

28 September 2017

Enquiries: D Lamond
Phone: 07 4099 9456
Reference: MCUC 2244/2017 (828601)

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

R G Singh
28 Winkworth Street
BUNGALOW QLD 4870

Dear Sir

NOTICE OF DECISION

**DEVELOPMENT APPLICATION FOR A SHED AND COVERED DECK AT 19 MAHOGANY ROAD,
DIWAN ON LAND DESCRIBED AS LOT 36 RP738675**

Thank you for your Development Application for a Shed and Covered Deck at 19 Mahogany Road Diwan on land described as Lot 36 RP738675 lodged with Council on 4 September 2017.

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

Please quote Council's application number MCUC 2244/2017 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
- Appeal Rights

**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 4 September 2017. Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

1. Applicant's details

Name: R G Singh
Postal Address: 28 Winkworth Street
BUNGALOW QLD 4870
Email: raoul_singhweb.de
Phone No:
Mobile No: 0435870034

2. Location details

Street Address: 19 Mahogany Road, Diwan
Real Property Description: Lot 36 RP738675
Local Government Area: Douglas Shire Council

3. Details of proposed development

Shed and Covered Deck

4. Decision

Date of decision: 28 September 2017

Decision details: Approved in full

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
Lot 36 Mahogany Road, Diwan MCU For two Class 10A Shed Structures (Code	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a

Assessable) Raoul Sing 0435870034				
Figure 3: Proposed Floor Plan of Deck Structure	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a
Figure 4 Proposed Floor Plan and Structural Details in 3D	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a
Property Map (incl. existing clearings, driveway, parking and structure locations	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a
Appendix 3 Deck 3D Elevations Shed 3D Elevations	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a
Appendix 4 Deck Elevations	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a
Shed Elevations	Raoul Singh	Received 5/09/2017	MCUC 2244/2017	n/a

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

- All Building Work

8. Properly made submissions

Not applicable — No part of the application required public notification.

9. 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*. (6 years)

10. Assessment Benchmarks applying for the development

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Planning Area Code: <ul style="list-style-type: none">Conservation Planning Area Code	Douglas Shire Council Planning Scheme 2006 (as amended)
Overlay Code <ul style="list-style-type: none">Natural Hazards Code	Douglas Shire Council Planning Scheme 2006 (as amended)
Use Code <ul style="list-style-type: none">House Code	Douglas Shire Council Planning Scheme 2006 (as amended)

11. Reasons for Decision

The reasons for this decision are:

- The land is part of the Rainforest Residential Precinct in the Conservation Zone. Domestic development is an anticipated land use within the Rainforest Residential Precinct.
- The proposed Class 10A structures are to be sited in existing clearings within the property.
- The proposed development complies with the Benchmarks contained within the Douglas Shire Planning Scheme 2006 (as amended), and where not complying with the Benchmarks complies with the relevant Performance Outcomes.

12. Approval despite not complying with Benchmarks

Compliance with Benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Conservation Planning Area Code <u>Acceptable Solution 3.1</u> Buildings are setback not less than 10 metres from the side and rear boundaries	The shed setback is 6.0 metres to the eastern property boundary in a clearing. The shed will be adequately screened from Mahogany Road and the neighbouring property as mature vegetation exists around the clearing and further plantings are proposed to enhance the screening of the structure.

13. 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, 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.

Setbacks

3. The boundary setbacks are to be as follows:

Deck

North Road (Frontage)	35m
South	170m
East	31m
West	12m

Shed

North Road (Frontage)	20m
South	185m
East	6m
West	40m

Lawful Point of Discharge

4. 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 to the requirements and satisfaction of the Chief Executive Officer.

Vegetation Clearing

5. Existing vegetation on the land must be retained in all areas except those affected by the construction of the Caretaker's Residence, car parking area and access driveways. Any further clearing requires a Permit for Operational Works unless it is self-assessable development under the Douglas Shire Planning Scheme.

Building Colours

6. 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.

PART 1B—ADVICE NOTES

1. 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.
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.

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

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
1. Development applications An appeal may be made against— <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. 			
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: MCUC 2244/2017

Property Address: Mahogany Road DIWAN; land described as LOT: 36 RP: 738675

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 AND DOCUMENTS (ATTACHING TO THE DECISION NOTICE)

Lot 36 Mahogany Road, Diwan

**Application for Development Permit-
MCU**

For two Class-10A Shed Structures

(Code assessable).

