

**OUR REF:** MCUC 968/2015 (463109)

17 August 2015

Mr & Mrs Kevin & Jan Storer  
10 Legrande Street  
**FRESHWATER QLD 4870**

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR  
95-97 SOUTH ARM DRIVE, WONGA 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**

Kevin & Jan Storer  
10 Le Grande Street  
FRESHWATER QLD 4870

**ADDRESS**

95-97 South Arm Drive, Wonga Beach

**REAL PROPERTY DESCRIPTION**

Lot 17 on SP235265

**PROPOSAL**

House (Rural Settlement Planning Area)

**DECISION**

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

**DECISION DATE**

17 August 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	Site Plan – Lot 17 SP235265 95-97 South Arm Drive Wonga Beach	Received 24 July 2015
Floor Plan	Portal Building Project Number: 831-831353J1.1 prepared by Totalspan Steel Buildings	3 December 2014
Elevations	Portal Building Project Number: 831-831353J1.1 prepared by Totalspan Steel Buildings	3 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.

**Water Supply**

4. Water storage tank(s) with a minimum capacity not less than 30 000 litres must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the Building Application. Such water tank(s) must be provided with:
  - a. Mosquito-proof screens of brass, copper, aluminium or stainless steel gauze not coarser than one (1) mm aperture mesh of substantial construction and installed in such manner as not to cause or accelerate corrosion; or
  - b. Flap valve at every opening of the tank or other receptacle; or
  - c. Other approved means for preventing the ingress or egress of mosquitoes; and

- d. Where a tank or other receptacle is provided with a manhole, the manhole must have a diameter of no more than 40 cm; and
- e. A 50 mm ball valve with a camlock fitting.

### **On-Site Effluent Disposal**

- 5. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The On-Site Sewage Disposal Assessment Report WC20766 dated 22 July 2015 prepared by Wastewater Consultants is to be amended to incorporate the following:
  - (a) Advanced secondary treatment is required in all beach areas;
  - (b) Land application area is to be reviewed to comply with AS1547:2012, requiring a minimum 0.6m vertical separation at the highest treatment level.

### **Damage to Council Infrastructure**

- 6. 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**

- 7. 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.

### **Landscaping**

- 8. A Landscape Plan nominating the species and location of trees and shrubs to be planted must be endorsed by the Chief Executive Officer. Sixty per cent of the total proposed species for landscaping must consist of native and endemic species.
- 9. A ten (10) metre wide landscape buffer must be provided along the road frontage of the site and must be landscaped with Dense Planting to the satisfaction of the Chief Executive Officer prior to issue of a Certificate of Classification or Commencement of Use.

### **Building Colours**

- 10. 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.

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

## **Sediment and Erosion Control**

11. 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**

12. Undertake the following external works:
  - a. Provide a three (3) metre wide concrete crossover and apron in accordance with *FNQROC Development Manual Standard Drawing S1105*. A copy is attached at Appendix 2.

The crossover must not impact on stormwater flows in minor and major flow events.

## **Shed**

13. The use of the garaging shall be for purposes ancillary to the rural 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.dilgp.qld.gov.au](http://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](http://www.douglas.qld.gov.au) .

## **DEFINITIONS**

### **Land Use\***

In accordance with the 2008 Douglas Shire Planning Scheme the approved land use of 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*.

### **Administrative**

In accordance with the 2008 Douglas Shire Planning Scheme, the Administrative Definition of Dense Planting is:

*Means the massed planting of large, advanced shrubs and trees within natural ground and at Ground Level and clear of service trenches and other impervious surfaces, to provide privacy screening and a landscape buffer for screening and amenity purposes.*

