

19 October 2017

Enquiries: Daniel Lamond  
Phone: 4099 9456  
Reference: MCUC2293/2017 (831235)

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

Greg Skyring Design & Drafting Pty Ltd (Tte)  
11 Noli Cl  
MOSSMAN QLD 4873

Dear Sir

**Development application- Material Change of Use- House  
14 Hibiscus Court ROCKY POINT**

**Land described as lot: 26 RP: 749732**

Thank you for your Development Application for material change of use for a house at 14 Hibiscus Court, Rocky Point. The application was lodged with Council on 3 October 2017.

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC2293/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

**Tracey Crouch**  
**A/ Manager Sustainable Communities**

encl.

- Decision Notice
- Approved Plans

**DECISION NOTICE —  
APPROVAL (WITH CONDITIONS)  
(GIVEN UNDER SECTION 63 OF *THE PLANNING ACT 2016*)**

Thank you for your development application detailed below which was properly made on 3 October 2017. Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

**1. Applicant's details**

---

Name: Greg Skyring Design & Drafting Pty Ltd (Tte)

Postal Address: 11 Noli Cl  
MOSSMAN QLD 4873

Email: greg@skyringdesign.com.au

Phone No: 40982061

**2. Location details**

---

Street Address: 14 Hibiscus Court ROCKY POINT

Real Property Description: LOT: 26 RP: 749732

Local Government Area: Douglas Shire Council

**3. Details of proposed development**

---

Material Change of Use- House (code assessment)

**4. Decision**

---

Date of decision: 19 October 2017

Decision details:

Approved in full with conditions. These conditions are set out in Schedule 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**5. Approved plans and specifications**

---

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: All				
Site Plan	Greg Skyring Design and Drafting Pty Ltd	30 May 2006	Rev B 30-05-06	Rev B 30-05-06
Floor Plan	Greg Skyring Design and Drafting Pty Ltd	10 June 2005	AND 02	1
West View, North View	Greg Skyring Design and Drafting Pty Ltd	10 June 2005	AND 03	1
South View, East View	Greg Skyring Design and Drafting Pty Ltd	10 June 2005	AND 04	1

## 6. Conditions

---

This approval is subject to the conditions in Schedule 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

## 7. Further development permits

---

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Building Work
- Plumbing and Drainage Work

## 8. Currency period for the approval

---

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*. This period is a six (6) year period after the approval starts to have effect.

## 9. Rights of appeal

---

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are included in Schedule 2.

## **SCHEDULE 1 – CONDITIONS AND ADVICE**

### **PART 1A—CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER**

- 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;**
  - 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.**

#### **Damage to Council Infrastructure**

- 3. In the event that any part of Council’s existing sewer / 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/owners/builders cost, prior to the Commencement of Use.**

#### **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.**

#### **Landscaping**

- 5. Any land peripheral to the driveway which is disturbed as a consequence of creating the driveway must be revegetated or replanted with similar native species.**

#### **Vegetation Clearing**

- 6. Existing vegetation on the subject land must be retained in all areas except those affected by the construction of roadworks / access driveways, the installation of services as detailed on the approved plans as stated in Condition 1. Any further clearing requires an Operational Works Approval.**

#### **Building Colours**

- 7. The exterior finishes and colours of Buildings must be non-reflective and must blend with the natural colours of the surrounding environment. Roofs and structures must be of**

moderately dark to darker shades of green, grey, blue and brown.

The following proposed building colours are approved for use:

Exterior Walls – Clay brick veneer

Roof- Green

#### Finished Retaining Wall Colour

8. The retaining wall must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment.

#### Structural Certification

9. All retaining walls or structures higher than one (1) metre must be structurally certified prior to the issue of a Development Permit for Building Work.

#### Geotechnical Review

10. The applicant will comply with the recommendations contained in the Geotechnical Report titled G5478/R11942 dated 5<sup>th</sup> October 2005 prepared by Construction Soil test Pty Ltd. The Geotechnical Review titled G5478/R12147 dated 30 May 2006 must also be complied with.

#### PART 1B—ADVICE NOTES

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect.
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 *Planning Act 2016* log on to [www.dilgp.qld.gov.au](http://www.dilgp.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) .

## SCHEDULE 2 – PLANNING ACT EXTRACT ON APPEAL RIGHTS

### CHAPTER 6, PART 1 APPEAL RIGHTS

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the appellant); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
  - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note — See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

#### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.

- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
  - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

## **SCHEDULE 1 APPEALS**

### **1 Appeal rights and parties to appeals**

- (1) Table 1 states the matters that may be appealed to—
  - (a) the P&E court; or
  - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
  - (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (b) a provision of a development approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (c) if a development permit was applied for—the decision to give a preliminary approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (d) a development condition if—
    - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
    - (ii) the building is, or is proposed to be, not more than 3 storeys; and
    - (iii) the proposed development is for not more than 60 sole-occupancy units; or
  - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - (g) a matter under this Act, to the extent the matter relates to—

- (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - (ii) the Plumbing and Drainage Act, part 4 or 5; or
  - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
  - (i) a decision to give an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (k) a matter that, under another Act, may be appealed to the tribunal; or
  - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
    - (i) a development approval for which the development application required impact assessment; and
    - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
  - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
  - (b) column 2 states the respondent in the appeal; and
  - (c) column 3 states the co-respondent (if any) in the appeal; and
  - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

**Extract of Schedule 1 of the Planning Act 2016**

<b>Table 1</b>			
<b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
1. Development applications An appeal may be made against— <ul style="list-style-type: none"> <li>(a) the refusal of all or part of the development application; or</li> <li>(b) the deemed refusal of the development application; or</li> <li>(c) a provision of the development approval; or</li> <li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li> </ul>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application



**Table 2  
Appeals to the P&E Court only**

2. Eligible submitter appeals  
 An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to—  
 (a) any part of the development application for the development approval that required impact assessment; or  
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application  2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager  2 For a change application—the responsible entity	1 The applicant  2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals  
 An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—  
 (a) any part of the development application or the change application, for the development approval, that required impact assessment; or  
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application  2 For a change application—an eligible submitter for the change application  3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager  2 For a change application—the responsible entity	1 The applicant  2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

**Note:**

Attached is a Rights of Appeal Waiver form (Schedule 3). Please complete and return this form if you are satisfied with the approval and agree to the conditions contained therein and you wish to waive the 20 day appeal period available under the *Planning Act 2016*

### SCHEDULE 3 – RIGHT OF APPEAL WAIVER

Mail To: Douglas Shire Council  
Email Address: enquiries@douglas.qld.gov.au  
Attention: Development Assessment

**RE:**

**Council reference:** 43.2017.2293.1

**Property Address:** 14 Hibiscus Court ROCKY POINT; land described as LOT: 26 RP: 749732

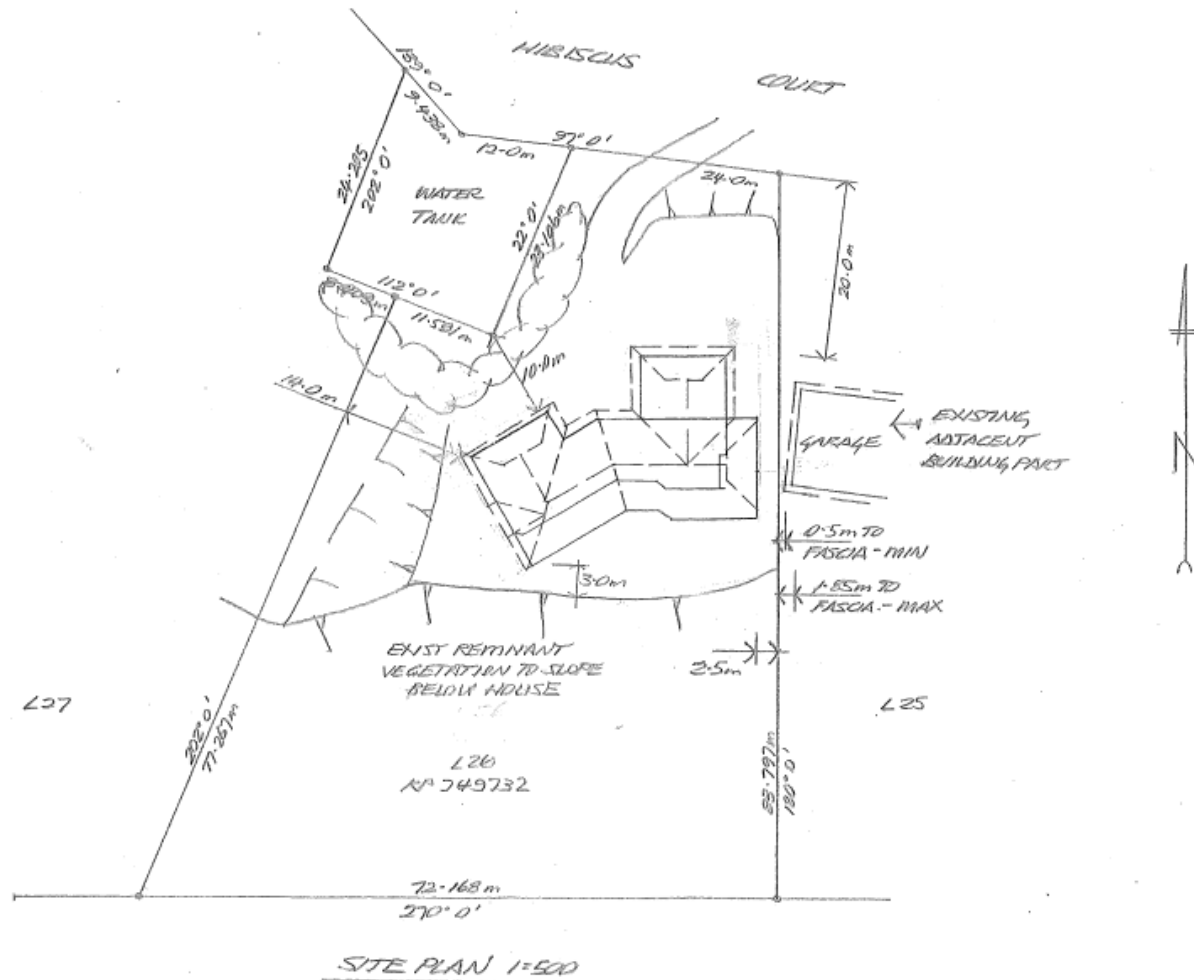
This advice is to confirm that I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive My/Our appeal rights available under the *Planning Act 2016*.

