



**HINCHINBROOK
SHIRE COUNCIL**

Our Ref: GV:HJR SR17\0013

28 September 2017

M & CA Kybus
5 Bream Street
Taylors Beach QLD 4850

Email: m.ck.1@hotmail.com
nqgarages@bigpond.com

Dear Sir,

DECISION NOTICE
Siting Relaxation Application
5 Bream Street, Taylors Beach, Queensland, 4850

1. Applicant Details

M & CA Kybus
5 Bream Street
Taylors Beach QLD 4850

2. PROPERTY DESCRIPTION

5 Bream Street, Taylors Beach
Lot 8 on RP723165, Parish of Cordelia

3. OWNER/S DETAILS

M & CA Kybus
5 Bream Street, Taylors Beach
Lot 8 on RP723165, Parish of Cordelia

4. APPROVAL

p Preliminary Approval

5. DEFINITION OF USE

The preliminary decision notice is in relation to a siting relaxation only and all other development requirements will be determined by the Building Certifier when assessing the Development Application for Building Work.

6. DECISION MADE

On Monday 25 September 2017, the application was:

- Approved in full subject to conditions (refer to Attachment A)

7. CONDITIONS OF APPROVAL

Refer to Attachment A

8. OTHER REQUIREMENTS

N/A

9. CURRENCY PERIOD

All building works to be completed within twelve (12) months, commencing the date the decision is made.

10. APPROVED PLANS/DOCUMENTS

Refer to Attachment B

11. OTHER NECESSARY DEVELOPMENT PERMITS

This approval does not authorise any filling of land or building work, and a development permit for carrying out any filling of land and/or building work must be obtained.

This approval also does not authorise any works within Council's Road Reserve (e.g. new/additional access, repair/modifications to existing access or works to footpaths), or any filling of land permits.

If this is required the relevant application will need to be lodged with Council or other relevant authority.

Application forms are available from Council's office at 25 Lannercost Street, Ingham or Council's website – www.hinchinbrook.qld.gov.au

Should you wish to discuss this matter further, or require any further information, please contact Council's Development, Planning & Environmental Services on telephone (07) 4776 4609.

