

OUR REF: MCUC 5480/2013 (432242)

28 October 2014

Ms Karly Allison & Mr Daniel Scomazzon
C/- Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

Dear Sir/Madam

**CHANGED DECISION NOTICE UNDER S 369 SUSTAINABLE PLANNING
ACT 2009: DEVELOPMENT APPLICATION FOR
SCOMAZZON ROAD, MIALLO**

With reference to the abovementioned request for a permissible change to a development approval, which was determined under Instrument of Delegation on 28 October 2014, 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

Ms Karly Allison & Mr Daniel Scmazzon
C/- Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

ADDRESS

Scmazzon Road, Miallo

REAL PROPERTY DESCRIPTION

Lot 1 on RP732552

PROPOSAL

House

DECISION

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

DECISION DATE

This Changed Decision Notice dated 28 October 2014 replaces the Decision Notice dated 8 January 2013.

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	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 1 of 6	30 October 2013
Floor Plan	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 2 of 6	30 October 2013
Elevations – Sheet 1	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 3 of 6	30 October 2013
Elevations – Sheet 2	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 4 of 6	30 October 2013
Area Plan	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 5 of 6	30 October 2013
Shed Floor Plan, Elevations	Greg Skyring Design & drafting Pty Ltd, Plan No 309-13 Revision C Sheet 6 of 6	30 October 2013
Onsite Waste Site Assessment and Design	Dirt Professionals Report	16 April 2013
Site Locality Plan	Dirt Professionals Plan	21 November 2013

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; 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 Commencement of Use, except where specified otherwise in these conditions of approval.

Water Supply Works

3. Either:
 - A. i. Provide a single water supply connection to the lot in accordance with the FNQROC Development Manual; and
 - ii. provide sub metering to the existing connection at an agreed location and standard; and .

- iii. provide a privately owned water pump such that minimum pressure (50 kPa (5m head) as per Standard 3.3.2 of AS/NZ 3500.1:2003, Plumbing & drainage, Part 1: Water Services – refer to Advice 2) can be provided at the house pad. Any pump required must be located within the property it serves and be supplied, installed and maintained at the applicant's expense.

Or

- B. Provide on-site water supply, details of which must be provided prior to the issue of a Development Permit for Building Work to the satisfaction of Council and must include a privately owned water pump such that minimum pressure (50 kPa (5m head) as per Standard 3.3.2 of AS/NZ 3500.1:2003, Plumbing & drainage, Part 1: Water Services – refer to Advice 2) can be provided at the house pad. Any pump required must be located within the property it serves and be supplied, installed and maintained at the applicant's expense.

AND

Water storage tank(s) with a minimum capacity not less than 30 000 litres, and must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the building application. Such water tanks must be provided with:

Where any water storage tank of a minimum 10,000l is provided on the land it must include the following attributes:

- a. Mosquito-proof screens of brass, copper, aluminium or stainless steel gauze not coarser than one (1) mm aperture mesh of substantial construction and installed in such manner as not to cause to accelerate corrosion; or
- b. Flap valve at every opening of the tank or other receptacle; or
- c. Other approved means for preventing the ingress or egress of mosquitoes; and
- d. Where a tank or other receptacle is provided with a manhole, the manhole must have a diameter of no more than 40 cm; and
- e. The water tank(s) shall be fitted with a 50 mm ball valve with a camlock fitting.

The water supply must be designed and constructed in accordance with the FNQROC Development Manual.

The water supply must be provided in accordance with the approved design to the requirements and satisfaction of the Chief Executive Officer prior to the Commencement of Use.

On-Site Effluent Disposal

4. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. (The lodged report prepared by the Dirt Professionals, Job No 14981, dated 16 April 2013 is considered to satisfy this condition requirement.)

External Works

5. Undertake the following works external to the land at no cost to Council:
 - a. Provide a 5.5m wide gravel standard rural access and allotment access from Scomazzon Road to the land in accordance with the *FNQROC Development Manual*; and
 - b. Provide external sub metering for the water supply connection to Council service to the satisfaction of the Chief Executive Officer.

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Lawful Point of Discharge

6. 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 Infrastructure

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

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. Glazed balconies are to be non-reflective.

The applicant's submitted colours of paperbark and ironstone are considered to satisfy this requirement.

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

Internal Driveway

9. The Applicant must construct and maintain a minimum 2.5m wide gravel driveway from the property boundary to the House.

The proposed driveway's horizontal layout/longitudinal grade must be designed in order to restrict longitudinal gradients to a maximum of 25 per cent. In sections where the longitudinal grade exceeds 20 per cent (up to a maximum of 25 per cent) the driveway's surface shall be concrete and the surface roughness needs to be improved through using a deep stencil print or similar approved methods.

The driveway must be constructed prior to Commencement of Use in accordance with the *FNQROC Development Manual* to the satisfaction of the Chief Executive Officer.

Sediment and Erosion Control

11. 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*).
12. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Earth Cut

13. Council takes no responsibility for the existing earth work cuts on the land. Council recommends that the land owner seek professional advice that the existing earth cuts that are higher than 1800mm are structurally certified.

Within one (1) year of the Commencement of Use the land owner must establish landscape screening of the upper earth work cut face to produce a vegetative screen of at least five (5) m within three (3) years thereafter to screen the face when viewed from public roads and offshore to the satisfaction of the Chief Executive Officer.