Applicants Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date : \_\_\_\_\_

APPROVED PLANS (ATTACHING TO THE DECISION NOTICE)

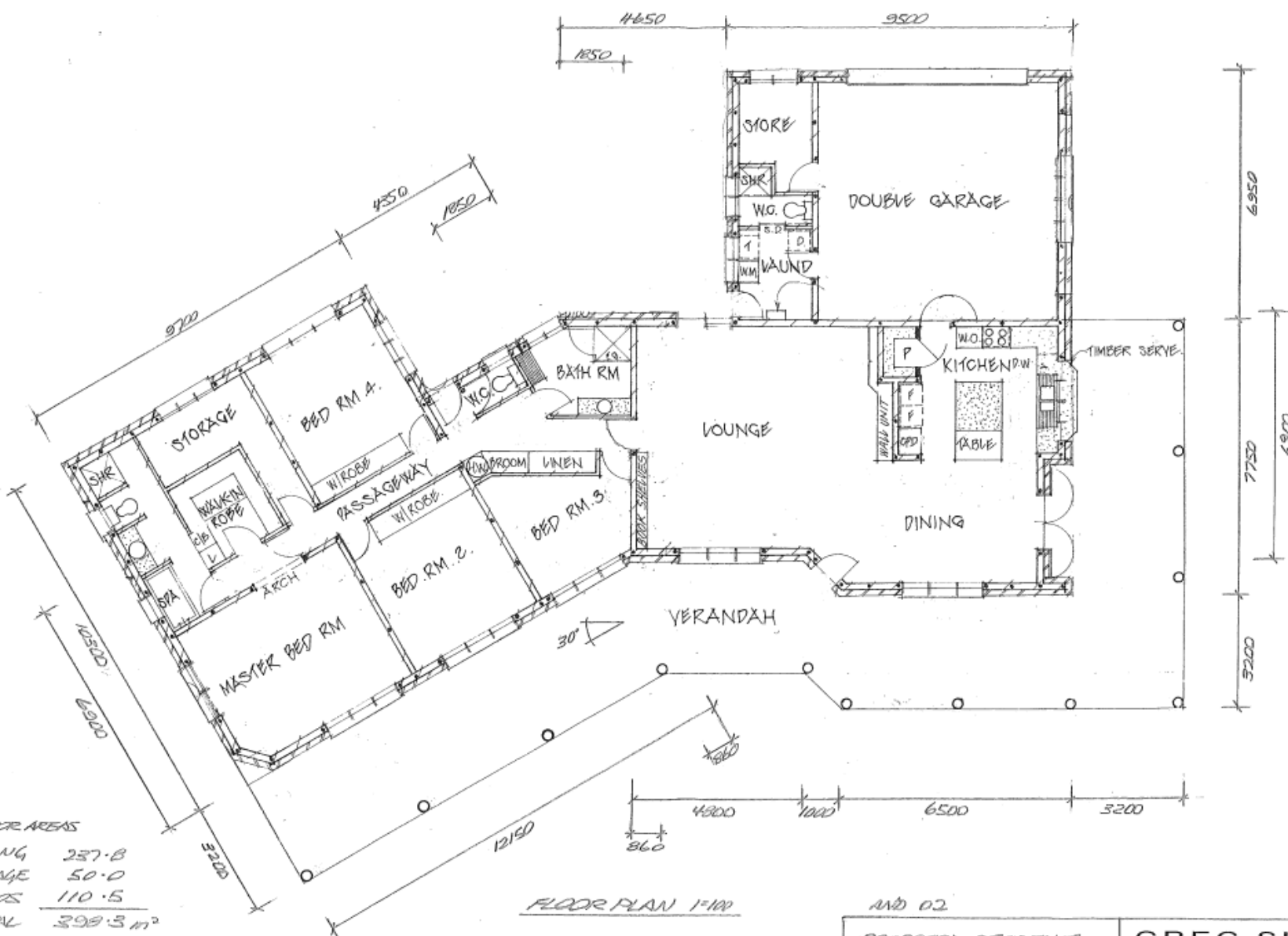


SITE PLAN 1:500

REV B 30-05-06  
 REV A 07-03-06  
 10-06-05

AND 01  
 PROPOSED RESIDENCE  
 RR C & G ANDREASSEN  
 14 HIBISCUS COURT  
 ROCKY POINT

**GREG SKYRING**  
 Design and DRAFTING Pty. Ltd.  
 Lic. Under QBSA Act 1991 - No 85284  
 11 Noli Close Phone/Fax: (07) 40982061  
 MOSSMAN Q. 4873 Mobile: 0419 212652  
 Email: skyringdesign@skyringworld.net.au



