

Your Ref: Application for Building Work Assessable Against the Planning Scheme
Our Ref: BW20/0001

5 February 2020

Elisabeth Accorsini
Crystal Creek Caravan Park Pty Ltd
PO Box 1096
INGHAM QLD 4850

info@crystalcreekcaravanpark.com.au

Dear Elisabeth

Application for Building Work Assessable against the Planning Scheme – Class 10a Building
(Rural Siting Variation)
Planning Act 2016

Receipt of your application dated 7 January 2020 seeking a Development Permit for Building Work Assessable against the Planning Scheme to facilitate the construction of a Class 10a building (shed) on land located at 8 Barrilgie Road, Coolbie is acknowledged and its contents noted.

Please be advised that your application was assessed by relevant staff and considered under delegated authority on the 3 February 2020.

Council resolved to approve the application, subject to reasonable and relevant conditions which accord generally with the application as made. Council's Decision Notice is attached for your perusal.

This notice outlines aspects of the development, conditions of the approval (if any), currency period, approved plans and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decision, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for necessary assistance.

Yours sincerely



Brett Exelby
Director Corporate and Financial Services

Encl - Decision Notice



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil

5 February 2020

Application Details

Particulars of the development proposal are listed below:

Application Number	BW20/0001
Property ID Number	107868
Applicant Details	Elisabeth Accorsini Crystal Creek Caravan Park Pty Ltd PO Box 1096 INGHAM QLD 4850
Owner Details	Meekenkamp Holding Pty Ltd Meekenkamp Unit Trust as Trustee PO Box 1096 INGHAM QLD 4850
Property Description	Barrilgie Road, Coolbie Lot 3 on SP282109
Proposal	Building Works Assessable against the Planning Scheme (Rural Siting Variation)
Level of Assessment	Code Assessment

Decision

Development assessment, as per the provisions of the *Planning Act 2016*, has been undertaken. The information below outlines the specifics of any approval or refusal issued by the Assessment Manager:

Deemed Approval	The application was not a deemed approval under s64 of the <i>Planning Act 2016</i> .
Decision	The application was approved subject to reasonable and relevant conditions which reflect and accord generally with the application as made.
Decision Date	3 February 2020
Decision Type	Development Permit
Planning Instrument	<i>Hinchinbrook Shire Planning Scheme 2017</i>
Submissions	Not Applicable

Conditions of Approval

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or referral agency (if any) imposed them.

Referral Agencies

Not Applicable.

Property Notes

Not Applicable.

Further Approvals Required

The following further approvals are required to undertake this approved development:

- 1) Building Permit to facilitate the construction of the Class 10a building required in response to Condition 5.

This approval does not authorise any filling of land or building work and a development permit for carrying out the above mentioned may require additional assessment.

This approval does not authorise any works within Council's Road Reserve (e.g. new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

Rights of Appeal

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. 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*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- The refusal of all or part of the development application;
- A provision of the development approval;
- The decision to give a preliminary approval when a development permit was applied for; and
- A deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Approval Currency Period

Pursuant to section 85 of the *Planning Act 2016*, the development approval will lapse within two (2) years after the approval starts to have effect, unless otherwise conditioned.

Approved Plans and Specifications

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.

Notice about Decision – Statement of Reasons

This Notice is prepared in accordance with section 63(5) and section 83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

The purpose of this Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant part of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given them in the *Planning Act 2016*.

Notice about Decision – Statement of Reasons

The proposed development is considered to be consistent with the relevant overall outcomes of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning this Decision Notice, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for necessary advice.