Raoul Singh 0435870034

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Road. Mahogany Road is a cul-de-sac (Figure 1). The 11090m² lot is oriented north south in a true rectangular shape and has an average slope of 5% towards the north. The lot is flat at the south side. The lot has an 50.5m frontage to Mahogany Road and a 219.65m side boundary to the west and 210m side boundary to the east (See Figure 2). The lot was surveyed in 1982 and was part of the a Subdivision which cancelled part of portion 188 on Bk. 15763. The land was cleared prior to its sub-division in the 1970's. The lot is bordered to the east by a block of 10080 m² and to the west by a block of 14070m². Mahogany Road is predominantly lined with cleared or rainforest residential properties with occupied Houses.



Figure 1: Site Location on Mahogany Road, Diwan



Figure 2: Current state of site



Figure 2: Current state of site

2.0 Proposal

The proposal is for a material change of use for the property to develop a Covered Deck on footings and a Shed on concrete slab as outbuildings to a house developed in the future.

Both buildings are Class 10A Shed Structures. The Shed will be built at a later date. The proposed Deck is open planned facing south east to capture cool breeze with a floor area of 24m².

Figure 3: Proposed Deck Floor Plan

The proposed Deck is modest and of suitable colors to compliment the surrounding rainforest setting. The Deck is proposed to be built upon Concrete footings. The roof type is a Skillion to maximize natural daylight and air circulation and minimize energy use. See Appendix 3 (3D elevation). See Proposed Floor Plan in Figure 3 below for more detail.

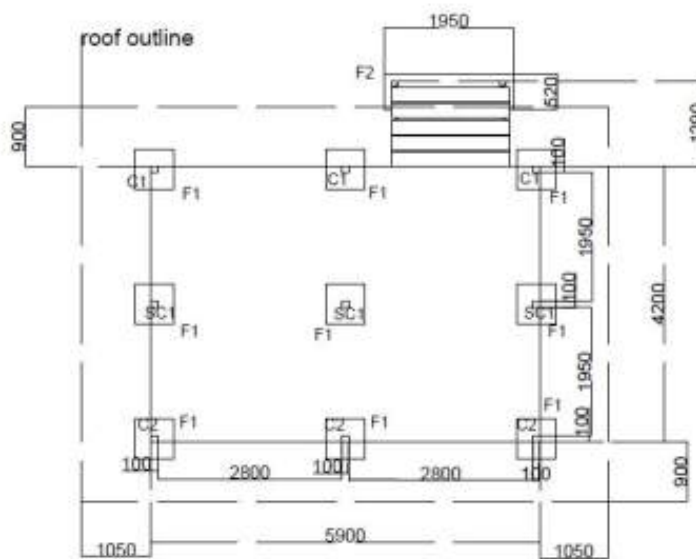


Figure 3 : Proposed Floor Plan of Deck Structure

The proposed Shed is also modest and of suitable colors to compliment the surrounding rainforest setting. The Shed is proposed to be built upon a Concrete slab. The shed will most likely be bought of the plan with a Gable-Roof. See Appendix 4 (3D elevation). See Proposed Structural Plan in Figure 4 below for more detail.

