

**YOUR REF:** Wujal Wujal DA010  
**OUR REF:** ROL 684/2015 (462126)

6 August 2015

Department of Aboriginal, Torres Strait Islander & Multicultural Affairs  
PO Box 5461  
**CAIRNS QLD 4870**

Attention: Mr Robert Zigterman

Dear Sir

**DECISION NOTICE UNDER S 369 SUSTAINABLE PLANNING ACT 2009:  
REQUEST FOR A PERMISSIBLE CHANGE  
2827R BLOOMFIELD RIVER, DEGARRA**

With reference to the abovementioned request, which was determined by Council at the Ordinary Meeting held on 31 July 2015, please find attached the relevant Changed Decision Notice.

The Notice includes extracts from the Act with respect to lodging an Appeal.

Should you have any enquiries in relation to this Changed Decision Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham  
Manager Development & Environment

Att

**APPLICANT DETAILS**

Department of Aboriginal, Torres Strait Islander & Multicultural Affairs  
PO Box 5461  
CAIRNS QLD 4870

**ADDRESS**

2827R Bloomfield River, Degarra

**REAL PROPERTY DESCRIPTION**

Lot 10 on RP903517

**PROPOSAL**

Request for a permissible change.  
Original Approval attached as Appendix 2.

**DECISION**

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

**DECISION DATE**

31 July 2015

**TYPE**

Material Change of Use for an Outstation (nine (9) houses).

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

There are no further Development Permits required.

**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

1. Condition 4.2 is amended as follows:

4.2 ~~One Access point is permitted directly to and from the Cape Tribulation-Bloomfield Road to service the nine (9) proposed Dwelling Houses. This driveway is to be gravel sealed to prevent dust nuisance.~~

Access to the houses is to be via four (4) access easements to the nine (9) leasehold lots generally in accordance with Plan of Leases A, B, C, D, E, F, G, H and J and Proposed Easements K, L, M and N on proposed Survey Plan 253214, as submitted to Council 15 July 2015 (Map Sheets 2-5).

