

OUR REF: MCUC 106/2014 (419544)

16 April 2014

Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

Attention: Mr Greg Skyring

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR BAMBOO CREEK ROAD, BAMBOO**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 16 April 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 Council's Development and Environment Branch on telephone number 07 4099 9456.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Greg Skyring Design & Drafting Pty Ltd
11 Noli Close
MOSSMAN QLD 4873

ADDRESS

Bamboo Creek Road, Bamboo

REAL PROPERTY DESCRIPTION

Lot 10 on SP204463

PROPOSAL

House (Rural Settlement)

DECISION

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

DECISION DATE

16 April 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
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
Greg Skyring Design and Drafting Pty Ltd	202-14 Site Plan, Area Plan, Sheet List, Sheet 1 of 4, Council document reference 417672	prelim
Greg Skyring Design and Drafting Pty Ltd	202-14 Floor Plan, Sheet 2 of 4, Council document reference 417672	Prelim
Greg Skyring Design and Drafting Pty Ltd	202-14 Elevations Sheet 1, Sheet 3 of 4 Council document reference 417672,	prelim
Greg Skyring Design and Drafting Pty Ltd	202-14 Elevations Sheet 2, Sheet 4 of 4, Council document reference 417672	prelim

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 Works Internal

4. Undertake the following water supply works internal to the site:
 - a. The development must be serviced by a single internal water connection made clear of any buildings or structures;

The above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

On-Site Effluent Disposal

5. The method of on-site effluent disposal must be in accordance with the recommendations contained in the On-Site Sewage Disposal Assessment Report No 15190, dated 16 December 2013, prepared by Dirt Professionals.

Damage to Infrastructure

6. In the event that any part of Council's existing water infrastructure is damaged as a result of construction activities occurring on the site, Douglas Water & Waste must be notified immediately of the affected infrastructure and have it repaired or replaced by Douglas Water & Waste at no cost to Council.

Vegetation Clearing

7. 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.

Buffer

8. A 40-metre buffer is to be provided from the agricultural use at the rear of the site to the residential premise in accordance with Conditions 9 and 10 of Negotiated Decision Notice ROL 008/06 issued to the land on 4 June 2007. To achieve this separation, no habitable rooms are to be located within 40 metres of the rear boundary.

Landscaping

9. 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.
10. 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.

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 –	Slightly darker shade of Colorbond® ‘Dune’
Roof –	Colorbond® ‘Dune’

The applicant must confirm the colour for the exterior walls prior to the issue of the Development Permit for Building Works.

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*).

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.

Access Driveway

14. The access driveway must comply with the relevant requirements of the *FNQROC Development Manual*.

Shed

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

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. The access driveway should be sited clear of the easement on the southern boundary of the site.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
6. 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:

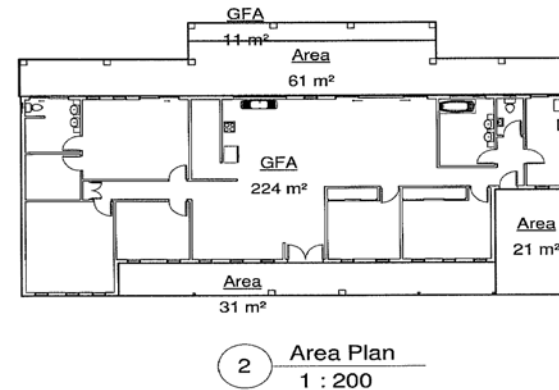
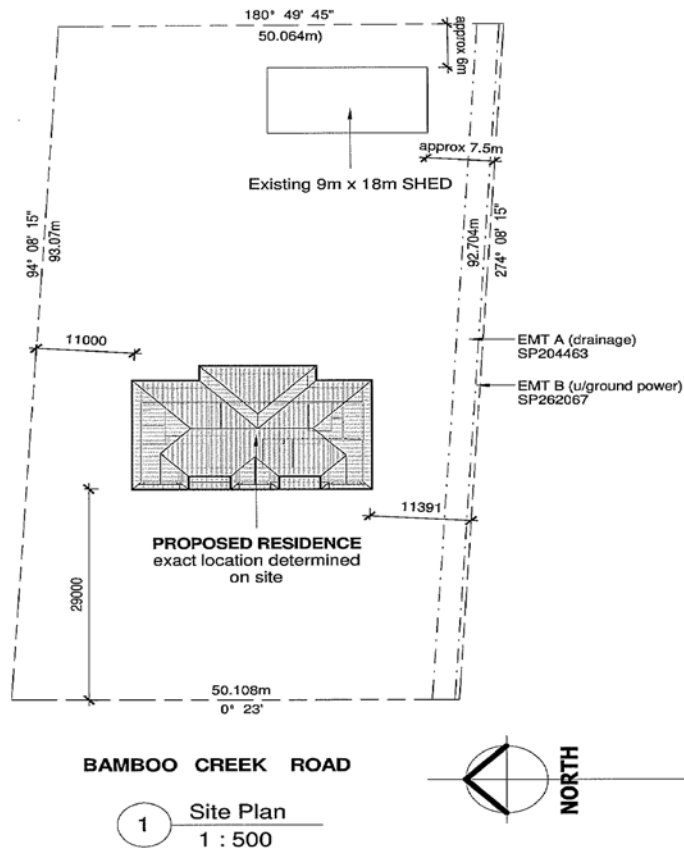
Means the massed planting of large, advanced shrubs and trees within natural ground and at Ground Level and clear of service trenches and other impervious surfaces, to provide privacy screening and a landscape buffer for screening and amenity purposes.

