

3 June 2022

**Enquiries:** Daniel Lamond  
**Our Ref:** MCUC 2021\_4540/1 (1090075)

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

Uredi Pty Ltd (Tte)  
C/- Trinity Engineering and Consulting  
PO Box 7963  
CAIRNS QLD 4870

Dear Sir/Madam

**Combined Development Application (Dwelling House & Operational Works)  
At 105 Connolly Road MOWBRAY  
On Land Described as LOT: 40 TYP: N PLN: 157650 and LOT: 27 NR: 72**

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

Please quote Council's application number: CA 2021\_4540/1 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



**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

*Given under section 63 of the Planning Act 2016*

*Approved (Subject to conditions)*

### Applicant Details

Name: Uredi Pty Ltd (Tte)  
Postal Address: C/- Trinity Engineering and Consulting  
PO Box 7963  
CAIRNS QLD 4870  
Email: paul@trinityengineering.com.au

### Property Details

Street Address: 105 Connolly Road MOWBRAY  
Real Property Description: LOT: 40 TYP: N PLN: 157650, LOT: 27 NR: 72  
Local Government Area: Douglas Shire Council

### Details of Proposed Development

Development Permit- Combined Application (Material Change of Use for Dwelling House and Operational Works)

### Decision

Date of Decision: 3 June 2022  
Decision Details: Approved subject to conditions

### Approved Drawing(s) and/or Document(s) for Material change of Use

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

Drawing or Document	Reference	Date
House Pad Cut and Fill	Trinity Engineering Plan Sketch 1520-4	5 April 2022
House Pad Cut and Fill	Trinity Engineering Plan Sketch 1520-4	5 April 2022

<b>Macro Site Plan</b>	Kelder Architects A_DA_0010	No date
<b>Proposed Site Plan</b>	Kelder Architects A_DA_0020	No date
<b>Proposed Building Pad</b>	Kelder Architects A_DA_0030	No date
<b>Proposed Lower Plan</b>	Kelder Architects A_DA_0040	No date
<b>Proposed Ground Plan</b>	Kelder Architects A_DA_0050	No date
<b>North Elevation</b>	Kelder Architects A_DA_0070	No date
<b>South Elevation</b>	Kelder Architects A_DA_0080	No date
<b>East Elevation</b>	Kelder Architects A_DA_0090	No date
<b>West Elevation</b>	Kelder Architects A_DA_0090	No date
<b>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</b>		
<b>Rural Allotment Access</b>	Standard Drawing S1105 Issue E	27 August 2020

### **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 footprint of works and must be undertaken in accordance with the recommendations contained within ecological assessment prepared by R2G Environmental Management Consultants dated March 2022. In particular, a spotter and catcher is required to be on site during the removal of mature trees and Council must be notified one week before clearing occurs.

### **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*.

### **Bushfire Hazard Risk Assessment**

5. The house must be designed in accordance with the requirements of AS3959-2009 and all recommendations from the Bushfire Hazard Risk Analysis prepared by Bryan Cifuentes

dated 10 March 2022 must be complied with.

### **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. An RPEQ certified Geotechnical report must be submitted and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The Geotechnical report must include a risk assessment in accordance with the 2007 AGS guidelines and the risk assessment must determine a low to very low landslide risk rating. Note that earthworks can occur for site investigation and preparation for geotechnical investigation prior to the issue of a Development Permit for Building Work.

### **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 shades of white or metallic. Zincalume roofing must not be used.

### **Access Easement**

9. Create an access easement in favour of Lot 27 on NR72 over Lot 40 on N157650 following the driveway alignment for the width of the driveway. The easement document must be endorsed by the Chief Executive Officer prior to the issue of a final building inspection certificate and must be recorded to title prior to commencement of use.