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. Should the land owner seek to connect to Council's water supply then request will need to be made to amend Condition 3. The land owner will be required to undertake the works external to the site to connect the site to existing water supply infrastructure to augment existing water supply infrastructure to the extent necessary such that the development does not adversely affect the water supply to adjacent properties and such that a water service connection can be provided at the lot frontage. Water supply connection is located at the intersection of Scomazzon Road and the Mossman Daintree Road. All costs associated with the connection will be borne by the land owner.~~

AND

~~Infrastructure charges will be payable for any such connection at the rate of the policy current at the time of connection.~~

43. 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.
54. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
65. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

LAND USE DEFINITIONS*

In accordance with the Douglas Shire Planning Scheme 2008 the approved land use of House is defined as:

Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one (1) Household. The use includes:

- *Outbuildings/structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and*
- *a display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of 12 months and which then converts to a House for the exclusive use of one (1) Household.*

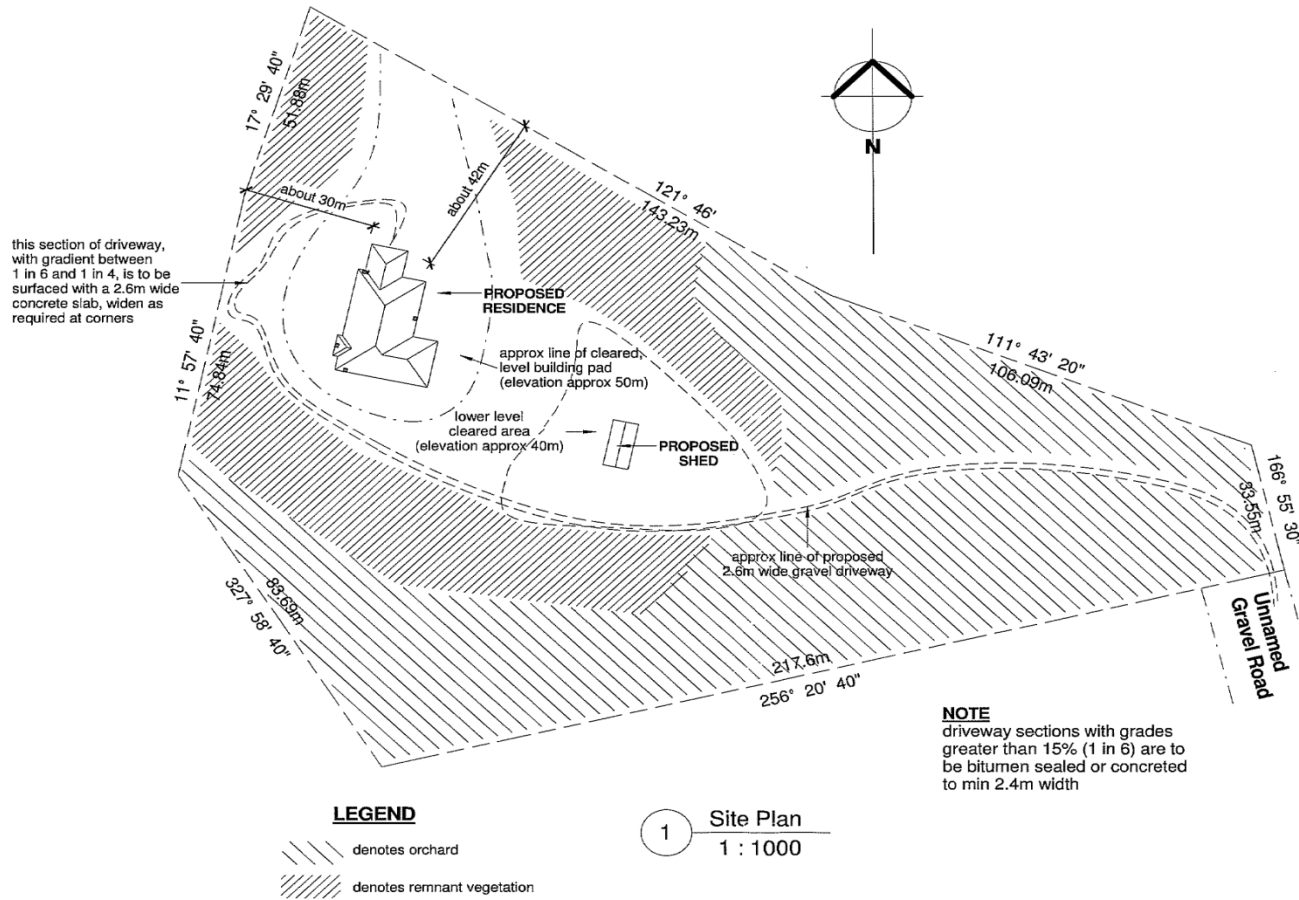
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

