

OUR REF: MCUC 797/2015 (454688)

11 May 2015

Mr Gary Hyde
31R Teak Road
COW BAY QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 31R TEAK ROAD, COW BAY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 11 May 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

Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

Gary Hyde
31R Teak Road
COW BAY QLD 4873

ADDRESS

31R Teak Road, Cow Bay

REAL PROPERTY DESCRIPTION

Lot 229 on RP739771

PROPOSAL

Additions to existing shed

DECISION

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

DECISION DATE

11 May 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 and Notes prepared by Greg Skyring Design and Drafting (excluding references to the BCA and Termite Protection)	Plan No 303-15 Sheet 1 of 3	Received 22 April 2015
Floor Plan prepared by Greg Skyring Design and Drafting	Plan No 303-15 Sheet 2 of 3	Received 22 April 2015
Elevations prepared by Greg Skyring Design and Drafting	Plan No 303-15 Sheet 3 of 3	Received 22 April 2015
Additions to Shed - Elevation	No reference	Received 22 April 2015
Additions to Shed - Plan	No reference	Received 22 April 2015

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.

Landscaping

4. All landscaping to be installed must consist of native and endemic species and must be planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted.

Shed

5. The shed is not to be used for habitable purposes.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse two (2) 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.dilgp.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 is defined as:

Means 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; 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 (1) Household.*

*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*.

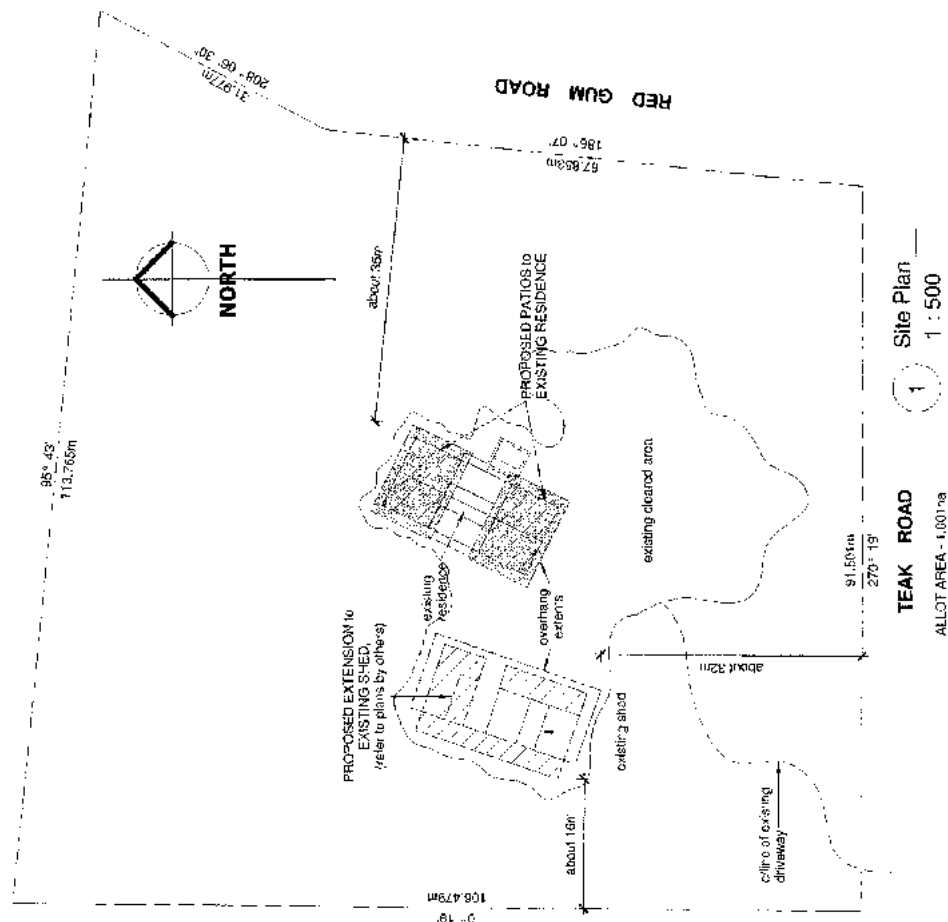
RIGHTS OF APPEAL

Attached

End of Decision Notice

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

43.2015.797
5/9



GENERAL
All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.
Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended uses. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building.
All nominated fixings, rebar, etc., timber sizes and grades etc are the minimum requirements.
All dimensions must be checked by the Builder prior to commencing any work - written dimensions take precedence over scaled.
Any alterations or discrepancies are to be clarified with the plan Author or Eng prior to carrying out the work.
This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

