DOUGLAS
SHIRE COUNCIL

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YOUR REF:
OUR REF: MCUC 2079/2017 (821129)

12 July 2017

Port Douglas Outrigger Canoe Club Inc
PO Box 42
PORT DOUGLAS QLD 4877

Attention: Danielle Bellero

Dear Madam

DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR 14-22 REEF STREET PORT DOUGLAS

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 11 July 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 Hoye
Manager Sustainable Communities

Att

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

APPLICANT DETAILS
Port Douglas Outrigger Canoe Club Inc
PO Box 42
PORT DOUGLAS QLD 4877

ADDRESS
14-22 Reef Street PORT DOUGLAS

REAL PROPERTY DESCRIPTION
Lot 64 on SR573

PROPOSAL
Storage Shed

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

DECISION DATE
11 July 2017

TYPE
Building Work Assessable against the Planning Scheme

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 expression means:

Drawing or Document	Reference	Date
Site Plan	Received 13 June 2017 (#817814)	Undated
Floor Plan & Elevations	Drawing No. 608-16 Rev C	8 May 2017

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 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 effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Drainage

3. Undertake further investigations including site levels and detail how stormwater generated from the Storage Shed will be adequately controlled and managed as not to cause a nuisance to the surrounding area or result in standing water. Drainage details must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work with the necessary works being undertaken prior to Commencement of Use.

Vegetation Removal

4. The footprint of the shed must be pegged onsite and the extent of vegetation to be removed including any pruning of existing trees must be clearly identified and inspected and approved by Council Officers prior to any works taking place.

Temporary Fencing & Construction

5. During construction of the Storage Shed, the site must be securely fenced using temporary construction fencing or equivalent to identify the site as a work site. The site must remain clean, tidy and presentable at all times during the construction phase and once works are complete and the use has commenced.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.

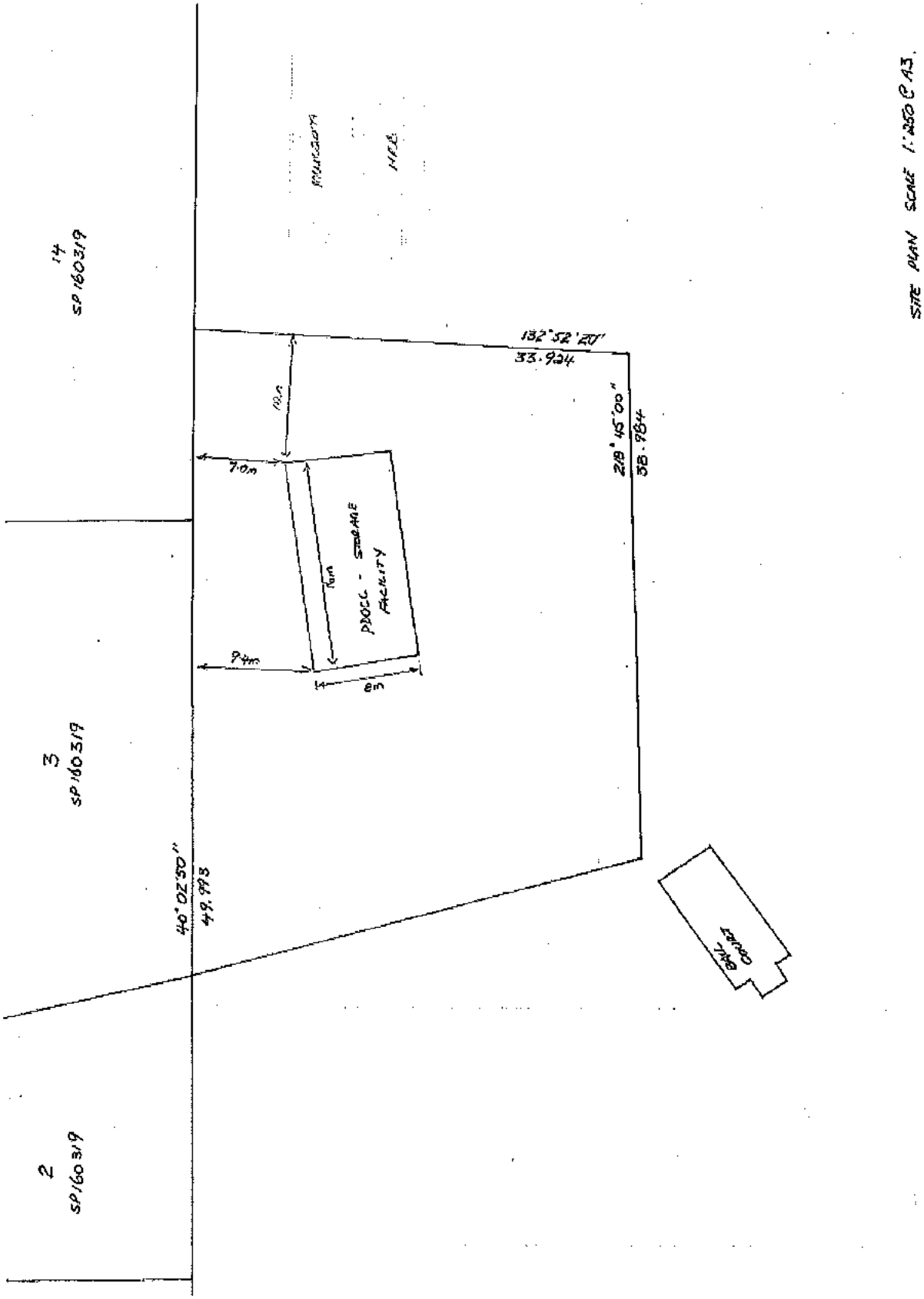
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

