

OUR REF: MCUC 2631/2008 (767584)

17 February 2016

Mr David Seare
Lot 101 Mahogany Rd
DIWAN QLD 4873

Dear Sir

**NOTICE OF DECISION UNDER SUSTAINABLE PLANNING ACT 2009
REQUEST TO EXTEND RELEVANT PERIOD OF APPROVAL AND
CHANGE A DEVELOPMENT APPROVAL
HICKORY ROAD, COW BAY**

In accordance with section 383 of the *Sustainable Planning Act 2009*, please be advised that Council has extended the Period of Approval for four (4) years, up to and including 12 February 2020, subject to the attached conditions.

Reference is made to your request to change a development approval under section 369 of the *Sustainable Planning Act 2009*

Applicant details:

David Seare
Lot 101 Mahogany Rd
Diwan QLD 4873

Land details:

Street Address: Hickory Road, Cow Bay
Real Property Description: Lot 378 on RP739003

Date original application decided:

9 November 2004 (Douglas Shire Council).

Request

Date request lodged 9 February 2016

Referral Agency:

None

Decision:

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

Decision Date:

This Changed Decision Notice dated 17 February 2016 replaces the Decision Notice dated 22 November 2004.

Should you have any enquiries in relation to this Notice of Decision, please contact Simon Clarke of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Paul Hoyer
General Manager Operations

Att

1. APPROVED DRAWING(S) AND / OR DOCUMENT(S)

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

Drawing or Document	Reference	Date
Site Plan	2631/2008 Sheet 1 of 3	Received 12 February 2016
Floor Plan	2631/2008 Sheet 2 of 3	Received 12 February 2016
Elevations	2631/2008 Sheet 3 of 3	Received 12 February 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;
 - 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

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.
3. The minimum floor level of all habitable rooms in any building erected on the premises must be:
 - (a) a minimum of 3.2m AHD; or
 - (b) a minimum of the Q100 flood level,whichever is greater.
4. All native vegetation on the site is identified as protected vegetation. No vegetation is permitted to be removed without the approval of Council under the Douglas Shire Planning Scheme 2006 (as amended).
5. The proposed colour schedule of a Plantation roof and Blue Ridge walls are approved. No variation from the approved colours is permitted without the written authorisation of Council.
6. 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:
 - 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 or 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.
- 7. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing and 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.
 - 8. All power generation devices are to be positioned and housed (including noise attenuation material) so as to mitigate noise nuisance to adjoining and nearby residents.
 - 9. No change to the natural surface level of the lot is to occur with written approval of Council.
 - 10. The applicant will ensure that the vehicular access is constructed at a slope of less than twenty-five (25%) (1 in 4) without detriment to the stability of the slope of the lot or surrounding land. Where the slope of the proposed driveway exceeds twenty-five (25%) (1 in 4), the driveway will be constructed and sealed with concrete or bitumen to the satisfaction of the Chief Executive Officer.

FURTHER 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 the *Sustainable Planning Act 2009*.
 - 2. 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.
 - 3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
 - 4. For information relating to the *Sustainable Planning Act 2009* log on to www.dilqp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .
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End of Decision Notice

APPROVED DRAWING(S) & DOCUMENT(S)

