

ENQUIRIES: Leon Doutre
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YOUR REF: J000049:NQL:KLG
OUR REF: 8/7/2834 SEDA (4205225)

2 December 2013

NQL Properties Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Attention: Ms Kristy Gilvear

Dear Madam


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

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 27 November 2013, 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 Leon Doutre of Council's Development & Regulatory Services Branch on telephone number (07) 4044 3243.

Yours faithfully



Graham Boyd
Manager Development & Regulatory Services

Att

APPLICANT DETAILS

NQL Properties Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

ADDRESS

Andreassen Road, Craiglie

REAL PROPERTY DESCRIPTION

Lot 3 on C2254

PROPOSAL

House building envelope

DECISION

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

DECISION DATE

27 November 2013

TYPE

Building Work (Preliminary Approval)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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
Proposed Building Pads Plan	RECS 42-2013 C01 Issue B	11 September 2013
Sections	RECS 42-2013 C02-1 Issue A	11 September 2013

A. 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 and through the property must be directed to a lawful point of discharge such that it does not cause a direct or cumulative impact on surrounding properties or properties downstream from the development.

Proposed Building Pad

4. The proposed building pad to accommodate the future; House, wastewater system and ancillary infrastructure must include the following:
 - a. A minimum regular-shaped area of greater than 800m² of land above 3.4m AHD;

Specific details of the pad must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans and to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Building Works.

Proposed Driveway Access

5. The proposed driveway to the building pad from the unnamed internal access road, as shown on the Building Pad Plan 42-2013 C01 Issue B prepared by RECS Pty Ltd and dated 11 September 2013, must be constructed at a level that provides immunity from a Q10 ARI flood event. The construction of the driveway must not impede overland flows in a manner that creates a direct or cumulative impact on neighbouring or downstream properties. In this context, the Registered Professional Engineer of Queensland is required to provide a plan of any proposed culvert works associated with the driveway that demonstrate the free movement of stormwater across the site.

Access into the driveway must be in accordance the *FNQROC Drawing S1105*, attached as Appendix 2.

Specific details of the driveway must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans and to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Building Works.

Operational Works

6. The proposed earthworks on the site require an application for Operational Works. The concept for filling as detailed on Proposed Building Pad Plan 42-2013 C01 Issue B prepared by RECS Pty Ltd and dated 11 September 2013, will be required to be submitted in addition to the following:
 - a. Details identifying the specific movement of fill material around the site. This is also to include detail on the total volume of material proposed to be brought onto the site and management of this;
 - b. Details on the stockpiling and transportation of fill material; and
 - c. Details identifying that all earthworks will be compliant with the requirements of relevant drainage conditions contained in Conditions 4 and 5 above.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Earthwork details must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. Such earthworks must be completed in accordance with the approved plans and to the satisfaction of the Chief Executive Officer, prior to the issue of a Development Permit for Building Works.

Wastewater Report

7. Provide a full On-Site Sewerage Disposal Report prepared in accordance with the *Plumbing and Drainage Act 2002*. The report is to include details of the wastewater treatment system to be installed along with its location on site in relation to the House, existing vegetation and setback from watercourses and/or drainage lines.

Water Supply

8. 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.

OR

If the site is to be connected to Council's Reticulated Water Supply, the Applicant will be responsible for extending the existing water main from its current extent. Prior to the approval of any works, the Applicant must provide Council a Water Supply plan and supporting information including hydraulic network analysis demonstrating how the development will be serviced by Council's Infrastructure. In particular the plan must:

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- a. Identify external catchments that will be connected to the water network;
- b. Show how the site will be connected to Council's infrastructure taking into account other development likely to be connected to the proposed infrastructure at the time of application for operational works;
- c. Identify any trunk infrastructure external to the subdivision that may require upgrading to accommodate the development; and

The water supply plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the Commencement of Use.

Vegetation Clearing

9. 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.

Sediment and Erosion Control

10. 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*).

Shed

11. The use of any shed on the site shall be for purposes ancillary to the residential use of the land.

House

12. The lot must not contain more than one (1) House and such House is to be occupied by one (1) Household.

Structural Certification

13. All retaining walls or structures higher than 900 mm must be structurally certified prior to the issue of a Development Permit for Building Work. Where the profile or height of the wall is redesigned during structural certification, amended plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

The Applicant/owner must ensure that the retaining wall does not result in the ponding or concentration of stormwater flows.

Access Easement

14. The Development Approval for Building Work on this lot shall not issue until the Compliance Certificate for the Plan of Survey for the access easement approved under Development Approval 8/13/1756 has been issued.

