

2 May 2024

Enquiries: Rebecca Taranto
Our Ref: BW 2024_5598/1 (Doc ID:1225033)

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

H Carle
C/- Aspire Town Planning
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Dear Sir/Madam

**Development Application for Building Work Assessable Against the Planning Scheme
(Dwelling Extension)
At 25 Grays Creek Terrace Mowbray
On Land Described as Lot 2 on RP804931**

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

Please quote Council's application number: BW 2024_5598/1 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)
 - Reasons for Decision - response to properly made submissions.
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: H Carle
Postal Address: C/- Aspire Town Planning
PO Box 1040
MOSSMAN QLD 4873
Email: admin@aspireqld.com

Property Details

Street Address: 25 Grays Creek Terrace Mowbray
Real Property Description: Lot 2 on RP804931
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Building Work Assessable Against the Planning Scheme (Dwelling Extension)

Decision

Date of Decision: 2 May 2024
Decision Details: Approved (subject to conditions)

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

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

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

Drawing or Document	Reference	Date
Site Plans	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 1 of 15 REV. G	Submitted with Application on 24/04/24

Floor Plans	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 2 of 15 REV. G	Submitted with Application on 24/04/24
3D Front Right, 3D Rear Left	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 3 of 15 REV. G	17/04/2024
3D Front Left, 3D Rear Right	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 4 of 15 REV. G	17/04/2024
Front Elevation, Right Elevation	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 5 of 15 REV. G	17/04/2024
Rear Elevation, Left Elevation	Greg Skyring Design and Drafting Pty Ltd Plan No. 511-23 Sheet 6 of 15 REV. G	17/04/2024

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 endorsement of the Survey Plan except otherwise nominated in these conditions of approval.

Storm water

3. All stormwater from the property must be directed to a lawful point of discharge such that it does not create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

Advice

1. 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.
2. This approval does not negate the requirement for compliance with all other relevant Council Local Laws and other statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme 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

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

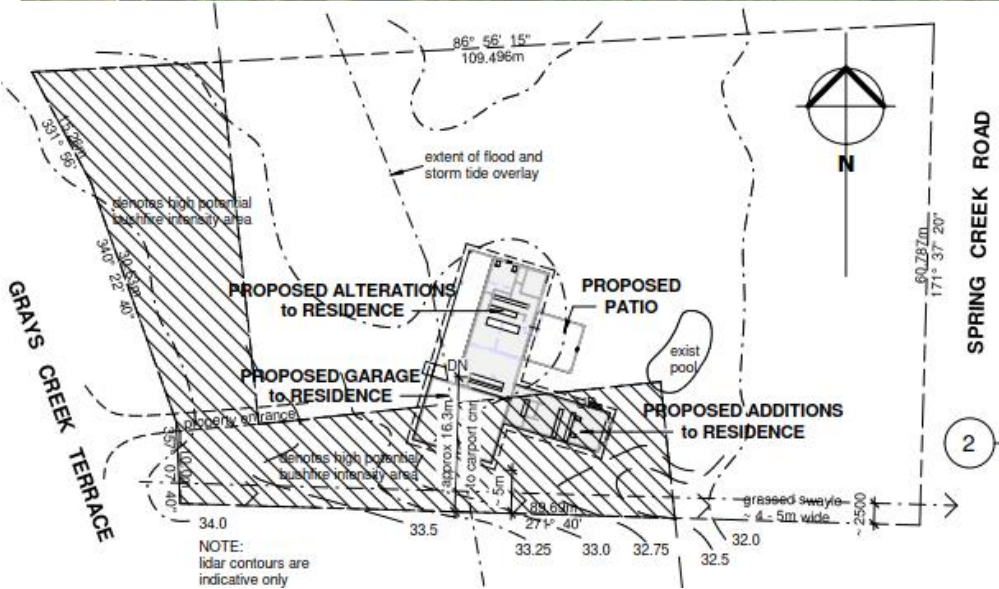
The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

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



1 Site Plan + Qld Globe Image
1 : 500



2 Site Plan Lidar Contours
1 : 500

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

RODGERS CONSULTING ENGINEERS
H P Rodgers RPEQ 7859

JOB NO: DATE:

REV	DATE	DESCRIPTION
GREG SKYRING <i>Design and DRAFTING</i> Pty. Ltd.		
Lic Under QBISA Act 1991 - No 1040371 Phone/Fax: (07) 40982061		
11 Noli Close, Mossman Q. 4873 Mobile: 0419212652		
Email: greg@skyringdesign.com.au		
PROJECT		
Proposed Alterations and Additions to existing Residence, L2 RP804931, 25 Grays Creek Terrace, MOWBRAY		
PLAN TITLE		
Site Plans		
CLIENT		
H. Carle & G. Pierard		
SCALES	WIND CLASS	PLAN NO
1 : 500	C2	511-23
		SHEET NO
		1 of 13
		REV.
		G

NOTE:
Refer also to BAL report prepared by Baker Building Certification (BAL 12.5) and specific requirements to comply with report

**STRUCTURAL DETAILS
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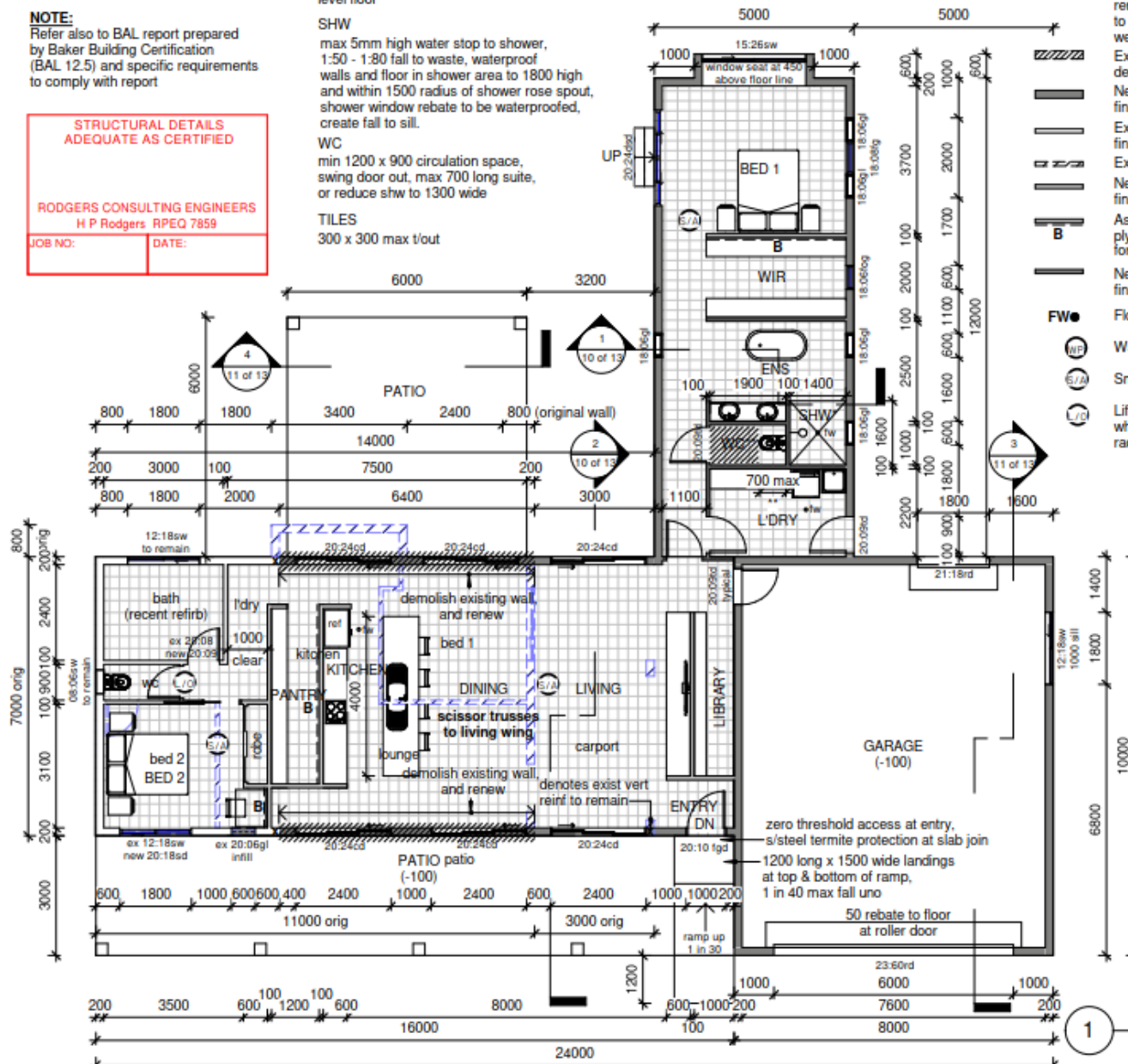
JOB NO: DATE:

ENS
waterproof floor and all walls to 1800 high, level floor

SHW
max 5mm high water stop to shower, 1:50 - 1:80 fall to waste, waterproof walls and floor in shower area to 1800 high and within 1500 radius of shower rose spout, shower window rebate to be waterproofed, create fall to sill.