RIGHTS OF APPEAL

Attached

End of Decision Notice

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

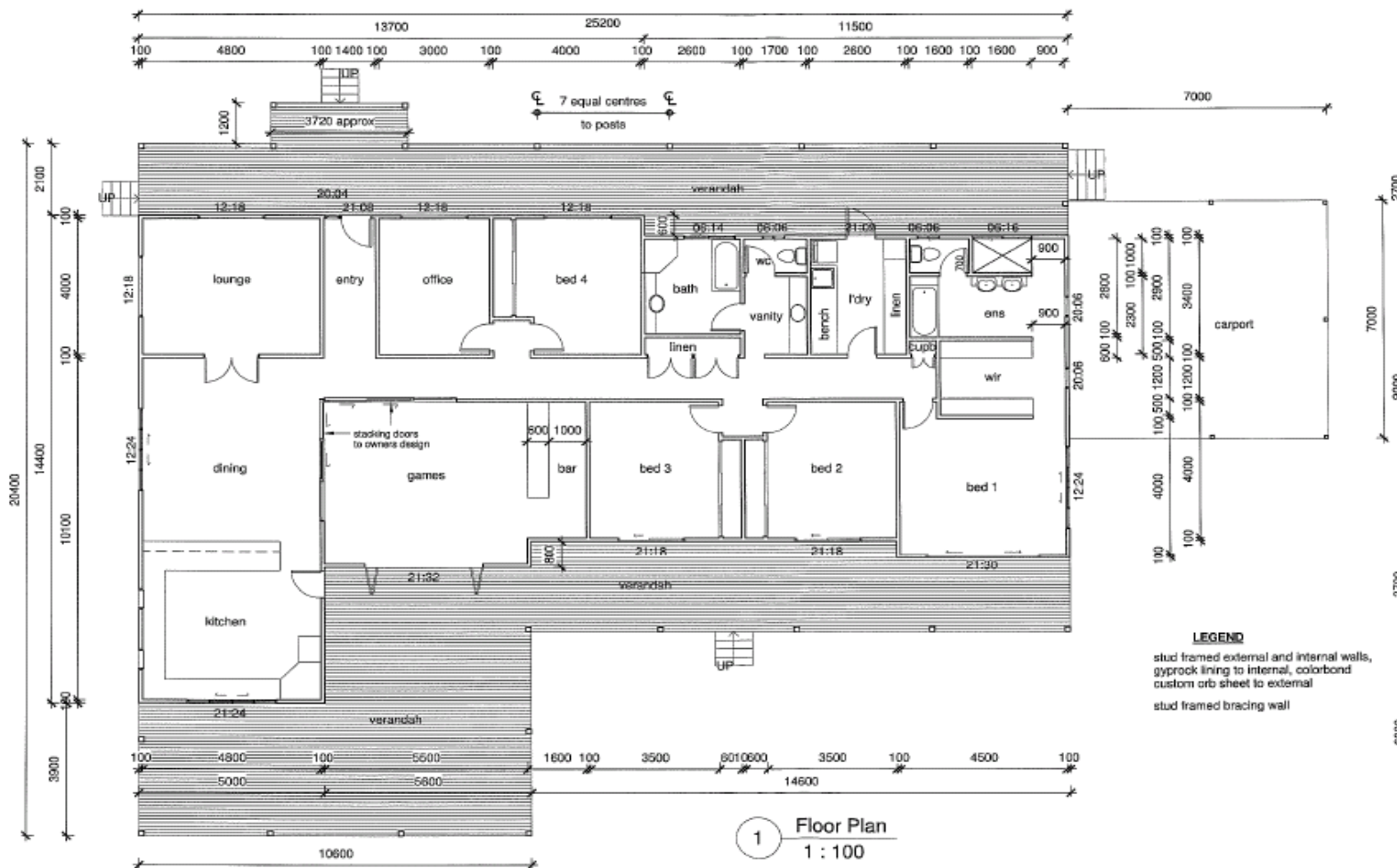


GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Lic: Under QBSA Act 1991 - No 1040371
 11 Noll Close,
 Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
 Email: skyringdesign@cyberworld.net.au

PROJECT
 Proposed Residence and Shed,
 L1 RP732552
 off Scomazzon Road,
 MIALLO

CLIENT	B Scomazzon and K Allison	WIND CLASS	C3	PLAN NUMBER	309-13	SHEET	1 of 6
SCALES	1 : 1000	PLAN TITLE	Site Plan	DATE OF ISSUE	30.10.13	REV	C

