

6 December 2023

**Enquiries:** Jenny Elphinstone  
**Our Ref:** MCUC 2023\_5556/1 (Doc ID 1200200)  
**Your Ref:** 1462

MD Land Surveys  
228 Draper Street  
PARRAMATTA PARK QLD 4870

Email: [erin@mdlandsurveys.com.au](mailto:erin@mdlandsurveys.com.au)

Attention Ms Erin Berthelsen

Dear Madam

**Development Application for Material Change of Use for Dwelling House  
At Cedar Road Cow Bay  
On Land Described as Lot 178 on RP738148**

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

Please quote Council's application number: MCUC 2023\_5556/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

encl.

- Decision Notice
  - Approved Drawing(s) and/or Document(s)
  - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



## Decision Notice

### Approval (with conditions)

*Given under s 63 of the Planning Act 2016*

#### Applicant Details

Name: MD Land Surveys  
Postal Address: 228 Draper Street  
Parramatta Park Qld 4870  
Email: [erin@mdlandsurveys.com.au](mailto:erin@mdlandsurveys.com.au)

#### Property Details

Street Address: Cedar Road Cow Bay  
Real Property Description: Lot 178 on RP738148  
Local Government Area: Douglas Shire Council

#### Details of Proposed Development

Development Permit for Material Change of Use for Dwelling House.

#### Decision

Date of Decision: 6 December 2023  
Decision Details: Approved (subject to conditions)

#### Approved Drawing(s) and/or Document(s)

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

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	Neo Building Design, Sheet A100, Issue SK-B (Council Doc 1199891).	Undated, as submitted to Council on 1 December 2023.

Drawing or Document	Reference	Date
Ground Floor Plan	Neo Building Design, Sheet A200, Issue SK-B (Council Doc 1199891).	Undated, as submitted to Council on 1 December 2023.
Elevations	Neo Building Design, Sheet A300 & A301, Issue SK-B (Council Doc 1199891).	Undated, as submitted to Council on 1 December 2023.
3D Views	Neo Building Design, Sheet A002-A006, Issue SK-B (Council Doc 1199891).	Undated, as submitted to Council on 1 December 2023.
<b>FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access</b>		
Rural Allotment Access	Standard Drawing S1105 Issue F	27 August 2020

### Assessment Manager Conditions & Advices

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.

### Water Supply

3. Where a water tank is to be provided, the water storage tank(s) must be provided with:
  - a. Mosquito-proof screens of brass, copper, aluminium or stainless steel gauze not coarser than one (1) mm aperture mesh of substantial construction and installed in such manner as not to cause or accelerate corrosion; or
  - b. Flap valve at every opening of the tank or other receptacle; or
  - c. Other approved means for preventing the ingress or egress of mosquitoes; and
  - d. The water tank(s) shall be fitted with a 50 mm ball valve with a camlock fitting.

### Treatment of Onsite Waste

4. The method of on-site effluent disposal must be in accordance with the *Queensland Plumbing and Drainage Act 2002* and Section 33 of the *Environmental Protection Policy (Water) 1997*.

## **Vegetation Clearing**

5. Existing vegetation on the subject land is to be retained, except where removal is permitted for this development in accordance with the site plan and a total clearing area (excluding the driveway) of up to 900 square metres for the designated development area, the Planning Scheme or otherwise approved under a separate development permit. The clearing of any significant trees should be avoided where possible.

## **Building Colours**

6. The exterior finishes and colours of buildings and structures are to be non-reflective and should not be visible external to the site. Dark to darker shades of grey, green, blue and brown are acceptable colours. Prior to the issue of a Development Permit for Building Work the applicant must submit an external colour scheme for endorsement by the Chief Executive Officer.

## **Fuel Storage**

7. All fuels must be stored in an undercover and secure location at all times.

## **Bushfire**

8. The house must be developed in accordance with AS3959- 2009.

## **External Works**

9. Undertake the following works external to the land at no cost to Council:
  - a. Provision of an access crossover and apron in accordance with FNQROC Development Manual Standard Drawing S1105;

Where the vehicle crossing is constructed in accordance with the FNQROC Regional Development Manual the works do not constitute Operational Works. Such work must be constructed to the satisfaction of the Chief Executive Officer prior to commencement of use.

