

**OUR REF:** MCUC 5484/2013 (416673)

21 February 2014

Mr & Mrs Brendan & Jo Moffat  
C/- PO Box 831  
**PORT DOUGLAS QLD 4877**

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR  
107-111 SNAPPER ISLAND DRIVE, WONGA**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 21 February 2014, 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 Susanna Andrews of Council's Development and Environment Branch on telephone number (07) 4099 9456.

Yours faithfully

Donna Graham  
Manager Development & Environment

Att

**APPLICANT DETAILS**

Brendan & Jo Moffat  
C/- PO Box 831  
**PORT DOUGLAS QLD 4877**

**ADDRESS**

107-111 Snapper Island Drive, Wonga

**REAL PROPERTY DESCRIPTION**

Lot 19 on RP744773

**PROPOSAL**

House (Shed – Rural Settlement)

**DECISION**

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

**DECISION DATE**

21 February 2014

**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 Work

**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

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

**APPROVED DRAWING(S) AND/OR DOCUMENT(S)**

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

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Amended Site Plan	Council document reference 416437	8 January 2014
Site Plan CMG Consulting Engineers Pty Ltd	31327-51 Council document reference 401371	24 April 2013
Section CMG Consulting Engineers Pty Ltd	31327-52 Council document reference 401371	24 April 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, 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.

**Vegetation Clearing**

4. 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.
5. All pruning of trees is to be in accordance with the requirements of Australian Standard *Pruning of Amenity Trees AS 4373-2007*.

**Landscaping**

6. A ten (10) metre wide landscape buffer must be provided along the road frontage of the site and must be landscaped with Dense Planting to the satisfaction of the Chief Executive Officer.

### **Building Colours**

7. 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 – Equivalent to Colorbond® 'Paperbark'  
Roof – Colorbond® 'Dune'

The applicant must confirm the colour for the exterior walls prior to the issue of the Development Permit for Building Works.

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

### **Sediment and Erosion Control**

8. 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*).

### **External Works**

9. Undertake the following external works:
- a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC Development Manual Standard Drawing S1105*. A copy is attached at Appendix 2.

The crossover must not impact on stormwater flows in minor and major flow events.

### **Shed**

10. The use of the shed shall be for purposes ancillary to the residential use of the land.

### **Shipping Container**

11. The shipping container must be removed from the land at the time of Commencement of Use of the shed.

### **House**

12. The lot must not contain more than one (1) House and such House is to be occupied by one (1) Household.

### **Residential Use**

13. Residential use of the land, including temporary residential use of the land, must not commence until appropriate Development Approvals are obtained. Temporary residential use includes any overnight stay.

**Water Connection**

14. Connection to Council's reticulated water supply will require a Permit for Plumbing Works to be obtained prior to connection.

**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 sections 339 and 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.
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.dsdip.qld.gov.au](http://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](http://www.douglas.qld.gov.au).

**DEFINITIONS**

In accordance with the 2008 Douglas Shire Planning Scheme, the Administrative Definition of Dense Planting is:

*Means the massed planting of large, advanced shrubs and trees within natural ground and at Ground Level and clear of service trenches and other impervious surfaces, to provide privacy screening and a landscape buffer for screening and amenity purposes.*

