

OUR REF: MCUC 450/2014 (434168)

17 November 2014

Nathan Verri Pty Ltd
C/- PO Box 831
PORT DOUGLAS QLD 4877

Attention: Mr Nathan Verri

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 130-136 SOUTH ARM DRIVE, WONGA**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 14 November 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 Heather Fardy of Development and Environment on telephone number 07 4099 9457.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Nathan Verri Pty Ltd
C/- PO Box 861
PORT DOUGLAS QLD 4877

ADDRESS

130-136 South Arm Drive, Wonga Beach

REAL PROPERTY DESCRIPTION

Lot 21 on RP748224

PROPOSAL

House (Code Assessment)

DECISION

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

DECISION DATE

14 November 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

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 and Floor Plan	Nathan Verri, Sheet 2 of 5, Council document reference 430390	26 September 2014
Elevations and Sections	Nathan Verri, Sheet 3 of 5, Council document reference 430390	26 September 2014
Landscape Plan	Nathan Verri, Sheet 5 of 5, Council document reference 430390	26 September 2014
Planning Report	GMA Planning Report	September 2014
On-Site Sewage Disposal Assessment Report	BP Plumbing & Roof Contractors On Site Sewerage Facilities Site Assessment and Design, Council document reference 430390	3 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 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.

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 & 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 recommendations contained in the On-Site Sewage Disposal Assessment Report dated 3 September 2014 prepared by BP Plumbing & Roof Contractors are considered to satisfy this condition requirement.

Damage to Council Infrastructure

- 6. In the event that any part of Council's existing 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/owners/builders 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 access driveways and/or the installation of services as detailed on the approved plans. Any further clearing requires a Permit for Operational Works.

Retention of Vegetation

- 8. Trees identified to be retained as detailed on Sheet 5 of 5 prepared by Nathan Verri must be protected from any damage to the trunk, roots and branches during the construction period. Effective fencing or barriers are to be installed and maintained in accordance with Australian Standard AS 4970-2009 *Protection of trees on development sites*.
- 9. All pruning of trees is to be in accordance with the requirements of Australian Standard *Pruning of Amenity Trees AS 4373-2007*.

Landscaping

10. 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.
11. A ten (10) metre wide landscape buffer must be provided along the road frontage of the site and 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.
12. Areas affected by building works must be landscaped in accordance with the approved plans.
13. Overland flow paths are not to be restricted by Landscaping works.
14. Landscaping is to be maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.

Building Colours

15. 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 Dune®
Water Tanks –	Colorbond Dune®
Roof –	Colorbond Shale Grey® or Woodland Grey®
Gutters and Fascia –	Colorbond Ironstone®

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

Sediment and Erosion Control

16. 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*).

External Works

17. Undertake the following external works:
 - a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC Development Manual Standard Drawing S1105*. A copy is attached at Appendix 2.

The crossover must not impact on stormwater flows in minor and major flow events.

Vehicle Access

18. The location of the vehicular access is to be in accordance with the provisions of the relevant Australian Standards.

House

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

Minimum Floor Levels

20. All floor levels in the House must be located 300mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with the *FNQROC Development Manual* and Planning Scheme requirements.

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 House is defined as:

The use of premises comprising one (1) 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;*
- *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 twelve (12) months and which then converts to a House for the exclusive use of one (1) Household; and*
- *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*.

Administrative

In accordance with the 2008 Douglas Shire Planning Scheme, the Administrative Definition of Dense Planting is:

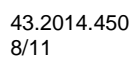
Means the massed planting of large, advanced shrubs and trees within natural ground and at Ground Level and clear of service trenches and other impervious surfaces, to provide privacy screening and a landscape buffer for screening and amenity purposes.