## **Sediment and Erosion Control**

10. All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual and must comply with the following:
  - a. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to commencement of work.
  - b. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks.
  - c. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

## **Advices**

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with Section 85 of the *Planning Act 2016*.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other 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)

### **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

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

### **Currency Period for the Approval**

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This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

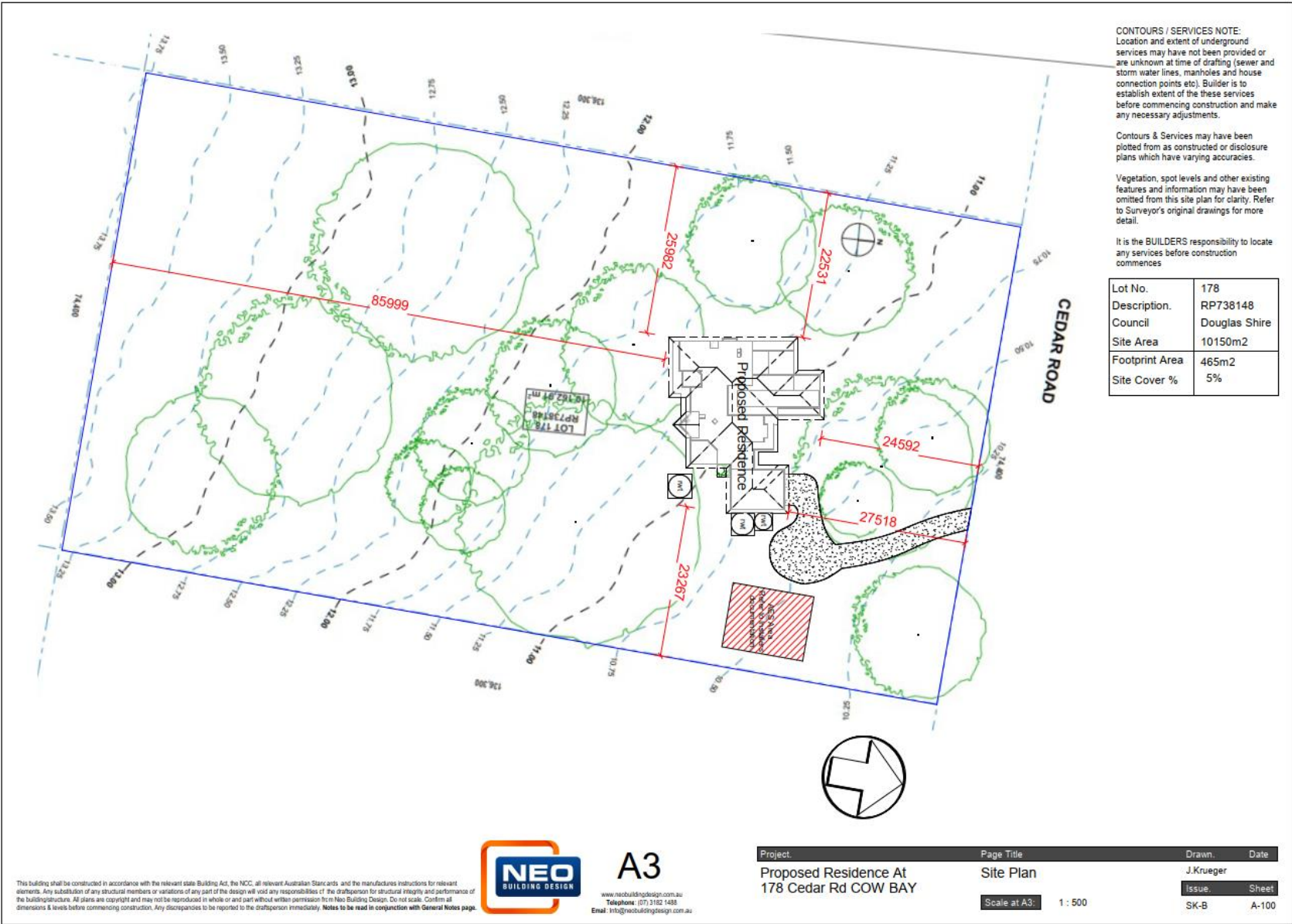
### **Rights to make Representations & Rights of Appeal**

