

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
F 07 4098 2902

**YOUR REF:**

**OUR REF:** MCUI 2132/2017 (827574) *SC*

19 September 2017

Noah Creek Development Pty Ltd  
PO Box 115  
EDGE HILL QLD 4870

Attention: Andrew Heweston

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
DEVELOPMENT APPLICATION FOR 2865R & 3017R CAPE TRIBULATION  
ROAD THORNTON BEACH**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 19 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 9456.

Yours faithfully



Tracey Crouch  
A/Manager Sustainable Communities

Att



**APPLICANT DETAILS**

Noah Creek Development Pty Ltd  
PO Box 115  
EDGE HILL QLD 4870

**ADDRESS**

2865R & 3017R Cape Tribulation Road Thornton Beach

**REAL PROPERTY DESCRIPTION**

Lot 62 & 64 on SP146421

**PROPOSAL**

Camping Ground

**DECISION**

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

**DECISION DATE**

19 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 expression means:

Drawing or Document	Reference	Date
Site Plan	Plan prepared by Thirkell Consulting Engineers and Building Design. Dwg No. S.00, Rev A, Project No. 17-023-E.	May 2017
Site Plan	Plan prepared by Thirkell Consulting Engineers and Building Design. Dwg No. S.01, Rev A, Project No. 17-023-E.	May 2017
Advertising Device Concept	Plan prepared by Noah Creek Development Pty Ltd	9 June 2017
Large site, Camp Kitchen shelter Concept- Reception Hut Concept	Plan prepared by Noah Creek Development Pty Ltd	9 June 2017
Ablution Block Layout Concept	Plan prepared by Noah Creek Development Pty Ltd	9 June 2017
Staff Accommodation Floor Plan	Plan prepared by Noah Creek Development Pty Ltd	9 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; 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.

**Storage of General Waste**

3. Waste must be stored in accordance with Council requirements, applicable legislation and relevant local laws;
  - a. This includes the requirement for an imperviously sealed storage area with appropriate drainage, where all waste containers can be placed, with a hose cock and a hose in the vicinity of the storage area.

### **On-site Effluent Disposal**

4. 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 design must be prepared by a QBCC licensed designer.

### **Advertising Signage**

5. The advertising device at the site entrance may be indirectly illuminated. Materials and colour must be approved by the Chief Executive Officer prior to implementation. The device is to be sited within the allotment.
  - a. The location of the additional proposed advertising devices must be confirmed on site with Council officers, and must be sited and designed to the satisfaction of the Chief Executive Officer.

### **Damage to Council Infrastructure**

6. In the event that any part of Council's existing 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/ owners/ builders cost, prior to the Commencement of Use.

### **Limitations of Use**

7. A maximum of 100 persons may occupy the camping ground at any one time.

### **Car Parking Layout**

8. The parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and the 2006 Douglas Shire Planning Scheme

### **Site Management**

9. A manager must be on site at all times while the camping ground is in operation.

### **Lighting**

10. The vertical illumination at a distance of 1.5 metres inside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

**Vegetation Clearing**

11. Existing vegetation on the subject land must be retained in all areas with the exception of exotic fruit trees and noxious and invasive weed species. Any further clearing not in accordance with Council's Vegetation Management Code requires an operational works development permit.

**Building Colours**

12. The exterior finishes and colours of buildings must be non-reflective and must blend with the natural colours of the surrounding environment. Prior to the issue of a development permit for building work the applicant must submit building colours to Council for endorsement. The colours must be to the satisfaction of the Chief Executive Officer.

**Camping Site Identification**

13. Each camping site must be clearly identified on the ground by a permanent marker/ sign containing site type and number.

**Occupant Register**

14. A register containing the camping site number, the name and date of arrival and departure of all occupants of the camping ground is maintained and available for inspection by Council Officers at all times.

**Remote Trail Camping Site Use**

15. The five (5) remote trail camping sites identified on *Site Plan* prepared by Thirkell Consulting Engineers & Building Design, drawing number S.00, must only be utilised after an on-site effluent disposal system has been established and developed for each site. The design must be to the satisfaction of the Chief Executive Officer.

