

YOUR REF: 1440398956136
OUR REF: MCUC 1008/2015 SEDA (464336)

1 September 2015

Dixon Homes Cairns
PO Box 1014
BUNGALOW QLD 4870

Attention: Ms Cloe Albert

Dear 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 1 September 2015, 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

Dixon Homes Cairns
PO Box 1014
BUNGALOW QLD 4870

ADDRESS

Thomson Low Drive, Shannonvale

REAL PROPERTY DESCRIPTION

Lot 12 on SP192599

PROPOSAL

House (Rural Settlement Planning Area)

DECISION

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

DECISION DATE

1 September 2015

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

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 Plan	6295-1370	15/05/2015
Floor Plan	E Boon Lot 12 Thomson Low Drive, Shannonvale	09/07/2015
Elevations	E Boon Lot 12 Thomson Low Drive, Shannonvale	09/07/2015

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 Compliance Permit 2015/943 issued on 17 July 2015.

Damage to Council Infrastructure

- 6. 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

- 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. Any further clearing requires a Permit for Operational Works.

Landscaping

- 8. A Landscape Plan nominating the species and location of trees and shrubs to be planted must be endorsed by the Chief Executive Officer. 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.

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 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*).

External Works

12. Undertake the following external works:

- a. Provide a three (3) metre wide concrete crossover and apron 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

13. The use of the garaging shall be for purposes ancillary to the rural 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. 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.dilgp.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.*

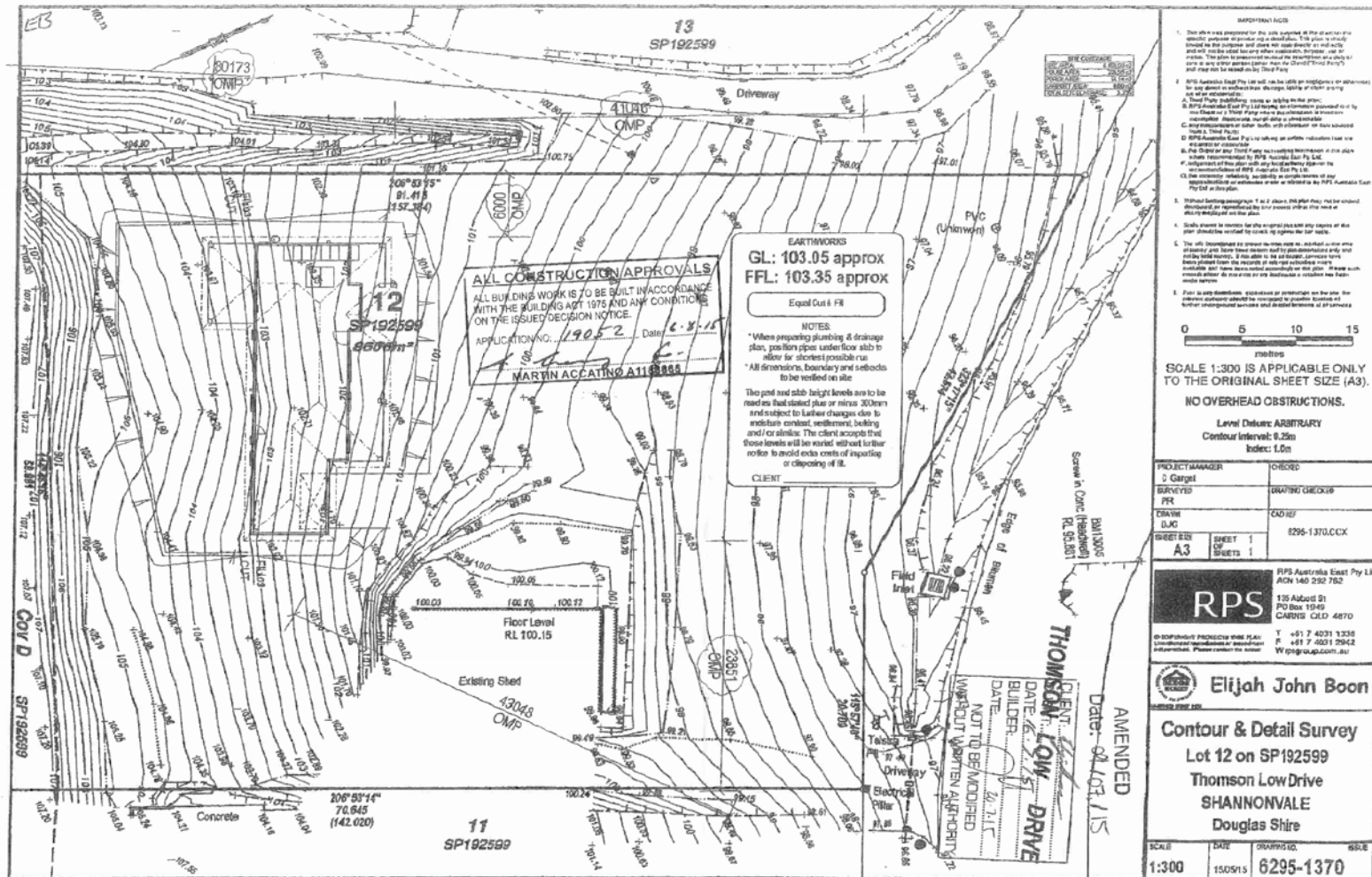
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the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

