

YOUR REF:

OUR REF: MCUC1361/2016 (769595)

14 March 2016

G E Evans & B G Evans
12 Ribbon Avenue
PORT DOUGLAS QLD 4877

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 48R LOWER CASSOWARY ROAD
CASSOWARY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 14 March 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 9480.

Yours faithfully

Paul Hoye | General Manager Operations
Sustainable Communities | Douglas Shire Council

Att

APPLICANT DETAILS

G E Evans & B G Evans
12 Ribbon Ave
PORT DOUGLAS QLD 4877

ADDRESS

48R Lower Cassowary Road CASSOWARY

REAL PROPERTY DESCRIPTION

Lot 1 on RP909144

PROPOSAL

House with front boundary dispensation in the Rural Planning Area

DECISION

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

DECISION DATE

14 March 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

Not applicable

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 expressions means:

Drawing or Document	Reference	Date
Site Plan	Home-Fab Job Number: EVANS	March 2016
Floor Plan	BRAD AND GLENDA EVANS NQ Carpet Services Final Plan	Received 14 March 2016
Elevation 1	B and G Evans	14 March 2016
Elevation 2	B and G Evans	14 March 2016
Elevation 3	B and G Evans	14 March 2016
Elevation 4	B and G Evans	14 March 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.

ADVICE

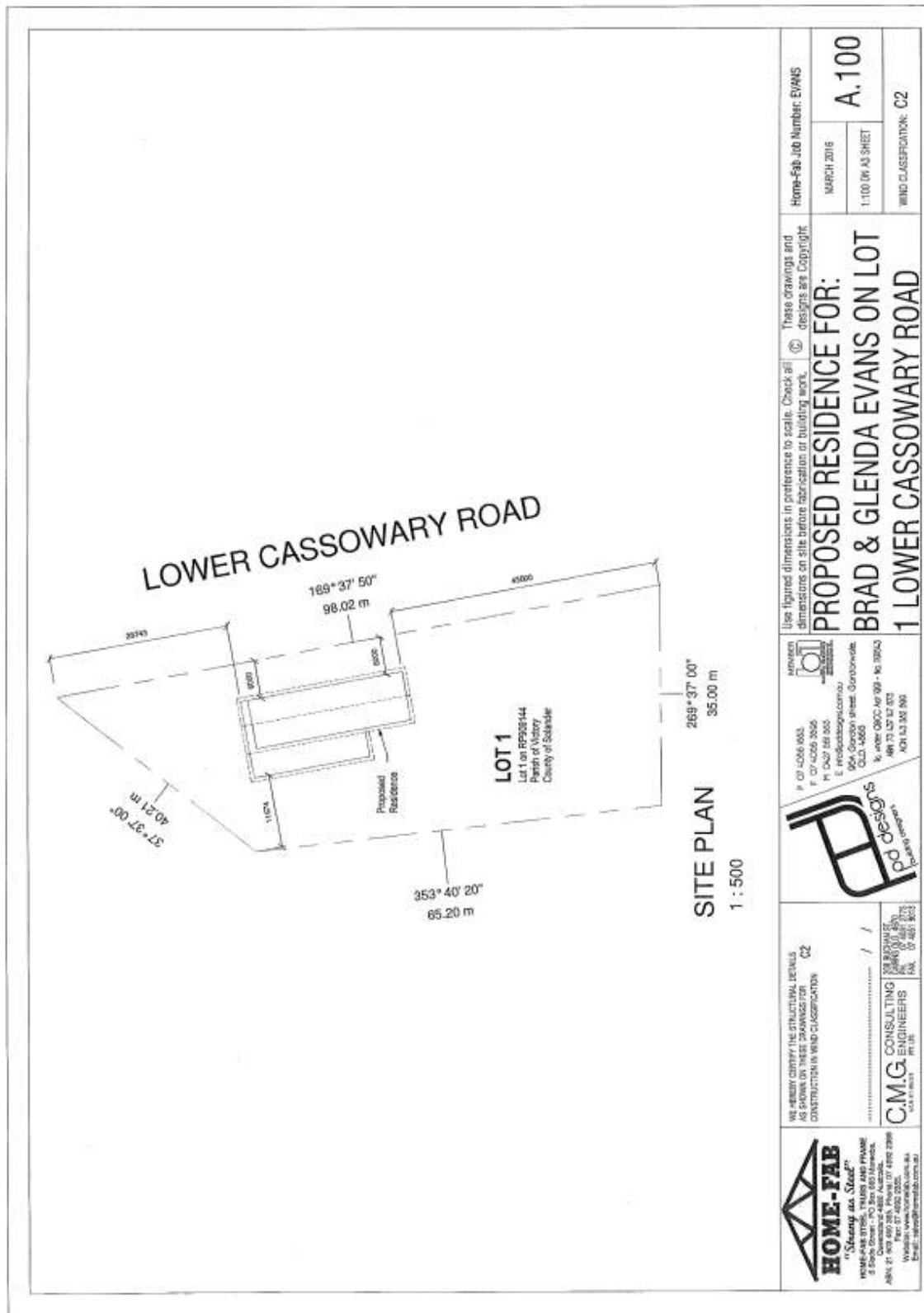
1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
2. The applicant/owner is advised that this approval does not approve the 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 .