2. All other conditions of the Decision Notice dated 3 November 2004 remain applicable.

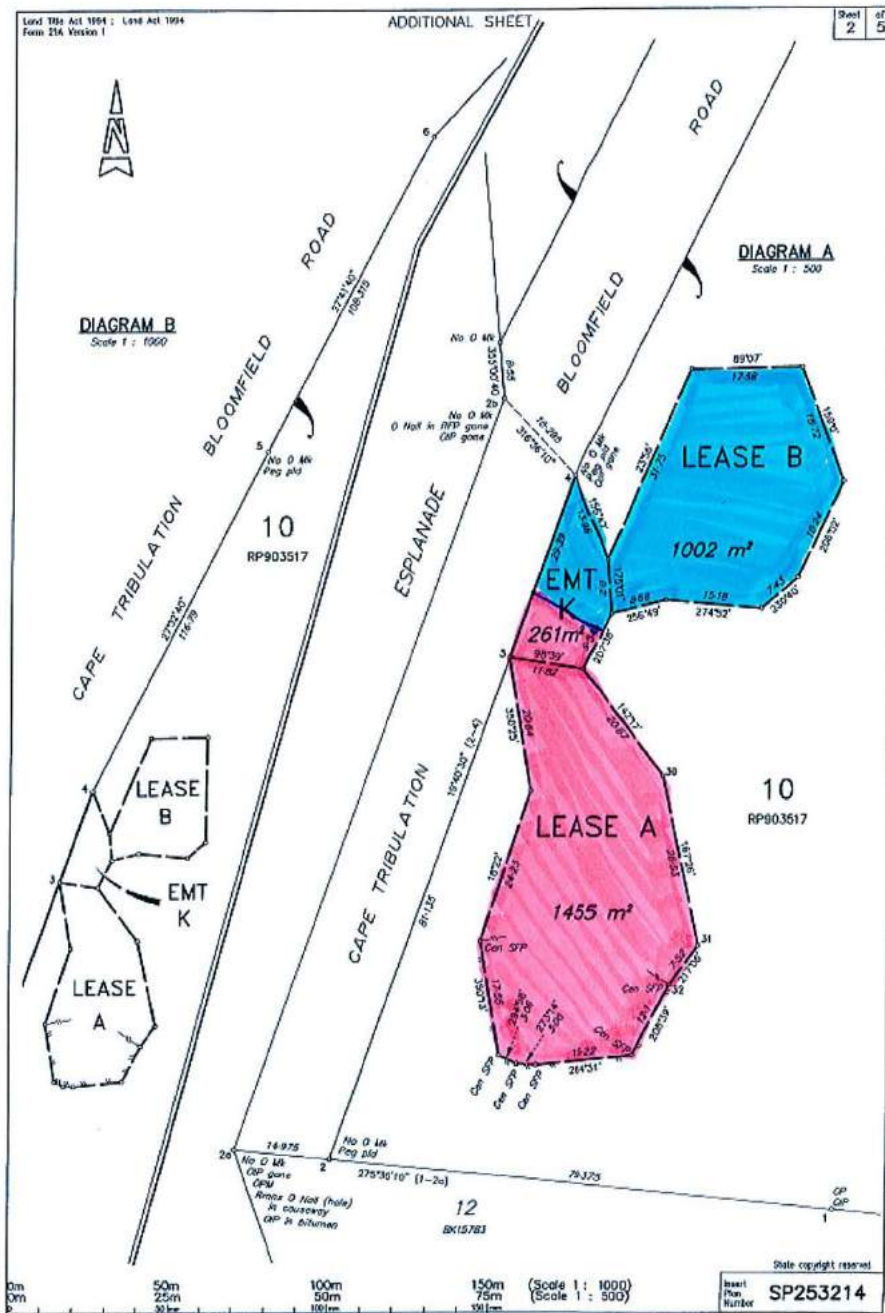
#### **RIGHTS OF APPEAL**

Attached

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**End of Decision Notice**

