

YOUR REF:

OUR REF: MCUC 1860/2016 (802147)

23 January 2017

J M Connolly-Price
PO Box 950
MOSSMAN QLD 4873

Dear Sir / Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 40R GRAYS CREEK TERRACE
MOWBRAY**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 20 January 2017, 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 Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

APPLICANT DETAILS

J M Connolly-Price
PO Box 950
MOSSMAN QLD 4878

ADDRESS

40R Grays Creek Terrace Mowbray

REAL PROPERTY DESCRIPTION

Lot 7 on SP204454

PROPOSAL

House & Studio

DECISION

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

DECISION DATE

20 January 2017

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

Not Applicable

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Plumbing 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 & Floor Plan	Plan No. 402-08 1 of 2	Undated
Elevations	Plan No. 402-08 2 of 2	Undated
Site & Floor Plan (Studio)	Plan No. 402-16 Rev A	8/03/2016
Elevations (Studio)	Plan No. 402-16 Rev A	8/03/2016

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.

Site Drainage

4. Prepare a site drainage plan detailing works required to deliver stormwater to a lawful point of discharge and to have a no worsening effect on the drainage of upstream or downstream properties. The drainage plan must also detail the drainage works required to protect the earth batters from scour and erosion.

The site drainage plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. All drainage works must be undertaken prior to the Commencement of Use.

Water Supply

5. Water storage tank(s) with a minimum capacity not less than 30,000 litres must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the Building Application. Such water tank(s) must be provided with:
 - a. Mosquito-proof screens of brass, copper, aluminium or stainless steel gauze not coarser than one (1) mm aperture mesh of substantial construction and installed in such manner as not to cause or accelerate corrosion; or
 - b. Flap valve at every opening of the tank or other receptacle; or
 - c. Other approved means for preventing the ingress or egress of mosquitoes; and
 - d. Where a tank or other receptacle is provided with a manhole, the manhole must have a diameter of no more than 40cm; and
 - e. A 50mm ball valve with a camlock fitting.

Batter Treatment

6. All earthwork batters steeper than 1 in 2 and/or higher than 1.8 metres must be certified by a qualified Geotechnical Engineer prior to the Commencement of Use.

On-site Effluent Disposal

7. The method of on-site effluent disposal must be in accordance with the Plumbing and Drainage Act 2002. Details of the wastewater treatment system to be installed must be in accordance with report submitted by Zammataro Plumbing submitted with the development application (Council Reference #799884).

Landscaping

8. All landscaping to be undertaken on the premises must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation in the locality.

Building Colours

9. 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 if the land is on sold.

Sediment and Erosion Control

10. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).

External Works

11. Undertake the following external works:
 - a. Construct a rural allotment access 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.

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. 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.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.

DEFINITIONS

Land Use*

In accordance with the 2008 Douglas Shire Planning Scheme the approved land use of House is defined as:

Means the use of premises comprising one (1) Dwelling Unit, located on one (1) lot for the exclusive residential use of one (1) Household. The use includes:

- *outbuildings / structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care)*

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Regulation 1991;

- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and*
- *a display house which displays to the general public the type of construction or design offered by a builder / developer, for a maximum period of 12 months and which then converts to a House for the exclusive use of one (1) Household.*

