

YOUR REF: 503-14
OUR REF: MCUC 207/2014 (422254)

5 June 2014

Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

Attention: Mr Greg Skyring

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR DE MEIO DRIVE, LOWER DAINTREE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 5 June 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

Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

ADDRESS

De Meio Drive, Lower Daintree

REAL PROPERTY DESCRIPTION

Lot 1 on RP865078

PROPOSAL

House (Rural Settlement Planning Area)

DECISION

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

DECISION DATE

5 June 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 Works
Development Permit for Plumbing 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
Planning Report – Greg Skyring Design & Drafting Pty Ltd	Council document reference 421504	21 May 2014
Wastewater Treatment and Land Application Design – Zammataro Plumbing Pty Ltd	Council document reference 421504	14 March 2014
Site Plan, Notes, Sheet List	503-14 Sheet 1 of 5 – Council document reference 421504	prelim
Floor Plan	503-14 Sheet 2 of 5 – Council document reference 421504	prelim
Elevations – Sheet 1	503-14 Sheet 3 of 5 – Council document reference 421504	prelim
Elevations – Sheet 2	503-14 Sheet 4 of 5 – Council document reference 421504	prelim
Shed Floor Plan, Elevations	503-14 Sheet 5 of 5 – Council document reference 421504	prelim

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.

On-Site Effluent Disposal

4. The method of on-site effluent disposal must be in accordance with the recommendations contained in the Wastewater Treatment and Land Application Design report dated 14 March 2014 prepared by Zammataro Plumbing Pty Ltd, Council document reference 421504.

Damage to Council Infrastructure

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

Designated Development Area

6. Buildings / structures, access driveways, car parking and infrastructure must be constructed within the Designated Development Area identified on the approved Site Plan.

Vegetation Clearing

7. 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.

Landscaping

8. The applicant / owner must landscape areas affected by building works in accordance with *Planning Scheme Policy No 7 – Landscaping*, and the *FNQROC Development Manual* prior to the issue of a Certificate of Classification or Commencement of Use. Sixty per cent of the total proposed species for landscaping must consist of native and endemic species.
9. A ten (10) metre wide landscape buffer must be provided along the road frontage of the site and a six (6) metre wide landscape buffer must be provided along the eastern side boundary. The landscape buffers must be landscaped with Dense Planting to the satisfaction of the Chief Executive Officer prior to issue of a Certificate of Classification or Commencement of Use.

Building Colours

10. 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:

House

Exterior Walls – Colorbond Paperbark®
Roof – Colorbond Dune®

Shed

Exterior Walls – Colorbond Bushland®
Roof – Colorbond Bushland®

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

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*).

Shed

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

House

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

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. 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 . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

LAND USE DEFINITION*

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

Means the use of premises comprising one Dwelling Unit, located on one (1) 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.*

ADMINISTRATIVE DEFINITIONS

In accordance with the 2008 Douglas Shire Planning Scheme the administrative definition of:

Designated Development Area

Means an area to contain future development on a Site which is delineated on a Site plan or a Registered Plan of Survey.

Dense Planting

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.

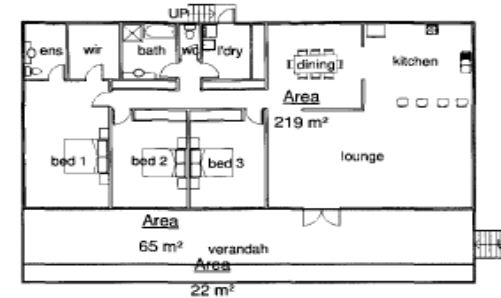
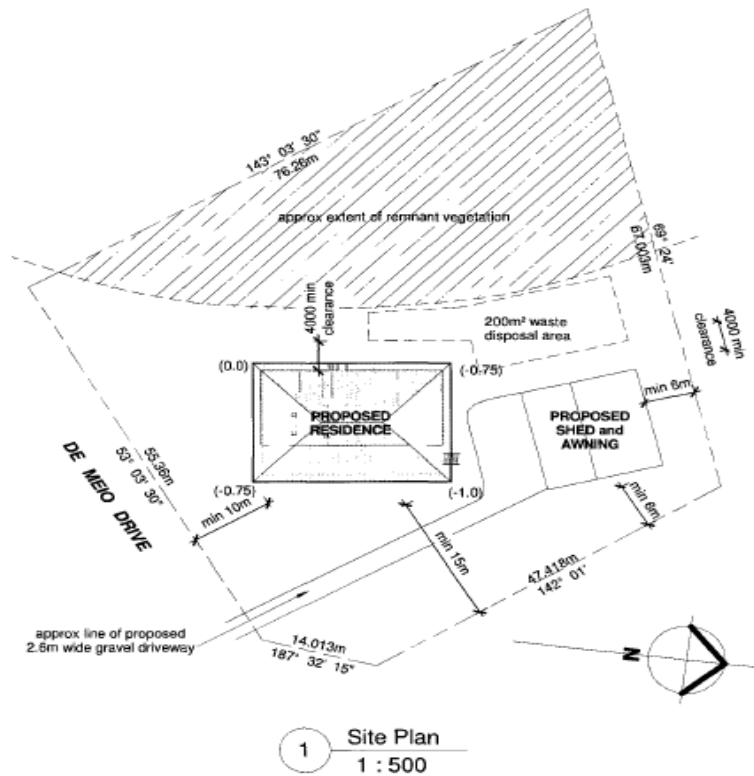
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the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

