

YOUR REF:
OUR REF: MCUC 2062/2017 (818310)

21 June 2017

M Burke & K D Burke
c/- GMA Certification Group
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir

**NOTICE OF DECISION – REQUEST FOR A PERMISSIBLE CHANGE - 3
SAWMILL ROAD MOSSMAN**

With reference to the abovementioned, please be advised that the Request for a Permissible Change was approved under Instrument of Delegation on 21 June 2017, subject to the following:-

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 & Floor Plans	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-15 Rev E – 1 of 5	09/05/2017
Finished Site Levels	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-015 – 2 of 5	09/05/2017
Bitumen Pavement	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-015 – 3 of 5	09/05/2017
Concrete Pavement	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-015 – 4 of 5	09/05/2017
Pavement Details	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-015 – 4 of 5	09/05/2017
Concept Drainage Sketch	Greg Skyring Design and Drafting PTY. LTD – Plan No.: 708-015 – 2 of 5 (Marked Up)	09/05/2017

Note – Finished site levels to that nominated in the approved plans above will require adjusting in order to drain the site as indicated on the Concept Drainage Sketch attached.

ASSESSMENT MANAGER CONDITIONS

Landscaping Plan

1. A revised landscape plan must be provided to reflect the amended layout. The revised landscape plan can be similar to that lodged with the original application being the Site Plan - Landscaping (Greg Skyring Design and Drafting PTY. LTD – Plan No.: 104-13 – 1 of dated 27 May 2013). The revised landscape plan must illustrate:-
 - a. Deep planting of setback areas (excluding the easement area which can remain grassed);
 - b. Planting of the footpath with trees, using appropriate species with regard to any site constraints;

Drainage Plan

2. Prior to works commencing on site, the applicant must provide Council with a revised “For Construction” drainage plan. The plan must include sufficient site levels to demonstrate how site runoff will be managed to achieve the flow paths and flow directions nominated on the annotated plan provide by JPCED and as attached.

In particular; the “For Construction” plan must demonstrate how all flows from the new sealed carpark area are to be contained and directed to Sawmill Street as nominated by the stormwater designer.

Advice note: Council Officers consider that a Barrier kerb or nib will be required along the northern edge of the sealed carpark. In addition it is recommended that Carpark 3 be lifted to create an invert to contain the flows and direct these to Sawmill Street as intended by the annotated plan.

The revised plan must provide levels along the invert within the easement and must include a typical cross section of the regraded easement profile.

The plan must be approved by Council prior to commencement of works on site. All works are to be constructed in accordance with the approved plan prior to Commencement of Use.

Car Parking

3. The revised car parking layout must be in accordance with AS/NZS 2890.1 - Off Street Parking Code. In particular, the crossfall must be checked to confirm that grades are within the allowable limits.
4. All other conditions of Decision Notice dated 29 July 2013 remain unchanged.

In addition to the above, please be advised that Council has extended the Relevant Period for a further 12 months being 29 July 2018.

