

OUR REF: MCUC 369/2014 (431534)

17 October 2014

Mr Alan Jenkins & Ms Natalie Gordon
65 Morrish Road
JULATTEN QLD 4871

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
THOMSON LOW DRIVE, SHANNONVALE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 17 October 2014, 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 enquiries in relation to this Decision Notice, please contact Susanna Andrews of Development and Environment on telephone number 07 4099 9456.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Alan Jenkins & Natalie Gordon
65 Morrish Rd
JULATTEN QLD 4871

ADDRESS

Thomson Low Drive, Shannonvale

REAL PROPERTY DESCRIPTION

Lot 14 on SP192599

PROPOSAL

House (Rural Settlement)

DECISION

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

DECISION DATE

17 October 2014

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
Compliance 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

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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
Planning Report GMA Certification Group Pty Ltd	Council document reference 427213	22 August 2014
Wastewater Management System Geoff Ward Plumbing & Gas	Council document reference 427213	1 August 2014
Amended Site Plan	JENKMADG A.12 – Council document reference 431015	29 September 2014
Ground Floor Plan	JENKMADG A.02 – Council document reference 427213	11 July 2014
North & East Elevations	JENKMADG A.10 – Council document reference 427213	11 July 2014
South & West Elevations	JENKMADG A.11 – Council document reference 427213	11 July 2014
Front Elevation	JENKMADG A.01 – Council document reference 427213	11 July 2014

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:

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- 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.

Fire Fighting

5. A water supply must be maintained that will provide an adequate and accessible supply for fire-fighting purposes to the satisfaction of the Chief Executive Officer. The estimated minimum level to be maintained for on-Site water storage is not less than 5000 litres.

On-Site Effluent Disposal

6. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. 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. The recommendations contained in the Wastewater Management System Report No 427213 dated 1 August 2014 prepared by Geoff Ward Plumbing and Gas are considered to satisfy this condition requirement.

Damage to Council Infrastructure

7. In the event that any part of Council's existing road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost, prior to the Commencement of Use.

Landscaping

8. The applicant / owner must landscape areas affected by building works in accordance with *Planning Scheme Policy No 7 – Landscaping*, and the *FNQROC Development Manual* prior to the issue of a Certificate of Classification or Commencement of Use. Sixty per cent of the total proposed species for landscaping must consist of native and endemic species.
9. A ten (10) metre wide landscape buffer must be provided along the road frontage of the site and must be landscaped with Dense Planting to the satisfaction of the Chief Executive Officer prior to issue of a Certificate of Classification or Commencement of Use.
10. Landscaping of the Site must include planting of all cut and fill batter areas.

Building Colours

11. 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 –	Colorbond Dune [®]
Water Tank –	Colorbond Dune [®]
Roof –	Colorbond Gully [®]

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

Sediment and Erosion Control

12. 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*).
13. Stormwater drains and swales must be grassed and maintained to reduce stormwater velocity and erosion to the satisfaction of the Chief Executive Officer.

Geotechnical Assessment

14. 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. Any ameliorative or stabilising works which are required as a result of the findings of the geotechnical report must be submitted to Council and approved prior to the commencement of Building works.

Filling and Excavation

15. Filling and excavation must not:
- result in the ponding of water on the Site or adjacent land or Road reserves;
 - result in an increase in the flow of water across the Site or any other land or Road reserves; and
 - result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.

Shipping Container

16. The shipping container must be removed from the land within ten (10) business days of Commencement of Use of the House.

Access Driveway

17. The access driveway must comply with the relevant requirements of Planning Scheme Policy No 6 – *FNQROC Development Manual*.

Structural Certification

18. All retaining walls or structures higher than 900 mm must be structurally certified prior to the issue of a Development Permit for Building Work. Where the profile or height of the wall is redesigned during structural certification, amended plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

The Applicant/owner must ensure that the retaining wall does not result in the ponding or concentration of stormwater flows.

Retaining Walls

19. Retaining walls must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment.

Residential Use

20. Residential use of the land, including temporary residential use of the land, must not commence until appropriate Development Approvals are obtained. Temporary residential use includes any overnight stay.

