

**YOUR REF:**

**OUR REF:** MCUC1832/2016 (798887)

14 December 2016

R Bancroft  
148 Thornton Peak Drive  
FOREST CREEK QLD 4873

Attention: Roni Bancroft

Dear Roni

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

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 14 December 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 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**

R Bancroft  
148 Thornton Peak Drive  
FOREST CREEK QLD 4873

**ADDRESS**

George Road, Forest Creek

**REAL PROPERTY DESCRIPTION**

Lot 63 on RP735857

**PROPOSAL**

House

**DECISION**

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

**DECISION DATE**

14 December 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 expressions means:

Drawing or Document	Reference	Date
3D Views & Floor layout	MCUC1832/2016 Sheet 1	Received 8 December 2016
Site Plan	MCUC1832/2016 Sheet 2	Received 8 December 2016
Elevations	MCUC1832/2016 Sheet 3	Received 8 December 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**

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.

**Damage to Council Infrastructure**

4. 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**

5. 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

6. All landscaping to be installed must consist of native and endemic species and must be planted in an irregular and random fashion to blend with existing vegetation. Exotic species are not permitted.

## Water Supply

7. 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 40cm; and
  - e. A 50mm ball valve with a camlock fitting.

## Effluent Disposal system

8. The method of on-site effluent disposal must be in accordance with the Plumbing and Drainage Act 2002. Details of the wastewater treatment system to be installed must be generally in accordance with report submitted by Earth Test (Ref: SI 496-15 Report) dated February 2016.

## Building Colours

9. 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 –	Shale Grey
Roof –	Windspray

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

## Sediment and Erosion Control

10. 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*).

## 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](http://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](http://www.douglas.qld.gov.au) .

