



**HINCHINBROOK
SHIRE COUNCIL**

Our Ref: GV:HJR SR17\0017

15 November 2017

H A Liddle
4 Hardy Street
INGHAM QLD 4850

Email: tvlrec@patioworld.com.au

Dear Madam,

DECISION NOTICE

Siting Relaxation Application

4 Hardy Street, Ingham, Queensland, 4850

1. Applicant Details

Patio World
19 Parkside Drive
Townsville QLD 4815

2. PROPERTY DESCRIPTION

4 Hardy Street, Ingham
Lot 3 on RP710179, Parish of Cordelia

3. OWNER/S DETAILS

H A Liddle
4 Hardy Street
Ingham QLD 4850
Lot 3 on RP710179, 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 13 November 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

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

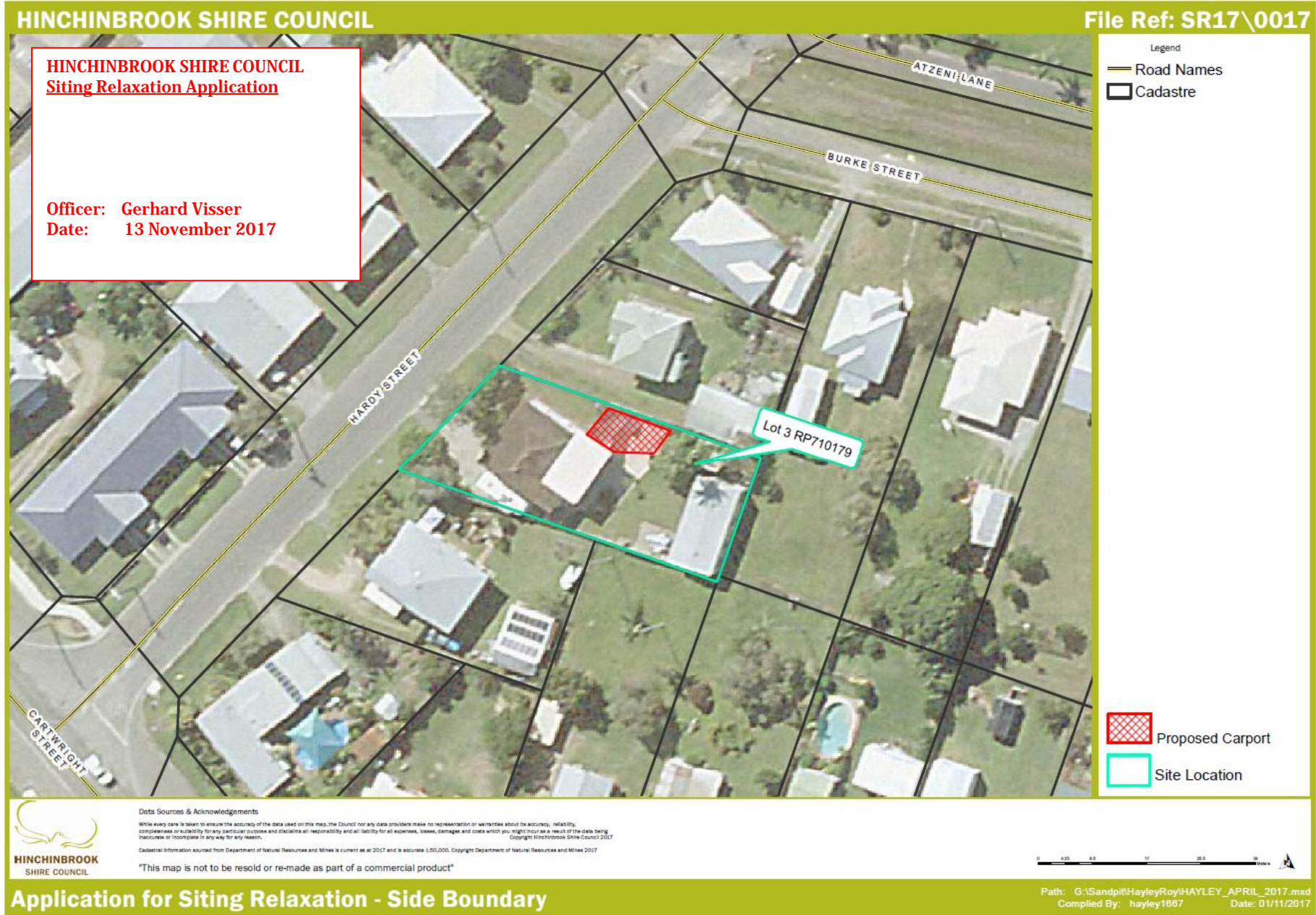
Attachment A: Conditions of approval
Attachment B: Approved plan/s and document/s

