

OUR REF: MCUC 174/2014 (424591)

16 July 2014

Mr Laza Woodall
PO Box 113
MOSSMAN QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
417R SHANNONVALE ROAD, SHANNONVALE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 16 July 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 Development and Environment on telephone number 07 4099 9456.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Laza Woodall
PO Box 113
MOSSMAN QLD 4873

ADDRESS

417R Shannonvale Road, Shannonvale

REAL PROPERTY DESCRIPTION

Lot 1 on RP804920

PROPOSAL

Caretakers' Residence

DECISION

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

DECISION DATE

16 July 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	Council document reference 420573	6 May 2014
Response to Information Request	Council document reference 421927	30 May 2014
Wastewater Treatment Report	Job No 15352 – Council document reference 424020	25 February 2014
Site Plan, Sheet List	Plan No 105-13 – Council document reference 421927	9 August 2013
Floor Plan	Council document reference 421927	Submitted 30 May 2014
Elevations	Council document reference 420573	Submitted 6 May 2014
Proposed WC's to existing residence	Plan No 212-02 1 of 1 – Council document reference 420573	Submitted 6 May 2014

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 to the requirements and satisfaction of the Chief Executive Officer.

Water Supply

4. Water storage tank(s) with a minimum capacity not less than 30 000 litres 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 tank(s) 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. A 50 mm ball valve with a camlock fitting.

On-Site Effluent Disposal

- 5. 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. The On-Site Sewage Disposal Assessment Report 15352 dated 25 February 2014 and prepared by Tandel Investments Pty Ltd t/as Dirt Professionals is considered to satisfy this condition requirement.

Damage to Council Infrastructure

- 6. In the event that any part of Council's existing 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.

Vegetation Clearing

- 7. Existing vegetation on the land must be retained in all areas except those affected by the construction of the Caretaker's Residence, car parking area and access driveways. Any further clearing requires a Permit for Operational Works unless it is self-assessable development under the 2008 Douglas Shire Planning Scheme.

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.

The following proposed building colours are approved for use:

Exterior Walls – Colorbond Cottage Green®
Roof – Colorbond Cottage Green®

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

Sediment and Erosion Control

9. 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*).

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 DEFINITIONS*

In accordance with the 2008 Douglas Shire Planning Scheme the approved land use of Caretaker's Residence is defined as:

Means the use of premises comprising one (1) Dwelling Unit for the use by a caretaker or manager, including their Household, who is employed for care taking or management purposes in connection with a commercial, industrial, recreational or other non-residential use conducted on the premises.

The use does not include:

- *A manager's unit located within Multi-Unit Housing; Holiday Accommodation; or Short Term Accommodation.*

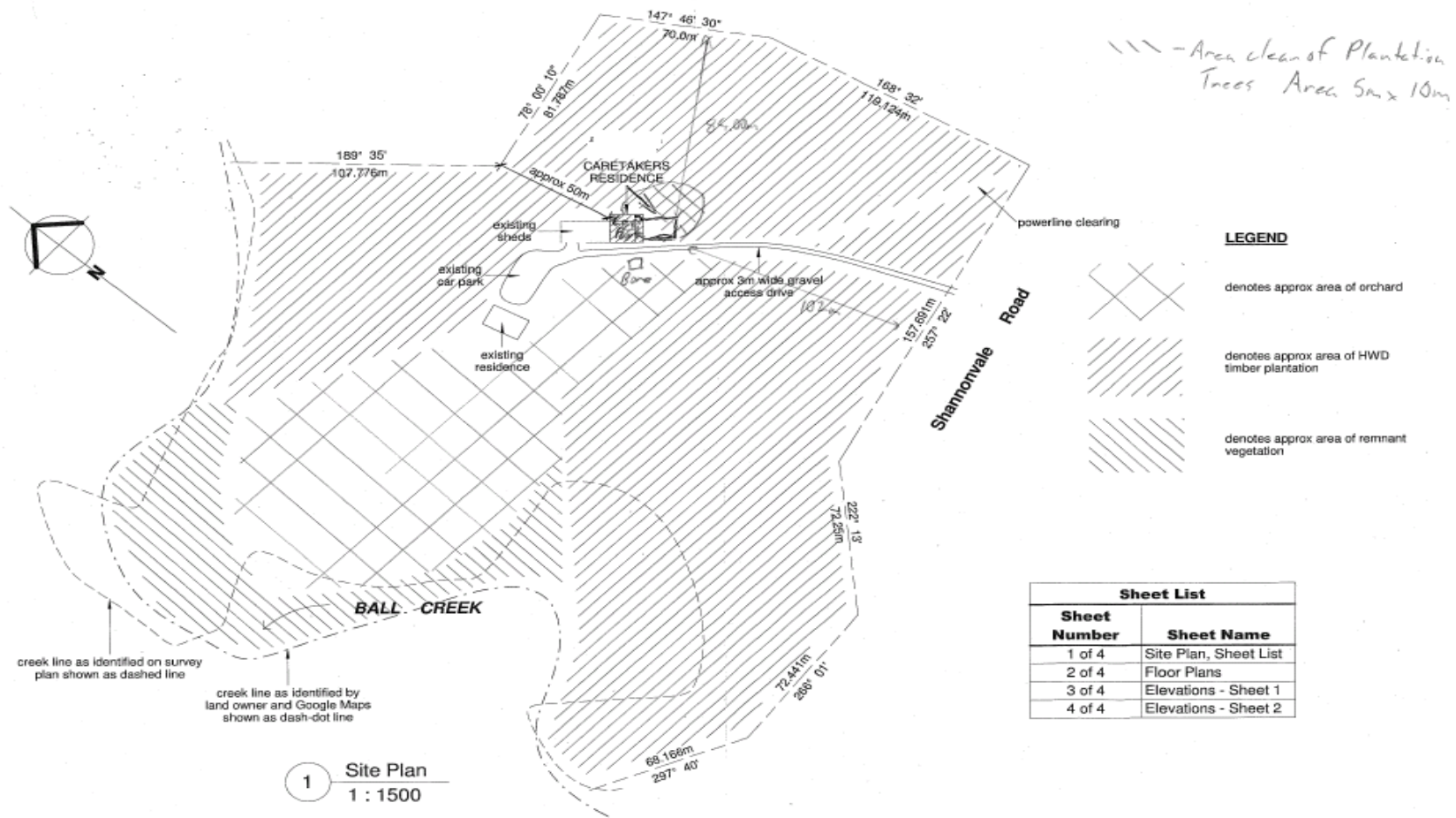
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *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) 40962061
Mobile: 041 9212652
Email: skyringdesign@cyberworld.net.au

