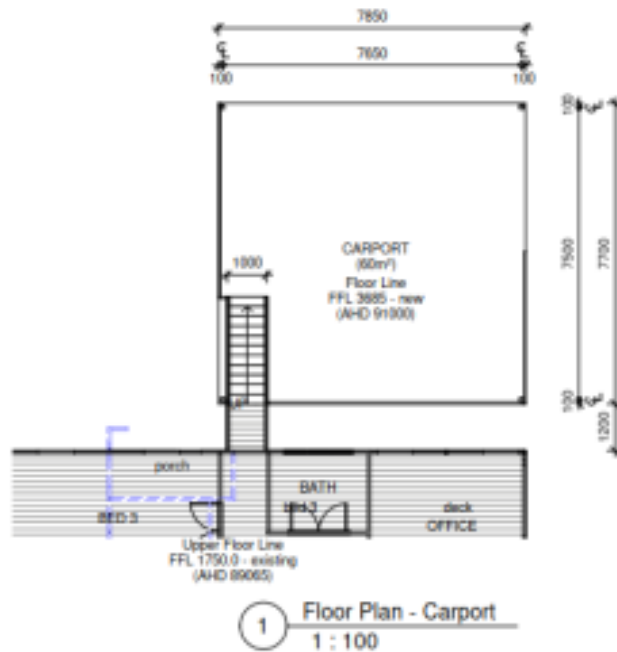
prelim
21.01.22

REV

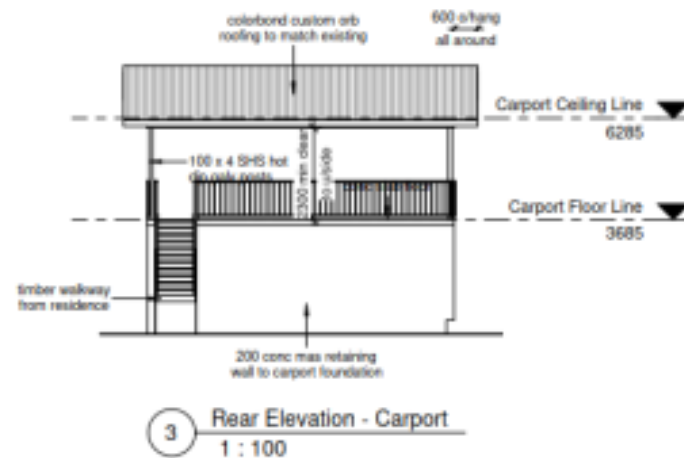
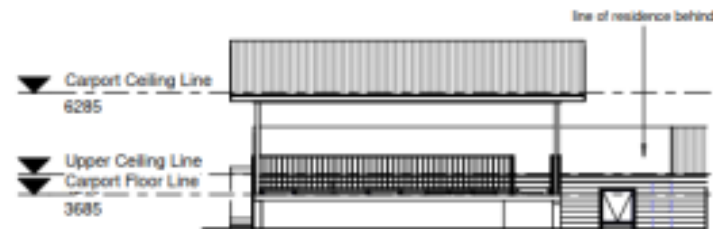


GREG SKYRING <i>Design and DRAFTING</i> Pgs 1-8 <small>11 Noli Close, Moorman Q. 4873</small> <small>Phone/Fax: (07) 40962861 Mobile: 0415213862 Email: greg@gregskyringdesign.com.au</small>	PROJECT Alterations and Additions to Existing Residence, L196 RP740952, 63 Stonewood Road, DIWAN	CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 304-19	SHEET 8 of 10
		SCALE 1:100	PLAN TITLE Elevations - Sheet 1	DATE OF ISSUE prelim 21.01.22	REV





REFER ALSO TO:
ELEVATIONS - SHEET 8, RIGHT ELEVATION
ELEVATIONS - SHEET 9, LEFT ELEVATION



GREG SKYRING
Design and DRAFTING Pty. Ltd.
LIC Under QBSA Act 1991 - No 1048371
11 Neil Close,
Mosman Q. 4872
Phone/Fax: (07) 43832811
Mobile: 0413512652
Email: greg@skyringdesign.com.au

