

18 January 2024

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Attention: Development Assessment

Dear Sir/Madam

RE: Application for Concurrence Agency Assessment (Dwelling House Extension)– Amenity and Aesthetics Referral - 292 Syndicate Road Miallo, Lot 112 on N157666

Rapid Building Approvals acting on behalf of the owners of the abovementioned land, seek **an early concurrence agency response** over land at 292 Syndicate Road Miallo for a dwelling house extension

The proposal requires an amenity and aesthetics application and an assessment has been included in this application against the relevant portion of the Hillslopes Overlay Code. The proposal doesn't require any clearing or significant earthworks.

Supporting this application, the following is provided:

- Hillslopes Overlay Code Assessment (applicable parts only);
- Confirmation notice;
- Plans; and
- Fee.

Should you require any further information or assistance in relation to this matter please don't hesitate to contact Ryan Bird on (07) 4229 0835 or via email at approvals@rapidapprovals.com.au

Regards,
Ryan Bird

Hillslopes Overlay Code

| Performance outcomes | Acceptable outcomes | Applicant response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For assessable development | | |
| <p>PO2</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p> | <p>AO2.7</p> <p>Buildings and structures:</p> <p>(a) are finished predominantly in the following exterior colours or surfaces:</p> <p>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</p> <p>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</p> <p>(b) are not finished in the following exterior colours or surfaces:</p> <p>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</p> <p>(ii) reflective surfaces.</p> | <p>AO2.7 Complies. The proposed colours are:</p> <ul style="list-style-type: none"> • House extension exterior – plain concrete render. • Roof, Gutters and Fascias – Thatched natural roof. <p>While the exterior wall colour that has been chosen is a lighter colour, it is considered that this will have a negligible impact on the visual amenity of the area, with the dwelling house extension located on the same elevation of the existing dwelling and some extensions to the dwelling on a lower elevation. The subject site is also located in a location that is not highly visibly to any public areas due to being screened by vegetation.</p> |

| Performance outcomes | Acceptable outcomes | Applicant response |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features .</p> | <p>AO2.8 Complies. The colour is deemed to have negligible impact on the scenic amenity of the area. The existing exterior colour of the dwelling house is a light cream/yellow colour</p> |

18 January 2024

Walker Homes & Construction

Confirmation Notice

Planning Regulation 2017

To Whom it May Concern,

Confirmation notice

(Given under section 2 OR section 3.4 OR section 3.6 OR section 26.2 of the Development Assessment Rules)

The development application described below was properly made to Rapid Building Approvals on 16/01/2024

| | |
|----------------------------------|-------------------------------------------------------|
| Applicant Name | Zeph Walker Walker Homes & Construction |
| Applicant Contact Details | |
| Our Reference | 2837/23 |
| Description of Works | Dwelling Extension |
| BCA Classification | 1a |
| Address | Lot 112, 292 Syndicate Road Miallo QLD 4873 Australia |
| Lot and Plan | 112 N157666 |

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

- Douglas Shire Council - Amenity and aesthetics application

Information Request

The assessment manager does intend to make an information request, and if you need further clarification please contact Rapid Building Approvals on 1300 163 814 who will be happy to assist.