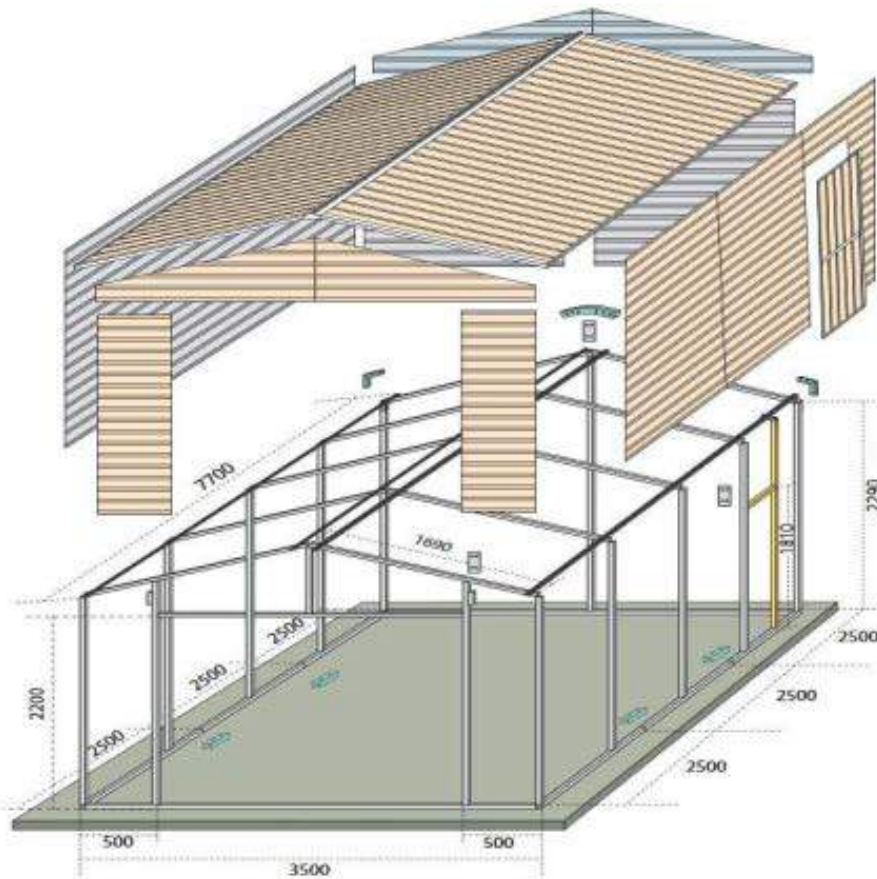


Figure 4: Proposed Floor Plan and Structural Details in 3D

2.4 Site Stability

The Deck is proposed to be developed on Concrete footings to minimize earthworks and effects on the environment. The on-site soil test found that the site is suitable for the development of a Deck on concrete footings. The site soil is very stable and contains no acid sulphate soils. See Appendix 5.

2.5 Electricity

The Deck will have some electricity supplied by an on-site alternative energy system consisting of solar panels to reduce noise created by generators. In turn, appliances and lighting proposed for the dwelling are energy efficient.

2.6 Access

The access driveway is in place with parking for two vehicles, screened by vegetation and connects to Mahogany Road.

2.7 Telecommunications

There is Telstra mobile phone coverage on site.

2.8 Landscaping

Below is a landscaping species list of plants for the proposal. All species are native and endemic to the region and fit in to the surrounding ecosystem. These species may only be planted in the event that planting is required by the owner for visual amenity in small areas around the Building site. The landscaping general code is not relevant to this scale and type of development as the site is not disturbed by the proposal. Council is requested not to include a condition requiring a landscape plan as the proposal is very low impact and the Sheds are sited in an area on the block which minimizes environmental impact as no clearing will be necessary and avoids any existing vegetation on the site.

Shrubs: Gardenia Scabrella, Phaleria Clerodendron, Pittosporum Rubyginosum, Randia Fitzalanii, Tapenochelios Ananassae, Dianella Caerulea, Hornstedia Scottonia, Randia Hirta.

Palms: Licuala Ramsayi, Archontophoenix, Normanbya Normanbyi, Linospadix Monostachya, Linospadix Microcarya.

Trees: Medinilla Balls-Headley, Cananga Odorata, Archydendron Lucyi, Ormosia Ormondii.

Tree Ferns: Cyathea Cooperi, Cyathea Rebeceae.

No clearing is proposed for this development.

Landscaping will occur around the proposed Class 10A Shed Structures and the border of the driveway. The Second Shed structure which will be built at a later time will be sited in an existing cleared pocket so no existing vegetation needs to be cleared. To eliminate the need for any clearing the set back to the neighboring property to the east will be less than 10m (est. 6m) but is screened of by mature vegetation and should not be visible from the neighboring property. Plantings of mentioned native species might be included for enhanced screening. It is recommended that approval is granted subject to relevant and reasonable condition.

Over time a landscaping plan will be developed and added to a future house development.

As the landscaping of this area will take time and should not be rushed so an ideal plan can be developed in the future. See Appendix 5 for existing driveway ,parking and clearing for shed.

3.0 Planning Assessment

3.1 Local Planning Assessment- Douglas Shire Planning Scheme

The application is made over land included in the Conservation Planning Area. The proposed use House is Code Assessable in this Planning Area. The following Codes are applicable to the proposal. This Section contains a brief discussion on the main planning elements. A list of local codes and overlay codes applicable to the proposal is provided in Table 2.