WC
min 1200 x 900 circulation space, swing door out, max 700 long suite, or reduce shw to 1300 wide

TILES
300 x 300 max t/out



LEGEND

- Exist 200 conc mas ext walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
- Exist 200 conc mas walls to be demolished
- New 200 conc mas ext walls, finished to match exist
- Exist 100 conc mas internal walls, finished as above
- Exist int walls to be demolished
- New stud framed int walls, finished as above
- As above with 4mm F22 structural ply lining extra to one face, nail fixed for bracing (see bracing notes).
- New 100 conc mas ext walls, finished to match exist, all wet areas
- Floor Waste (optional)
- Waterproof wet area to NCC
- Smoke alarms to AS3786.
- Lift-off hinges to WC - where pan is within a 1200 radius from door hinge

- 300 x 300 conc mas columns
- L1 special lintel
- bed existing area use, lower case
- BED new area use, upper case

WINDOW and DOOR LEGEND

- sd sliding door
- dsd double sliding door
- cd compacting sliding door
- rd roller garage door
- td timber door, suitable for location
- fgd feature glass entry door
- sw single sliding window
- dsw double sliding window
- fog fixed obscure glass window
- gl glass louvre window

NOTE: all windows and doors are colour coated aluminium framed uno, fitted with grey glass and flymesh

ENERGY RATING LEGEND

- ceiling fans (14000)
- LED downlights

TOTAL FLOOR AREA - 338m²

1 Floor Plan
1 : 100

REV	DATE	DESCRIPTION
GREG SKYRING <i>Design and DRAFTING</i> Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 Phone/Fax: (07) 4098206 11 Noli Close, Mossman Q. 4873 Mobile: 0419212651 Email: greg@skyringdesign.com.au		
PROJECT Proposed Alterations and Additions to existing Residence, L2 RP804931, 25 Grays Creek Terrace, MOWBRAY		
PLAN TITLE Floor Plan		
CLIENT H. Carle & G. Pierard		
SCALES 1 : 100	WIND CLASS C2	PLAN NO 511-23 REV. G
		SHEET NO 2 of 13

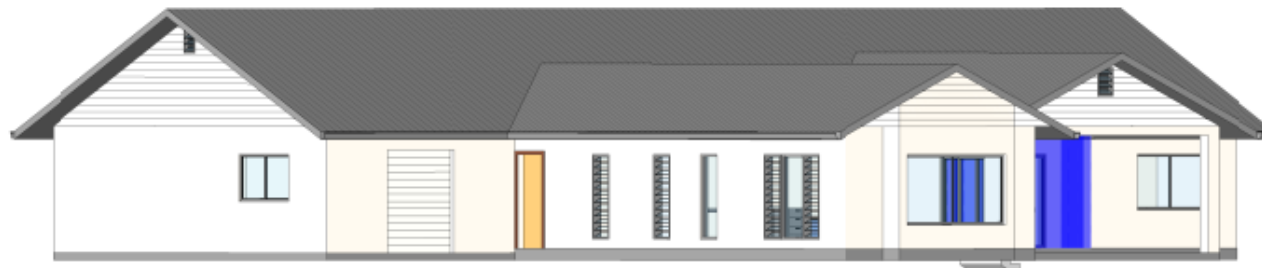


1 3D - Front Right

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

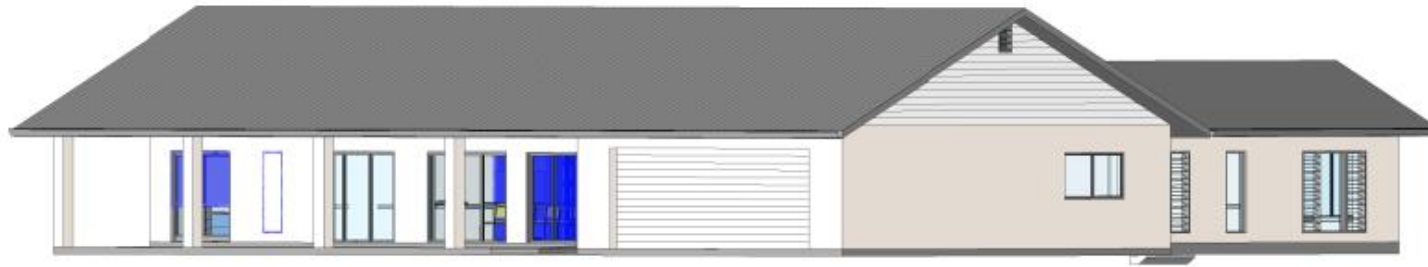
RODGERS CONSULTING ENGINEERS
H P Rodgers RPEQ 7859