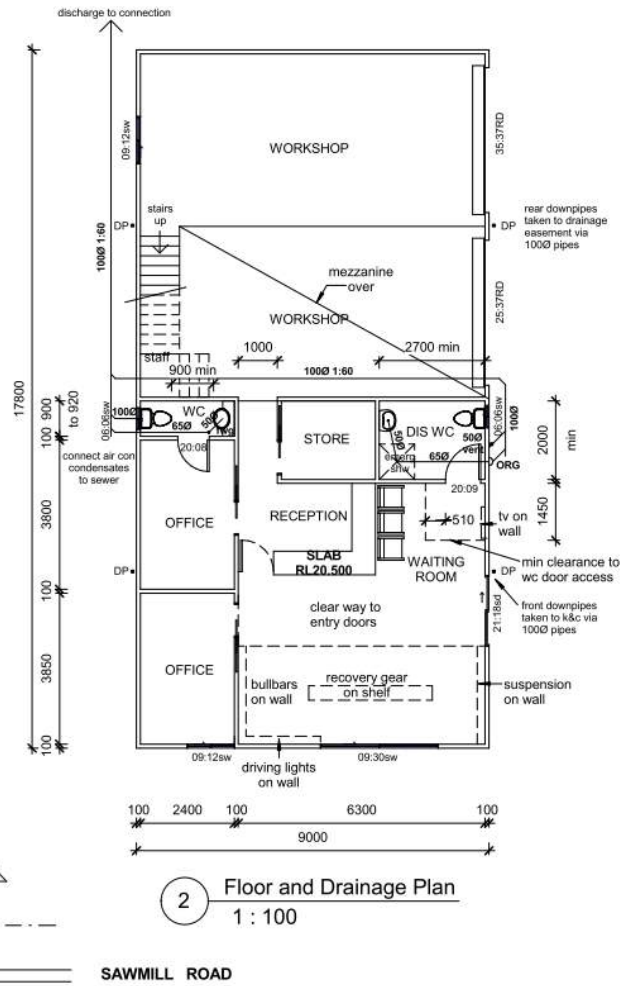
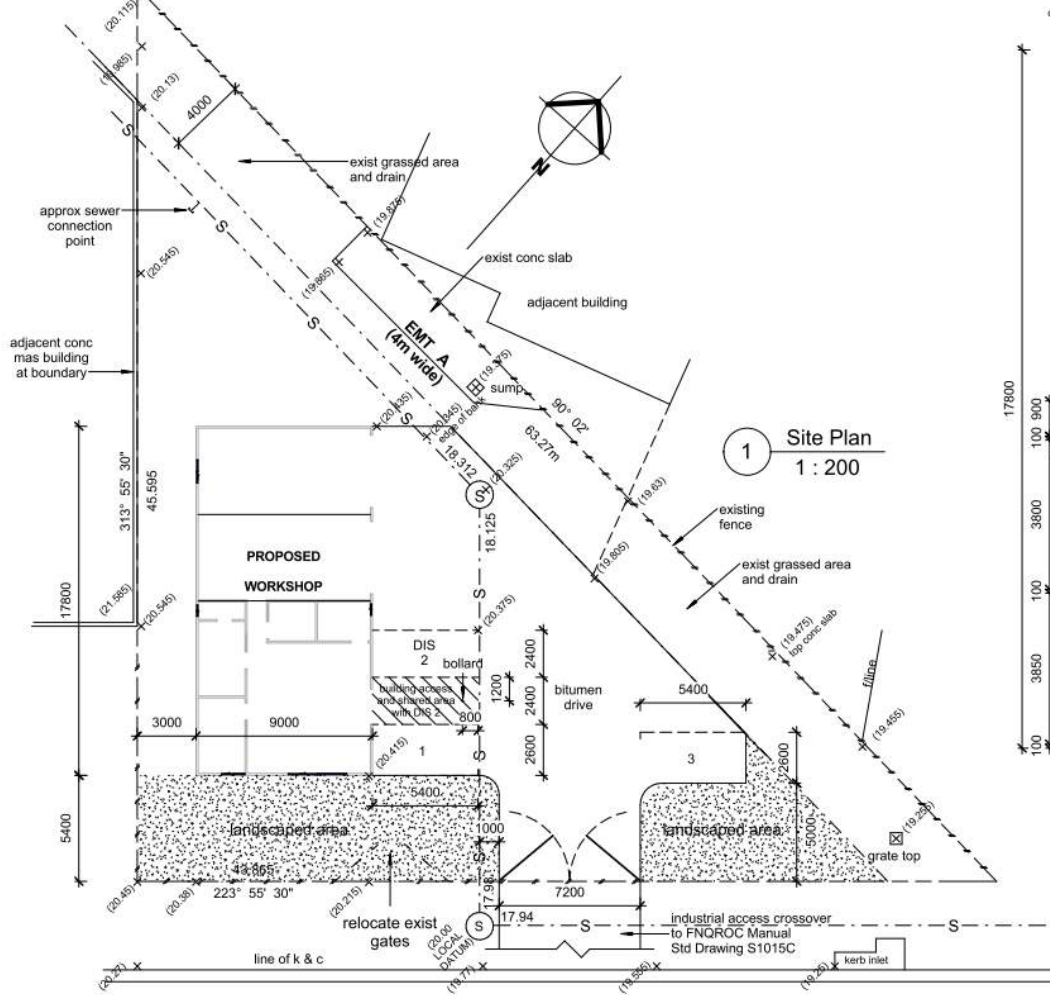
Should you have any enquiries in relation to this matter, please contact Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

