

Administration Office

64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

29 October 2018

Enquiries: Daniel Lamond
Our Ref: MCUC2635/2018 (878163)
Your Ref: J000707

D Hodgson & S P Fasano
PO BOX 91
MOSSMAN QLD 4873

Dear Sir/Madam

**Minor Change to Material Change of Use (Dwelling House) Approval
Upper Cassowary Road CASSOWARY:
Land Described as Lot 27 on N157598**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC2635/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

encl.

- Decision Notice
- Approved Plans

DECISION NOTICE
APPROVAL (WITH CONDITIONS)
(GIVEN UNDER SECTION 63 OF THE PLANNING ACT 2016)

Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

1. Applicant's details

Name: D Hodgson & S P Fasano

Postal Address: PO Box 91
MOSSMAN QLD 4873

2. Location details

Street Address: Upper Cassowary Road CASSOWARY

Real Property Description: Lot 27 on N157598

Local Government Area: Douglas Shire Council

3. Details of proposed development

Minor Change to Material Change of Use (Dwelling House)

4. Decision

Date of decision: 29 October 2018

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1.

5. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Revision
Aspect of development: Minor Change to Material Change of Use (Dwelling House)				
Engineers Inspection Report	RECS Consulting Engineers & Building Designers	10 October 2018	70-2018/SF 70-2018	
Sketch Plan	RECS Consulting Engineers &	26 October	SK-1	Revision B

	Building Designers	2018		
Site Plan	Danny Vos Architect	30 April 2018	Sheet 1.0	Rev 06
GRD Floor	Danny Vos Architect	30 April 2018	Sheet 2.0	Rev 06
Elev 01, Elev 02	Danny Vos Architect	30 April 2018	Sheet 3.0	Rev 06
Elev 03, Elev 04	Danny Vos Architect	30 April 2018	Sheet 4.0	Rev 06

6. Conditions

This approval is subject to the conditions in Schedule 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

7. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Plumbing and Drainage Work

8. Properly made submissions

Not applicable — No part of the application required public notification.

9. Currency period for the approval

This development approval will lapse at the end of the period set out in the Decision Notice dated 31 May 2018 (Council reference 857450).

10. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are included in Schedule 2.

SCHEDULE 1 – CONDITIONS AND ADVICE

PART 1A—CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

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;
 - 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 effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

On-Site Effluent Disposal

3. 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 any plumbing work commencing.

Geotechnical Assessment

4. The applicant will comply with all recommendations contained within the geotechnical report prepared by Construction Soiltest Pty Ltd, job number G7463 dated May 2018.

Vegetation Clearing

5. Existing vegetation on the subject land must be retained in all areas except those affected by the installation of services or access driveways.

Building Colours

6. The exterior finishes and colours of Buildings must be non-reflective and must blend with the natural colours of the surrounding environment to the satisfaction of the Chief Executive Officer.

Assessment of Access Driveway

7. ~~Prior to the approval of a Development Permit for Building works, a detailed design of the proposed driveway and access shall be submitted and endorsed by the Chief Executive Officer.~~ The driveway and access shall be constructed in accordance with the Engineers Inspection Report prepared by RECS Consulting Engineers and Building Designers dated 10 October 2018 reference 70-2018/SF 70-2018 and Sketch Plan Revision B dated 26 October 2018, and:
 - a. designed to be no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Development Manual;
 - b. designed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;

- c. on gradients greater than 1 in 6 (16.6%) driveways are designed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;
- ~~d. designed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;~~
- d. designed on a 'for construction' plan with RPEQ certification.
- e. designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system;
- f. designed to ensure that any excavation or fill does not exceed 1.8 metres in height for each batter or retaining wall;
- g. designed in accordance with the Planning scheme policy SC6.5 – FNQROC Development Manual and AS2890.1- 2004. In particular, the grade, width, opportunity for passing bays and resulting earthworks are to be confirmed.
- h. Constructed so that storm water sheet flows from the unconstructed road reserve are not concentrated, inhibited or redirected.
- i. The access crossover must be developed in accordance with FNQROC Development Manual rural allotment standard drawing S1105E.