PROJECT
Proposed Caretakers Residence,
L1 RP804920,
417R Shannonnvale Road,
SHANNONVALE

CLIENT
T. Woodall

WIND CLASS
C2

PLAN NUMBER
105-13

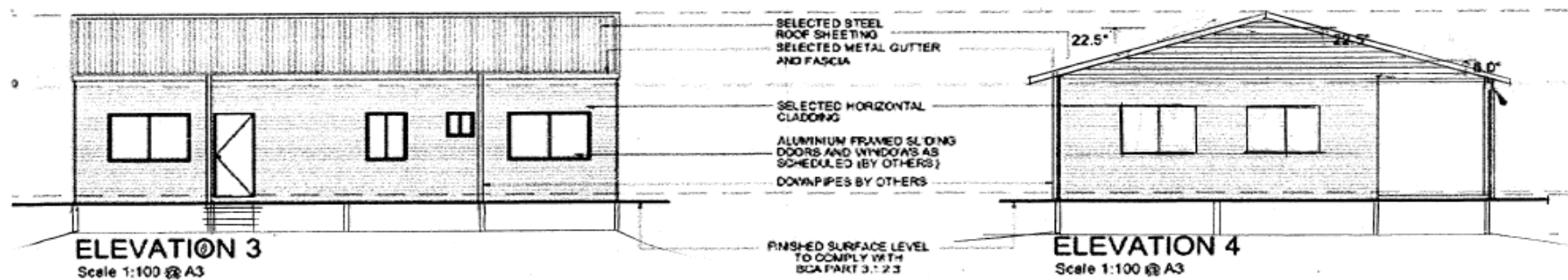
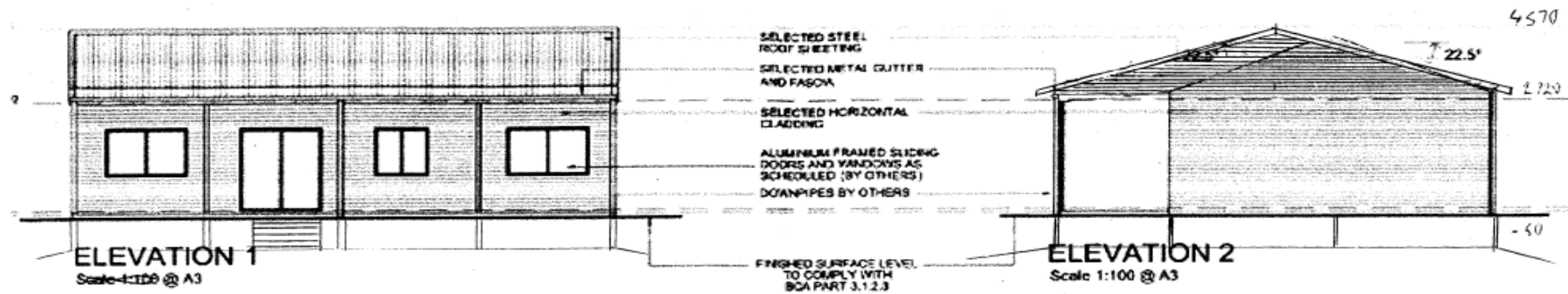
SHEET
1 of 4

