

**OUR REF:** MCUC 411/2014 (432363)

28 October 2014

Mr Bernard Boon  
94-100 Somerset Drive  
**MIALLO QLD 4873**

Dear Sir

**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 28 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**

Bernard Boon  
94-100 Somerset Drive  
MIALLO QLD 4873

**ADDRESS**

Thomson Low Drive, Shannonvale

**REAL PROPERTY DESCRIPTION**

Lot 12 on SP192599

**PROPOSAL**

House (shed)

**DECISION**

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

**DECISION DATE**

28 October 2014

**TYPE**

Material Change of Use (Development Permit)

**REFERRAL AGENCIES****SUBMISSIONS**

There were no submissions for this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permit for Building 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
Planning Report GMA Certification Group Pty Ltd	Council document reference 428268	4 September 2014
Site Plan	Council document reference 428628	Undated
Framing Plan, Footing Plan, Elevation Internal Frame	33760-S1 (Council document reference 428628)	20 August 2014
End Elevation, Side Elevation, Section	33760-S2 (Council document reference 428628)	20 August 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 5000 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.

### **Damage to Council Infrastructure**

5. 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.

### **Vegetation Clearing**

6. 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**

7. 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.
8. 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.
9. Landscaping of the Site must include planting of all cut and fill batter areas.

### **Building Colours**

10. 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®
Roof –	Colorbond Dune®

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

### **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*).

### **Filling and Excavation**

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

### **External Works**

#### **13 Undertake the following external works:**

- a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC Development Manual Standard Drawing S1105*. A copy is attached at Appendix 2.

The crossover must not impact on stormwater flows in minor and major flow events.

### **Shed**

14. The use of the shed shall be for purposes ancillary to the residential use of the land.

### **Structural Certification**

15. 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.

### **Finished Retaining Wall Colour**

16. The retaining wall must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment.

### **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.

**DECISION NOTICE DETAILS**  
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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](http://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](http://www.douglas.qld.gov.au) .

**ADMINISTRATIVE DEFINITION**

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

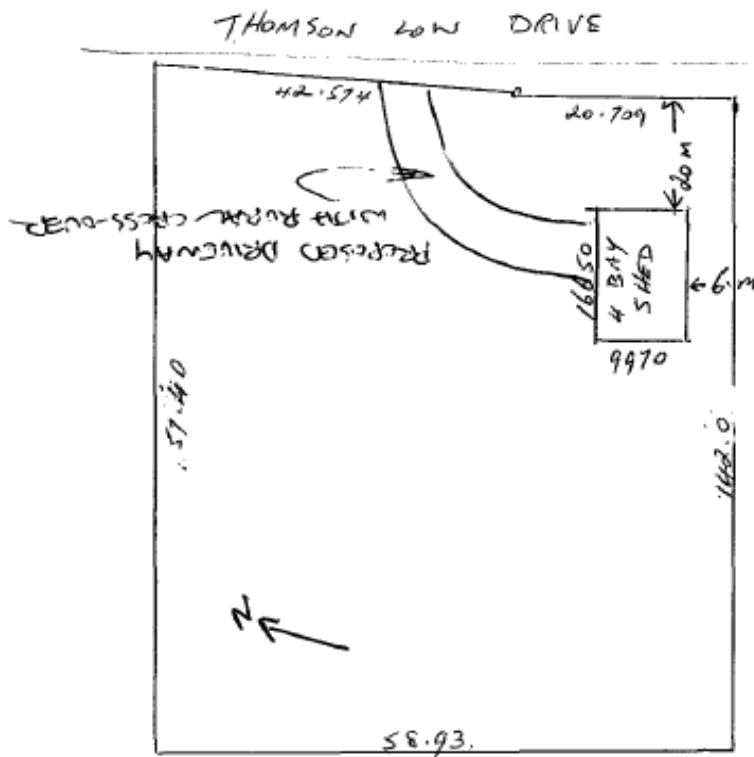
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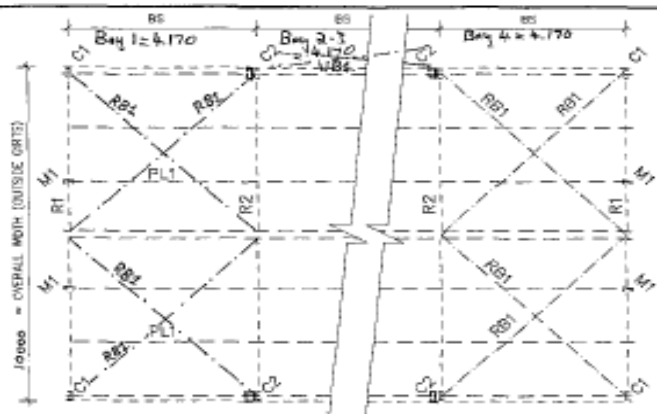
**End of Decision Notice**

DECISION NOTICE DETAILS  
SUSTAINABLE PLANNING ACT 2009

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

PROPOSED SITE PLAN FOR  
4 BAY SHED AT LOT 12  
THOMSON LOW DRIVE, SHANNONVALE





FRAMING PLAN  
NOT TO SCALE.

