

YOUR REF:

OUR REF: MCUC 1814/2016 (798156)

7 December 2016

Allure Constructions Pty Ltd
PO Box 737
SMITHFIELD QLD 4878

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR THORNTON PEAK DRIVE
FOREST CREEK**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 7 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 Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Sustainable Communities

Att

APPLICANT DETAILS

Allure Constructions Pty Ltd
PO Box 737
SMITHFIELD QLD 4878

ADDRESS

Thornton Peak Drive FOREST CREEK

REAL PROPERTY DESCRIPTION

Lot 12 on RP738519

PROPOSAL

House

DECISION

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

DECISION DATE

7 December 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

Not Applicable

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
Site Plan	PIKUSA3 (A.3)	September 2016
Floor Plan	PIKUSA3 (A.2)	September 2016
Elevations	PIKUSA3 (A.2)	September 2016
Section	PIKUSA3 (A.4)	September 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.

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

On-site Effluent Disposal

- 5. 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 in accordance with report submitted by Earth Test as submitted with the development application (Council Reference #797312).

Landscaping

- 6. All landscaping to be undertaken on the premises must consist of native and endemic species only and planted in an irregular and random fashion to blend with existing vegetation in the locality.

Building Colours

- 7. 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 colours are approved for use

Roof – Surfmist
Facia & Gutter – Colourbond Shale Grey
Exterior Cladding – Watty Blue Grace

The above requirements must be made known in writing to all prospective purchasers if the land is on sold.

Sediment and Erosion Control

- 8. 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

- 9. Undertake the following external works:
 - a. Construct a rural allotment access 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.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.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:

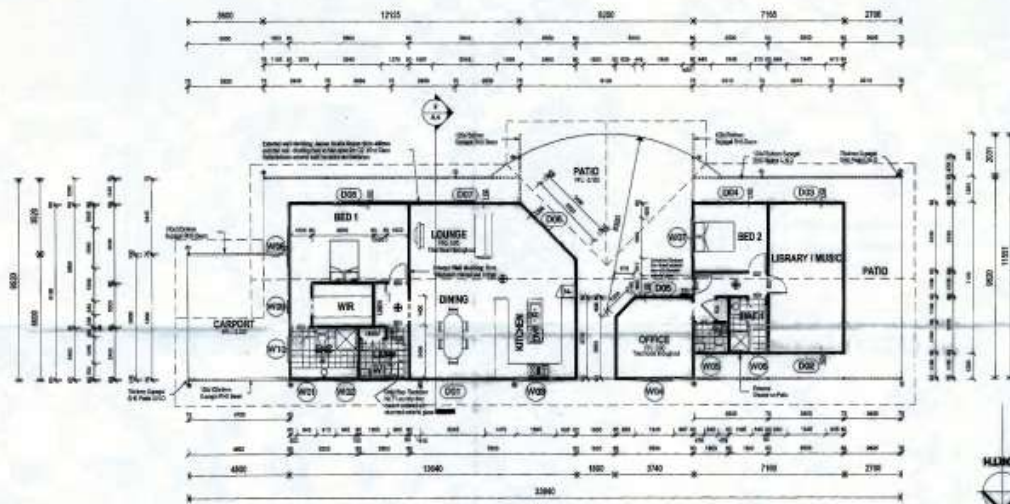
- *outbuildings / structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal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



GROUND FLOOR
1:100

Window Schedule - All windows are to be installed with double glazing. All windows are to be installed with double glazing. All windows are to be installed with double glazing.

Code	Description	Quantity	Unit
W01	1200 x 1500 Double Glazed Window	1	Each
W02	1200 x 1500 Double Glazed Window	1	Each
W03	1200 x 1500 Double Glazed Window	1	Each
W04	1200 x 1500 Double Glazed Window	1	Each
W05	1200 x 1500 Double Glazed Window	1	Each
W06	1200 x 1500 Double Glazed Window	1	Each
W07	1200 x 1500 Double Glazed Window	1	Each
W08	1200 x 1500 Double Glazed Window	1	Each
W09	1200 x 1500 Double Glazed Window	1	Each
W10	1200 x 1500 Double Glazed Window	1	Each
W11	1200 x 1500 Double Glazed Window	1	Each
W12	1200 x 1500 Double Glazed Window	1	Each
W13	1200 x 1500 Double Glazed Window	1	Each
W14	1200 x 1500 Double Glazed Window	1	Each
W15	1200 x 1500 Double Glazed Window	1	Each
W16	1200 x 1500 Double Glazed Window	1	Each
W17	1200 x 1500 Double Glazed Window	1	Each
W18	1200 x 1500 Double Glazed Window	1	Each
W19	1200 x 1500 Double Glazed Window	1	Each
W20	1200 x 1500 Double Glazed Window	1	Each