JOB NO: DATE:



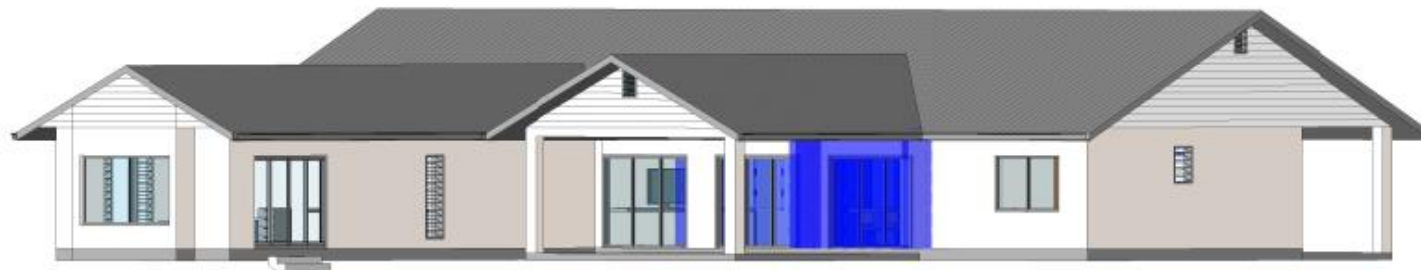
2 3D - Rear Left

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Mossman Q. 4873 <small>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Alterations and Additions to existing Residence, L2 RP804931, 25 Grays Creek Terrace, MOWBRAY	CLIENT H. Carle & G. Pierard	WIND CLASS C2	PLAN NUMBER 511-23	SHEET 3 of 13
		SCALES	PLAN TITLE 3D Views - Sheet 1	DATE OF ISSUE 17.04.24	REV G