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.dsdip.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

DEFINITIONS

Land Use*

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

Means the use of premises comprising one (1) Dwelling Unit, located on one (1) lot for the exclusive residential use of one (1) 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 12 months and which then converts to a House for the exclusive use of one (1) 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*.

Administrative

In accordance with the 2008 Douglas Shire Planning Scheme, the Administrative Definition of Dense Planting is:

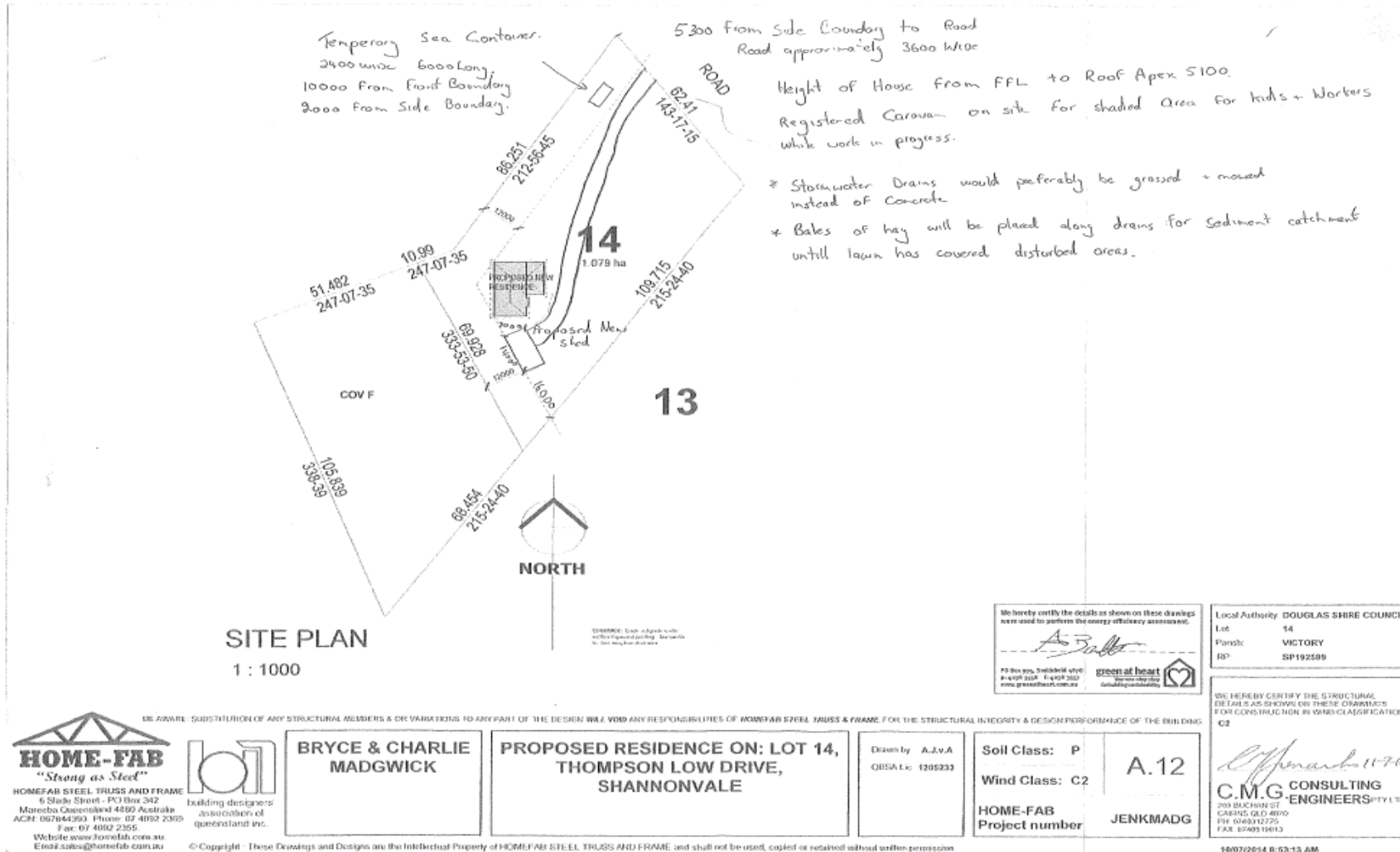
Means the massed planting of large, advanced shrubs and trees within natural ground and at Ground Level and clear of service trenches and other impervious surfaces, to provide privacy screening and a landscape buffer for screening and amenity purposes.