RIGHTS OF APPEAL

Attached

End of Decision Notice

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



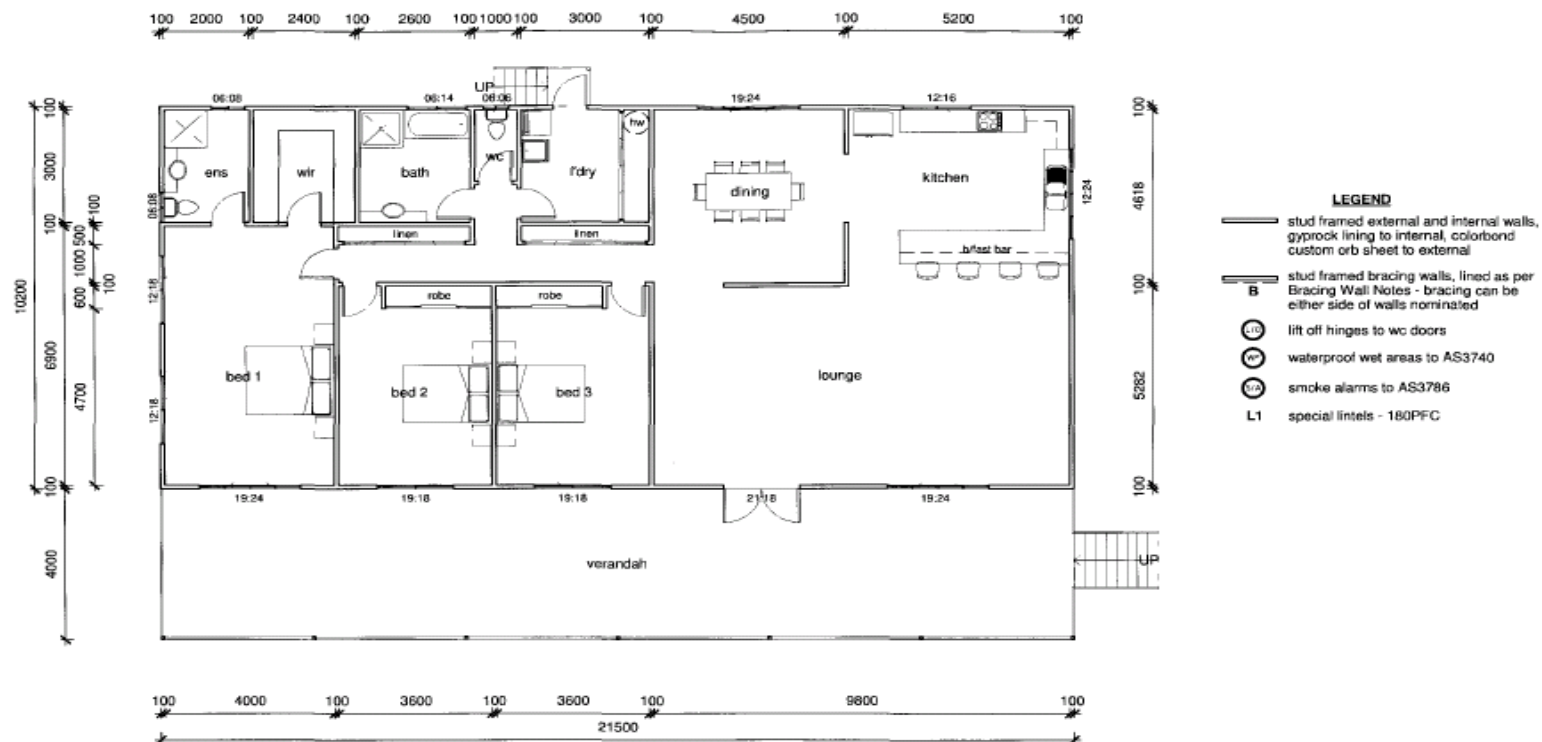
GROSS FLOOR AREA		FLOOR AREAS
GFA House	- 219m²	House - 306m²
GFA Verandah	- 22m²	Shed - 197m²
TOTAL GFA - 241m²		Allot Area - 4,277m²
		Site Cover - 11.8%