### **Approved Drawing(s) and/or Document(s) for Operational Works**

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

Drawing or Document	Reference	Date
Access Road Layout and Longitudinal Section	Trinity Engineering Plan Sketch 1520-1	5 April 2022
Access Road Cross Sections	Trinity Engineering Plan Sketch 1520-2, sheet 1 of 2	5 April 2022
Access Road Cross Sections	Trinity Engineering Plan Sketch 1520-2, sheet 2 of 2	5 April 2022

<b>Proposed Single Lane Bridge</b>	Ferox Group Limited	15 February 2021
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## **Assessment Manager Conditions & Advices for Operational Works**

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### **General**

1. The proposed works are permitted subject to any alterations:
  - a. found necessary by Chief Executive Officer at the time of examination of Engineering drawings or during construction of the works because of particular engineering requirements and.
  - b. to ensure the works comply in all respects with the requirements of the *FNQROC Development Manual* and good engineering practice; and
  - c. to comply with project specific conditions and the following standard conditions of approval.

All works must be carried out in accordance with the approved plans, conditions and specifications, to the requirements and satisfaction of the Chief Executive Officer.

2. Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
3. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply unless the design is RPEQ certified. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
4. If in fact there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies shall be made good during construction and Council reserves the right to withhold approval of construction until such deficiencies are made good to its satisfaction.