Drainage Plan

- 8. ~~Provide a certified drainage plan which demonstrates protection of earthworks batters, drainage of pads and site driveway access.~~ The drainage works must be constructed in accordance with the Engineers Inspection Report prepared by RECS Consulting Engineers and Building Designers dated 10 October 2018 reference 70-2018/SF 70-2018.

Landscaping Plan

- 9. Provide a landscaping plan drawn to an appropriate scale demonstrating deep planting to screen the development from view from Upper Cassowary Road and to re-plant the hill slope below the house. This plan does not need to be professionally drawn. The plan must include:
 - a. a species list consistent with planning scheme policy *SC6.7 Planning Scheme Policy- Landscaping* and consistent with the species naturally occurring at the site;
 - b. general locations of each plant and detail of planting density;
 - c. new plantings to be no closer than twenty (20) metres from the outermost projection of the house and ten (10) metres from the power line;
 - d. details of stock size;
 - e. the location of the house, power line and pole, drainage paths, access driveway, top of house pad bank and on-site effluent system disposal area.

Prior to the issue of development permit for building work, the landscaping plan must be submitted and endorsed by the Chief Executive Officer. Within six (6) months of commencement of use, the landscaping on the approved plan must be fully implemented on site. The landscaping must be maintained at all times afterwards.

Access Driveway on Road Reserve

- 10. Maintenance of the access driveway within the road reserve remains the sole responsibility of the property owner of lot 27 on N157598. Council will not maintain or upgrade the access driveway constructed within the unnamed road reserve adjoining the allotment.

PART 1B—ADVICE NOTES

1. This development approval will lapse at the end of the period set out in the Decision Notice dated 31 May 2018 (Council reference 857450).
2. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>.
4. To access the FNQROC Development Manual, Douglas Shire Local Laws and other applicable Policies log on to www.dsc.qld.gov.au.

PART 1C—REASONS FOR DECISION

- The proposal generally complies with the 2018 Douglas Shire Planning Scheme version 1.0.
- The proposal has been conditioned to comply with the 2018 Douglas Shire Planning Scheme version 1.0 where non-compliance with the benchmarks occurs.
- The unconstructed road adjoining the lot services no allotments other than the subject site and is not planned for upgrade.
- The proposed access is to service one dwelling house land use.

SCHEDULE 2 – PLANNING ACT EXTRACT ON APPEAL RIGHTS

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note — See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—

- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
- (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

- (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

Extract of Schedule 1 of the Planning Act 2016

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
1. Development applications An appeal may be made against— <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application

**Table 2
Appeals to the P&E Court only**

2. Eligible submitter appeals
 An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to—
 (a) any part of the development application for the development approval that required impact assessment; or
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals
 An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—
 (a) any part of the development application or the change application, for the development approval, that required impact assessment; or
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

Note:

Attached is a Rights of Appeal Waiver form (Schedule 3). Please complete and return this form if you are satisfied with the approval and agree to the conditions contained therein and you wish to waive the 20 day appeal period available under the *Planning Act 2016*

APPROVED PLANS (ATTACHING TO THE DECISION NOTICE)



Our ref: 70-2018/SF 70-2018

10 October, 2018

Scott Fasano

email fuzza@hotmail.com

Subject Engineer's Inspection Report

Access Road on Lot 27 N157598 at 27 Cassowary Road, Cassowary

**CONSULTING ENGINEERS &
BUILDING DESIGN**

PO Box 894
PORT DOUGLAS QLD 4877

Phone: 07 4099 6010

Fax: 07 4099 6020

admin@reccs.net.au

www.reccs.net.au

ABN 95 081 197 006

ACN 081 197 006

QBCC Licence No. 1106533
Builder & Building Design

We, being "Professional Engineers", advise we attended the site on Thursday 26 September, 2018 to inspect, assess and report on the condition of:

- the property access and associated drainage; and
- Slope stability associated with a proposed building pad

Attendance to the site was at the request of the property owner Mr Scott Fasano in preparation for a response to conditions of approval for development application on the site.