RIGHTS OF APPEAL

Attached

End of Decision Notice

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



GROSS FLOOR AREAS

GFA House - 224m²
GFA Patio - 11m²
(>3m from ext walls)
TOTAL GFA - 235m²

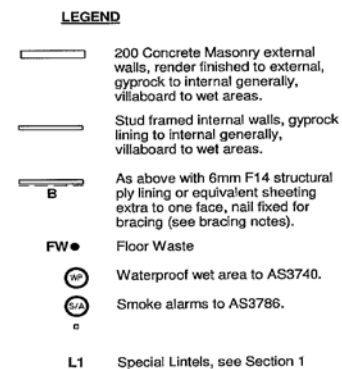
BUILDING AREAS

House - 348m²
Shed - 162m²
TOTAL - 510m²
Allot Area - 4644m²
Site Cover - 11%

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Mossman Q. 4873
Phone/Fax: (07) 40982061
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Email: greg@skyringdesign.com.au

PROJECT
Proposed Residence,
L10 SP204463,
Bamboo Creek Road,
BAMBOO

CLIENT	L. & K. Dean	WIND CLASS	C2	PLAN NUMBER	202-14	SHEET	1 of 4
SCALES	As indicated	PLAN TITLE	Site Plan, Area Plan, Sheet List		DATE OF ISSUE	prelim	REV
							B



1 Floor Plan
1 : 100

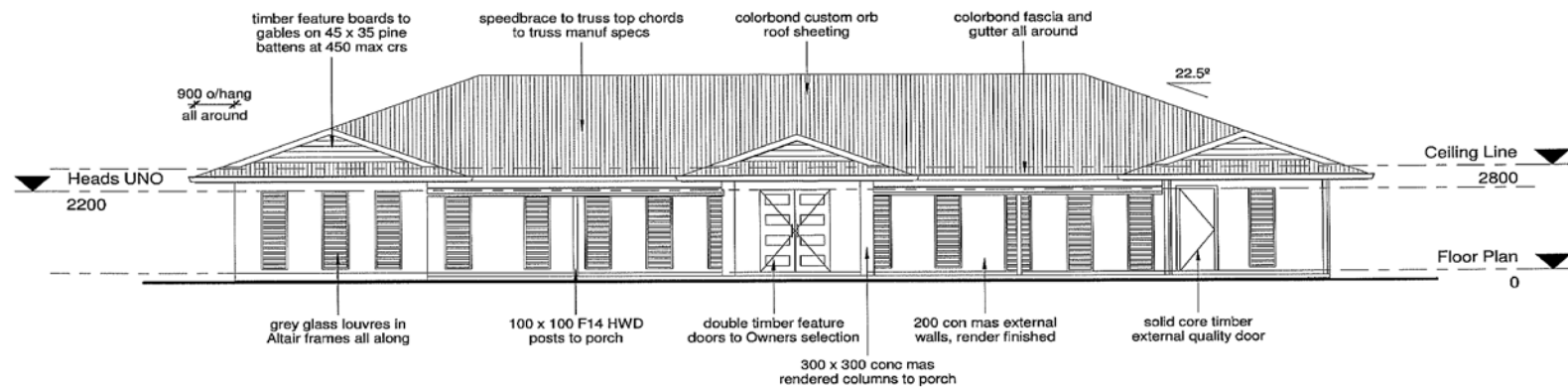
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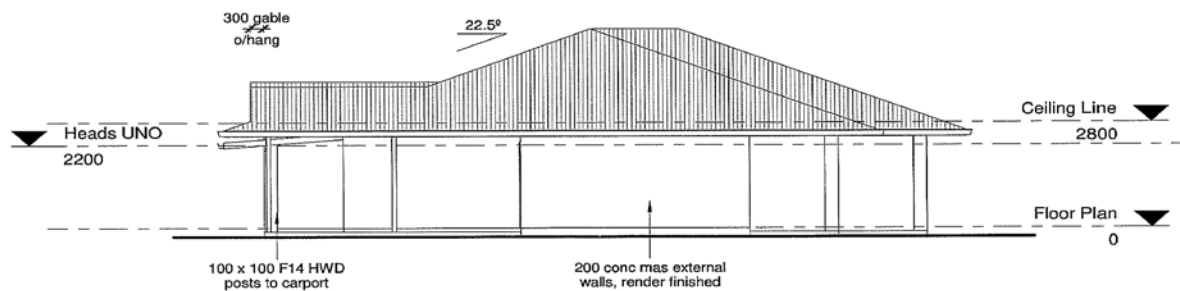
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PROJECT
Proposed Residence,
L10 SP204463,
Bamboo Creek Road,
BAMBOO

