

ENQUIRIES: Michelle Henderson
PHONE: (07) 4099 9457
FAX: (07) 4044 3836
YOUR REF:
OUR REF: 8/7/2856 (4226978)

20 December 2013

S J Carey-Sage
PO Box 1156
MOSSMAN QLD 4873

Dear Sir/Madam

**DECISION NOTICE UNDER S335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 62R OLD FOREST CREEK ROAD FOREST
CREEK**

With reference to the abovementioned Development Application which was determined under Instrument of Delegation on 20 December 2013, please find attached the relevant Decision Notice.

The notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquires in relation to this Decision Notice, please contact Michelle Henderson of Council's Development Services Team on telephone number (07) 4099 9457.

Yours faithfully



Graham Boyd
Manager Development & Regulatory Services

Att.

APPLICANT DETAILS

S J Carey-Sage
PO Box 1156
MOSSMAN QLD 4873

ADDRESS

62R Old Forest Creek Road Forest Creek

REAL PROPERTY DESCRIPTION

Lot 1 on RP161489

PROPOSAL

House (Rural Settlement)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

20 December 2013

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Plumbing Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term ‘approved drawing(s) and/or document(s)’ or other similar expression means:

Drawing or Document	Reference	Date
Site Layout on Survey Plan	Plan prepared by Samantha Carey-Sage (Council ref no 4191660)	Received 19 Nov 2013
Site Plan	Plan reference 1767 W14 of 14 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010
Ground Floor Plan	Plan reference 1767 W1 of 1 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010
Ground Floor Dimension Plan	Plan reference 1767 W2 of 14 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010
First Floor Plan	Plan reference 1767 W3 of 14 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010
Elevations 1 & 2	Plan reference 1767 W11 of 14 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010
Elevations 3 & 4	Plan reference 1767 W12 of 14 prepared by PD Designs P/L (Council ref no 4165381)	Aug 2010

ASSESSMENT MANAGER CONDITIONS

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, including recommendations and findings confirmed within technical reports; and
 - 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 satisfied prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Lawful Point of Discharge

3. The flow of all external 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.

Water Supply

4. Water storage tank(s) with a minimum capacity not less than 30 000 litres must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the Building Application. Such water 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. Where a tank or other receptacle is provided with a manhole, the manhole must have a diameter of no more than 40 cm; and
 - e. A 50 mm ball valve with a camlock fitting.

On-site Effluent Disposal

5. The method of on-site effluent disposal must be in accordance with the *Plumbing and Drainage Act 2002*. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Vegetation Clearing

- Existing vegetation on the land must be retained in all areas except those affected by the construction of access driveways and/or the installation of services as detailed on the approved plans. Any further clearing requires a Permit for Operational Works.

Landscaping

- Landscaping onsite must consist of 75 per cent of native and endemic species which must be planted in an irregular and random fashion to blend with existing vegetation. The use of palm trees must be limited and only used as an accent feature.

Building Colours

- The exterior finishes and colours of Buildings are non-reflective and blend with the natural colours of the surrounding environment. Roofs and structures (including water tanks) must be of moderately dark to darker shades of green, grey, blue and brown.

The following proposed building colours are approved for use:

Exterior Walls –	Stained timber and natural paint colours which blend with the surrounding environment
Windows and Doors –	Stained timber and natural paint colours which blend with the surrounding environment
Water Tank –	Colorbond Pale Eucalypt
Roof –	Colorbond Paperbark and Colorbond Eucalypt

The applicant must provide colour samples prior to the issue of the Development Permit for Building Works.

The above requirements must be made known in writing to all prospective purchasers.

Generators/Noise

- Noise from; generators, service equipment or other mechanical equipment, must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the Environmental Protection Act 1994.

Fuel Storage

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

Sediment and Erosion Control

11. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the *FNQROC Development Manual*).

House

12. The lot must not contain more than one (1) House and the approved Caretakers Residence provided under MCU 3B 023/06.

Geotechnical Report

13. All earthwork batters steeper than 1 in 2 and/or higher than 1.8 metres must be certified by a qualified Geotechnical Engineer prior to the Commencement of Use.

