

OUR REF: MCUC 594/2014 (449892)

9 March 2015

Mr Paul Voerman
PO Box 1308
MOSSMAN QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 42-44 BEOR STREET, CRAIGLIE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 6 March 2015, 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

Paul Voerman
PO Box 1308
MOSSMAN QLD 4873

ADDRESS

42-44 Beor Street, Craiglie

REAL PROPERTY DESCRIPTION

Lot 2 on SP248116

PROPOSAL

Service Industry (200 m2)

DECISION

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

DECISION DATE

6 March 2015

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
Planning Report	Council document reference 436507	12 December 2014
Response to Information Request	Council document reference 437903	16 January 2014
Amended Landscaping & Parking Plan	Council document reference 437903	16 January 2014
Front & Rear Elevations	Woodward00001891 – Council document reference 436507	12 December 2014
Left & Right Elevations	Woodward00001891 – Council document reference 436507	12 December 2014
Floor Plan	Woodward00001891 – Council document reference 436507	12 December 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.

Amended Plans

3. Provide an amended swept path diagram prepared by a suitably qualified professional that demonstrates there is sufficient manoeuvring area for car parking and loading zones on the site to allow a single unit truck to ingress and egress the site in a forward gear. The diagram is to be provided to Council prior to issue of the Building Permit.
4. Provide an amended plan showing the provision of shade planting to the car parking area where uncovered. The amended plan is to be provided to Council prior to issue of the Building Permit.

Lawful Point of Discharge

5. 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.

Damage to Council Infrastructure

6. In the event that any part of Council's existing sewer / water 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.

Vehicle Parking

7. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of three (3) spaces, in addition to an on site loading and unloading area. The car parking layout must comply with the *Australian Standard AS2890.1 2004 Parking Facilities – off street car parking* and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Landscaping

8. Landscaping in the front setback must incorporate medium height planting to enable suitable screening of the loading and unloading areas and car parking, having regard to the location of services.
9. The site must be landscaped generally in accordance with landscaping details included on the approved plans and with accordance with the Douglas Shire Planning Scheme Policy No 7 – Landscaping. The landscaping works must be completed prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Sediment and Erosion Control

10. 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

11. Undertake the following external works:
 - a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC Development Manual Standard Drawing S1015*. A copy is attached at Appendix 2.

Storage of Machinery and Plant

12. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Refuse Storage

13. Refuse storage is required service the site shall be through the use of bulk bins in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from Council.
14. The refuse bin enclosure must be roofed and bunded and fitted with a bucket trap.

Advertising Devices

15. The erection and display of Advertising Devices and / or signs on the premises will require a further Development Permit for Operational Work (Placing an Advertising Device on Premises not associated with a Material Change of Use) to be lodged with Council. This permit must be obtained prior to the erection of any Advertising Devices or signs on the premises.

This approval does not authorise the erection of any advertising devices.

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 Service Industry is defined as:

Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.

The term may include but is not limited to the following activities:

- *Limousine / bus depot;*
- *Cleaning or detailing of motor vehicles;*
- *Catering business;*
- *Servicing of small items and appliances such as;*
 - *Bicycles;*
 - *Cameras;*
 - *Electrical appliances for domestic or office use; and*
 - *Marine equipment;*
- *Printing;*
- *Fishing gear manufacturing;*
- *Marine engineering;*
- *Bulk storage and ancillary sales of:*
 - *Indoor / outdoor furniture;*
 - *Hardware supplies;*
 - *Raw materials;*
 - *Plants and Landscaping supplies;*

Any off-Site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the Site, the appearance of the Site and any traffic generated by the activities on the Site must be managed so as not to cause detriment to adjoining Sites.