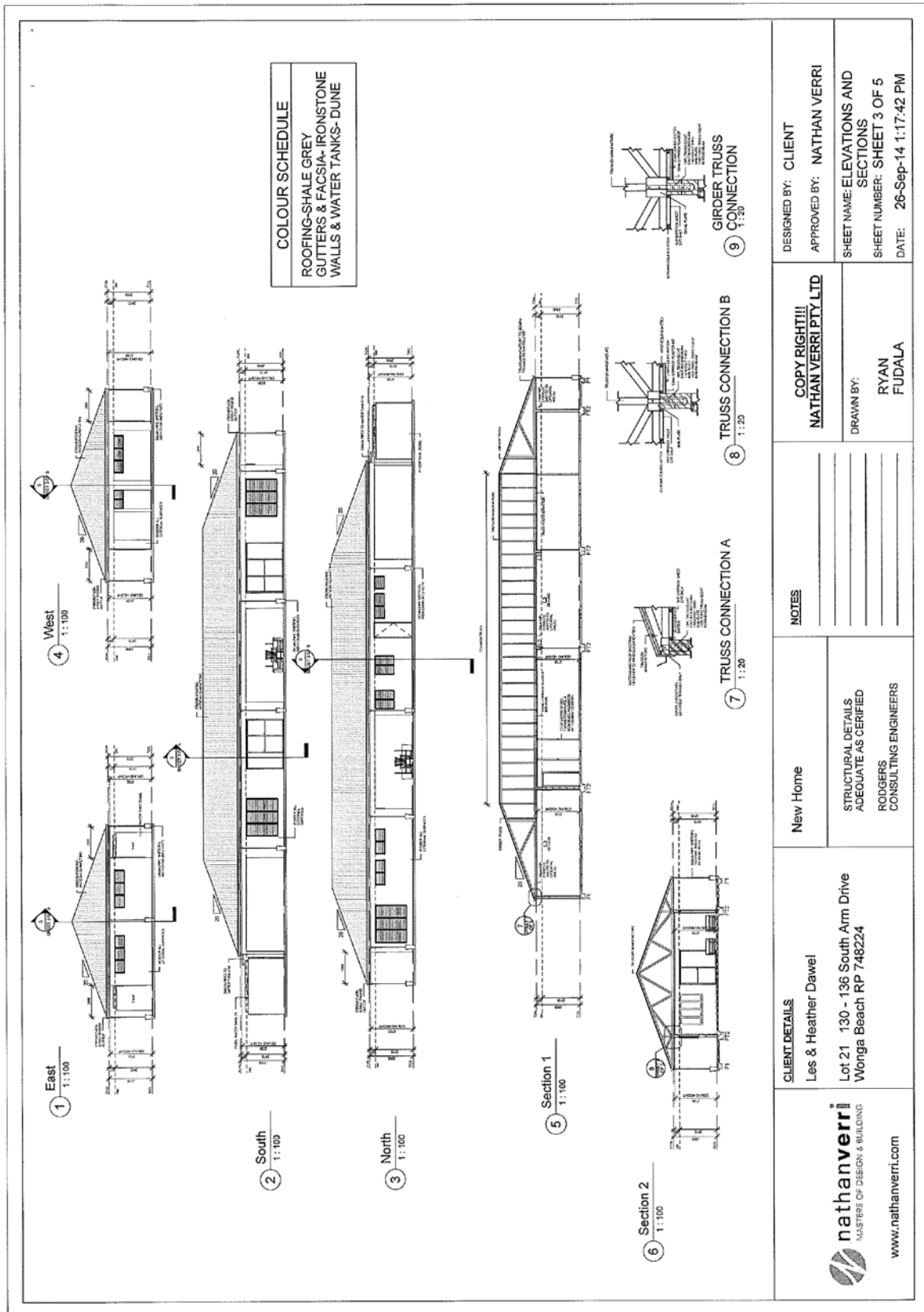
RIGHTS OF APPEAL

Attached

End of Decision Notice

43.2014.450
8/11





CLIENT DETAILS
Les & Heather Dawel
Lot 21 130 - 136 South Arm Drive
Wonga Beach RP 748224

