

YOUR REF:

OUR REF: MCUC2128/2017 (819329)

28 June 2017

Ninian Investments Pty Ltd t/a Galaxi Homes
c/- GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir/Madam

**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 28 June 2017, 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 Simon Clarke of Development Assessment and Coordination on telephone number 07 4099 9444.

Yours faithfully

Paul Hoye | Manager
Sustainable Communities | Douglas Shire Council

Att

APPLICANT DETAILS

Ninian Investments Pty Ltd t/a Galaxi Homes
c/- GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

ADDRESS

L14 Bamboo Creek Road, Bamboo

REAL PROPERTY DESCRIPTION

Lot 14 on SP204463

PROPOSAL

Material Change of Use (House & shed)

DECISION

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

DECISION DATE

28 June 2017

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 expressions means:

Drawing or Document	Reference	Date
Site Plan, Sheet List	504-16 Sheet 1 of 4 prepared by Greg Skyring Design and Drafting	23 March 2017
Floor Plan	504-16 Sheet 2 of 4 prepared by Greg Skyring Design and Drafting	23 March 2017
Elevations- Sheet 1	504-16 Sheet 3 of 4 prepared by Greg Skyring Design and Drafting	23 March 2017
Elevations- Sheet 2	504-16 Sheet 4 of 4 prepared by Greg Skyring Design and Drafting	23 March 2017

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 and sewerage works internal to the site:

- 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 Site Classification and Waste Water Management System dated 5 September 2016 prepared by Earth Test QBSA Lic No. 1017941 are considered to generally 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

9. 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

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 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 .

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:

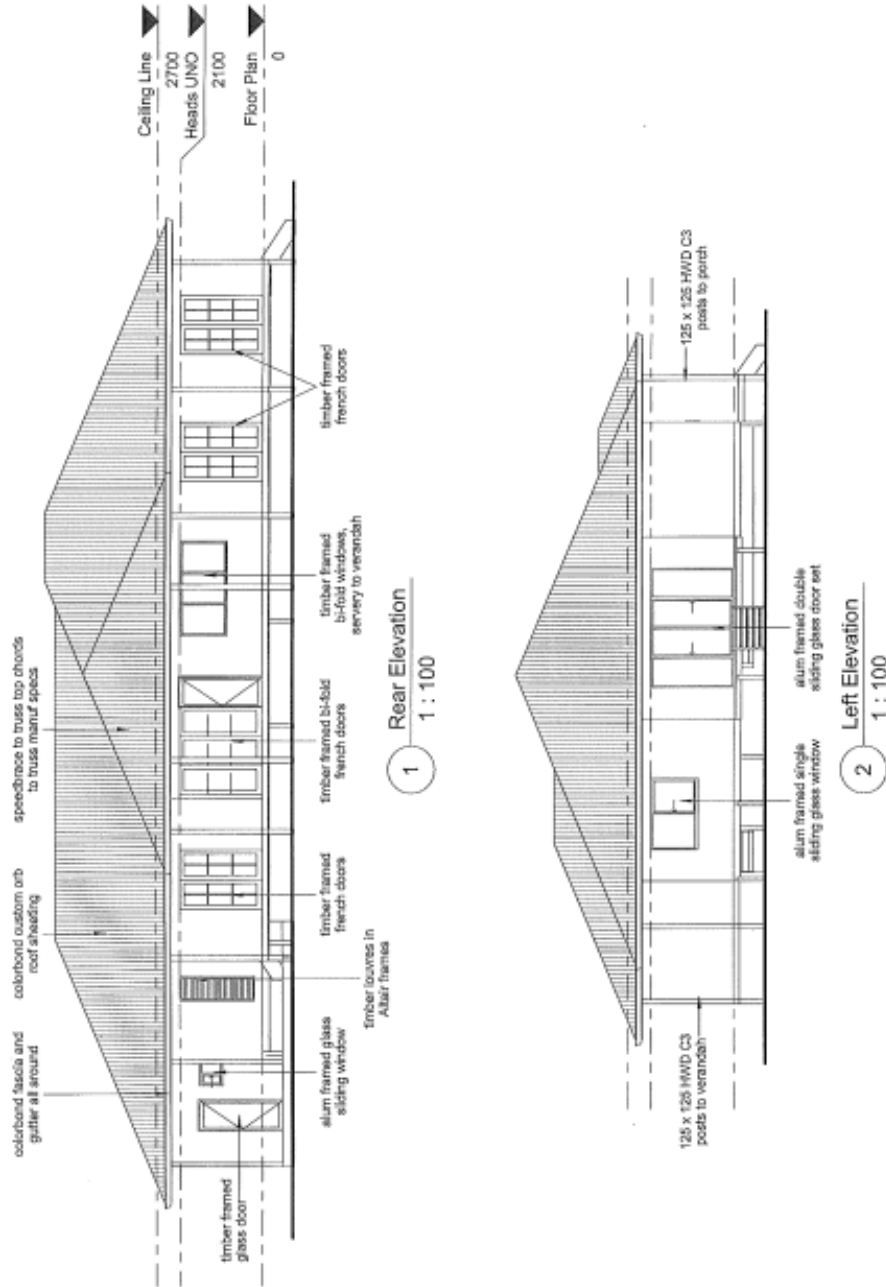
- *Outbuildings/structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal 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*.