Door Schedule

Code	Description	Quantity	Unit
D01	1200 x 2000 External Door	1	Each
D02	1200 x 2000 External Door	1	Each
D03	1200 x 2000 External Door	1	Each
D04	1200 x 2000 External Door	1	Each
D05	1200 x 2000 External Door	1	Each
D06	1200 x 2000 External Door	1	Each
D07	1200 x 2000 External Door	1	Each
D08	1200 x 2000 External Door	1	Each
D09	1200 x 2000 External Door	1	Each
D10	1200 x 2000 External Door	1	Each

Floor Schedule

Code	Description
F01	Concrete Slab
F02	Concrete Slab
F03	Concrete Slab
F04	Concrete Slab
F05	Concrete Slab
F06	Concrete Slab
F07	Concrete Slab
F08	Concrete Slab
F09	Concrete Slab
F10	Concrete Slab

Code	Description
01	Carport
02	Living Area
03	Dining Area
04	Kitchen
05	Bedroom 1
06	Bedroom 2
07	Library/Music
08	Office
09	Bathroom 1
10	Bathroom 2
11	Wardrobe 1
12	Wardrobe 2
13	Wardrobe 3
14	Wardrobe 4
15	Wardrobe 5
16	Wardrobe 6
17	Wardrobe 7
18	Wardrobe 8
19	Wardrobe 9
20	Wardrobe 10

NOTES: 1. All dimensions are in millimeters unless otherwise stated. 2. All walls are to be constructed in accordance with the relevant building code. 3. All windows are to be installed with double glazing. 4. All doors are to be installed with double glazing. 5. All floors are to be constructed in accordance with the relevant building code. 6. All finishes are to be in accordance with the relevant building code. 7. All materials are to be of a quality suitable for the intended use. 8. All work is to be completed in accordance with the relevant building code. 9. All work is to be completed in accordance with the relevant building code. 10. All work is to be completed in accordance with the relevant building code.

Homefab
Engineering & Construction
1000 West Street, Suite 100
West Vancouver, BC V8V 2K1
Tel: 779-0000
www.homefab.com

C.M.G. CONSULTING ENGINEERS
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www.cmge.ca

pa designs
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Tel: 779-0000
www.padesigns.com

PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12
THORNTON PEAK DRIVE, FOREST CREEK

Home File No: 795243
SEPTEMBER 2019
1:100 (PLAN) SHEET
A.2
W80045870X02



North
1:100



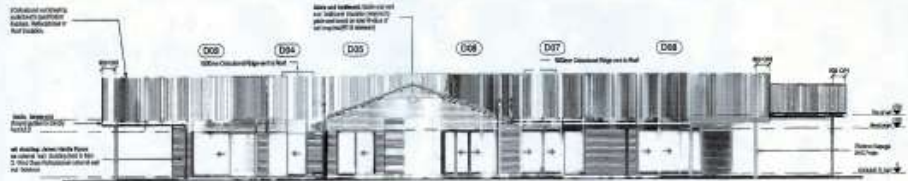
East
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Window Schedule

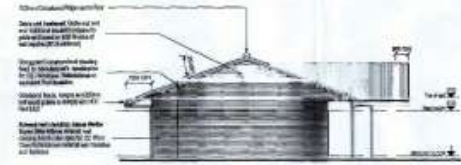
Window	Height	Width	Material	Color	Notes
W01	4'-0"	3'-0"	Aluminum	White	Double Glazing
W02	4'-0"	3'-0"	Aluminum	White	Double Glazing
W03	4'-0"	3'-0"	Aluminum	White	Double Glazing
W04	4'-0"	3'-0"	Aluminum	White	Double Glazing
W05	4'-0"	3'-0"	Aluminum	White	Double Glazing
W06	4'-0"	3'-0"	Aluminum	White	Double Glazing
W07	4'-0"	3'-0"	Aluminum	White	Double Glazing
D01	6'-0"	3'-0"	Aluminum	White	Double Glazing
D02	6'-0"	3'-0"	Aluminum	White	Double Glazing
D03	6'-0"	3'-0"	Aluminum	White	Double Glazing
D04	6'-0"	3'-0"	Aluminum	White	Double Glazing
D05	6'-0"	3'-0"	Aluminum	White	Double Glazing
D06	6'-0"	3'-0"	Aluminum	White	Double Glazing
D07	6'-0"	3'-0"	Aluminum	White	Double Glazing
D08	6'-0"	3'-0"	Aluminum	White	Double Glazing

Door Schedule

Door	Height	Width	Material	Color	Notes
D01	6'-0"	3'-0"	Aluminum	White	Double Glazing
D02	6'-0"	3'-0"	Aluminum	White	Double Glazing
D03	6'-0"	3'-0"	Aluminum	White	Double Glazing
D04	6'-0"	3'-0"	Aluminum	White	Double Glazing
D05	6'-0"	3'-0"	Aluminum	White	Double Glazing
D06	6'-0"	3'-0"	Aluminum	White	Double Glazing
D07	6'-0"	3'-0"	Aluminum	White	Double Glazing
D08	6'-0"	3'-0"	Aluminum	White	Double Glazing