**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*.*

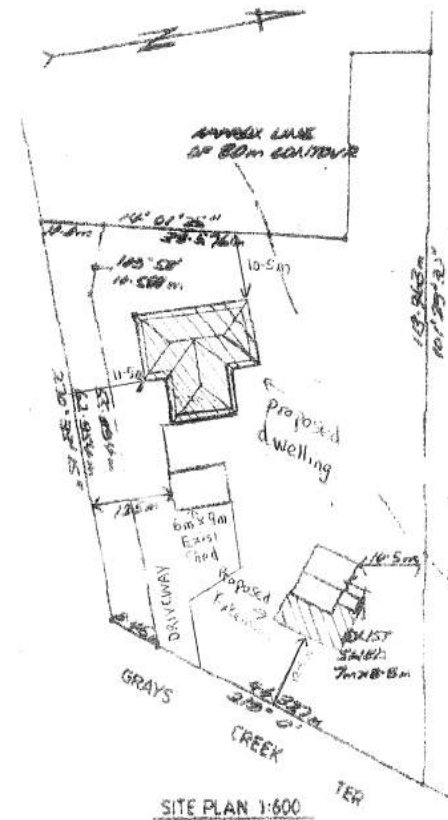
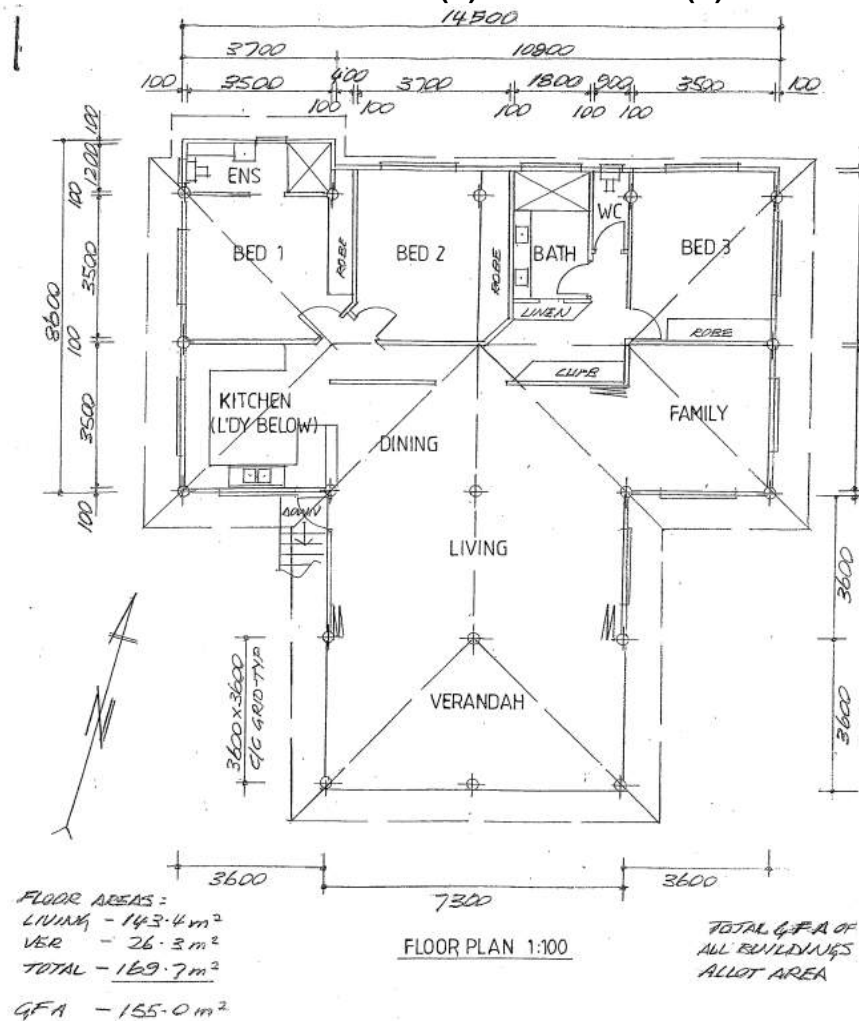
RIGHTS OF APPEAL

Attached

End of Decision Notice

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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



