

YOUR REF:

OUR REF: MCUC1644/2016 (788288)

15 September 2016

P Christensen & K Christensen
c/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR A HOUSE
354 MOWBRAY RIVER ROAD MOWBRAY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 15 September 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 Simon Clarke of Development Assessment and Coordination on telephone number 07 4099 9444.

Yours faithfully

Paul Hoye | Manager
Sustainable Communities | Douglas Shire Council

Att

APPLICANT DETAILS

P Christensen & K Christensen
c/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

ADDRESS

354 Mowbray River Road. Mowbray

REAL PROPERTY DESCRIPTION

Lot 92 on SP121802

PROPOSAL

Material Change of Use (House)

DECISION

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

DECISION DATE

15 September 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

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 (Lot 92 Mowbray River Road)	Sheet 1 of 8	23 June 2016
Floor Plan (Lot 92 Mowbray River Road)	Sheet 2 of 8	23 June 2016
Elevations and Pictorial Images (Lot 92 Mowbray River Road)	Sheet 7 of 8	23 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, 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.

On-Site Effluent Disposal

4. 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 the issue of a Development Permit for Building Work.

Landscaping

5. Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this locality. A minimum of 60% of the total proposed species are endemic or native species.

Building Colours

6. 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.

External Works

7. Undertake the following external works:
 - a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC Development Manual Standard Drawing S1105*. A copy is attached at Appendix 2. The crossover must not impact on stormwater flows in minor and major flow events.

Shed

8. The use of the shed shall be for purposes ancillary to the residential use of the land.

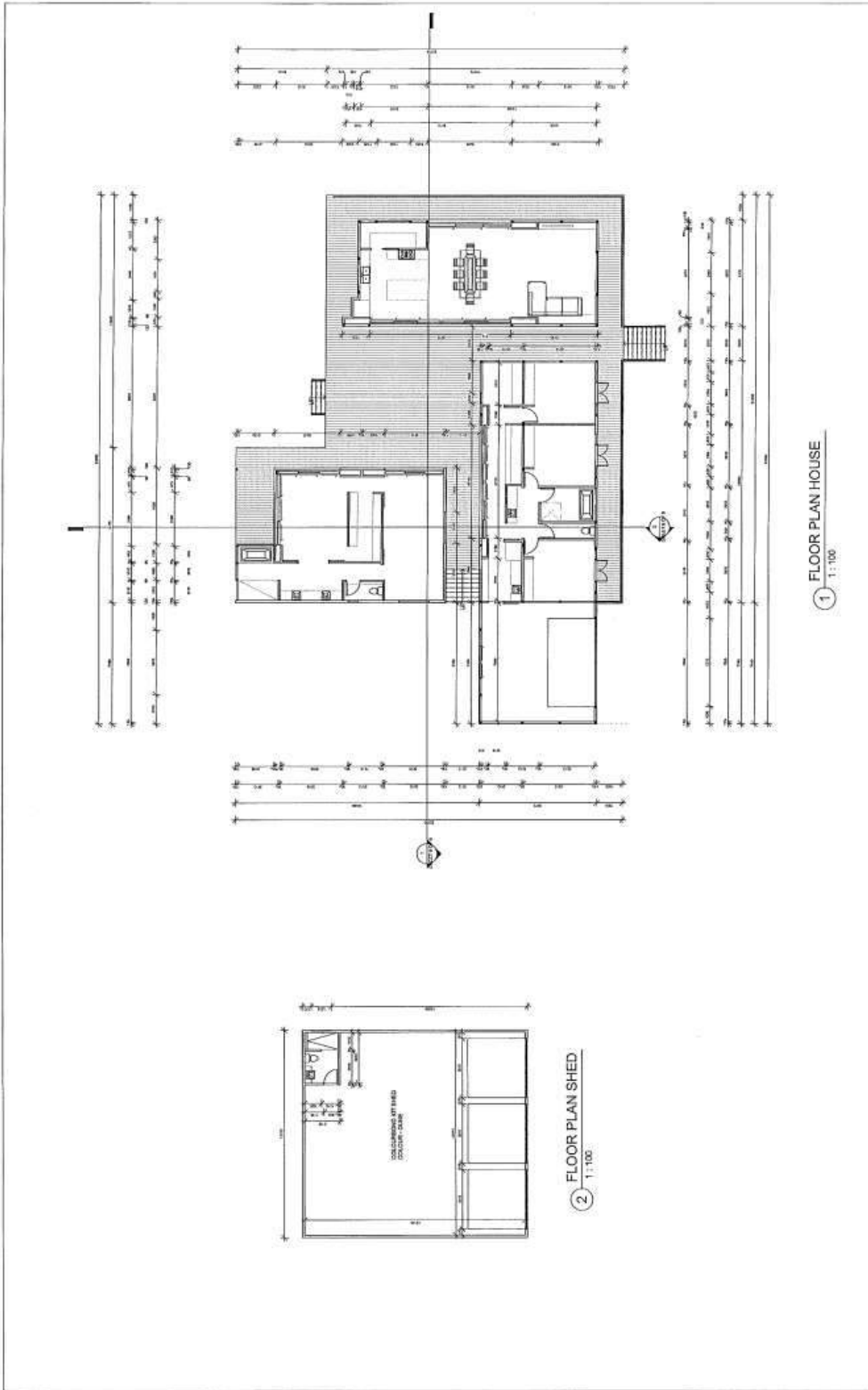
ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse or four (4) years from the day the approval takes effect in accordance with the provisions 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.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .
6. The proposed house will need to take into account the position of the overhead electricity cables located in the south western corner of the property.

RIGHTS OF APPEAL

Attached

End of Decision Notice



 nathanverri ARCHITECTS OF COOL & CREATIVITY www.nathanverri.com	CLIENT DETAILS KIM & PAULINE CHRISTENSEN	LOT 52 MORRAY RIVER ROAD	DESIGNED BY: PAULINE CHRISTENSEN DRAWN BY: NATHAN VERRI	SHEET NAME: FLOOR PLAN SHEET NUMBER: SHEET 2 OF 8 DATE: 25-Jun-18 6:07:00 PM
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