PROJECT
Alterations and Additions to Existing Residence,
L196 RP740952, 63 Stonewood Road, DIWAN

CLIENT R. Joshua	WIND CLASS C2	PLAN NUMBER 304-19	SHEET 10 of 10
SCALE 1 : 100	PLAN TITLE Floor Plan, Elevations - Carport	DATE OF ISSUE prelim 21.01.22	REV



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[illegible]

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WITH THE CHECKING OF THE SYSTEMS COMPARTMENT (SEE BELOW), ALL PLANTS IN THE AREA TO BE INSPECTED ARE IDENTIFIED. THIS WORK IS COMPLETED BY THE TWO INSPECTORS. AN INSPECTOR IDENTIFYING A PLANT MUST SIGN AS A CHECK OF THE SYSTEM FOR THE CORRESPONDING INSPECTION PLAN AND THE INSPECTOR SIGNATURES THEIR REPORTS TO ALL OF THE GROUPS OF THEIR INSPECTION PLANS.

There is a large, unexcused, emotional void in the world that is not the end of the world, but it is a void, and it is a void.

THESE ARE SO SMALL IN THE AREA TO BE CALLED QUARTZ FOR A SMALL
AMOUNT OF THESE QUARTZES ARE FORMED BY THE SAME PROCESS AS
STANDARD QUARTZ AND IS COMPOSED OF SILICA, HYDROGEN OXYGEN.

[illegible][illegible]

THERE IS A LOT OF GOOD NEWS ABOUT THE NEW YORK CITY AND THE COUNTRY. AS THERE ARE NO BARRIERS TO THE MARKET AND, THERE ARE NO BARRIERS TO THE NEW YORK CITY AND THE COUNTRY.

[illegible]

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THE UNITED STATES OF AMERICA
DOES hereby certify that
[Name] is a citizen of the United States of America
and is entitled to the rights and privileges of citizenship
under the laws of the United States of America.

[illegible]

FROM: [REDACTED]
TO: [REDACTED]
SUBJECT: [REDACTED]

THE BOARD OF THE STEAM, ICE AND ELECTRIC COMPANY

1. COMPANY'S SHAREHOLDERS.
2. BOARD AND ALL PARTS OF THE COMPANY ARE RESPONSIBLE IN CONJUNCTION WITH CAPITAL, INCLUDING DEBT.
3. THE BOARD IS RESPONSIBLE FOR THE COMPANY'S FINANCIAL STATEMENTS.
4. BOARD IS RESPONSIBLE FOR THE COMPANY'S FINANCIAL STATEMENTS.
5. BOARD IS RESPONSIBLE FOR THE COMPANY'S FINANCIAL STATEMENTS.

[illegible][illegible]

LEGEND

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|  | SHOULD BE DISCLOSED TO THE BOARD |
|  | PLANS APPROVED BY THE BOARD FOR DISCLOSURE |
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PLANT SCHEDULE

- | | |
|----|--|
| 1 | STANDARD CHARGES (BASE RATE PLUS ONE HOUR MINIMUM CHARGE OF \$100.00 PER HOUR) |
| 2 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 3 | ONE MINUTE, ONE HOUR PER HOUR MINIMUM |
| 4 | STANDARD CHARGES (BASE RATE PLUS ONE HOUR MINIMUM CHARGE OF \$100.00 PER HOUR) |
| 5 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 6 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 7 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 8 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 9 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |
| 10 | STANDARD CHARGE, ONE HOUR PER HOUR MINIMUM |



65 STONEWOOD ROAD

VEGETATION SURVEY

AP000000-000000

YOUR REF: 15-23/000561
OUR REF: MCUC 1667/2016 (792375)

18 October 2016

Dr Russell Joshua
C/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

Attention: Ms Claire Simmons

Dear Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 63R STONEWOOD ROAD DIWAN**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 18 October 2016, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquiries in relation to this Decision Notice, please contact Jenny Elphinstone of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