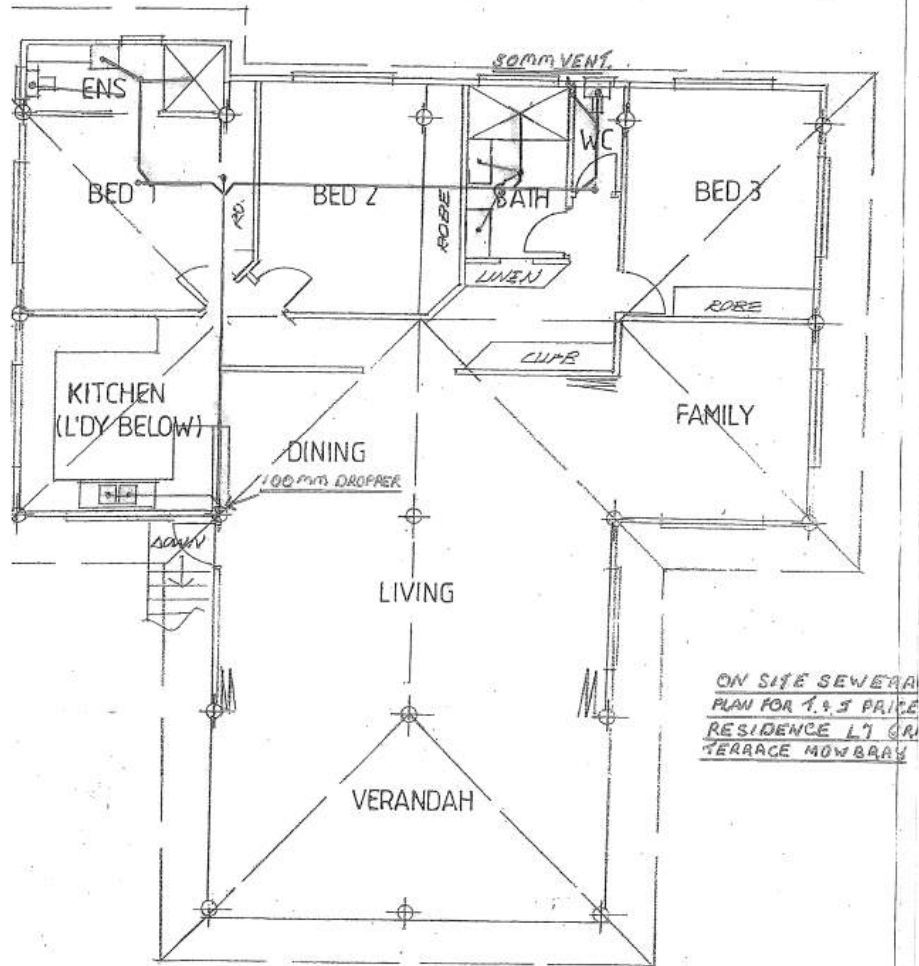
SITE COVER

GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Lic. Under QBSA Act 1991 - No 1040371
 11 Noll Close
 MOSSMAN Q. 4873
 Phone/Fax: (07) 40982081
 Mobile: 0419 212652