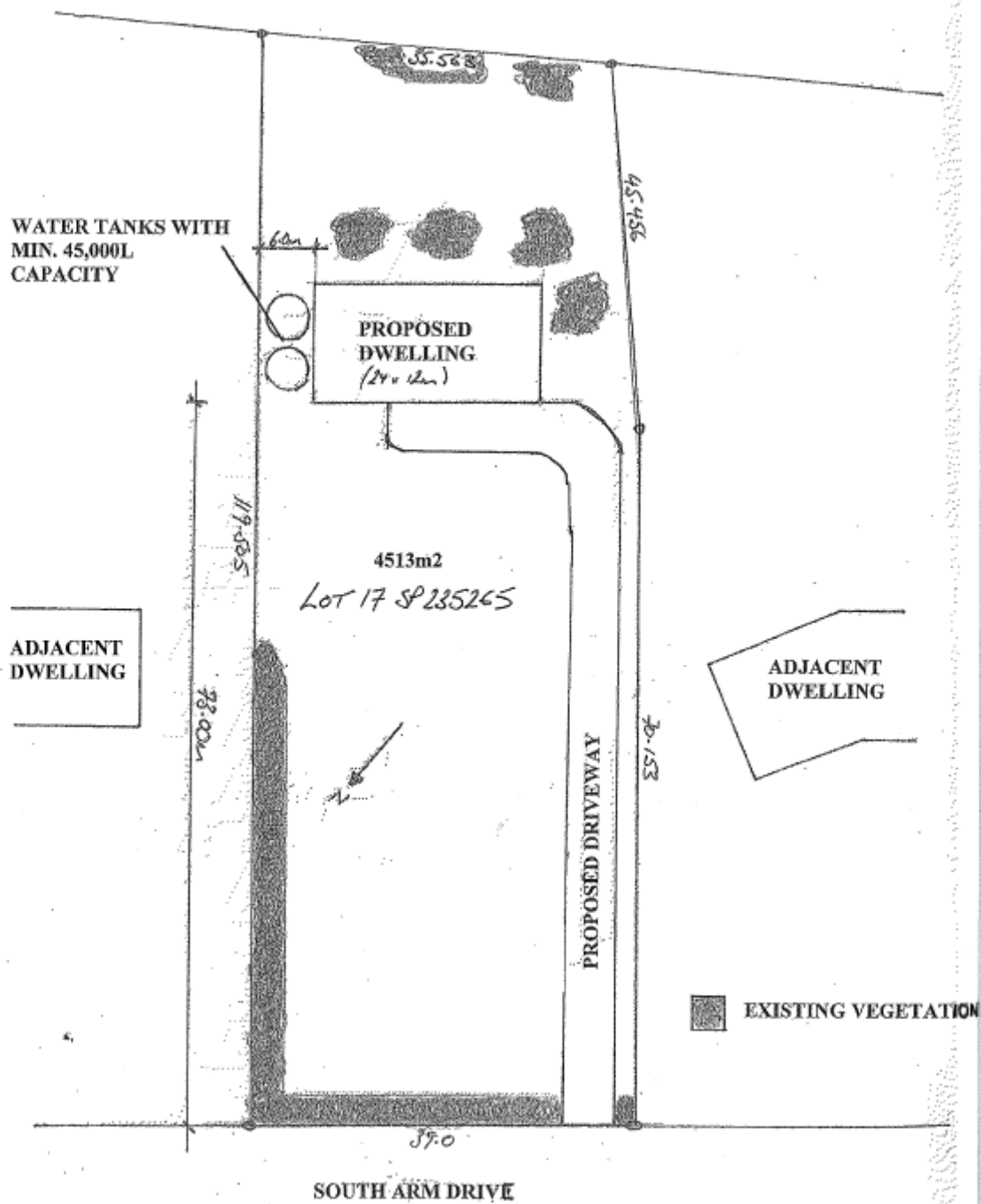
### **RIGHTS OF APPEAL**

Attached

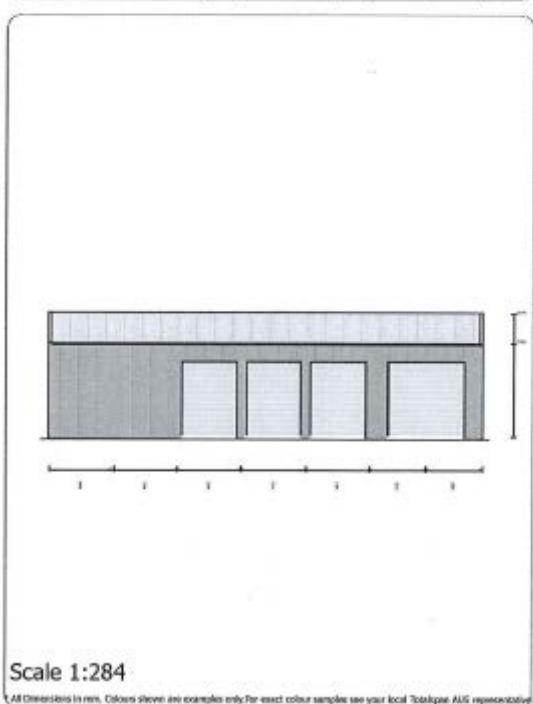
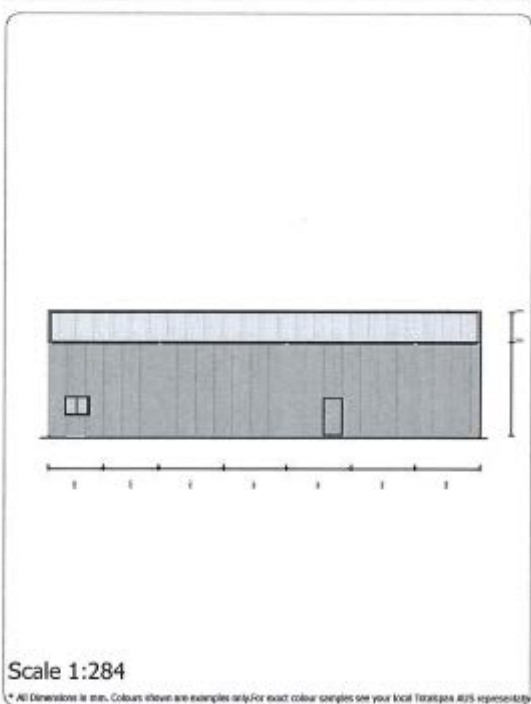
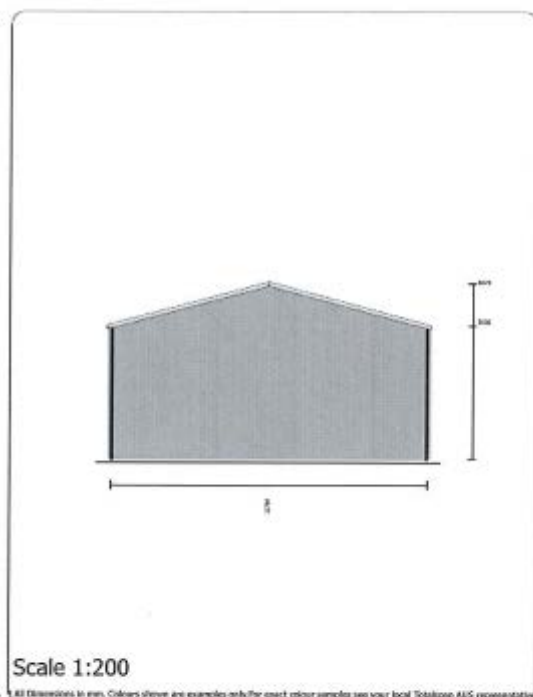
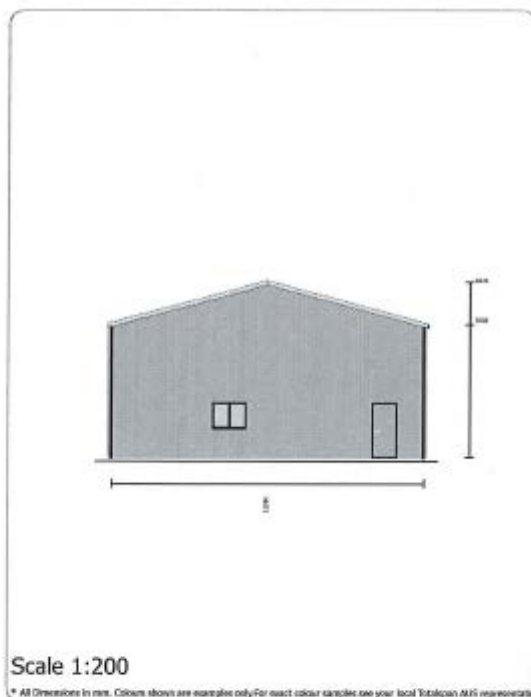
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**End of Decision Notice**

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



SITE PLAN - LOT 17 SP235265  
95-97 SOUTH ARM DRIVE WONGA



SC & GS Family Trust  
610 Bruce High Way, Woree, CAIRNS, QLD, 4858, Australia  
Phone: 07 4054 6122  
Fax: 07 4054 6133  
Email: cairns@totalspan.com.au

For: Mr Kevin Skaner  
95/97 South Arm Drive  
Wonga Beach  
WONGA BEACH, QLD  
Australia, 4873

Portal Building  
Project Number: 831-83235331.1  
DP Number:  
3/12/2014  
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**TOTALSPAN**  
STEEL BUILDING



APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