Driveway Grades

14. In sections where the driveway grade exceeds 20% the driveway must be improved through either concrete or bitumen seal or similar approved methods to provide appropriate traction all to the satisfaction of the Chief Executive Officer.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. The applicant/owner is advised that this approval does not approve the construction of the building work. A Development Permit for Building Work must be obtained in order for construction to commence.
3. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdiq.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

LAND USE DEFINITIONS*

In accordance with *Douglas Shire Planning Scheme 2008* the approved land use of House is defined as:

- “... the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:*
- Outbuildings/structures incidental to and necessarily associated with the residential use;*
 - The care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
 - Accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and*
 - A display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of twelve (12) months and which then converts to a House for the exclusive use of one Household.”*

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

RIGHTS OF APPEAL

Attached

End of Decision Notice

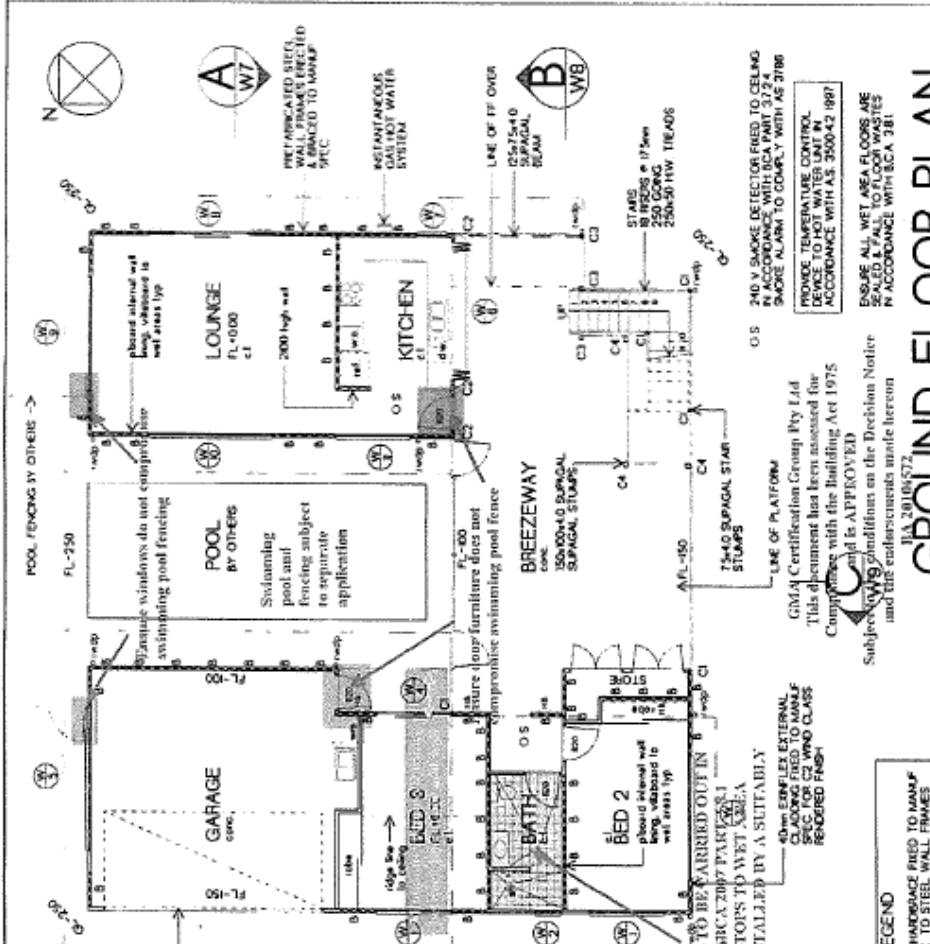
APPENDIX 1: Approved Drawing(s) & Document(s)



WINDOW SCHEDULE

W1	1000x800 SLIDING GLASS WINDOW SYSTEM, GLASS BLADE, EASTGREEN FRAME
W2	1800x2000 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME
W3	1400x2000 WINDOW, 600 WIDE BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME, NO BOTTOM TRACK
W4	1000x800 SLIDING GLASS WINDOW
W5	2000x1600 SLIDING GLASS DOOR
W6	025x3000 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, SLAALKE FRAME
W7	1000x2400 ALUM. FRAMED BEGLD. WINDOW CENTRE OPENING, NO BOTTOM TRACK
W8	08x1000 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME
W9	2000x3000 OPENING, 2050x600 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME, NO BOTTOM TRACK
W10	1000x2000 SLIDING GLASS WINDOW FIXED BELOW MORTAL, CRMSAFE SCREEN
W11	1000x800 SLIDING GLASS WINDOW, FIXED BELOW MORTAL, CRMSAFE SCREEN
W12	025x600 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME
W13	08x400 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME
W14	700x800 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME
W15	8000x2000 SLIDING GLASS WINDOW
W16	1500x1000 SLIDING GLASS WINDOW
W17	2000x4000 ALUM. FRAMED BEGLD. DOORS
W18	700x4000 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME, 1800x1800x1800 & 1800x1800x1800
W19	1000x800 BREEZEWAY AL TART 150mm LOUVER SYSTEM, GLASS BLADE, EASTGREEN FRAME