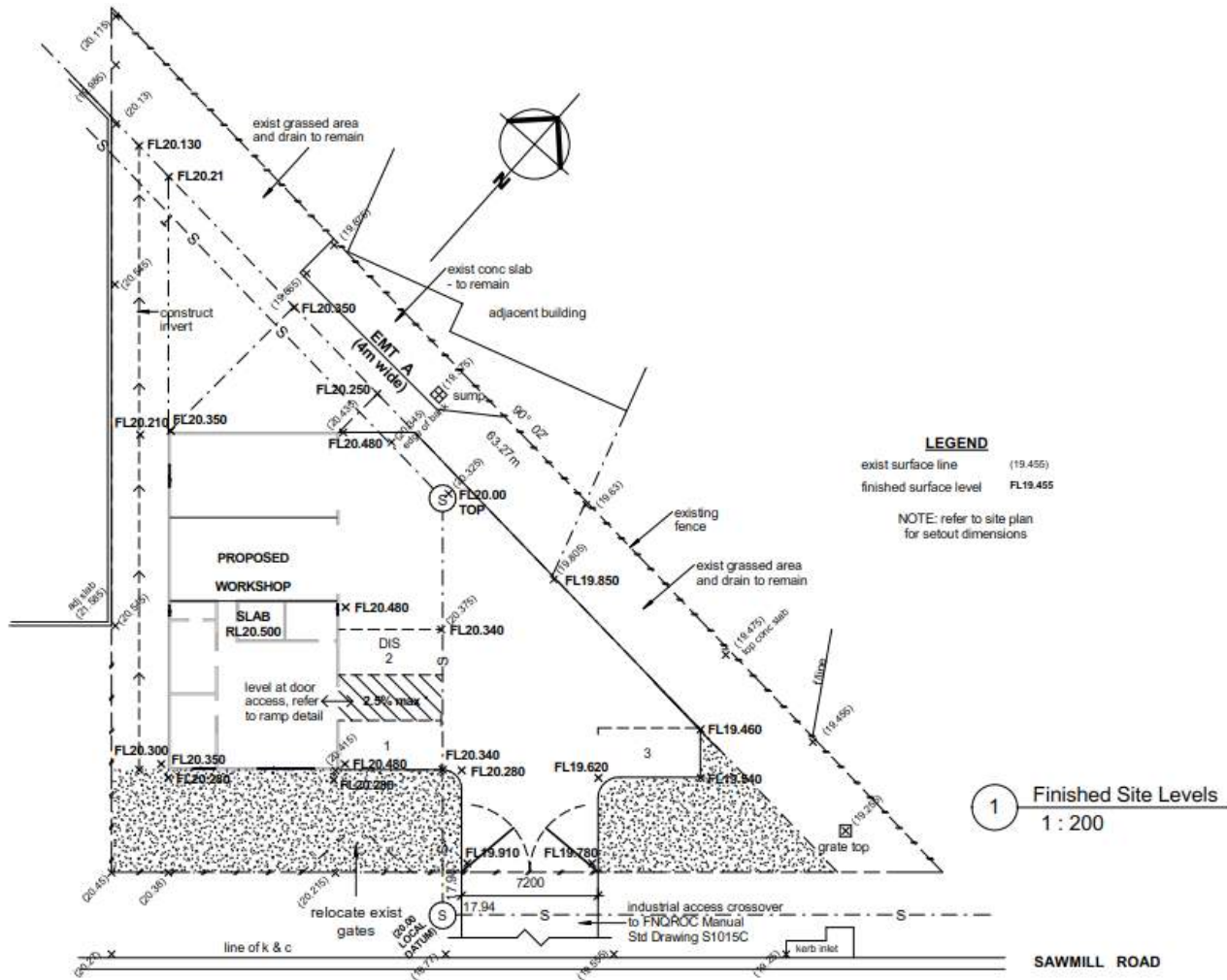
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Lic Under QBSA Act 1991 - No 1040371
 11 Noli Close, Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
 Email: skyringdesign@cyberworld.net.au