43.2016.1667
1/12

APPLICANT DETAILS

Dr Russell Joshua
C/- Planning Plus
PO Box 8046
Cairns QLD 4870

ADDRESS

63R Stonewood Road DIWAN

REAL PROPERTY DESCRIPTION

Lot 196 on RP740952

PROPOSAL

House

DECISION

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

DECISION DATE

18 October 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Compliance Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Contour Plan	Folkhome Drafting Service Job 20114 Drawing 2 of 11, Revision A	September 2000
Floor Plan	Folkhome Drafting Service Job 20114 Drawing 3 of 11, Revision A	September 2000
Elevations 1 and 3	Folkhome Drafting Service Job 20114 Drawing 4 of 11, Revision A	September 2000
Elevations 2 and 4	Folkhome Drafting Service Job 20114 Drawing 5 of 11, Revision A	September 2000

ASSESSMENT MANAGER CONDITIONS:

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual,except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Water Supply

3. Water storage tank(s) with a minimum capacity not less than 30,000 litres, and must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the building application. Such water tanks must be provided with:
 - a. Mosquito-proof screens of brass, copper, aluminium or stainless steel gauze not coarser than one (1) mm aperture mesh of substantial construction and installed in such manner as not to cause or accelerate corrosion; or

- b. Flap valve at every opening of the tank or other receptacle; or
- c. Other approved means for preventing the ingress or egress of mosquitoes; and
- d. Where a tank or other receptacle is provided with a manhole, the manhole must have a diameter of no more than 40 cm; and
- e. The water tank(s) shall be fitted with a 50 mm ball valve with a camlock fitting.

On-Site Effluent Disposal

- 4. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Building Colours

- 5. The exterior finishes and colours of Buildings must be non-reflective and must blend with the natural colours of the surrounding environment. Roofs and structures (including Water Tanks) must be of moderately dark to darker shades of green, grey, blue and brown. The applicant / owner must also ensure that the above Building Exterior requirements are made known in writing to all prospective purchasers.

Landscaping and Setback from Top of Creek Bank

- 6.
 - a. All landscaping on the land must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted. Species to have regard to Council's Planning Scheme Policy No.7 Landscaping. No species that are identified as Declared or Environmental Weeds or constitute an Invasive Species are to be established on the land
 - And
 - b. A setback of 10m from the top of creek bank must be revegetated within 1 year of the approval date and thereon maintained with a hierarchy of planting, which includes shade trees, shrubs and groundcovers.

Existing Creek and Drainage Systems

- 7. With the exception of replanting of the setback of the top of creek, as required under Condition 6 above all existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

Lawful Point of Discharge

- 8. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

43.2016.1667
4/12

Generators

9. Noise from; generators, air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment, must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994*

Fuel Storage

10. All fuels must be stored in an undercover and secure location at all times.

FURTHER ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

LAND USE DEFINITIONS

In accordance with the Douglas Shire Planning Scheme 2006, the approved land use of House is defined as:

Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:

- Outbuildings/structures incidental to and necessarily associated with the residential use;
- The care of children in accordance with the Child Care (Family Day Care) Regulation 1991;
- Accommodation for a member or members of the extended family of the Household occupying the House and for personal staff;
- A display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of twelve (12) months and which then converts to a House for the exclusive use of one Household; and
- The short term letting of a house for the purpose of holiday rental accommodation.