#767230

OREST

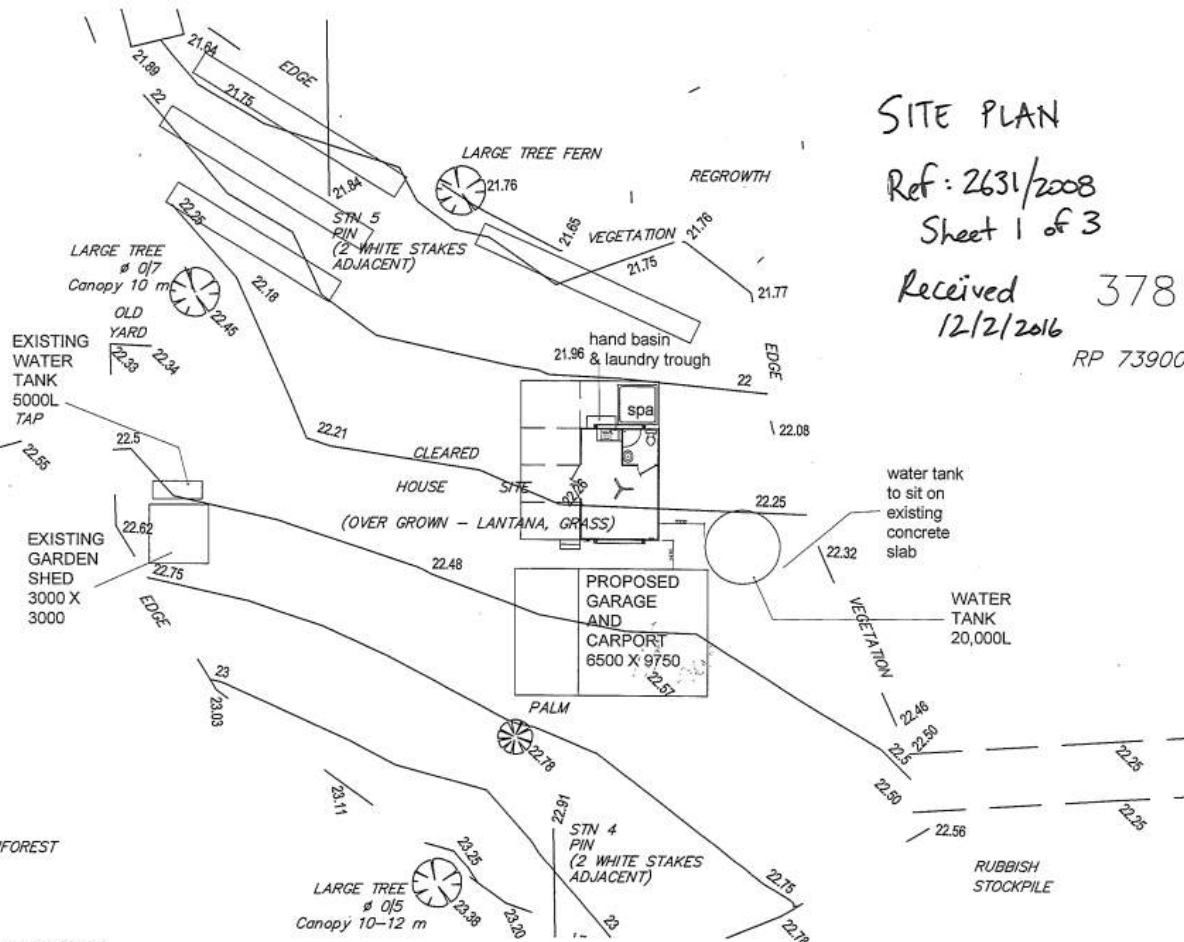
LOCATION
PVC PIPE

DOUGLAS SHIRE COUNCIL	
Received	12 FEB 2015
File Name	
Document No	
Attention	
Information	

