

7 May 2019

Enquiries: Neil Beck  
Our Ref: BW3078/2019 (901287)  
Your Ref:

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

R Hart  
C/- GMA Certification  
PO Box 831  
PORT DOUGLAS QLD 4877

Dear Sir

**Development Application for Building Work Assessable Against the Planning Scheme – Roofed Patio - 1/9 Andrews Close Port Douglas on Land Described as Lot 1 on BUP101309**

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

Please quote Council's application number: BW3078/2019 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

**PAUL HOYE**  
**Manager Environment and Planning**  
encl.

- Decision Notice
- Approved Plans

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

Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

**1. Applicant's details**

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Name: R Hart  
Postal Address: C/- GMA Certification  
PO Box 831  
PORT DOUGLAS QLD 4877

**2. Location details**

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Street Address: 1/9 Andrews Close Port Douglas  
Real Property Description: LOT: 1 TYP: BUP PLN: 101309  
Local Government Area: Douglas Shire Council

**3. Details of proposed development**

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Building Work Assessable Against the Planning Scheme (non compliance with Assessment Benchmark – front setback)

**4. Decision**

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Date of decision: 7 May 2019

Decision details: Development Permit

**5. Approved plans and specifications**

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

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development:</b> Building Work Assessable Against the Planning Scheme				
Site Plan	Applicant	Submitted with application and as attached as Approved	301-94	N/A

		Plan		
Elevation	Applicant	Submitted with application and as attached as Approved Plan	N/A	N/A

## **6. Conditions**

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This approval is subject to the conditions in Schedule 1.

## **7. Further development permits**

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

- All Building Work

## **8. Properly made submissions**

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

## **9. Currency period for the approval**

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

## **10. Rights of appeal**

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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 requirements of Council's Planning Scheme and the FNQROC Development Manual.

### Damage to Council Infrastructure

2. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the applicant/ owners cost, prior to the Commencement of Use.

### PART 1B – ADVICE NOTES

1. 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 potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
3. For information relating to the *Planning Act 2016* log on to [www.dsdmip.qld.gov.au](http://www.dsdmip.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) .

### PART 1C—REASONS FOR DECISION

1. The proposal is consistent with the performance outcomes from within the 2018 Douglas Shire Planning Scheme version 1.0.