***This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.**

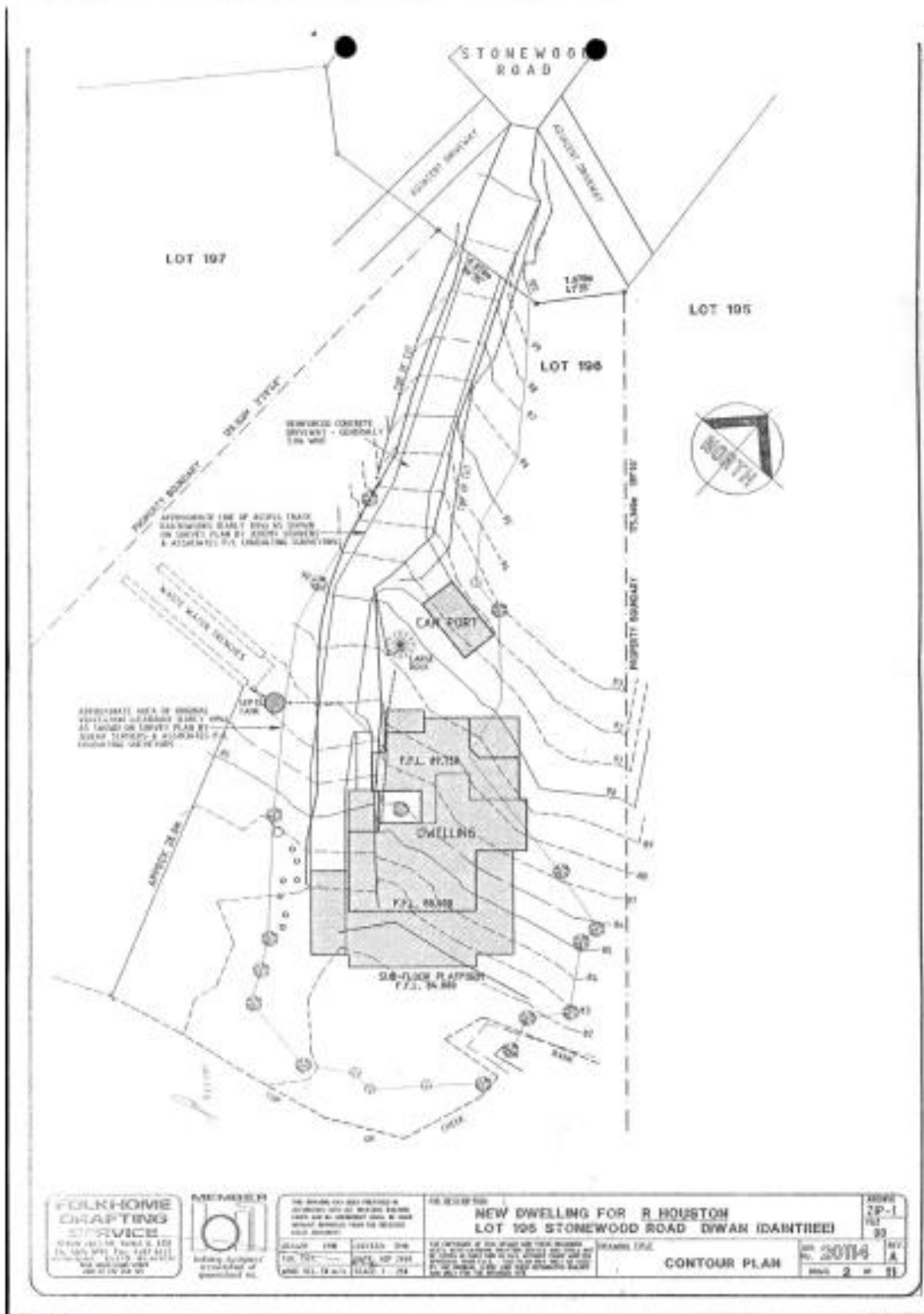
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5/12