40.2013.5480
 8/20

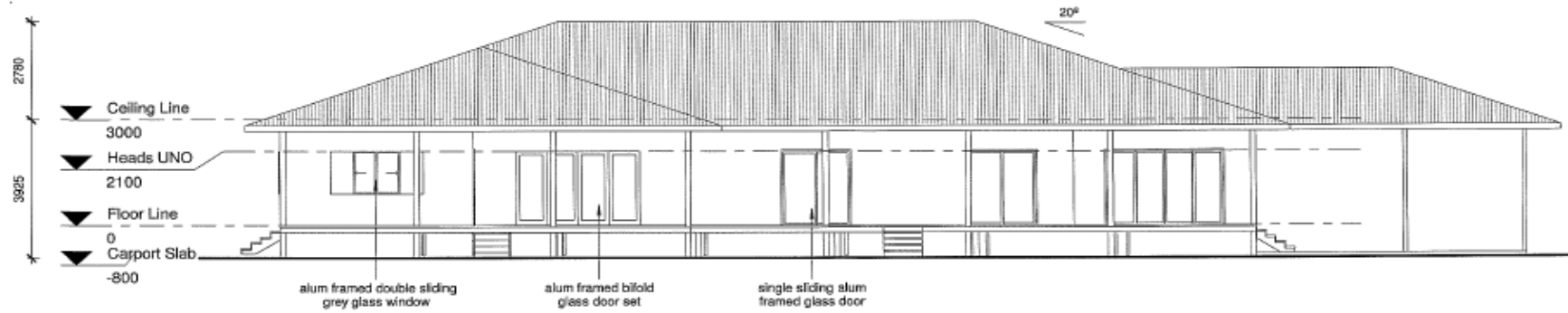


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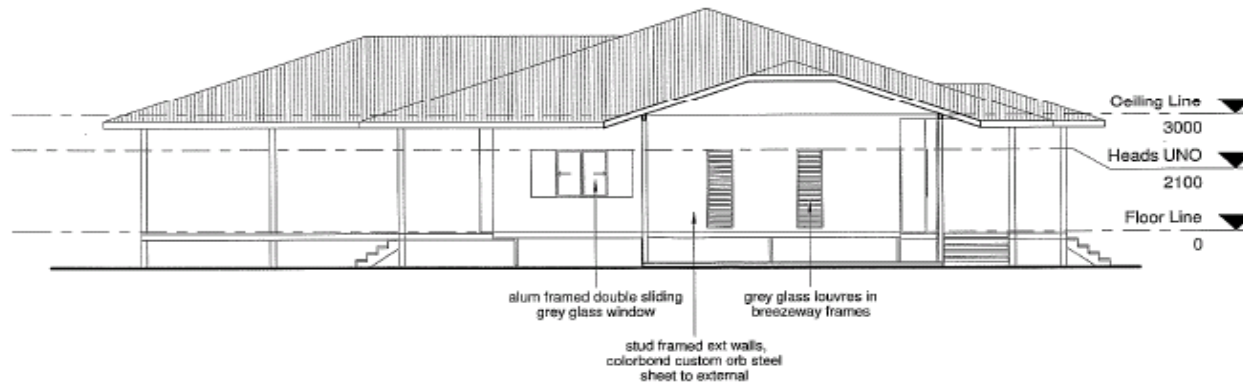
PROJECT
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 MIALLO

CLIENT	B Scomazzon and K Allison	WIND CLASS	C3	PLAN NUMBER	309-13	SHEET	2 of 6
SCALES	1 : 100	PLAN TITLE	Floor Plan	DATE OF ISSUE	30.10.13	REV	C

40.2013.5480
 9/20



1 Front Elevation
1 : 100

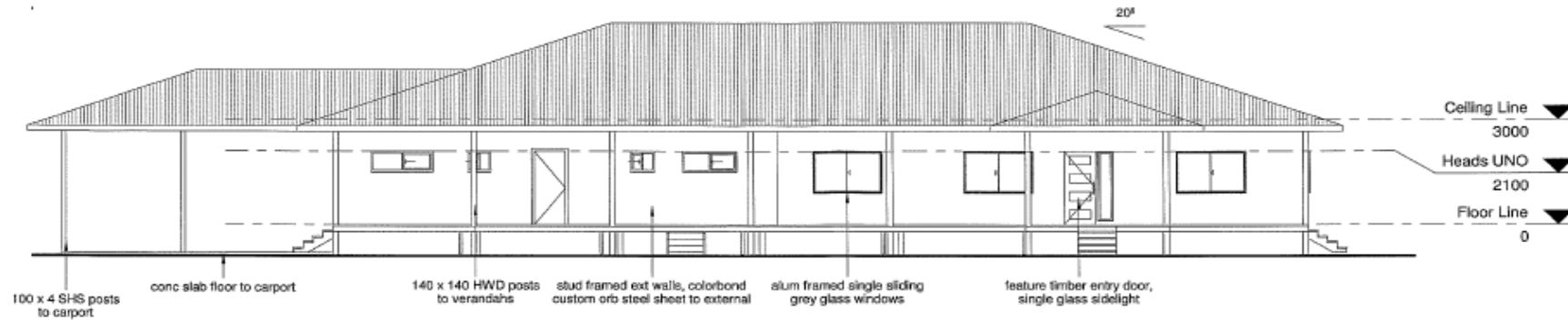


2 Right Elevation
1 : 100

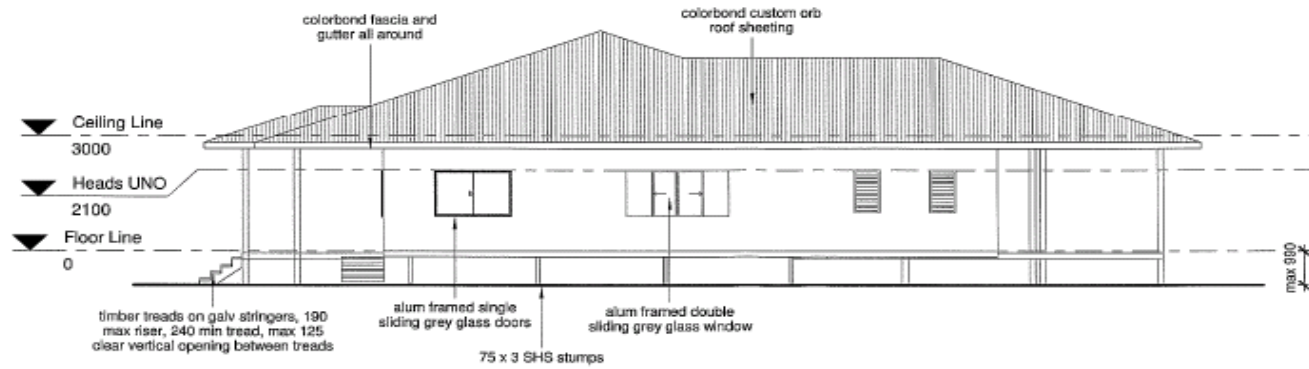
GREG SKYRING
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PROJECT
Proposed Residence and Shed,
L1 RP732552
off Scomazzon Road,
MIALLO

CLIENT	B Scomazzon and K Allison	WIND CLASS	C3	PLAN NUMBER	309-13	SHEET	3 of 6	
SCALES	1 : 100	PLAN TITLE	Elevations - Sheet 1		DATE OF ISSUE	30.10.13	REV	C



