

**YOUR REF:**

**OUR REF:** MCUC 2151/2017 (828424)

27 September 2017

Nathan Verri Pty Ltd  
PO Box 1334  
MOSSMAN QLD 4873

Attention: Nathan Verri

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 25 HIBISCUS COURT ROCKY POINT**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 27 September 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 Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9444.

Yours faithfully

Tracey Crouch  
A/ Manager Sustainable Communities

Att

**APPLICANT DETAILS**

Nathan Verri Pty Ltd  
PO Box 1334  
MOSSMAN QLD 4873

**ADDRESS**

25 Hibiscus Court Rocky Point

**REAL PROPERTY DESCRIPTION**

Lot 29 on RP749732

**PROPOSAL**

Dwelling House

**DECISION**

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

**DECISION DATE**

27 September 2017

**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	L29HIBCSTRP Sheet 1	27 June 2017
Floor Plan	L29HIBCSTRP Sheet 2	27 June 2017
Elevations	L29HIBCSTRP Sheet 3	27 June 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, 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.

**Geotechnical**

4. An appropriately qualified and experience geotechnical engineer shall ensure that the house is designed to ensure that the site risk assessment remains "low" or below in accordance with the relevant standards.

Any amended plans are to be submitted to Council if any recommended works resulting from the geotechnical assessment result in modifications to the layout or appearance of the dwelling.

## **Water Supply Works Internal**

**5. Undertake the following water supply and sewerage works internal to the site:**

- a. The development must be serviced by a single internal water connection made clear of any buildings or structures;**

**All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*.**

## **On-Site Effluent Disposal**

**6. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. The recommendations contained in the Site Classification and Waste Water Management System dated June 2017 prepared by Earth Test are considered to generally satisfy this condition requirement.**

## **Damage to Council Infrastructure**

**7. In the event that any part of Council's existing water or road infrastructure is damaged as a result of construction activities occurring on the site, including, but not limited to, mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost, prior to the Commencement of Use.**

## **Landscaping**

**8. 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**

**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 following proposed building colours noted below comply:**

<b>Exterior Walls –</b>	<b>Dune</b>
<b>Roof –</b>	<b>Woodland Grey</b>

**The above requirements must be made known in writing to all prospective purchasers.**

## **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*).**

## **House**

11. **The lot must not contain more than one (1) House and such House is to be occupied by one (1) Household.**

## **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.dilqp.qld.gov.au](http://www.dilqp.qld.gov.au) . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) .**

## **LAND USE DEFINITIONS\***

**In accordance with the 2006 Douglas Shire Planning Scheme the approved land use of *House* is defined as:**

*Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one 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) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff;*

- *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 twelve (12) months and which then converts to a House for the exclusive use of one Household; and*
- *The short term letting of a house for the purpose of holiday rental accommodation.*

\* 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 c

## **RIGHTS OF APPEAL**

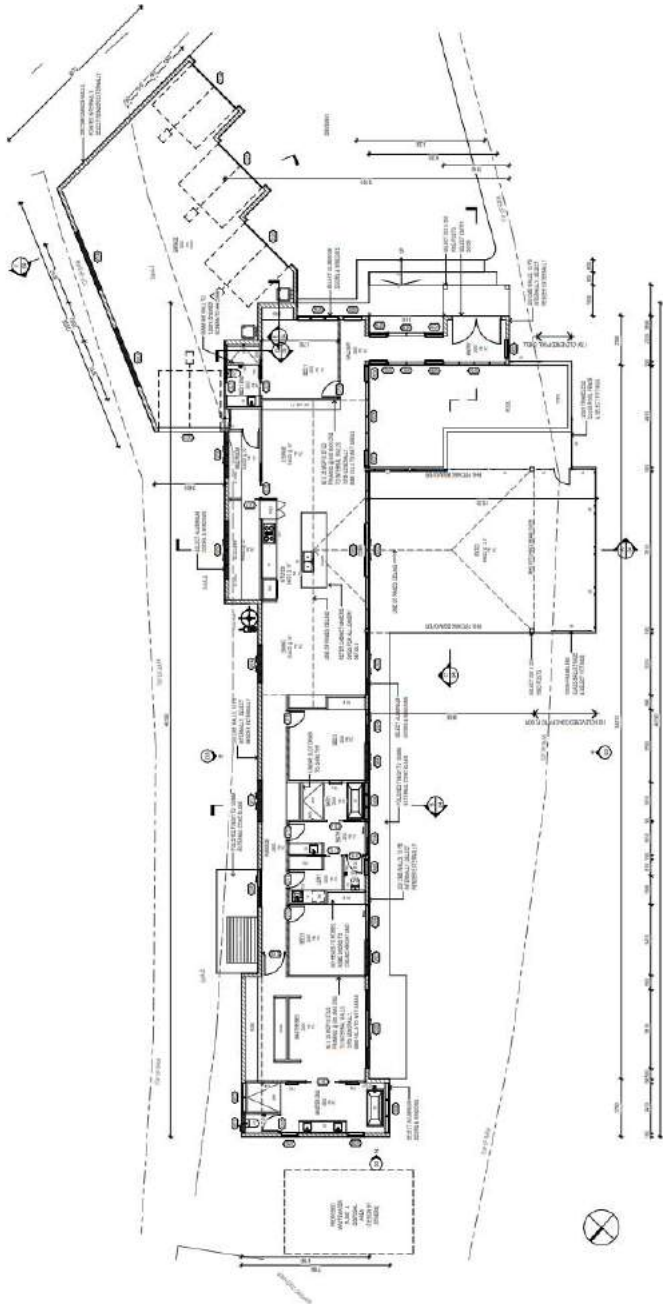
Attached

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## **End of Decision Notice**