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



Department of Energy and Water, Spatial Planning and Municipal Affairs



DIAGRAM C  
Scale 1 : 500

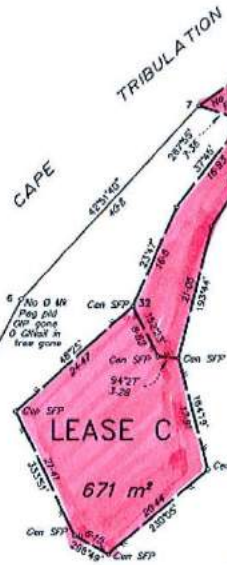
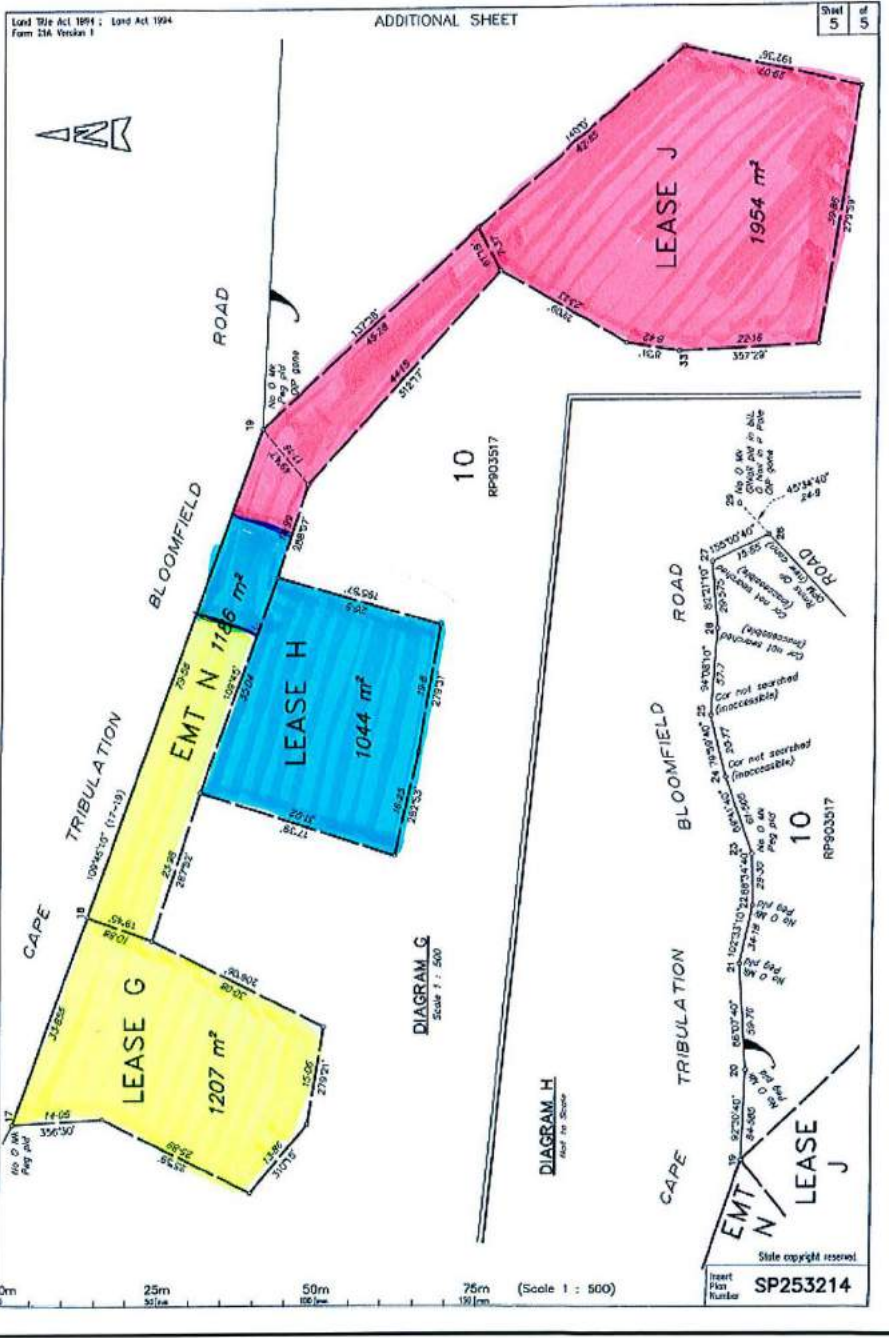
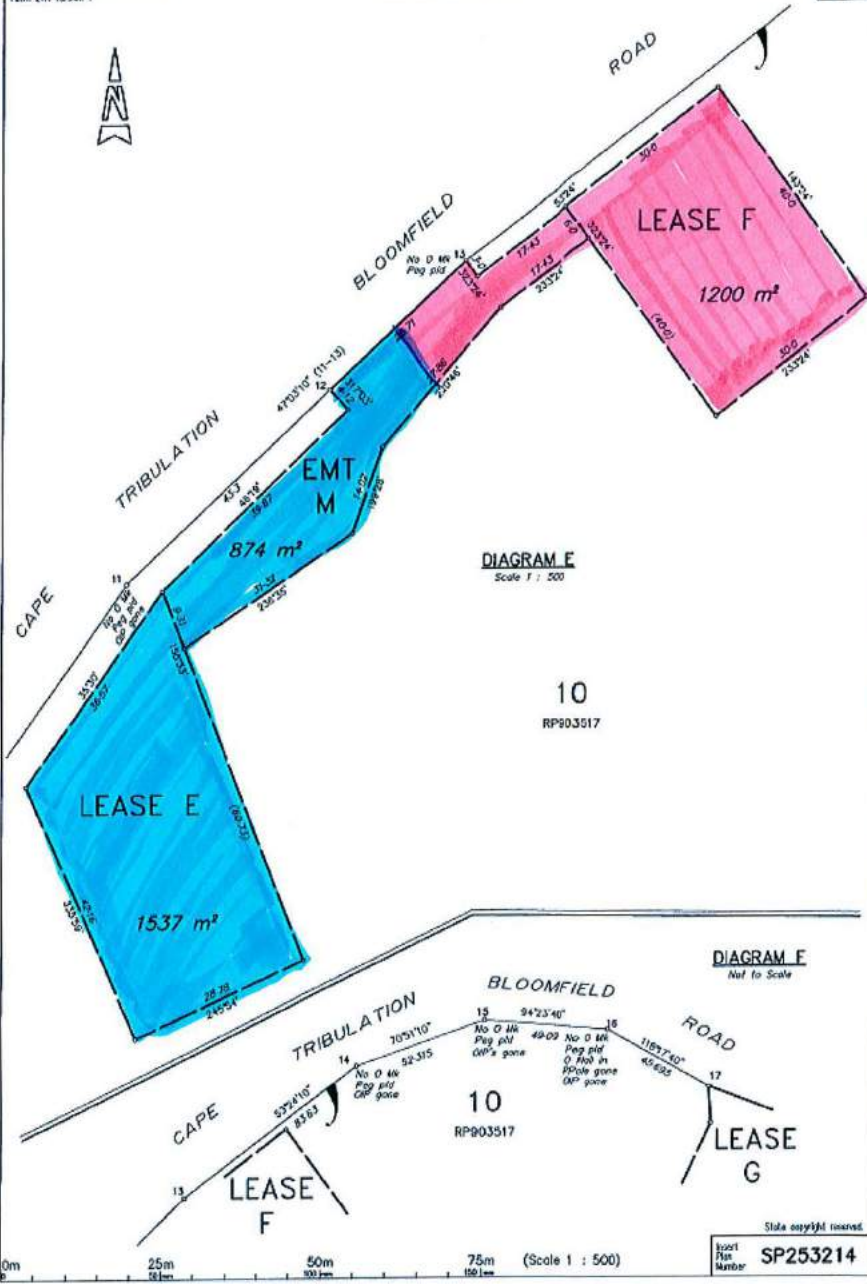