PROJECT
 PROPOSED RESIDENCE
 L7 SP 204454
 GRAYS CREEK TERRACE
 MOWBRAY

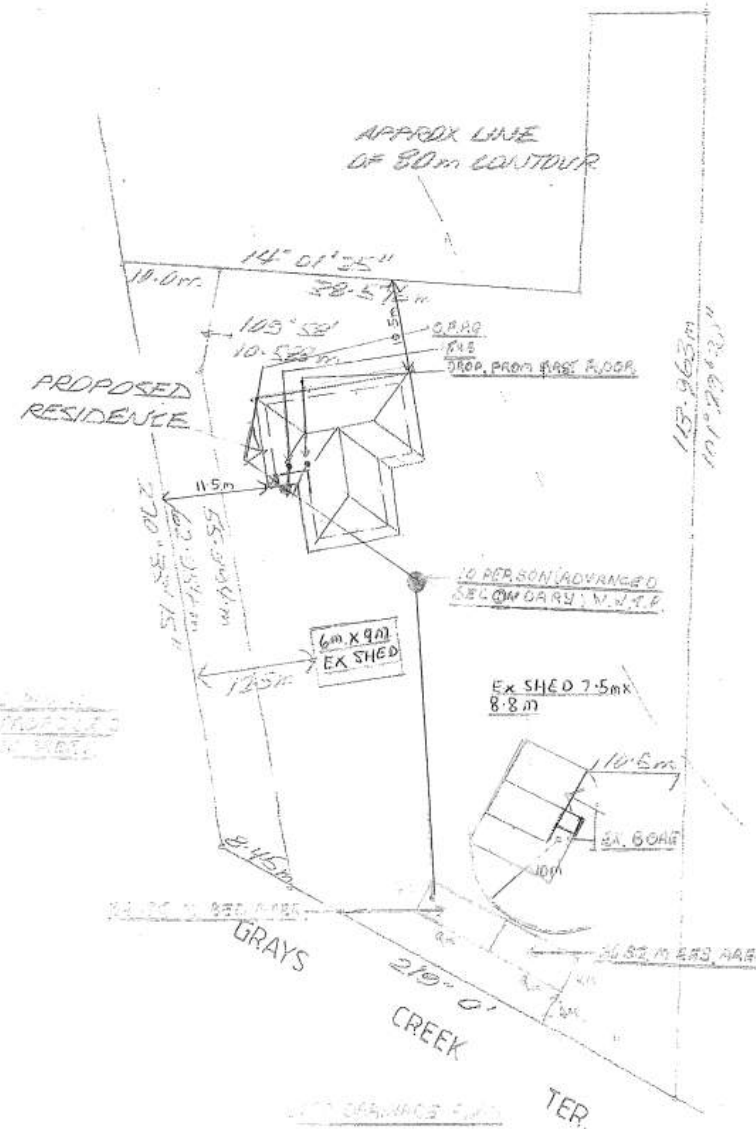
CLIENT	WHO DREW	PLAN NUMBER
1:100,600	C2	402-08 1 of 2
SCALE	PLAN TYPE	REV.
1:100,600	FLOOR, SITE PLAN	