## 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

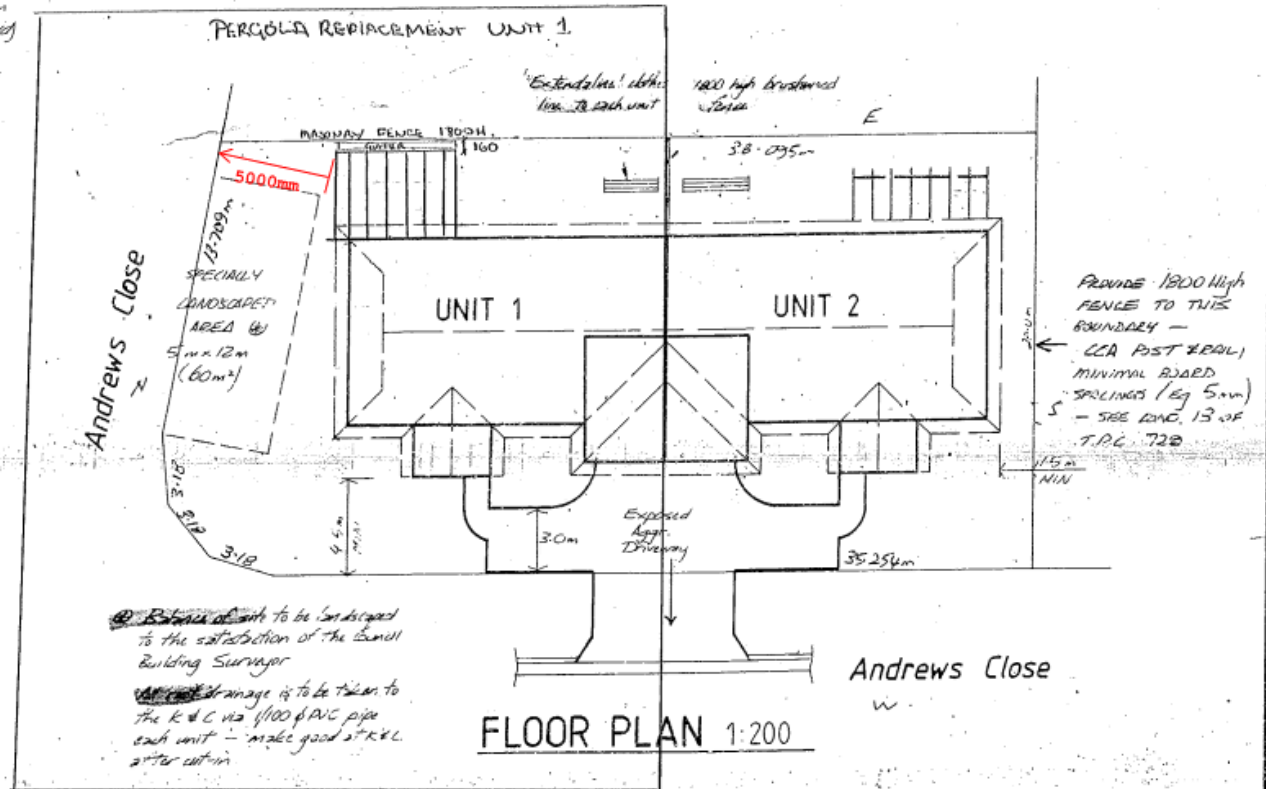
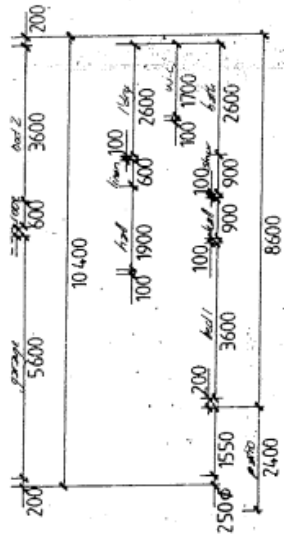
**Note:**

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*



**APPROVED PLAN**

All windows to be white powder coated aluminium framed filled with grey glass (obscure where rpts) & flymesh screens  
 windows to be 1000mm high made of clear glass as rpts with internal flymesh screens



② Balance of site to be landscaped to the satisfaction of the Council Building Surveyor  
 Drainage is to be taken to the K & C via 100mm PVC pipe each unit - make good at K&C after return

Provide 1800 High FENCE TO THIS BOUNDARY - CCA POST & RAIL MINIMAL BOARD SPACINGS (eg 5mm) - SEE Dwg. 13 OF T.P.C. 72B

- 200 series CM cut walls, render finish to masonry & corners - bullnose to all corners & reveals.
- 160 series CM masonry & render finished.
- 250 # PVC exposed reinforced concrete filled patio columns.
- \* lift-off hinges to r/c.