Table 2: Applicable codes to proposal

Planning Scheme Code	Compliance	Location
Settlement Areas North of the Daintree River Locality Code	Relevant as this code primarily relates to new development. Proposal complies	Locality Codes-Appendix 6
Conservation Planning Area Code	Proposal Complies	Planning Area Codes-Appendix 7
House Code	Proposal Complies	Land use Codes-Appendix 8
Filling and Excavation Code	Proposal Complies	General Codes- Appendix 9
Landscaping Code	Proposal Complies	General Codes-Appendix 9
Vehicle Parking and access Code	Proposal Complies	General Codes- Appendix 9
Acid Sulfate Soil Overlay Code	Proposal Complies	Overlay Codes- Appendix 10
Natural Hazards Code	Proposal Complies	Overlay Codes- Appendix 10

3.2 Planning Scheme Codes Assessment

The proposed use for a House is assessable development against the Douglas

Shire Planning Scheme Codes. The performance criteria and acceptable solutions/measure are considered and met by the proposal. Care has been taken to ensure that the proposal is consistent with the planning scheme and SPA in terms of:

Assessable development must demonstrate that the performance criteria can be achieved.

The acceptable measures that are nominated in the codes are just one means by which it may be demonstrated that the desired outcomes and performance criteria may be achieved.

See codes in Appendices below for detail.

3.2.1 Consistency with Settlement Areas North of the Daintree River Locality Code

The purpose of this code is to facilitate in achieving the following for the locality:

- protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values;
- ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network;
- provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents;
- ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site's constraints and opportunities;
- ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value; and
- ensure the natural forested landscape character of the locality is protected and enhanced.

The proposal is consistent with the above intents of the locality code, in particular, the proposed house is:

- low key and sustainable
- Adequately serviced to an appropriate level for the economic opportunity of local residents
- Designed to achieve environmentally sustainable outcomes by taking into account the specific areas values including the values of the management area and precinct.
- Designed and will operate on a triple bottom line sustainability approach to minimise adverse impacts on the social, economic and environmental values of the area due to its low key and low emissions design.

3.3 State Planning Assessment

3.3.1 Regional Plan

The site is located within the area covered by the *Far North Queensland Regional Plan 2009-2013*. The Queensland Government

has developed an active regional planning program to address the land use planning issues at a regional level and prepare regional communities for the challenge of rapid population growth. The FNQ Regional Plan includes a vision, which puts strong emphasis on the protection of the FNQ lifestyle and environment in which the stunning landscape features are valued and protected. The vision also includes points on a strong sense of community where residents are able to enjoy the relaxed tropical lifestyle in a range or settings from urban to rural settlement. The proposal is consistent with the character and scale of the surrounding area. The proposed development is of a highly sustainable nature as it is low impact residential use with its own stand alone facilities including, water, power and effluent disposal systems as discussed above. This is consistent with the vision of the regional plan as the low impact and high emphasis on sustainability is paramount to the design of the proposed development. The emphasis on the community being able to enjoy the relaxed tropical lifestyle of FNQ is also an important part of the regional plan as this low key house is that dream becoming a reality in the rural setting.

3.3.2 State Vegetation Triggers

The site is mapped as being a area Category X (white) - areas which are non-remnant, not regulated regrowth and not subject to compliance notices, offsets or voluntary declaration (See Figure 5 below). No Clearing is proposed.

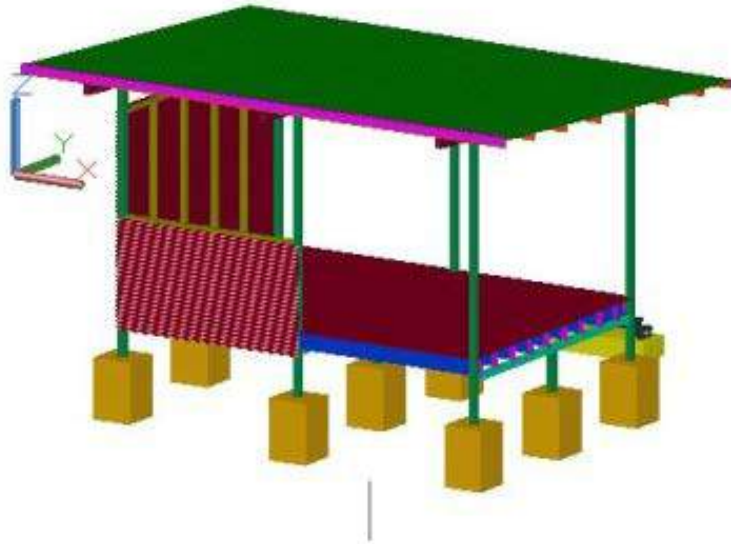


Figure 5. : Lot 36 in white from Queensland Government Globe 2017 Vegetation Management Information