RIGHTS OF APPEAL

Attached

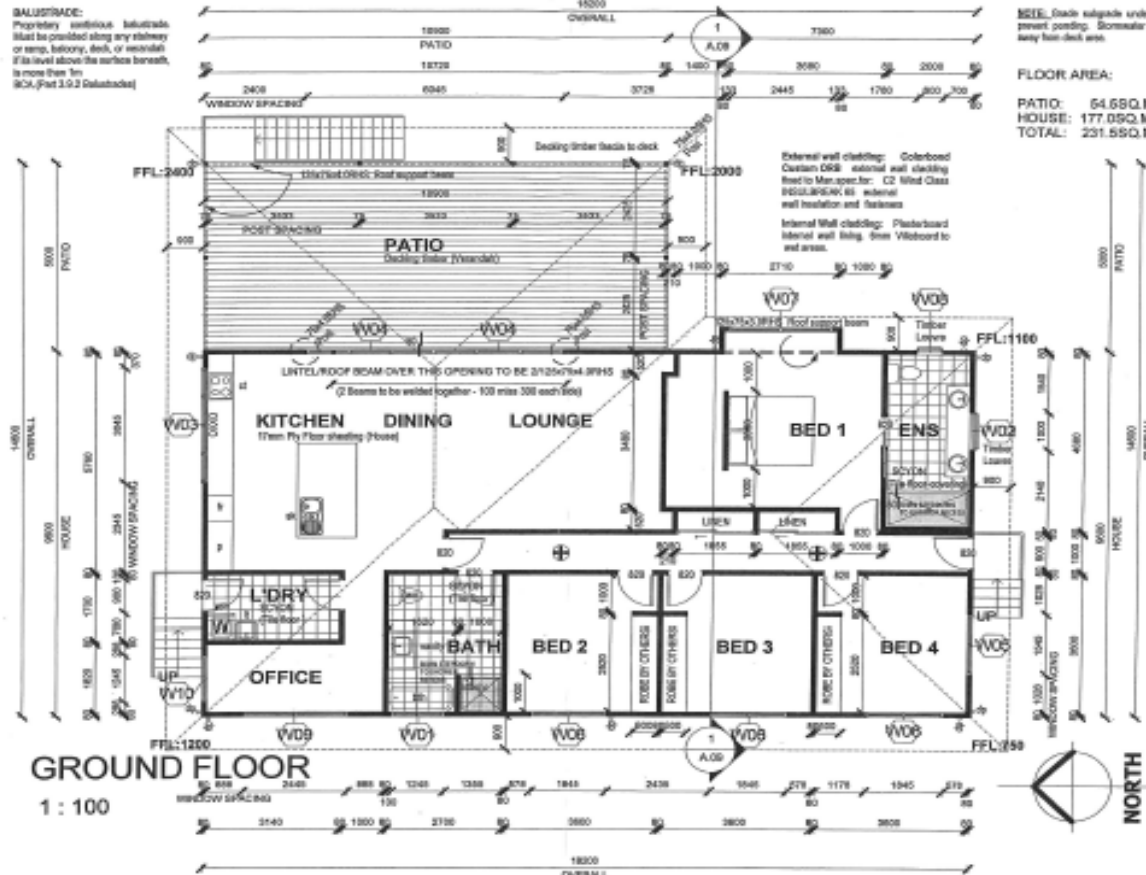
End of Decision Notice

APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



GENERAL NOTES:

1. Refer to the site plan for location of the building on the lot.
2. The structure shall be built on a concrete slab on grade.
3. Refer to the site plan for location of the building on the lot.
4. The structure shall be built on a concrete slab on grade.
5. The structure shall be built on a concrete slab on grade.
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18. The structure shall be built on a concrete slab on grade.
19. The structure shall be built on a concrete slab on grade.
20. The structure shall be built on a concrete slab on grade.



