

**ENQUIRIES:** Ms Jenny Elphinstone  
**PHONE:** (07) 4099 9482  
**FAX:** (07) 4044 3836  
**YOUR REF:**  
**OUR REF:** 8/13/1766 (4202101)

28 November 2013

Ms Marianne Dinkelmann  
PO Box 1154  
**MOSSMAN QLD 4873**

Dear Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR  
77-85 & 87-89 SOUTH ARM DRIVE, WONGA**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 28 November 2013, 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 Ms Jenny Elphinstone of Council's Development Services team on telephone number (07) 4099 9482.

Yours faithfully



Graham Boyd  
Manager Development & Regulatory Services

Att

**APPLICANT DETAILS**

Marianne Dinkelmann  
PO Box 1154  
MOSSMAN QLD 4873

**ADDRESS**

77-85 & 87-89 South Arm Drive, Wonga

**REAL PROPERTY DESCRIPTION**

Lot 2 on RP804946 and Lot 16 on RP746153

**PROPOSAL**

Boundary Realignment

**DECISION**

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

**DECISION DATE**

28 November 2013

**TYPE**

Reconfiguration of a Lot (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

None

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

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

**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:

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Lot Layout Plan	As submitted with Application 8/13/1766	13 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 the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

**FURTHER ADVICE**

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse two (2) 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. Council takes no responsibility for location of power and telecommunication services and their impact on the layout of the approved lots.

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

4. 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.cairns.qld.gov.au](http://www.cairns.qld.gov.au).

**RIGHTS OF APPEAL**

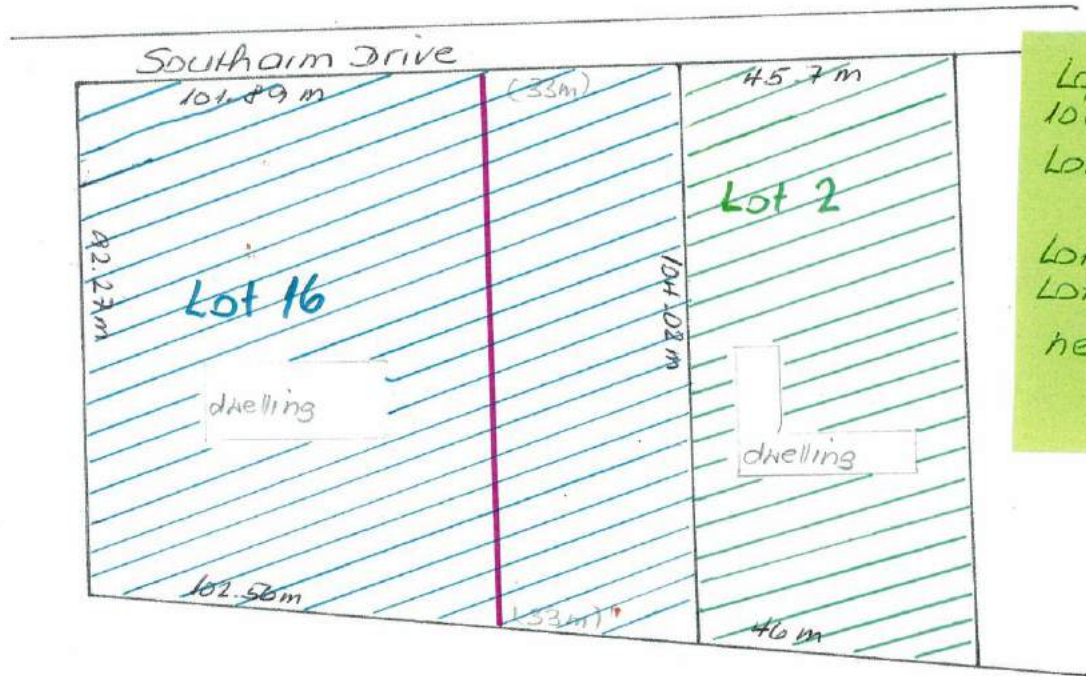
Attached

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**End of Decision Notice**

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

Scale 1:100



Lot 16 at present  
10'000 m<sup>2</sup>  
Lot 2 5000 m<sup>2</sup>  
NEW approx.  
Lot 16 7072 m<sup>2</sup>  
Lot 2 4216 m<sup>2</sup>  
new lot approx. 3400 m<sup>2</sup>

— proposed new boundary