

**YOUR REF:** Harding. 64R Silver Ash Rd  
**OUR REF:** MCUC1524/2016 (778650)

29 June 2016

Greg Skyring Design & Drafting Pty Ltd  
11 Noli Cl  
MOSSMAN QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 64R SILVER ASH ROAD COW BAY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 29 June 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 require further information in regards to this Decision Notice please contact Mrs Jenny Elphinstone of Development Assessment and Coordination on telephone number 07 4099 9482 of Council's Development Assessment and Coordination branch, Sustainable Communities on direct telephone, (07) 4099 9482 or by email [jenny.elphinstone@douglas.qld.gov.au](mailto:jenny.elphinstone@douglas.qld.gov.au)

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Yours faithfully

Simon Clarke  
A/General Manager Operations

Att

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

**APPLICANT DETAILS**

Greg Skyring Design & Drafting Pty Ltd (Tte)  
11 Noli Cl  
MOSSMAN QLD 4873

**ADDRESS**

64R Silver Ash Road COW BAY

**REAL PROPERTY DESCRIPTION**

Lot 510 on RP742056

**PROPOSAL**

Extensions to a House

**DECISION**

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

**DECISION DATE**

29 June 2016

**TYPE**

Development Assessable Against the Planning Scheme.  
Building Work other than Minor Building Work not associated with a  
Material Change of Use (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There was no submission for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Building Works

**CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT**

None

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**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) (AS ATTACHED IN APPENDIX 1)**

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
Site Plan, Sheet List	Greg Skyring Design and Drafting Pty Ltd Drawing 505-16, Sheet 1 of 3.	Undated as submitted to Council on 14 June 2016 (Council Document Number 777489).
Floor and Area Plans	Greg Skyring Design and Drafting Pty Ltd Drawing 505-16, Sheet 2 of 3.	14 June 2016
Elevations	Greg Skyring Design and Drafting Pty Ltd Drawing 505-16, Sheet 3 of 3	14 June 2016

**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;
  - 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

**Building Colours**

2. The exterior finishes and colours of Buildings must be non-reflective and must 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.

**Lawful Point of Discharge**

- 3 All 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, all to the requirements and satisfaction of the Chief Executive Officer.

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**FURTHER 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. 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.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. 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) .