FLOOR AREA:
 PATIO: 54.58 SQ.M
 HOUSE: 177.59 SQ.M
 TOTAL: 231.55 SQ.M

Window Schedule

Number	Height	Width	Count
VW01	1880	1200	1
VW02	1171	1800	1
VW03	900	3000	1
VW04	2100	3000	2
VW05	800	1500	1
VW06	1200	1800	3
VW07	1300	2400	1
VW08	1800	800	1
VW09	900	2400	1
VW10	900	1200	1

Note: VW02 & VW08 Timber Louvers

Local Authority: DOUGLAS SHIRE COUNCIL
 Lot: 54
 Parish: VICTORY
 RP: SP182888

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

[Signature]
C.M.G. CONSULTING ENGINEERS PTY. LTD.
 209 BUCHAN ST.
 CARINGB. Q.L.D. 4017
 Ph: 0740012176
 Fax: 0740011913

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 Marcelline Queensland 4005 Australia
 ACN: 907844303, Ph: 07 4392 2369
 Fax: 07 4392 2355
 Website: www.homefab.com.au
 Email: sales@homefab.com.au

building designers' association of queensland inc.

BRYCE & CHARLIE MADGWICK

PROPOSED RESIDENCE ON: LOT 14, THOMPSON LOW DRIVE, SHANNONVALE

Drawn by: A.J.v.A
 CERA Ltd. 1295233

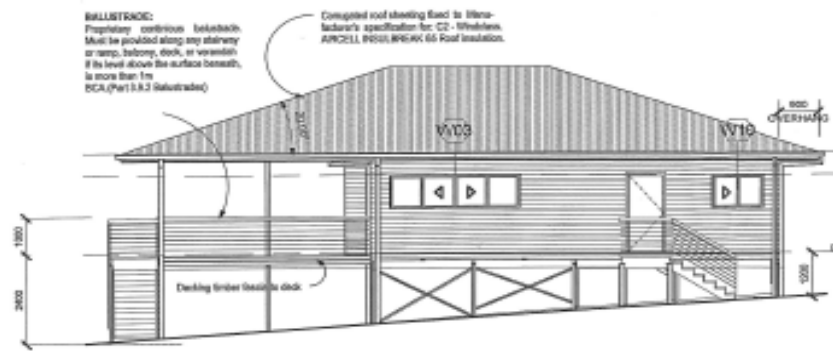
Soil Class: P
 Wind Class: C2
HOME-FAB Project number JENKMADG

A.02

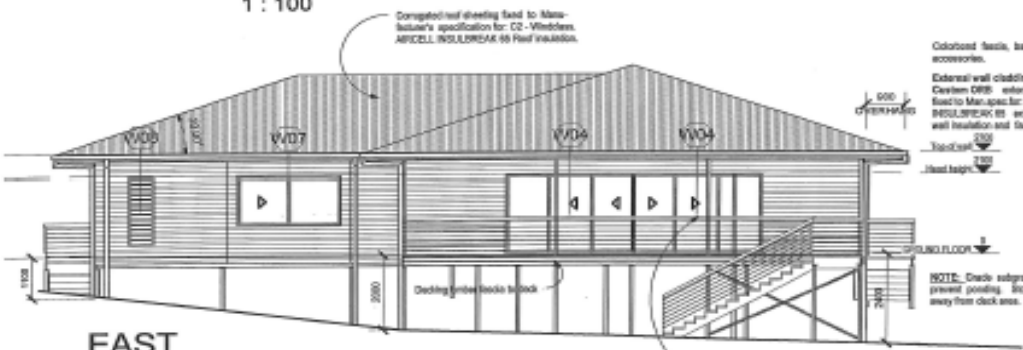
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NORTH
1 : 100



EAST
1 : 100

Window Schedule			
Number	Height	Width	Count
VV01	1550	1200	1
VV02	1171	1000	1
VV03	900	3000	1
VV04	2100	3000	2
VV05	900	1600	1
VV06	1200	1600	2
VV07	1300	2400	1
VV08	1801	600	1
VV09	900	2400	1
VV10	900	1200	1

Local Authority: **DOUGLAS SHIRE COUNCIL**
 Lot: **14**
 Parish: **VICTORY**
 SP: **SP192866**

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION G2

[Signature]
C.M.G. CONSULTING ENGINEERS PTY LTD.
 288 BUCHANAN ST.
 CARBON C.C. 4875
 PH. 0740931775
 FAX. 0740916916

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 Fax: 87 4092 2355
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 Email: sales@homefab.com.au