ENVIRONMENTAL

LOCAL GOVERNMENT

CIVIL

QUALITY

CONTRACT

CONSTRUCTION

Observations and Design Criteria

- The property access road from Upper Cassowary Road is unsealed. The access road is partially located within lands identified as road reserve on grade. Refer to Lot Plan
- From this point to the proposed new dwelling site the access road is to be 2.4 type gravel formation and has been constructed on grade for a length of approximately 267 metres and with sufficient sight distance for verge manoeuvring past oncoming traffic.
- A concrete swale drain to match the adjoining table drain invert is proposed for the verge crossover at Cassowary Road in accordance with S1015.
- It is understood that the access road has been in rural use since the development of the area and has recently been extended to the new building pad.
- RECS Drawing SK01 details the proposed access road and is in accordance with FNQROC Table D1.1 rising at a max grade 16.6% - 20.0% for a length of 40m towards the end of the proposed dwelling pad on the Lot.
- House pad drainage and table drains are to be directed away from structures and along the roadway.
- The road formation is to include formed table drains which are dispersed at cut/fill lines with scour protection at outlets.
- RECS Drawing details proposed table drain dimensions.

Access Road

It is our view that the Access Road is consistent with a number of similar lots within the locality and is suitable for use as a private residential access road.

The road is to be surfaced with manufactured gravel (type 2.4 or similar) over firm subgrade and it is understood to be regularly maintained by local plant operators.

The road formation has adequate shape for stormwater drainage and is collected in table drains and dispersed towards natural drainage lines away from neighbouring properties.

At the access point to the proposed new dwelling a low-level crossing of the table drain will need to be provided in accordance with FNQROC standards (S1015)

The road will require periodic maintenance to preserve adequate drainage and road surface materials.

Site Stability

Preliminary slope assessment investigations indicate there are no apparent areas of instability on the site including the proposed building pad. There is no known deep excavation or embankments proposed for the development.



Earthworks Batter Design

Typical earthworks batter design values are summarised below and are recommended for :

Material Type	Maximum Batter Slope	Maximum Vertical Height Between Berms	Comments
Very low strength or stronger rock	1.5V:1H	4m	Include intermediate berms for drains as required

Site Drainage

The site generally drains towards natural drainage lines from the access road and landscape garden areas towards Cassowary Road environs.

Stormwater flow is diverted around proposed the proposed new building area and is adequately serviced by existing drains. Any additional stormwater discharge points can be controlled in association with the plumbing and drainage for the new dwelling.