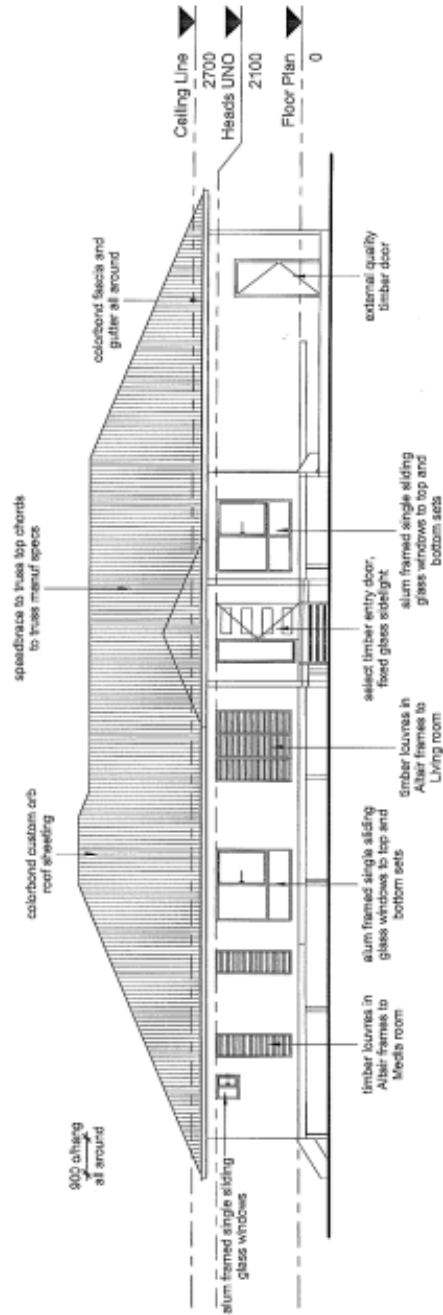
RIGHTS OF APPEAL
Attached

End of Decision Notice

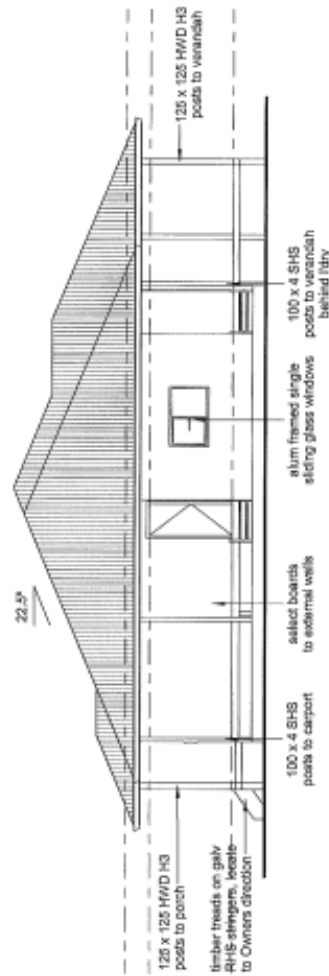
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