New Home

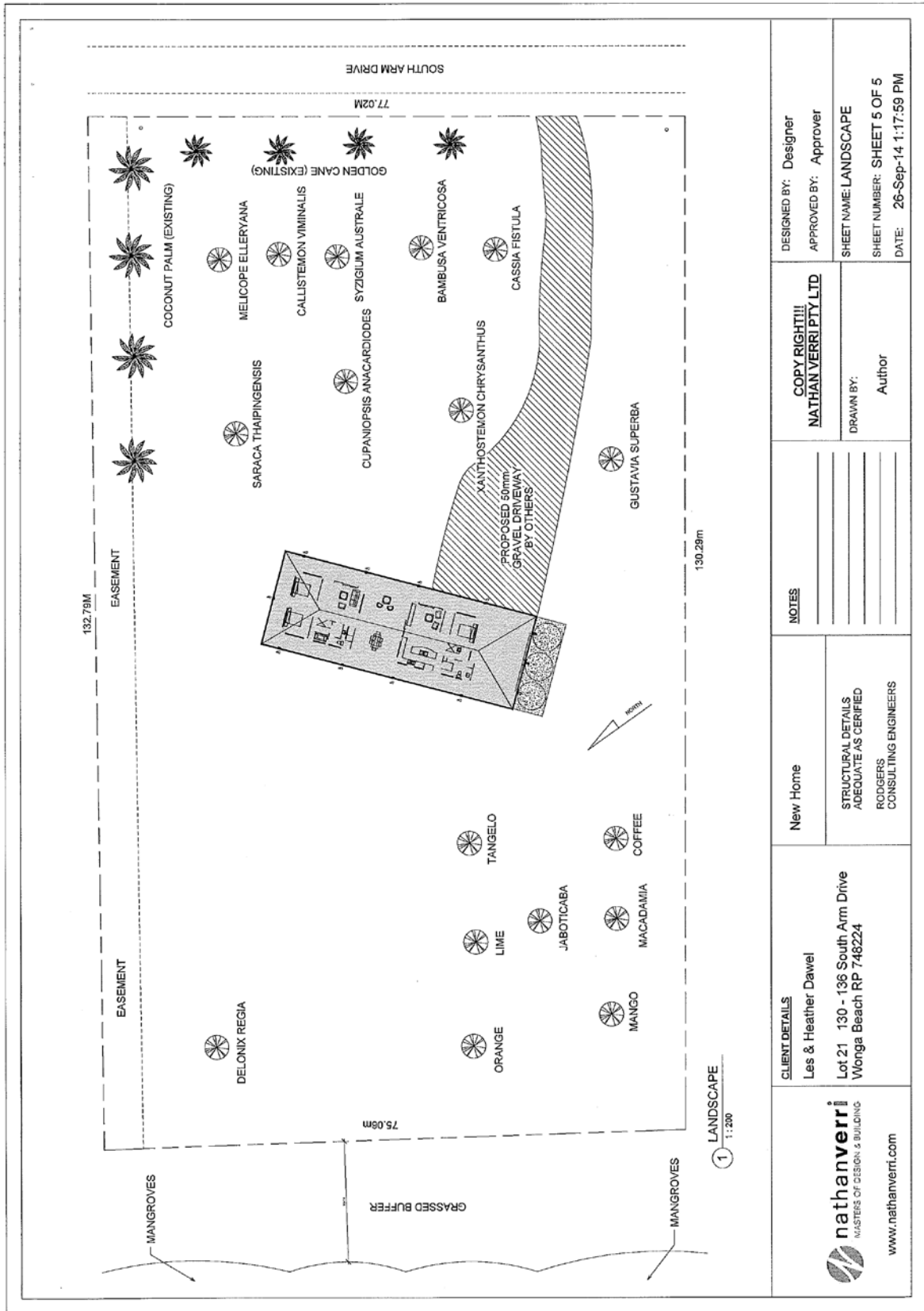
STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED
RODGERS
CONSULTING ENGINEERS

NOTES

COPY RIGHT!!!
NATHAN VERRI PTY LTD

DRAWN BY:
RYAN
FUDALA

DESIGNED BY: CLIENT
APPROVED BY: NATHAN VERRI
SHEET NAME: ELEVATIONS AND SECTIONS
SHEET NUMBER: SHEET 3 OF 5
DATE: 26-Sep-14 1:17:42 PM



APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