RIGHTS OF APPEAL

Attached

End of Decision Notice

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



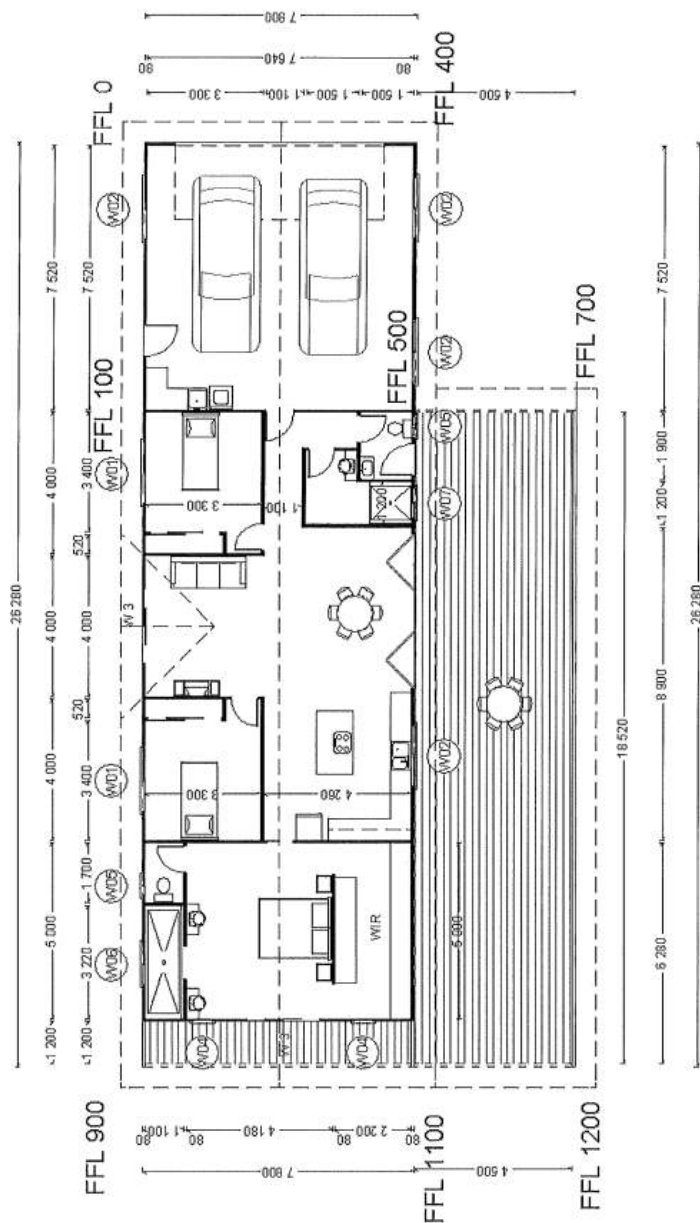
BRAD & GLENDA EVANS
NQ Carpet Services
Ph:0403 408 553
reefpark1@bigpond.com

