

**YOUR REF:** ET15-001  
**OUR REF:** MCUC 643/2015 (448764)

18 February 2015

G Ellis  
C/- Elizabeth Taylor, Town Planner  
4/9 Kamerunga Road  
**STRATFORD QLD 4870**

Dear Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 22/24-70 NAUTILUS STREET CRAIGLIE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 18 February 2015, 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 and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham  
Manager Development & Environment

Att

**APPLICANT DETAILS**

G Ellis  
C/- Elizabeth Taylor, Town Planner  
4/9 Kamerunga Road  
STRATFORD QLD 4870

**ADDRESS**

22/24-70 Nautilus Street CRAIGLIE

**REAL PROPERTY DESCRIPTION**

Lot 22 on SP144717

**PROPOSAL**

Holiday Accommodation & Multi-Unit Housing

**DECISION**

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

**DECISION DATE**

18 February 2015

**TYPE**

Material Change of Use (Development Permit)

**REFERRAL AGENCIES**

None Applicable

**SUBMISSIONS**

There were Not Applicable submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

None Required

**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:

No specific plans approved as part of this Development Permit

**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; and
  - b. The requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

**FURTHER 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. For information relating to the *Sustainable Planning Act* 2009 log on to [www.dsdip.qld.gov.au](http://www.dsdip.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).

**LAND USE DEFINITIONS**

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Holiday Accommodation & Multi-Unit Housing is defined as:

**Holiday Accommodation**

Means the use of premises for the accommodation of tourists or travellers in private accommodation.

The use may include:

- Restaurants;
- bars;
- meeting and function facilities;
- dining room;
- facilities for the provision of meals to guests;
- a manager's unit and office; and
- a display unit which displays to the general public the type of construction or design offered by the builder/developer, for a maximum period of twelve (12) months and which is then demolished, (if a freestanding replica), or converts to its intended purpose within the complex when these facilities are an integral part of the accommodation.

The use includes facilities commonly described as:

- holiday apartments or suites;
- international or resort hotel or motel.

### **Multi-Unit Housing**

Means the use of premises comprising two or more Dwelling Units on one lot for residential purposes.

The use includes accommodation commonly described as:

- duplexes;
- flats;
- home units;
- apartments;
- townhouses;
- villa houses; or
- a display unit which displays to the general public the type of construction or design offered by the builder/developer, for a maximum period of twelve (12) months and which is then demolished if a freestanding replica or converts to its intended use within the complex.

\*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*.

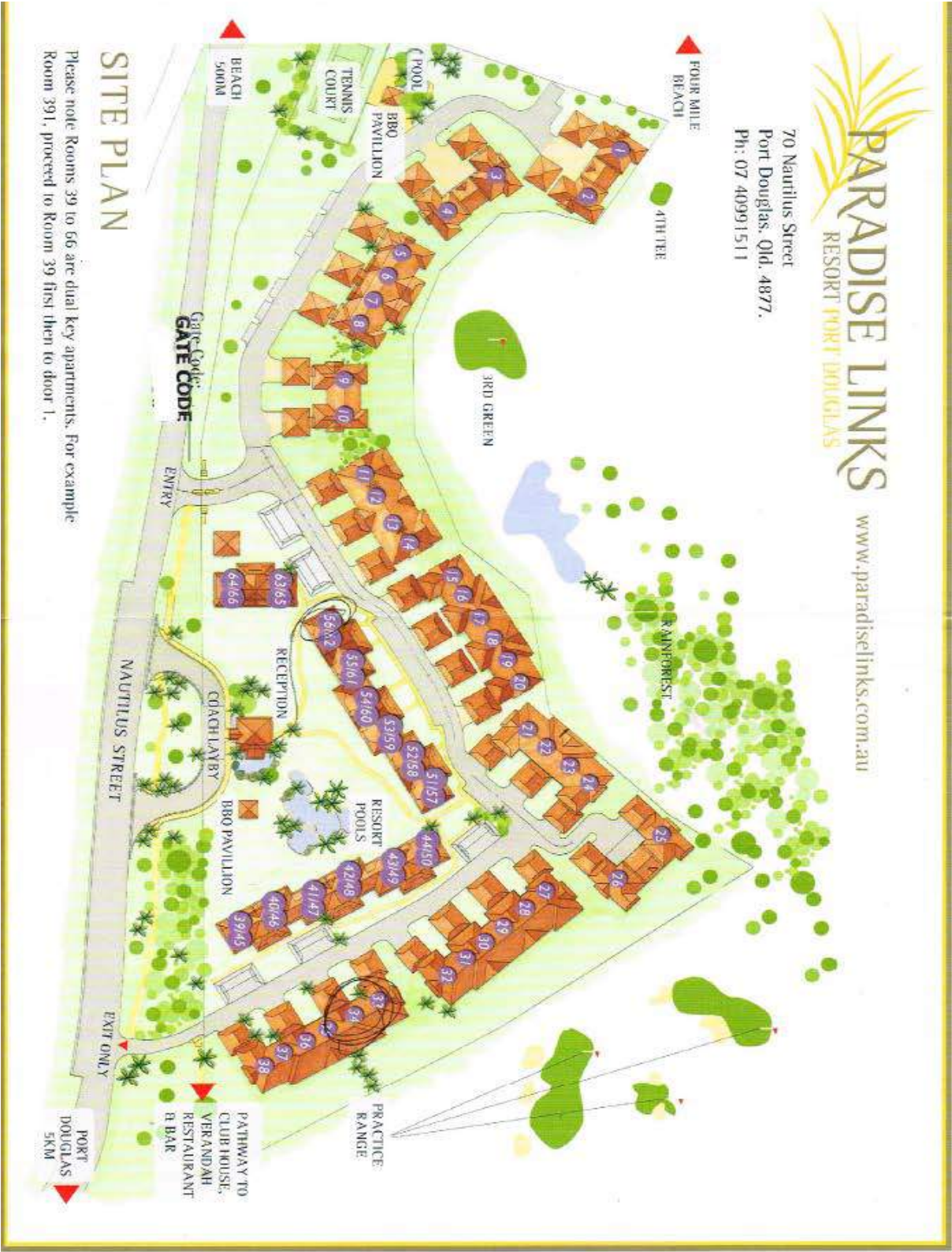
## **RIGHTS OF APPEAL**

Attached

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## **End of Decision Notice**

APPENDIX 1: SUPPORTING DOCUMENT(S)





**GARAGE AND FRONT FACADE**



**PRIVATE ENTRANCE**



**LOUNGE/KITCHEN/DINING**





**LOUNGE/KITCHEN/DINING**



**OUTDOOR PATIO**



**LAUNDRY**





**BEDROOM AND PATIO**



**BATHROOM**



**UPSTAIRS PATIO**



**BEDROOM**



**BATHROOM**