

YOUR REF:

OUR REF: MCUC 1295/2016 (767166)

12 February 2016

K C Wilson & J W Bush
Silver Ash Road
COW BAY QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR SILVER ASH ROAD COW BAY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 12 February 2016, 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 Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

K C Wilson & J W Bush
Silver Ash Road
COW BAY QLD 4873

ADDRESS

Silver Ash Road COW BAY

REAL PROPERTY DESCRIPTION

Lot 515 on RP742056

PROPOSAL

- House (Conservation Planning Area)

DECISION

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

DECISION DATE

12 February 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

Not Applicable.

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 No. 1	As submitted with the application	Undated
Site Plan No. 2	As submitted with the application	Undated
Floor Plan	As submitted with the application	Undated
Elevations	As submitted with the application	Undated

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 40cm; and
- e. A 50mm ball valve with a camlock fitting.

On-site Effluent Disposal

- 5. The method of on-site effluent disposal must be in accordance with the Plumbing and Drainage Act 2002. Details of the wastewater treatment system to be installed must be in accordance with the Compliance Permit issued by Council dated 25 November 2015.

Landscaping

- 6. All landscaping to be installed on the property must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation in the locality.

Building Colours

- 7. 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 if the land is on sold.

The colour of Pale Eucalypt is approved for use.

Sediment and Erosion Control

- 8. 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

- 9. Undertake the following external works:
 - a. Construct a rural allotment access generally in accordance with FNQROC Development Manual Standard Drawing S1105. A copy is attached.

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

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.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.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.*

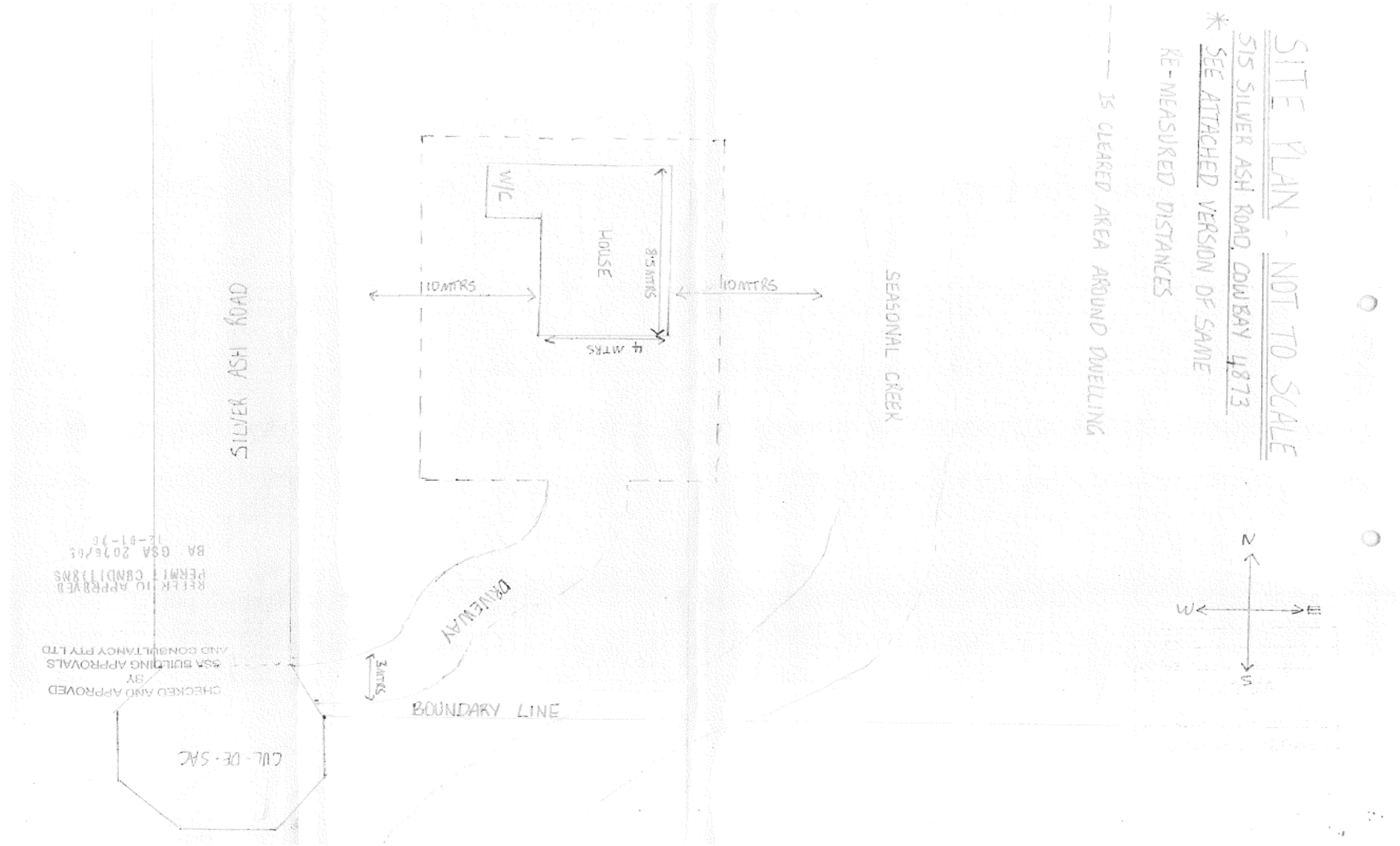
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

