

DOUGLAS SHIRE COUNCIL Received	
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Document No.	
28 APR 2014	
Attention	MRH ang ✓
Information	

Your Ref: MCUC 113/2014 (418567)

11 April 2014

Michelle Hendersen
Development and Environment Branch
Douglas Shire
PO Box 723
Mossman Qld 4873

Dear Michelle,

We received your Information Request for Material Change of Use for a House (Rural Settlement) at Forest Creek Road, Forest Creek dated 31 March 2014. In response to the request for information required in order to complete an assessment of our proposal, we have enclosed the following:

1. Plan (two copies) showing grades of slope between the road reserve and future building envelopes. *(site profile bottom left of site plan)*
2. Information detailing the extent of cut and fill required for the proposed driveway –
 - a. 1.5m high edge will need to be removed at the road edge to create the driveway. To ensure minimal grade change the slope will cut back 7m. Therefore, it is estimated this will require 15.75 cubic metres of soil to be excavated.
 - b. Fill will be crushed rock and installed to ensure compliance to Queensland Development Code NMP 1.1, estimated 30m long driveway, 3m wide.
3. Site plan (two copies) which clearly illustrates the total area and dimensions of land to be cleared in order to accommodate the House and any ancillary elements of the residential land use including the proposed fencing.
 - a. Maximum clearing with an area of 1,074m² is proposed, the lot has an area of 2ha so the clearing is 5.37% of the land. Smaller native flora will be reinstated in a large portion of this proposed clearing. We support the sustainability of the environment and will preserve as much as practical.
4. Details of the external roof and wall colours proposed for the House are –
 - a. Dulux Weathershield[®] in Hog Bristle Quarter (light brown) for rendered walls
 - b. Colourbond[®] roof in Mangrove[™] (dark green) for roof material

If you have any questions, please contact me at 0437 582 909.

Sincerely,



Deby Ruddell



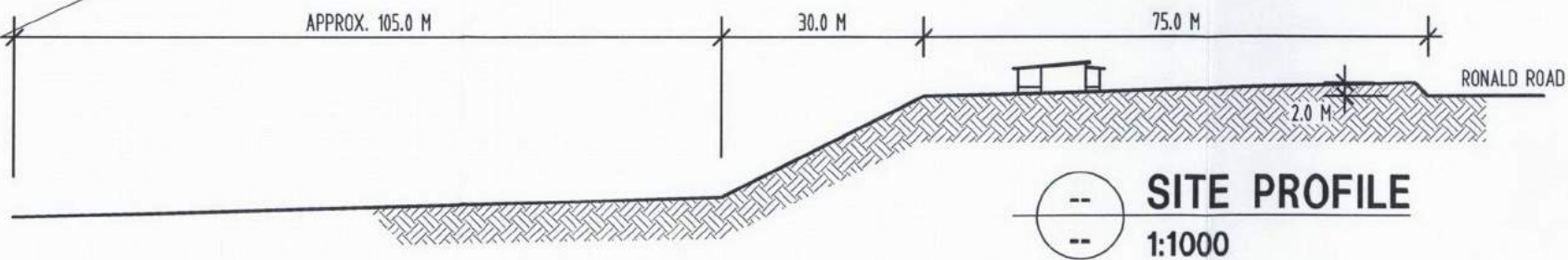
-- AERIAL VIEW - GOOGLE EARTH
-- N.T.S.



-- SITE PLAN
-- 1:1000

LEGEND

- PROPOSED CLEARING OF SECONDARY VEGETATION GROWTH APPROX. 5.0m AROUND PROPOSED DWELLINGS
APPROX. 714m² - MAIN DWELLING
APPROX. 360m² - STUDIO
- FENCING



-- SITE PROFILE
-- 1:1000

LOT 29
RP 733653
AREA = 2.082 ha
PARISH OF ALEXANDRA
COUNTY SOLANDER



Job Number **14060**
Sheet Number **MCU-1/1**
Copyright Retained
Drawn **G.W.M.**
Scale **AS SHOWN**
Date **FEB. 2014**

MARSHALL DESIGN
1 TORQUAY CLOSE, KEWARRA BEACH.
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Q.B.S.A. No. 63487

Title **PROPOSED RESIDENCE**
LOT 29 FOREST CREEK ROAD
FOREST CREEK
For **IAN & DEBY RUDELL**