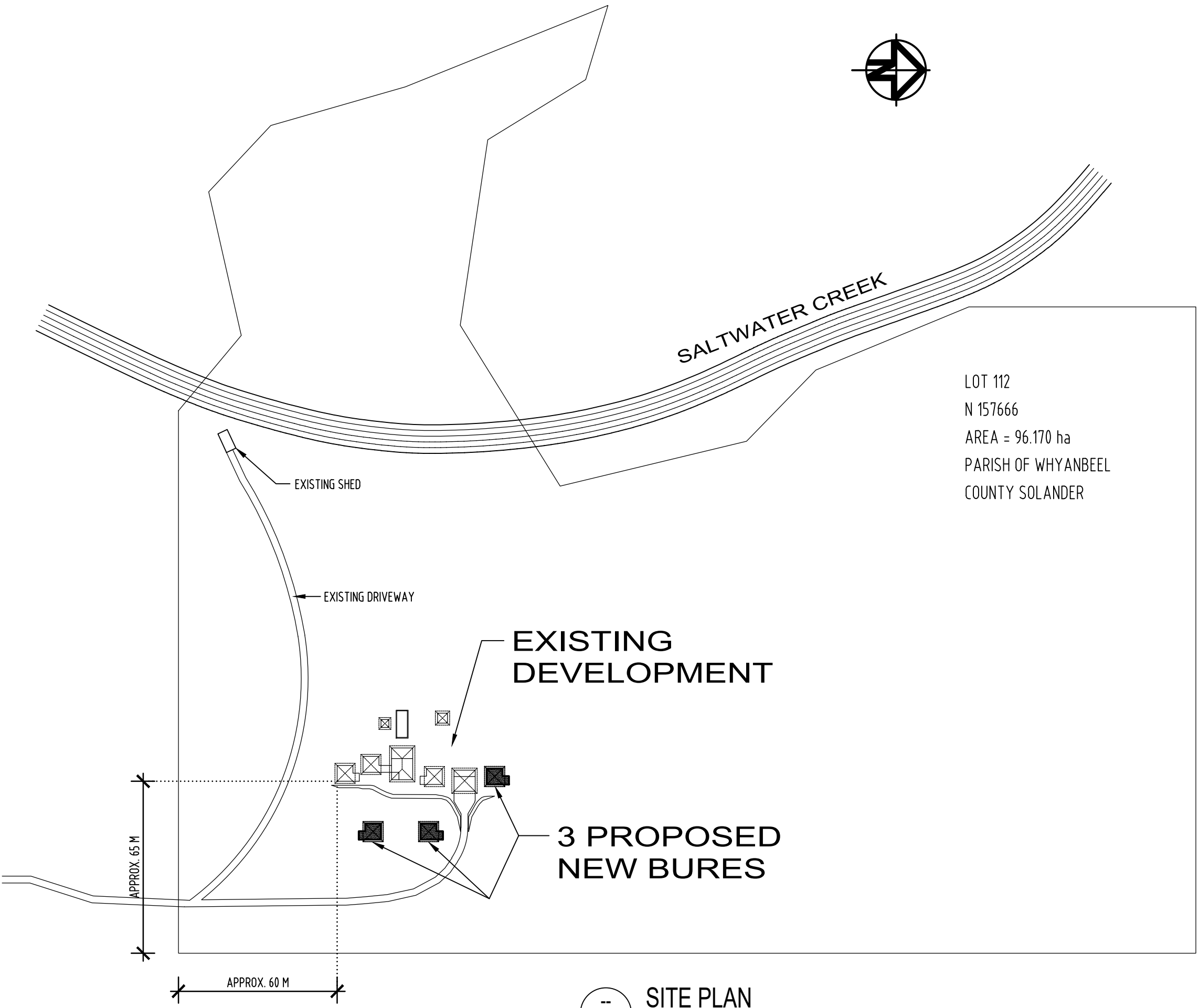
Yours Sincerely

Scott Wheeler

Accreditation No: A15149770



Liability limited by a scheme approved under Professional Standards Legislation

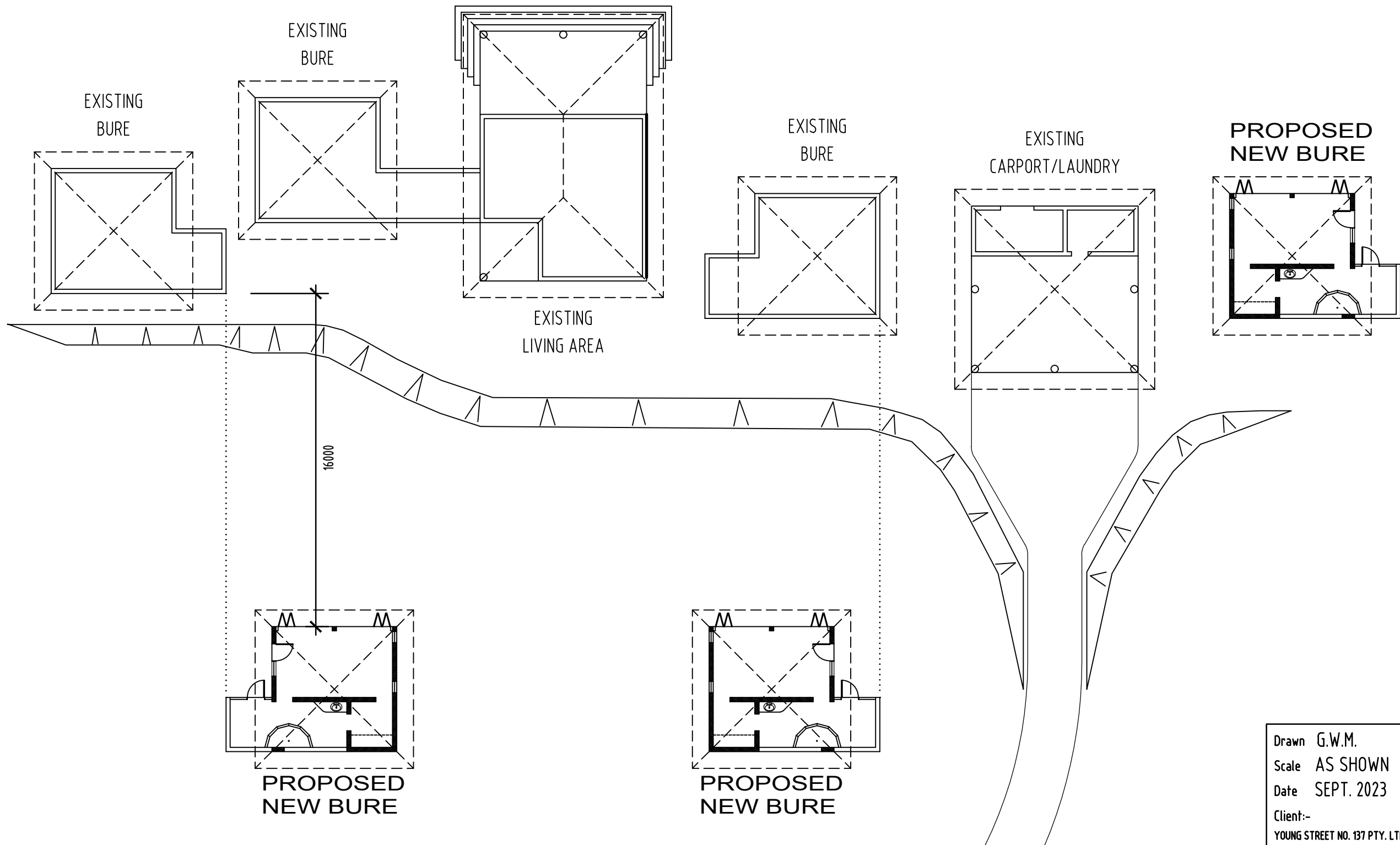


LOT 112
 N 157666
 AREA = 96.170 ha
 PARISH OF WHYANBEEEL
 COUNTY SOLANDER

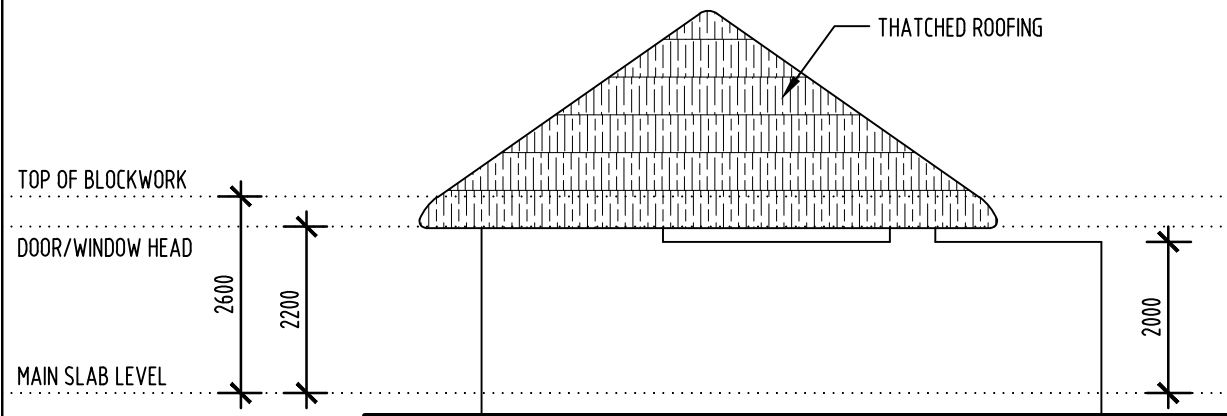
