

**YOUR REF:**

**OUR REF:** MCUC1486/2016 (775436)

27 May 2016

M J Reay  
39 Aranda Dr  
DAVIDSON NSW 2085

Attention: Mr Mark Reay

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR CAPE TRIBULATION ROAD,  
THORNTON BEACH**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 27 May 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 Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Simon Clarke  
Acting Manager Sustainable Communities

Att

**APPLICANT DETAILS**

M J Reay  
39 Aranda Dr  
DAVIDSON NSW 2085

**ADDRESS**

Cape Tribulation Road THORNTON BEACH

**REAL PROPERTY DESCRIPTION**

Lot 8 on T9721

**PROPOSAL**

Garage/Shed

**DECISION**

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

**DECISION DATE**

27 May 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

**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        |
|---------------------|--|-------------|
| Site Plan           | Plan Prepared by M R                       | 11 May 2016 |
| Your Shed           | Elevations prepared by NQ Sheds and Patios | 10 May 2016 |

**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, including recommendations and findings confirmed within technical reports; 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 satisfied prior to Commencement of Use, except where specified otherwise in these conditions of approval.

**Lawful Point of Discharge**

3. The flow of all external 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.

**Damage to Council Infrastructure**

4. In the event that any part of Council's existing road infrastructure is damaged as a result of construction activities occurring on the site, including, but not limited to, mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost, prior to the Commencement of Use.

**Vegetation Clearing**

5. Existing vegetation on the land must be retained in all areas except those affected by the construction of access driveways and/or the installation of services as detailed on the approved plans. Any further clearing requires a Permit for Operational Works.

### **Landscaping**

6. Areas affected by building works must be landscaped generally in accordance with the approved plans. In particular: Site Plan, Prepared by M R 11 May 2016
7. All landscaping to be installed must consist of native and endemic species and must be planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted.

### **Building Colours**

8. The exterior finishes and colours of Buildings are non-reflective and 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 following proposed building colours are approved for use:

|                     |               |
|---------------------|---------------|
| Exterior Walls –    | Woodland Grey |
| Windows and Doors – | Woodland Grey |
| Roof –              | Woodland Grey |

The above requirements must be made known in writing to all prospective purchasers.

### **Sediment and Erosion Control**

9. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the *FNQROC Development Manual*).

### **Effluent Disposal System**

10. No effluent disposal system is approved

### **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. The applicant/owner is advised that this approval does not approve the construction of the building work. A Development Permit for Building Work must be obtained in order for construction to commence.
3. 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.

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. For information relating to the *Sustainable Planning Act 2009* log on to [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au) . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) .