### **5. Timing of Effect**

The conditions of this development permit must be effected prior to construction commencing, except where specified otherwise in these conditions of approval, or at Council's discretion.

### **6. Structural Certification**

Provide a Structural Engineers Certification (Form 15 before works commence and Form 16 after completion) for the bridge.

### **7. Setout flagging**

Peg out the disturbance area and flag the trees on site for removal. Vegetation for removal must be inspected and endorsed by the Chief Executive Officer prior to works commencing.

#### 8. **Sediment and Erosion Control**

Prepare an erosion and sediment control strategy in accordance with *D5 Stormwater Quality* from the FNQROC Development Manual. The Erosion and Sediment Control Strategy must be endorsed by the Chief Executive Officer prior to commencing works and must be RPEQ certified by the applicants consulting engineer. In addition, the sediment and erosion control measures must be in place for Council inspection at the time the inspection referenced in condition 2 above is called for.

#### 9. **Hours of Work**

Construction work is permitted between the hours of 6:30am and 6:30pm Monday to Saturday. Construction work is not to occur on Sundays or Public Holidays.

### **Further Development Permits**

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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**

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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*.

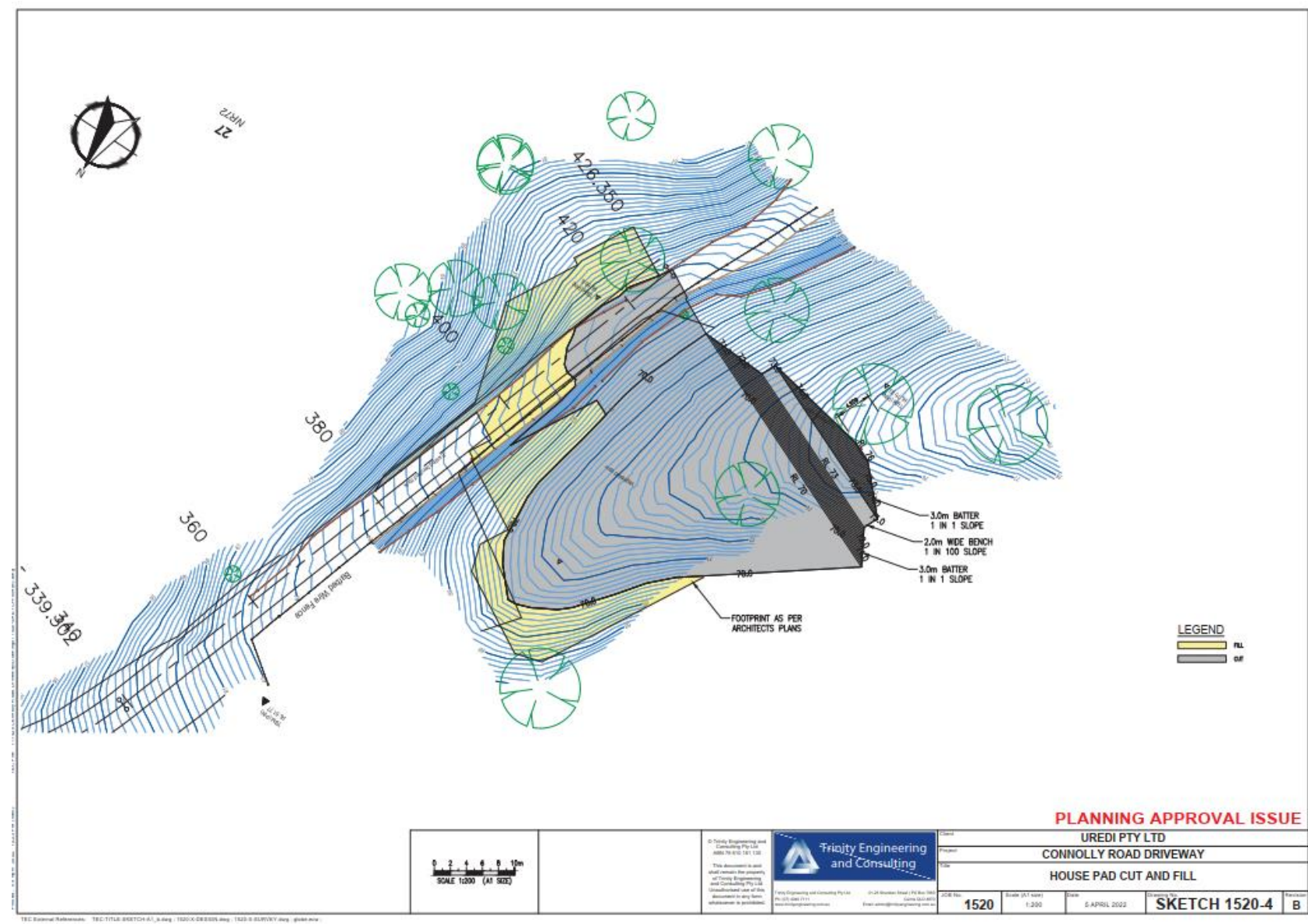
### **Rights to make Representations & Rights of Appeal**