**Maximum Site Occupation**

16. A total of 20 camping sites may be occupied and used at any one time.

**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. 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.

**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**

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

**RIGHTS OF APPEAL**

Attached

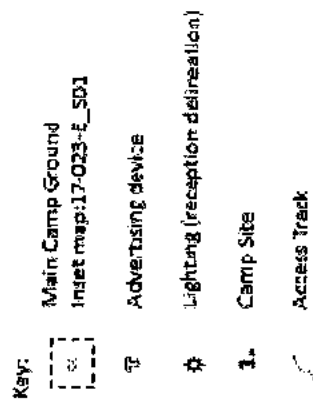
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**End of Decision Notice**

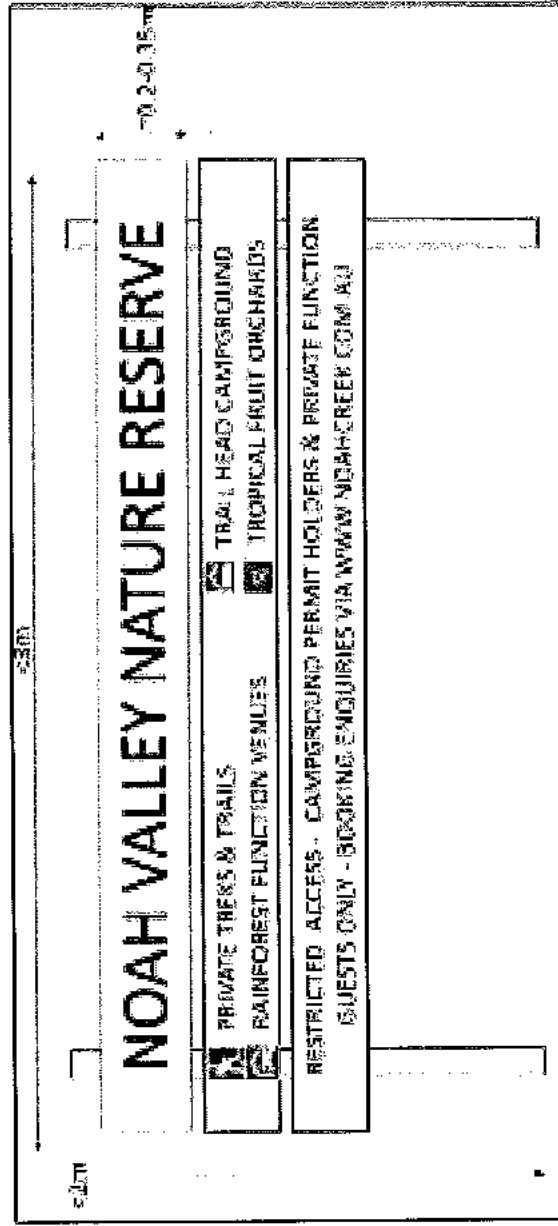


The figure is a topographic map of a site and its surroundings. It includes contour lines indicating elevation, with labels such as 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860,

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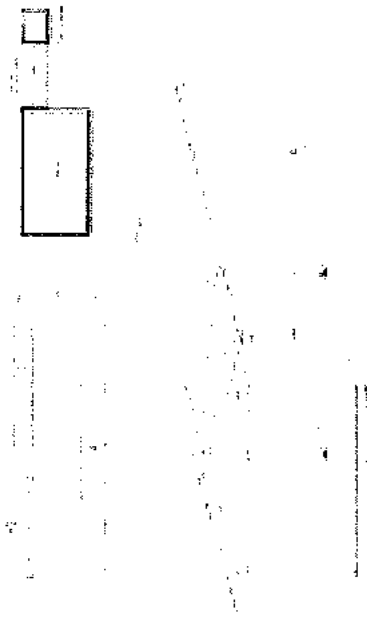
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8/12 (D#827574)