<p>GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Uo UNDA 688X AE 1991 - No 1040371 Phone/Fax (07) 43202061 11 Holt Close, Mosman Q. 4873 Mobile: 0415212852 Email: greg@skyringdesign.com.au</p>	<p>PROJECT Proposed Residence, Bamboo Creek Road, L14 SP204463 MAMBOO</p>	<p>CLIENT T & N Arthursen</p>	<p>SCALE 1 : 100</p>	<p>PLAN TITLE Elevations - Sheet 2</p>	<p>UNITO CLASS C2</p>	<p>PLAN NUMBER 504-16</p>	<p>SHEET 4 of 4</p>
	<p>DATE OF ISSUE prelim 23.03.17</p>	<p>REV B</p>					



1 Front Elevation
1 : 100



2 Right Elevation
1 : 100

GREG SKYRING
Design
and DRAFTING Pty. Ltd.

11 Nell Creek,
Mossman Q. 4873
Phone/Fax: (07) 42662261
Mobile: (04) 91203662
Email: greg@gregskyring.com.au

PROJECT

Proposed Residence,
Bamboo Creek Road,
L14, SP204463
MAMBOO

CLIENT

T & N Arthurson

SCALE

1 : 100

WIND CLASS

C2

PLAN NUMBER

504-16

DATE OF ISSUE

prelim

SHEET

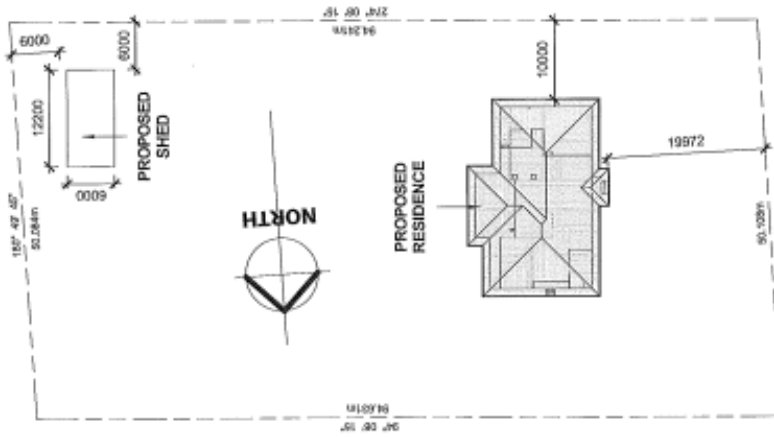
3 of 4

REV

B

PLAN TITLE

Elevations - Sheet 1



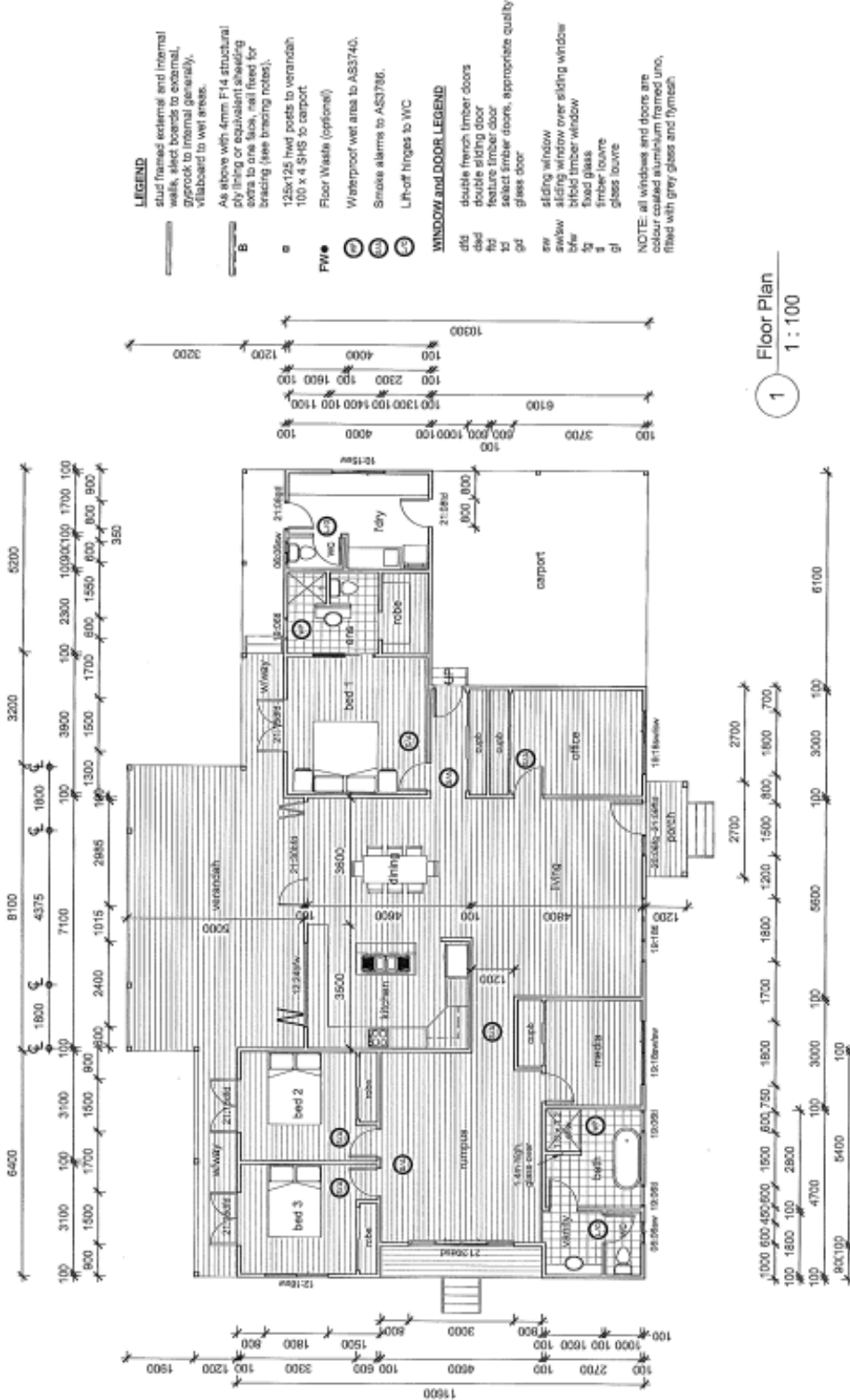
1 Site Plan
1 : 500



2 Area Plan
1 : 200

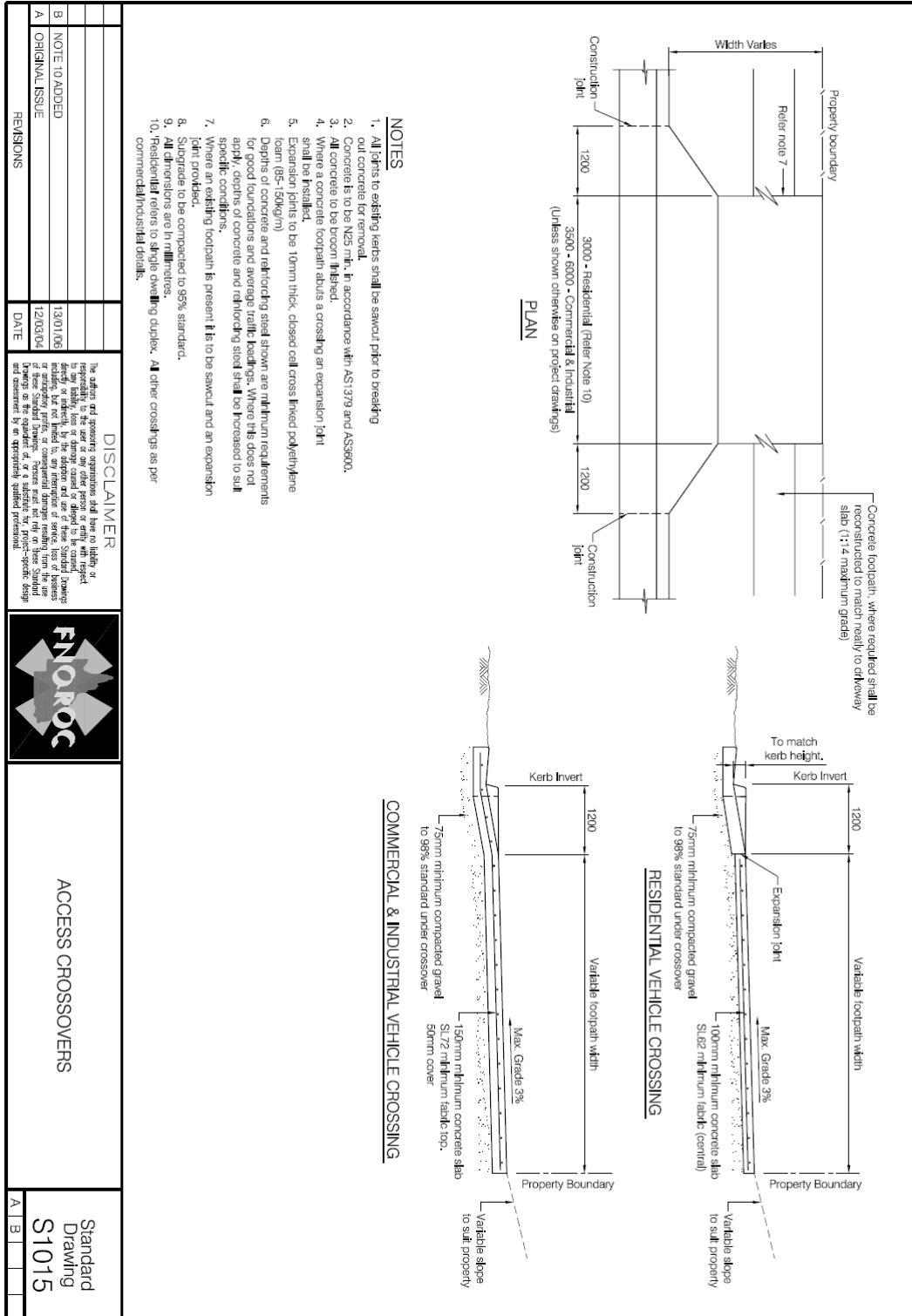
Sheet List	
Sheet Number	Sheet Name
1 of 4	Site Plan, Sheet List
2 of 4	Floor Plan
3 of 4	Elevations - Sheet 1
4 of 4	Elevations - Sheet 2