PROJECT
 Proposed Showroom and Workshop
 3 Sawmill Road,
 L1 RP748131,
 MOSSMAN

CLIENT	Top End Paint and Panel	WIND CLASS	C2	PLAN NUMBER	708-15	SHEET	1 of 5
SCALES	As indicated	PLAN TITLE	Site and Floor Plans	DATE OF ISSUE	09.05.17	REV	E



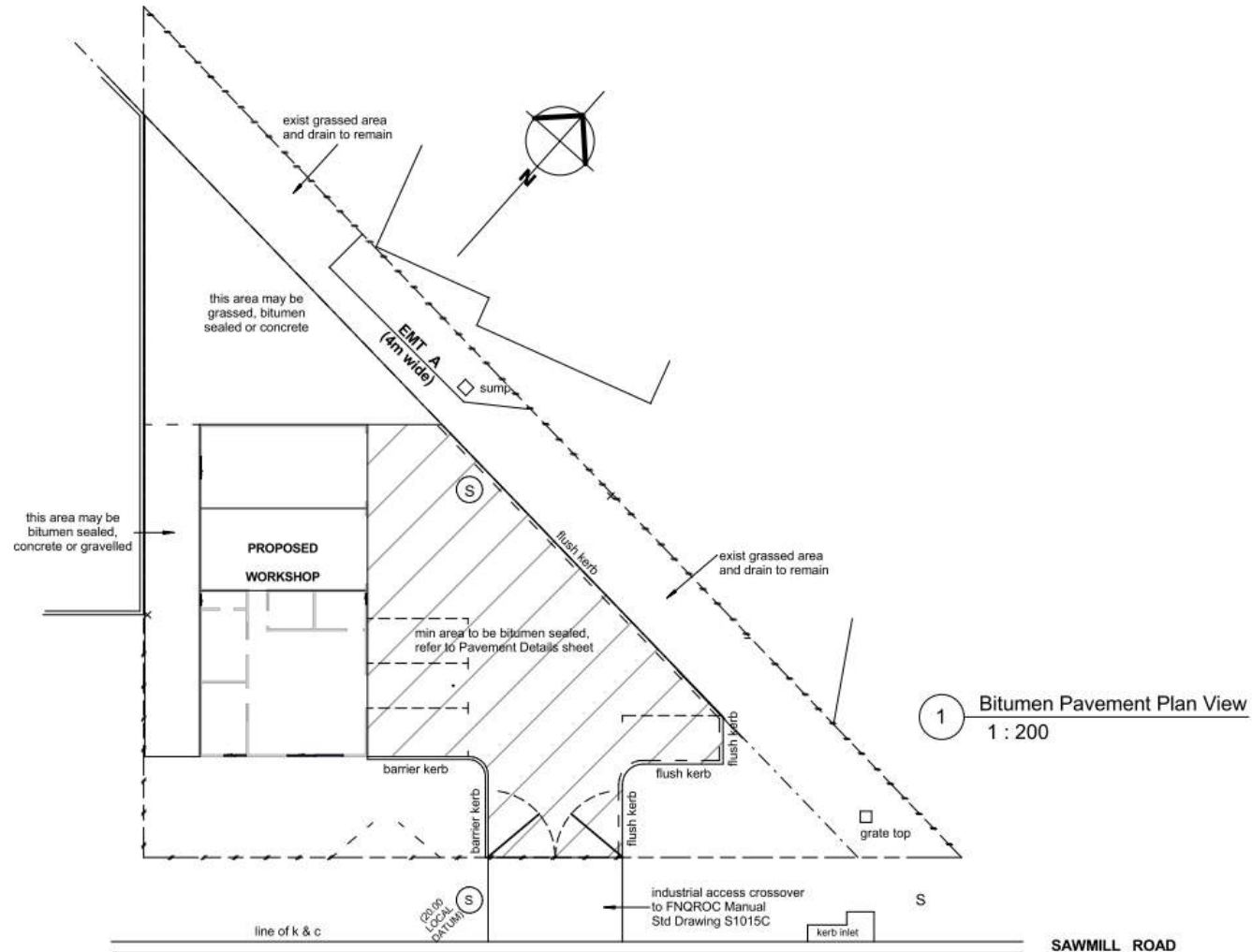
1 Finished Site Levels
1 : 200