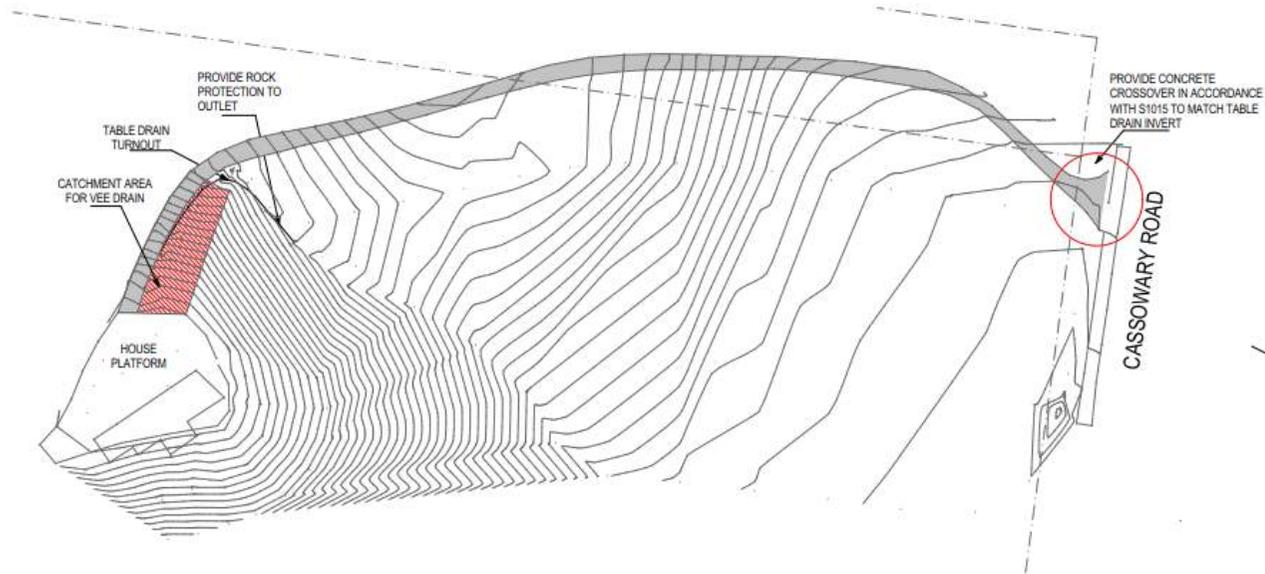
It is our view these matters discussed above impose no significant impediment to the proposed development of the site. I will be happy to discuss any concerns you have on the matter.

Yours sincerely

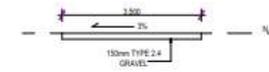


Peter Dutailis
Director
FIEAust, CPEng, NPR, RPEQ, MEIANZ

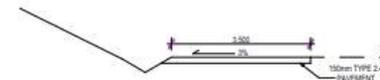




1 SITE PLAN
Scale 1:1000



1 CROSS SECTION AA
Scale 1:100



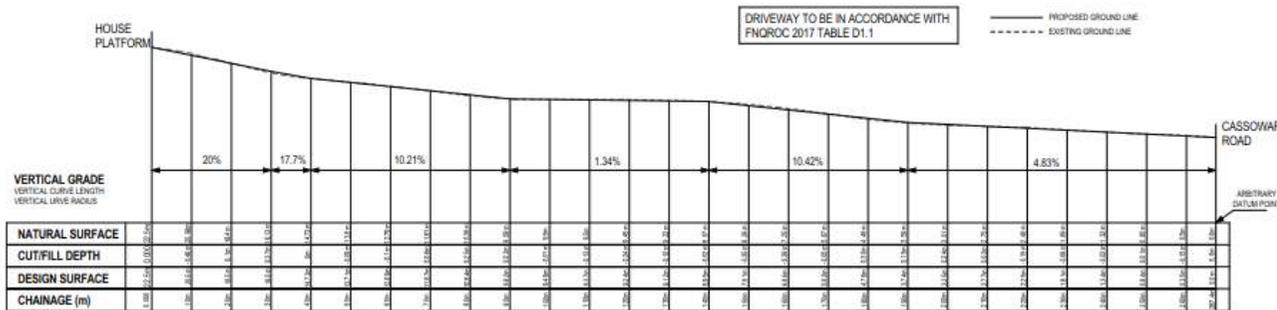
1 CROSS SECTION BB
Scale 1:100

CATCHMENT CALCULATIONS:

AREA OF CATCHMENT	= 0.032 HECTARES
STRENGTH LENGTH	= 0.053KM
STREAM SLOPE	= 240m/KM
RUN OFF COEFFICIENT	= 0.25
TIME OF CONTRACTION	= 1.49 MINUTES
1:20 INTENSITY	= 378MIN/HR
20 DIA	= 0.0386 M/S