DIAGRAM D  
Scale 1 : 500



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Joint Plan Number **SP253214**

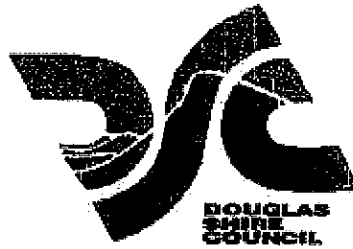




APPENDIX 2: DEVELOPMENT PERMIT FOR AN OUTSTATION (TPC1136)

UNIT 1799, DOUGLAS SHIRE COUNCIL

1401 40992332 4 2/ 2



ENQUIRY: Ms Vanessa Marum - Planning Officer  
DEPARTMENT: Planning Services Section - ☎ (07) 4099 9450

CUR REF: VVM: tap  
VOL REF: TPC 1136

Wujal Wujal Aboriginal Corporation  
CA- C & B Group  
PO Box 1949  
CAIRNS QLD 4870

3<sup>rd</sup> November 2004

**INTEGRATED PLANNING ACT  
DECISION NOTICE  
DEVELOPMENT APPLICATION**

**Applicant's Name** : Wujal Wujal Aboriginal Corporation  
**Owner's Name** : Wujal Wujal Community Council  
**Proposal** : Council approves the application by the Wujal Wujal Aboriginal Corporation for a Material Change of Use Development Permit to construct an Out Station (9 Houses) on land described as Lot 10 on RP903517.  
**Application Number** : TPC 1136  
**Site Address** : Bloomfield River, Degarra  
**Property Description** : Lot 10 on RP903517, Parish of Tribulation, County of Solander

1. **Decision:** **Decision Date:** 12<sup>th</sup> October 2004

Approved subject to Conditions

2. **Type of Development Approval:**

Material Change of Use

Development Permit

.../2.