RIGHTS OF APPEAL

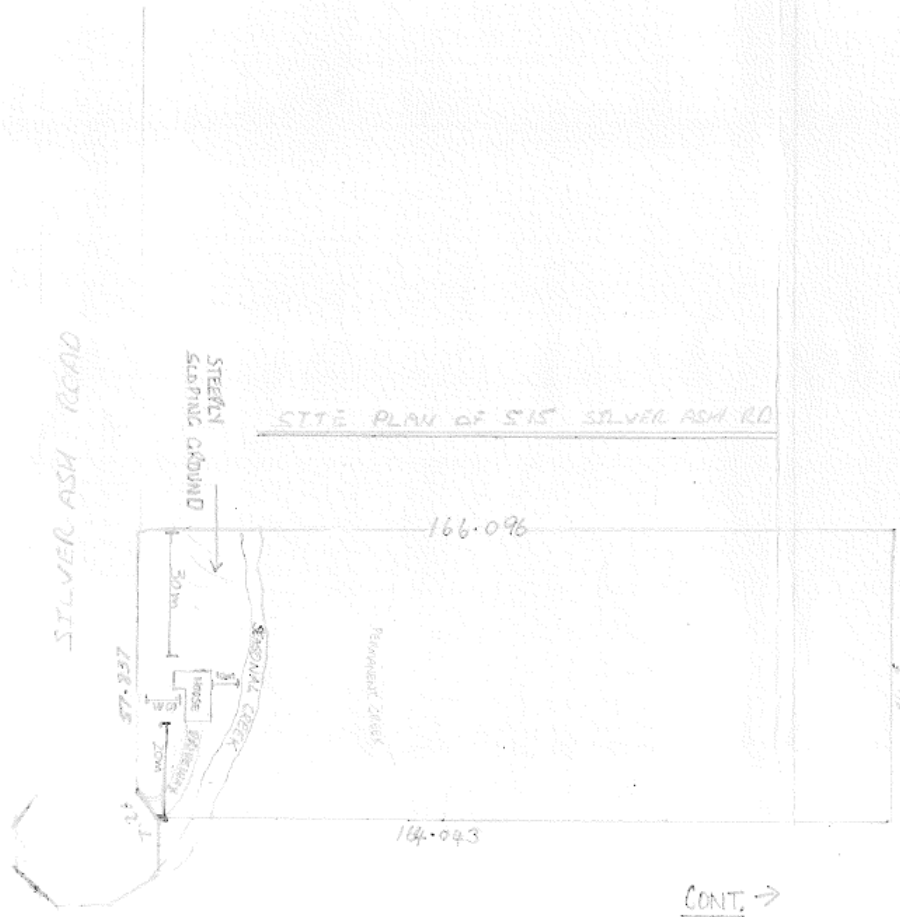
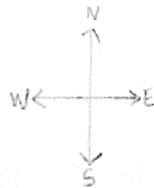
Attached