Note:
 ALL LOUVERS TO HAVE FULL OPENABLE GLASS PANELS, FINES AS TESTED COLOUR MATCH FRAMES, CLIPS AND PANELS TYP.
 LOUVER SIZES INDICATED ARE ACTUAL FRAME SIZES OPENINGS TO BE SIZED ACCORDINGLY TO ALLOW FOR FRAMES.
 ALL DOORS AND WINDOWS TO HAVE FLYSCREENS UNLESS NOTED TO HAVE CRMSAFE SCREENS.
 ALL FRAMES BLACK POWDER COATED FINISH ALL GLASS EVERGREEN TINT.



NOTE: BOTTOM PLATE OF ALL WALL FRAMES ARE HORIZONTAL GARAGE SLAB FRAMES TO BE SIZED TO MATCH LEVEL BASE FOR WALL. THEN FALLING TOWARDS GARAGE OPENINGS ENSURE FLAT BASE FOR GARAGE DOOR SEAL.

GAS CYLINDERS TO BE LOCATED ON EXTERIOR WALL AS 1600x500 IN A CONCRETE PAD.

POST LEGEND

C1	75x40 SUPAGAL POSTS
C2	125x75x50 SUPAGAL POSTS
C3	100x40 SUPAGAL POSTS
C4	150x100x40 SUPAGAL POSTS

FLOOR AREA

DOORWAYS	- 9024 m ²
OF LIVING	- 5855 m ²
OF BREEZEWAY	- 3858 m ²
GARAGE	- 8777 m ²
OF TOTAL	- 18514 m ²

BRACING LEGEND

FF LIVING	- 4480 m ²
FF BALCONY	- 830 m ²
FF TOTAL	- 5613 m ²
TOTAL	- 2439 m ²

BRACING LEGEND
 H8 - SEE INFRADRAWING FOR MANUF. SPEC TO STEEL WALL FRAMES.
 PROVIDE 1/2" ANCHOR RODS AT BOTH ENDS OF BRACING WALLS & AT MAX. 1000mm C/S.

PROPOSED RESIDENCE FOR:
T. & S. SAGE
 LOT 1, FOREST CREEK ROAD,
 DAINTREE.

building designer
 pd designs pty. ltd.
 1/100 WILSON ST. DAINTREE QLD 4057
 PH: 07 5522 1111
 FAX: 07 5522 1112

GROUND FLOOR PLAN

WATERPROOFING IS TO BE MAINTAINED IN ACCORDANCE WITH B.C.A. 2007 PART 3.1.1 INCLUDING WATERSTOPS TO WET AREA DOORWAYS AND INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR.

340 V. SMOKE DETECTOR FIXED TO CEILING IN ACCORDANCE WITH B.C.A. PART 3.1.2.4 SMOKE ALARM TO COMPLY WITH AS 2186

PROVIDE THERMOSTATIC CONTROLLED DEVICES TO HOT WATER UNIT IN ACCORDANCE WITH A.S. 3500-42 1997

ENSURE ALL WET AREA FLOORS ARE SEALED & FALL TO FLOOR WASTES IN ACCORDANCE WITH B.C.A. 3.81

Subject to the conditions on the Decision Notice and the endorsements made herein
 B.A. 2010/4572