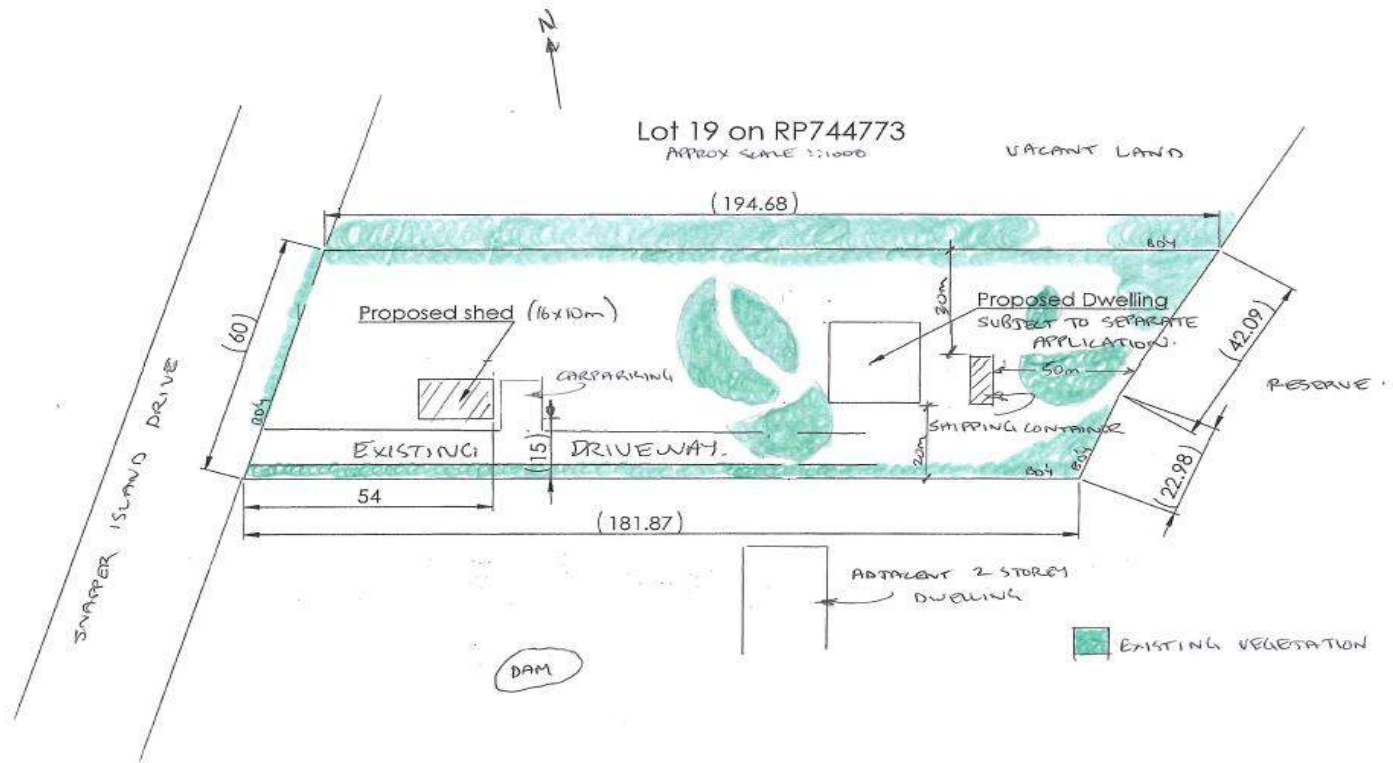
**RIGHTS OF APPEAL**

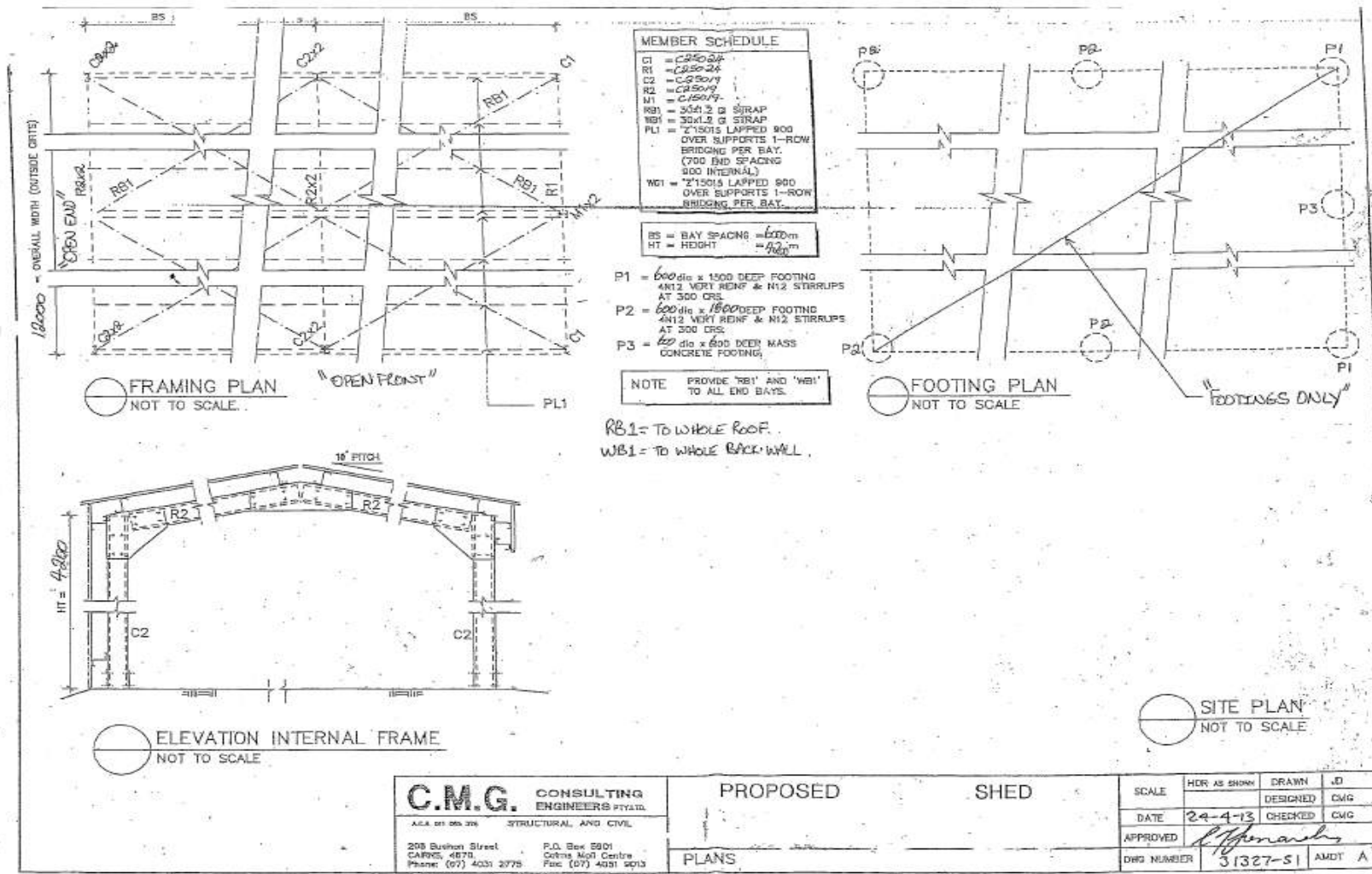
Attached

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**End of Decision Notice**

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





**MEMBER SCHEDULE**

C1 = C250x25  
 R1 = C250x25  
 C2 = C250x19  
 R2 = C250x19  
 N1 = C150x19  
 RB1 = 35x1.2 G STRAP  
 WB1 = 35x1.2 G STRAP  
 PL1 = 2"X150x3 LAPPED 900 OVER SUPPORTS 1-R/W BRIDGING PER BAY. (700 END SPACING 300 INTERNAL.)  
