

ENQUIRIES: Ms Susanna Andrews
PHONE: (07) 4099 9456
FAX: (07) 4044 3836
YOUR REF:
OUR REF: 8/7/2821 (4186699)

14 November 2013

NQ Homes Pty Ltd
PO Box 863
PORT DOUGLAS QLD 4877

Attention: Ms Cindy Small

Dear Sir/Madam


**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
1349R MOSSMAN-DAINTREE ROAD, ROCKY POINT**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 14 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 Susanna Andrews of Council's Development and Regulatory Services Branch on telephone number (07) 4099 9456.

Yours faithfully



Graham Boyd
Manager Development & Regulatory Services

Att

APPLICANT DETAILS

NQ Homes Pty Ltd
PO Box 863
PORT DOUGLAS QLD 4877

ADDRESS

1349R Mossman-Daintree Road, Rocky Point

REAL PROPERTY DESCRIPTION

Lot 270 on SR589

PROPOSAL

House Extensions

DECISION

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

DECISION DATE

14 November 2013

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
Amended Site Plan Wind- 'C3'	170NQ 1 of 8 (Council reference 4170529)	22/08/2013
Floor Plan Wind-'C3'	170NQ 2 of 8 (Council reference 4129553)	22/08/2013
Elevations Wind-'C3'	170NQ 3 of 8 (Council reference 4129553)	22/08/2013

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.

Sediment and Erosion Control

3. 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*).

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.

Lawful Point of Discharge

5. All 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, all to the requirements and satisfaction of the Chief Executive Officer.

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

LAND USE DEFINITIONS*

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

Means the use of premises comprising one (1) Dwelling Unit, located on one (1) lot for the exclusive 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 of 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 Household.*
- *The short-term letting of a House for the purpose of holiday rental accommodation.*

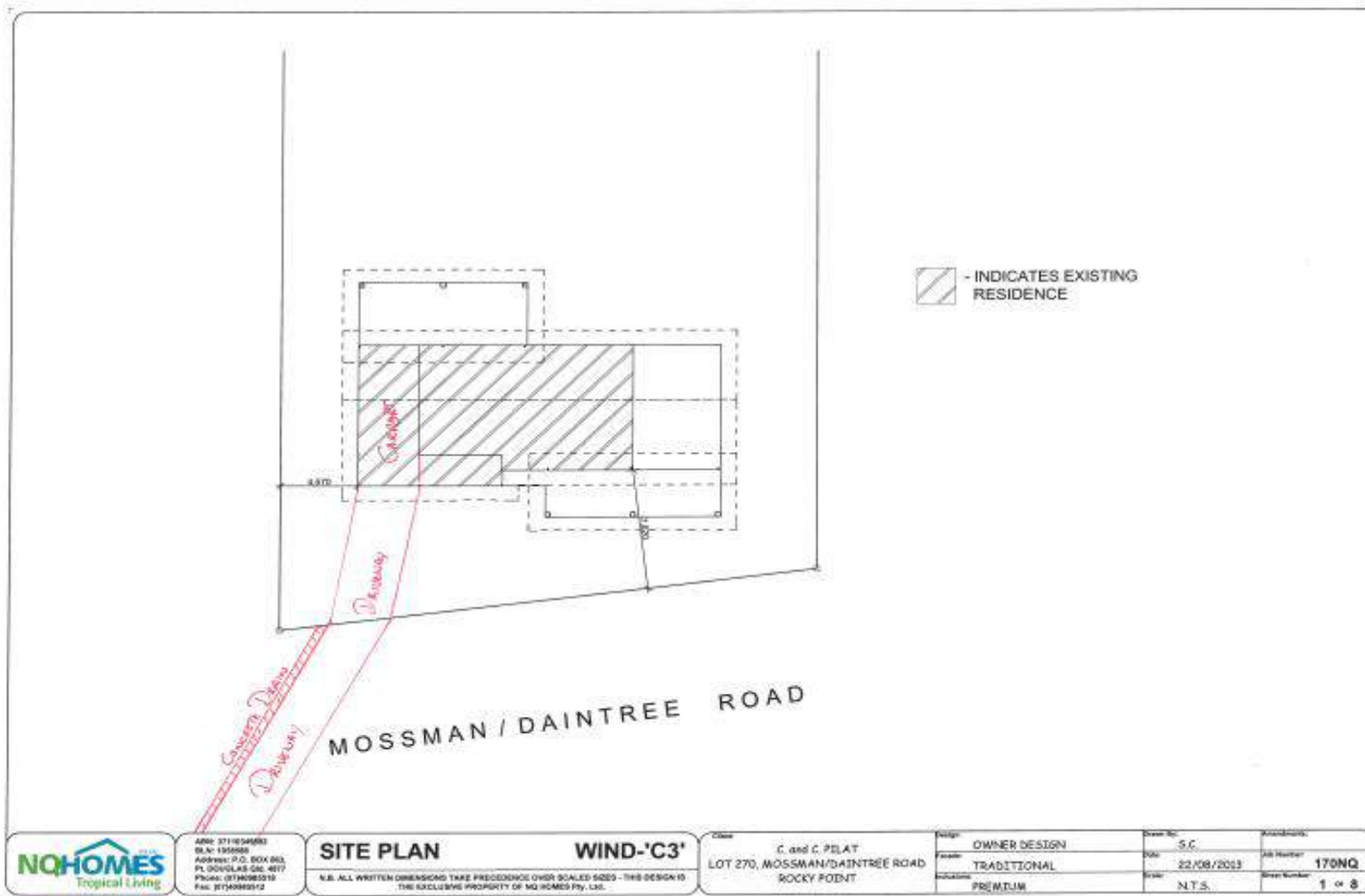
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the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