ADMINISTRATION CENTRE PHONE (07) 4099 9444 FACSIMILE (07) 4099 2602 ALL COMMUNICATIONS TO BE  
(ALL DEPARTMENTS) EMAIL douglas@dsc.qld.gov.au ADDRESSED TO:  
64-66 FRONT STREET MOSSMAN INTERNET www.dsc.qld.gov.au THE CHIEF EXECUTIVE OFFICER  
PO BOX 957  
LIBRARY 14 MILL ST. MOSSMAN PHONE (07) 4099 9496 FACSIMILE (07) 4099 3288 MOSSMAN QLD 4870



**3. Referral Agency:**

Nil

**4. Conditions**

- 4.1 The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with the approved plans of development attached to this Development Permit except where such plans are modified by the terms of this approval.
- 4.2 One access point is permitted directly to and from the cape Tribulation-Bloomfield Road to service the nine (9) proposed Dwelling Houses. This driveway is to be gravel sealed to prevent dust nuisance.
- 4.3 The Cape Tribulation-Bloomfield Road is to be bitumen sealed to a minimum width of six along the full frontage of the site to the causeway across the Bloomfield River. This road construction is to be undertaken in accordance with the Far North Queensland Regional Organisation of Council's Engineering Development Manual. The applicant has three (3) years from the date of this Decision Notice to complete the required works in accordance with this condition.
- 4.4 Each Dwelling House is to be supplied with an on-site sewerage effluent system in accordance with the requirements of the "On-site Sewerage Code".
- 4.5 Prior to commencement of the approved use the applicant must provide Council with a report demonstrating that an adequate and suitable water supply is available by bore source or other alternative source to each proposed Dwelling House.
- 4.6 The telephone and electrical supply is to be provided to each Dwelling House prior to the use commencing.
- 4.7 This approval lapses after four (4) years unless either this use has substantially commenced or this Currency Period is extended under Section 3.5.22 of the *Integrated Planning Act 1997*.

**Advice**

- Douglas Shire Council is not responsible for future works associated with upgrading of the Bloomfield River causeway. However, Council supports any application by the Wujal Wujal Council to upgrade this Causeway to cater for significant flood events.
- It is the responsibility of the Wujal Wujal Council to maintain access for residents of the proposed development during times of flood when motor vehicle access is not possible between the subject site and the Wujal Community.

.../3.

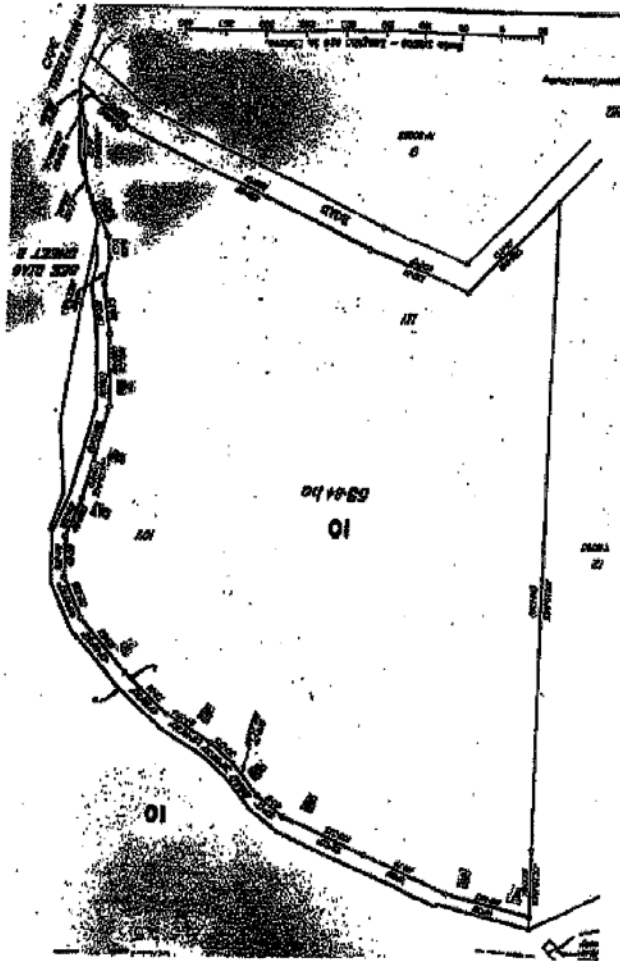
**5. Further Development Approvals Required:**