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: skyringdesign@cyberworld.net.au

PROJECT
Proposed Showroom and Wokshop
3 Sawmill Road,
L1 RP748131,
MOSSMAN

CLIENT
Top End Paint and Panel
SCALES
1 : 200

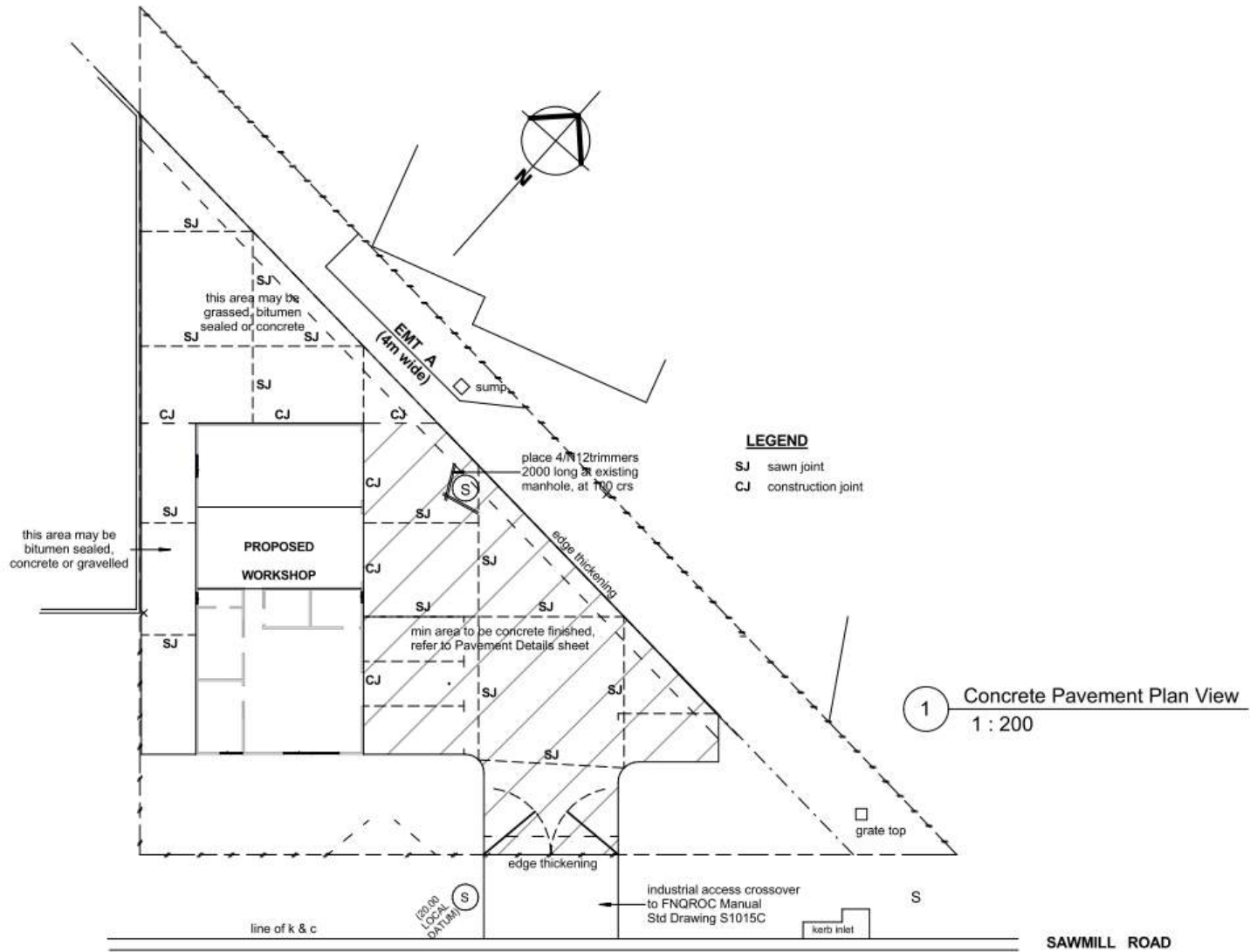
WIND CLASS
C2
PLAN NUMBER
708-15
DATE OF ISSUE
09.05.17
SHEET
2 of 5
REV
E



GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Lic. Under QBSA Act 1991 - No 1040371
 11 Noli Close,
 Mossman Q. 4873 Email: skyringdesign@cyberworld.net.au
 Phone/Fax: (07) 40962061
 Mobile: 0419212652

PROJECT
 Proposed Showroom and Workshop
 3 Sawmill Road,
 L1 RP748131,
 MOSSMAN

CLIENT	Top End Paint and Panel	WIND CLASS	C2	PLAN NUMBER	708-15	SHEET	3 of 5	
SCALES	1 : 200	PLAN TITLE	Bitumen Pavement		DATE OF ISSUE	09.05.17	REV	E



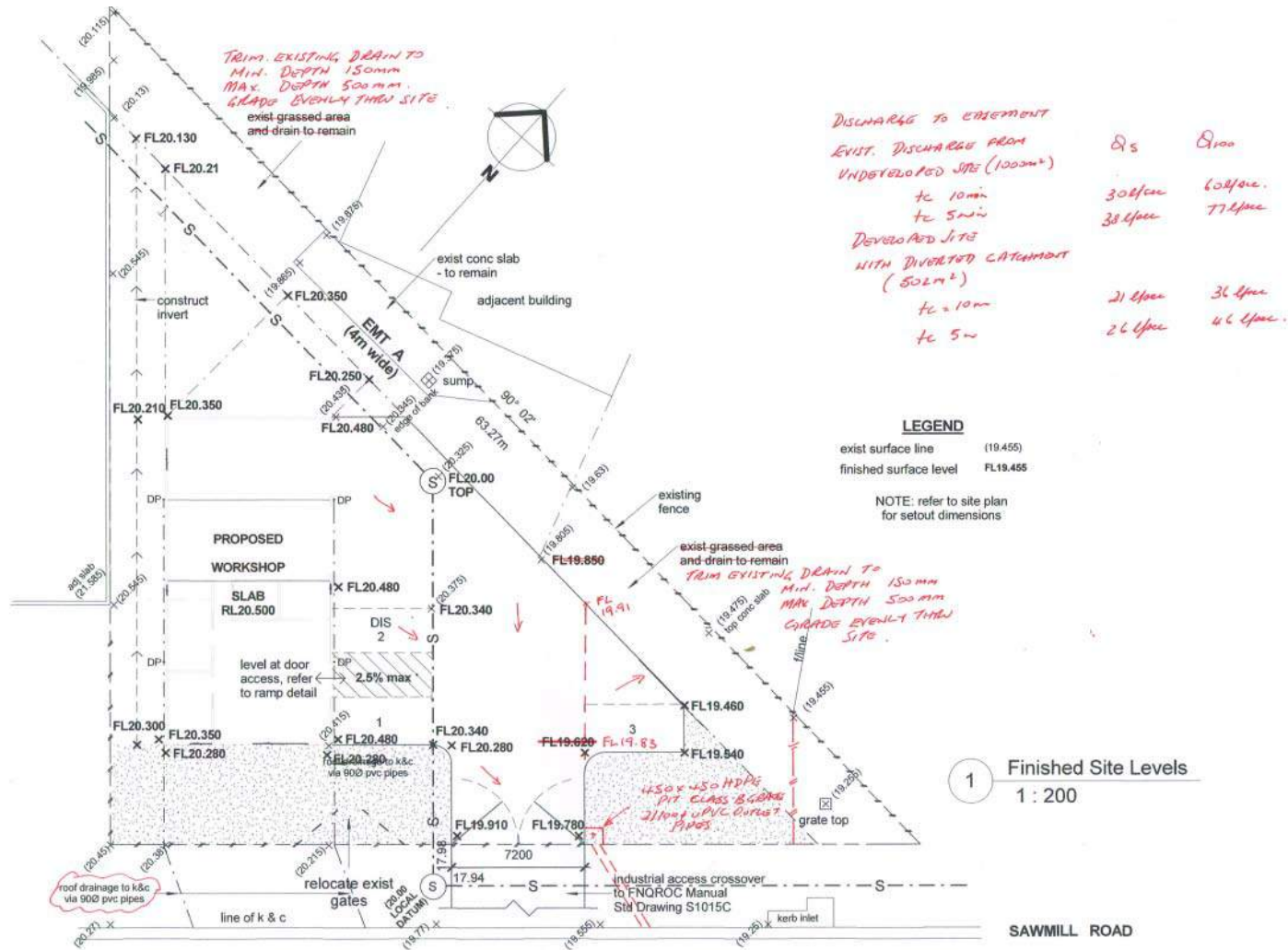
GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic. Under QBSA Act 1991 - No 1040371

11 Noli Close,
 Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
 Email: skyringdesign@cyberworld.net.au

PROJECT
 Proposed Showroom and Wokshop
 3 Sawmill Road,
 L1 RP748131,
 MOSSMAN

CLIENT Top End Paint and Panel	WIND CLASS C2	PLAN NUMBER 708-15	SHEET 4 of 5
SCALES 1 : 200	PLAN TITLE Concrete Pavement	DATE OF ISSUE 09.05.17	REV E



DISCHARGE TO EMBANKMENT
 EXIST. DISCHARGE FROM UNDEVELOPED SITE (1000m+)
 to 10m
 to 5m
 DEVELOPED SITE WITH DIVERTED CATCHMENT (500m²)
 to 10m
 to 5m

Q15	Q100
308/area	604/area
384/area	774/area
214/area	364/area
264/area	464/area

LEGEND

exist surface line (19.455)
 finished surface level (FL19.455)

NOTE: refer to site plan for setout dimensions

1 Finished Site Levels
 1 : 200

GREG SKYRING
 Design and DRAFTING Pty. Ltd.
 Lic Under QBSA Act 1991 - No 1040371
 11 Noli Close,
 Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
 Email: skyringdesign@cyberworld.net.au

PROJECT
 Proposed Showroom and Wokshop
 3 Sawmill Road,
 L1 RP748131,
 MOSSMAN

CLIENT	Top End Paint and Panel	WIND CLASS	C2	PLAN NUMBER	708-15	SHEET	2 of 5
SCALE	1 : 200	PLAN TITLE	Finished Site Levels	DATE OF ISSUE	08.06.17	REV	E