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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.





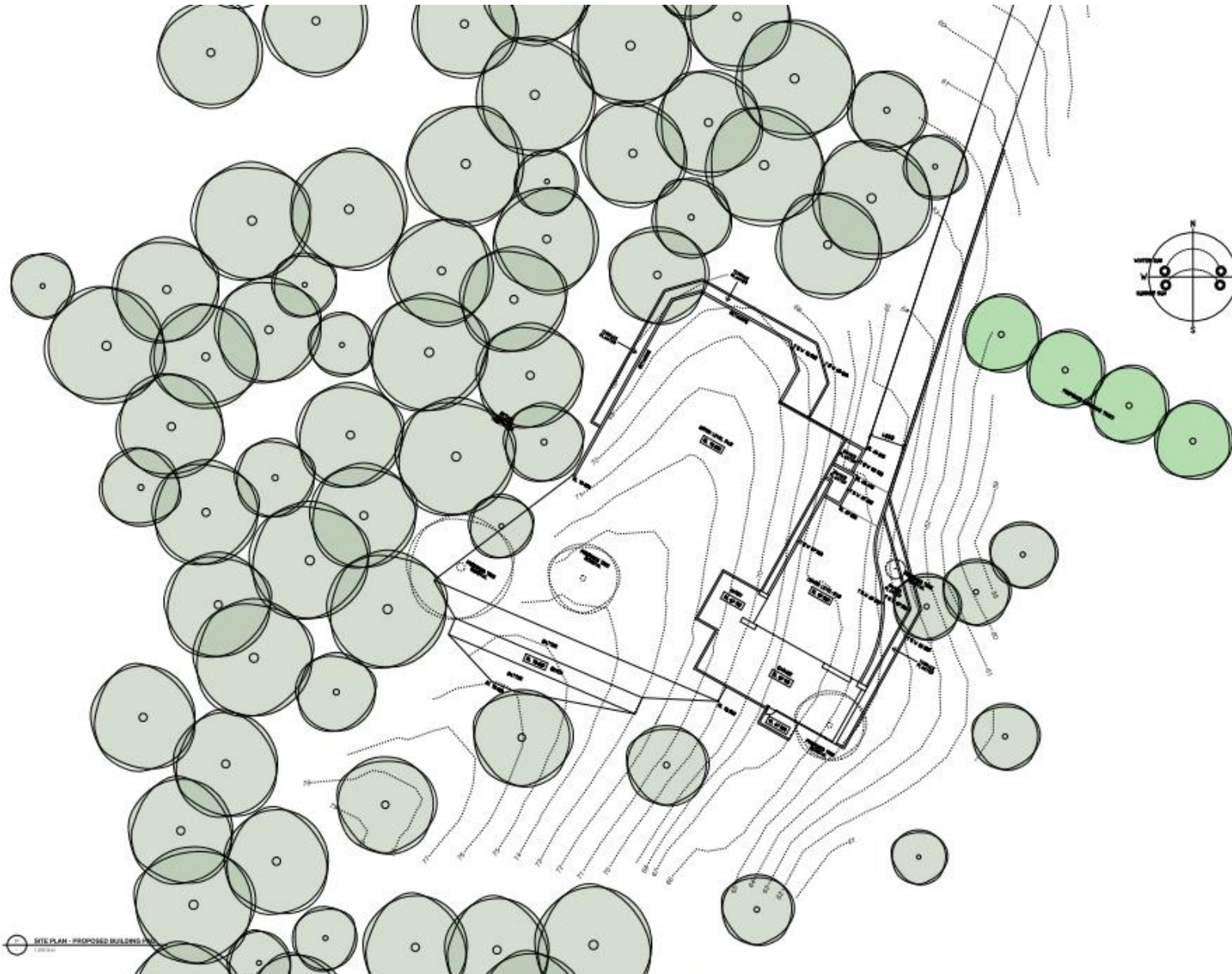










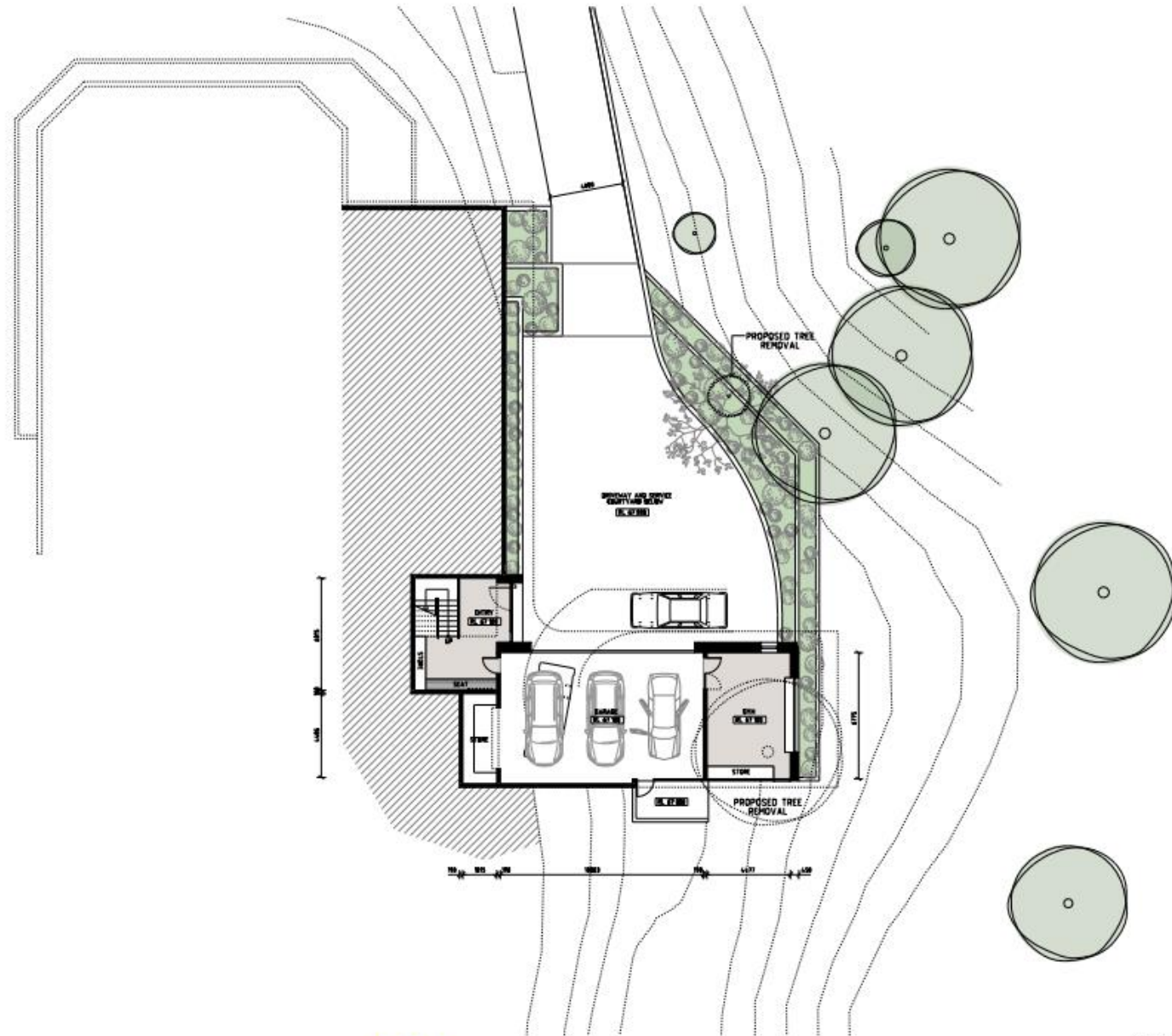


Scale: 1" = 10'-0"

kelder.

Lot 21 Cemetery Road, Hendry 1877  
 Zoning: RESIDENTIAL LAND

10/1/2021 10:00 AM



PROPOSED LOWER PLAN  
1/10/2021  
KELDER ARCHITECTS  
1111 LAMAR AVENUE  
SUITE 100  
SAN FRANCISCO, CA 94103  
TEL: 415.774.1111  
WWW.KELDERARCHITECTS.COM