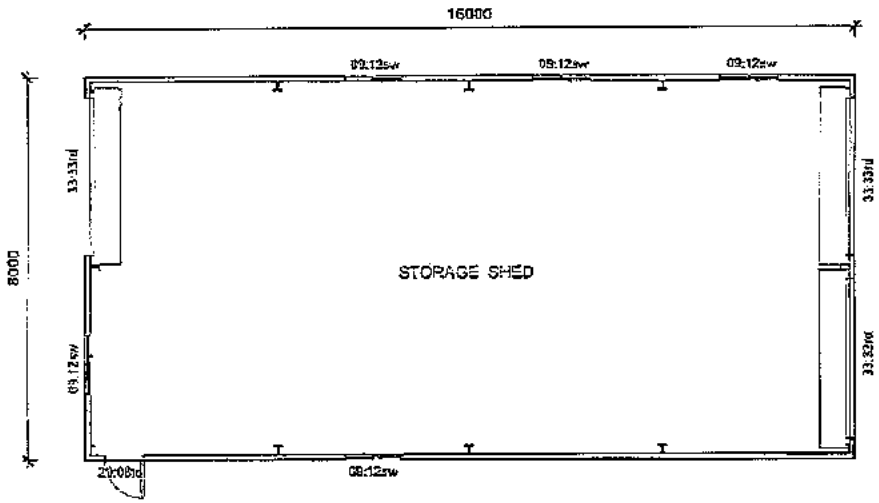
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