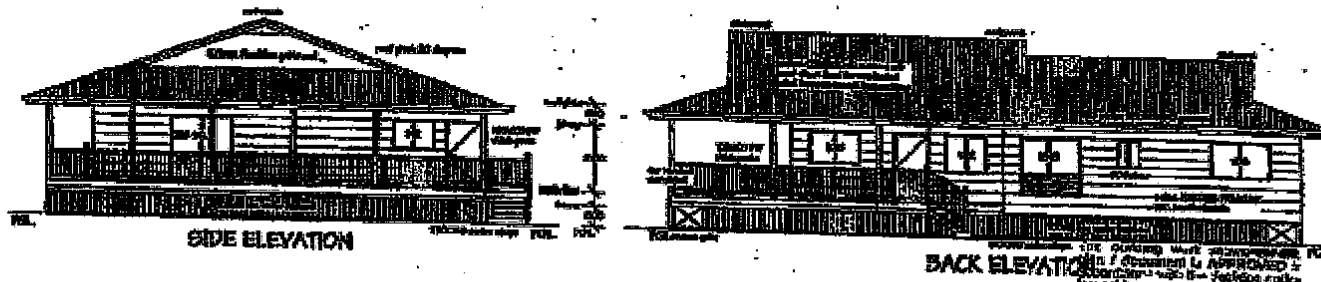
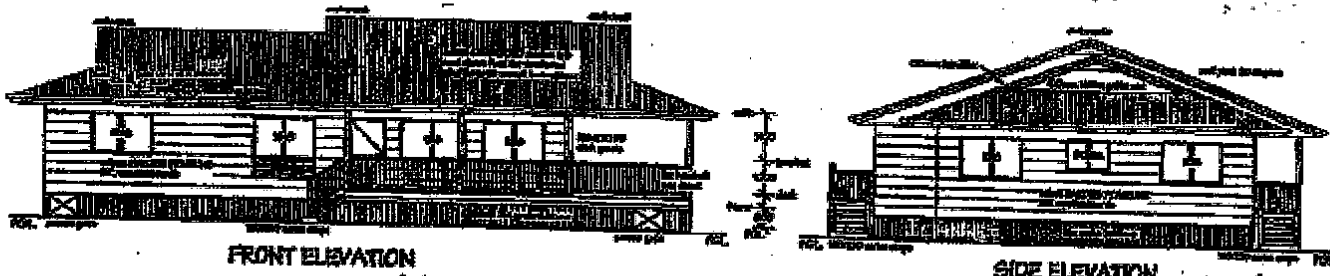
**Building Work  
Plumbing & Drainage Permit**