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

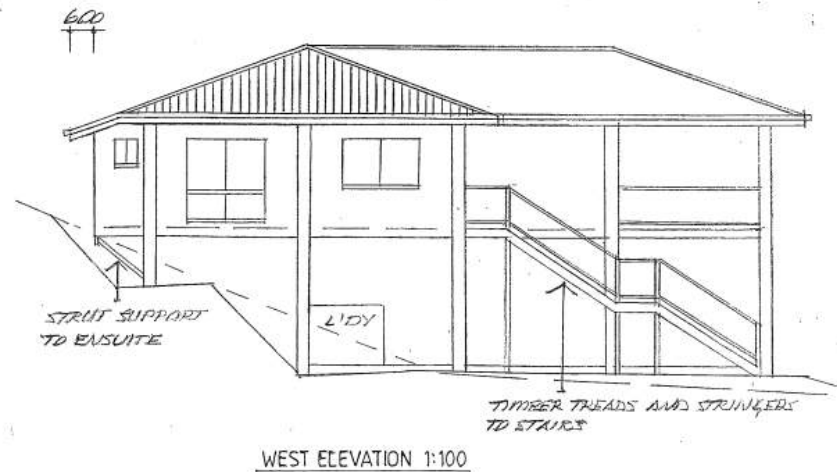
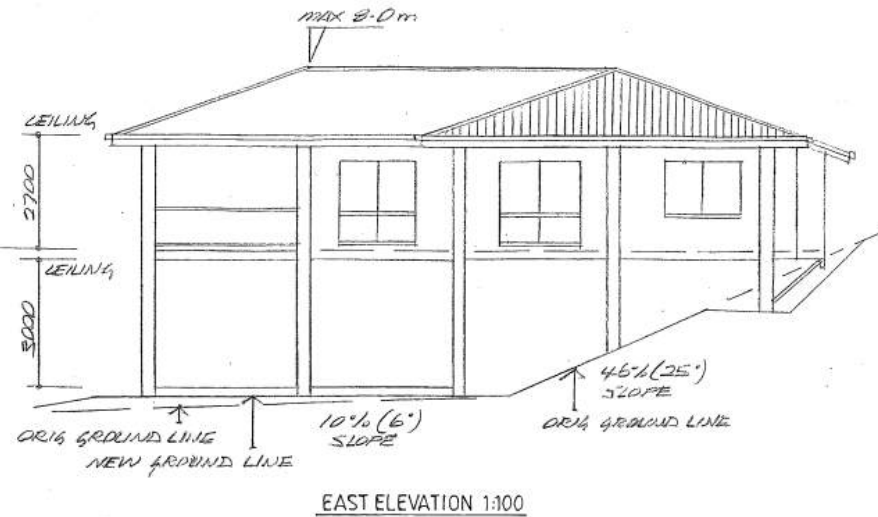
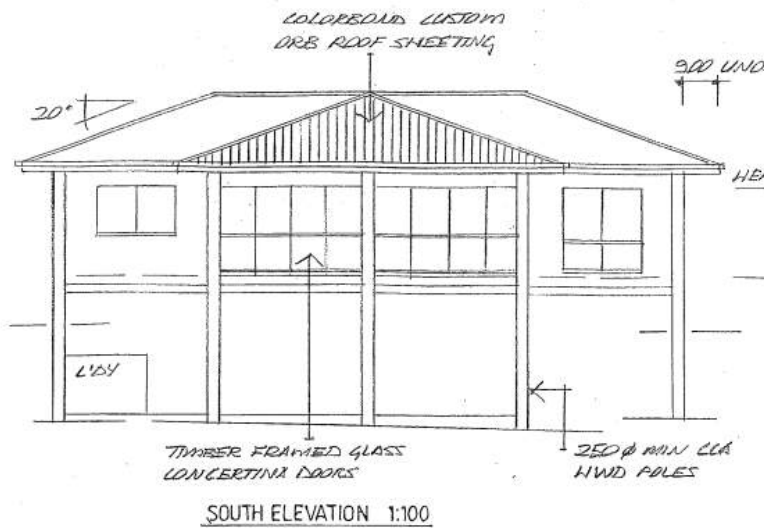


