

OUR REF: MCUC 905/2015 (460917)

22 July 2015

NQ Sheds & Patios Pty Ltd
C/- PO Box 831
PORT DOUGLAS QLD 4877

Attention: Mr Luke Jager

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR VIXIES ROAD, WONGA**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 22 July 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 Anthony Blood of Development and Environment on telephone number 07 4099 9457.

Yours faithfully

Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

NQ Sheds & Patios Pty Ltd
C/- PO Box 831
PORT DOUGLAS QLD 4877

ADDRESS

Vixies Road, Wonga

REAL PROPERTY DESCRIPTION

Lot 32 on SP126925

PROPOSAL

House (shed)

DECISION

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

DECISION DATE

22 July 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	Lot 32 on SP126925	27 June 2015
Elevations	87228 prepared by ShedTech	25 May 2015
Floor Plan	85223 prepared by NQ Sheds and Patios	Not dated

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 access driveways and/or the installation of services 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 must be of moderately dark to darker shades of green, grey, blue and brown.

Sediment and Erosion Control

7. 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*).

Filling and Excavation

8. Filling and excavation must not:
 - a. result in the ponding of water on the Site or adjacent land or Road reserves;
 - b. result in an increase in the flow of water across the Site or any other land or Road reserves; and
 - c. result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.

Shed

9. The use of the shed shall be for purposes ancillary to the rural settlement 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.

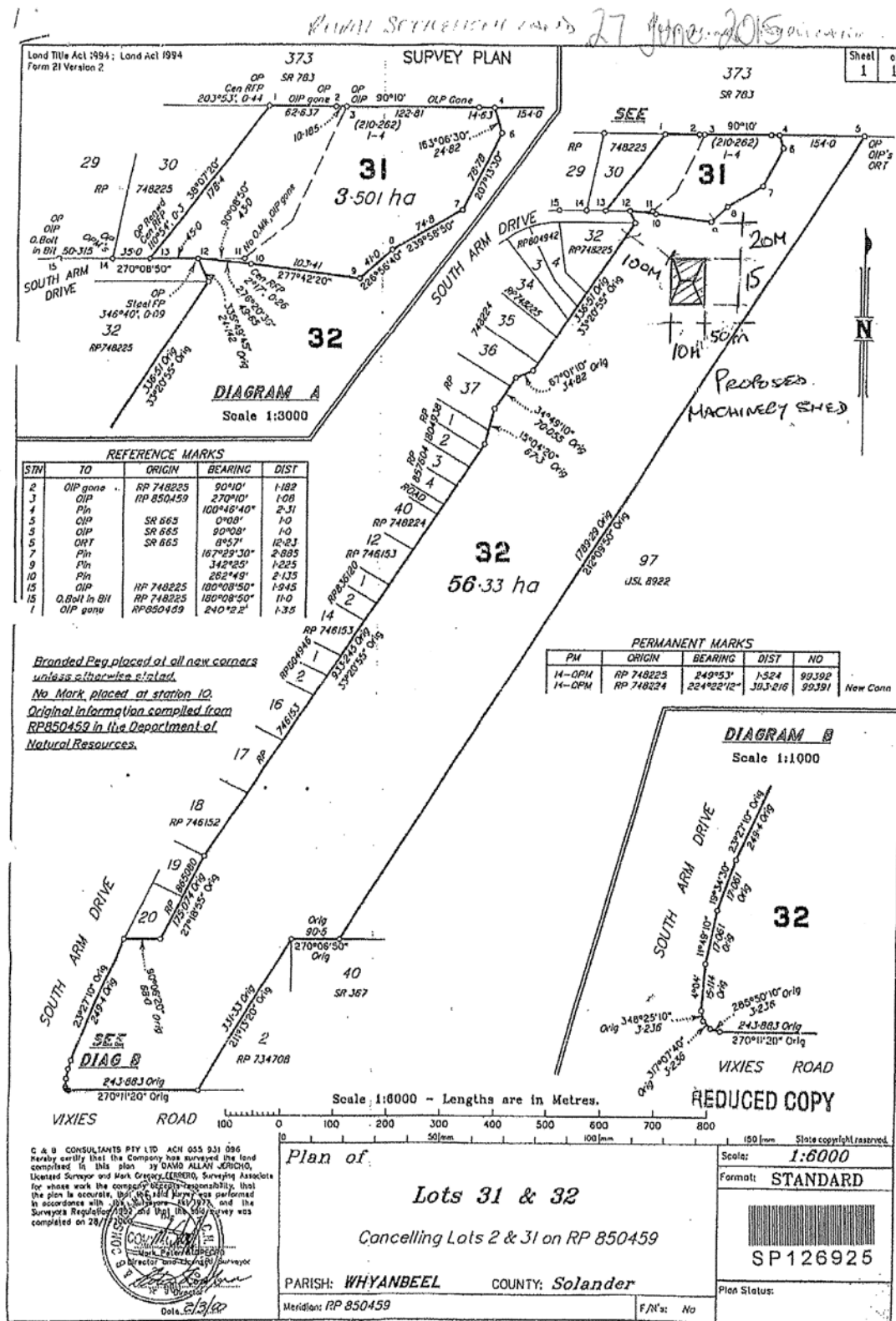
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable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