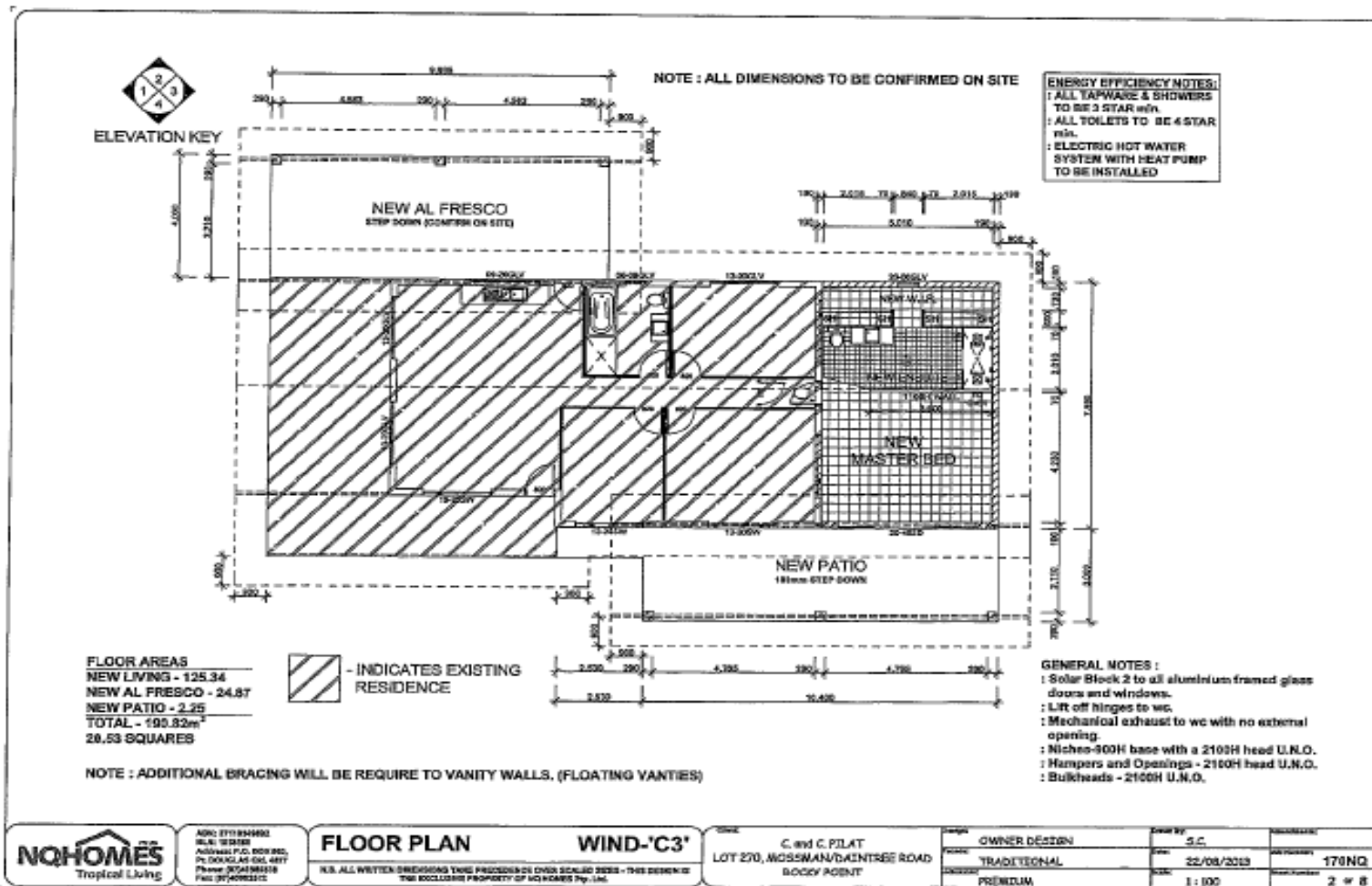
RIGHTS OF APPEAL

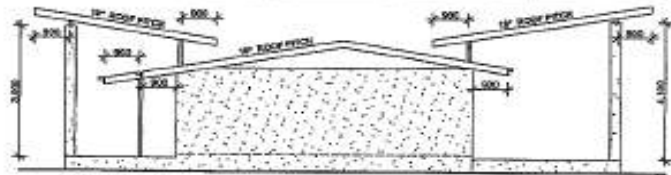
Attached

End of Decision Notice

APPENDIX 1: Approved Drawing(s) & Document(s)



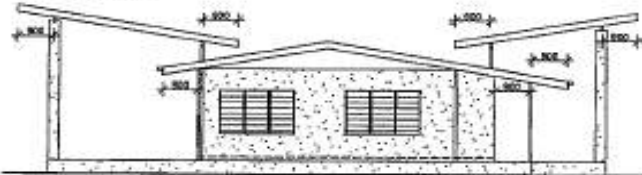




Elevation 1



Elevation 2



Elevation 3



Elevation 4

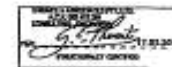
ROOF SHEETING, ROOF BATTENS TO RESIDENCE EXTENSION ROOF

- 0.428MT CUSTOM ORB, FIXED WITH No.14-19 x 50 HEX HEAD SELF DRILLING TYPE 17 SCREW WITH CYCLONE WASHER.
- TRUSSES AT 900mm CENTRES.
- 38 x 75 F44 HARD TIMBER ROOF BATTENS.
- 800mm END SPACINGS.
- 800mm INTERMEDIATE SPACINGS.
- 1 No.14 x 193 TYPE 17 BUGLE HEAD HDY DIPPED GALVANIZED BATTEN SCREW TO EACH ROOF BATTEN TO TRUSS TOP CHORD CONNECTION.

ROOF SHEETING, ROOF BATTENS TO SKILLION ROOF

