

OUR REF: MCUI 293/2014 (431231)

20 October 2014

Mr & Mrs B P & T J Bennett
Narnar Superannuation Fund
68 Macrossan Street
PORT DOUGLAS QLD 4877

Dear Sir/Madam

**DECISION NOTICE UNDER S 369 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
1 & 3/85 DAVIDSON STREET, PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 16 October 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 Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

B P & T J Bennett
Narnar Superannuation Fund
68 Macrossan Street
PORT DOUGLAS QLD 4877

ADDRESS

1 & 3/85 Davidson Street, Port Douglas

REAL PROPERTY DESCRIPTION

Lots 1 & 3 on BUP71538

PROPOSAL

Renovate existing Multi-Unit Housing

DECISION

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

DECISION DATE

16 October 2014

TYPE

Request for a Permissible Change to a Development Approval

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Compliance 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
Site Plan	Proposed Renovation Rev 08	8 September 2014
Ground Floor	Proposed Renovation Rev 03	3 July 2014
Elevation 03	Drawing no 5 Rev 03	03 July 2014
Car Parking & Stormwater	Proposed Renovation Rev 08	8 September 2014
Colefax Associates Consulting Engineers	Report Reference No 140156	22 September 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 storm water from the property must be directed and distributed in accordance with the submission prepared by Colefax Associates Consulting Engineers Report Reference No 140156 dated 22 September 2014.

In the event storm water generated from the property does adversely impact on downstream properties at a future point in time, the applicant must implement solutions to remedy such impacts to limit flow to pre-development levels and / or install a pump out facility to deliver storm water to Davidson Street to the satisfaction of the Chief Executive Officer.

Damage to Council Infrastructure

4. 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, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council.

Landscaping

5. The following landscape treatments must be undertaken:
 - a. Provide a landscape area in the south western corner of the allotment as illustrated on the site plan to assist with the mitigation of storm water having a detrimental impact on downstream properties.

All landscaping must be completed prior to the Commencement of Use.

Vehicle Parking

6. The amount of vehicle parking to be provided must include a minimum of seven (7) parking spaces. The car parking layout must comply with the *Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking* with each car parking space being appropriately delineated / line marked with particular car parks sign posted as detailed in the submission from Colefax Associates Consulting Engineers dated 22 September 2014. All car parking and driveway areas must be maintained and kept in good condition to the satisfaction of the Chief Executive Officer. In the event an alternative storm water treatment needs to be implemented as detailed in conditions of this Development Permit, all parking and driveway areas must be imperviously sealed, drained and line marked.

External Works

7. Undertake the following works external to the land at no cost to Council:
 - a. Provision of a concrete crossover(s) and apron(s) in accordance with FNQROC Development Manual Standard Drawing 1015B;
 - b. Repair any damage to existing kerb and channel, footway or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development

All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities i.e. the provision of temporary kerb ramps if pedestrian diversions as required.

FURTHER 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. 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.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