End of Decision Notice

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



SITE PLAN



CHECKED AND APPROVED
BY
GSA BUILDING APPROVALS
AND CONSULTANCY PTY LTD

REFER TO APPROVED
PERMIT CONDITIONS
BA GSA 2016/05
12-01-20

*TAKEN FROM PLAN FROM DEPARTMENT OF
NATURAL RESOURCES AND MINES
(SEE ATTACHED)

AERIAL VIEW

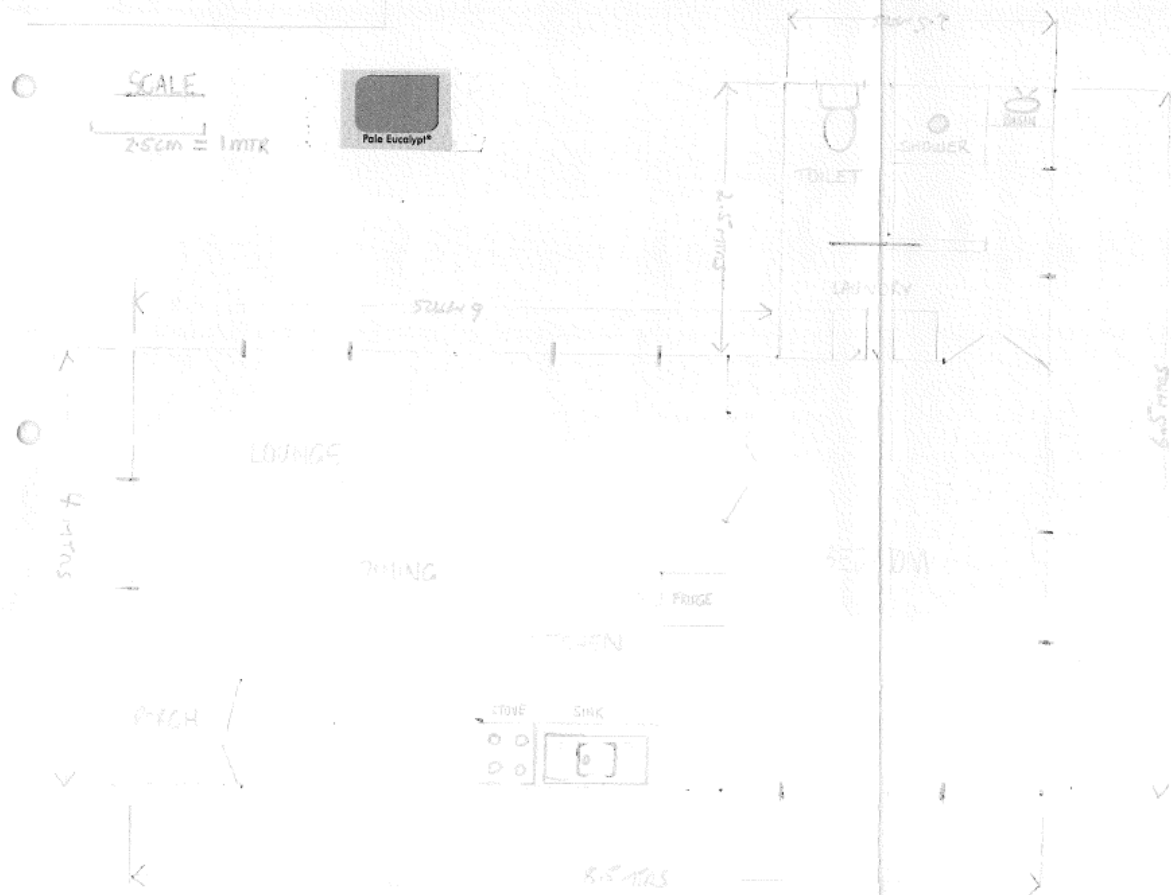
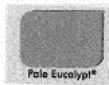
LOT 515 SILVER ASH ROAD COW BAY 4873