TERMITE PROTECTION
This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites.
Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termites r/s x 18 high

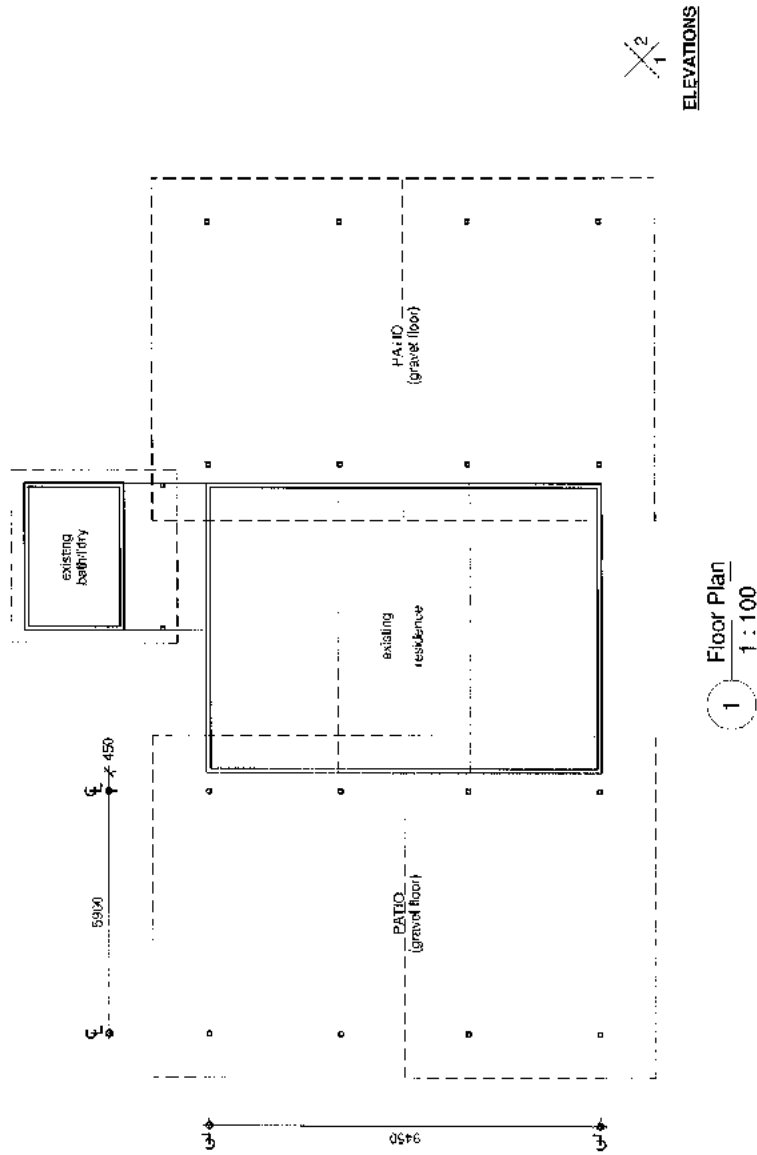
Sheet List	
Sheet Number	Sheet Name
1 of 3	Site Plan, Sheet List, Notes
2 of 3	Floor Plan
3 of 3	Elevations

GREG SKYRING
Design 2nd DRAFTING P3, Ltd
11 Neil Close,
Nossaman Q. 4873
Phone/Fax: 073 494200;
Mobile: 0412 2632
Email: greg@skyringdesign.com.au

PROJECT
Proposed Patios to Exist Residence,
31 Teak Road (cnr Red Gum Road)
L229 RP739771,
COW BAY