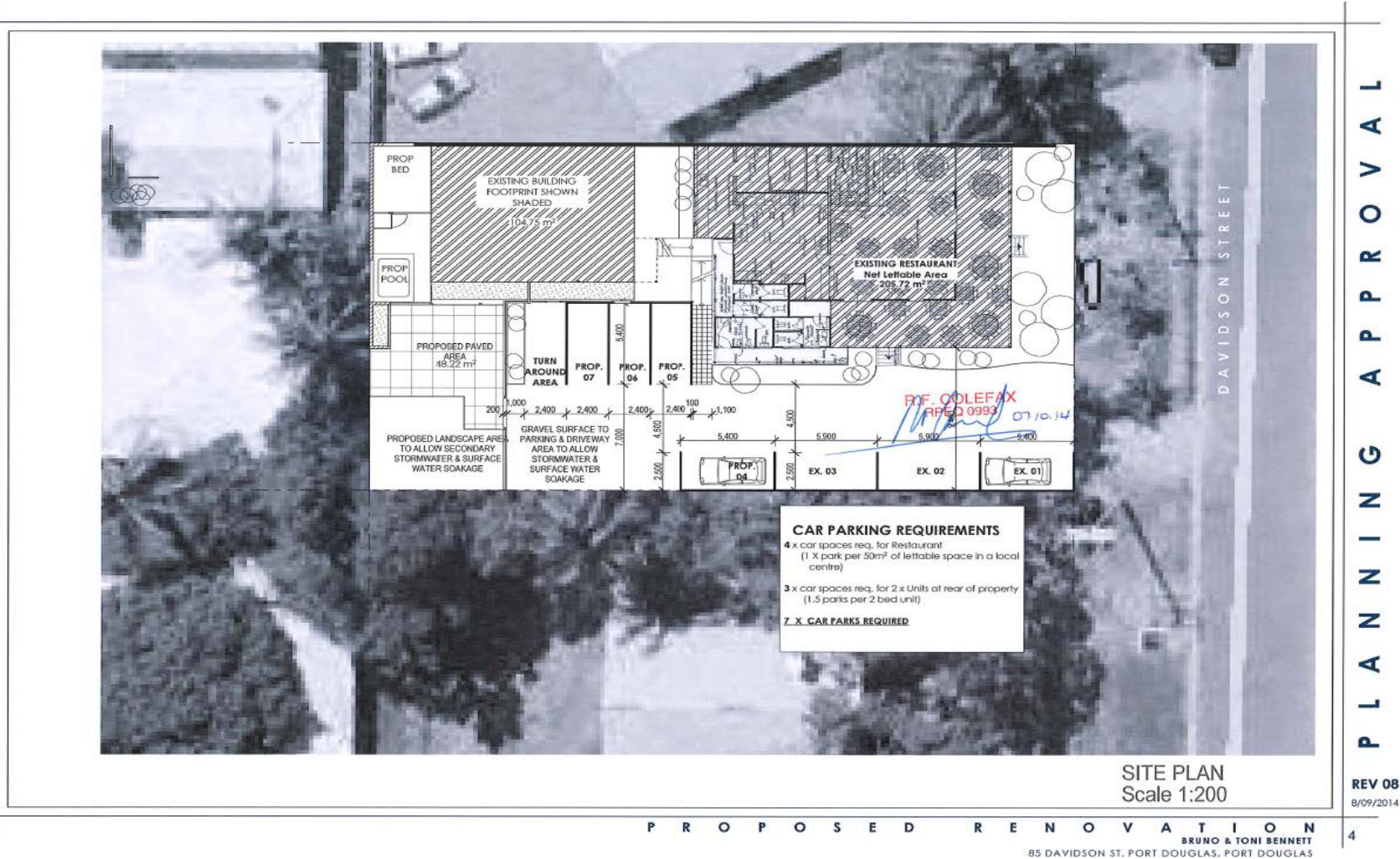
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL

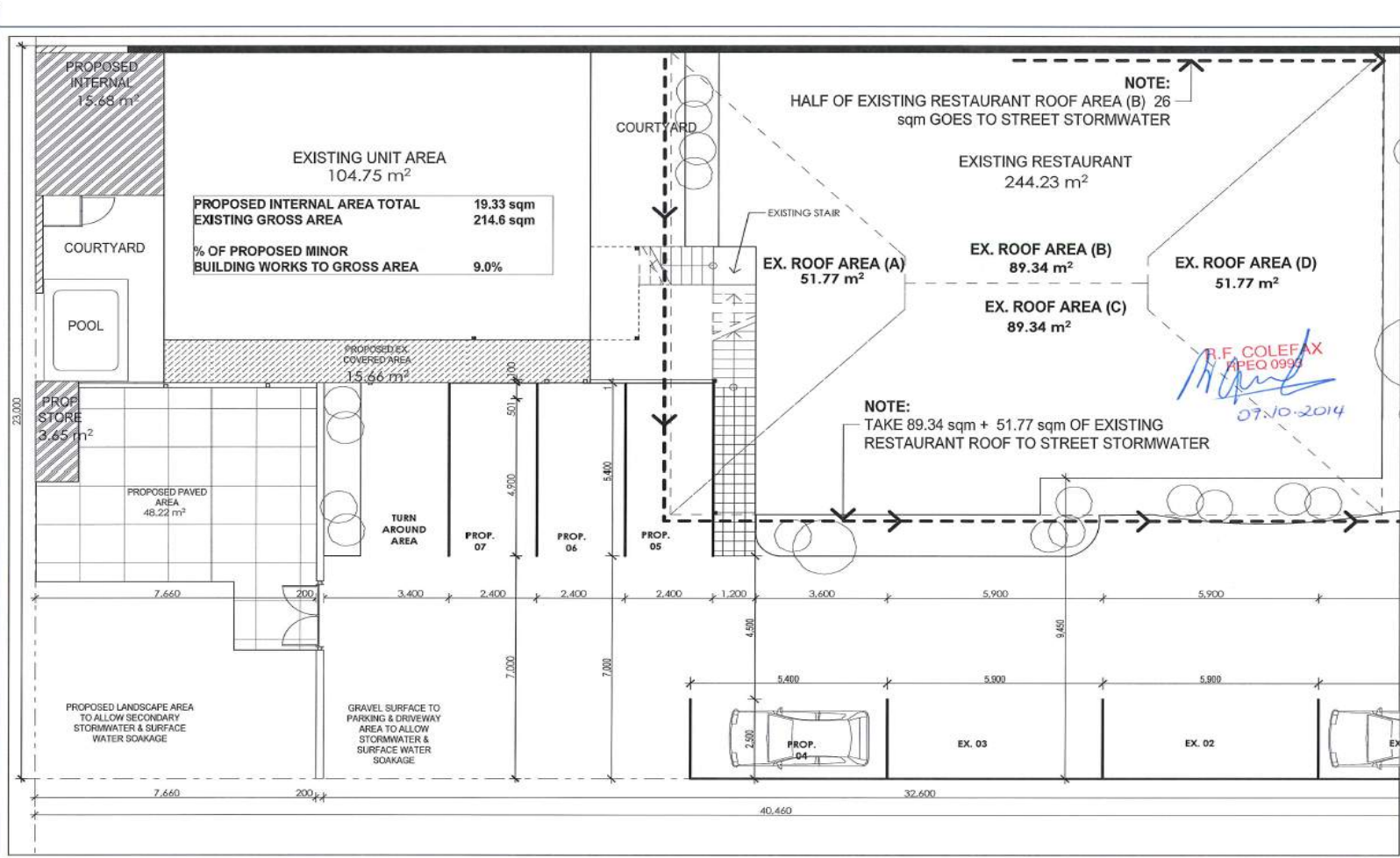
Attached

End of Decision Notice

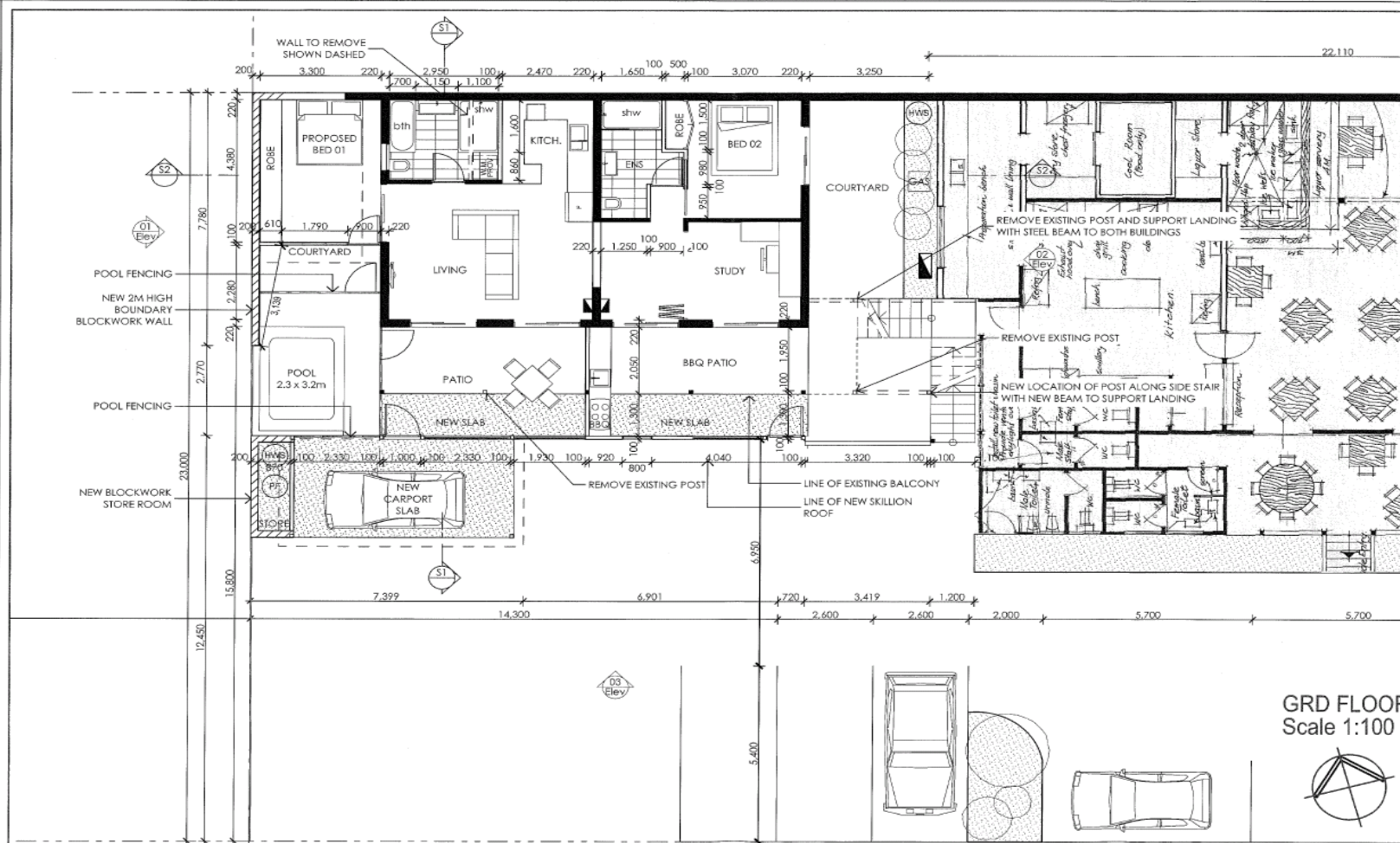
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