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. This Development Approval relies on the completion of works associated with Development Approvals 8/13/1547 and 8/30/119 in order to gain formal and constructed access to the lots at an appropriate level of flood immunity, through the proposed extension and construction of Andreassen Road. If the construction of a dwelling or access road occurs prior to the upgrade of Andreassen Road it will be solely at the applicant/landowners risk. Council is not required to construct or contribute to the construction of Andreassen Road.
4. 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.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

6. 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.cairns.qld.gov.au.

B. RATES NOTATION

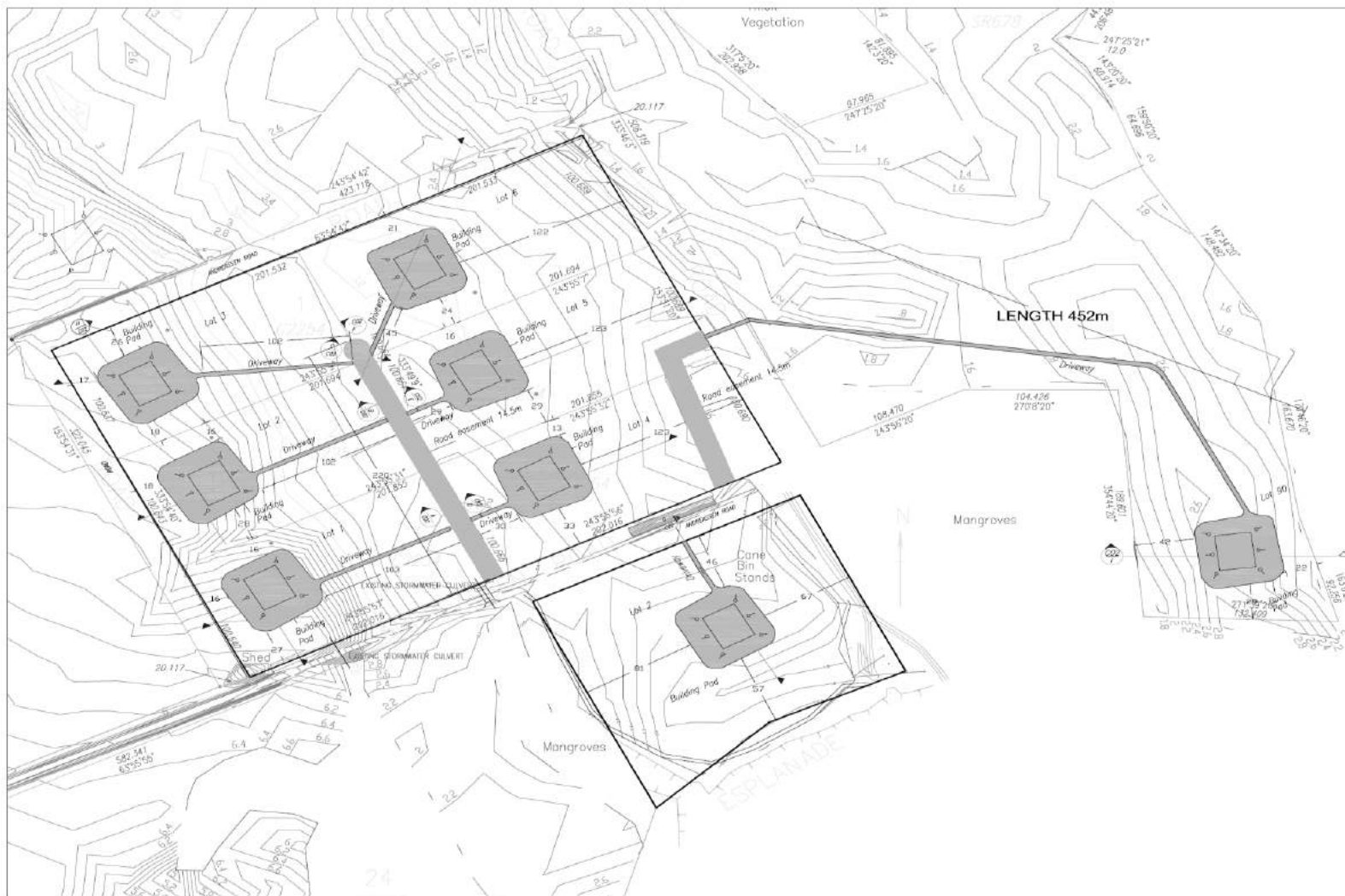
The Development Approval for Building Work on this lot shall not issue until the Compliance Certificate for the Plan of Survey for the access easement approved under Development Approval 8/13/1756 has been issued.