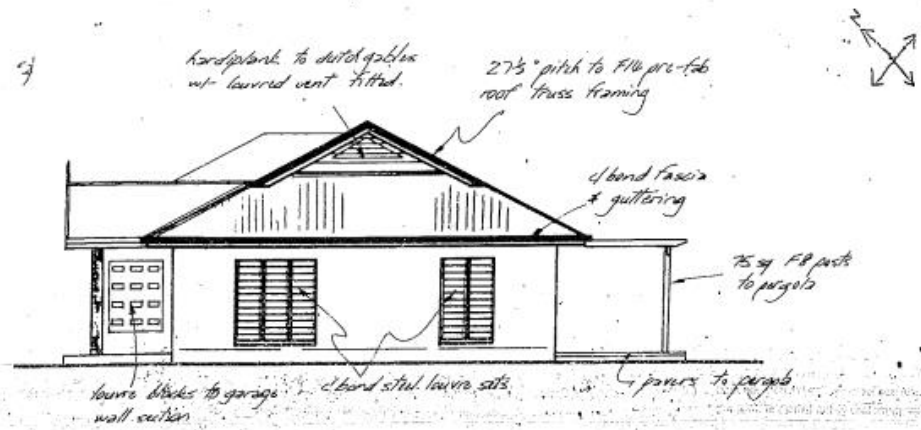
* PROPOSED RENOVATION TO UNIT 1 LOT 18 ANDREWS CLOSE	
PLAN NUMBER <b>301-94 1 OF 2</b>	<b>PROPOSED DUPLEX on Lot 18 RP 737553, Andrews Close, PORT DOUGLAS for DEAN WHITESTONE PTY. LTD.</b>
DESIGN WIND SPEED <b>50 m/s</b>	
SCALES	SIGNED

PLSLB

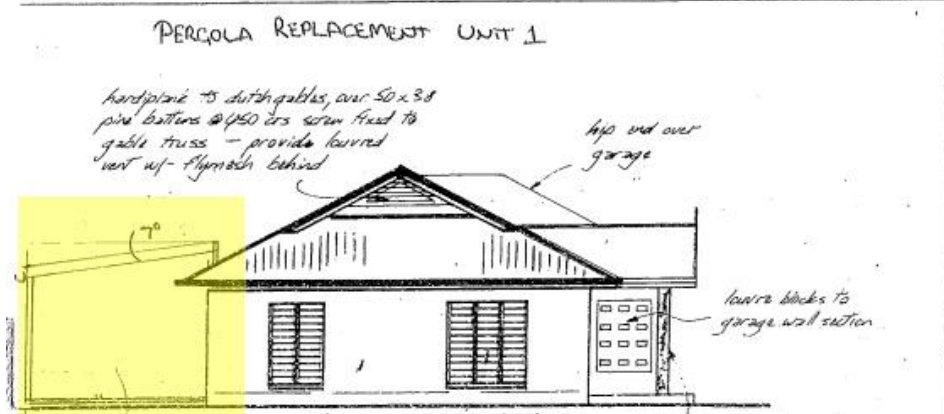
RECEIPT NUMBER - L 020847

AMOUNT - \$ 767

PLACE - Mossman



RIGHT ELEVATION 1:100



UNIT 1 LEFT ELEVATION 1:100

NOTE: All windows to be white powder coated aluminium framed fitted with grey glass (obscure where rired) & finish screens

See Separation Note at Plans

DOUGLAS SHIRE COUNCIL  
CONDITIONS APPLICABLE TO BUILDING PERMIT

NO 5530

The building permit issued in connection with this application.

- (1) Does not relieve the owner of responsibility to ensure that the work is carried out in conformity with the approved plans and specifications.
- (2) Does not impose an obligation upon the Council to undertake detailed inspection of the building or shall it be implied that the Council warrants the stability of a structure for which the designer and the builder are entirely responsible.
- (3) Is given on the understanding that all works are carried out strictly in accordance with the approved plans and specifications, the by-laws of the Douglas Shire Council and any other requirements as may be imposed.
- (4) Does not give permission for the installation of a septi-system nor for the connection of water. Separate applications must be submitted for each of these items.

APPROVED *[Signature]*  
(Building Surveyor)  
8-2-94  
(Date)

Coastland Building Services a subsidiary	
5530	
Impressed Contract Schedule Received and Premium Paid	Receipt No.
Date	4/2/94
Insurance Notification Receipt	
Sighted	Receipt No.
Date	1/1
Owner/Builder Permit	
Number	

**WORKPLACE HEALTH AND SAFETY ACT 1989**  
Owners are reminded that under this Act they have full responsibility for safety on this project unless they appoint a Principal Contractor prescribed. Contact your nearest office of the Division of Accident Prevention for information. Phone (07) 227 4898