FINAL PLAN

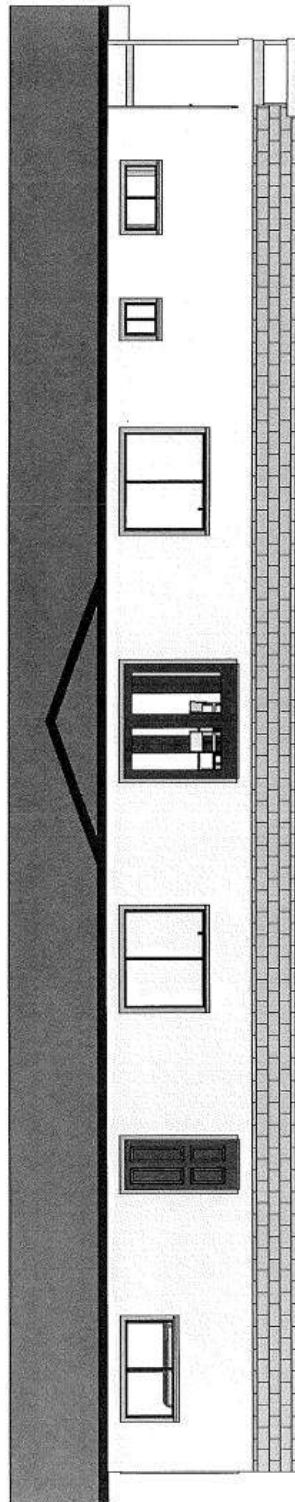
LIVING AREA
280.3 sq m



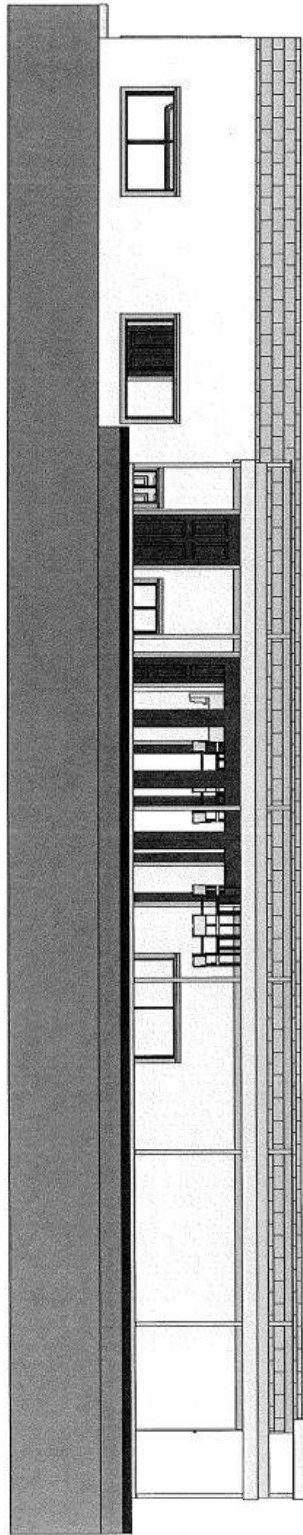
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	1800	1500	LEFT SLIDING
W02	4	1800	800	LEFT SLIDING
W03	2	2100	2100	EXT SLIDER-GLASS
W04	2	500	1200	LOUVERED
W05	2	500	800	LEFT SLIDING
W06	1	5200	900	LEFT SLIDING
W07	1	900	500	LEFT SLIDING