kelder.  
ARCHITECTS

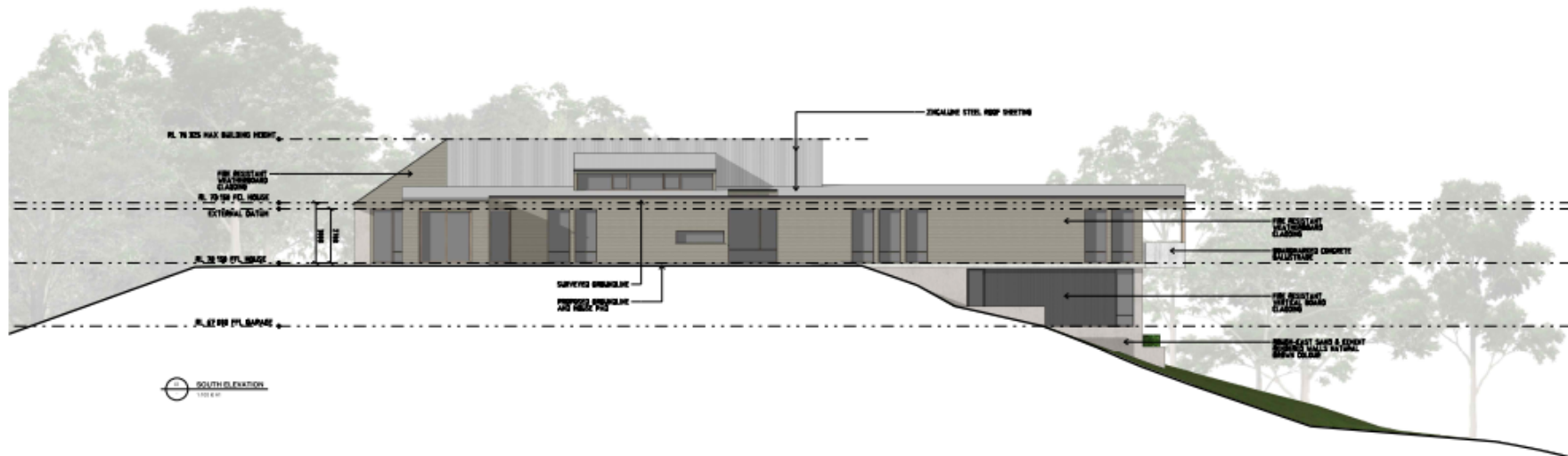
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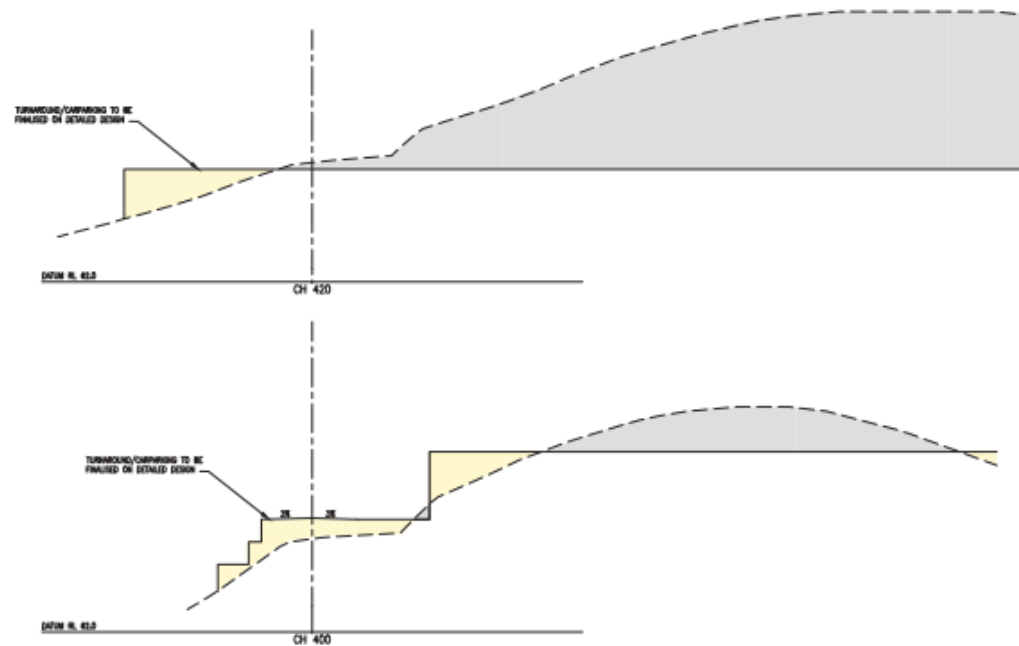








PROJECT NO: 1520-3, 1520-4, 1520-5, 1520-6, 1520-7, 1520-8, 1520-9, 1520-10, 1520-11, 1520-12, 1520-13, 1520-14, 1520-15, 1520-16, 1520-17, 1520-18, 1520-19, 1520-20, 1520-21, 1520-22, 1520-23, 1520-24, 1520-25, 1520-26, 1520-27, 1520-28, 1520-29, 1520-30, 1520-31, 1520-32, 1520-33, 1520-34, 1520-35, 1520-36, 1520-37, 1520-38, 1520-39, 1520-40, 1520-41, 1520-42, 1520-43, 1520-44, 1520-45, 1520-46, 1520-47, 1520-48, 1520-49, 1520-50, 1520-51, 1520-52, 1520-53, 1520-54, 1520-55, 1520-56, 1520-57, 1520-58, 1520-59, 1520-60, 1520-61, 1520-62, 1520-63, 1520-64, 1520-65, 1520-66, 1520-67, 1520-68, 1520-69, 1520-70, 1520-71, 1520-72, 1520-73, 1520-74, 1520-75, 1520-76, 1520-77, 1520-78, 1520-79, 1520-80, 1520-81, 1520-82, 1520-83, 1520-84, 1520-85, 1520-86, 1520-87, 1520-88, 1520-89, 1520-90, 1520-91, 1520-92, 1520-93, 1520-94, 1520-95, 1520-96, 1520-97, 1520-98, 1520-99, 1520-100



**LEGEND**  
 P/L  
 G/L

0 1 2 3 4 5m  
 SCALE 1:100 (AT 50%)