RIGHTS OF APPEAL
Attached

End of Decision Notice

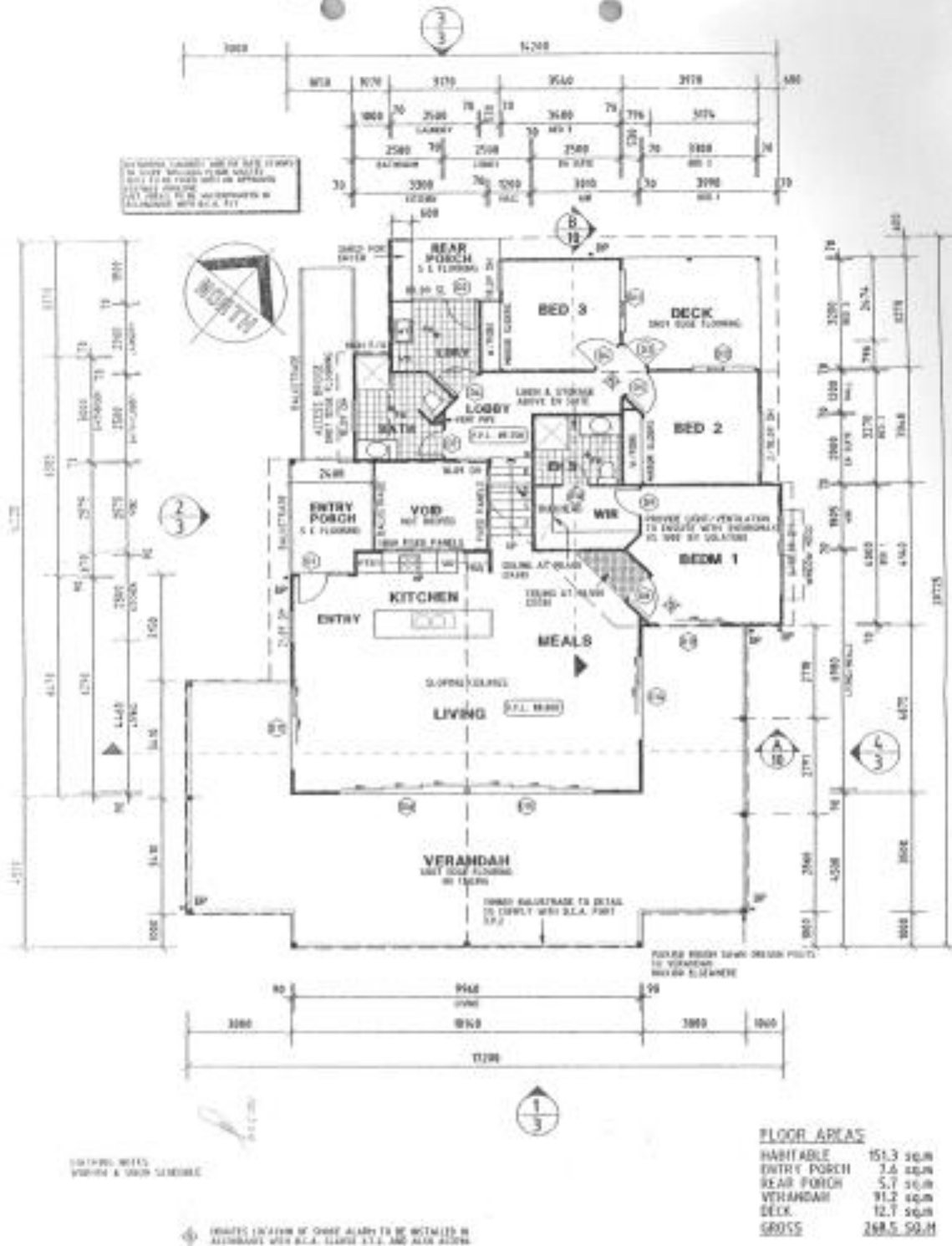
43.2016.1667
6/12

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



43.2016.1667
7/12

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



**FOLK HOME
DRAFTING
SERVICE**
1004-1211 St. Peter's St. 104
St. Louis, MO 63104
Tel. 368-5942 Fax. 368-5911
Residential 401-111-8544
Bus. 368-5942
Call us 24 hours

