

13 November 2018

Enquiries: Daniel Lamond  
Our Ref: BW2886/2018 (880234)  
Your Ref: 20184230

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

Patio World  
39 Cannon St  
MANUNDA QLD 4870

Dear Sir

**Development Application for Building Work Assessable  
Against the Planning Scheme (Patio)  
344R Mowbray River Road MOWBRAY:  
Land Described as LOT: 99 on SR: 125**

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

Please quote Council's application number: BW2886/2018 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

**Neil Beck**  
**A/ 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**

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Name: Patio World  
Postal Address: 39 Cannon St  
MANUNDA QLD 4870

**2. Location details**

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Street Address: 344R Mowbray River Road MOWBRAY  
Real Property Description: LOT: 99 TYP: SR PLN: 125  
Local Government Area: Douglas Shire

**3. Details of proposed development**

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Building Work Assessable Against the Planning Scheme (Patio)

**4. Decision**

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Date of decision: 13 November 2018

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

**5. Approved plans and specifications**

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

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development:</b> Building Work Assessable Against the Planning Scheme (Patio)				
Site Plan	Patio World	4 October 2018	B4790	None nominated
Elevation Plan	Patio World	4 October 2018	B4790	None nominated

**6. Conditions**

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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**

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

- Development Permit for Building Works

### **8. Properly made submissions**

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

### **9. Currency period for the approval**

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

### **10. Rights of appeal**

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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 the Commencement of Use, except where specified otherwise in these conditions of approval.

#### 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.

#### Building Colours

4. White and shining metallic finishes are not used on external surfaces of the building.

#### Vegetation Buffer

5. A vegetation buffer must be planted along the adjoining side boundary to Lot 100 on SR125 for a distance of six (6) metres adjacent to the patio with screening qualities that achieve adequate screening of the adjoining property to the satisfaction of the Chief Executive Officer.

### PART 1B—ADVICE NOTES

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.
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 potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. The current FNQROC Development Manual (Version 7) Standard Drawings for a rural vehicle access is included in Schedule 2. Note a development permit for operational work is required where these required works are inconsistent with the FNQROC Development

**Manual.**

- 4. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.**
- 5. For information relating to the *Planning Act 2016* log on to [www.dsdmip.qld.gov.au](http://www.dsdmip.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) .**

#### **PART 1C—REASONS FOR DECISION**

- The proposal generally complies with the benchmarks of the 2018 Douglas Shire Planning Scheme version 1.0.**
- The proposal has been conditioned to maintain the Rural Residential Character of the area by requiring further landscaping with effective screening qualities.**
- The proposal does not increase the risk of natural hazards to the existing house.**

## 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**

<b>Table 1</b>			
<b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
1. Development applications An appeal may be made against— <ul style="list-style-type: none"> <li>(a) the refusal of all or part of the development application; or</li> <li>(b) the deemed refusal of the development application; or</li> <li>(c) a provision of the development approval; or</li> <li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li> </ul>			
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)

GENERAL NOTE:

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR GREATER SHALL BE PROPPED UP IN THE CENTRE OF BEAM SPAN TO CREATE A MINIMUM OF A 10 MM CAMBER OR MORE.

ALL MEMBERS AND FRINGS PROTECTED AGAINST CORROSION I.E. GALVANISED, COATED OR WRAPPED IN PLASTIC MEMBRANE IF CAST INTO CONCRETE UNLESS OTHERWISE SPECIFIED.

APOLLO BEAMS TO BE SITTED @ 400 CRS WITH 10-16x16 WATER HEAD TEX SCREENS.



10-16x16 WATER HEAD TEX SCREEN

GAUTER CLIPS @ 450 CRS. 10-16x16 TEX SCREEN @ 450MM CRS

BACK CHANNEL AS SIZE BARGE (F APPLICABLE) FIXED TO ROOF SHEET @ 300 CRS. WITH 10-16x16 WATER HEAD TEX SCREENS.

FIX END CAP TO BEAM END WITH 2/10-16x16 WATER HEAD TEX SCREENS EACH SIDE.