LEGEND

- WINDOW
- DOOR
- SLIDING DOOR

SCALE

2.5cm = 1mtr



MATERIALS

- WALL FRAMING - STRUCTURAL PINE (TREATED)
 - 75mm x 45mm
 - SPACED AT 300CENTRES
- OUTSIDE SHEETING - FIBRE CEMENT SHEETING
- FLOORING - RED TONGUE - TERMI FLOOR SHEETING
 - 3.6m x 9m x 22mm

*STEEL STRUCTURE - SEE ATTACHED SPECIFICATIONS 'ALL AUSSIE SHEDS'

CHECKED AND APPROVED
BY
GSA BUILDING APPROVALS
AND CONSULTANCY PTY LTD

REFER TO APPROVED
PERMIT CONDITIONS

BA GSA 2016/01
12-01-16

SIDE ELEVATION

LOT 515 SILVER ASH ROAD, COW BAY 4873

* ALL WALLS ARE
CONSTRUCTED THE SAME

EXAMPLES OF NOGGINS

* 3 EXTRA TRUSSES ADDED
FOR EXTRA STRENGTH

CHECKED AND APPROVED
BY
EASTERN BUILDING APPROVALS
AND CONSULTANCY PTY LTD

PERMIT TO APPROVED
PERMIT CONDITIONS

BA 2016/45
12-01-18

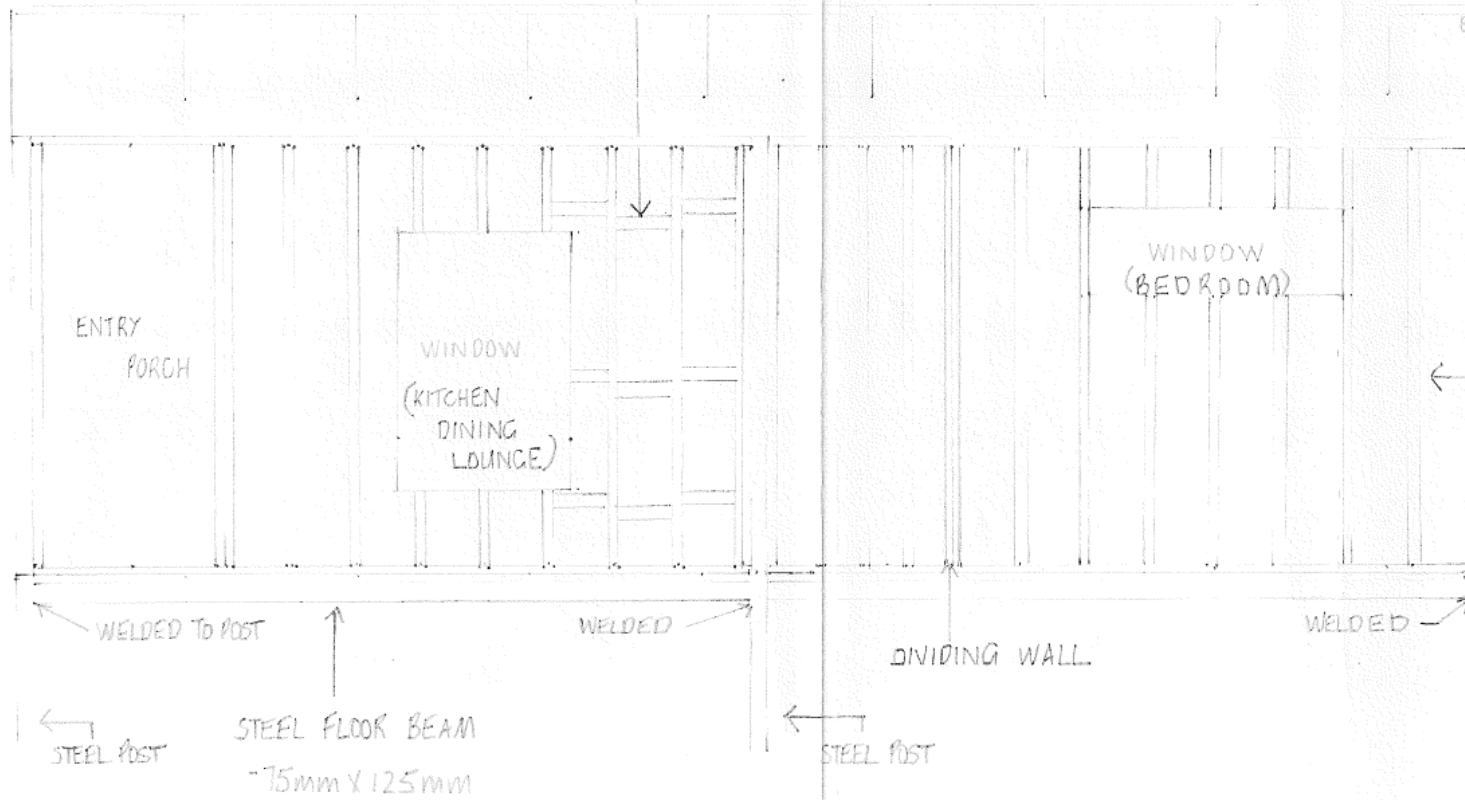
ROOF - AS PER
'AUSSIE SHED'
PLAN

STEEL
'GAL' POSTS
- 75mm X 75mm
(SEE SPECS)

WALL
STUDS
- 75mm X 40mm
TREATED STRUCTURAL
PINE

'RED TONGUE'
TERMITE FLOOR
SHEETING

STEEL POSTS
900mm INTO GROUND