South
1:100



West
1:100

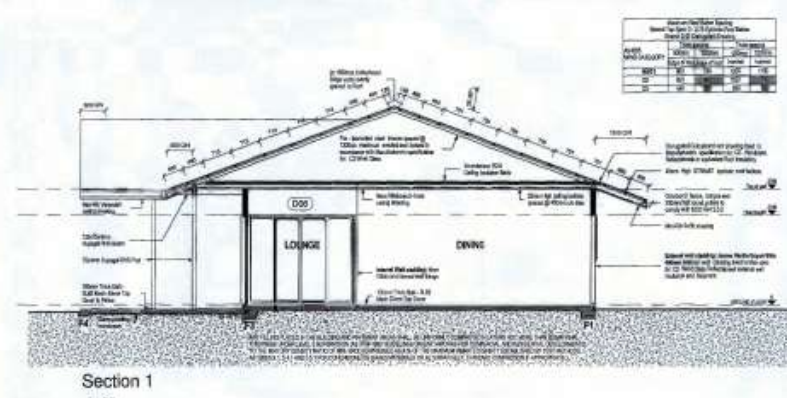
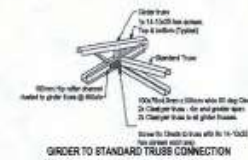
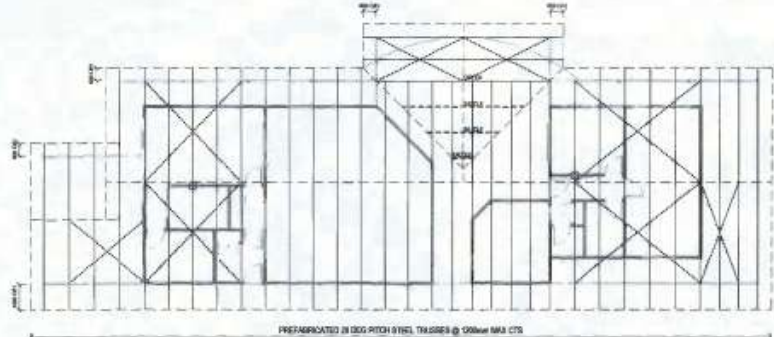
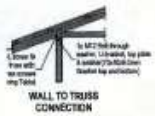
Homefab
2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100

CMCA ENGINEERS
CONSULTING ENGINEERS
2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100

JPD DESIGN
2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100

PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

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SEPT 2024
1:100 (A1) B10T
A.5
REVISIONS: C2



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x12 Truss	12	EA	120.00	1440.00
2	2x8 Truss	24	EA	96.00	2304.00
3	2x6 Truss	12	EA	72.00	864.00
4	2x4 Truss	12	EA	48.00	576.00
5	2x2 Truss	12	EA	24.00	288.00
6	2x10 Truss	12	EA	120.00	1440.00
7	2x14 Truss	12	EA	168.00	2016.00
8	2x16 Truss	12	EA	192.00	2304.00
9	2x18 Truss	12	EA	216.00	2592.00
10	2x20 Truss	12	EA	240.00	2880.00
11	2x22 Truss	12	EA	264.00	3168.00
12	2x24 Truss	12	EA	288.00	3456.00
13	2x26 Truss	12	EA	312.00	3744.00
14	2x28 Truss	12	EA	336.00	4032.00
15	2x30 Truss	12	EA	360.00	4320.00
16	2x32 Truss	12	EA	384.00	4608.00
17	2x34 Truss	12	EA	408.00	4896.00
18	2x36 Truss	12	EA	432.00	5184.00
19	2x38 Truss	12	EA	456.00	5472.00
20	2x40 Truss	12	EA	480.00	5760.00
21	2x42 Truss	12	EA	504.00	6048.00
22	2x44 Truss	12	EA	528.00	6336.00
23	2x46 Truss	12	EA	552.00	6624.00
24	2x48 Truss	12	EA	576.00	6912.00
25	2x50 Truss	12	EA	600.00	7200.00
26	2x52 Truss	12	EA	624.00	7488.00
27	2x54 Truss	12	EA	648.00	7776.00
28	2x56 Truss	12	EA	672.00	8064.00
29	2x58 Truss	12	EA	696.00	8352.00
30	2x60 Truss	12	EA	720.00	8640.00

43.2016
10/12

Use figures & materials in preference to notes. Check all dimensions on site before fabrication or building work. © Trade drawings and designs are Copyright.

PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

Home Plan No: **PKUSA8**

DATE: **SEPTEMBER 2018**

SCALE: **1/8" = 1'-0"**

A.4

PROJECT NO: **PKUSA8**

APPENDIX 2: STANDARD DRAWING – ACCESS CROSSOVER