- 0.428MT CUSTOM ORB, FIXED WITH No.14-19 x 42 HEX HEAD SELF DRILLING TAPPING SCREW WITH CYCLONE WASHER.
- C SECTIONS (400mm GRADE STEEL) AT 900mm CENTRES.
- 40 x 0.75 STEEL ROOF BATTENS.
- 800mm END SPACINGS.
- 800mm INTERMEDIATE SPACINGS.
- 420mm HEX-HEAD No.14 SELF TAPPING BATTEN SCREWS TO EACH ROOF BATTEN TO PURLIN CONNECTION.

NOTE : ALL DIMENSIONS TO BE CONFIRMED ON SITE



AKO 370214480
SL: 151958
ADDRESS: P.O. BOX 484,
FLORISSAIE QLA 407
Phone: 370214480
Fax: 370214480

ELEVATIONS

WIND-C3*

N.B. ALL MEASURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWING - THIS DRAWING IS THE SOLE PROPERTY OF HQ POWER PT. LTD.

Client: C. and C. PILAT
LOT 270, MORRISMAN/D'ARNTREE ROAD
ROCKY POINT

Project: OWNER DESIGN	Scale: S.C.	Revision:
Traditional: TRADITIONAL	Date: 22/08/2013	Project No: 170NQ
Permit: PERMIT	Scale: 1:100	Page: 3 of 8