1 Rear Elevation
1 : 100

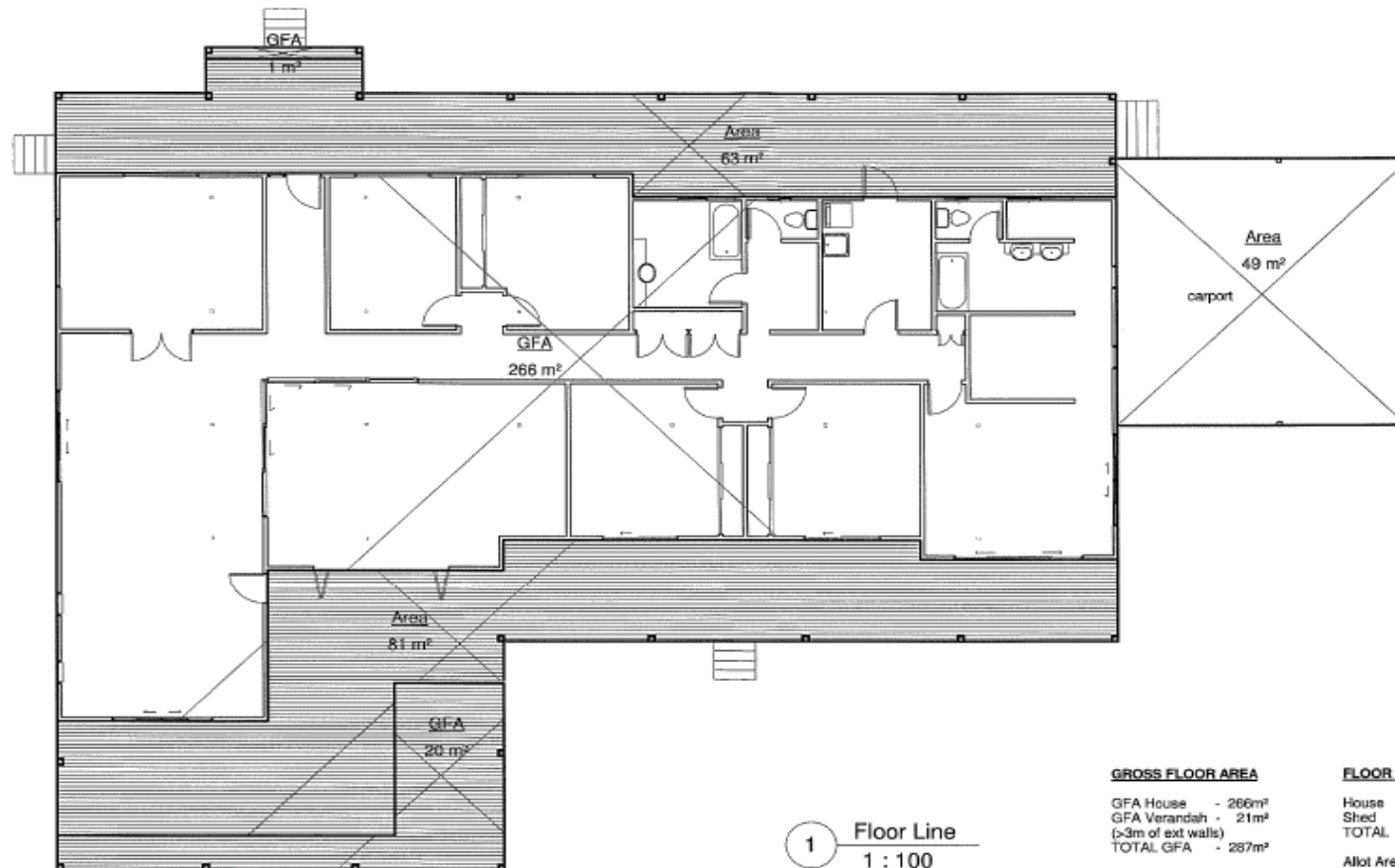


2 Left Elevation
1 : 100

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PROJECT
Proposed Residence and Shed,
L1 RP732552
off Scomazzon Road,
MIALLO

CLIENT	B Scomazzon and K Allison	WIND CLASS	C3	PLAN NUMBER	309-13	SHEET	4 of 6	
SCALES	1 : 100	PLAN TITLE	Elevations - Sheet 2		DATE OF ISSUE	30.10.13	REV	C



GROSS FLOOR AREA

GFA House - 266m²
 GFA Verandah - 21m²
 (>3m of ext walls)
 TOTAL GFA - 287m²

FLOOR AREAS

House - 480m²
 Shed - 72m²
 TOTAL - 552m²
 Allot Area - 27,560m²
 Site Cover - 2.0%

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Design and DRAFTING Pty. Ltd.