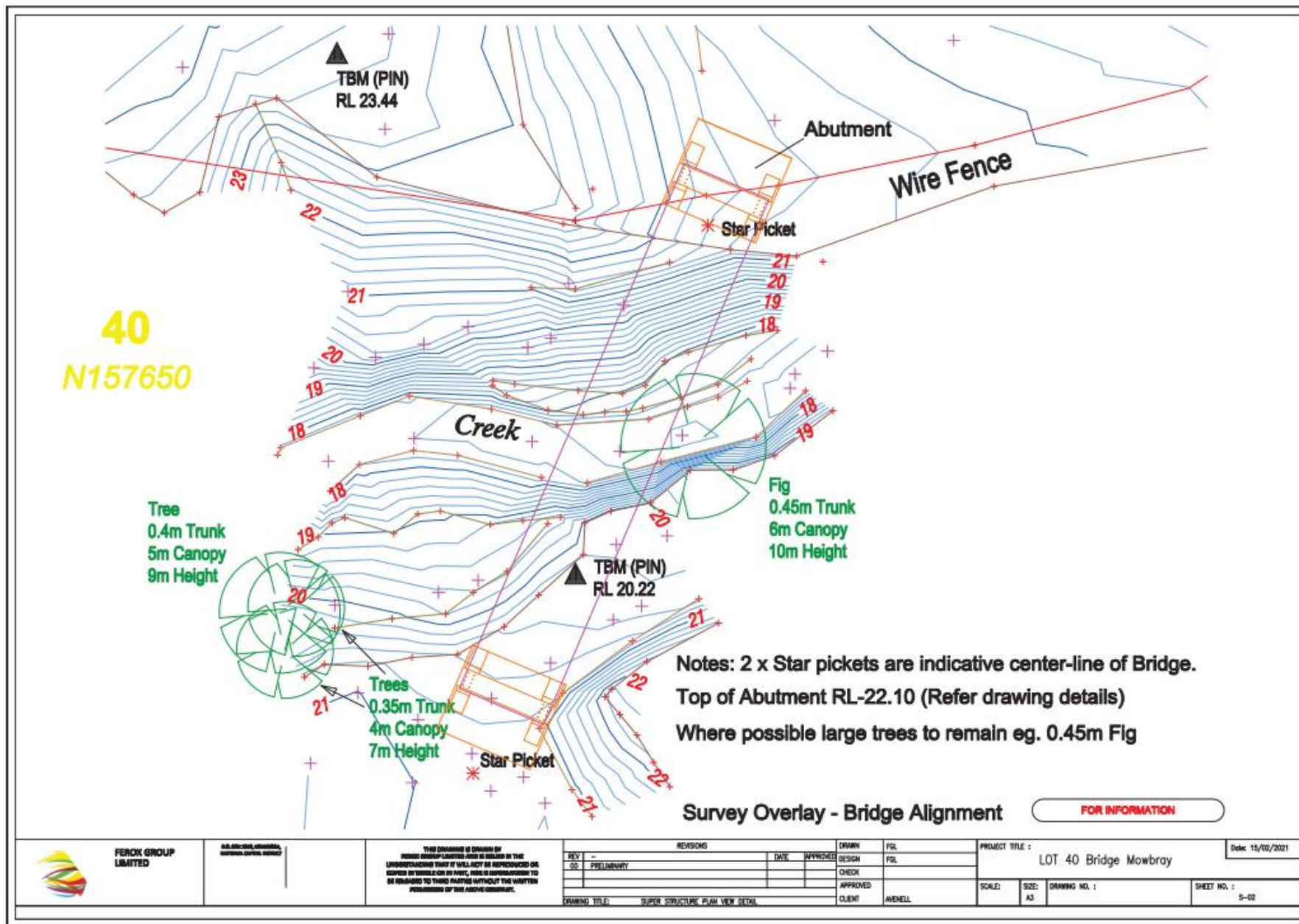
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Client				UREDI PTY LTD			
Project				CONNOLLY ROAD DRIVEWAY			
Title				ACCESS ROAD CROSS SECTIONS			
				SHEET 2 OF 2			
2020 No.	1520	Scale (A1 size)	1:100	Date	4 APRIL 2022	Drawing No.	SKETCH-1520-3
						Revision	C

**PLANNING APPROVAL ISSUE**





## 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 13/12/2021 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]

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## **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) 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.