

29 June 2022

Enquiries: Neil Beck
Our Ref: BW 2022_4827/1 (1095248)
Your Ref: 0906/22

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

Rapid Building Approvals
82 Suite 2, Level 2
Grafton St
CAIRNS QLD 4870

Dear Sir/Madam

**Development Application for Building Work Assessable Against the Planning Scheme
(Shed)At Bamboo Creek Road BAMBOO
On Land Described as LOT: 3 RP: 808141**

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

Please quote Council's application number: BW 2022_4827/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451

Yours faithfully



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

Approval (with conditions)

Given under section 63 of the Planning Act 2016

Applicant Details

Name: Rapid Building Approvals
Postal Address: 82 Suite 2, Level 2
Grafton St
CAIRNS QLD 4870
Email: or approvals@rapidapprovals.com.au

Property Details

Street Address: Bamboo Creek Road BAMBOO
Real Property Description: LOT: 3 RP: 808141
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for BW, Requests & Referrals (Building Work Assessable Against the Planning Scheme (Shed))

Decision

Date of Decision: 29 June 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 |
|---------------------------------|---------------------|-------------|
| SITE PLAN | UNREFERENCED | UNDATED |
| FOUNDATION PLAN & MEMBER LAYOUT | HTTO51322 SHEET 1/8 | 11 MAY 2022 |
| SHED ELEVATIONS | HTTO51322 SHEET 2/8 | 11 MAY 2022 |

| | | |
|---|---------------------|-------------|
| INTERNAL FRAME SECTION | HTTO51322 SHEET 3/8 | 11 MAY 2022 |
| STANDARD DRAWING – RURAL ALLOTMENT ACCESS SD1105E | | |

Note – Indicative layout and location of the dwelling on the site plan does not form part of this approval.

Assessment Manager Conditions & Advices

Assessment Manager Conditions & Advices

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.

Vegetation Clearing

3. Existing vegetation on the subject land must be retained in all areas other than the vegetation required to be removed for the construction of the shed. Any further clearing that does not comply with the Planning Scheme vegetation damage assessment benchmarks requires an Operational Works Approval.

External building colours

4. External building colours must not be white and must be non-reflective. Colours must be reflective of the surrounding natural environment. The proposed colour of Shale Grey for the shed is approved for use.

Driveway

5. The access into the property must be constructed in accordance with the Standard Drawing for Rural Allotment Access as detailed within the FNQROC Development Manual. A copy of the Standard Drawing form part of the approved plans.

Advices

1. 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 Section 85 of the Planning Act 2016.
2. A Development Permit for Building Work is required for the shed.

- 3 This approval does not negate the requirement for compliance with all other relevant Local Laws and other 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.

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

Concurrence Agency Response

Not Applicable

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

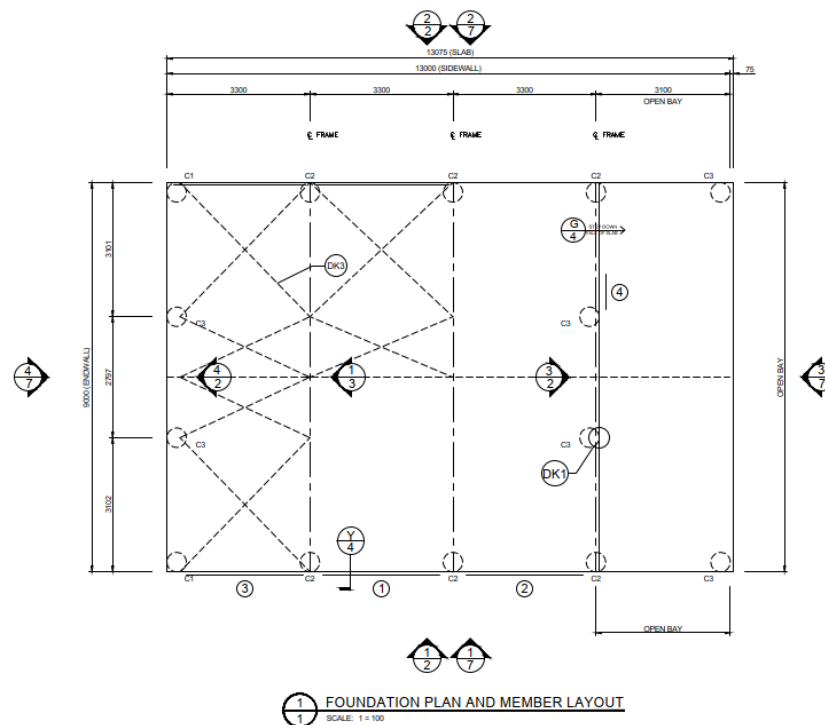
The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions are attached.