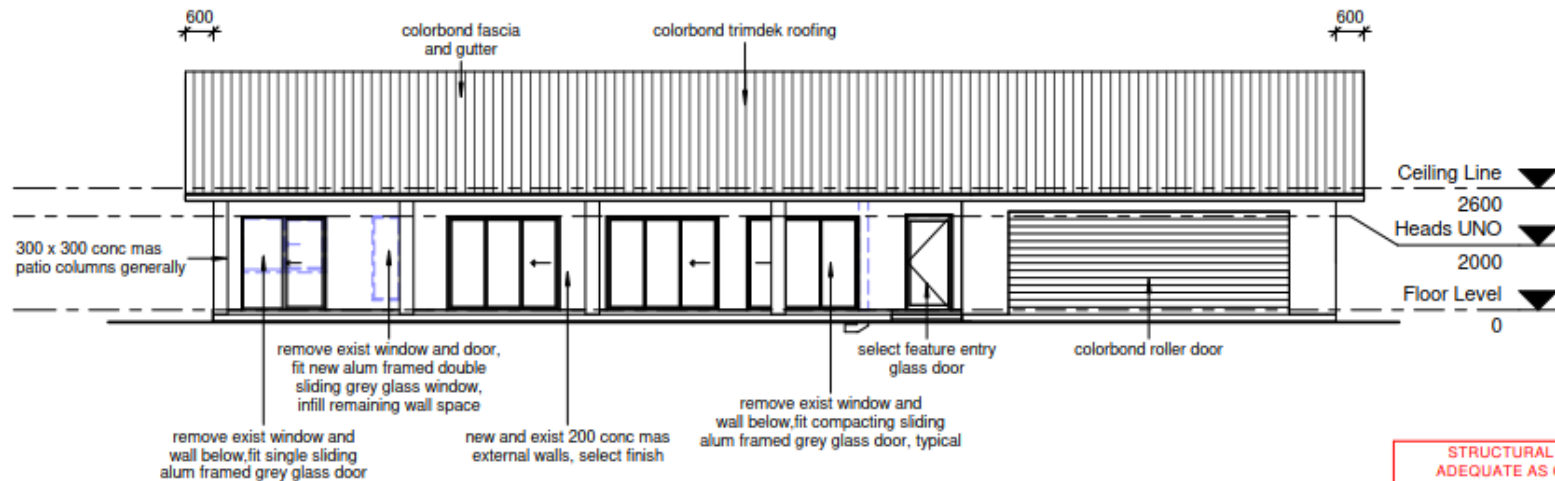
① 3D - Front Left

STRUCTURAL DETAILS ADEQUATE AS CERTIFIED	
RODGERS CONSULTING ENGINEERS H P Rodgers RPEQ 7859	
JOB NO:	DATE:

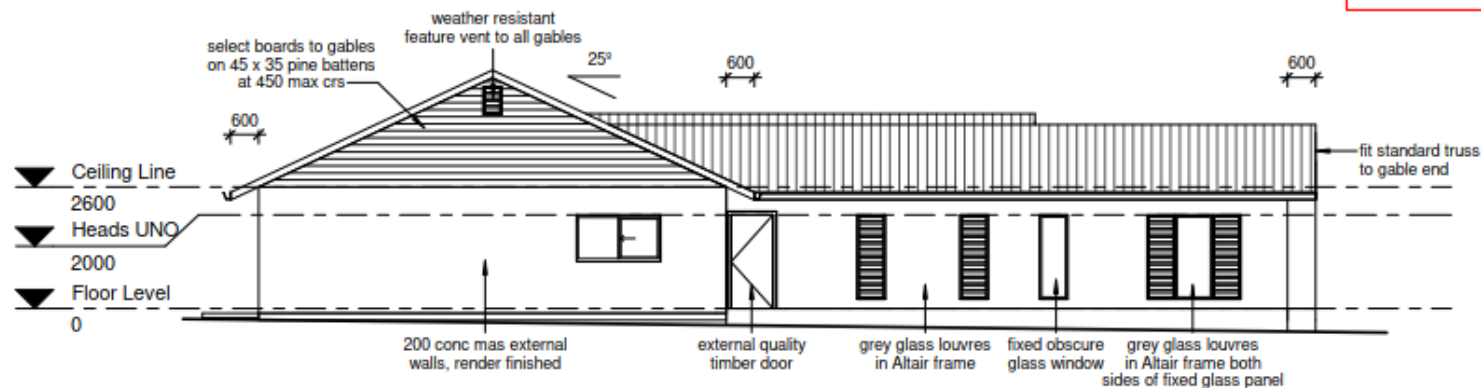


② 3D - Rear Right

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Mossman Q. 4873 <small>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Alterations and Additions to existing Residence, L2 RP804931, 25 Grays Creek Terrace, MOWBRAY	CLIENT H. Carle & G. Pierard	WIND CLASS C2	PLAN NUMBER 511-23	SHEET 4 of 13
		SCALES	PLAN TITLE 3D Views - Sheet 2	DATE OF ISSUE 17.04.24	REV G