SHEETING, BEAMS AND FRINGS IN ACCORDANCE WITH AS1170.2 & LOW-HIGH-LOW (LH) REQUIREMENTS TESTED MARCH 2008 - REPORT TS989.

TEMPERATURE RISK MANAGEMENT: WHERE TEMPORARY STRUCTURE BUILDING ELEMENTS ARE USED OR EXISTING TEMPORARY BARRIERS ARE BROKEN NEW TEMPORARY BARRIER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH ASS500.1.

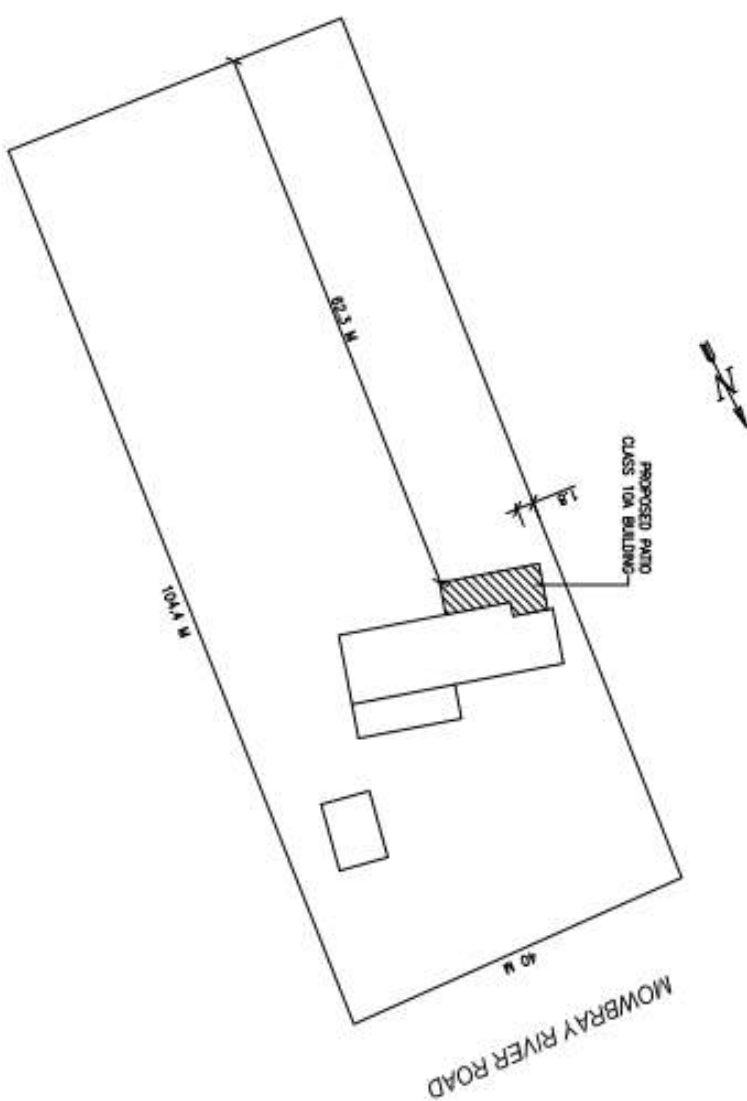
EXISTING FOOTINGS AND TIE-DOWN CONNECTIONS TO BE ASSESSED AND UPGRADED IF DEEMED INADEQUATE.

WARNING: DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A TEMPORARY WALKWAY FOR MAINTENANCE ACCESS. USE A 250x38 MM PLANK BETWEEN ANY TWO ROOF PANEL SUPPORT MEMBERS. DO NOT LOOSE PLANK MORE THAN 1 METRE FROM A SUPPORT MEMBER.