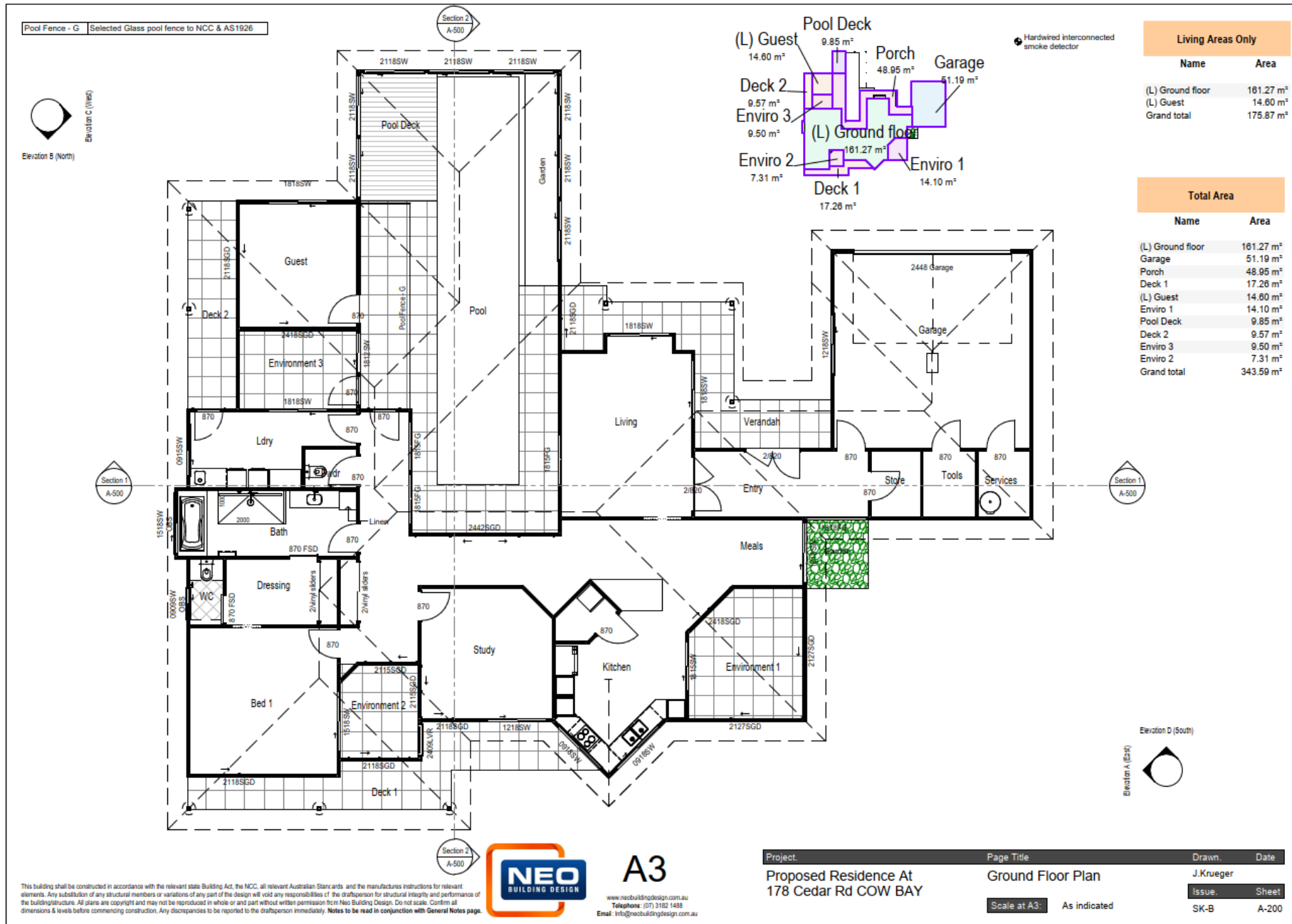
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The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