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PROJECT

Proposed Residence and Shed,
 L1 RP732552
 off Scomazzon Road,
 MIALLO

CLIENT

B Scomazzon and K Allison

WIND CLASS

C3

PLAN NUMBER

309-13

SHEET

5 of 6

SCALES

1 : 100

PLAN TITLE

Area plan

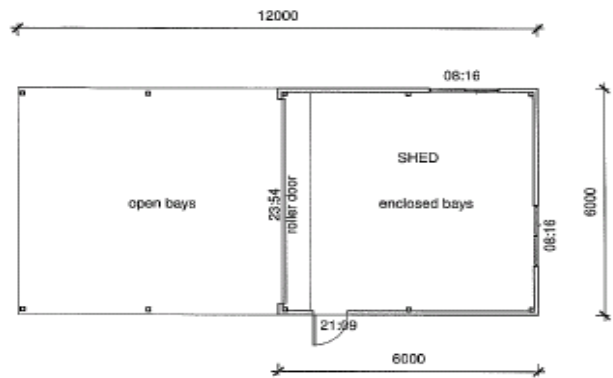
DATE OF ISSUE

30.10.13

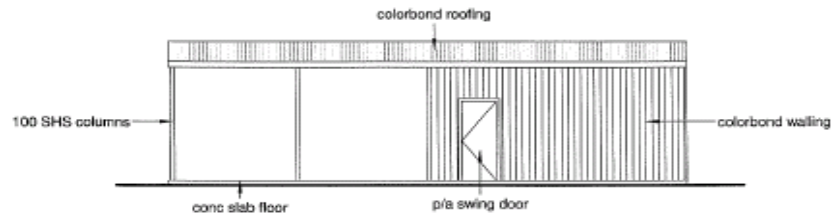
REV

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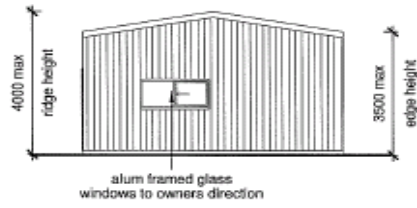
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 12/20



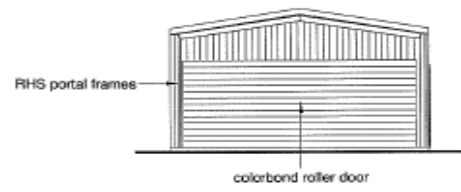
1 Floor Plan - Shed
1 : 100



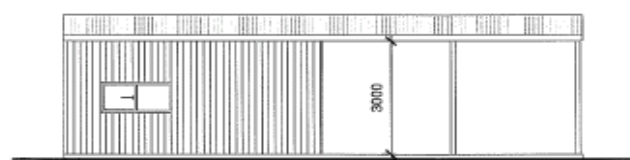
2 Front Elevation - Shed (East)
1 : 100



3 Right Elevation - Shed
1 : 100



5 Left Elevation - Shed
1 : 100



4 Rear Elevation - Shed
1 : 100

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PROJECT
Proposed Residence and Shed,
L1 RP732552
off Scomazzon Road,
MIALLO

CLIENT B Scomazzon and K Allison	WIND CLASS C3	PLAN NUMBER 309-13	SHEET 6 of 6
SCALES 1 : 100	PLAN TITLE Shed Floor Plan, Elevations	DATE OF ISSUE 30.10.13	REV C

DIRT PROFESSIONALS

7 REYNOLDS STREET MAREEBA QLD 4880
TELEPHONE 4092 7081 FAX 4092 7088
MOBILE 0417 647 477

Greg Skyring Designs
11 Noli Close
Mossman Qld 4873

Tandel Investments Pty Ltd
BSA No. 1173606

16 April 2013

Site Assessment and Design
Lot 1 Scomazzon Road
Mareeba QLD

Job No 14981

INTRODUCTION

This report presents the results of a site assessment performed at Lot 1 Scomazzon Road Mossman. The assessment is required in connection to determine the method of effluent disposal to be used, as per the Queensland Plumbing and Wastewater Code for On-site Sewerage Facilities.

EXISTING CONDITIONS

At the time of the assessment the allotment was located in a rural subdivision consisting of acreage land. The allotment at the time of the assessment had been excavated to form a level building platform. There was a flat area for the location of the wastewater at the toe of the batter to the East. The proposed 4 bedroom dwelling is to be located on the existing platform. The location of the building area was not.

The proposed wastewater is to be located to the East of the building area.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 600 mm. The location of these holes were at the wastewater area. A disturbed sample was taken for laboratory testing.

SOIL PROFILE

The bore holes indicate similar subsurface soil profiles. There is a layer of clay loams with sands and gravels to the depth of holes.

SOIL CATEGORY FOR DOMESTIC WASTEWATER

The clay loams with some sand and gravels are regarded as being a imperfectly drained material with a weak structure. It is estimated as per the AS 1547:2000 standard the indicative permeability is 0.12 - 0.5 m/d. The soil category on the basis of visual inspections of the materials, as per the AS/ANZ 1547:2000, is found to be a **Soil Category 4.**

It is proposed that Primary Treatment is to be used for the dispersal of effluent. There were no drains, gullies, creeks or bores located within the separation distance of 50m required for the dispersal area. There was no water at the depth of bore holes.

Due to the limited soil over laying the weathered rock trenches or evaporation beds are not acceptable. The site can adopt a Wisconsin mound which will allow for evaporation.

The water supply to the dwelling will be reticulated water.

A design loading rate of 8 mm/d should be used to determine basal area of mound, this shall be designed by a qualified designer based on the AS 1547:2000 and the soil assessment data based on this report.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully
Tandel Investments Pty Ltd
DIRT PROFESSIONALS