Notes - Bays 1 + 4 Brace roof  
Bays 2 + 3 Brace back wall

BS = BAY SPACING = 4.17m  
HT = HEIGHT = 4.4m

MEMBER SCHEDULE

C1	= C250 24
R1	= C250 24
C2	= C250 24 x 2
R2	= C250 24 x 2
M1	= C200 24
RB1	= 30x1.0 GI STRAP
WB1	= 30x1.2 GI STRAP
PL1	= METROLL 100 x 1.0 TOP
WC1	= SPAN BATTENS.

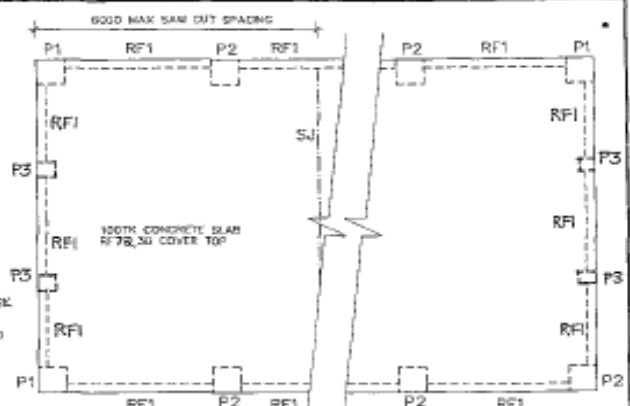
RAIL WELLS CONNECT WITH MEN SCHEDULE INCLUDING DIMS.

P1 & P2 = 800x800x300 DEEP MASS CONCRETE FOOTING

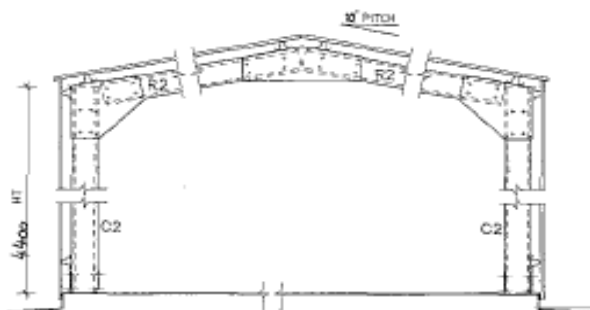
P3 = 400x400x400 DEEP MASS CONCRETE FOOTING

RF1 = 150x150 SLAB EDGE THICKENING

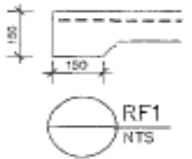
SJ = 25mm DEEP SAW CUT WITHIN 24 HRS OF PLACEMENT OF CONCRETE.