This topographic map shows a residential site with the following features:

- Boundaries:** The site is bounded by a black line with four 'Peg Placed' markers at the corners.
- Topography:** Brown contour lines indicate the terrain, with elevations ranging from approximately 1.5m to 11.9m.
- Infrastructure:**
 - Overhead Power:** A red line with cross-ticks representing power lines runs along the top boundary.
 - Unlined Drain:** A grey line representing a drainage path runs from the bottom left towards the center.
 - Water Meter & Telstra Pit:** Located near the bottom left corner.
 - Power Pole:** Located near the center of the site.
- Buildings and Structures:**
 - 13x9m shed:** A red-outlined rectangle located near the center-left.
 - 25x10.5m house site:** A red-outlined rectangle located near the center-right.
 - Existing Pad:** A grey-outlined area located near the bottom right.
- Other Labels:**
 - Edge of Bitumen:** Points to a line near the top left.
 - Toe of Bank:** Points to a contour line near the top center.
 - Vegetation:** A green dashed line on the right side.
 - Boundary:** A label near the top right corner.
- Identification:** The number '4' and the code 'RP910264' are prominently displayed in the upper right quadrant.




IF IN DOUBT, ASK.



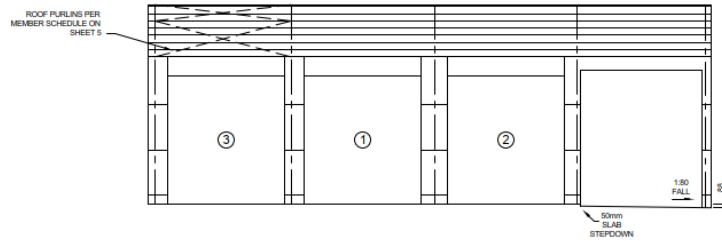
DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

MEMBER LEGEND

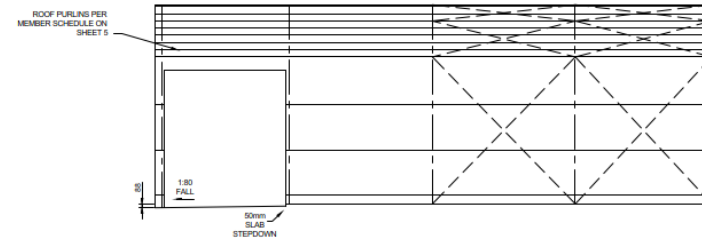
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| C1 | C20015 |
| C2 | 2C20019 |
| C3 | C20024 |

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|-----------------------|---------|-----------|---|-------------------|-----------|---|---|--|--|
| 1 OF 8 SHEET | DATE | 11/5/2022 | DINKY-DI SHEDS 1800 785 224 JESSE HORE LOT 3 BAMBO ROAD MIALLO | STEEL BUILDING BY | (CONTACT) |  |  | Civil & Structural Engineers 50 Punari Street Curnagunga, Qld 4812 Fax: 07 4725 5850 Email: design@ncoeng.com.au ABN 341 008 173 56 | Mr Timothy Roy Messer BE MIEAust RPEQ Signature:  Date: 11/5/2022 Registered on the NPFR in the areas of practice of Civil & Structural National Professional Engineers Register |
| | CHECKED | TML | | FOR | | | | | |
| | DRAWN | FDS | | AT | | | | | |
| | DESIGN | NOC | | | | | | | |