VEE DRAIN CALCULATIONS

HYD RADIUS	= 2M
GRADE	= 0.24
AREA	= 0.5MP
CAPACITY OF DRAIN	= 6.48M ³ /S @ 12.96M/S



1 LONGTUDINAL DRIVEWAY SECTION
Scale 1:1000

**SKETCH PLAN FOR APPROVAL ONLY
NOT FOR CONSTRUCTION.**

Project	PROPOSED DRIVEWAY SECTIONS		REFID No.5412	<p>RECS CONSULTING ENGINEERS & BUILDING DESIGNERS 170 BENTLEY DRIVE, SUITE 101, PORTLAND, TAS 7300 T: 081 439 8811 F: 081 439 8812 www.recs.com.au</p>	<p>SKETCH PLAN</p>	SHEET	SK 1
Location	27 CASSOWARY ROAD, MOSSMAN		OBCC No.119803			REVISION	B
Client	SCOTT FASANO	<p>PROSPTY LTD, 3-KIP-21 LEVEL 2, SALTWATERBUSH DRING 26-30 MACROSSGAN STREET, PORTOK BAY, PORTDORCAS QLD 4877 P: 07 40848917 F: 07 43948302 E: info@prospty.com.au AML000197000</p>		DESIGNER	DESIGNER	PROJECT STATUS	SKETCH PLAN
PROJECT	27 CASSOWARY ROAD (70-2018)						