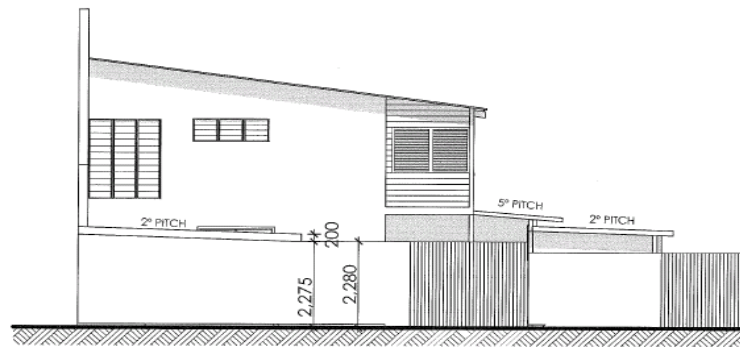
REV 08
8/09/2014



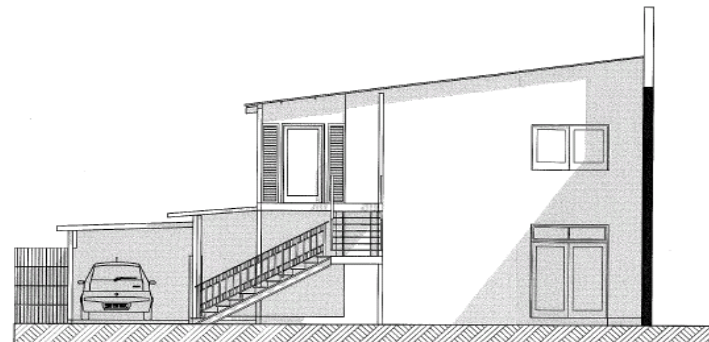
GFA, CARPARKING & STORM WATER
Scale 1:100



PROPOSED RENOVATION
BRUNO & TONI BENNETT
85 DAVIDSON ST, PORT DOUGLAS, PORT DOUGLAS



Elev 01
Scale 1:100



Elev 02
Scale 1:100



Elev 03
Scale 1:100

P L A N N I N G A P P R O V A L

REV 03
3/07/2014

P R O P O S E D R E N O V A T I O N
BRUNO & TONI BENNETT
85 DAVIDSON ST, PORT DOUGLAS, PORT DOUGLAS

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ATTACHMENT 2: S1015 ACCESS CROSSOVER