Sheet List	
Sheet Number	Sheet Name
1 of 5	Site Plan, Notes, Sheet List
2 of 5	Floor Plan
3 of 5	Elevations - Sheet 1
4 of 5	Elevations - Sheet 2
5 of 5	Shed Floor Plan, Elevations

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 RP865078,
De Meio Drive,
Lower Daintree

CLIENT	K. & J. Pain	WIND CLASS	C2	PLAN NUMBER	503-14	SHEET	1 of 5
SCALES	As indicated	PLAN TITLE	Site Plan, Notes, Sheet List		DATE OF ISSUE	REV	
					prelim		



1 Floor Plan
1 : 100

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Design and DRAFTING Pty. Ltd.

Lic Under CBISA Act 1991 - No 1040371

11 Noll Close,
Mossman Q. 4873

Phone/Fax: (07) 40982661
Mobile: 0419212652
Email: skyringdesign@cyberworld.net.au

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Lower Daintree

CLIENT

K. & J. Pain

WIND CLASS

C2

PLAN NUMBER

503-14

SHEET

2 of 5

SCALES

1 : 100

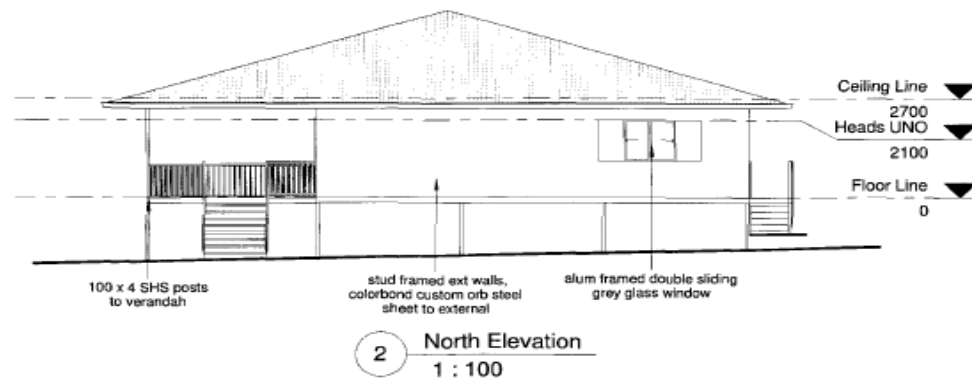
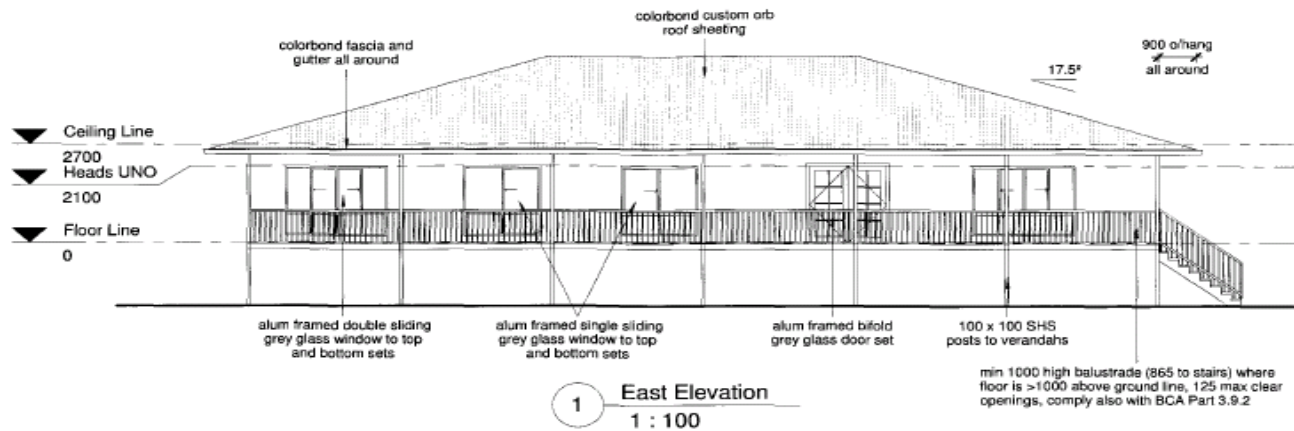
PLAN TITLE