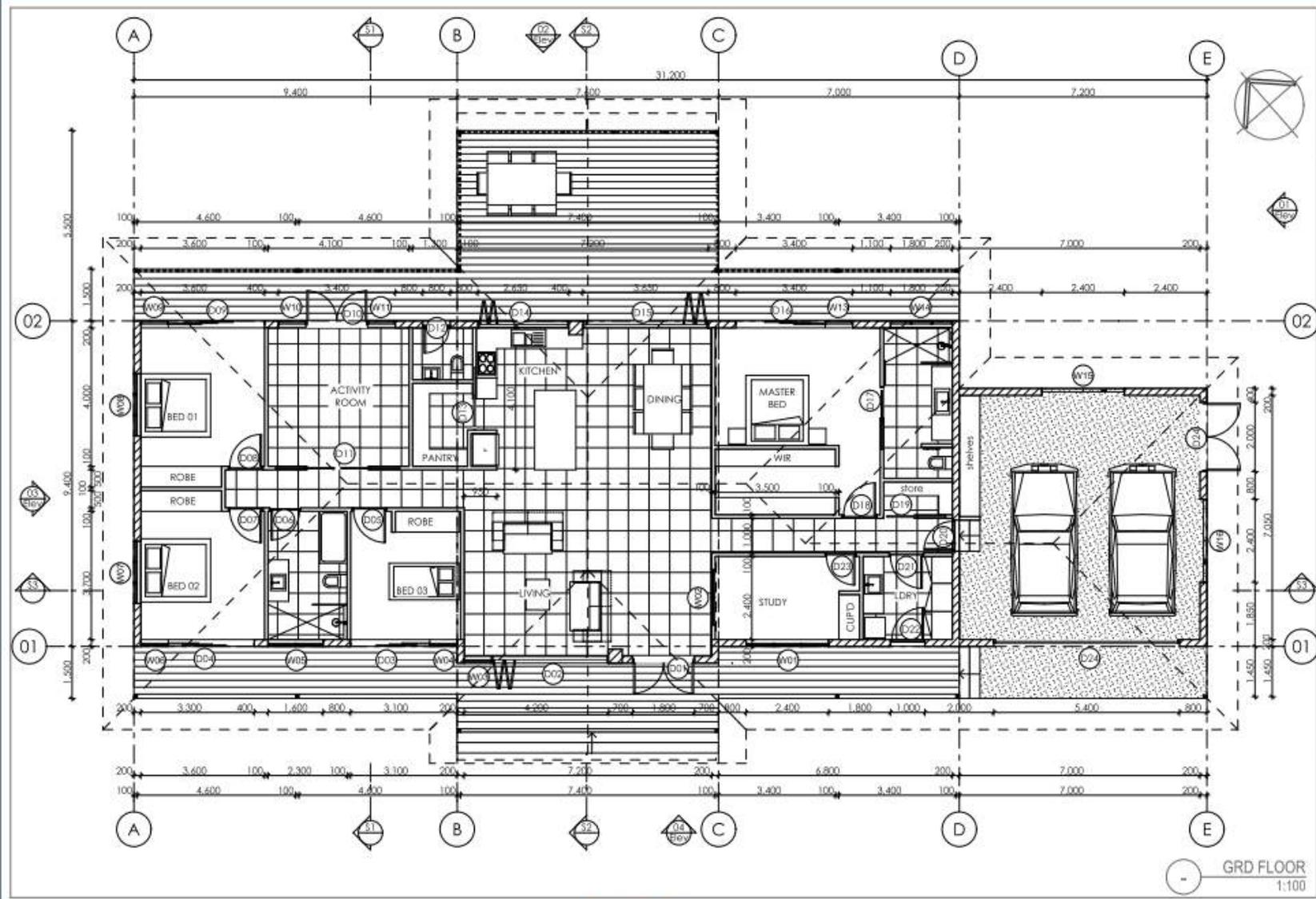


G & A CONSULTANTS PTY LTD
Consulting Engineers - Civil & Structural
Graham O'Rourke
m 0407 651 790