WIND CLASSIFICATION

1-100
AUGUST 2000
1767
OF 14
WIND CLASSIFICATION
C2

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION WIND CLASSIFICATION C2

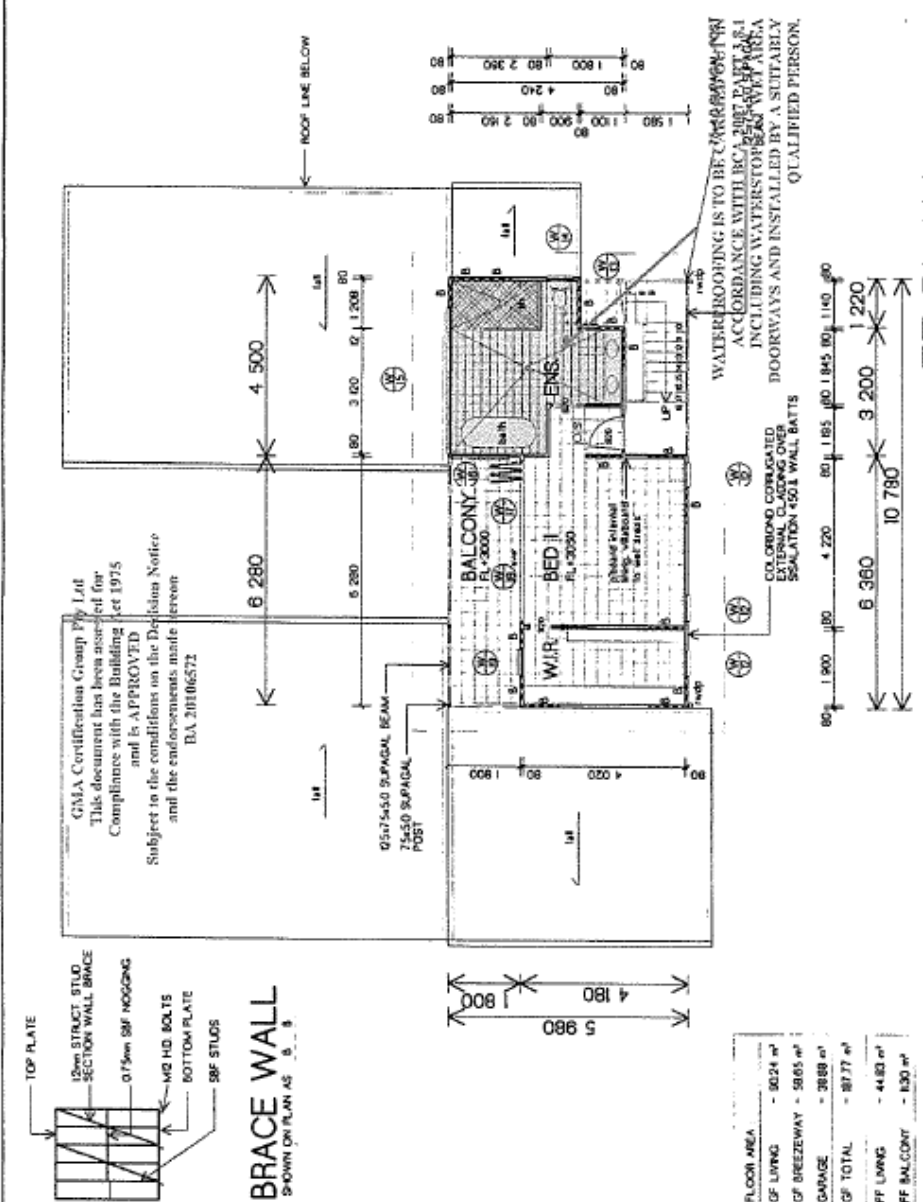
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C.M.G. CONSULTING
 203 BUCHANAN ST. DAINTREE QLD 4057
 PH: 07 5522 1111
 FAX: 07 5522 1112

WINDOW SCHEDULE

W1	1000x800 SLIDING GLASS WINDOW
W2	1800x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME
W3	1800x2000 WINDOW, 800 WIDE BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME, EAST SIDE OF 1800x2000 SLIDING GLASS WINDOW
W4	2000x1800 SLIDING GLASS DOOR
W5	825x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, BLUM, LE FRAME
W6	2000x2400 ALUM. FRAMED Bifold WINDOW CENTRE OPENING, NO BOTTOM TRACK
W7	825x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME
W8	2000x2000 OPENING, 2000x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME, EAST SIDE OF 2000x2000 SLIDING GLASS DOOR
W9	1800x2800 SLIDING GLASS WINDOW, FIXED GLASS BELOW MOVAL
W10	1800x2000 SLIDING GLASS WINDOW, FIXED GLASS BELOW MOVAL, CHINGAFE SCREEN
W11	1800x800 SLIDING GLASS WINDOW, FIXED GLASS BELOW MOVAL, CHINGAFE SCREEN
W12	1800x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME
W13	2000x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME
W14	2000x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME
W15	2000x2000 SLIDING GLASS WINDOW
W16	1800x1800 SLIDING GLASS WINDOW
W17	2000x1000 ALUM. FRAMED Bifold DOORS
W18	2000x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME, RING HANDLES & WAFI ROD (over 1800 door)
W19	1800x2000 BREEZEWAY 'AL TAP' 150mm LOUVER SYSTEM, GLASS BLADES, EASTSCREEN FRAME