RIGHTS OF APPEAL

Attached

End of Decision Notice

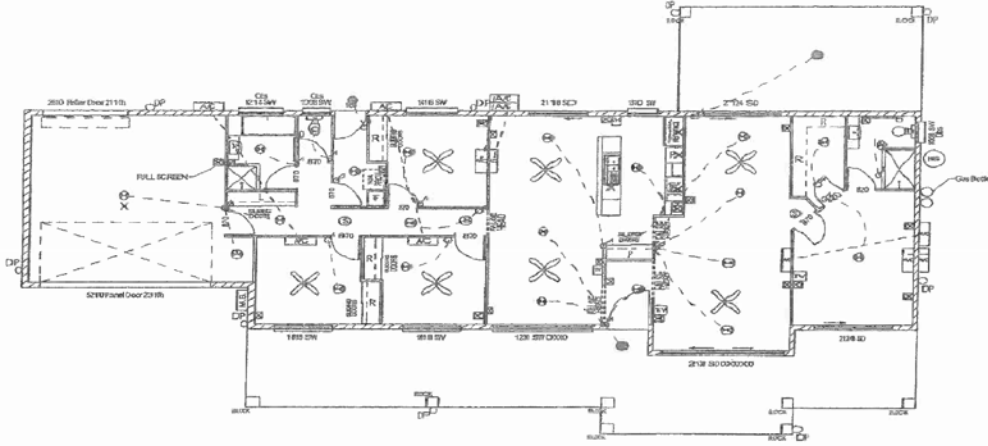
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



2248
EB

2248

2587/15/1008/1008



ALL CONSTRUCTION APPROVALS

Permit No: 19052 Date: 06 AUG 2015

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

AMENDED
Date: 09/07/15

1300 10 10 10

Home to 70,000 Australians
COM.AU
DIXONHOMES
1300 10 10 10

ELECTRICAL PLAN NOT TO SCALE UNLESS ON A2 PAGE

FLOOR AREA 22855 M2
PORCHGARPORT AREA 9614 M2
RATIO % OF FOOTPRINT 25.45
RING RATING C2

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

E. BOON
Lot 12 Thomson Low Drive, SHANNONVALE
QLD, 4873

Only sign if 100% correct if not correct please contact your consultant.
CLIENT: DATE: 16.7.15
CLIENT: DATE: 20.7.15
BUILDER: DATE: 20.7.15

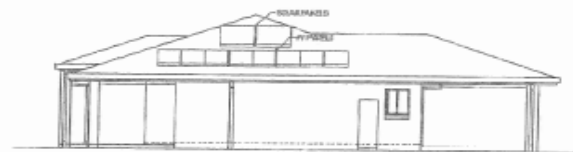
Unauthorised use of these
Diagrams/Plans/Specifications
is a breach of the Copyright Act and
you are liable for any consequent
damages.

