

YOUR REF: 20150491
OUR REF: MCUC 721/2015 (450103)

12 March 2015

Mr & Mrs John & Debbie Jakobs
63-65 Reynolds Road
OAK BEACH QLD 4877

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 63-65 REYNOLDS ROAD, OAK BEACH**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 12 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 Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

John & Debbie Jakobs
63-65 Reynolds Rd
OAK BEACH QLD 4877

ADDRESS

63-65 Reynolds Road, Oak Beach

REAL PROPERTY DESCRIPTION

Lot 12 on RP746723

PROPOSAL

Ancillary shed

DECISION

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

DECISION DATE

12 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
Site Plan, Sheet List	Greg Skyring Design & Drafting Pty Ltd, Plan 111-14, Sheet 1 of 5	11 December 2014
Floor Plans and Elevations	Greg Skyring Design & Drafting Pty Ltd, Plan 111-14, Sheet 2 of 5	11 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.

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.

Damage to Council Infrastructure

4. 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/owner's/builder's cost, prior to the Commencement of Use.

Vegetation Clearing

5. Existing vegetation on the land must be retained in all areas except those affected by the construction of the development as detailed on the approved plans. Any further clearing requires a Permit for Operational Works.

Building Colours

6. 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.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

The applicant must provide colour samples and detail of any infill wall elevation to the satisfaction of the Chief Executive Officer prior to the issue of a Development Permit for Building Works.

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

Shed

7. The use of the shed shall only be for purposes ancillary to the residential use of the land.

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 a House (Shed) is defined as:

Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one 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 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*.

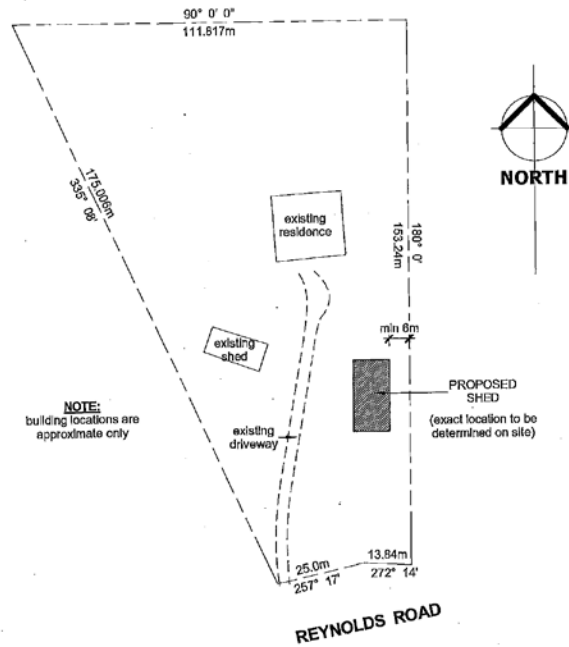
RIGHTS OF APPEAL

Attached

End of Decision Notice

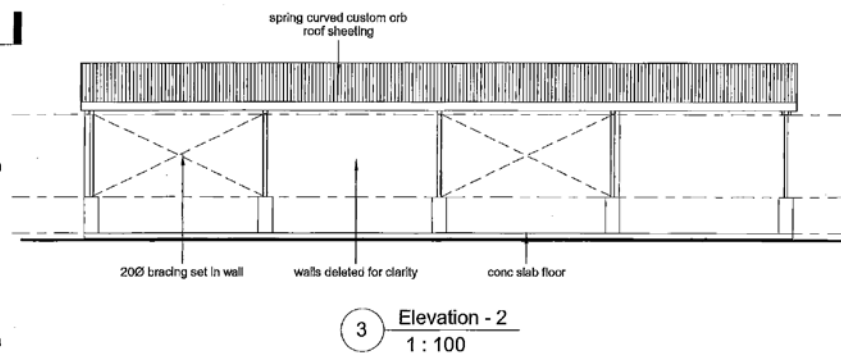
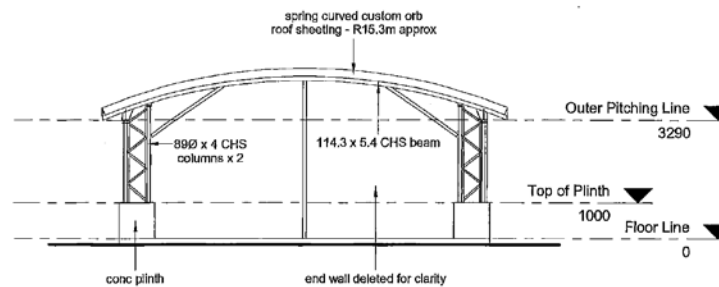
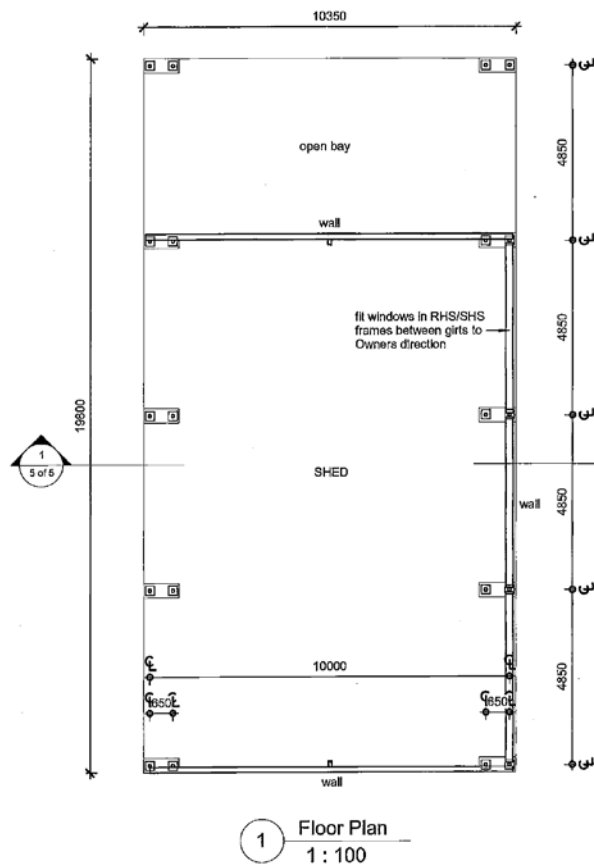
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)

Sheet List	
Sheet Number	Sheet Name
1 of 5	Site Plan, Sheet List
2 of 5	Floor Plan and Elevations
3 of 5	Foundation Plan, Details
4 of 5	Roof/Wall Framing Plan, Details
5 of 5	Section 1, Notes



1 Site Plan
1 : 1000

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Moesman Q. 4873 Phone/Fax: (07) 46682061 Mobile: 0419212852 Email: greg@skyringdesign.com.au	PROJECT Proposed Shed, L12 RP746723, 63-65 Reynolds Road, OAK BEACH	CLIENT J & D Jakobs	WIND CLASS C2	PLAN NUMBER 111-14	SHEET 1 of 5
		SCALES 1 : 1000	PLAN TITLE Site Plan, Sheet List	DATE OF ISSUE 11.12.14	REV



1 2
ELEVATION LAYOUT

GREG SKYRING
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PROJECT
Proposed Shed,
L12 RP746723,
63-65 Reynolds Road,
OAK BEACH

CLIENT
J & D Jakobs

WIND CLASS
C2

PLAN NUMBER
111-14

SHEET
2 of 5

SCALES
1 : 100

PLAN TITLE
Floor Plan and Elevations

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