 WC1 = 2"X150x3 LAPPED 900 OVER SUPPORTS 1-R/W BRIDGING PER BAY.

BS = BAY SPACING = 4.00m  
 HT = HEIGHT = 4.80m

- P1 = 600 dia x 1500 DEEP FOOTING 4N12 VERT REINF & N12 STIRRUPS AT 300 CRS
- P2 = 600 dia x 1800 DEEP FOOTING 4N12 VERT REINF & N12 STIRRUPS AT 300 CRS
- P3 = 60 dia x 600 DEEP MASS CONCRETE FOOTING

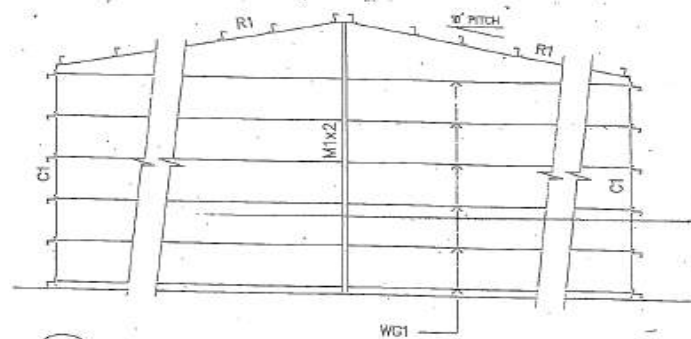
NOTE PROVIDE 'RB1' AND 'WB1' TO ALL END BAYS.

RB1 = TO WHOLE ROOF.  
 WB1 = TO WHOLE BACK WALL.