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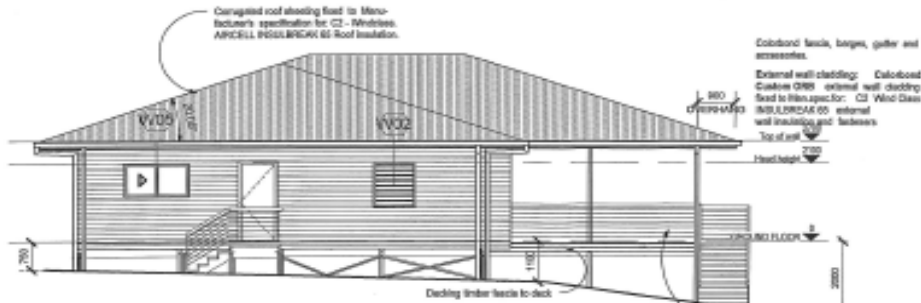
**BRYCE & CHARLIE
 MADGWICK**

**PROPOSED RESIDENCE ON: LOT 14,
 THOMPSON LOW DRIVE,
 SHANNONVALE**

Drawn by: **A.J.V.A**
 GRSA Lic: 1206223

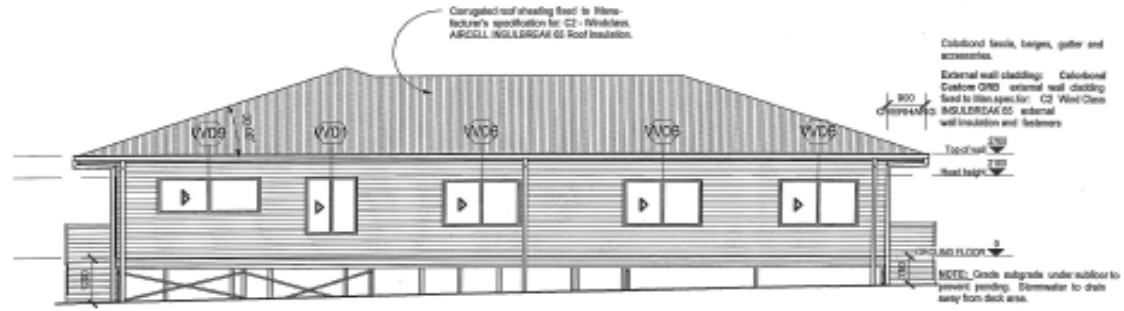
Soil Class: **P**
 Wind Class: **C2**
A.10
 HOME-FAB Project number **JENKMADG**

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SOUTH
1 : 100

NOTE: Grade subgrade under subfloor to prevent ponding. Stormwater to drain away from deck area.



WEST
1 : 100

Window Schedule			
Number	Height	Width	Count
W01	1500	1200	1
W02	1171	1000	1
W03	800	3000	1
W04	2100	3000	2
W05	800	1500	1
W06	1200	1800	3
W07	1350	2400	1
W08	1001	900	1
W09	300	2400	1
W10	900	1200	1

Local Authority: DOUGLAS SHIRE COUNCIL
Lot: 14
Parcel: VICTORY
RP: SP182089

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

[Signature]
C.M.G. CONSULTING ENGINEERS PTY LTD.
200 BUCKHAM ST.
DARWIN, N.T. 08
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FAX: 081312813

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Email: sales@homefab.com.au

building designers' association of queensland inc.