CLIENT
G. Hyde
SCALE
1 : 500

PLAN TITLE
Site Plan, Sheet List, Notes
WIND CLASS
C2
PLAN NUMBER
303-15
DATE OF ISSUE
1 of 3
PREP
prelim



ELEVATIONS

GREG SKYRINK
Design and DRAFTING Pty. Ltd.
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Email: greg@gregskylink.com.au

PROJECT
Proposed Patios to Exist Residence,
31 Teak Road (cnr Red Gum Road)
L229 RP739771,
COW BAY

CLIENT
G. Hyde
5/20/14
1:100

PLAN TITLE
Floor Plan

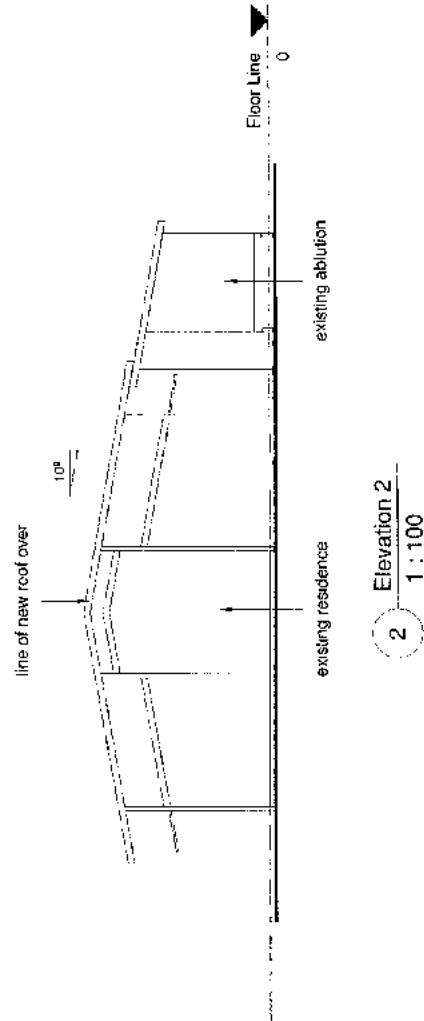
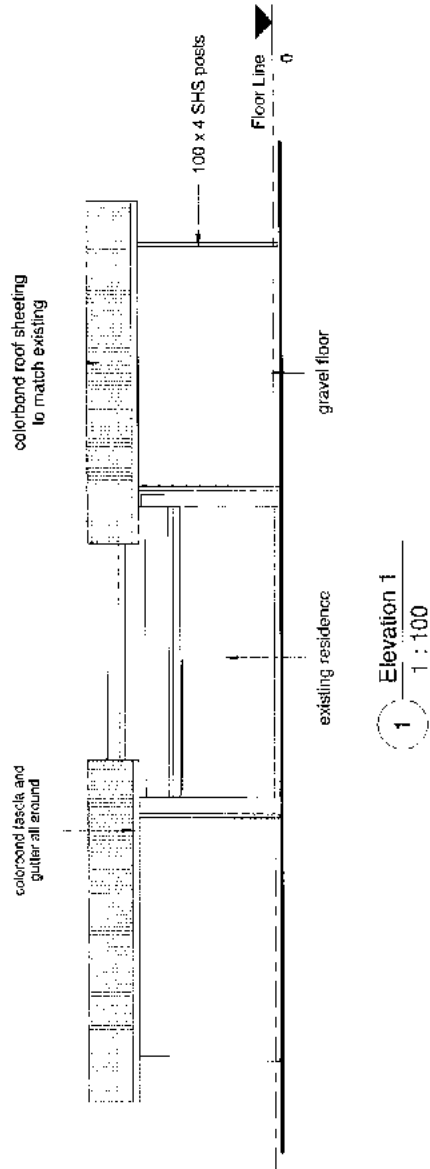
WIND CLASS
C2

PLAN NUMBER
303-15

SHEET
2 of 3

DATE OF ISSUE
prelim

REV



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PROJECT
Proposed Pallos to Exist Residence,
31 Teak Road (cnr Red Gum Road)
L229 RP739771,
COW BAY

CLIENT
G Hyde

SCALES
1 : 100

PLAN TITLE
Elevations

WIND CLASS
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SHEET
3 of 3

DATE OF ISSUE
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REV