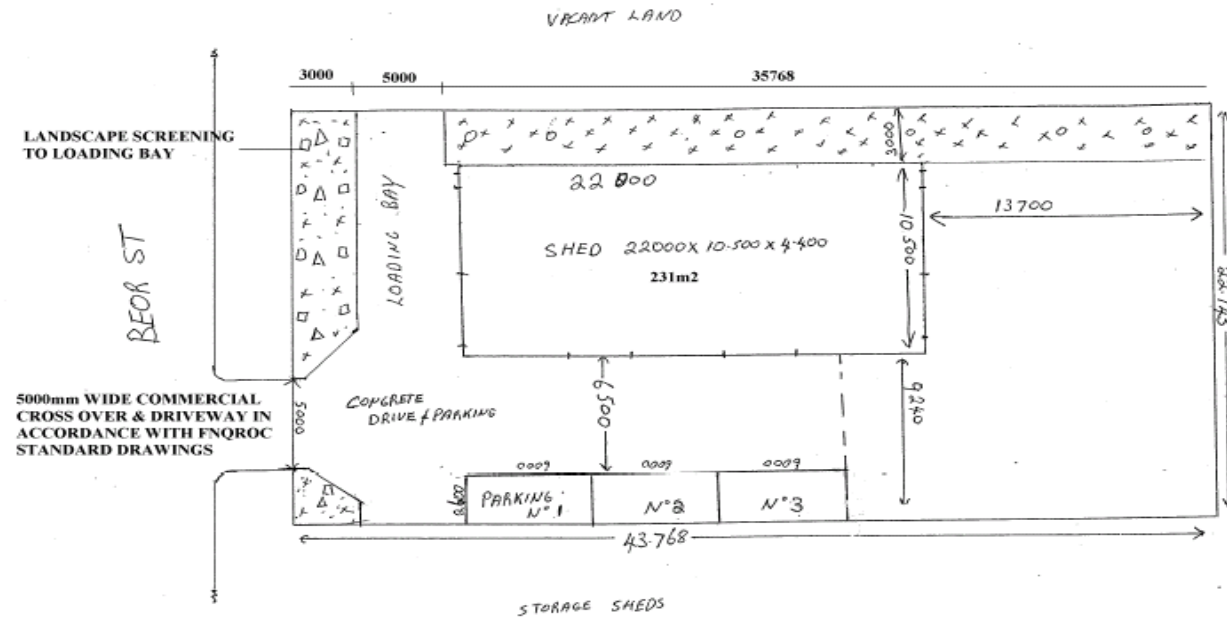
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the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

RIGHTS OF APPEAL

Attached

End of Decision Notice

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



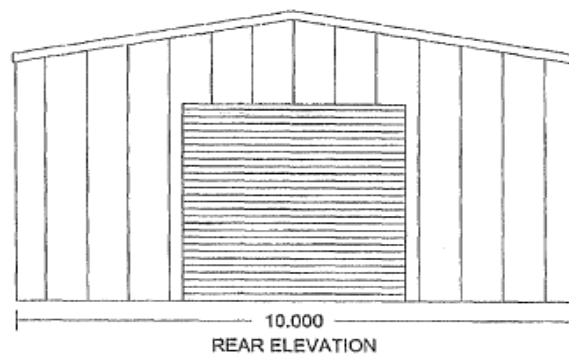
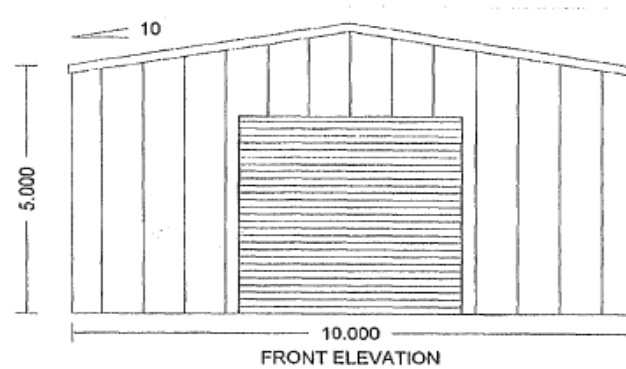
LANDSCAPE PLAN PLANT LIST