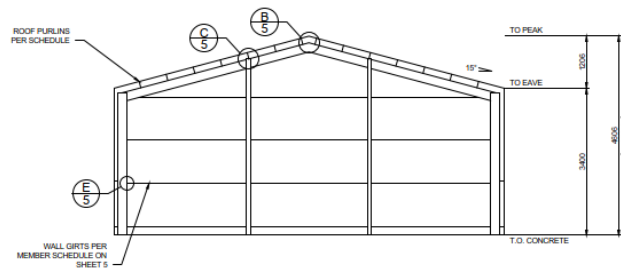
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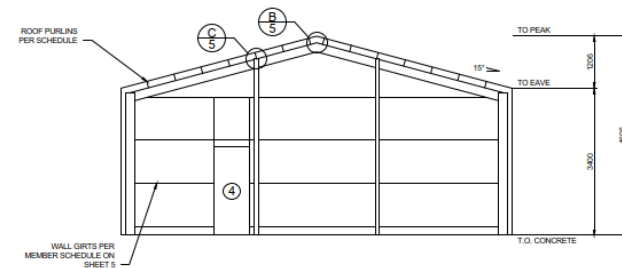
1
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1:100



2
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1:100






4
2 ENDWALL INTERIOR ELEVATION
SCALE: 1:100

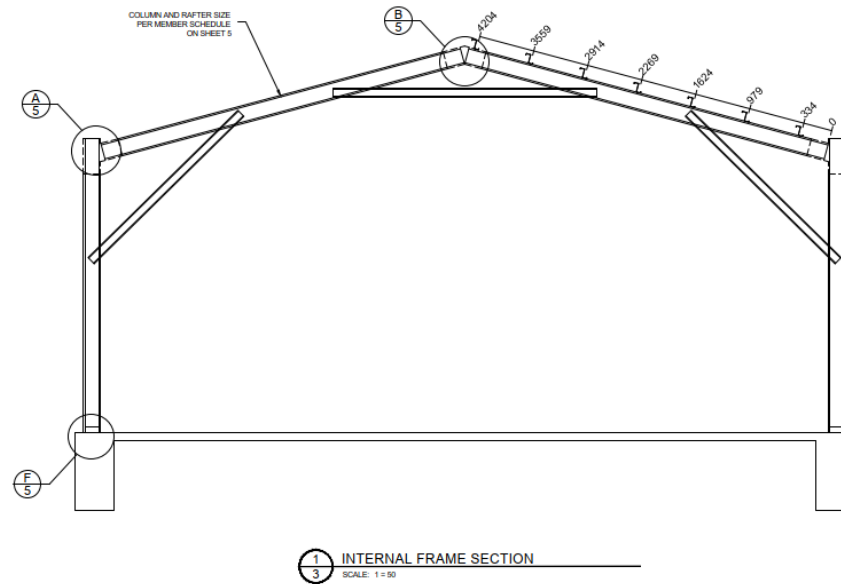


3
2 ENDWALL INTERIOR ELEVATION
SCALE: 1:100

X BRACING IS REQUIRED IN 5 BAY(S) (VARIOUS ROOF AND WALL LOCATIONS).
SEE LAYOUT OR PLANS FOR PLACEMENT.