VOS
Architect
m 0415 300 748

PROPOSED RESIDENCE
LOT 27 CASSOWARY RD, CASSOWARY QLD
FOR SCOTT & DONNA PASANO

S K E T C H D E S I G N



GRD FLOOR
1:100

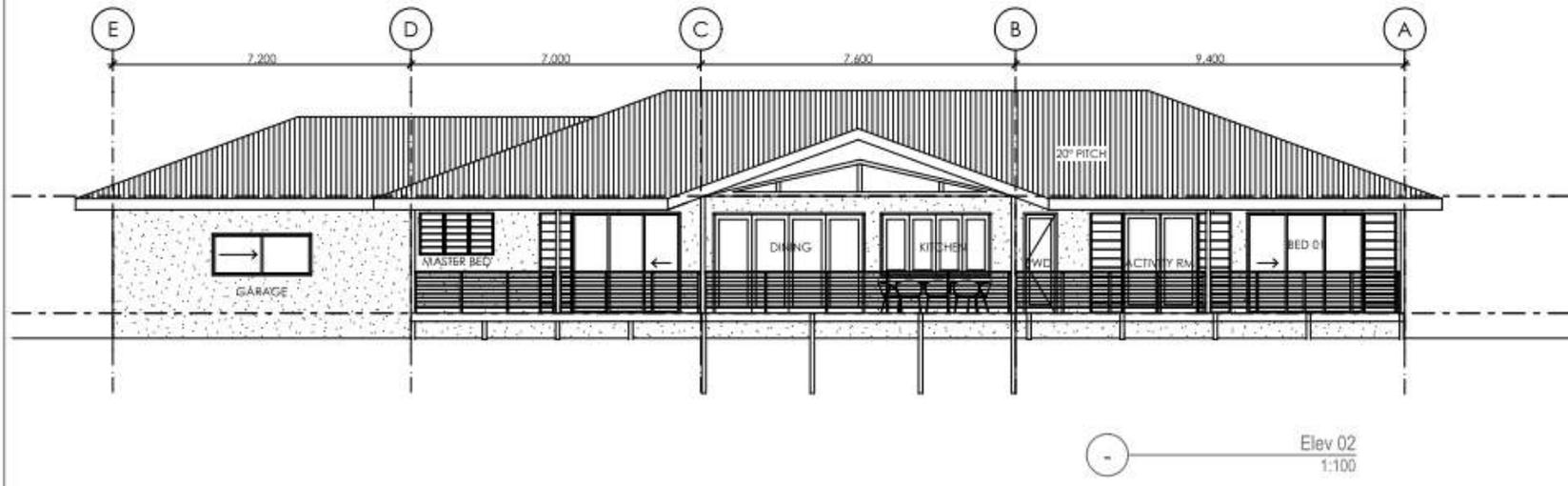
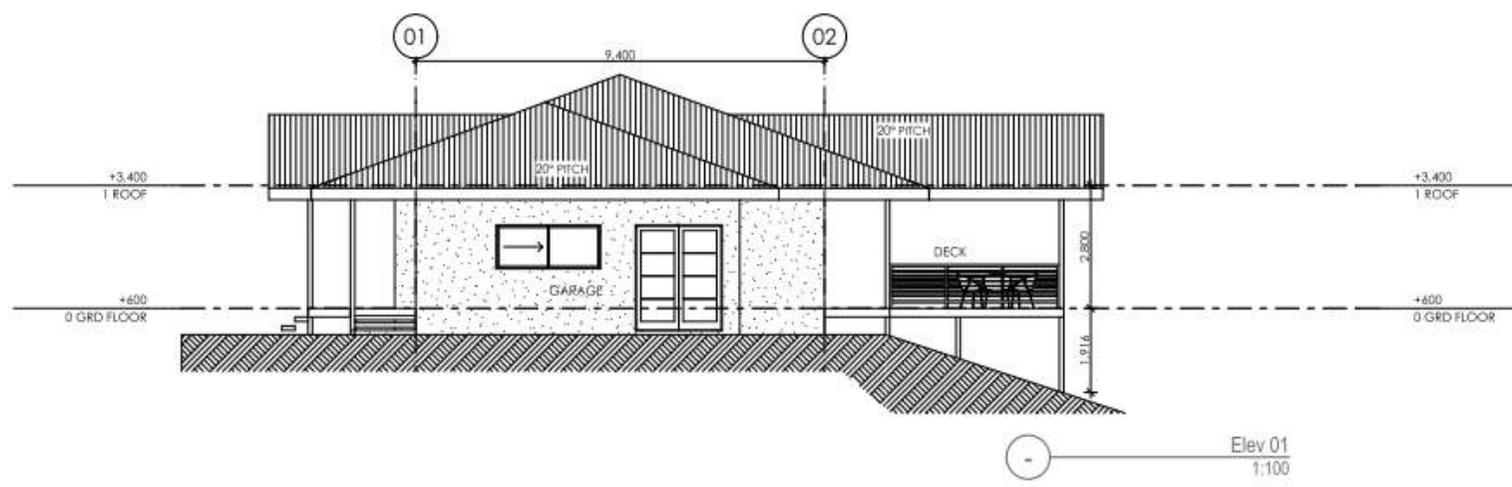
REV 06
A3 SHEET
30/04/2018

2.0

G & A CONSULTANTS PTY LTD
Consulting Engineers - Civil & Structural
Graham O'Rourke
m 0407 651 790