1. Property map (incl. existing clearings, driveway, parking and structure locations)



Appendix 3,
Deck 3D Elevation



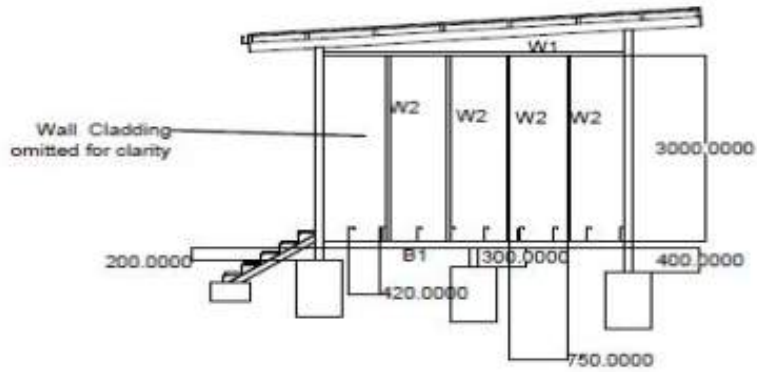
Shed 3D Elevation



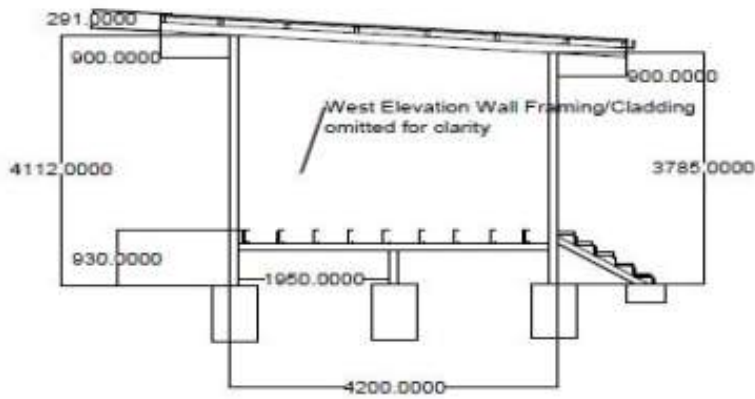
Appendix 4.

Deck Elevations

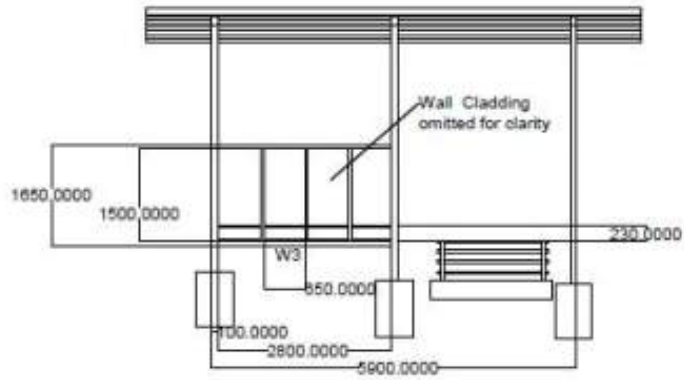
West Elevation



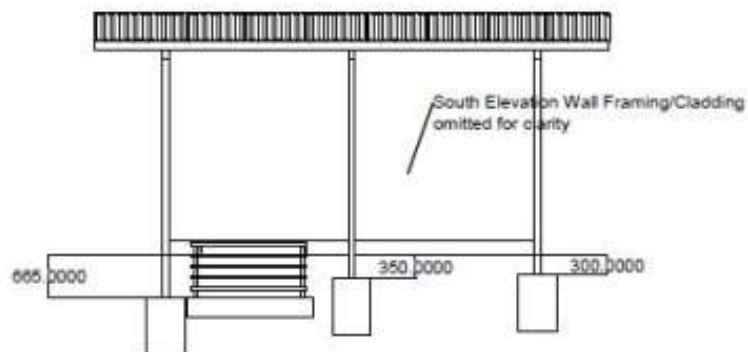
East Elevation



South Elevation



North Elevation



Shed Elevations

South Elevation



East Elevation