- Δ BLACK PALM - 45L POT
- x SPIDER LILLY - 200mm POT
- VARIGATED SPIDER LILLY 200mm POT
- MONDO GRASS 125mm POT
- ⊙ LILLY PILLY TREES - 20L POT

LANDSCAPED AREA
FRONT = 50.97m²
SIDE = 107.3 m²
TOTAL = 158m² (approx)

PROPOSED SHED
P VOERMAN
LOT2 SP 248116 BEOR ST
CRAIGLIE BUSINESS PARK

LANDSCAPING & PARKING PLAN



Plans Drawn By

Sunsteel Buildings

37A Gordon Street, Bowen QLD 4805

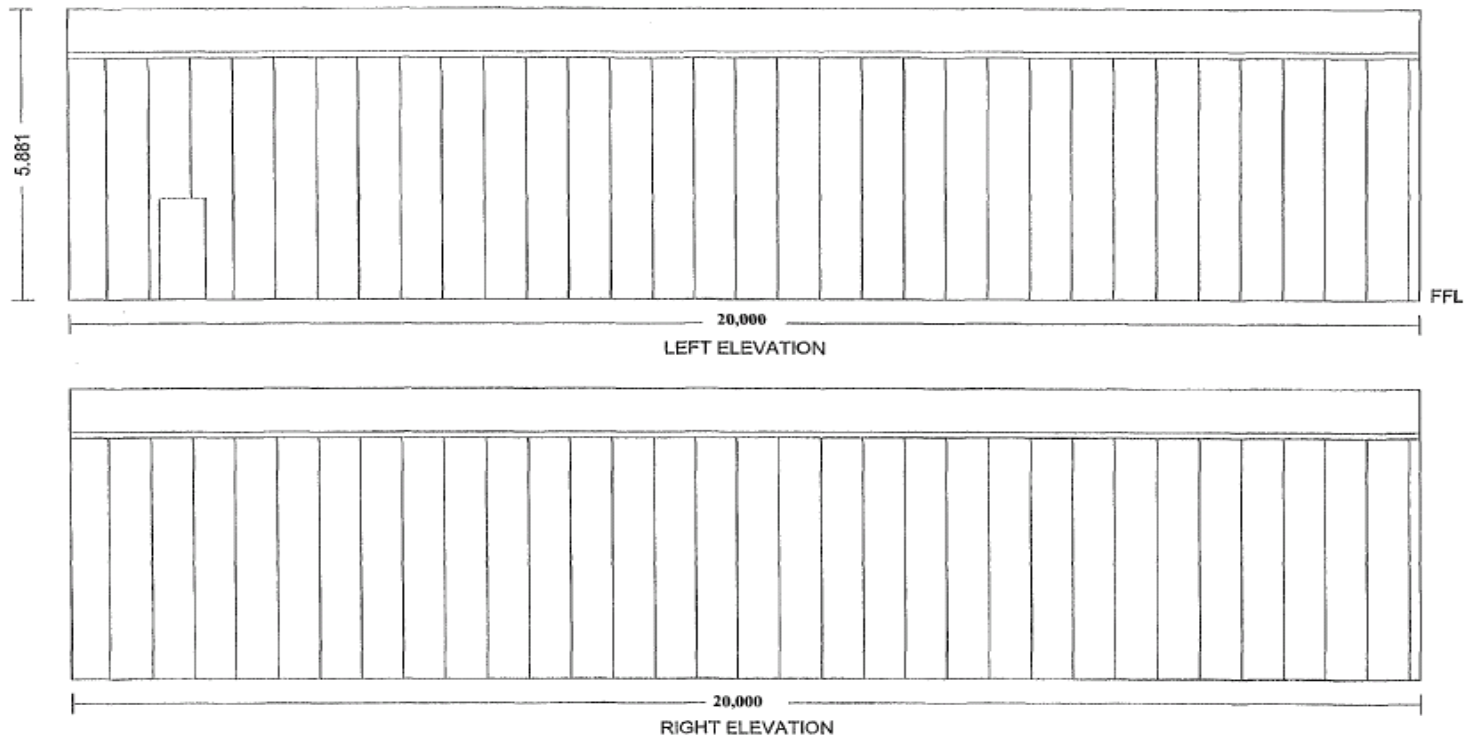
For Customer

Proposed Project:
Client: TVR Constructions Trevor Woodward
Site: PO Box 857 PORT DOUGLAS

Architectural Drawings

Quote: Woodward00001891

Drawing:

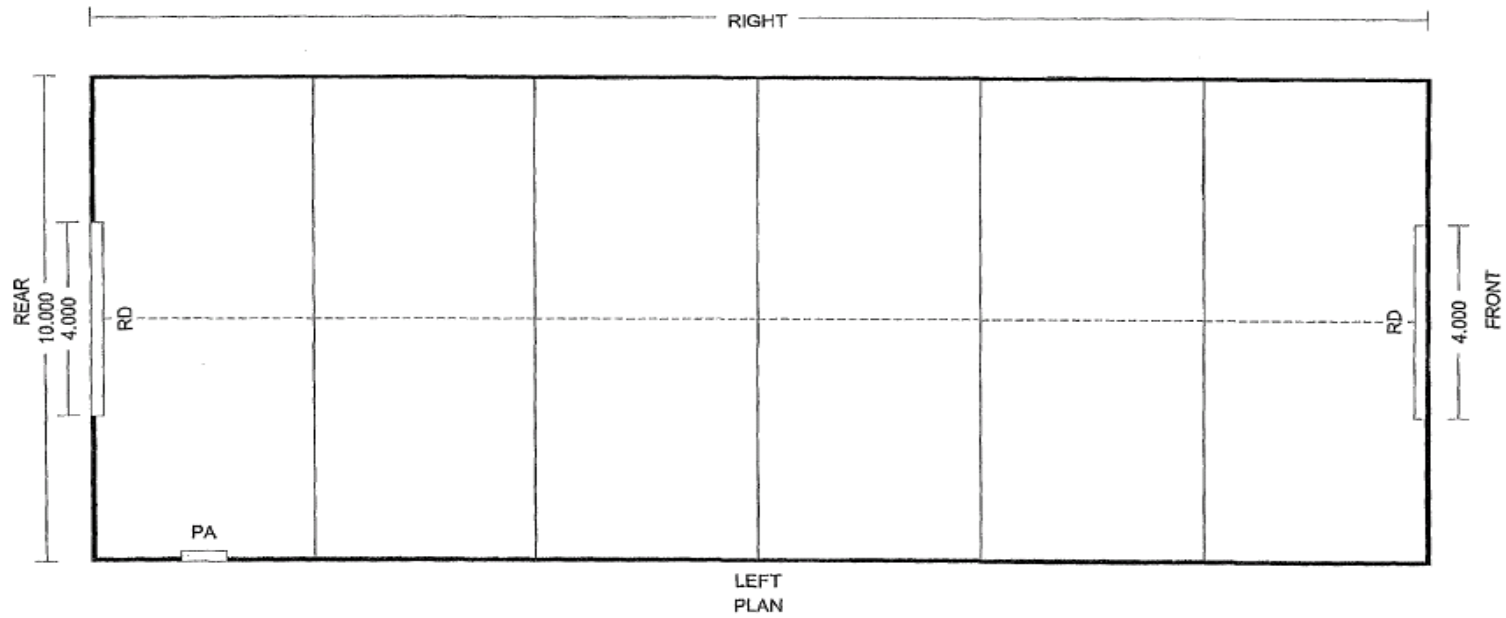


Plans Drawn By	For Customer
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