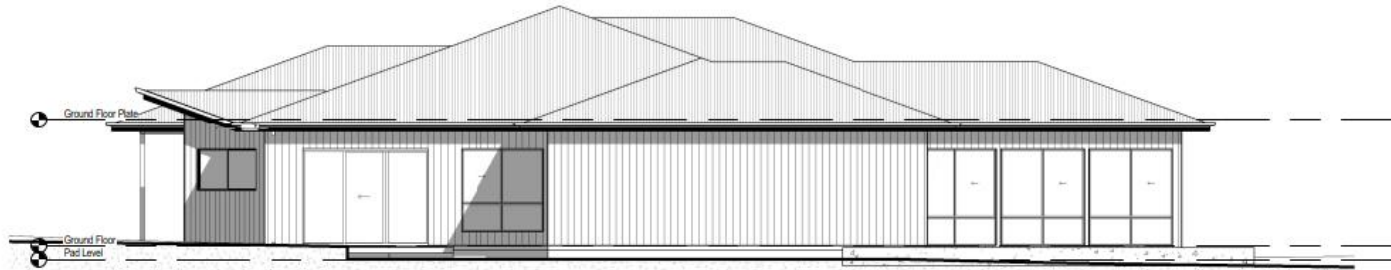
Approved Drawing(s) and/or Document(s)





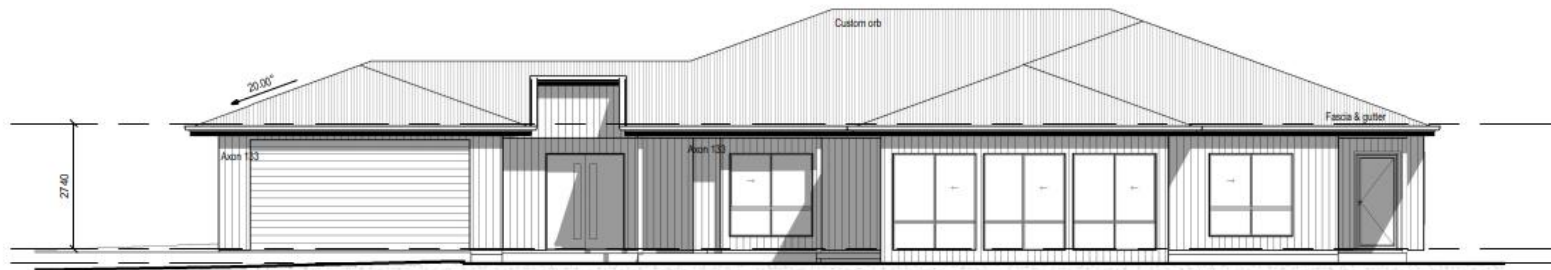


Axon 133	James Hardie Scyon Axon 133mm Wall Cladding (paint finish)
Custom orb	Colorbond Custom Orb Sheeting
Fascia & gutter	Colorbond Metal Fascia & Gutter System



Elevation A (East)

Scale: 1 : 100



Elevation B (North)

Scale: 1 : 100

This building shall be constructed in accordance with the relevant state Building Act, the NCC, all relevant Australian Standards, and the manufacturers instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building structure. All plans are copyright and may not be reproduced in whole or in part without written permission from Neo Building Design. Do not scale. Confirm all dimensions & levels before commencing construction. Any discrepancies to be reported to the draftsman immediately. Notes to be read in conjunction with General Notes page.