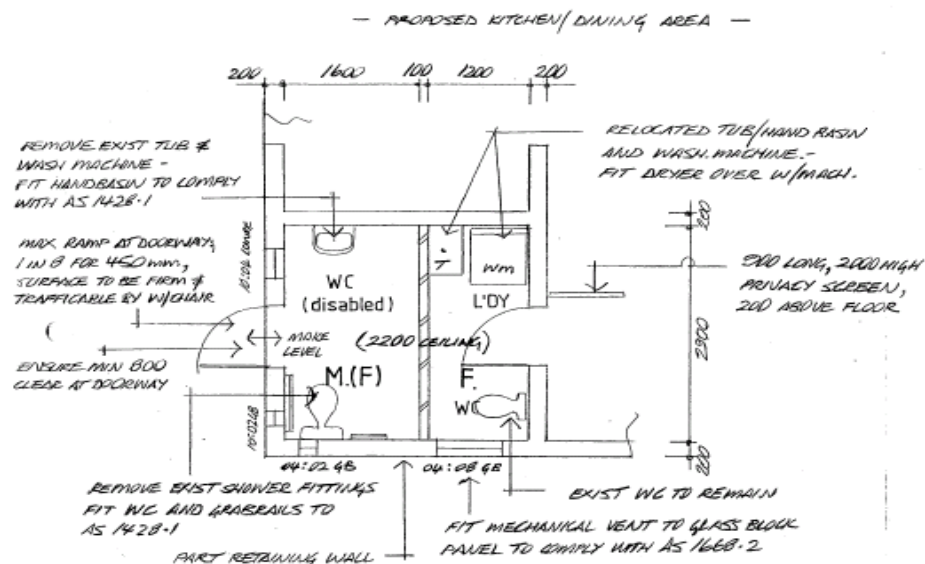
SCALES
1 : 1500

PLAN TITLE
Site Plan, Sheet List

DATE OF ISSUE
09.08.13

REV

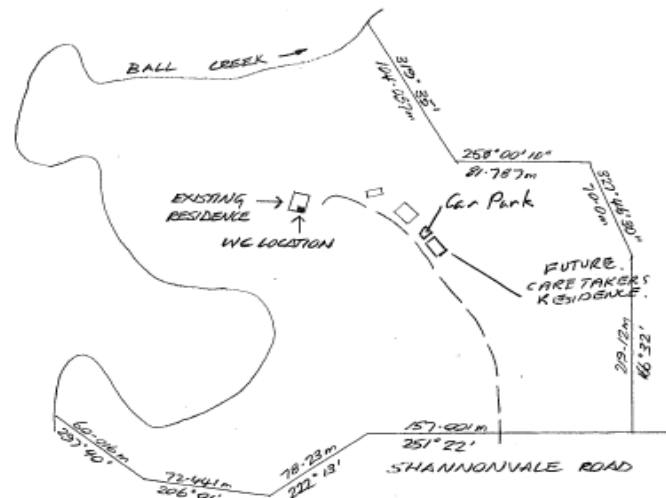




PART GROUND FLOOR PLAN 1:50

EXIST 200 CM WALLS/DOORS
IRON JOINT FINISH

NEW 100 QT WALL, FULL HEIGHT,
IRON JOINT FINISH



SITE PLAN 1:2500

GENERAL

ALL CONSTRUCTION IS TO COMPLY WITH C2 BUILDING STANDARDS, BUILDING CODE OF AUSTRALIA, AND ALL MANUFACTURERS SPECIFICATIONS FOR MATERIALS WHICH HAVE BEEN NOMINATED ON THIS PLAN.

ALL NOMINATED FIXINGS, REINFORCING, TIMBER SIZES AND GRADES ETC. ARE THE MINIMUM REQUIREMENTS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE BUILDER PRIOR TO COMMENCING ANY WORK - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED.

ANY ALTERATIONS OR DISCREPANCIES ARE TO BE CLARIFIED WITH THE PLAN AUTHOR OR ENGINEER PRIOR TO CARRYING OUT THE WORK INVOLVED.

THIS PLAN HAS BEEN PREPARED FOR COUNCIL APPROVAL ONLY AND IS NOT INTENDED TO BE READ AS A COMPLETE SPECIFICATION OF ALL WORK AND FINISHES TO BE CARRIED OUT ON THIS PROJECT.

IF IN ANY DOUBT - PLEASE ASK.

REV.	DATE	DESCRIPTION
GREG SKYRING <i>Design and DRAFTING</i> Lic. Under QBSA Act 1991 - No 65264 11 Noli Close Phone/Fax: (07) 40982061 MOSSMAN Q. 4873 Mobile: 0419 212652 Email: skyringdesign@iastarnet.com.au		
PROJECT PROPOSED WC'S to existing residence on L1 RP804920 SHANNONVALE ROAD		
CLIENT A. & G. WOODALL		
SCALES 1:50, 2500	WIND CLASS -	PLAN NUMBER 212-02 1 OF 1 REV.