Advertising Device Concept

Prepared by Noah Creek Development Pty Ltd- 9 June 2007

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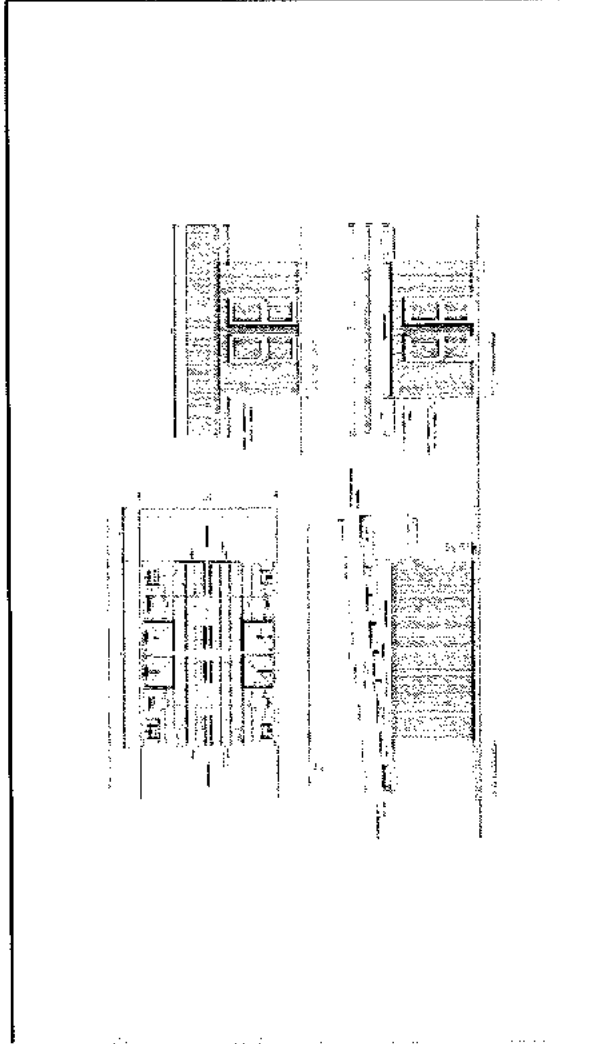
### Camp Kitchen Shelter Concept

Prepared by North Creek Development Pty Ltd- 8 June 2017

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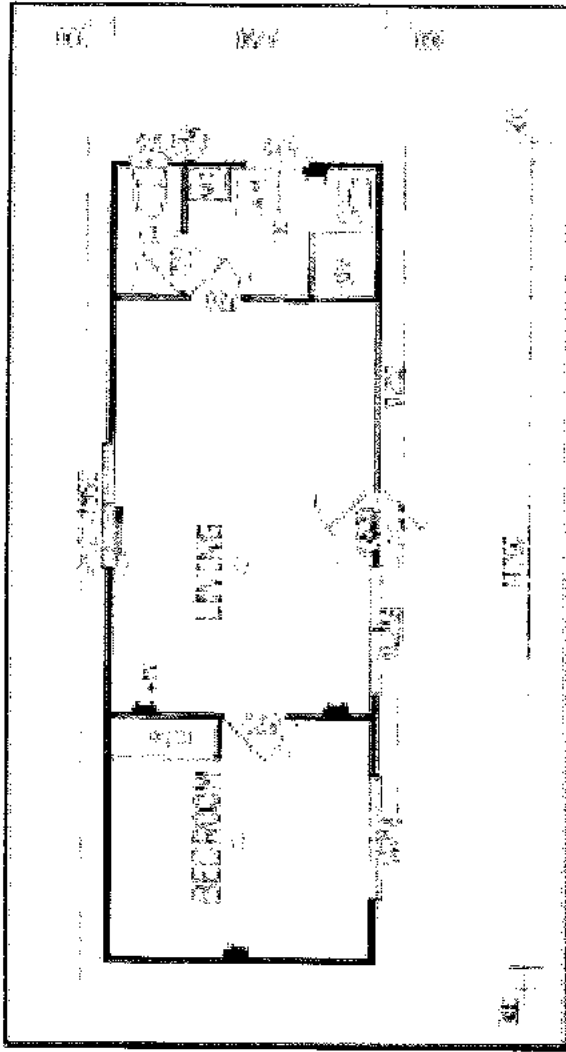


### Reception Hut Concept



**Allison Black Layout Concept**

**Prepared by Kauh Creek Development Pty Ltd- 9 June 2017**



**Single Accommodation Floor Plan**

Prepared by Nash Creek Development Pty Ltd- 9 June 2017