Yours sincerely,

Gerhard Visser
Planning & Development Manager

Attachments

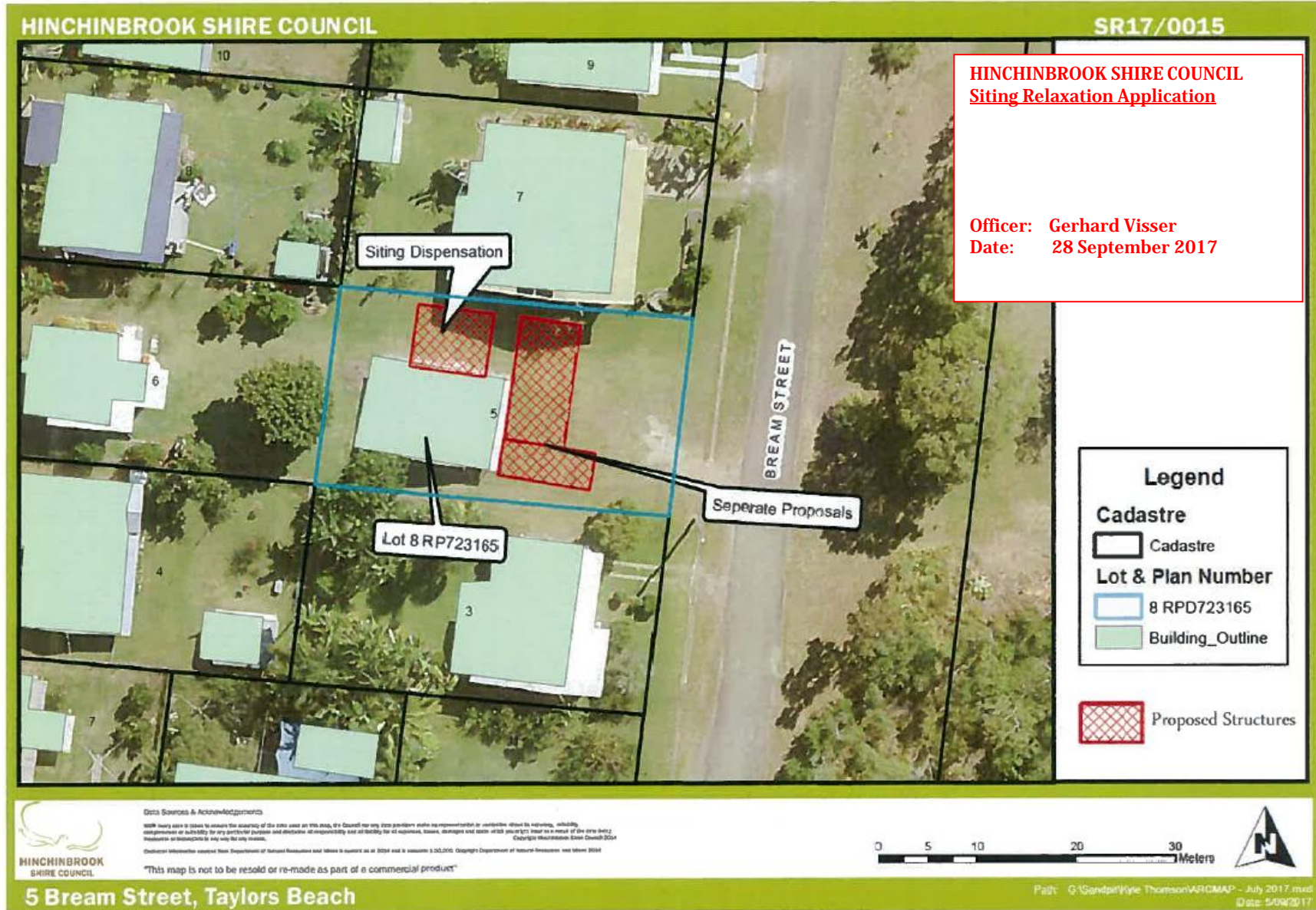
Attachment A: Conditions of approval
Attachment B: Approved plan/s and document/s

