**OUR REF:** MCUC1668\_2016 (788502)

16 September 2016

T Stievano & J Kelleher C/- GMA Certification Group Pty Ltd PO Box 831 Port Douglas QLD 4877

Attention: Mr Jeff Evans

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 September 2016, 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 Daniel Lamond of Development Assessment and Coordination on telephone number 07 4099 9456.

Yours faithfully

Nick Wellwood General Manager Operations

Att

### **APPLICANT DETAILS**

T Stievano & J Kelleher C/- GMA Certification Group Pty Ltd PO Box 831 Port Douglas QLD 4873

### **ADDRESS**

Bamboo Creek Road, BAMBOO

### **REAL PROPERTY DESCRIPTION**

Lot 15 on SP204463

### **PROPOSAL**

House

### **DECISION**

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

### **DECISION DATE**

16 September 2016

### **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	Plan No. 108-16, 2 of 10. Prepared by Greg Skyring Design and Drafting	5 August 2016
Floor Plan	Plan No. 108-16, 3 of 10. Prepared by Greg Skyring Design and Drafting	5 August 2016
Elevations- Sheet 1	Plan No. 108-16, 4 of 10. Prepared by Greg Skyring Design and Drafting	5 August 2016
Elevations- sheet 2	Plan No. 108-16, 5 of 10. Prepared by Greg Skyring Design and Drafting	5 August 2016

### **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**

 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 and sewerage works internal to the site:

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a. The development must be serviced by a single internal water connection made clear of any buildings or structures;

All 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 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 On-Site Sewage Disposal Assessment Report dated 15 August 2016 prepared by Earth Test QBSA Lic No. 1017941 are considered to satisfy this condition requirement.

### **Damage to Council Infrastructure**

6. In the event that any part of Council's existing water or 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

7. Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this locality. A minimum of 60% of the total proposed species are endemic or native species.

### **Building Colours**

8. 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 - Dune

Roof – Woodland Grey

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

### **Sediment and Erosion Control**

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).

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### **External Works**

- 10. Undertake the following external works:
  - a. Provide concrete crossover(s) and apron(s) in accordance with *FNQROC*Development Manual Standard Drawing S1015. A copy is attached at Appendix 2.

### Shed

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

### House

12. The lot must not contain more than one (1) House and such House is to be occupied by one (1) Household.

### **Minimum Fill and Floor Levels**

14. All habitable floor levels of the House must be located 300mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

### **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 <a href="https://www.dilgp.qld.gov.au">www.dilgp.qld.gov.au</a>. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to <a href="https://www.douglas.qld.gov.au">www.douglas.qld.gov.au</a>.

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### LAND USE DEFINITIONS\*

In accordance with the 2006 Douglas Shire Planning Scheme the approved land use of *House* is defined as:

Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:

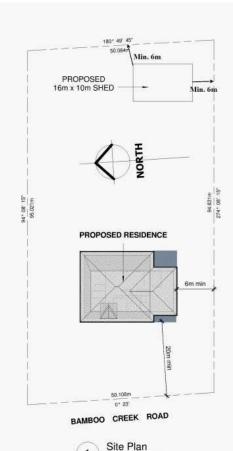
- Outbuildings/structures incidental to and necessarily associated with the residential use:
- the care of children in accordance with the Child Care (Family Day Care) Regulation 1991:
- accommodation for a member or members of the extended family of the Household occupying the House and for personal staff;
- 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; and
- The short term letting of a house for the purpose of holiday rental accommodation.

\*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)



GENERAL
All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.

All dimensions must to be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled.

Any alterations or discrepancies are to be clarified with the plan Author or

Engineer prior to carrying out the work.
This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be

TERMITE PROTECTION
This structure as detailed complies with the provisions of AS3660.1 tor the protection of new buildings from subterranean termites.

Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

### WALL CONTROL JOINT

- Stop blockwork at joint.
- Fit N/16 vertical reinforcing to core each side of joint.
- Discontinue bond beam at joint, fit 1/300 long R16 dowel bar across joint at each course, greased one common end.
   Fit filler and sealant to joint.

FIXINGS
All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head.

TRUSS NAIL PLATES
At bolt fixings nominated as through truss nail plates, the bolt must pass through the nail plate within 20 mm clear of plate sides and top, and 40 mm of plate bottom. Use of cup-head bolts is not allowed. If these clearances are not achieved, a 65 x 3 mm galv strap is to be fitted, tight over truss and fixing bracket (wedge if reqd.)

SHEETING

- INTERNAL BRACING WALLS
  WALL FIXING
   Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200
- Fix top plate to crossing or parallel truss framing at M12 wall reinf. locations to comply with AS1684.3 Table 8.23 to achieve 7.6 kn see Detail - Fix end studs to external walls with 1/12Ø dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.
- Line one side with 6mm F11 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7m high walls).