**RIGHTS OF APPEAL**

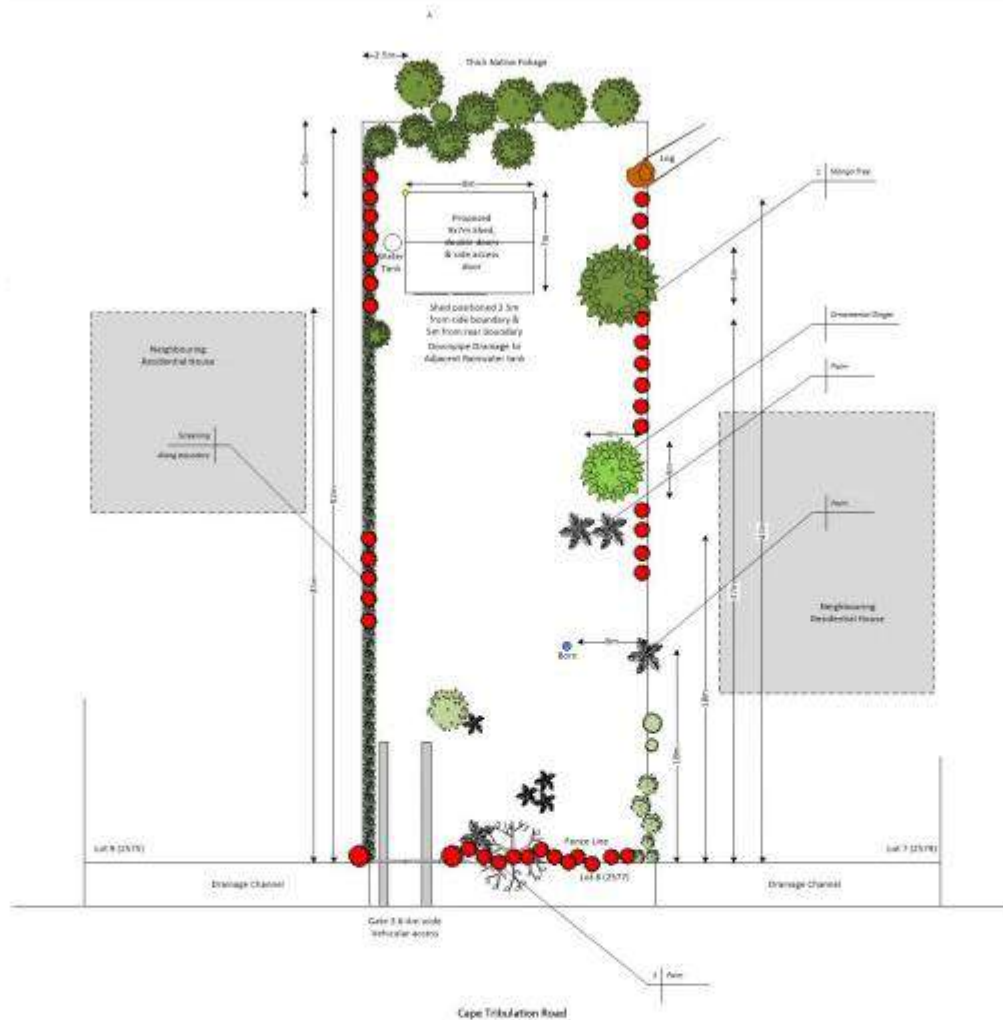
Attached

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**End of Decision Notice**

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

**6 SITE PLAN**



**NOTES**

Note 1. Plants denoted in Green are existing  
Note 2. Plants denoted in Red are New planting for screening purposes. Random planting of Lilli Pilli, Schefflera, Cottonwood/Beach Hibiscus on boundaries

**Scale 1:200**

Drawn MR, 0413438454

11/05/2016

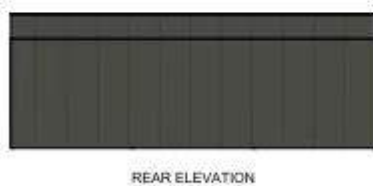
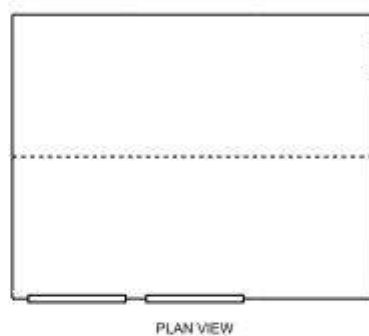
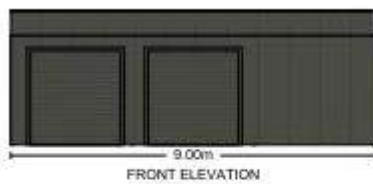
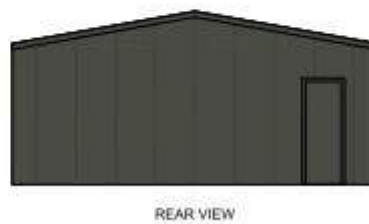
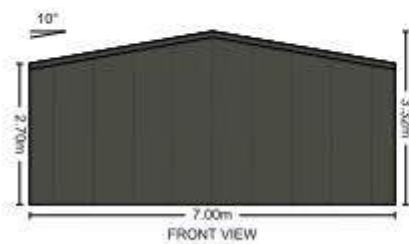
Lot 8 Cape Tribulation Road, Thornton Beach, Qld 4873

lot plan 8/T9721



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

| YOUR SHED   |                  |
|---|------------------|
| <br>NQ<br>SHEDS & PATIOS<br><small>@BlueSkylight Willmott Design</small> | MARK REAY        |
|   | QUOTE NO: 121808 |
|   | DATE: 10/05/2016 |
|   | VALID: 7 Days    |
| NQ SHEDS AND PATIOS   |                  |



APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