A3

www.neobuildingdesign.com.au  
Telephone: (07) 3182 1488  
Email: info@neobuildingdesign.com.au

Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	Elevations	J.Krueger	
Scale at A3	1 : 100	Issue	Sheet
		SK-B	A-300





**Elevation C (West)**

Scale: 1 : 100



**Elevation D (South)**

Scale: 1 : 100

This building shall be constructed in accordance with the relevant state Building Act, the NCC, all relevant Australian Standards and the manufacturers instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsperson for structural integrity and performance of the building/structure. All plans are copyright and may not be reproduced in whole or in part without written permission from Neo Building Design. Do not scale. Confirm all dimensions & levels before commencing construction. Any discrepancies to be reported to the draftsperson immediately. **Notes to be read in conjunction with General Notes page.**



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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	Elevations	J.Krueger	
Scale at A3:	1 : 100	Issue	Sheet
		SK-B	A-301



This building shall be constructed in accordance with the relevant state Building Act, the NCC, all relevant Australian Standards, and the manufacturers instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the drafterperson for structural integrity and performance of the building/structure. All plans are copyright and may not be reproduced in whole or in part without written permission from Neo Building Design. Do not scale. Confirm all dimensions & levels before commencing construction. Any discrepancies to be reported to the drafterperson immediately. **Notes to be read in conjunction with General Notes page.**



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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	3D Views	J.Krueger	
Scale at A3:		Issue	Sheet
		SK-B	A-002





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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	3D Views	J.Krueger	
Scale at A3:		Issue	Sheet
		SK-B	A-003



This building shall be constructed in accordance with the relevant state Building Act, the NCC, all relevant Australian Standards and the manufacturers instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsperson for structural integrity and performance of the building/structure. All plans are copyright and may not be reproduced in whole or in part without written permission from Neo Building Design. Do not scale. Confirm all dimensions & levels before commencing construction. Any discrepancies to be reported to the draftsperson immediately. **Notes to be read in conjunction with General Notes page.**



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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	3D Views	J.Krueger	
Scale at A3:		Issue	Sheet
		SK-B	A-004





This building shall be constructed in accordance with the relevant state Building Act, the NCC, all relevant Australian Standards and the manufacturers instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsperson for structural integrity and performance of the building structure. All plans are copyright and may not be reproduced in whole or in part without written permission from Neo Building Design. Do not scale. Confirm all dimensions & levels before commencing construction. Any discrepancies to be reported to the draftsperson immediately. **Notes to be read in conjunction with General Notes page.**



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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	3D Views	J.Krueger	
Scale at A3:		Issue	Sheet
		SK-B	A-005



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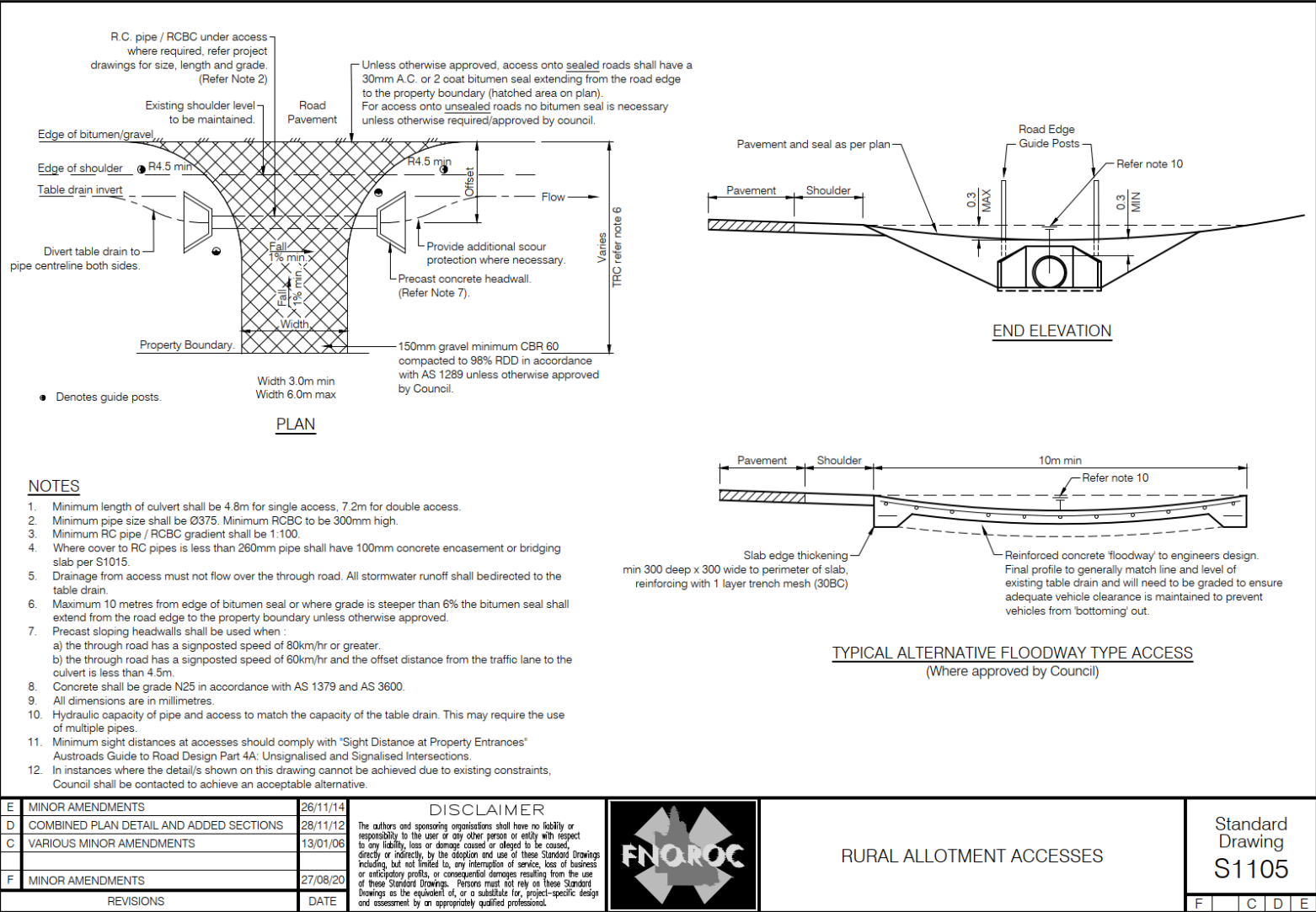
A3