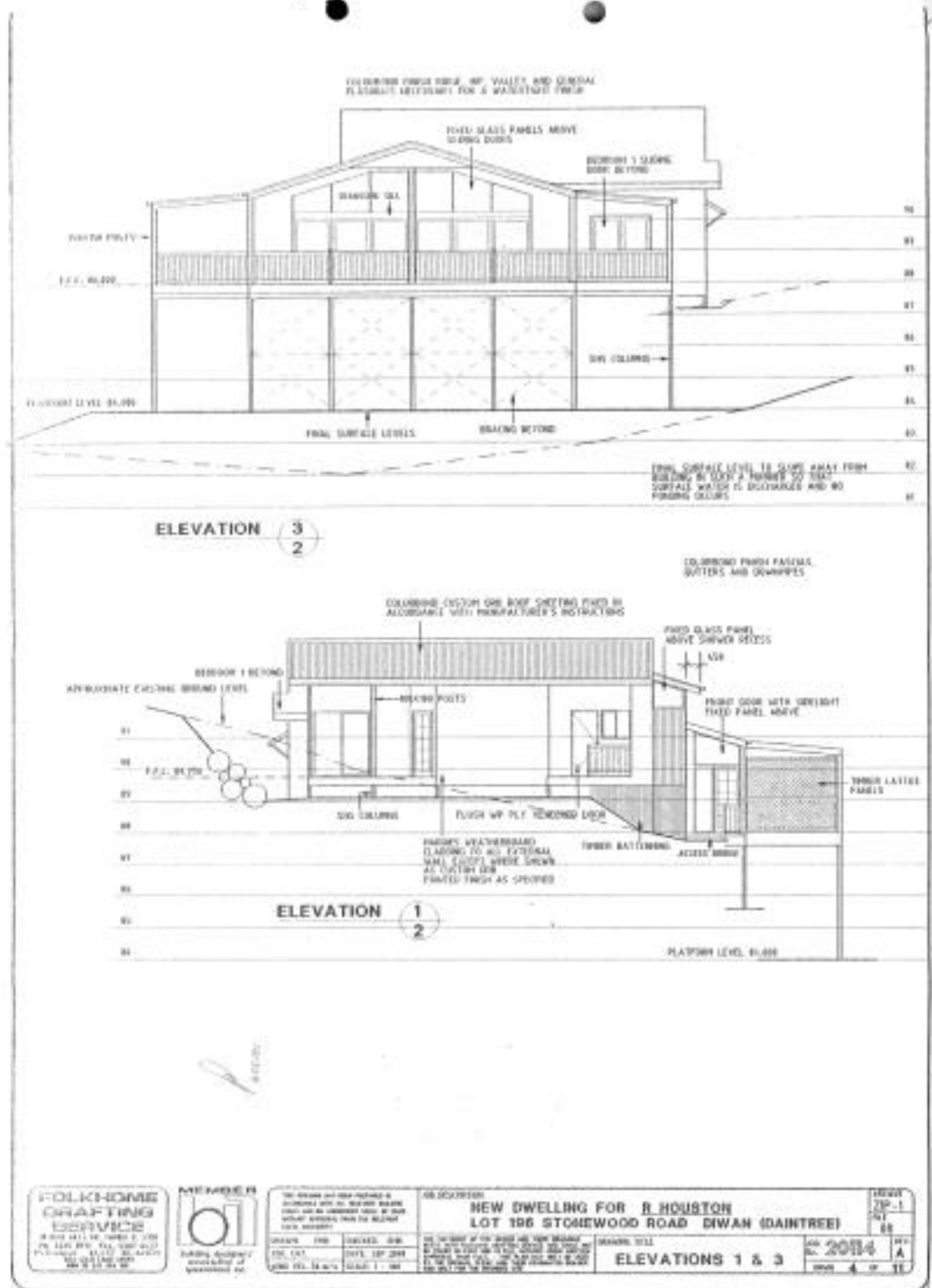
including developers' views on the use of simulation, and