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
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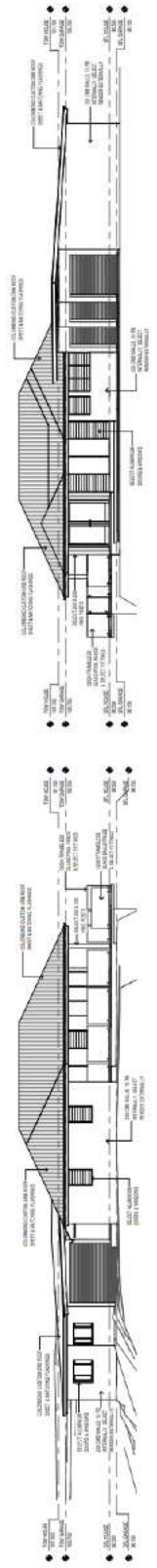


FLOOR PLAN  
1/20

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	500	LB	0.50	250.00
3	WOOD	200	CU YD	150.00	30000.00
4	PAINT	100	GA	1.00	100.00
5	GLASS	50	SQ FT	2.00	100.00
6	CEILING	100	SQ FT	1.00	100.00
7	FLOORING	100	SQ FT	1.00	100.00
8	MECHANICAL	100	HR	1.00	100.00
9	ELECTRICAL	100	HR	1.00	100.00
10	PLUMBING	100	HR	1.00	100.00
11	LABOR	100	HR	1.00	100.00
12	PERMITS	1	SET	500.00	500.00
13	INSURANCE	1	MONTH	100.00	100.00
14	DESIGN	1	MONTH	200.00	200.00
15	CONSTRUCTION	1	MONTH	100.00	100.00
16	MAINTENANCE	1	MONTH	100.00	100.00
17	OPERATION	1	MONTH	100.00	100.00
18	REPAIR	1	MONTH	100.00	100.00
19	REPLACE	1	MONTH	100.00	100.00
20	REMOVE	1	MONTH	100.00	100.00

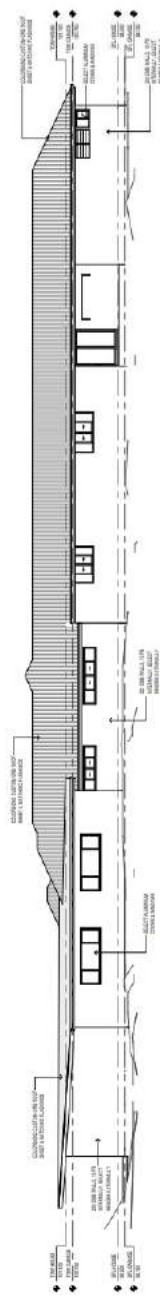
ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
21	CONCRETE	100	CU YD	120.00	12000.00
22	STEEL	500	LB	0.50	250.00
23	WOOD	200	CU YD	150.00	30000.00
24	PAINT	100	GA	1.00	100.00
25	GLASS	50	SQ FT	2.00	100.00
26	CEILING	100	SQ FT	1.00	100.00
27	FLOORING	100	SQ FT	1.00	100.00
28	MECHANICAL	100	HR	1.00	100.00
29	ELECTRICAL	100	HR	1.00	100.00
30	PLUMBING	100	HR	1.00	100.00
31	LABOR	100	HR	1.00	100.00
32	PERMITS	1	SET	500.00	500.00
33	INSURANCE	1	MONTH	100.00	100.00
34	DESIGN	1	MONTH	200.00	200.00
35	CONSTRUCTION	1	MONTH	100.00	100.00
36	MAINTENANCE	1	MONTH	100.00	100.00
37	OPERATION	1	MONTH	100.00	100.00
38	REPAIR	1	MONTH	100.00	100.00
39	REPLACE	1	MONTH	100.00	100.00
40	REMOVE	1	MONTH	100.00	100.00



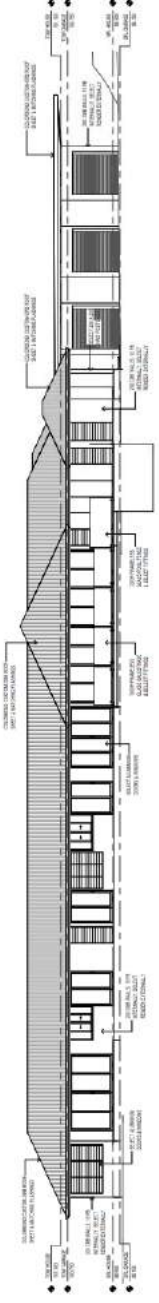


**ELEVATION - NORTH**  
1:100

**ELEVATION - SOUTH**  
1:100



**ELEVATION - EAST**  
1:100



**ELEVATION - WEST**  
1:100

AREA		PERMITS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE
1	10/10/17	1	10/10/17	1	10/10/17
2	10/10/17	2	10/10/17	2	10/10/17
3	10/10/17	3	10/10/17	3	10/10/17
4	10/10/17	4	10/10/17	4	10/10/17