FLOOR AREAS

LIVING	257.8
GARAGE	50.0
PATIOS	110.5
<b>TOTAL</b>	<b>398.3 m<sup>2</sup></b>

GFA = 296.1 m<sup>2</sup>

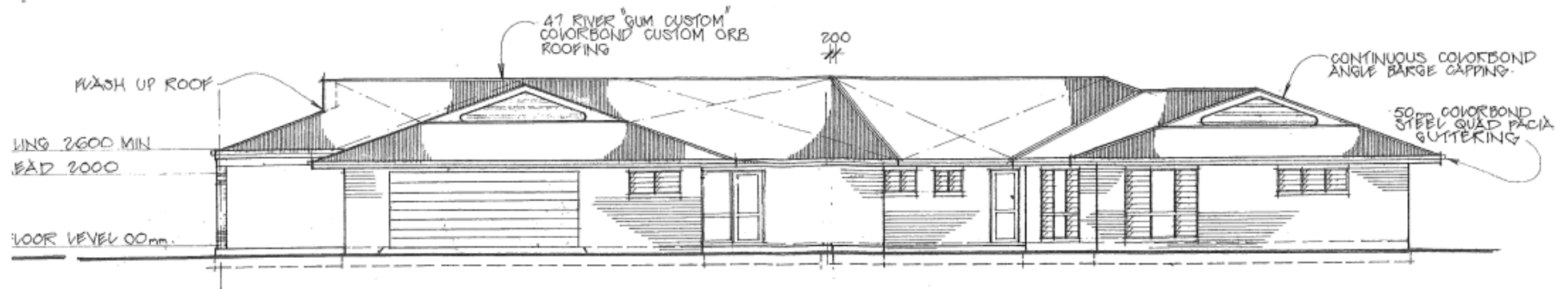
FLOOR PLAN 1:100

AND 02  
 PROPOSED RESIDENCE  
 FOR C & G ANDREASSEN  
 14 HIBISCUS COURT  
 ROCKY POINT

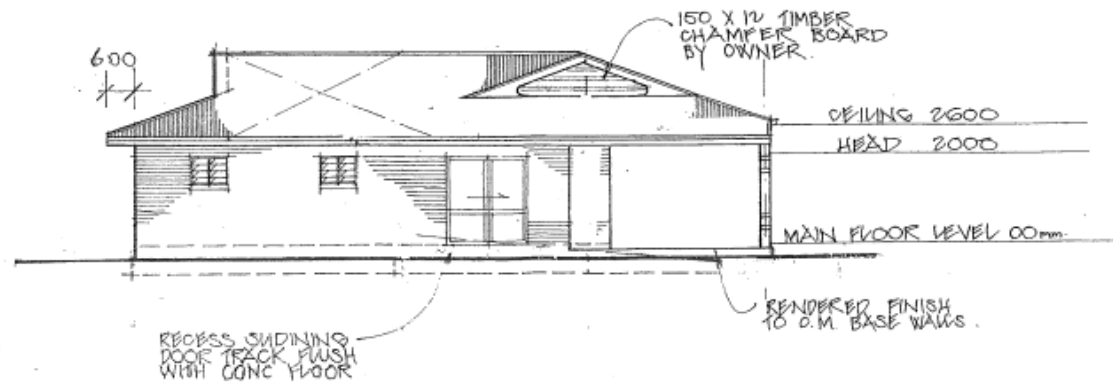
10-06-05

**GREG SKYRING**  
*Design and DRAFTING* Pty. Ltd.  
 Lic. Under QBSA Act 1991 - No 65264

11 Noli Close Phone/Fax: (07) 40982061  
 MOSSMAN Q. 4873 Mobile: 0419 212652  
 Email: gskyring@skykingdesign.com.au



NORTH VIEW



WEST VIEW

AND Q3

10-06-05

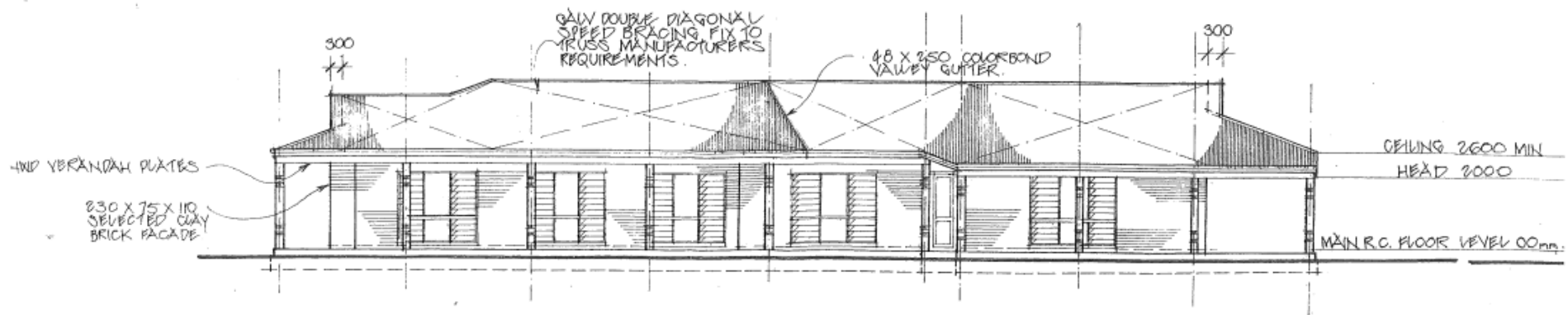