## RIGHTS OF APPEAL

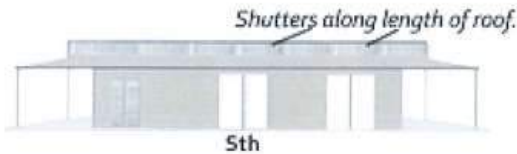
Attached

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**End of Decision Notice**

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

**3D Views**

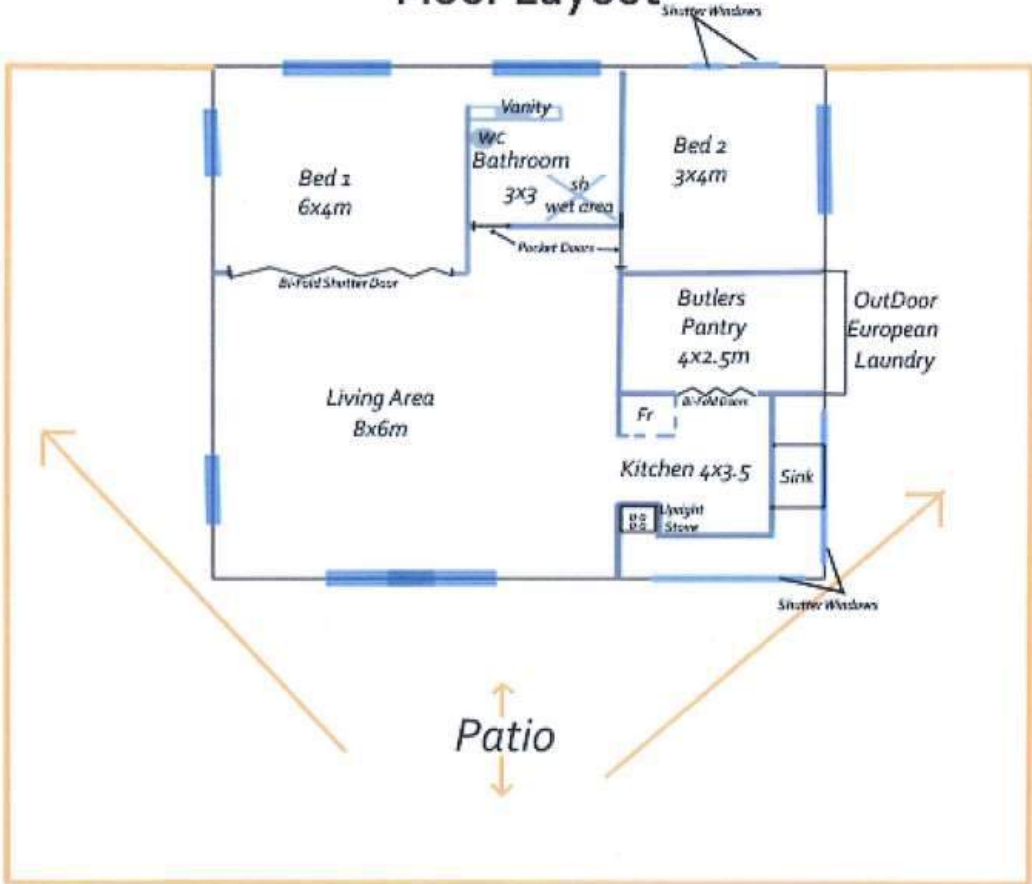


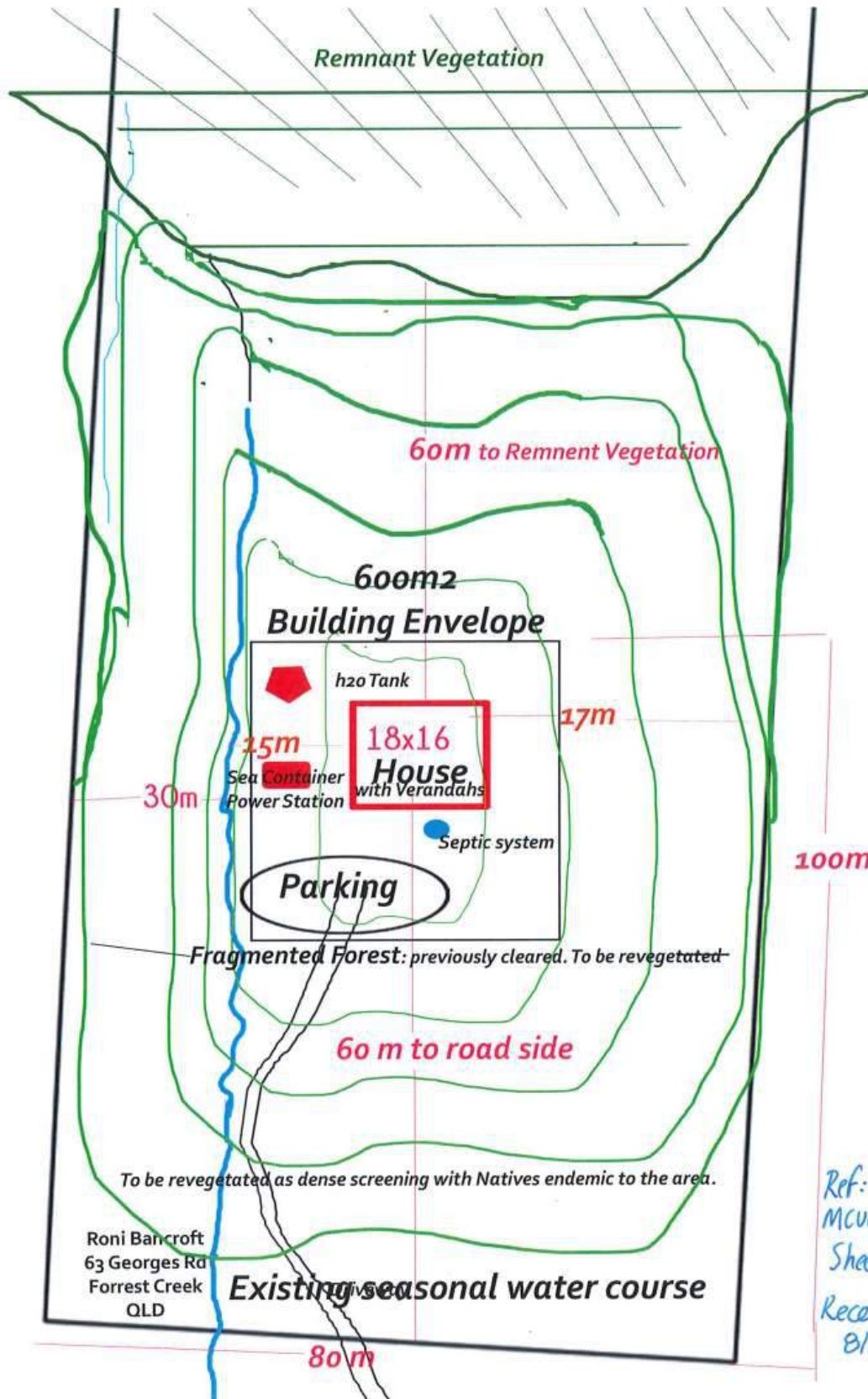
Roni Bancroft  
63 George Rd  
Forrest Creek  
QLD