CLIENT L. & K. Dean		WIND CLASS C2	PLAN NUMBER 202-14	SHEET 2 of 4
SCALES 1 : 100	PLAN TITLE Floor Plan		DATE OF ISSUE prelim	REV B



1 Front Elevation
1 : 100



2 Right Elevation
1 : 100

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CLIENT

L. & K. Dean

WIND CLASS

C2

PLAN NUMBER

202-14

SHEET

3 of 4

SCALES

1 : 100

PLAN TITLE

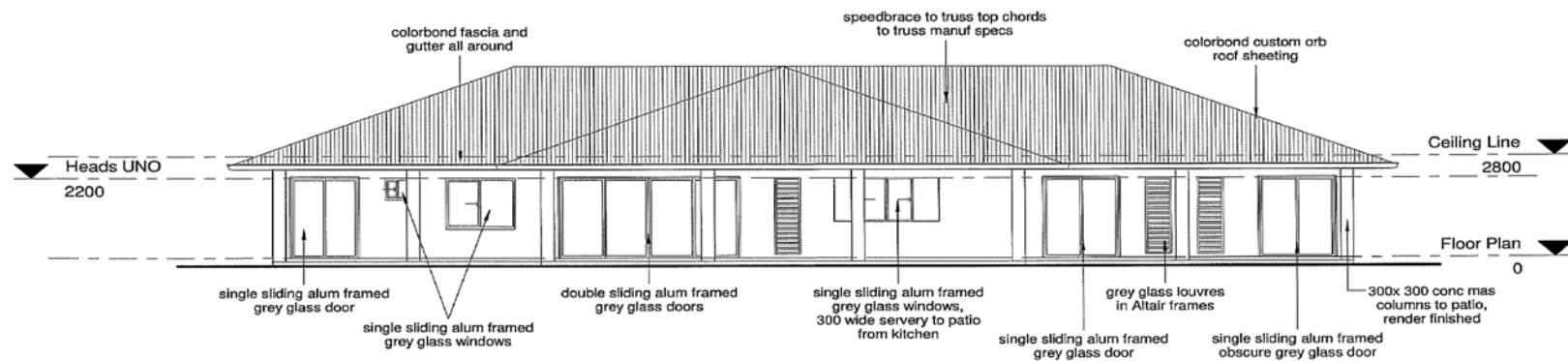
Elevations - sheet 1

DATE OF ISSUE

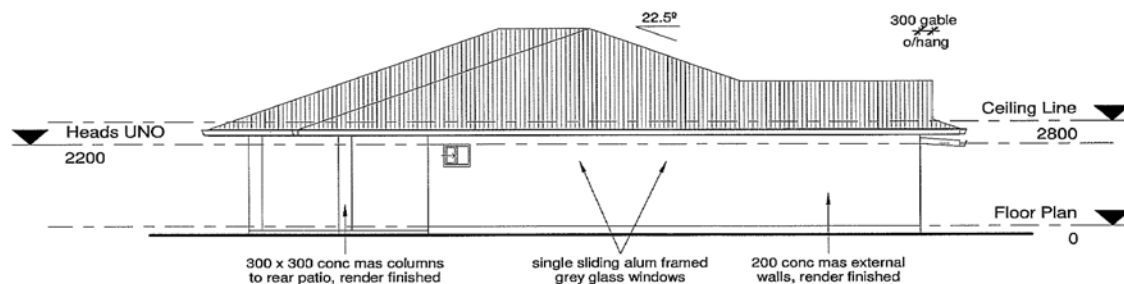
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1 Rear Elevation
1 : 100



2 Left Elevation
1 : 100

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PROJECT

Proposed Residence,
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CLIENT

L. & K. Dean

WIND CLASS

C2

PLAN NUMBER

202-14

SHEET

4 of 4

SCALES

1 : 100

PLAN TITLE

Elevations - sheet 2

DATE OF ISSUE

prelim

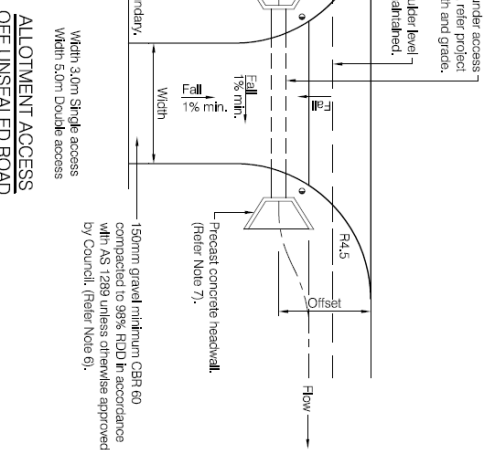
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