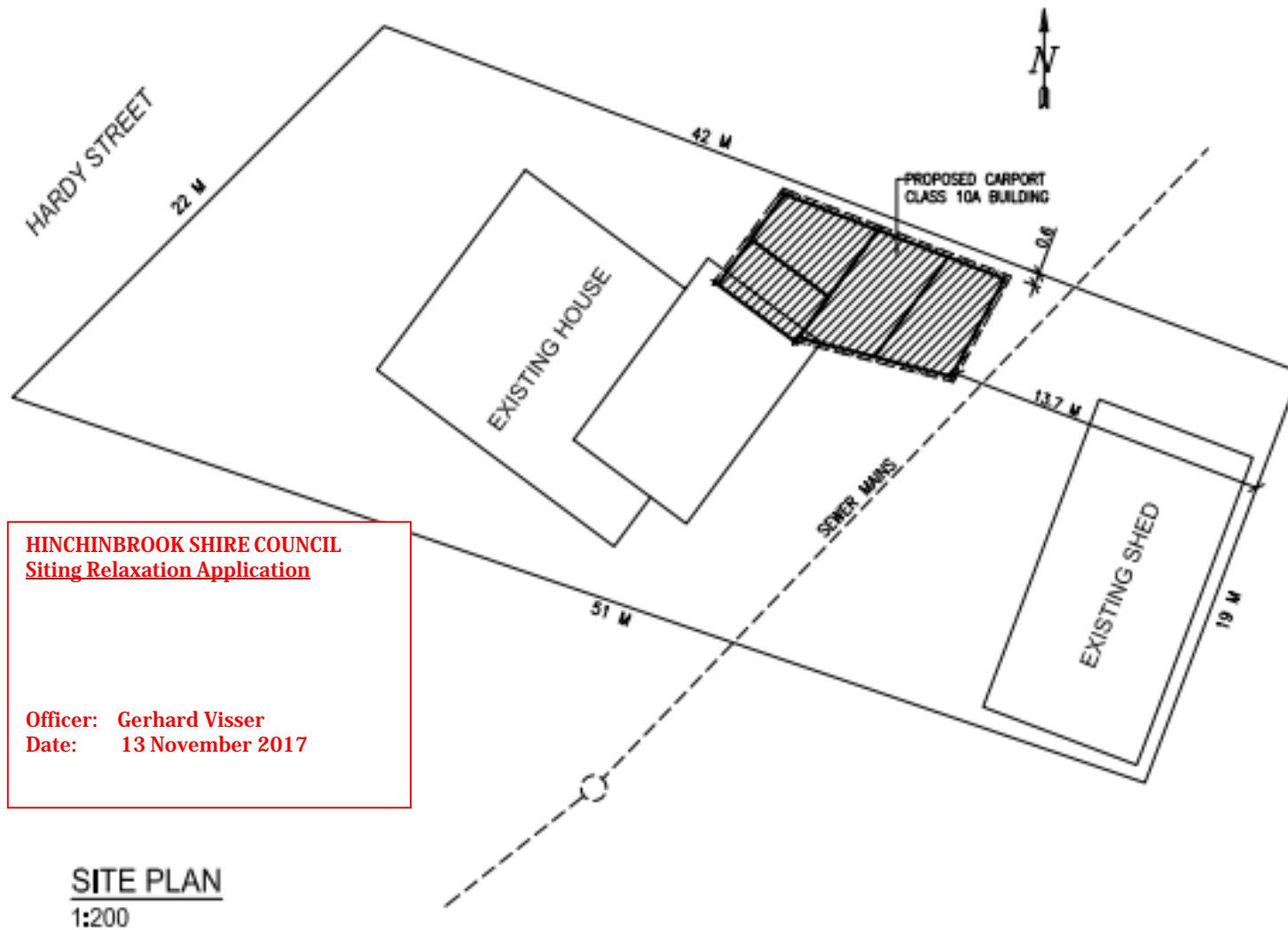
Attachment A: Conditions

Conditions of Development The conditions of development for this preliminary permit are as follows:	Time at which compliance with condition is required
Approved Plans	
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 & At all times
Lawful Point of Discharge	
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. 3. Where retaining walls, fences, buildings or other barriers, which would cause a "damming effect" and produce a concentrated flow at an outfall, are constructed a drainage system is installed to discharge the surface water such that it does not adversely affect surrounding properties or properties downstream from the development.	At all times
Building Approvals	
4. The class 10a (carport) structure requires a development permit for building works. The Applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier. 5. The class 10a (carport) structure require compliance to relevant Fire Safety regulations as reflected in s.3.7.1.6 of the Building Code of Australia (Volume Two). 6. Where the structure is less than 0.75m to the boundary, it must be provided or constructed to be maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting. 7. The area (0.75m or less) between the structure and the side boundary line bordering onto Lot 2 on RP710179 also known as 6 Hardy Street, Ingham 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 (carport) 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;
- The proposed structure (carport) is adjacent to the driveway located on Lot 2 on RP710179; and
- The respective neighbours have consented to the proposed encroachment.

