

OUR REF: MCUC1852_2016 (803663)

3 February 2017

M F Liddell
C/- GMA Certification Group Pty Ltd
PORT DOUGLAS QLD 4877

Attention: Jeff Evans

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 7 RIBBON AVENUE, PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 3 February 2017, 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

Paul Hoye
Manager Sustainable Communities

Att

APPLICANT DETAILS

M F Liddell
C/- GMA Certification Group Pty Ltd
PORT DOUGLAS QLD 4877

ADDRESS

7 Ribbon Avenue, PORT DOUGLAS

REAL PROPERTY DESCRIPTION

Lot 79 on RP746145

PROPOSAL

Home Based Business (Personal Training)

DECISION

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

DECISION DATE

3 February 2017

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, Floor Plan & Basic Section	Job Number ML-001, Drawing Number WD01	30 November 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.

Limitations on Use

3. The Home Based Business is conducted by residents of the House.
4. The Home Based Business is located within the area of the shed and is limited to the area detailed on the approved plan.
5. The Home Based Business does not produce any odour, dust, vibration, noise or electrical interference which is detectable at the boundary of the Site.
6. The Home Based Business does not include amplified music which is detectable at the boundary of the site.
7. No more than two (2) customers of the Home Based Business are to be trained at any one time.

Hours of Operation

8. The Home Based Business is only to operate between 7:00am- 6:00pm on Weekdays.

Advertising Device

9. Advertising signage is limited to one non-illuminated sign;
 - a. not greater than 1000mm in length and 300mm in width
 - b. not greater than 1500mm in height
 - c. displays the occupiers name, business and contact details only
 - d. sited within the property boundaries

Classification

10. The proposed gym building (Class 10a) is not to be used for habitable purposes. All rooms within the building are to be used for the purposes detailed on the approved plan referenced: Job Number ML-001, Drawing Number WD01, dated 30 November 2016.

RIGHTS OF APPEAL

Attached

End of Decision Notice

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