PROPOSED RESIDENCE  
FOR C & G ANDREASSEN  
14 KIBISCHUS COURT  
ROCKY POINT

**GREG SKYRING**  
Design and DRAFTING Pty. Ltd

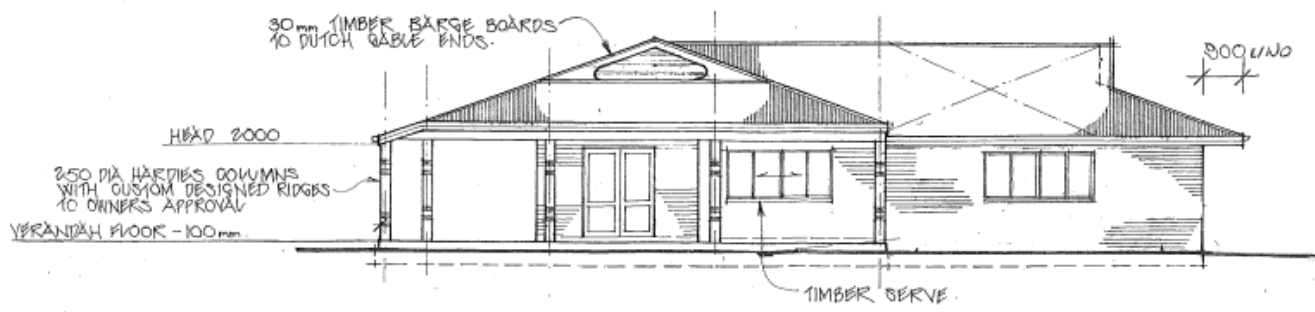
Lic. Under QBSA Act 1991 - No 65264

11 Noli Close  
MOSSMAN Q. 4873

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



SOUTH VIEW



EAST VIEW SCALE 1:100.

AND 04	10-26-05
PROPOSED RESIDENCE FOR C & J ANDREASSEN 14 Hibiscus Court ROCKY POINT	<b>GREG SKYRING</b> Design and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No 65264</small> 11 Noll Close Phone/Fax: (07) 40982081 MOSSMAN Q. 4873 Mobile: 0419 212652