

Our Ref: LM:MF:DA/4180:D20/26112

23 September 2020

Olkola Aboriginal Corporation
C/- Dr Hannah Robertson
PO Box 523
West Court QLD 4870

Dear Ms Robertson

Decision Notice - Approval (with conditions)
Given under section 63 of the *Planning Act 2016*

The development application described below was properly made to Cook Shire Council on 4 June 2020.

Applicant details

| | |
|----------------------------|--|
| Applicant name: | Olkola Aboriginal Corporation C/- Dr Hannah Robertson |
| Applicant contact details: | Dr Hannah Robertson PO Box 523 West Court QLD 4870 Email: Hannah.robertson@unimelb.edu.au |

Application details

| | |
|--|---|
| Application number: | DA/4180 |
| Approval sought: | Development Permit for a Material Change of Use |
| Description of the development proposed: | Outstation and Nature Based Tourism |

Location details

| | |
|----------------------------|-------------------|
| Street address: | Dixie Road, Dixie |
| Real property description: | Lot 6 on SP262570 |

Decision

Date of decision: 22 September 2020

Decision Details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Details of the approval

Development Permit Material Change of Use for an Outstation and Nature Based Tourism

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

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

1. Development Permit for carrying out Building Works;
2. Development Permit for Plumbing/Drainage Works.

Properly made submissions

There were no properly made submissions for this application.

Referral Agencies

The referral agencies for the application are:

| Referral Agency | Referral Matter | Referral Role |
|--|---|---------------|
| State Assessment Referral Agency (SARA) – Queensland Treasury Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870 Ph: (07) 07 4037 3209 Email: CairnsSARA@dsdmip.qld.gov.au MyDAS2 online referrals: https://prod2.dev-assess.qld.gov.au/ | Schedule 10, Part 3, Division 4, Table 3 – Native Vegetation Clearing | Concurrence |

Approved plans and specifications

Copies of the approved are enclosed in 'Appendix A'.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016* (refer to Condition 19).

Lapsing of approval if development started but not completed

Any period required under a development condition.

Rights of appeal

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*).

An applicant and/or submitter may appeal to the Planning and Environment Court or the Development tribunal against a number of matters (see Schedule 1 of the *Planning Act 2016*).

A copy of the extracts of the above referenced sections of the *Planning Act 2016* are attached (Attachment 2).

For further information, please contact Council's Planning Officer Michael Fallon on (07) 4082 0500.

Yours sincerely



Lisa Miller
Manager Planning and Environment
Cook Shire Council

cc: Chief Executive – Queensland Treasury (formerly Department of State Development, Manufacturing, Infrastructure and Planning)
Far North Queensland Regional Office
Cairns QLD 4870
Email: CairnsSARA@dsgmip.qld.gov.au

enc: **Attachment 1 (Part 1)** – Conditions imposed by the Assessment Manager (Council)

Attachment 1 (Part 2) – Conditions imposed by the State Assessment & Referral Agency (SARA)

Attachment 2 – Extract of Appeal Provisions (Chapter 6, Part 1 and Part 2 and Schedule 1 of the *Planning Act 2016*).

A. Assessment Manager (Council) Conditions

Approved Plan

1. The development must be carried out generally in accordance with the following Proposal Plan (Appendix A) submitted with the application, except for any variations required to comply with the conditions of this approval:
 - Location Plan – Olkola Aboriginal Corporation Sandy Creek Bore Development – Drawing No. DA 002 – Revision B – Dated 03/10/2019;
 - Site Plan - Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 003 – Revision B – Dated 03/10/2019;
 - Ranger Station Floor Plan - Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 100 – Revision B – Dated 03/10/2019;
 - Cultural Knowledge Centre Floor Plan – Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 101 – Revision B – Dated 03/10/2019;
 - Ranger Station Sections – Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 200 – Revision B – Dated 03/10/2019;
 - Cultural Centre Sections – Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 201 – Revision B – Dated 03/10/2019;
 - Ranger Station Elevations – Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 300 – Revision B – Dated 03/10/2019;
 - Cultural Centre Elevations - Olkola Aboriginal Corporation Sandy Creek Bore Development - Drawing No. DA 301 – Revision B – Dated 03/10/2019.

Access

2. Access to the proposed facility must be via the existing Dixie Road. Access between the subleased property boundary and the Dixie Road must be gravel sealed and contain ancillary stormwater drainage, and be constructed to the requirements of the FNQROC Development Manual.
3. Plans showing the location of access to the proposed facility must be submitted to Council's Manager Engineering for approval prior to construction and be supported by a Traffic Management Plan undertaken by a suitably qualified person for works within the road reserve.

Internal Driveway

4. The internal driveway to the proposed facility must be dust suppressed and be maintained for the life of the development.

Water Supply

5. The development must be provided with a potable water supply. This would be satisfied by the provision of a rainwater tank with a minimum capacity of 50,000 litres. Where an alternative source of supply is available within the allotment, the applicant can provide certified evidence as to the flow rates and water quality of the bore water or other supply to eliminate or reduce the requirement for on-site water storage.

Waste Disposal

6. Any application for wastewater treatment and disposal must include details of the proposed wastewater disposal systems and calculation demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS, 1547:2000 – ‘On-site domestic wastewater management’. Details are to be provided to Council at the time of building application.

Building Works

7. All new structures must obtain the necessary permits for building works and plumbing and drainage approvals prior to any construction commencing on the site.

Environmental

8. The applicant must ensure that no soil or silt runoff occurs from the site during the construction and operational phase of the development.
9. No State Declared or Environmental pest plants and pest animals are to be introduced onto the property.

Electricity

10. The proposed development must be connected to a reliable electricity supply at the time of building application. Details of such supply must be provided to Council at the time of building application.

Fire Management

11. The development must be maintained at all times to a standard so as not to create a fire hazard.
12. Firebreaks must be provided around the Ranger Base Station and the Cultural Knowledge Centre creating separation from hazardous vegetation (of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater), and must be maintained by the owners at all times.
13. Flammable material must not be allowed to build up around the buildings so as to create a potential fire hazard.
14. A water tank must be provided within 10 metres of each building which:
 - Is either below ground or of non-flammable construction;
 - Provides the capacity of at least 20KL;
 - Has a minimum pressure and flow of 10L per second at 200kPa.

Stormwater

15. Stormwater must be directed to a legal point of discharge.

Timing of Effect

16. The conditions of this development permit must be complied with to the satisfaction of Council’s Planning Officers prior to the commencement of the use.
17. The applicant must notify Council that all the conditions of the development permit have been complied with prior to the commencement of the use.