2248

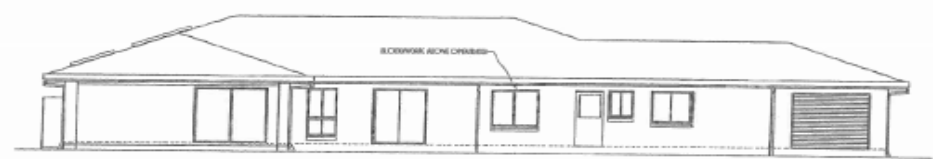


ELEVATION 1

*Roller doors to
be C2 throughout*

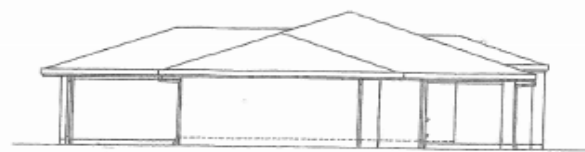


ELEVATION 2



ELEVATION 3

ALL CONSTRUCTION APPROVALS
Permit No: 19052 Date: 06 AUG 2015
The building work described on this drawing/specification
conforms with the provisions of the Building Act 1975 and
is subject to the conditions of the Development Permit.



ELEVATION 4

AMENDED
Date: 09/07/15

Plans to 70000 Australia
COM-ALU
NIXON HOMES
1300 10 10 10
1300 10 10 10

NOT TO SCALE UNLESS ON A2 PAGE

FLOOR AREA 228.10 M ²	SCALE 1:80	NOTE: WINDOWS AND DOORS SHOWN ARE STANDARD BLOCKS ONLY. FOR DETAIL ON PANEL SIZE & POSITION SEE NOTES ON THE FLOOR PLAN. WINDOW SIZE AND STYLE ARE INDICATIVE ONLY AND MAY VARY DEPENDING ON SUPPLIER.	Plot Dimensions/Errors and Omissions. Where handwritten changes to the originally specified dimensions and/or layout occur, the Designer will only be responsible in compensation for consequential financial loss or resulting delays, as assessed by a registered valuer appointed by the Queensland Institute of Builders and Engineers.	E. BOON Lot 12 Thomson Low Drive, SHANNONVALE QLD, 4873	Only sign 11005 covers. If not correct please contact your consultant. CLIENT: <i>[Signature]</i> DATE: 16.7.15 CLIENT: <i>[Signature]</i> DATE: 20.7.15
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ARTICULATION JOINT SPACING: 5m

R.C. pipe / RCBC under access
where required, refer project drawings for size, length and grade.

Existing shoulder level
to be maintained.

Unless otherwise approved, all accesses onto sealed roads shall have 300mm A.C. or 2 coat bitumen seal extending from the road edge to the property boundary.

R.C. pipe / RCBC under access
where required, refer project drawings for size, length and grade.

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Unless otherwise approved, all accesses onto sealed roads shall have 300mm A.C. or 2 coat bitumen seal extending from the road edge to the property boundary.

NOTES

- Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
- Minimum pipe size shall be Ø375, Minimum RCBC to be 300mm Hg.
- Minimum RC pipe / RCBC gradient shall be 1:100.
- Where cover to RC pipes is less than 250mm pipes shall have 100mm concrete surround.
- Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
- Where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
- Precast sloping headwalls shall be used when:
 - a) the through road has a signposted speed of 80km/hr or greater,
 - b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
- Concrete shall be grade N25 in accordance with AS 1379 and AS 3600.
- All dimensions are in millimetres.

• Denotes guide posts.

**ALLOTMENT ACCESS
OFF SEALED ROAD**

**ALLOTMENT ACCESS
OFF UNSEALED ROAD**

DISCLAIMER

The authors and granting organisations shall have no liability or responsibility to the user of any other person or entity with regard to the use of the information contained herein for any purpose, directly or indirectly, by the applicant and use of these Standard Drawings involves, but not limited to, any interruption of service, loss of business or damage to property. The user assumes full responsibility for the use of these Standard Drawings. The user agrees to indemnify and hold harmless the authors and granting organisations as the equivalent of, or a substitute for, project-specific design and assessment by or appropriately qualified professional.

RURAL ALLOTMENT ACCESSES

A	B	C
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Standard Drawing S1105