RIGHTS OF APPEAL

Attached

End of Decision Notice

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




John L. Towler

Rodney Miller
Milleitia Solutions Pty Ltd
Vixies Road
Wonga Beach
QLD 4873
M: 0427 781 105



NQ Sheds and Patios
ABN: 79 142 579 619
Shop 34 / 5 Faculty Close
Smithfield QLD 4878
P: 0411088580
F: 07 4027 9613
W: www.nqsheds.com.au
E: brian@nqsheds.com.au

Shed Order Number: 85223
Shed Type: Portal Shed

1. This drawing is not to scale (NTS) and all dimensions are in millimetres unless noted.
2. This drawing should be used in conjunction with the relevant engineering diagrams and hold down brackets specified in the order.



NQ Sheds and Patios

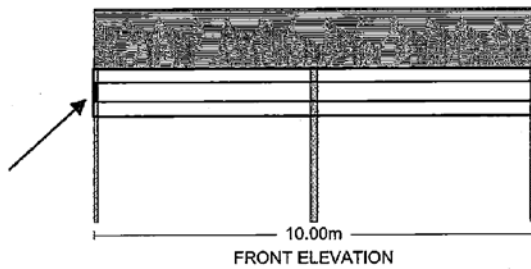
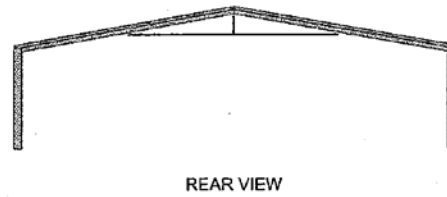
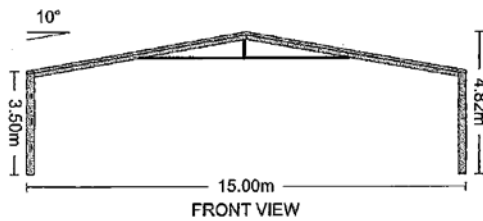
ABN: 79 142 579 619
 Address: Shop 34 / 5 Faculty Close
 Smithfield QLD 4878
 Email: brian@nqsheds.com.au
 Web: www.nqsheds.com.au

Phone: 0411088580
 Fax: 07 4027 9613
 Lic No: QBSA-1201601

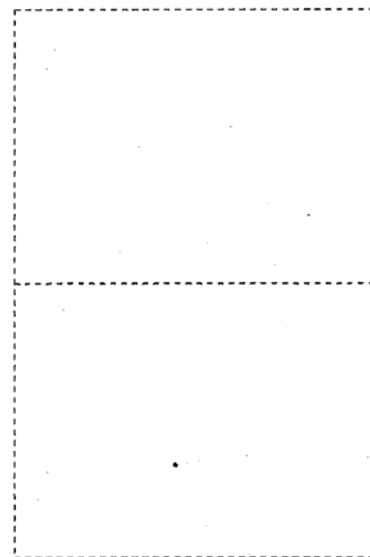
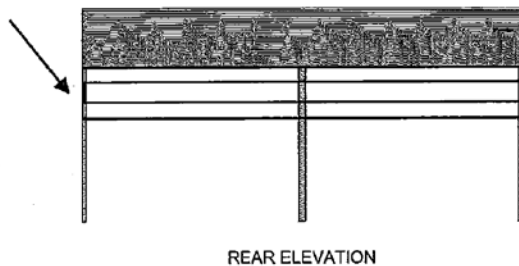
Quotation

No: **87228**
 Date: 25/05/2015
 Valid: 7 Days

Note: C20019 Collar Ties with King Post



Side Wall Sheets Added 1.0mtr from the gutter on both sides.



Produced by ShedTech

John Towler
 John L. Towler

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