Yours sincerely



Electronic

George Milford
Planning Consultant

Condition	Timing												
<p>(1) Administration</p> <p>The applicant is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.2 The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and</p> <p>1.3 The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.</p>	At all times.												
<p>(2) Approved Plans</p> <p>2.1 The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other condition of approval.</p> <table><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr><tr><td>Site Plan – Proposed Class 10a Building – Lot 3 on SP282109</td><td>N/A</td><td>17/01/2020</td></tr><tr><td>Foundation Plan and Member Layout prepared by Fair Dinkum Sheds</td><td>TOWN22056 Sheet 1</td><td>4/11/19</td></tr><tr><td>Elevation Plans prepared by Fair Dinkum Sheds</td><td>TOWN22056 Sheet 2</td><td>4/11/19</td></tr></table> <p>2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the conditions of approval prevail.</p>	Plan / Document Name	Number	Date	Site Plan – Proposed Class 10a Building – Lot 3 on SP282109	N/A	17/01/2020	Foundation Plan and Member Layout prepared by Fair Dinkum Sheds	TOWN22056 Sheet 1	4/11/19	Elevation Plans prepared by Fair Dinkum Sheds	TOWN22056 Sheet 2	4/11/19	At all times.
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Elevation Plans prepared by Fair Dinkum Sheds	TOWN22056 Sheet 2	4/11/19											
<p>(3) Currency Period</p> <p>The currency period applicable to this approval is two (2) years from the date of this approval.</p>	As per condition.												
<p>(4) Lawful Point of Discharge</p> <p>4.1 All 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, all to the requirements and satisfaction of the Chief Executive Officer;</p> <p>4.2 The structure must include guttering which directs stormwater to a legal point of discharge within the confines of the boundary to which the attached Class 10a structure resides; and</p> <p>4.3 Where retaining walls, fences, buildings or other barriers which would cause a 'damaging effect' and produce a concentrated flow at an outfall are constructed, a drainage system is installed to discharge surface water such that it does not adversely affect surrounding properties or properties downstream from the development.</p>	At all times.												

<p>(5) Building</p> <p>5.1 The Class 10a structure requires a Development Permit for building works;</p> <p>5.2 The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier; and</p> <p>5.3 The Class 10a structure requires compliance to relevant Fire Safety regulations as reflected in s3.7.1.6 of the Building Code of Australia (Volume Two), as required.</p>	<p>Prior to construction works commencing and at all times.</p>
<p>(6) Construction and Operation</p> <p>Any construction work associated with this development shall be carried out in accordance with sound engineering practice. In particular, no nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>Any construction works associated with the access arrangements to the property from the road reserve is subject to a Private works in a road Reserve application and approval.</p>	<p>Prior to construction works commencing and maintained throughout construction.</p>
<p>(7) Damage to Infrastructure</p> <p>In the event that any part of Council's existing sewer, water, channel and kerbing, or road infrastructure is damaged as a result of construction activities occurring on the site that is associated with the Class 10a structure, including but not limited to, mobilisation off heavy earthmoving equipment, stripping and grubbing, the applicant/ owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the developer's cost.</p>	<p>At all times.</p>

Site Plan - Proposed Class 10a Building - Lot 3 on SP282109

17/01/2020
BWS/PS/16/17/18/19

A product of
 Queensland Globe



Legend located on next page

APPROVED PLAN

This plan has been assessed and approved
(subject to conditions) by Hinchinbrook Shire
Council.

BW20/0001
3 February 2020

Scale: 1:846
Printed at A3
Permitted at 17/01/2020
Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator (EPSG: 3857)
For more information, visit <http://www.qld.gov.au/infrastructure/infrastructure-planning>
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<p>IF IN DOUBT ASK</p>		<p>DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.</p>	
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<p>APPROVED PLAN</p>		<p>APPROVED PLAN</p>	
<p>This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.</p>		<p>This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.</p>	
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<p>3 SIDEWALL EXTERIOR ELEVATION</p>	<p>4 ENDWALL INTERIOR ELEVATION</p>

APPROVED PLAN

This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

BW20/0001
3 February 2020

X BRACING IS REQUIRED IN 3 SIDE BAY(S) AND 1 ROOF BAY(S) (BOTH SIDES)
FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS

<p>STEEL BUILDING BY FOR AT</p>	<p>DESIGN FDS</p>	<p>CHECKED TM</p>	<p>DATE 4-11-2019</p>	<p>PROJ NO TOWN200056</p>	<p>NO 2019</p>	<p>SHEET 2</p>	<p>6</p>
<p>(CONTACT) TOWNSVILLE SHEDS AND GARAGES 07 47231212 ROD ACCORSINI 8 BARRILLIE RD COOLBIE</p>							
<p>fairdinkum SHEDS</p>				<p>NORTHERN CONSULTING ENGINEERS 100-102 Main Street Cairns QLD 4878 Tel: 07 4723 1882 Email: info@northernconsulting.com.au ABN 141 558 173 561</p>			
<p>Old & Structure Engineer 100-102 Main Street Cairns QLD 4878 Tel: 07 4723 1882 Email: info@northernconsulting.com.au ABN 141 558 173 561</p>				<p>Signature Date 4-11-2019 Registered on the NPER in the area of practice of Civil & Structural Engineering Professional Engineers Register</p>			