**RIGHTS OF APPEAL**

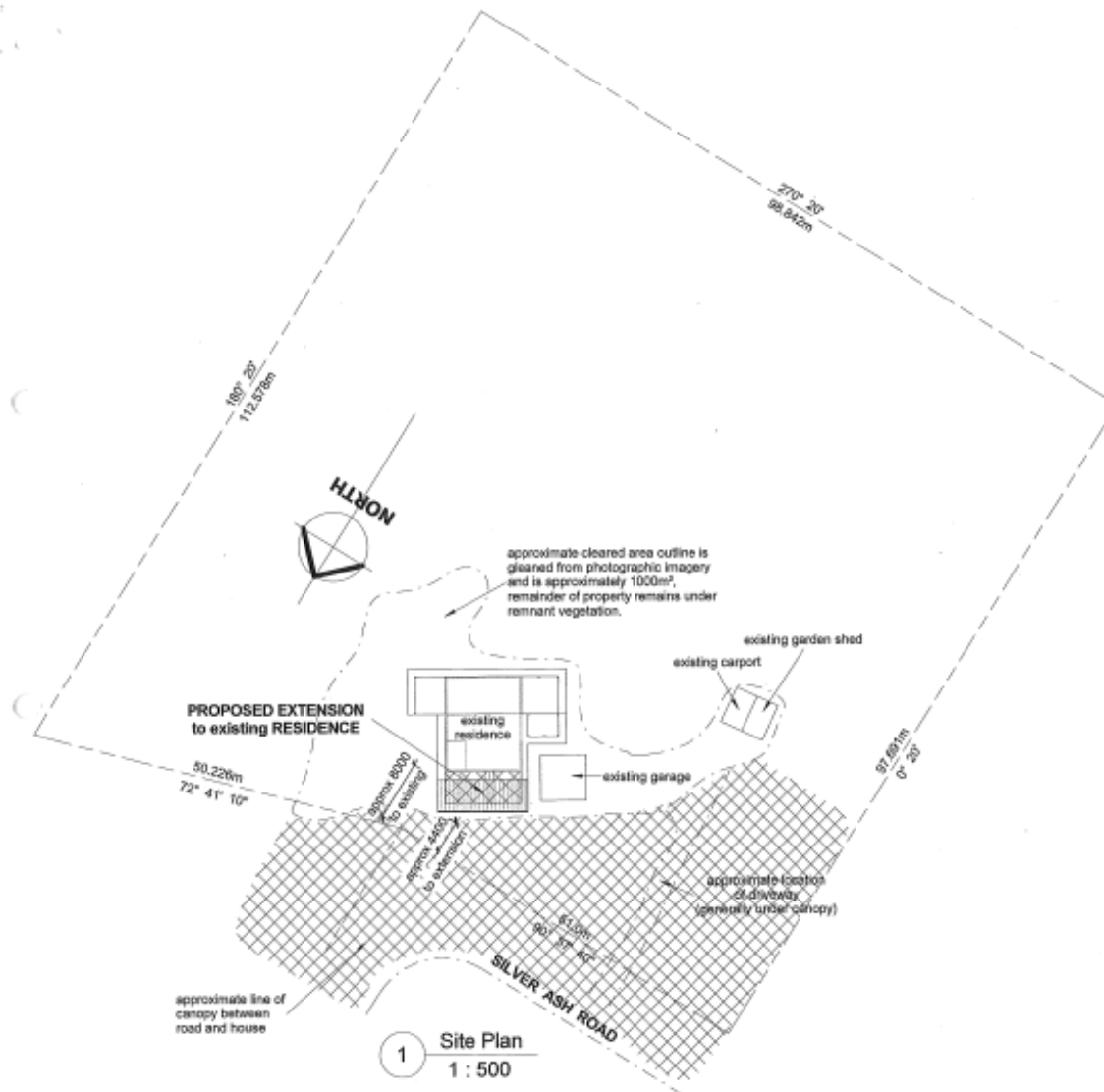
Attached

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**End of Decision Notice**

**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**

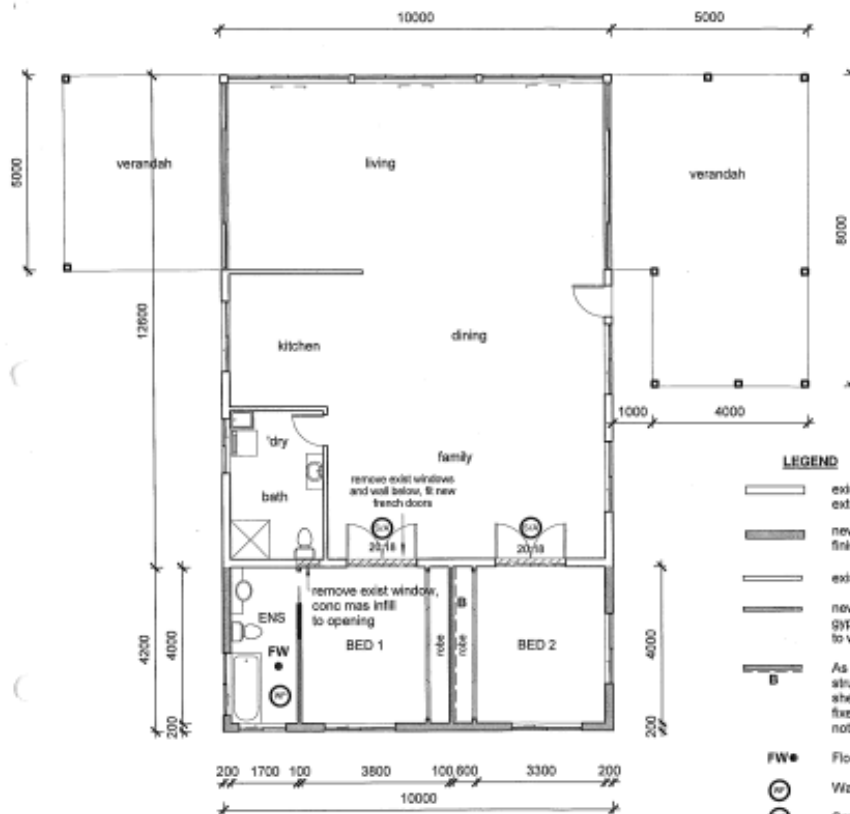
**APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)**



Sheet List	
Sheet Number	Sheet Name
1 of 3	Site Plan, Sheet List
2 of 3	Floor and Area Plans
3 of 3	Elevations

REV	DATE	DESCRIPTION
<p><b>GREG SKYRING</b> <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1049371</p> <p>11 Noll Close, Mossman Q. 4873 Phone/Fax (07) 40962061 Mobile 0418212952 Email greg@skyringdesign.com.au</p>		
<p>PROJECT</p> <p>Proposed Residence, 64 Silver Ash Road, L510 RP742056, COW BAY</p>		
<p>PLAN TITLE</p> <p>Site Plan, Sheet List</p>		
<p>CLIENT</p> <p>R. Harding</p>		
SCALES	WIND CLASS	PLAN NO
1 : 500	C2	505-16
		SHEET NO
		1 of 3
		REV.

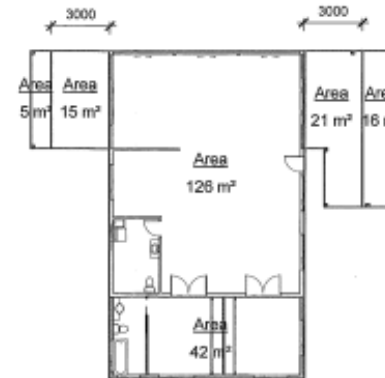
**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**