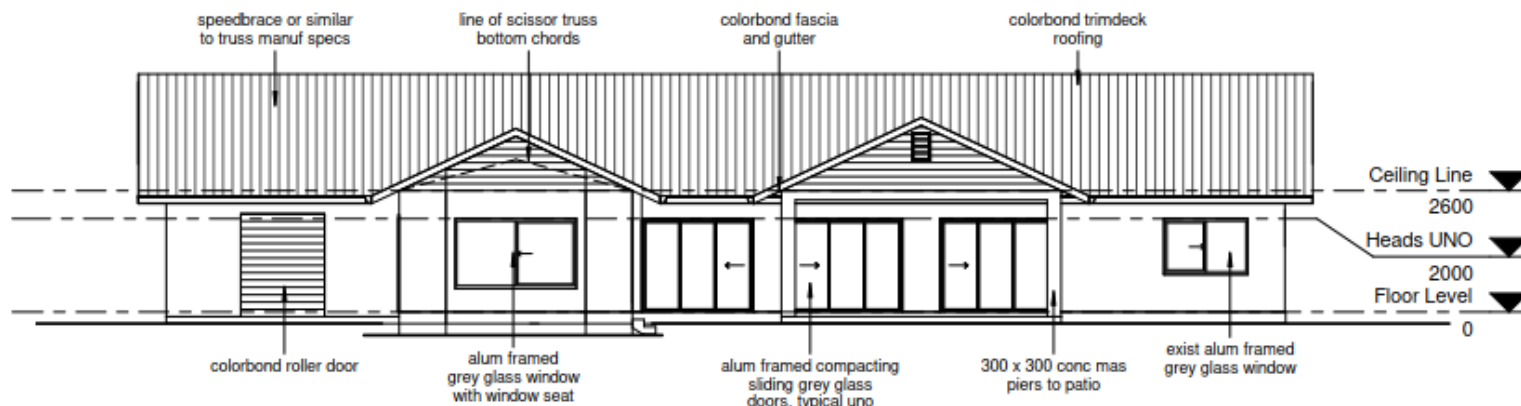


1 Front Elevation
1 : 100



2 Right Elevation
1 : 100

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Mossman Q. 4873 <small>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	PROJECT Proposed Alterations and Additions to existing Residence, L2 RP804931, 25 Grays Creek Terrace, MOWBRAY	CLIENT H. Carle & G. Pierard	WIND CLASS C2	PLAN NUMBER 511-23	SHEET 5 of 13
		SCALES 1 : 100	PLAN TITLE Elevations Sheet 1	DATE OF ISSUE 17.04.24	REV G

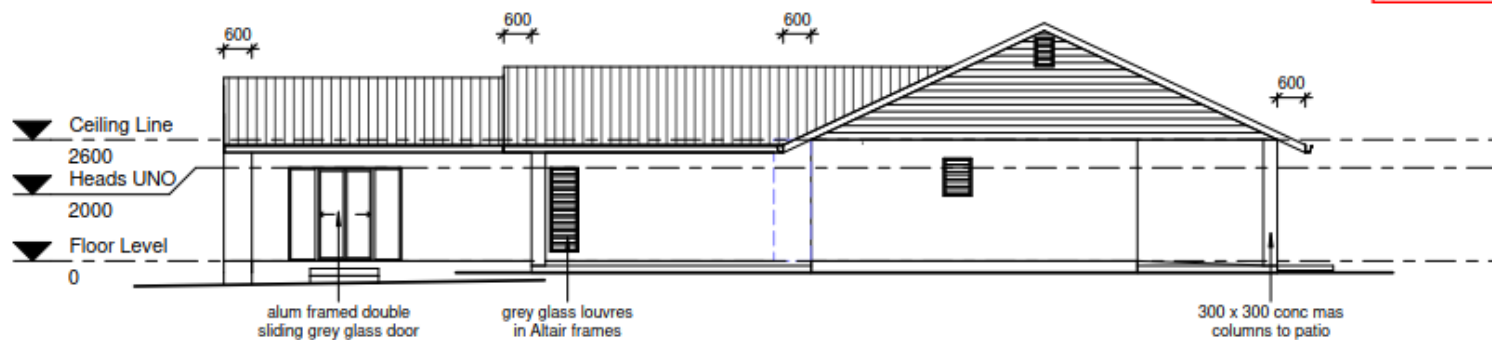


1 Rear Elevation
1 : 100

STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

RODGERS CONSULTING ENGINEERS
H P Rodgers RPEQ 7859

JOB NO: DATE:



2 Left Elevation
1 : 100

GREG SKYRING
Design and DRAFTING Pty. Ltd.
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Mossman Q. 4873
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PROJECT
Proposed Alterations and Additions
to existing Residence, L2 RP804931,
25 Grays Creek Terrace,
MOWBRAY

CLIENT
H. Carle & G. Pierard

WIND CLASS
C2

PLAN NUMBER
511-23

SHEET
6 of 13

SCALES
1 : 100

PLAN TITLE
Elevations Sheet 2

DATE OF ISSUE
17.04.24

REV
G

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 24/04/2024 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 Residential 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.

Extracts from the Planning Act 2016 - Making Representations During Applicant's Appeal Period

Planning Act 2016
Chapter 3 Development assessment

[s 74]

relevant preliminary approval means a preliminary approval given under the old Act by an entity other than a private certifier.

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 assessment manager gives the applicant the decision notice for 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) If the applicant makes the change representations during the appeal period without giving a notice under subsection (2), the appeal period is suspended from the day the representations are made until—

- (a) the applicant withdraws the change representations by notice given to the assessment manager; or
 - (b) the assessment manager gives the applicant the decision notice for the change representations; or
 - (c) 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.
- (6) Despite subsections (4) and (5), if the decision notice mentioned in subsection (4)(b)(ii) or (5)(b) is 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.