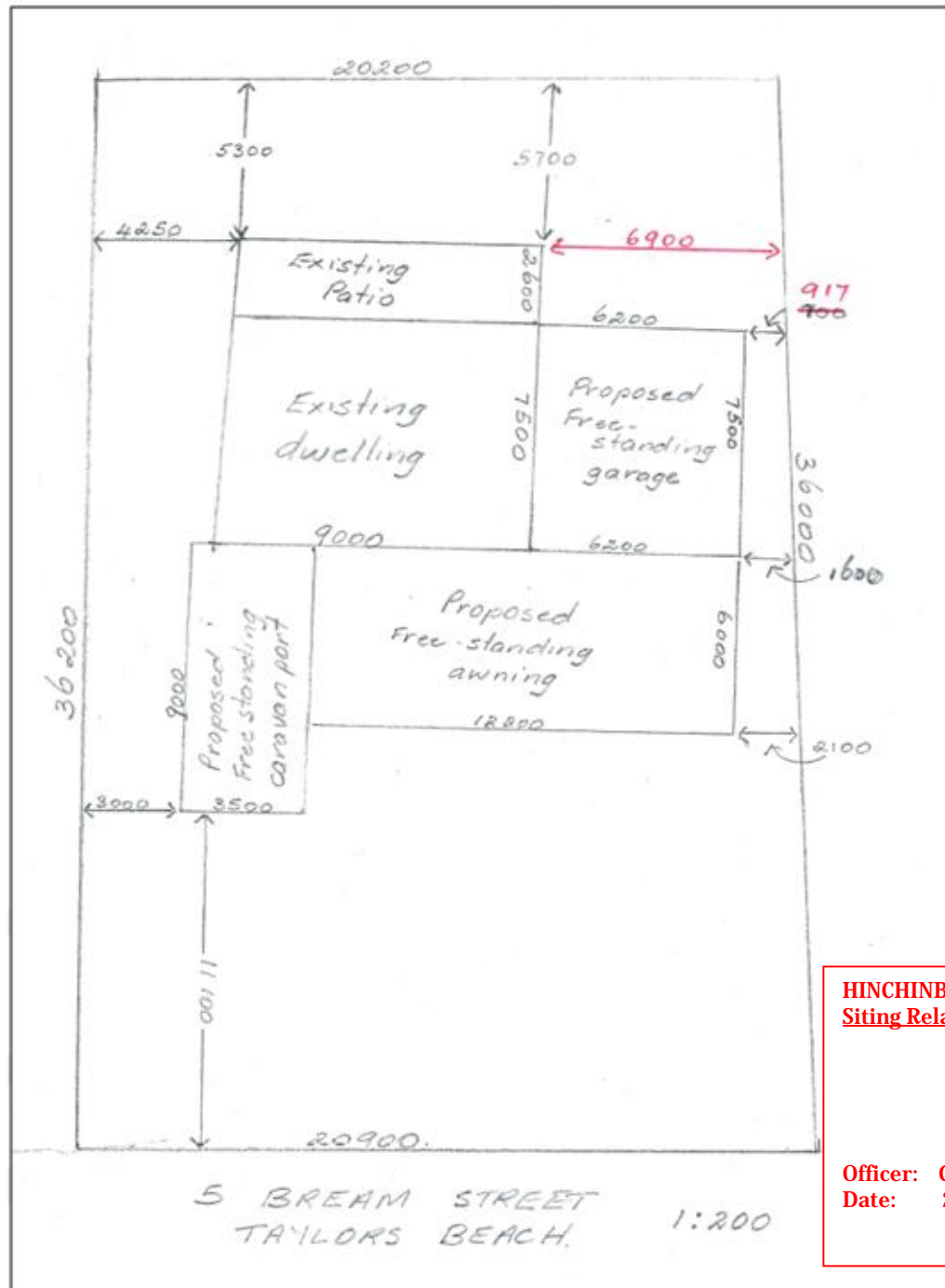
Attachment A: Conditions

Conditions of Development	Time at which compliance with condition is required
The conditions of development for this preliminary permit are as follows:	
Approved Plans	
<ol style="list-style-type: none"> 1. Carry out the approved development in accordance with the approved drawings and in accordance with: <ol style="list-style-type: none"> 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. 	Prior to issue of Building Approval
Lawful Point of Discharge	
<ol style="list-style-type: none"> 2. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer. 	At all times
Building Approvals	
<ol style="list-style-type: none"> 3. The class 10a (garage) structure requires a development permit for building works. 4. The class 10a (garage) structure require compliance to relevant Fire Safety regulations as reflected in s.3.7.1.6 of the Building Code of Australia (Volume Two). 5. The applicant is to seek and comply with relevant building approvals to be issued by a qualified Building Certifier. 6. The area (0.917m) between the structure and the side boundary line bordering onto Lot 7 on RP723165 also known as 7 Bream Street, Taylors Beach be provided with a hardened surface and kept clean of any vegetation and may not be used as storage space. 	Prior to construction

Reason(s) for Approval

- The proposed structure (garage) is to be used ancillary to the residence and will not obstruct daylight and ventilation to habitable rooms on the adjoining properties and will not impede on the privacy of neighbouring residences;
- The proposed structure is not for habitable purposes and will not impede on the privacy of neighbouring residences; and
- The respective neighbours have consented to the proposed encroachment.





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Siting Relaxation Application

Officer: Gerhard Visser
Date: 28 September 2017