VOS
Architect
m 0415 300 748

PROPOSED RESIDENCE
LOT 27 CASSOWARY RD, CASSOWARY QLD
FOR SCOTT & DONNA FASANO



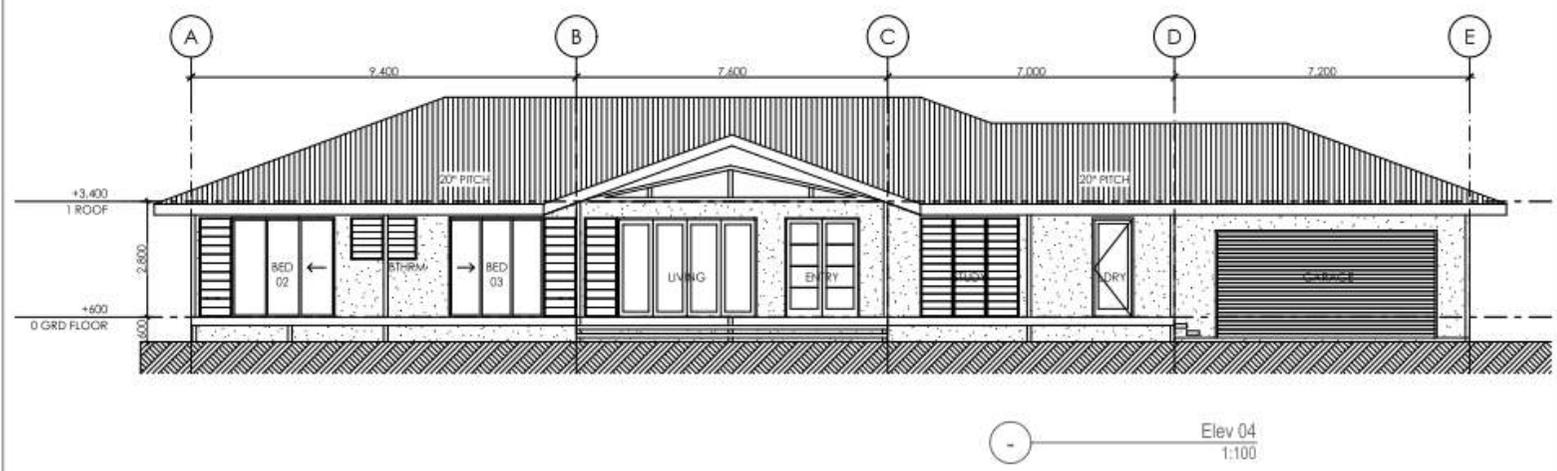
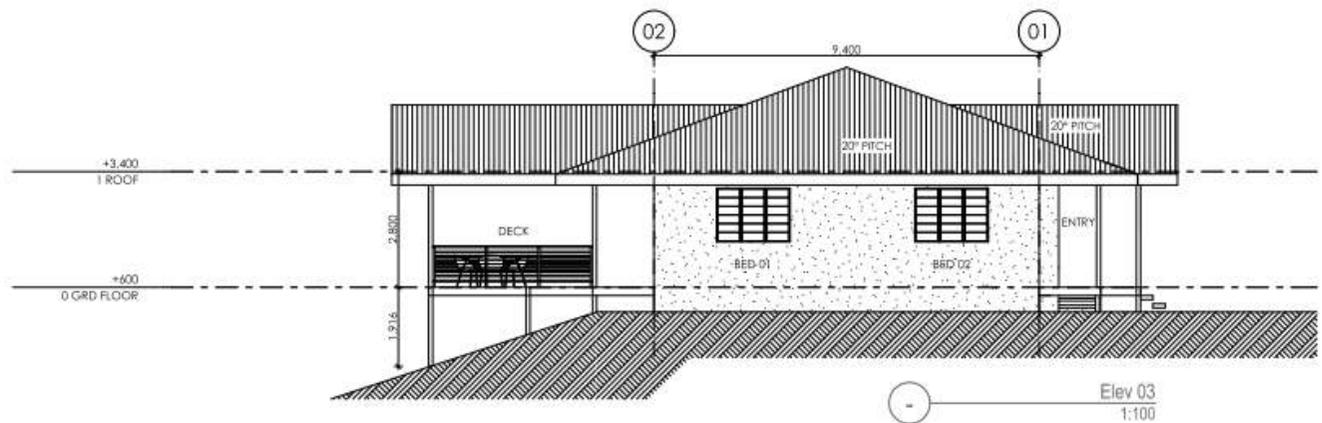
REV 06
A3 SHEET
30/04/2018

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PROPOSED RESIDENCE
LOT 27 CASSOWARY RD, CASSOWARY QLD
FOR SCOTT & DONNA FASANO

3.0



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PROPOSED RESIDENCE
 LOT 27 CASSOWARY RD, CASSOWARY QLD
 FOR SCOTT & DONNA PASANO

REV 06
 A3 SHEET
 30/04/2018
 3.1