

OUR REF: OP 972/2015 (463088)

17 August 2015

Chris Vandyke Designs Pty Ltd
PO Box 236
CLIFTON BEACH QLD 4879

Attention: Mr Sean Reason

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 29 OAK STREET, OAK BEACH**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 17 August 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

Chris Vandyke Designs Pty Ltd
PO Box 236
CLIFTON BEACH QLD 4879

ADDRESS

29 Oak Street, Oak Beach

REAL PROPERTY DESCRIPTION

Lot 3 on O9511

PROPOSAL

Vegetation Management (Significant Tree)

DECISION

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

DECISION DATE

17 August 2015

TYPE

Operational Work (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

There are no further Development Permits required.

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
Tree to be removed	T1023 Sheet 01 Rev B	15 June 2015

ASSESSMENT MANAGER CONDITIONS

1. The trees and/or vegetation to be removed (the subject of this approval) are identified on the plan attached as Appendix 1.
2. No other trees or vegetation are to be removed or damaged, and the removal of the subject trees is to be undertaken in a manner that incurs no damage to nearby vegetation.
3. Trees and/or vegetation that contain nesting native birds, dens or roosting sites of native animals are not to be removed while the nests, dens or roosting sites are in use, as per the requirements of the *Nature Conservation (Wildlife Management) Regulation 2006*, without the necessary approval. Information on approvals may be obtained at www.ehp.qld.gov.au or by contacting the Wildlife Management Unit, Department of Environment and Heritage Protection, Cairns, on 07 4769 7791.
4. A clearing permit (protected plants) must be obtained from the Department of Environment and Heritage Protection for the relocation of all specimens of 'Ant Plant' (*Myrmecodia beccarii*) prior to the removal of any host trees. 'Ant Plants' are listed as Vulnerable under both the *Nature Conservation Act 1992* and the *Environment Protection & Biodiversity Conservation Act 1999*. Information on clearing permits may be obtained at www.ehp.qld.gov.au or by contacting Kerry Walsh, Wildlife Ranger, Wildlife Management Unit, Department of Environment and Heritage Protection, Cairns, on 07 4057 3704.
5. Development and Environment must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation clearing.

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 of the *Sustainable Planning Act 2009*.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. 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 .

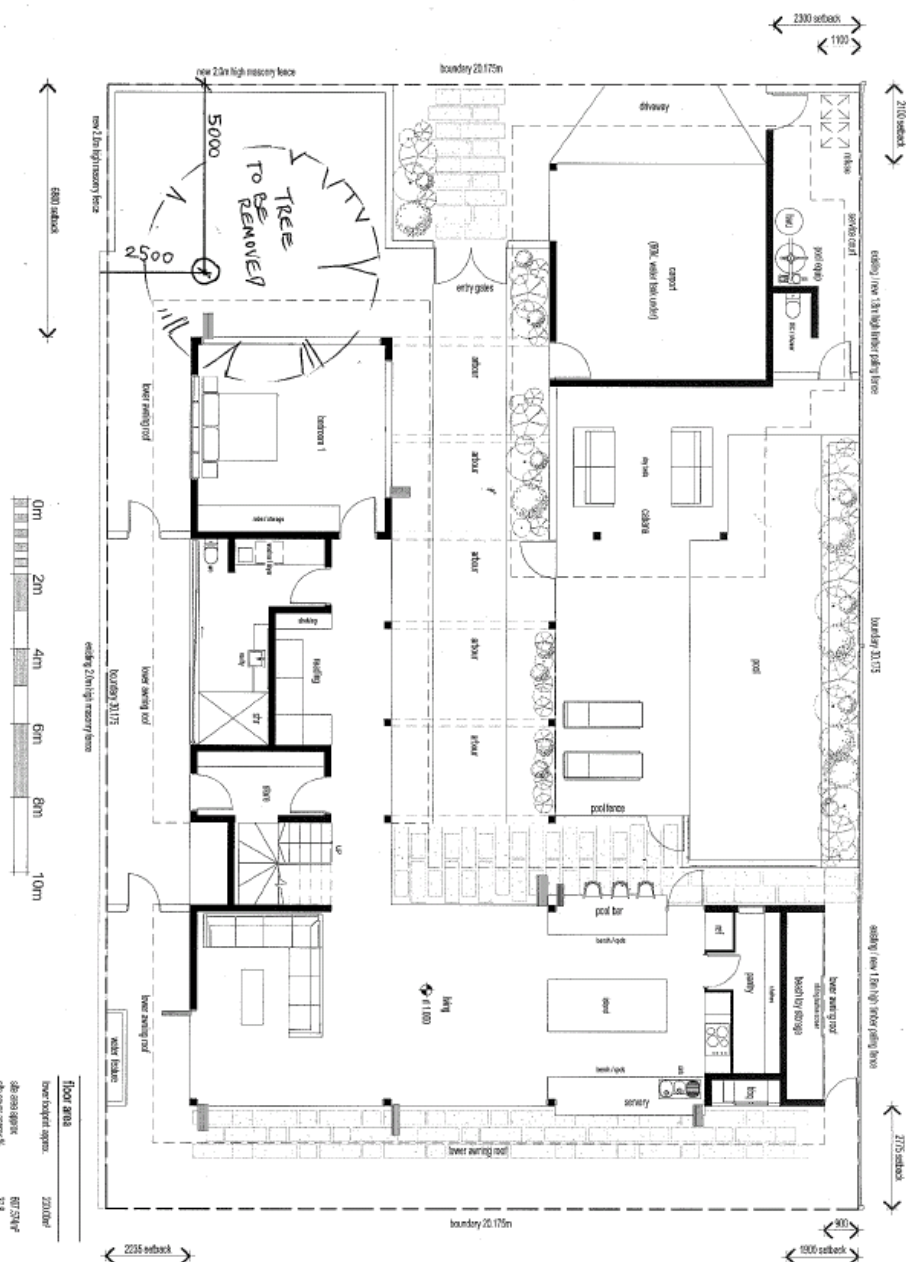
RIGHTS OF APPEAL

Attached

End of Decision Notice

DESIGNER	PROJECT	ADDRESS	DRAWING TITLE	SCALE	NO.	SHEET	REV.
END	proposal - oak beach house	lot 3 / 29 oak st., oak beach 4977	proposal - lower floor	AS SHOWN	T1023	01	8

proposal - lower floor
1:100



chris vandyke designs

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PRELIMINARY ISSUE - NOT FOR CONSTRUCTION

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