IMPORTANT: THESE PLANS SHOW ATTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS, PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

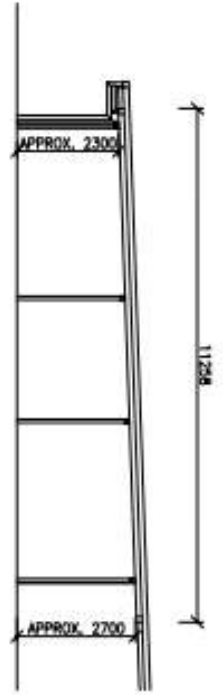
ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSONS CARRYING OUT CONSTRUCTION.

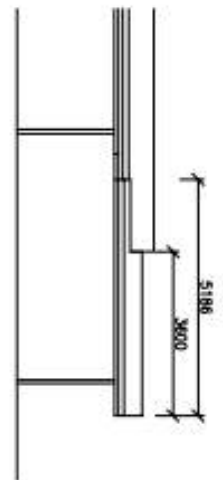


SITE PLAN  
1:500

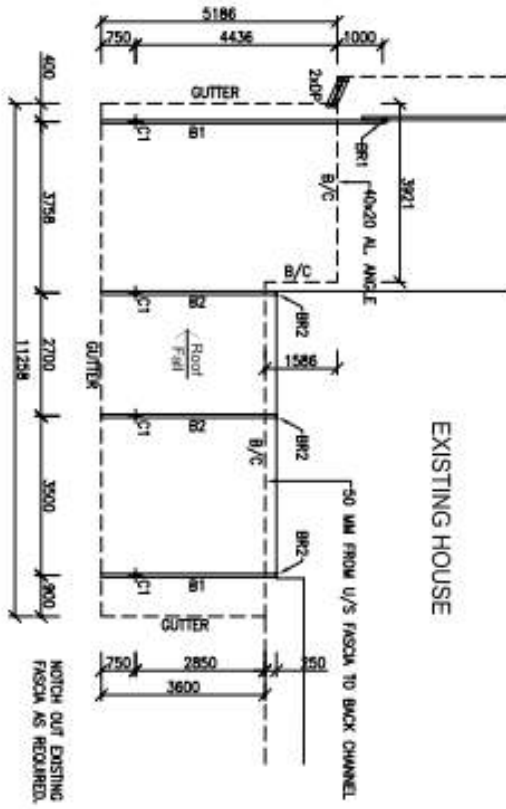
 QBCC No: 56714 © COPYRIGHT 2018 Patio World		Patio World Head Office 39 Carlton St. Cammeron, QLD 4870 Ph: 077 46021166 SCALE: AT A1: 1:100 (unless otherwise stated)		PROPOSED PATIO FOR RICHARD & ANNE HARTZER 344 MOWBRAY RIVER ROAD MOWBRAY QLD 4877	
CONSULTANT:	QL	DESIGN WIND SPEED:	C2	DATE:	04-10-2018
DRAWN BY:	CR	LOT No.	99	REV. DATE:	
SHEET:	1 of 3	PLAN NO.	SR125	REV. DATE:	
		JOB NO.	B4790	REV.	-



ELEVATION A  
1:100



ELEVATION D  
1:100



PLAN VIEW  
1:100

- B1: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PC.20
- B2: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PC.26
- B/C: A135 BEAM SUPPORT BRACKET TO  
EXISTING 100x100 HWD POST.
- B/C: A135 BEAM SUPPORT BRACKET TO  
EXISTING TIMBER STUD.
- C1: 75x75x3 STRUCTURAL AL POST  
HIGHEST POST LIND 13.5M  
CONC. FOOTING: 450x400 MM



QBCC No: 56714

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39 Carleton St. Cairns, QLD 4870 Ph: 071 4021166 SCALE: A1/A2: 1:100 (unless otherwise shown)		PATIO WORLD PROPOSED PATIO FOR RICHARD & ANNE HARTZER 344 MOWBRAY RIVER ROAD MOWBRAY QLD 4877	
CONSULTANT:	QL DESIGN WIND SPEED:	CZ	
DRAWN BY:	CR LOT NO.	99	DATE: 04-10-2018
SHEET:	2 of 3	PLAN NO. SR123	REV. DATE:
			JOB NO. B4790
			REV. -