Floor Plan

DATE OF ISSUE

prelim

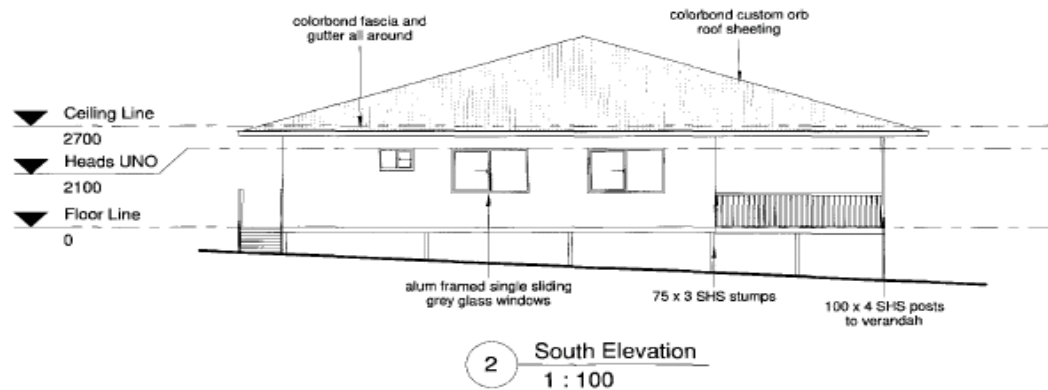
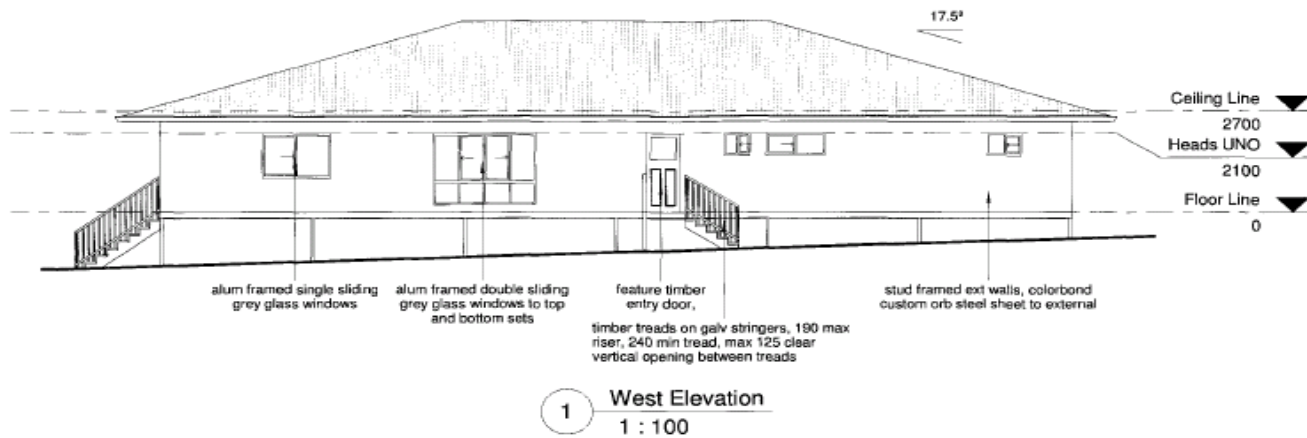
REV



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

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CLIENT K. & J. Pain	WIND CLASS C2	PLAN NUMBER 503-14	SHEET 3 of 5
SCALES 1 : 100	PLAN TITLE Elevations - Sheet 1	DATE OF ISSUE prelim	REV



GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1940371

11 Noli Close,
Mossman Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0415212652
Email: skyringdesign@cyberworld.net.au

PROJECT

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Lower Daintree

CLIENT

K. & J. Pain

WIND CLASS

C2

PLAN NUMBER

503-14

SHEET

4 of 5

SCALES

1 : 100

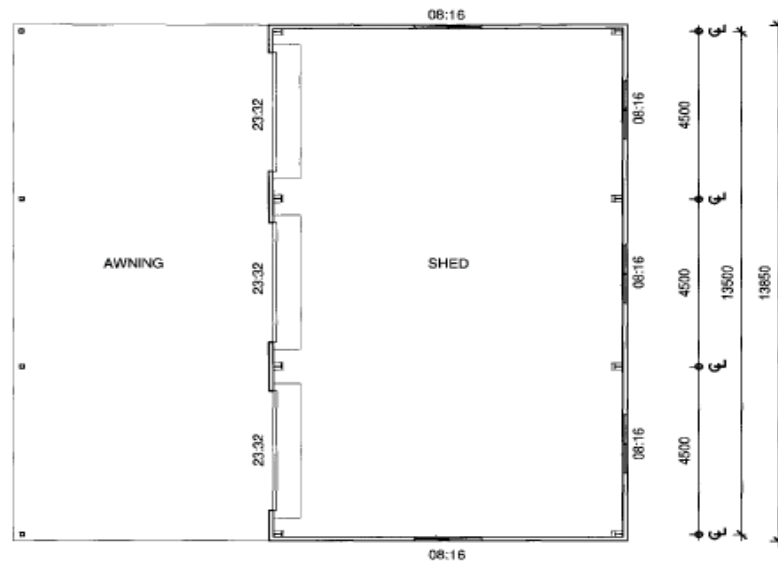
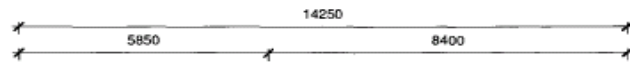
PLAN TITLE

Elevations - Sheet 2

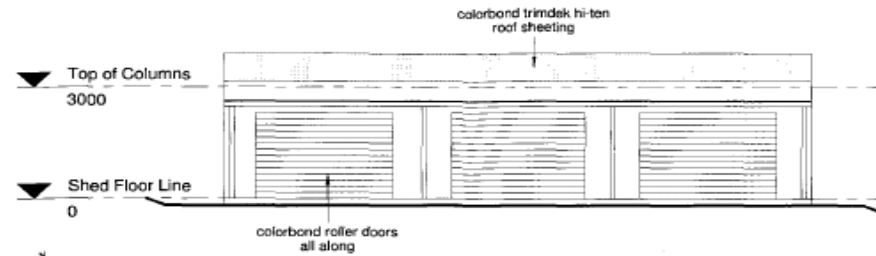
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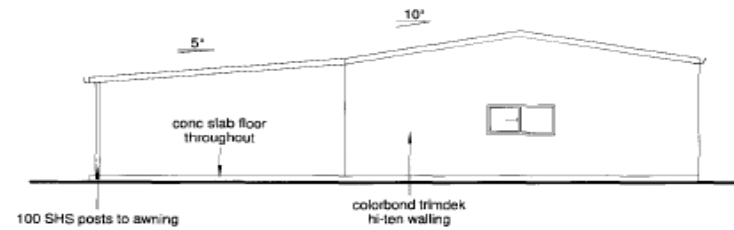
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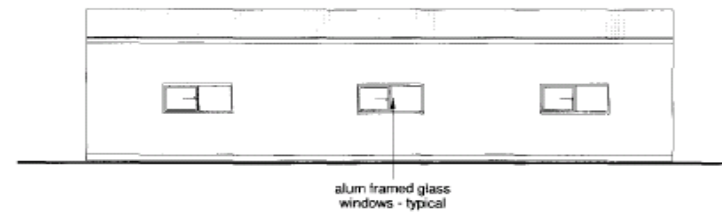
1 Shed Floor Plan
1 : 100



2 Front Elevation - Shed
1 : 100



3 Right Elevation - Shed
1 : 100



4 Rear Elevation - Shed
1 : 100

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CLIENT K. & J. Pain		WIND CLASS C2	PLAN NUMBER 503-14	SHEET 5 of
SCALES 1 : 100	PLAN TITLE Shed Floor Plan, Elevations		DATE OF ISSUE prelim	REV