**Development Permit  
Development Permit**



**Terry Melchert  
Chief Executive Officer**





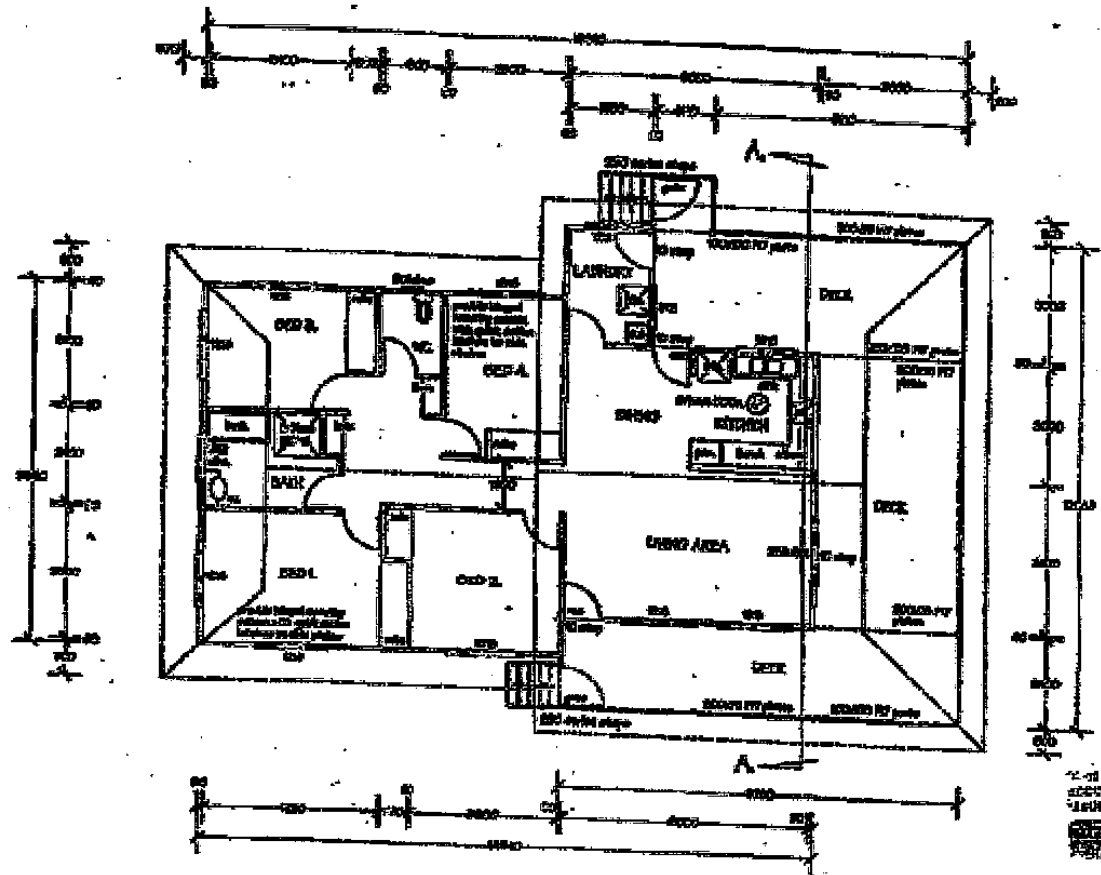
BACK ELEVATION

APPROVED FOR BUILDING APPROVAL

DATE: 11/12/13

**AMENDED DRAWING**

<b>PROPOSED RESIDENCE FOR WUJAL WUJAL          ABORIGINAL COUNCIL AT LOT A CAPE          TRIBULATION RD. WUJAL WUJAL 1/4 COOKTOWN</b>		Date: 11/12/13 Project: 11/12/13 Client: WUJAL WUJAL Scale: 1:50 Drawn: [Name] Checked: [Name]	This drawing is to be used for the construction of the proposed residence. It is not to be used for any other purpose. The client is responsible for ensuring that the drawing is used for the intended purpose.	<b>HOUSE - ABORIGINAL          PLAN NO. - 11/12/13          ELEVATIONS          SHEET NO. 2</b>	DRAWING NO. - 11/12/13 TEP DESIGN & ASSOCIATES 11/12/13 NEW YORK 10000 11/12/13 NEW YORK 10000 11/12/13 NEW YORK 10000
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Building work shown on this document is APPROVED in accordance with the decision notified by:

**BUILDING APPROVAL SERVICE**

**AMENDED DRAWING**