Company	Year	Category	Year
FDX, Inc.		2007	2008
United Parcel	2007	2008	2009

NEW DWELLING
LOT 195 STONE

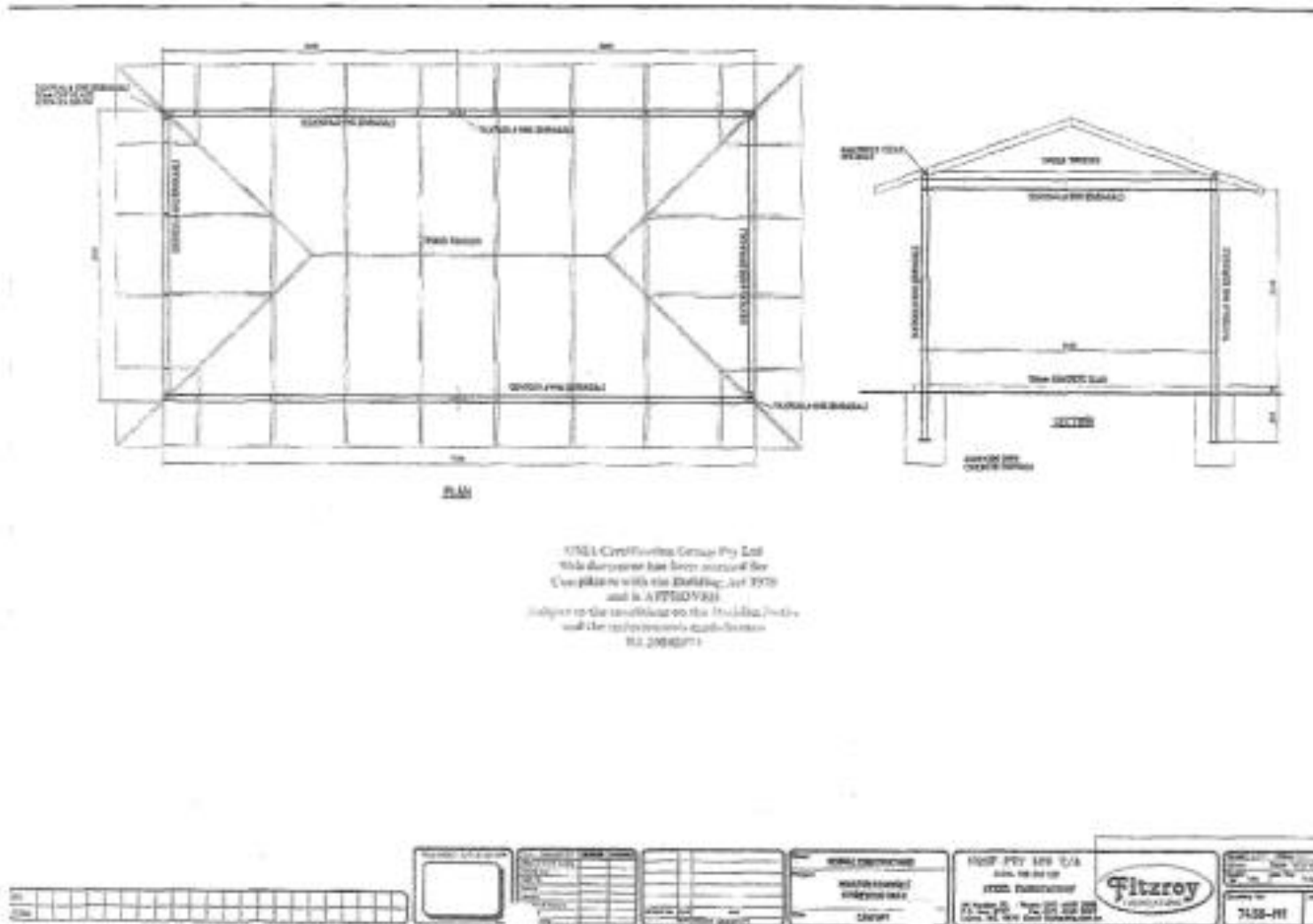
FOR R. HOUSTON
WOOD ROAD DWAN (DAINTREE)
FLOOR PLAN

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 9/12

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



43.2016.1667
12/12

Reasons for Decision

1. The reasons for this decision are:
 - a. Sections s78, s78A, s79, s81, s81A and s83 of the *Planning Act 2016*:
 - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council 18/08/2023 under s78, s78A, s79 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Conservation Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections s81, s81A and s83 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Planning Act 2016
Chapter 3 Development assessment

[s 74]

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
 - (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or

- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
- (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
 - (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the applicant receives notice that the assessment manager does not agree with the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that

- must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
- (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
 - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
- (a) state the nature of the change agreed to; and
 - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.