FOOTING PLAN  
NOT TO SCALE



ELEVATION INTERNAL FRAME  
NOT TO SCALE



RF1  
NTS

SITE PLAN  
NOT TO SCALE

**C.M.G. CONSULTING ENGINEERS** PTY. LTD.  
STRUCTURAL-AND-CIVIL

208 Dutton Street  
CARROLL 4870  
Phone (07) 4221 2775

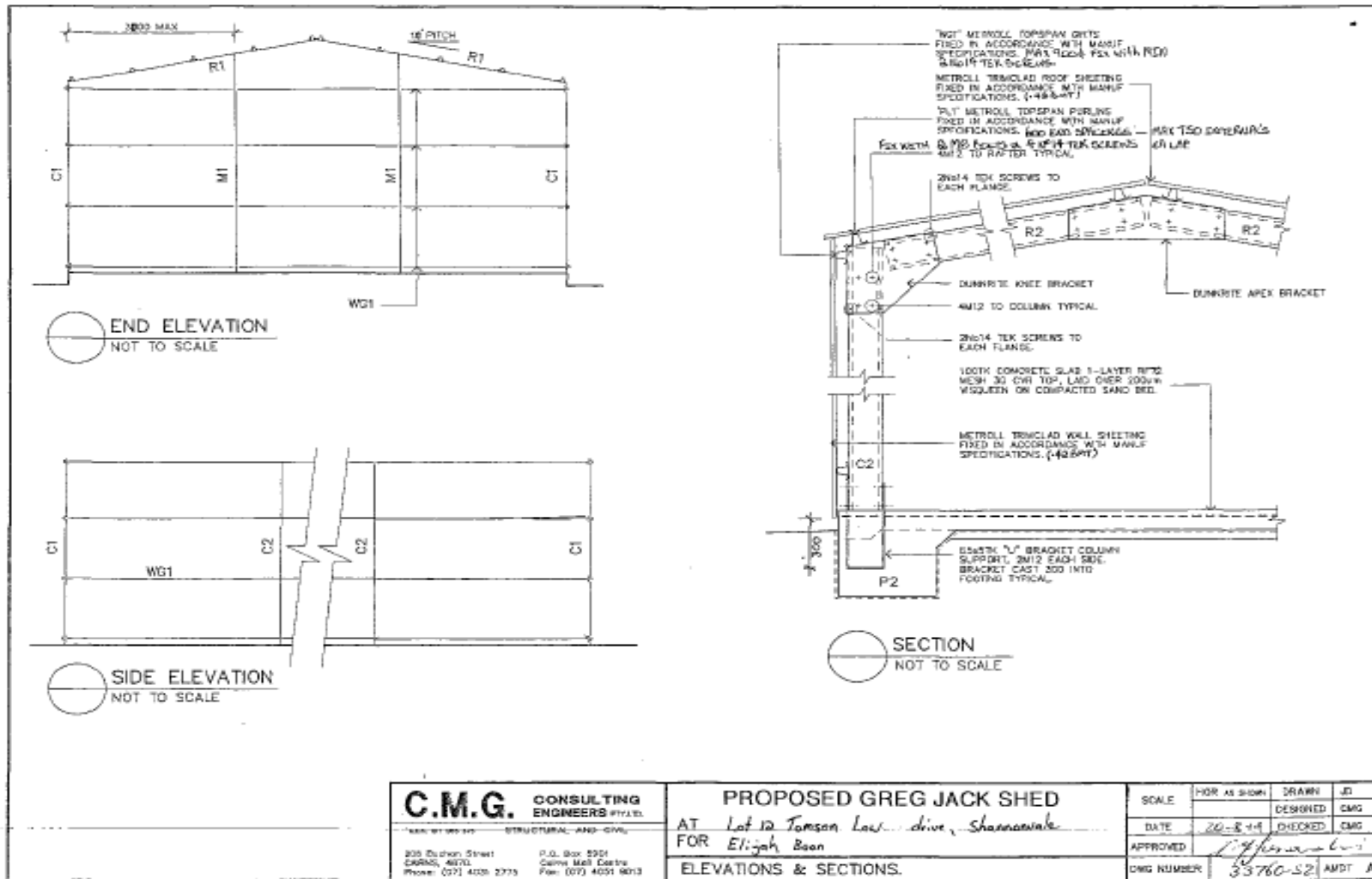
P.O. Box 9901  
Calva Rd Centre  
Phone (07) 4221 9013

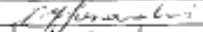
**PROPOSED GREG JACK SHED**  
AT Lot 12 Tamson low drive, Sharnbrook  
FOR Elijah Boon  
PLANS AND SECTION.

SCALE	1:100 as shown	DRAWN	LD
DATE	20-8-14	DESIGNED	CMG
APPROVED	<i>[Signature]</i>	CHECKED	CMG
DWG NUMBER	33780-51	AMDT	A



**DECISION NOTICE DETAILS**  
**SUSTAINABLE PLANNING ACT 2009**



<b>C.M.G. CONSULTING ENGINEERS</b> <small>STRUCTURAL AND CIVIL</small> 235 Duchan Street CARRIS, 4070 Phone: (07) 4030 2775	P.O. Box 5924 Cairns Mail Centre Fax: (07) 4051 9013	<b>PROPOSED GREG JACK SHED</b> AT <i>Lot 12 Tamson Low drive, Sharnbrook</i> FOR <i>Elijah Boon</i>		SCALE	FOR AS SHOWN	DRAWN	JD
		ELEVATIONS & SECTIONS.		DATE	20-8-14	DESIGNED	CMG
		APPROVED			CHECKED	CMG	
		CMG NUMBER	33760-S2	AMDT	A		

# APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