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Project	Page Title	Drawn	Date
Proposed Residence At 178 Cedar Rd COW BAY	3D Views	J.Krueger	
Scale at A3:		Issue	Sheet
		SK-B	A-006



FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access





## Reasons for Decision

1. The reasons for this decision are:
  - a. Sections 60, 62 and 63 of the *Planning Act 2016*;
  - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
  - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
  - a. the development application was properly lodged to the Douglas Shire Council 1 December 2023 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
  - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
  - a. the development triggered assessable development under the Assessment Table associated with the Conservation Zone Code;
  - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
  - c. the applicant's reasons have been considered and the following findings are made:
    - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

## Non-Compliance with Assessment Benchmarks

None. Development complies with the planning scheme and no concerns are raised.

Planning Act 2016  
Chapter 3 Development assessment

[s 74]

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## **Division 2            Changing development approvals**

### **Subdivision 1        Changes during appeal period**

#### **74        What this subdivision is about**

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
  - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
  - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
  - (c) as if a reference in section 76 to a development application were a reference to a change application; and
  - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
  - (e) with any other necessary changes.

#### **75        Making change representations**

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
  - (a) a matter in the development approval, other than—
    - (i) a matter stated because of a referral agency's response; or

- 
- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
  - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
- (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
  - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
    - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
    - (ii) the applicant receives notice that the assessment manager does not agree with the change representations; or
    - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

## **76 Deciding change representations**

- (1) The assessment manager must assess the change representations against and having regard to the matters that

- must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
- (a) the applicant; and
  - (b) if the assessment manager agrees with any of the change representations—
    - (i) each principal submitter; and
    - (ii) each referral agency; and
    - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
    - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
    - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
- (a) state the nature of the change agreed to; and
  - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.



## Chapter 6 Dispute resolution

### 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 an appeal relating to the *Plumbing and Drainage Act 2018*—
  - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
  - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
  - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
  - (iv) otherwise—20 business days after the day the notice is given; or
- (g) 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, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and



- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; 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 to an appeal by filing a notice of election in the approved form—
  - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

## **231 Non-appealable decisions and matters**

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—  
**decision** includes—
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.