RAINFOREST



CLIENT: TANYA GLADE
PROJECT: COW BAY

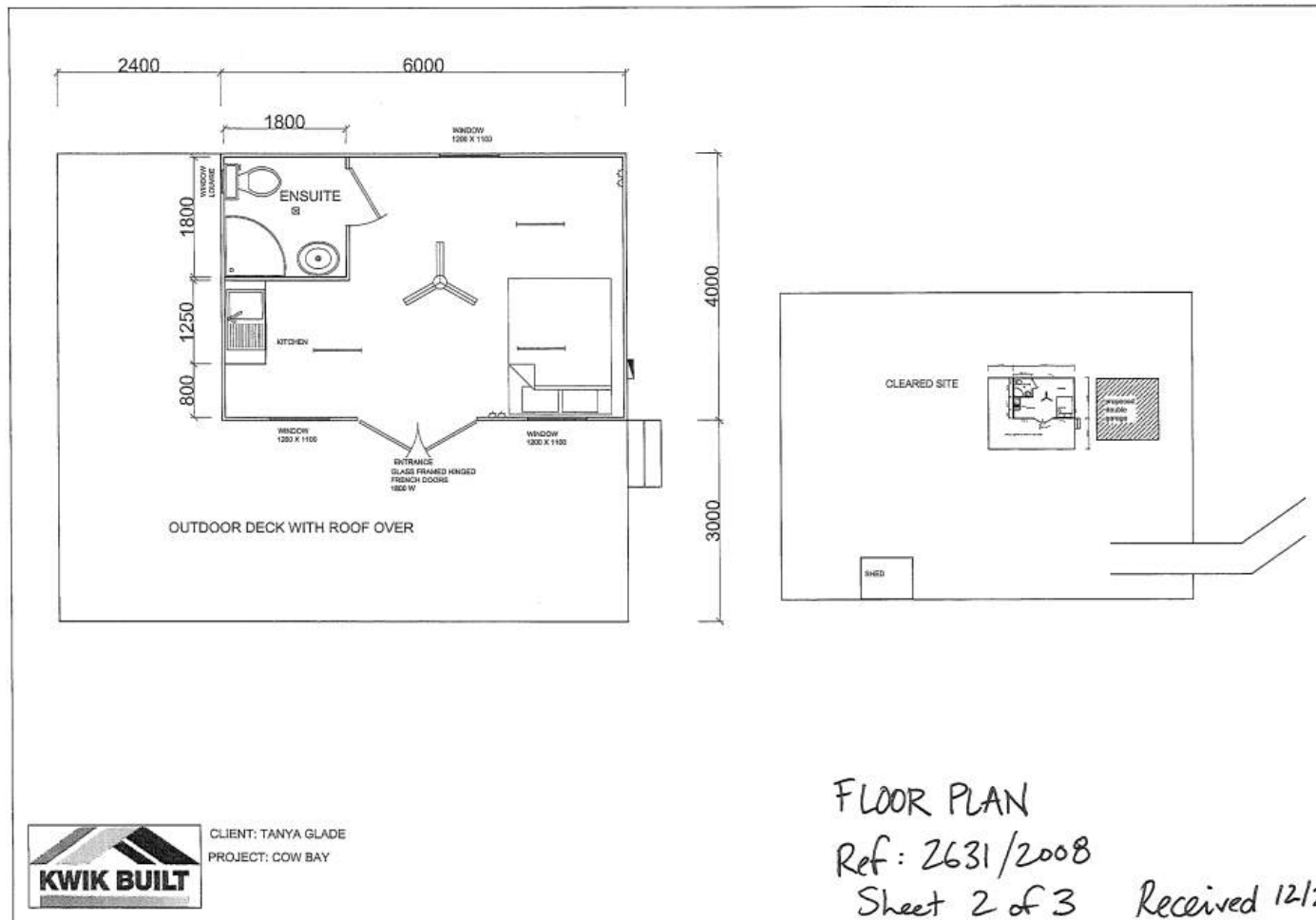


SITE PLAN

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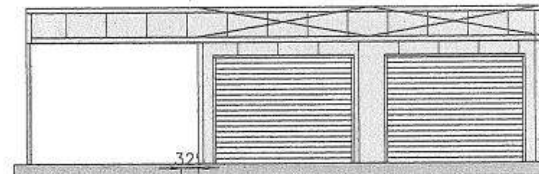
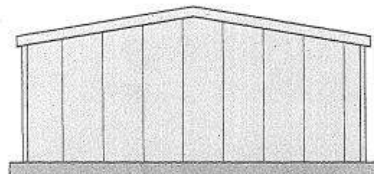
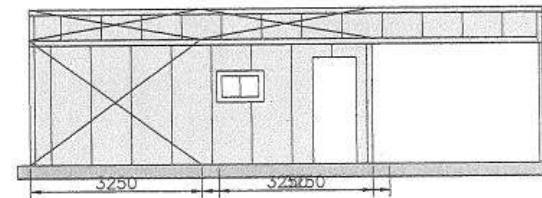
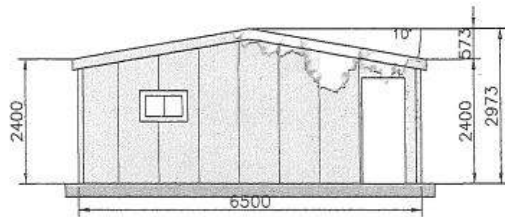
Received 378
12/2/2016

RP 73900.



David Scare

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Supplied By: Jaap Concreting Pty Ltd

Phone 07 4698 8256 Fax pending
M/S 1110 Haden, QLD 4353

Customer: Tanya Glade
Lot 378 Hickory Rd, Cow Bay QLD 4873

ELEVATIONS Ref: 2631/2008
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