RIGHTS OF APPEAL

Attached

End of Decision Notice

APPENDIX 1: APPROVED PLANS



ALL BUILDING PADS ARE 50M W X 50M B IN SIZE

ALL THE BUILDING PADS ARE DRAWN MINIMUM OF 10M SET BACK FROM THE BOUNDARY

ACCESS ROADS ARE DESIGNED AS PER THE FNQROC REQUIREMENTS

MINIMUM BUILDING PAD LEVEL REQUIRED 3.4 AHD

5.5M ROAD WIDTH AND 14.5M ROAD EASEMENT PROVIDED

A	Description	1:500
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001	Survey	1:500
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RECS Pty Ltd
4501 Stirling St, Brisbane QLD 4101
Ph: (07) 46090000
Fax: (07) 46090000
www.recs.com.au



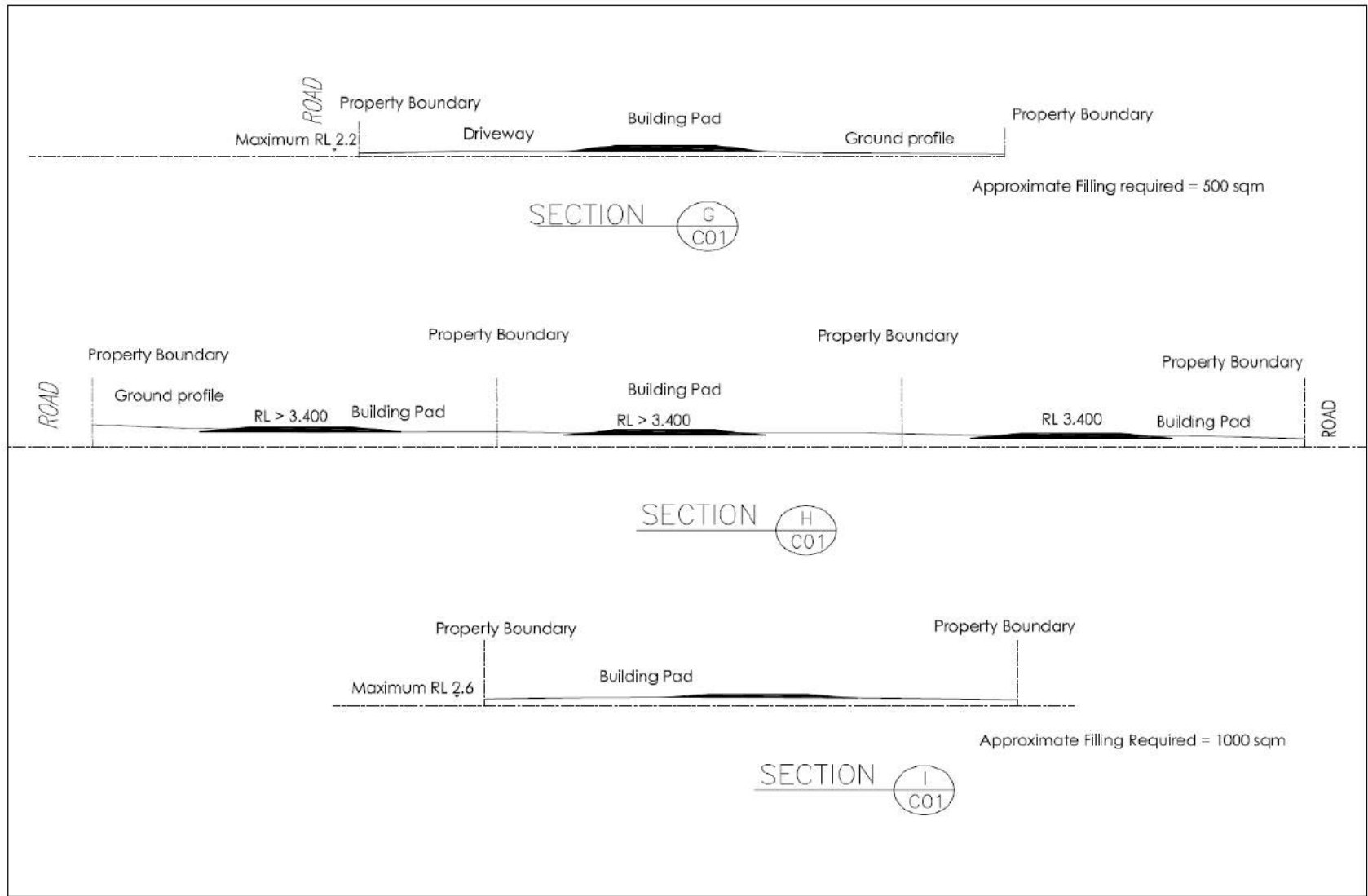
MOWBRAY DEVELOPMENT, LOT 87 SR070

NCL PROPERTIES

PROPOSED BUILDING PADS PLAN

1:500

42-2013 C01 B



MINIMUM BUILDING PAD LEVEL REQUIRED 3.4 AHD

SECTIONS MAY VARY DEPENDING ON THE GROUND PROFILE

CONSULTING ENGINEERS BUILDING DESIGNERS

RECS Pty Ltd
 170-181 170 St
 4/170-181 170 St
 PO Box 874 4877 QLD
 Phone (07) 40996312
 Fax (07) 40996300
 Email: info@reco.com.au
 Website: www.reco.com.au

PROJECT: MICWBRAY DEVELOPMENT, LOT 67 38373

FOR: NQL PROPERTIES

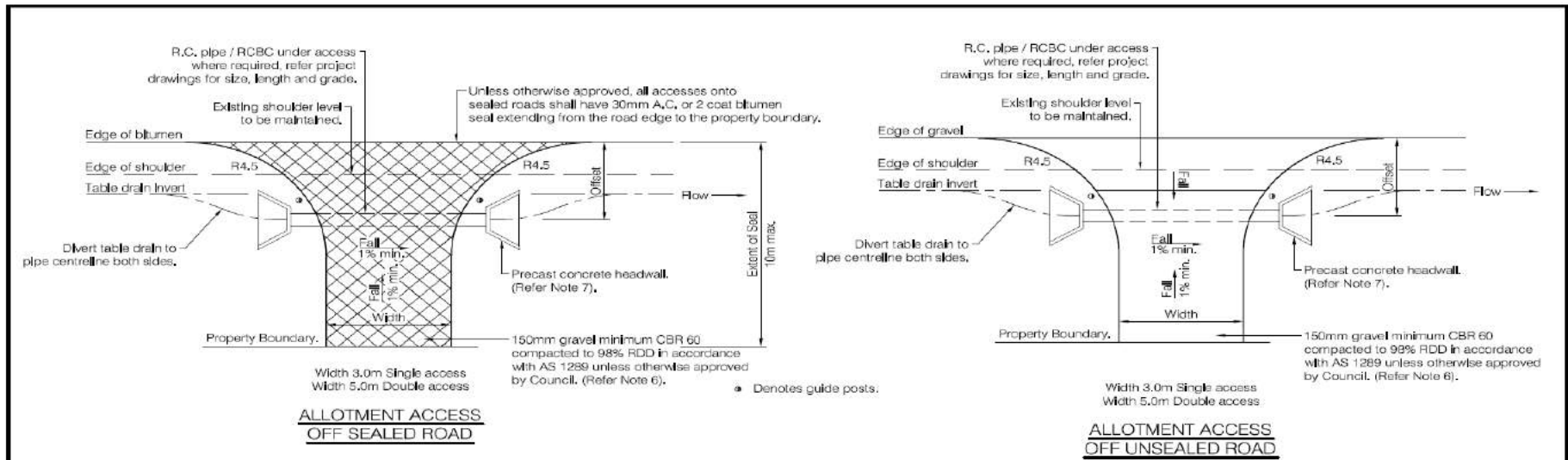
FILE: SECTIONS

SCALE BY FILE NO: 1:5000

PROJECT NO: 42-2013 **DRAWING NO:** C02-3 **DATE:** A

A. C. O'Connell 11/08/13
 B.S. AMUNDY 11/08/13
 THE DESIGN CONSULTING ENGINEERS AND ARCHITECTS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR THE STRUCTURE.
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APPENDIX 2: STANDARD DRAWING RURAL ALLOTMENT ACCESS



NOTES

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375, Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 200mm pipe shall have 100mm concrete surround.
5. Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
6. Where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when:
 - a) the through road has a signposted speed of 80km/hr or greater.
 - b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade h25 in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.

		DISCLAIMER			RURAL ALLOTMENT ACCESSSES	Standard Drawing S1105		
		The authors and approving organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.				A	B	C
C	VARIOUS MINOR AMENDMENTS	13/01/06						
B	NOTES AMENDED	18/01/05						
A	ORIGINAL ISSUE	12/03/04						
REVISIONS		DATE						

43.2013.5355

11/11