**1** Floor Plan  
1 : 100

**LEGEND**

- exist 200 Concrete Masonry external walls, iron joint finished
- new 200 conc mas external walls, finish to match existing
- exist stud framed internal walls
- new stud framed internal walls, gyprock lined generally, virlboard to wet areas.
- As above with 6mm F14 structural ply lining or equivalent sheeting extra to one face, nail fixed for bracing (see bracing notes).
- FW** Floor Waste (optional)
- Waterproof wet area to AS3740.
- Smoke alarm to AS3786.
- 150 x 150 HWD verandah posts
- bath existing area use (lower case)
- ENS new area use (upper case)



**2** Area Plan  
1 : 200

**FLOOR AREAS**

exist living	126m <sup>2</sup>
exist verandahs	57m <sup>2</sup>
Exist GFA	147m <sup>2</sup>
TOTAL AREA	183m <sup>2</sup>
new extension	42m <sup>2</sup>
New GFA	189m <sup>2</sup>
TOTAL AREA	226m <sup>2</sup>

**SITE COVER - HOUSE**

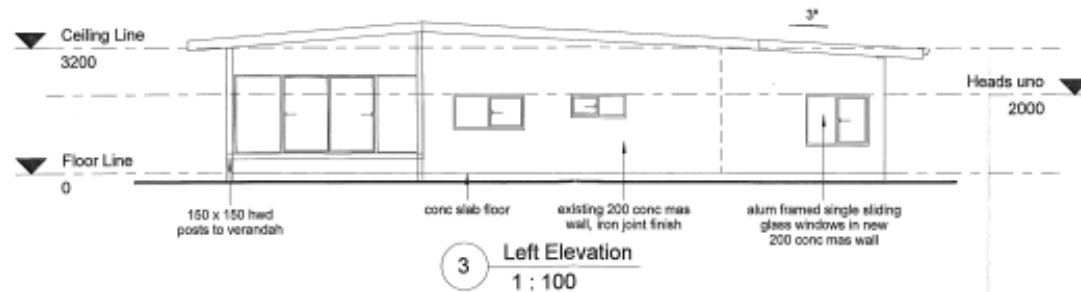
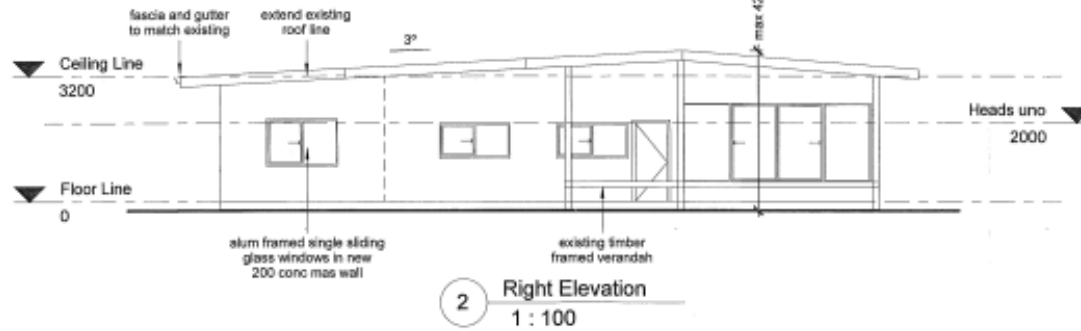
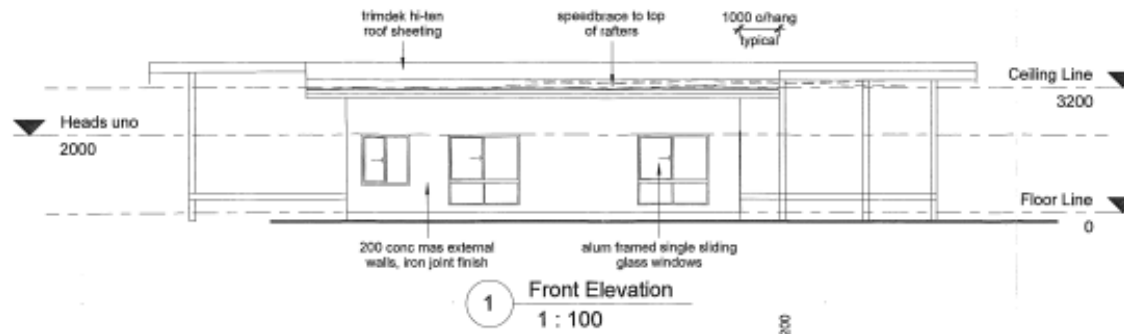
existing	1.5%
proposed	2.3%

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Email: greg@skyringdesign.com.au

PROJECT  
Proposed Residence,  
84 Silver Ash Road,  
L510 RP742056,  
COW BAY

CLIENT	R. Harding	WMD CLASS	C2	PLAN NUMBER	505-16	SHEET	2 of 3
SCALES	As indicated	PLAN TITLE	Floor and Area Plans	DATE OF ISSUE	14.06.16	REV	

**DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009**



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PROJECT  
Proposed Residence,  
64 Silver Ash Road,  
L510 RP742056,  
COW BAY

CLIENT  
R. Harding

WIND CLASS  
C2

PLAN NUMBER  
505-16

SHEET  
3 of 3

SCALE  
1:100

PLAN TITLE  
Elevations

DATE OF ISSUE  
14.06.16

REV