| | | | | | | | | | | |
|--|----------------------------|--------------------------|---------------|--------------|--------------------------------|---|---|---|--|--|
| <div style="text-align: center;"> <p>2 OF 8</p> </div> | SHEET HTT051322 2019 | DATE 11/5/2022 NCC | CHECKED TM | DRAWN FDS | STEEL BUILDING BY FOR AT | (CONTACT) DINKY-DI-SHEDS 1800 785 224 JESSE HORE LOT 3 BAMBO ROAD MIALLO |  |  | Civil & Structural Engineers 50 Punari Street Currarong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au AS/N 341 008 173 55 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Consulting Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS | Mr Timothy Roy Messer BE MIEAust RPEQ Signature  Date 11/5/2022 Registered on the NPFR in the areas of practice of Civil & Structural National Professional Engineers Register |
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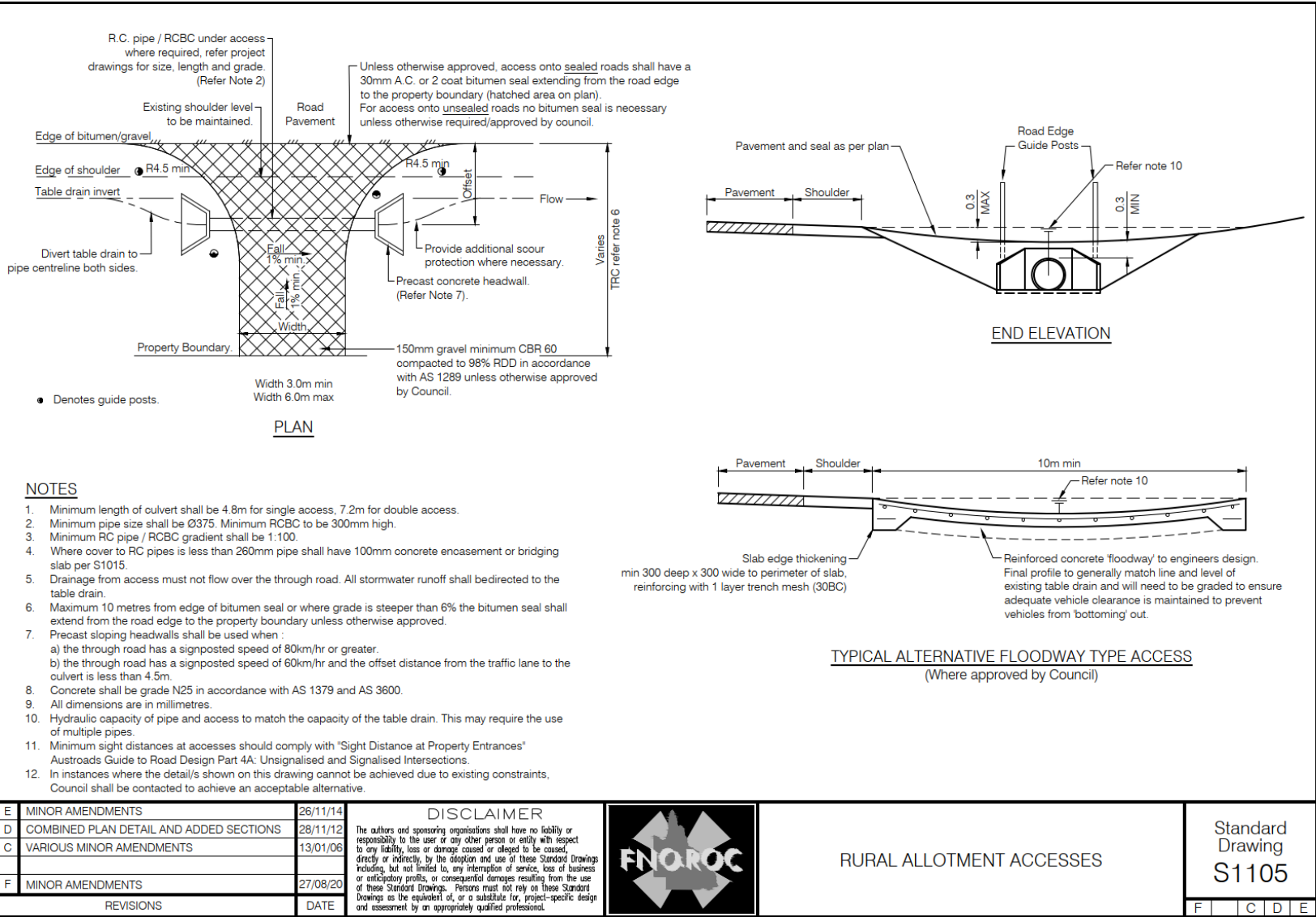
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Refer to Sheet #4 for concrete specification.

| | | | | | | | | | |
|-----------------------|------------------------------|---------------|--------------|--------------------------------|---|--|--|--|---|
| 3 OF 8 SHEET | DATE 11/5/2022 | CHECKED TM | DRAWN FDS | STEEL BUILDING BY FOR AT | (CONTACT) DINKY-DI-SHEDS 1800 785 224 JESSE HORE LOT 3 BAMBO ROAD MIALLO | | | Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@noeng.com.au ABN 341 008 173 59 | Mr Timothy Roy Messer BE MIEAust RPEQ Signature Date 11/5/2022 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
| | JOB NO. HTT051922 2019 | NCC 2019 | | | | | | | Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS |

FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access



Reasons for Decision

1. The reasons for this decision are:
 - a. Sections 60, 62 and 63 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 on 19 May 2022 under section 51 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 Rural Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 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.