BRYCE & CHARLIE MADGWICK

PROPOSED RESIDENCE ON: LOT 14, THOMPSON LOW DRIVE, SHANNONVALE

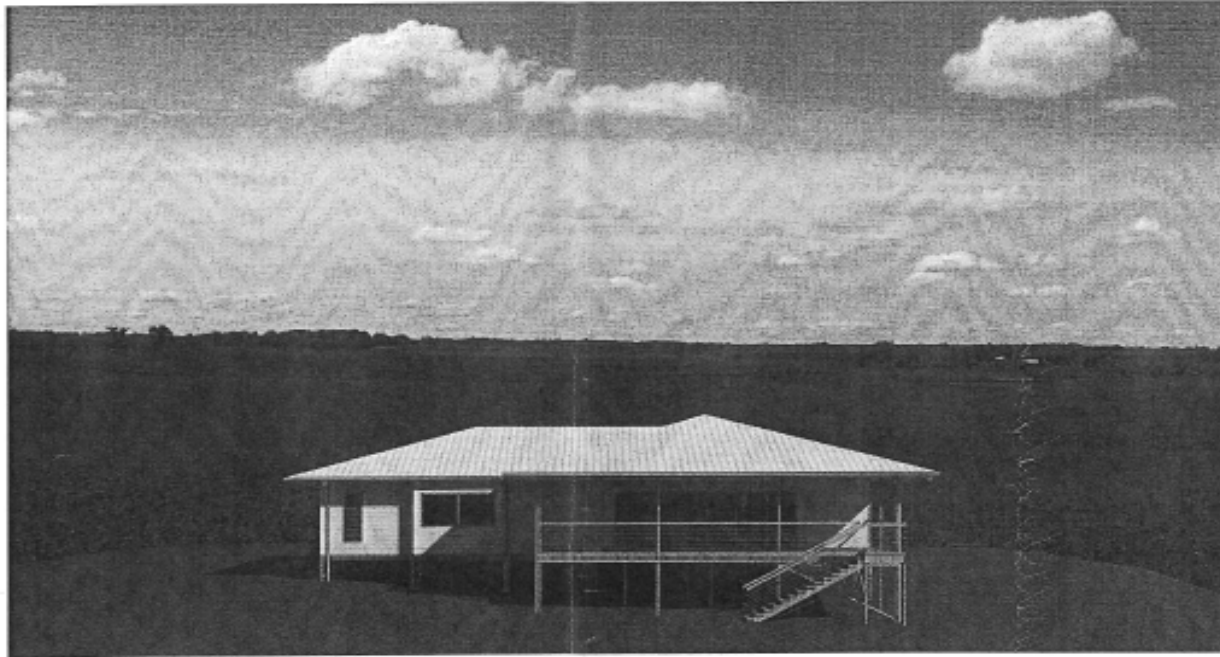
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QMSA Lic. 1298233

Soil Class: P
Wind Class: C2
A.11
HOME-FAB Project number: JENKMADG

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REVISIONS			
Sheet Number	Current Revision	Current Revision Date	Current Revision Description
A.01			
A.02			
A.03			
A.04			
A.05			
A.06			
A.07			
A.08			
A.09			
A.10			
A.11			
A.12			
A.13			

Sheet List		
Sheet Name	Sheet Number	
PROJECITY COVER SHEET	A.01	
FLOOR PLAN	A.02	
STUMP SETOUT	A.03	
RUBB FLOOR	A.04	
BRACING PLAN ON SUB FLOOR	A.05	
HIP ROOF TRUSS SYSTEM	A.06	
TRUSS PLAN DETAIL	A.07	
ROOF LOAD REACTION REPORT	A.08	
SECTION	A.09	
MONTHLY RENT	A.10	
SCULPTURE	A.11	
SITE PLAN	A.12	
SPECIFICATION (C2)	A.13	



GENERAL NOTES TO CONSTRUCTION

FOUNDATION: Foundation shall be constructed in accordance with the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA).

ROOFING: The roof shall be constructed in accordance with the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA).

WALLS: The walls shall be constructed in accordance with the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA).

FLOORING: The floor shall be constructed in accordance with the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA).

STAIRS: The stairs shall be constructed in accordance with the Building Code of Australia (BCA) and the relevant provisions of the Building Code of Australia (BCA).

Local Authority: DOUGLAS SHIRE COUNCIL
 Lot: 14
 Parish: VICTORY
 RP: SP102599

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

[Signature]
C.M.G. CONSULTING ENGINEERS PTY. LTD.
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 Fax: 07 4082 2355.
 Website: www.homefab.com.au
 Email: sales@homefab.com.au

QIDA
 building designers' association of queensland inc.

BRYCE & CHARLIE MADGWICK

PROPOSED RESIDENCE ON: LOT 14, THOMPSON LOW DRIVE, SHANNONVALE

Drawn by: A.L.v.A.
 QRCA Lic. 1306233

Soil Class: P	A.01
Wind Class: C2	
HOME-FAB Project number	JENKMADG

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