Note:
 ALL LOUVER TO HAVE FULL OPERABLE CUPS
 FULL TYPES TO HAVE FULL COLOR MATCH FRAMES,
 CUPS AND HANDLES 1/1"
 LOUVER SIZES NOTICATED ARE ACTUAL FRAME SIZES
 OPENINGS TO BE SIZED ACCORDINGLY TO ALLOW
 FOR FRAMES.
 ALL DOORS AND WINDOWS TO HAVE FLYSCREENS
 UNLESS NOTED TO HAVE CHINGAFE SCREENS
 ALL FRAMES IN LACK POWDER COATED FINISH
 ALL GLASS EVERGREEN TINT



FF PLAN

PROPOSED RESIDENCE FOR:
T. & S. SAGE
LOT 1, FOREST CREEK ROAD,
DAINTREE.

building designer

not designs Pty Ltd
 10/300 Mt St
 Brisbane QLD 4000
 Tel: 07 3251 1111
 Fax: 07 3251 1111

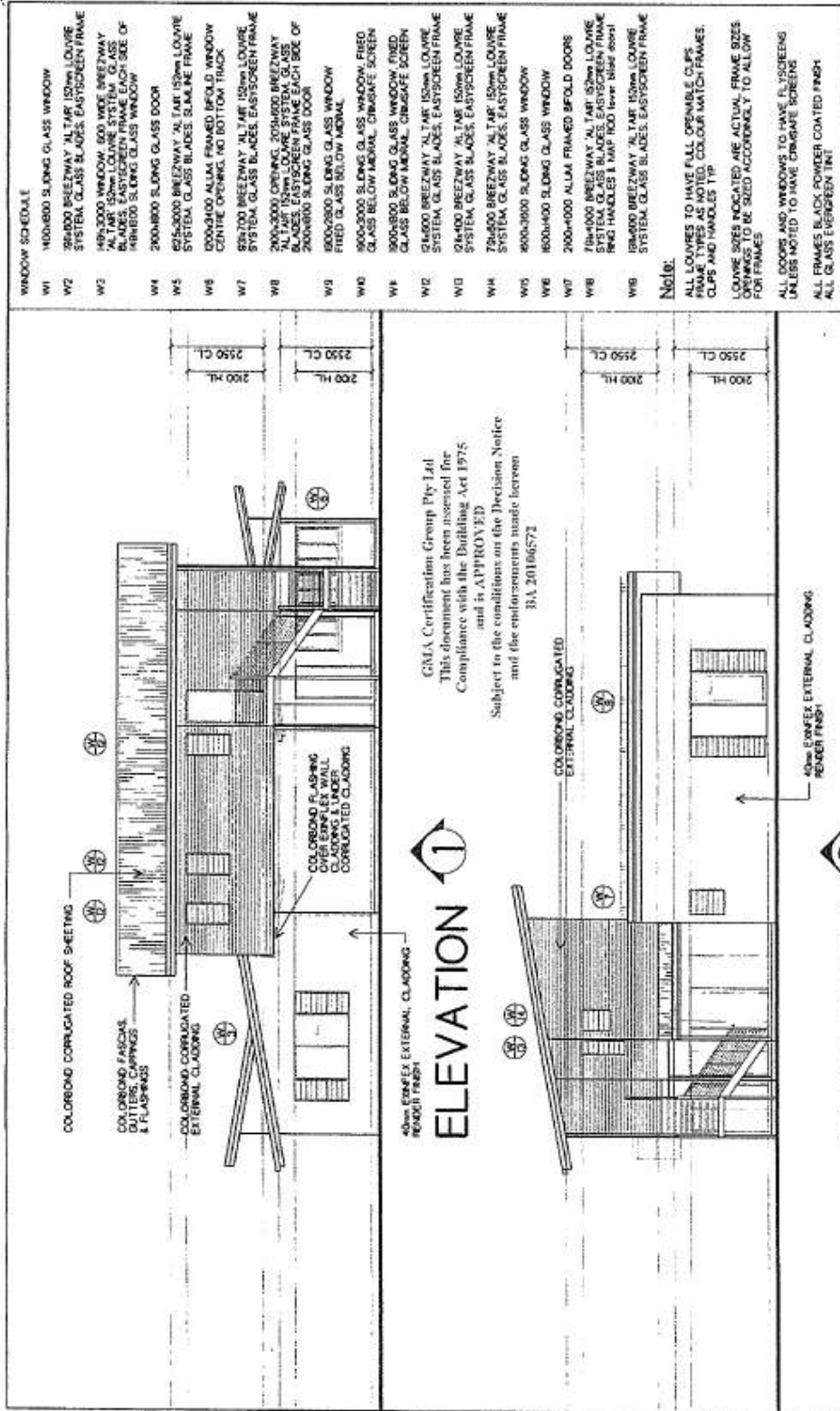
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WE HEREBY CERTIFY THE STRUCTURAL DETAILS
 AS SHOWN ON THESE DRAWINGS FOR
 CONSTRUCTION IN WIND CLASSIFICATION C2