FIRST FLOOR DRAINAGE PLAN

ON SITE SEWERA
 PLAN FOR T.S. PRICE
 RESIDENCE LT GR
 TERRACE MOWBAY



DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic. Under QBSA Act 1991 - No 1040371

11 Noll Close
 MOSSMAN Q. 4873

Phone/Fax: (07) 40982061
 Mobile: 0419 212652

PROJECT

PROPOSED RESIDENCE
 L7 SP204454
 GRAYS CREEK TERRACE
 MOWBRAY

CLIENT

T.&J. PRICE

WIND CLASS

C2

PLAN NUMBER

402-08 2 of 2

SCALES

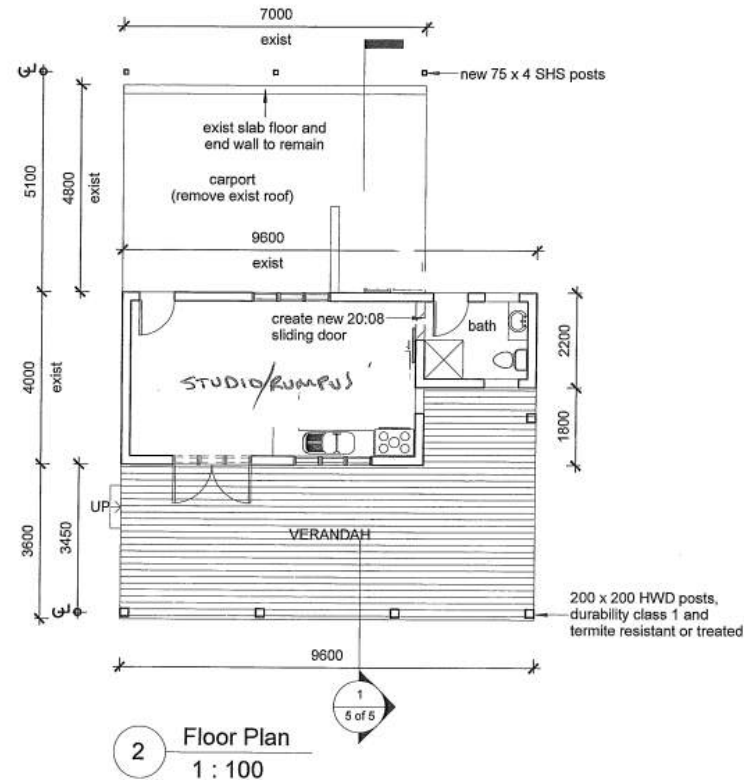
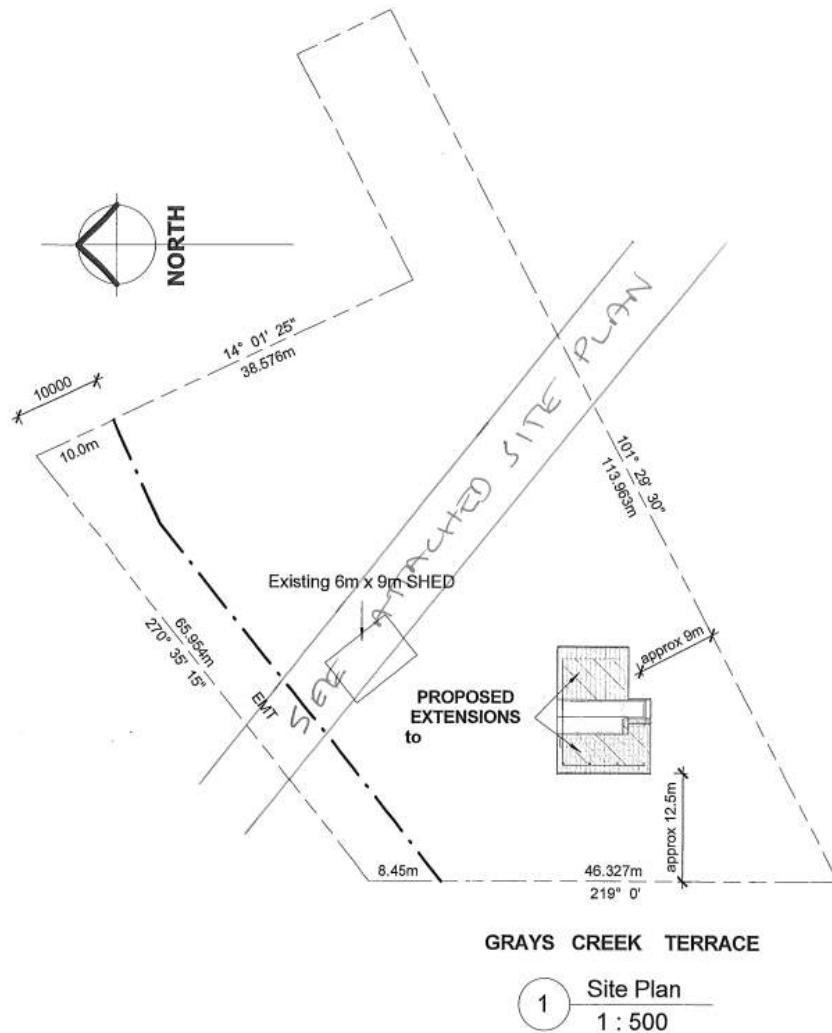
1:100

PLAN TITLE

ELEVATIONS

REV.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



Sheet List	
Sheet Number	Sheet Name
1 of 5	Site and Floor Plans
2 of 5	Elevations
3 of 5	Foundation and Floor Framing Plan, Details
4 of 5	Roof Framing Plan, Details
5 of 5	Section 1, Notes

GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noll Close,
Mossman Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT

Proposed Extensions to Studio.
40 Grays Creek Terrace,
L7 SP204454,
MOWBRAY

CLIENT

J. Connolly-Price

WIND CLASS

C2

PLAN NUMBER

402-16

SHEET
1 of 5

SCALES

As indicated

PLAN TITLE

Site and Floor Plans

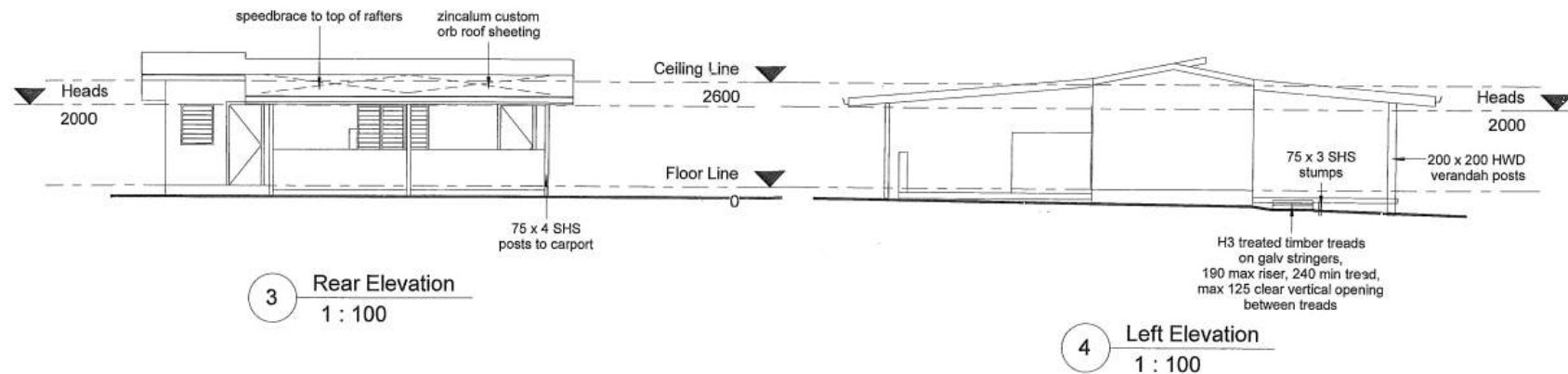
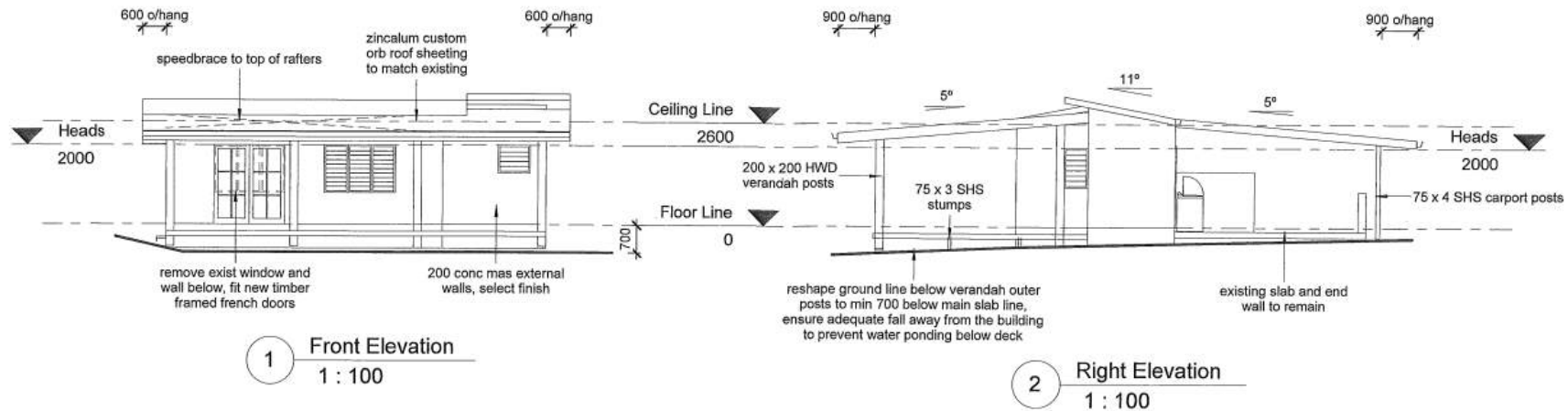
DATE OF ISSUE

08.03.16

REV

A

DECISION NOTICE DETAILS **SUSTAINABLE PLANNING ACT 2009**



GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,
 Mossman Q. 4873

Phone/Fax: (07) 40982051
 Mobile: 0419212652
 Email: greg@skyringdesign.com.au

PROJECT

Proposed Extensions to Studio,
 40 Grays Creek Terrace,
 L7 SP204454,
 MOWBRAY

CLIENT J. Connolly-Price		WIND CLASS C2	PLAN NUMBER 402-16	SHEET 2 of 5
SCALES 1 : 100	PLAN TITLE Elevations	DATE OF ISSUE 08.03.16	REV A	

APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

