

YOUR REF:

OUR REF: MCUC1743/2016 (794147)

2 November 2016

C W Enoch
PO Box 1064
MOSSMAN QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 2L MOUNTAIN VIEW DRIVE
SHANNONVALE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 2 November 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 4444.

Yours faithfully

Paul Hoye | Manager
Sustainable Communities | Douglas Shire Council

Att

APPLICANT DETAILS

C W Enoch
PO Box 1064
MOSSMAN QLD 4873

ADDRESS

2L Mountain View Drive, Shannonvale

REAL PROPERTY DESCRIPTION

Lot 2 on SP254664

PROPOSAL

Dwelling House

DECISION

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

DECISION DATE

2 November 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 expressions means:

Drawing or Document	Reference	Date
Site Plan	Job 16-24 Rev DA1	10 October 2016
Proposed Floor Plan	Job 16-24 Rev DA1	10 October 2016
Elevations 1 & 2	Job 16-24 Rev DA1	10 October 2016
Elevations 3 & 4	Job 16-24 Rev DA1	10 October 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. The wastewater treatment system to be installed must be installed and connected prior to occupation.

Water supply

5. Water storage with a minimum capacity of 30,000 litres is provided to service the proposed use, including fire fighting capacity and access to the tank for fire trucks. The tank is to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with dense planting.

Landscaping

6. 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

7. 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.

Shed

8. The maximum height of the shed is to be 3.6m. Provide elevations of the proposed shed prior to the issue of a Development Permit for Building Work.
9. The use of the shed shall be for purposes ancillary to the residential use of the land.

ADVICE

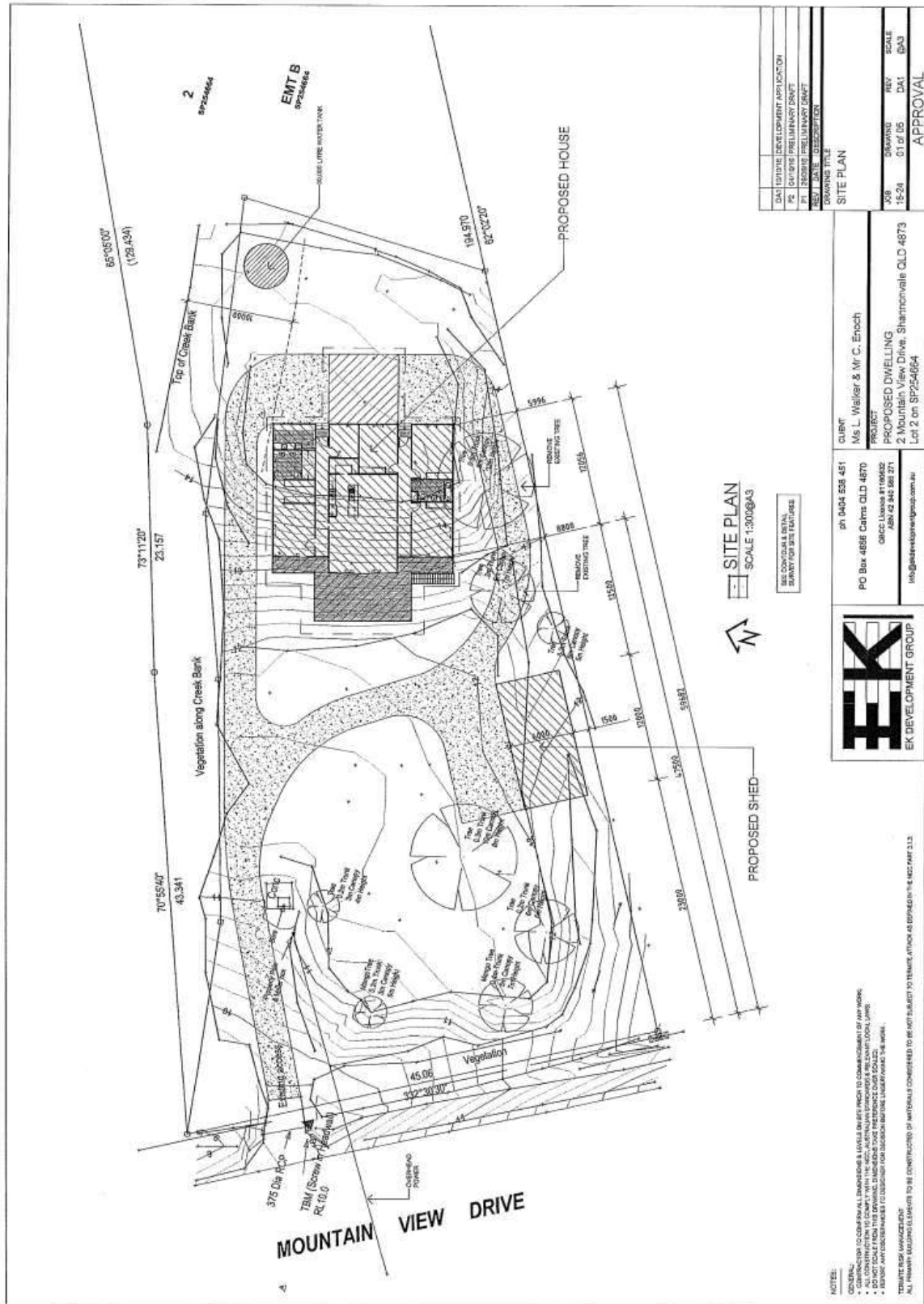
1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse or four (4) years from the day the approval takes effect in accordance with the provisions of the *Sustainable Planning Act 2009*.
2. The applicant/owner is advised that this approval does not approve the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

RIGHTS OF APPEAL

Attached

End of Decision Notice

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



DATE	DESCRIPTION	
P2	DATE OF DEVELOPMENT APPLICATION	
P1	DATE OF PRELIMINARY DRAFT	
P1	DATE OF PRELIMINARY DRAFT	
REV	DATE	DESCRIPTION

DRAWING TITLE	
SITE PLAN	
CURT	Ms L. Walker & Mr C. Enoch
PROJECT	PROPOSED DWELLING
2 Mountain View Drive, Sharnonville QLD 4873	
Lot 2 on SP254664	

ph 0404 538 451	PO Box 4688 Cairns QLD 4870
ORCC Licenses #190532	ABN 42 848 888 271
info@ekdevelopmentgroup.com.au	



EK DEVELOPMENT GROUP

NOTES:
 GENERAL: CONSTRUCTION OF CONCRETE FOUNDATIONS & WALLS SUBJECT TO CONSULTATION OF SURVEYOR.
 • ALL CONSTRUCTION TO COMPLY WITH THE QCC, AUSTRALIAN STANDARDS AND RELEVANT LOCAL LAWS.
 • DESIGN AND CONSTRUCTION TO BE SUBJECT TO APPROVAL BY RELEVANT LOCAL GOVERNMENT.
 • DESIGN AND CONSTRUCTION TO BE SUBJECT TO APPROVAL BY RELEVANT LOCAL GOVERNMENT.
 • ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO BE IN METERS.
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