Ref:  
MCVC 1832/2016  
Sheet 1  
Received  
8/12/2016



**Floor Layout**

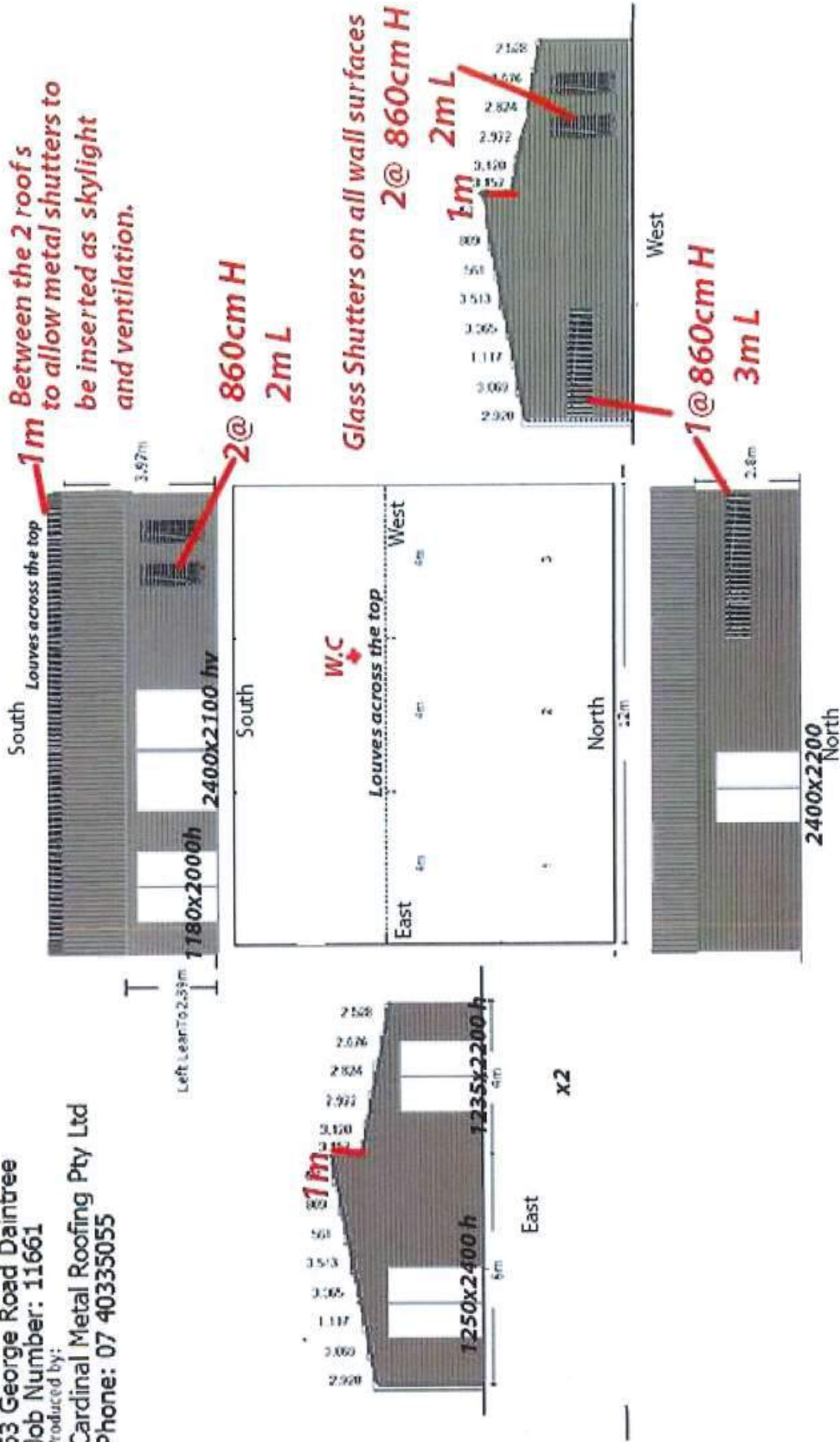




Roni Bancroft  
 63 Georges Rd  
 Forrest Creek  
 QLD

Ref:  
 MCVC 1832/2016  
 Sheet 2  
 Received  
 8/12/2016

Building For:  
**Roni Bancroft**  
 63 George Road Daintree  
 Job Number: 11661  
 Produced by:  
**Cardinal Metal Roofing Pty Ltd**  
 Phone: 07 40335055



Ref: MCUC 1832/2016  
 Sheet 3 Received 8/12/2016

The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds products and enters into agreements with its customers on its own behalf and notes an agent of Fair Dinkum Sheds.