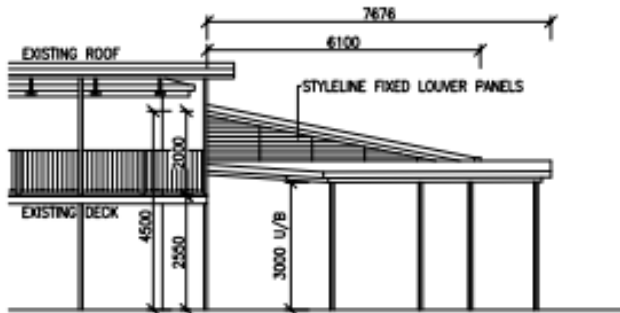




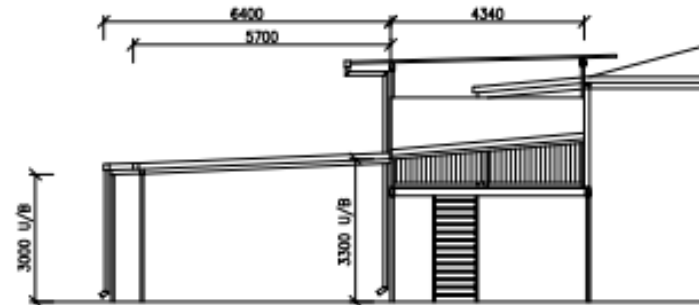
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Date: 13 November 2017

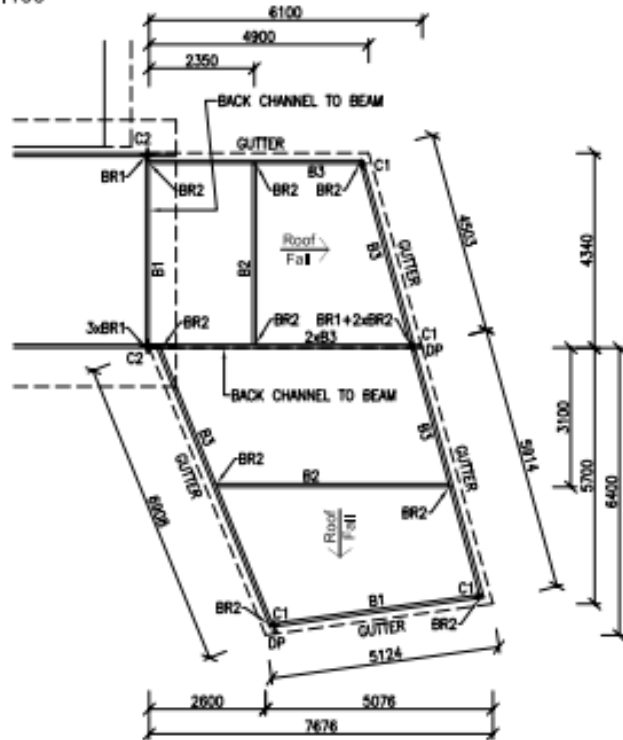
SITE PLAN
1:200



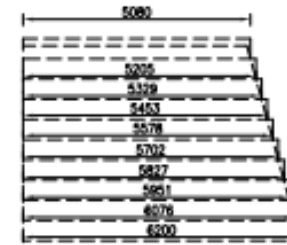
ELEVATION A
1:100



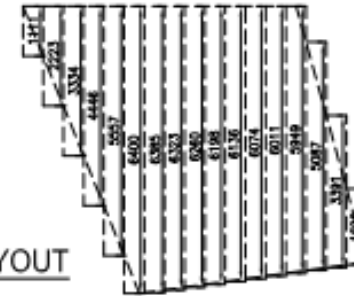
ELEVATION B
1:100



PLAN VIEW
1:100



APPROXIMATE DIMENSIONS ONLY.



SHEET LAYOUT
1:100

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 PATIO WORLD	Patto World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph: (07) 40321188		PROPOSED CARPORT FOR HEATHER LIDDLE	
	SCALE AT A3: 1:100 (unless otherwise shown)		4 HARDY STREET INGHAM QLD 4850	
QBCC No: 56714 © COPYRIGHT 2017 Patto World		CONSULTANT: D. AYRIS DESIGN WIND SPEED: C1		
DRAWN BY: CR		LOT No. 3 DATE: 28-08-2017		
SHEET: 2 of 3		PLAN NO: RP710179 REV. DATE: 03-10-2017		