**DOCUMENTS**The following documents have been referenced to produce these plans and

- form part of these plans: AS 1684.3 residential timber-framed construction
- AS 1720.1 timber structures, design methods
- AS 2870 residential slabs and footings, construction Australian Domestic Construction Manual
- Lysaght cyclonic area design manual
- Stramit cyclonic area technical supplement
- Timber Solutions design program
- CMAA single leaf masonry design manual
- PAA structural plywood wall bracing design manual
- James Hardie technical manuals
- CSR technical manuals

### GREG SKYRING Design and DRAFTING Pty. Ltd.

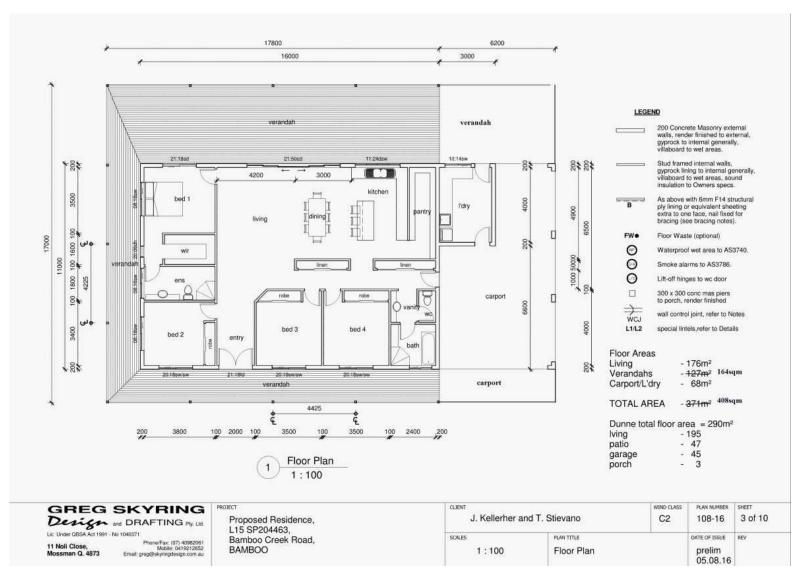
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11 Noli Close. Mossman Q. 4873 Email: greg@skyringdesign.com.au

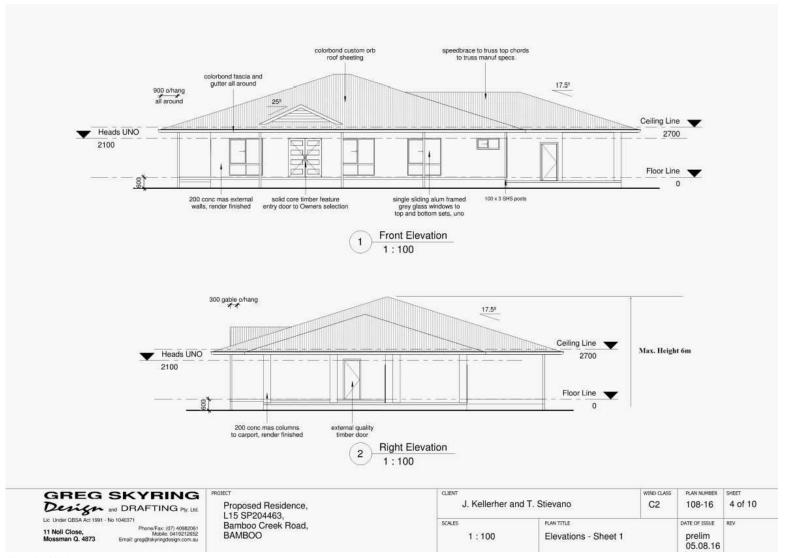
Proposed Residence, L15 SP204463. Bamboo Creek Road. BAMBOO

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scales 1 : 500	Site Plan, Sheet L	ist, Notes	prelim 05.08.16	REV

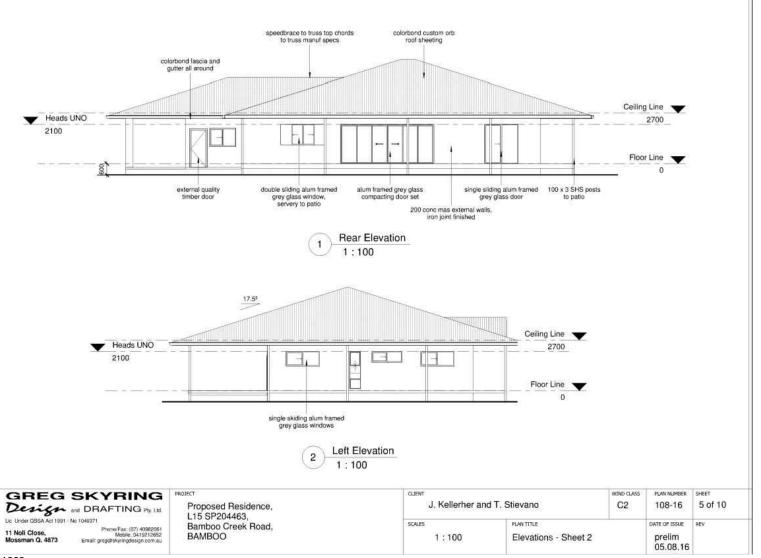
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### APPENDIX 2: STANDARD DRAWING - ACCESS CROSSOVER