Approved 11/10

CMG ENGINEERS
 CONSULTING
 200 BUCHANAN ST
 BRISBANE QLD 4000
 Tel: (07) 3251 2775
 Fax: (07) 405 9600

1. 100
AUGUST 2000
1767
W3
OF 14
WIND CLASSIFICATION
C2



ELEVATION 1

ELEVATION 2

PROPOSED RESIDENCE FOR :
T. & S. SAGE
LOT 1, FOREST CREEK ROAD,
DAINTREE

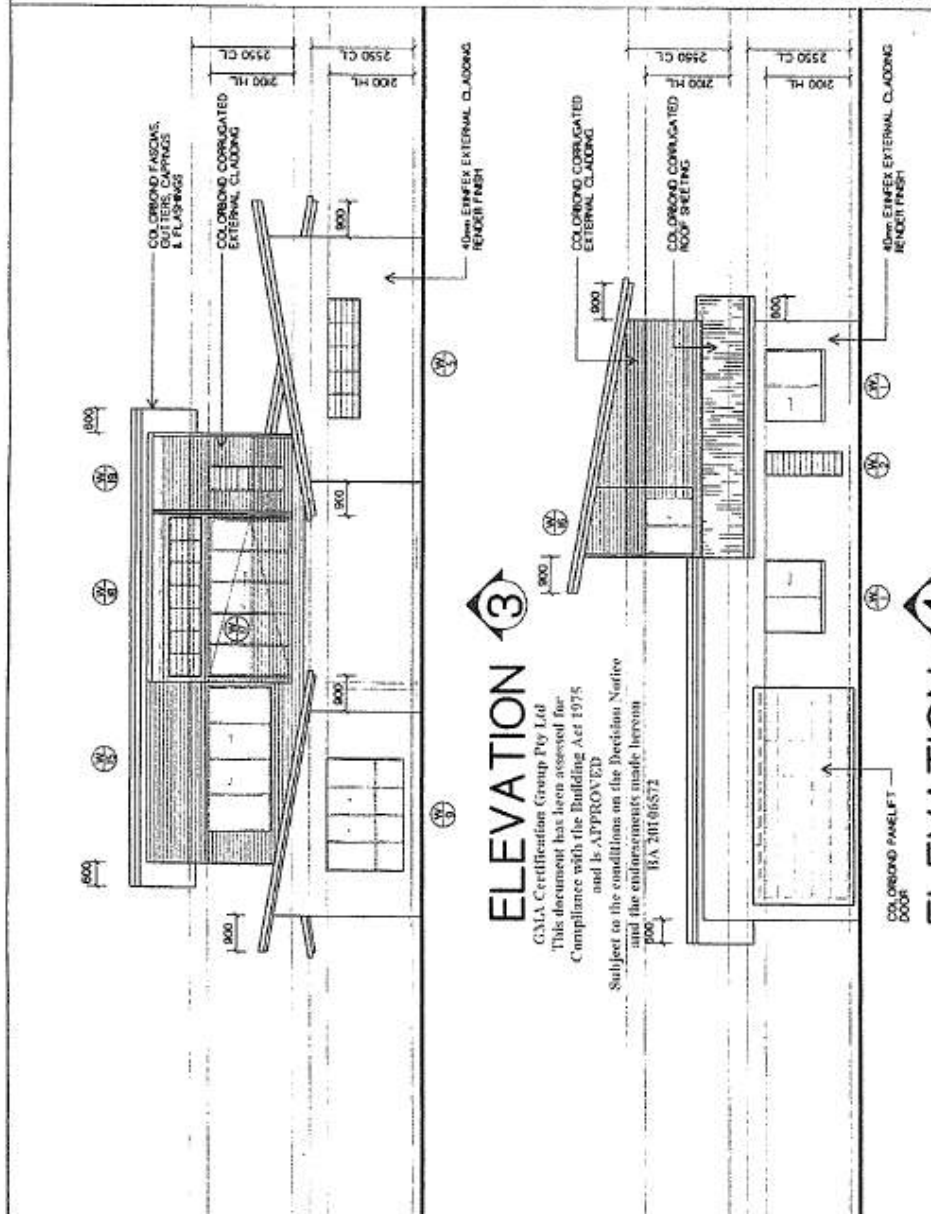
building designer

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1:100
 AUGUST 2000
1767
W11
 OF 14
 ROAD CLASSIFICATION
C2

WINDOW SCHEDULE

W1	1000x800 SLIDING GLASS WINDOW
W2	1800x800 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME
W3	180x2000 WINDOW 800 WIDE BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME EACH SIDE OF 1800x800 SLIDING GLASS WINDOW
W4	2000x800 SLIDING GLASS DOOR
W5	895x2000 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES SLIMLINE FRAME
W6	2000x1000 ALUMI FRAMED BIFOLD WINDOW CENTRE OPENING NO BOTTOM TRACK
W7	930x700 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME
W8	2000x2000 OPENING 2000x800 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME EACH SIDE OF 2000x800 SLIDING GLASS DOOR
W9	1800x2000 SLIDING GLASS WINDOW FIXED GLASS BELOW MOVAL
W10	1000x2000 SLIDING GLASS WINDOW FIXED GLASS BELOW MOVAL, CRIMSAFE SCREEN
W11	1000x800 SLIDING GLASS WINDOW FIXED GLASS BELOW MOVAL, CRIMSAFE SCREEN
W12	1200x800 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME
W13	120x400 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME
W14	750x800 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME
W15	1800x3600 SLIDING GLASS WINDOW
W16	1800x400 SLIDING GLASS WINDOW
W17	2000x1000 ALUMI FRAMED BIFOLD DOORS
W18	750x1000 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME RING HANDLES & MAP ROD (over blind seat)
W19	180x400 BREEZEWAY 'AL TART' 150mm LOUVER SYSTEM GLASS BLADES EASTSCREEN FRAME



ELEVATION 3

GMA Certifications Group Pty Ltd
 This document has been assessed for
 Compliance with the Building Act 1975
 and is APPROVED
 Subject to the conditions on the Decision Notice
 and the endorsements made hereon
 BA 2011 06572

ELEVATION 4

Note:

ALL LOUVERS TO HAVE P.V.C. CRIMSAFE GLASS
 FRAME TYPES AS NOTED. COLOUR MATCH FRAMES,
 CLIPS AND HANDLES TYP.

LOUVER SIZES INDICATED ARE ACTUAL. FRAME SIZES
 MUST BE SIZED ACCORDINGLY TO ALLOW
 FOR FRAMES.

ALL DOORS AND WINDOWS TO HAVE FLYSCREENS
 UNLESS NOTED TO HAVE CRIMSAFE SCREENS

ALL FRAMES BLACK POWDER COATED FINISH
 ALL GLASS EVERGREEN TINT

PROPOSED RESIDENCE FOR :
T. & S. SAGE
LOT 1, FOREST CREEK ROAD,
DAINTREE

ADJ building designer

pid designs pty. ltd
 10/100 WILSON ST
 WILSON ST
 WILSON ST
 WILSON ST

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I. NO.	1767	W12	C2
AUGUST 2010		OF 14	
		VRG	CLASSIFICATION