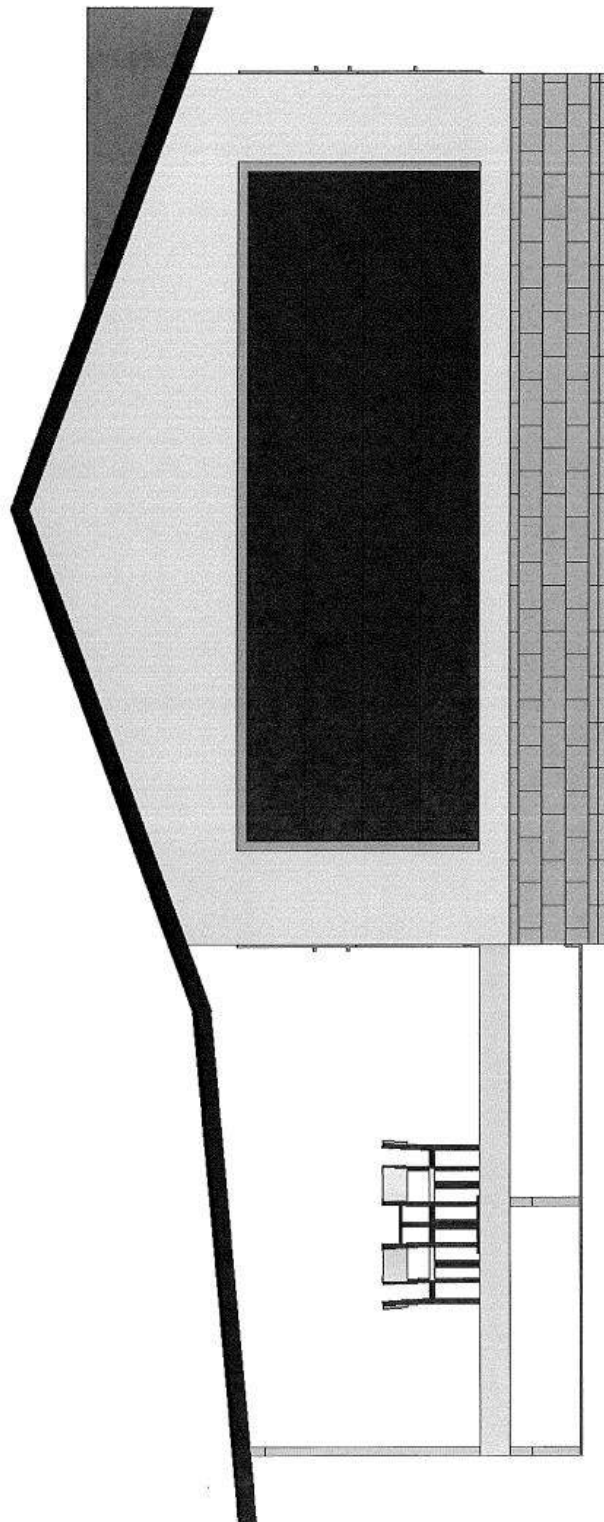
Received 14 March 2016



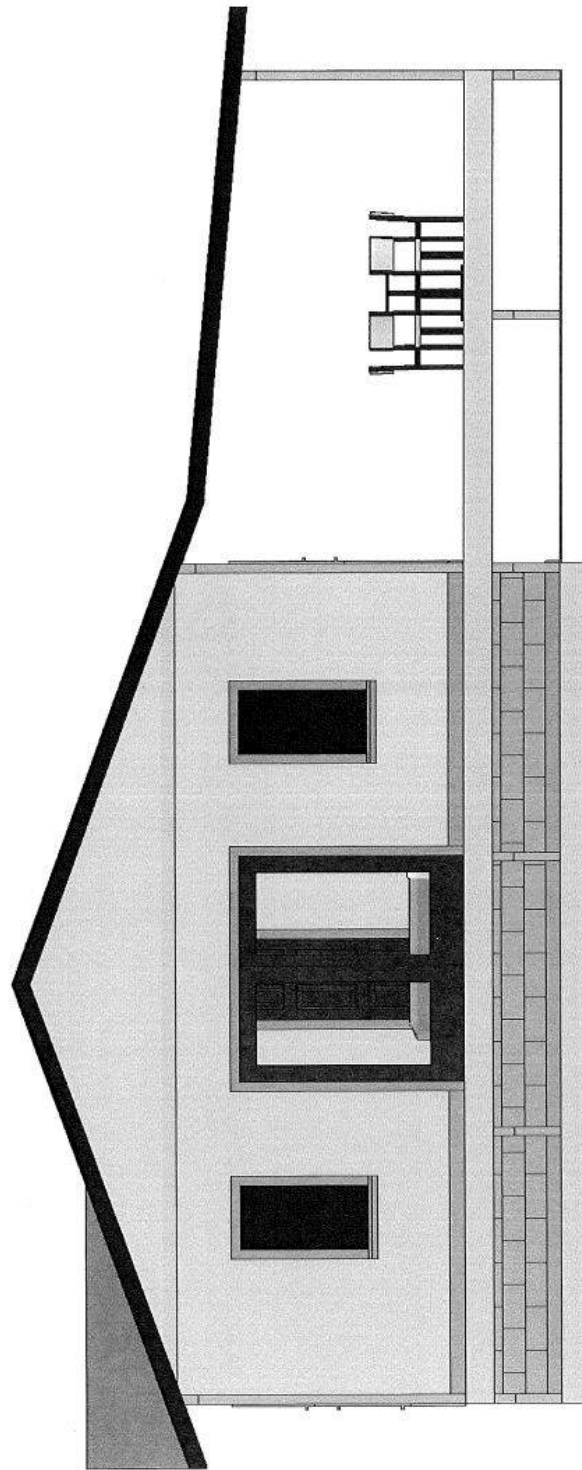
Elevation 1 B and G Evans 14 March 2016



Elevation 2 B and G Evans 14 March 2016



Elevation 3 B and G Evans 14 March 2016



Elevation 4 B and G Evans 14 March 2016