RIGHTS OF APPEAL
Attached

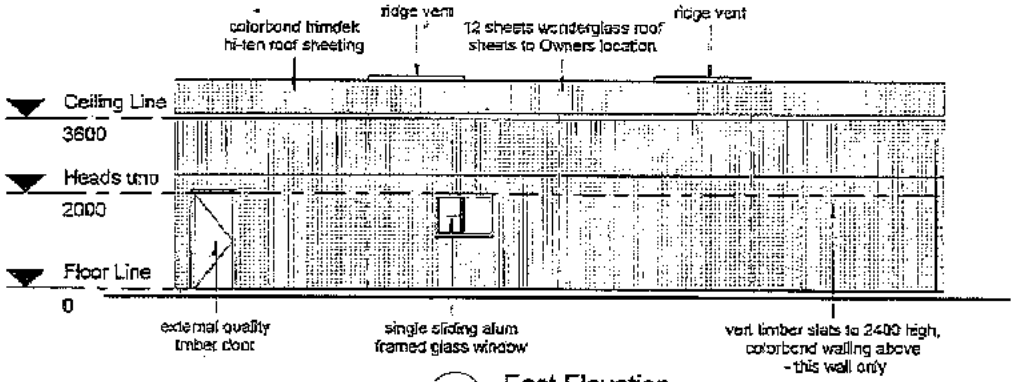
End of Decision Notice

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

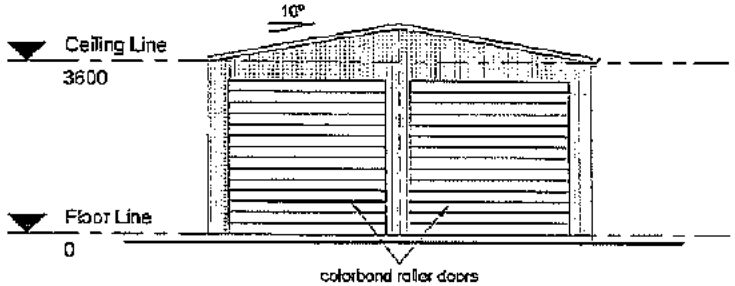




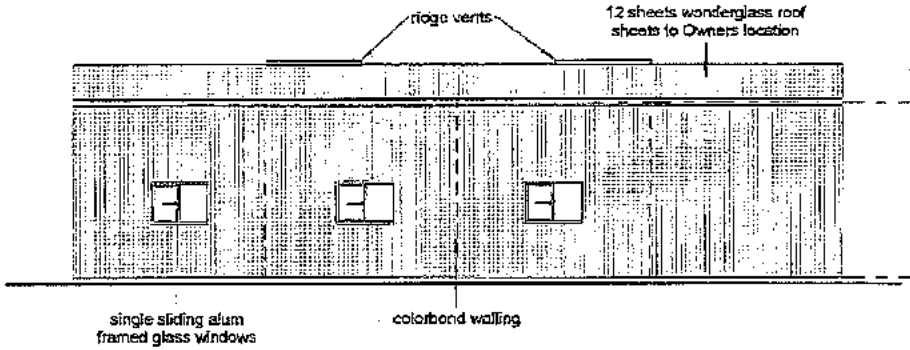
1 Floor Plan
1 : 100



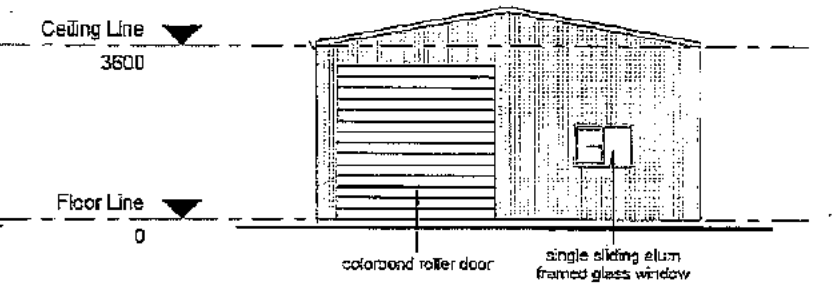
2 East Elevation
1 : 100



3 North Elevation
1 : 100



4 West Elevation
1 : 100



5 South Elevation
1 : 100

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Mossman Q. 4873
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PROJECT	CLIENT	WIND CLASS	PLAN NUMBER	SHEET
Proposed Storage Shed PORT DOUGLAS	Port Douglas Outriggers	C2	608-16	1 of 1
	SCALES: 1 : 100	PLAN TITLE: Floor Plan, Elevations	DATE OF ISSUE: 08.05.17	REV: C