Angelo Tudini
Director

Attached:
-Site plan of building area
-Subdivisional plan of allotment

BORE HOLE LOG

HOLE 1

0.0 - 0.6m Clay Loam with some gravel and sand - Brown

HOLE 2

0.0 - 0.5m Clay Loam with some gravel and sand - Brown

HOLE 3

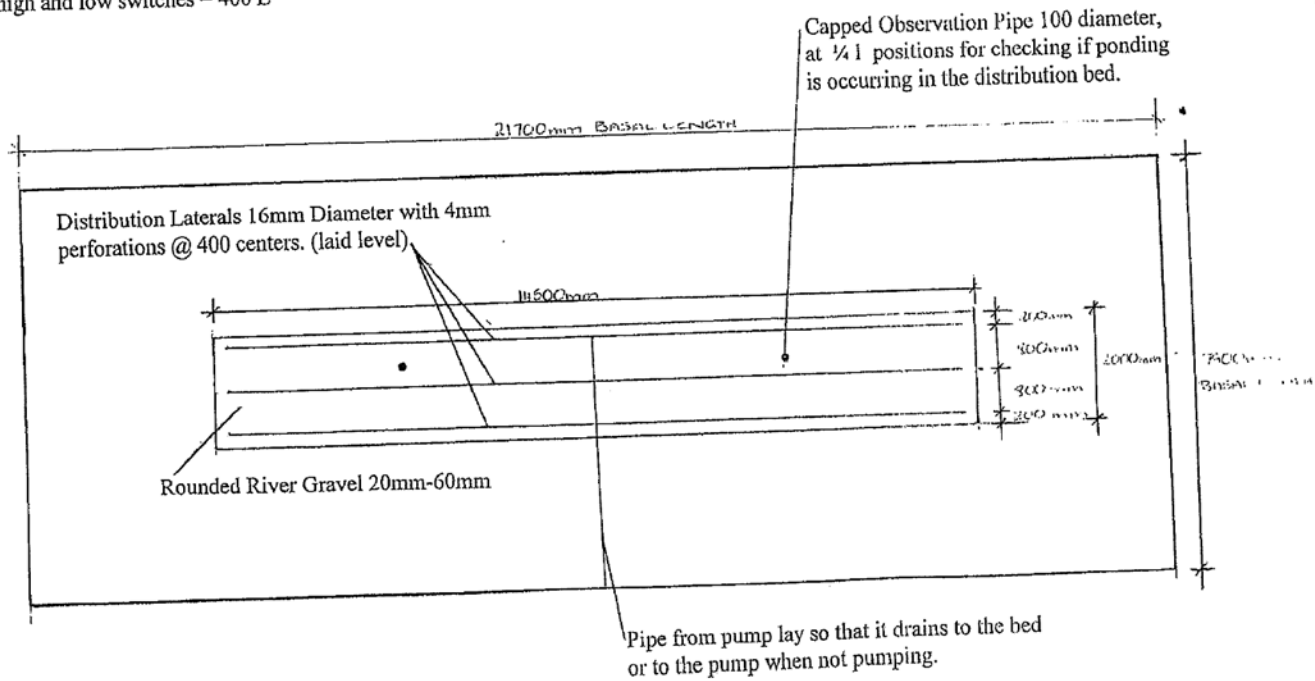
0.0 - 0.8m Clay Loam with some gravel and sand - Brown

DESIGN OF LAND APPLICATION SYSTEM

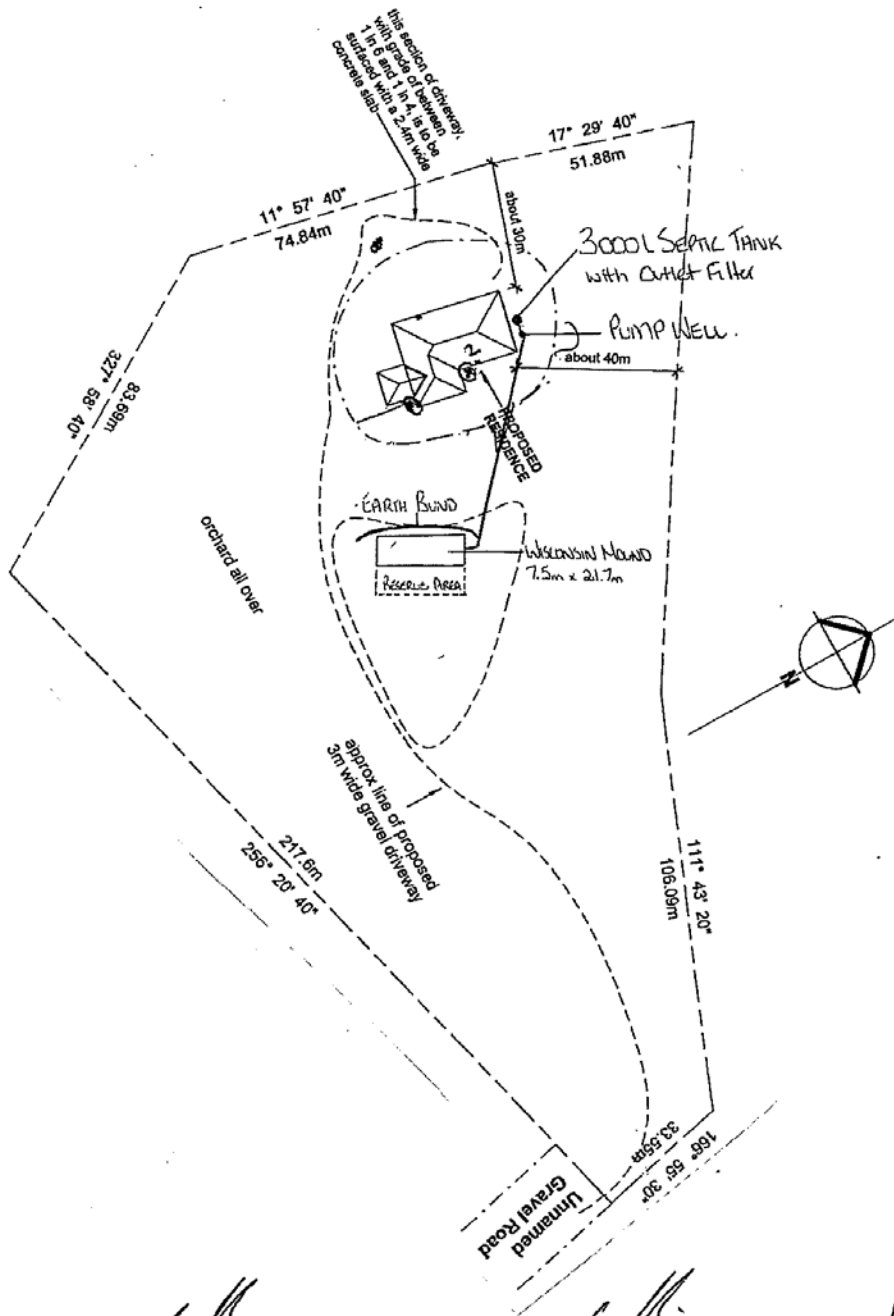
- **DESIGN FLOW** - All waste – 145Litres/Day x 6 persons =870litre/day
- **FLOW MODIFICATION** - Install dual flush 6/3 toilet cistern, shower flow restrictors , tap aerators, and water economic washing machines. Garbage Grinders are not permitted.
- **AVAILABLE AREA FOR EFFLUENT DISPOSAL** -100%
- **SITE AND SOIL CONSTRAINTS** - NIL
- **SYSTEM ADOPTED** - 3000L Septic Tank with Wisconsin Mound
- **EFFLUENT QUALITY** - Primary
- **D.L.R.** - 8 for Basal Area, 30 for Sand Bed
- **DISPOSAL AREA PROTECTION** - Yes
- **DISPOSAL AREA DESIGN** - Basal Area Required = $870 / 8 = 108\text{m}^2$
Aggregate Bed Area Required = $870 / 30 = 29\text{m}^2$
Adopt 2m by 14.5m Long Aggregate Bed
Adopt 7.5m Basal Width and $14+3.6+3.6=21.7\text{m}$ Basal Length