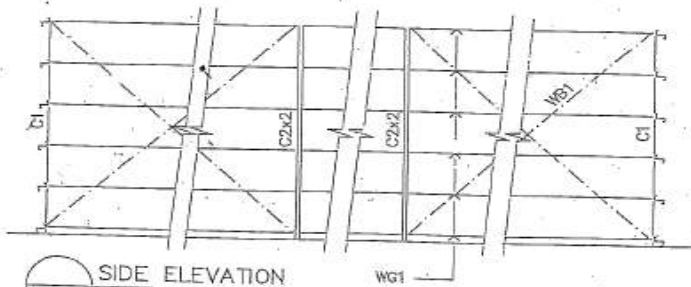
**C.M.G. CONSULTING ENGINEERS PTY LTD.**  
 A.C.N. 011 065 376 STRUCTURAL AND CIVIL  
 208 Brixton Street CARNS, 4878 Phone: (07) 4031 3775  
 P.O. Box 5901 Cotnam Mill Centre Fax: (07) 4031 9113

**PROPOSED SHED**  
 PLANS

SCALE	HDR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	24-4-13	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	31327-S1	AMDT	A

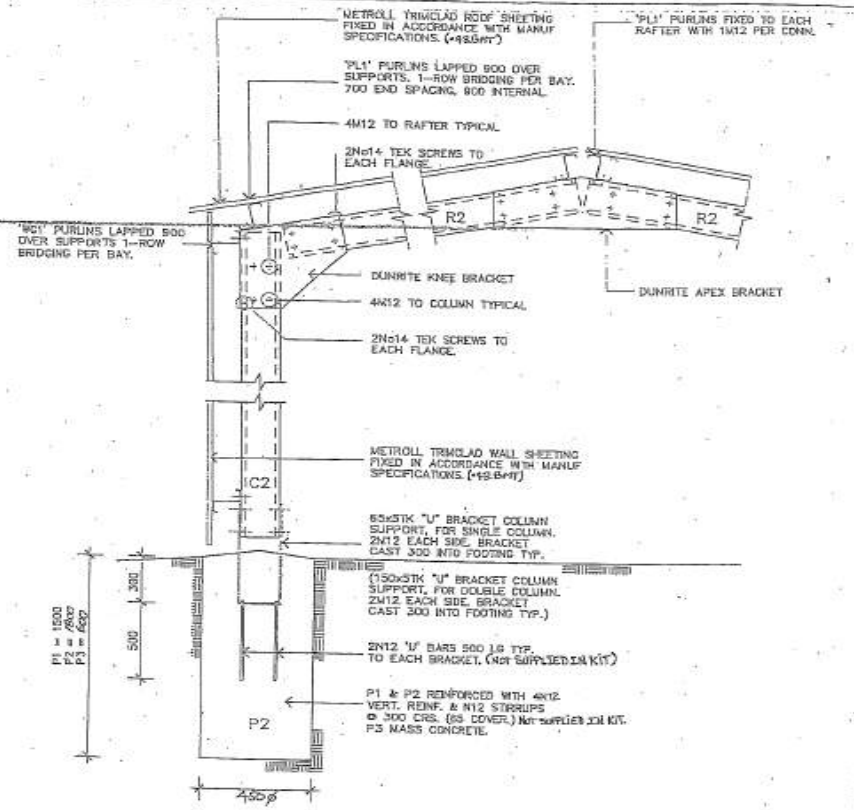


END ELEVATION  
NOT TO SCALE



SIDE ELEVATION  
NOT TO SCALE

- P1 = 600dia x 1500 DEEP FOOTING  
4#12 VERT REIN' & N12 STIRRUPS  
AT 300 CRS.
- P2 = 600dia x 1800 DEEP FOOTING  
4#12 VERT REIN' & N12 STIRRUPS  
AT 300 CRS.
- P3 = 600dia x 600 DEEP MASS  
CONCRETE FOOTING.



SECTION  
NOT TO SCALE

<b>C.M.G. CONSULTING ENGINEERS PTY.LTD.</b> <small>ACIL 01 08 05</small> 208 Broken Street CARRIS, 4870. Phone (07) 4331 2775	<b>STRUCTURAL AND CIVIL</b>	P.O. Box 8001 Deira Mall Centre Fax (07) 4331 2013	<b>PROPOSED SHED</b>		SCALE	HCR AS SHOWN	DRAWN	JD	
	FOR			ELEVATIONS & SECTIONS.		DESIGNED	CMG		
	DATE			24-1-13		CHECKED	CMG		
	APPROVED					DWG NUMBER	81327-52	AMDT	A