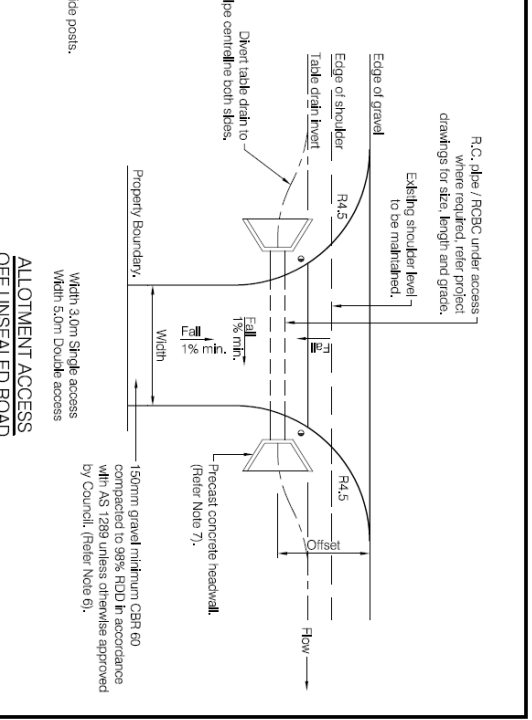
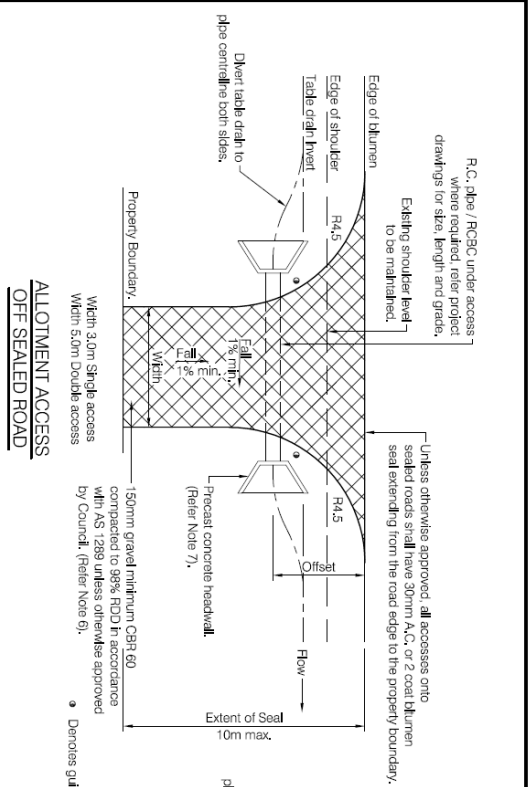
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic. Under QBSA Act 1991 - No. 15403711</small> 11 Noll Close, Mossman Q. 4873 <small>Phone/Fax: 075 4866241 Mobile: 04 9823262 Email: greg@gregskyring.com.au</small>	PROJECT Proposed Residence, Bamboo Creek Road, L14 SP204463 MAMBOO	CLIENT T & N Arthurson	TITLE CLASS C2	PLAN NUMBER 504-16	SHEET 1 of 4
	SCALES As indicated	PLAN TITLE Site Plan, Sheet List	DATE OF ISSUE prelim 23.03.17	REV B	



GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd.	PROJECT	T & N Arthurson		WIND CLASS	C2	PLAN NUMBER	504-16	SHEET	2 of 4
	11 Nolf Close, Mossman Q. 4873	Proposed Residence, Bamboo Creek Road, L14 SP204463 MAMBOO	CLIENT	SCALES	1 : 100	PLAN TITLE	Floor Plan	DATE OF ISSUE	prelim 23.03.17
Li Under 0886-101 1991 - No 1040371 Phone Fax: (07) 4688894 Mobile: 04 1021262 Email: greg@gregskyring.com.au								REV	B

APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER





- NOTES**
1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
 2. Minimum pipe size shall be Ø375, Minimum RCBC to be 300mm High.
 3. Minimum RC pipe / RCBC gradient shall be 1:100.
 4. Where cover to RC pipes is less than 250mm pipe shall have 100mm concrete surround.
 5. Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
 6. Where grade is steeper than 6% the blumen seal shall extend from the road edge to the property boundary unless otherwise approved.
 7. 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 table drain to the culvert is less than 4.5m.
 8. Concrete shall be grade N23 in accordance with AS 1319 and AS 3600.
 9. All dimensions are in millimetres.

DISCLAIMER	
<p>The author and sponsoring organization shall have no liability or responsibility for any liability, loss of damage, cost or delay to be incurred directly or indirectly, by the adoption and use of these Standard Drawings or any part thereof, or consequential damage resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of a contract for project-specific design and construction by an appropriate, qualified professional.</p>	<p style="text-align: center;">RURAL ALLOTMENT ACCESSSES</p>
<p>C VARIOUS MINOR AMENDMENTS 13/01/06</p> <p>B NOTES AMENDED 18/01/05</p> <p>A ORIGINAL ISSUE 12/03/04</p>	<p style="text-align: center;">Standard Drawing S1105</p>
<p style="text-align: center;">REVISIONS</p>	<p style="text-align: center;">A B C</p>