SCALE :- 1
4cm = 1mtr

* ALL EXTERNAL SHEETING - FIBRE CEMENT

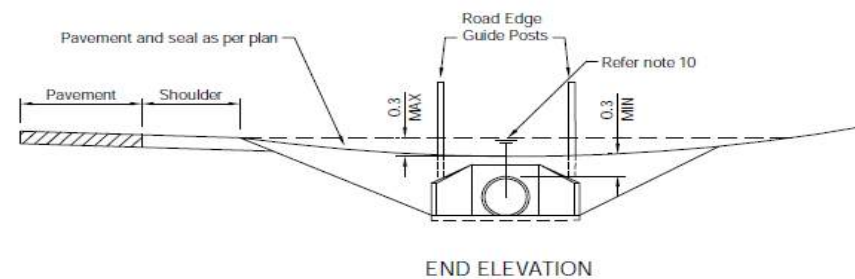


Diagram illustrating the cross-section of a reinforced concrete 'floodway' structure. The structure is shown within a shoulder area, adjacent to a pavement. Key components and dimensions include:

- Pavement**: The existing road surface.
- Shoulder**: The area adjacent to the pavement.
- 10m min**: The minimum width of the shoulder area.
- Refer note 10**: Points to the reinforced concrete floodway structure.
- Slab edge thickening**: A detail at the outer edge of the floodway slab, specified as **min 300 deep x 300 wide to perimeter of slab, reinforcing with 1 layer trench mesh (30BC)**.
- Reinforced concrete 'floodway' to engineers design**: The main structure, which is **Final profile to generally match line and level of existing table drain and will need to be graded to ensure adequate vehicle clearance is maintained to prevent vehicles from 'bottoming' out.**