Wisconsin Mound

Effluent pump to be controlled by timer switch and float switch (for extremes). Such that "Dose loading" to the mound is applied at 30 litres per dose every 15 minutes. Pump chamber capacity between high and low switches = 400 L



SITE LOCALITY PLAN

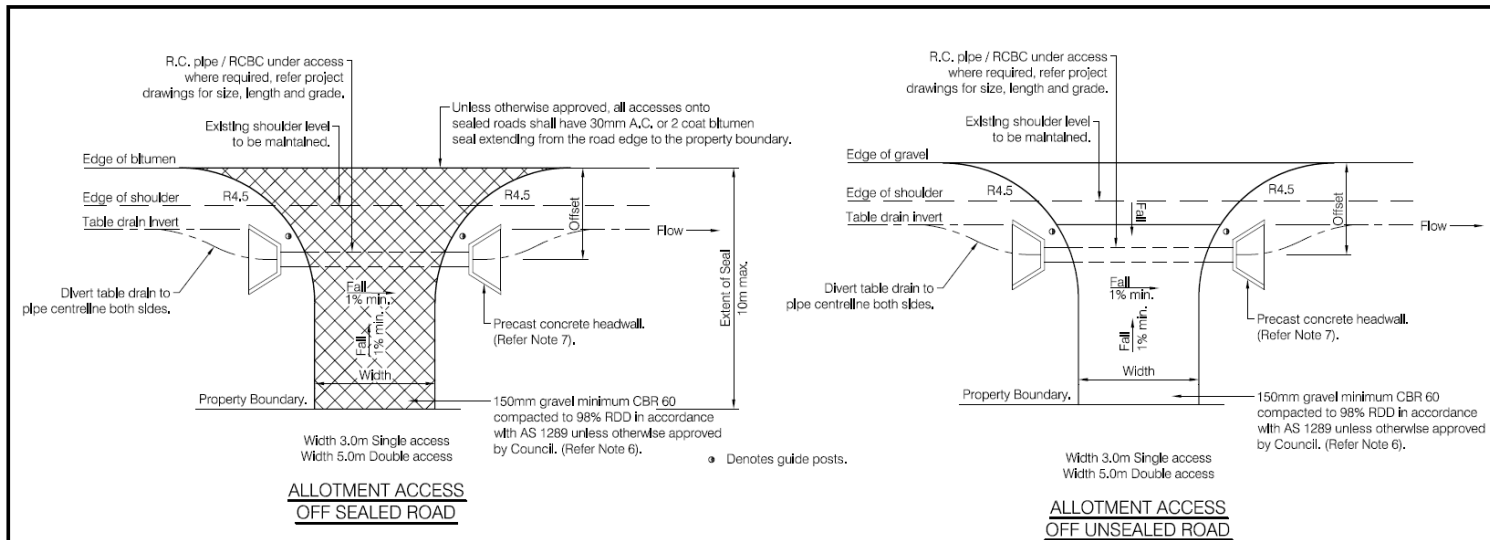


CHECKED BY: *J.M.* SIGNATORY: *J.M.* DATED: 21/11/13

DIRT PROFESSIONALS

OFFICES: MAREEBA 7 Reynolds St
INNISFAIL Clifford Rd

APPENDIX 2: Standard Drawing – Access Crossover



NOTES

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete surround.
5. Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
6. Where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when :
 - a) the through road has a signposted speed of 80km/hr or greater,
 - b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade N25 in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.

DISCLAIMER

The authors and sponsoring organizations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.



RURAL ALLOTMENT ACCESSSES

Standard Drawing
S1105

A	B	C		
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