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 Scale AS SHOWN Sheet Number DA-1/1
 Date SEPT. 2023 © Copyright Retained

MARSHALL DESIGN
 20 KABAN GROVE, TRINITY PARK. Ph: 07 4057 9985
 Email: george@marshalldesign.biz
 Q.B.C.C. No. 63487

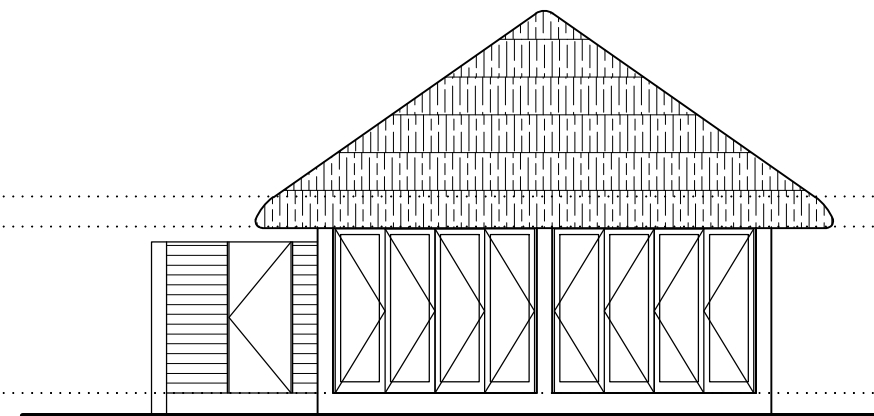
Title PROPOSED ADDITIONAL ACCOMODATION
 292 SYNDICATE ROAD
 MIALLO
 For YOUNG STREET No. 137 Pty. Ltd.



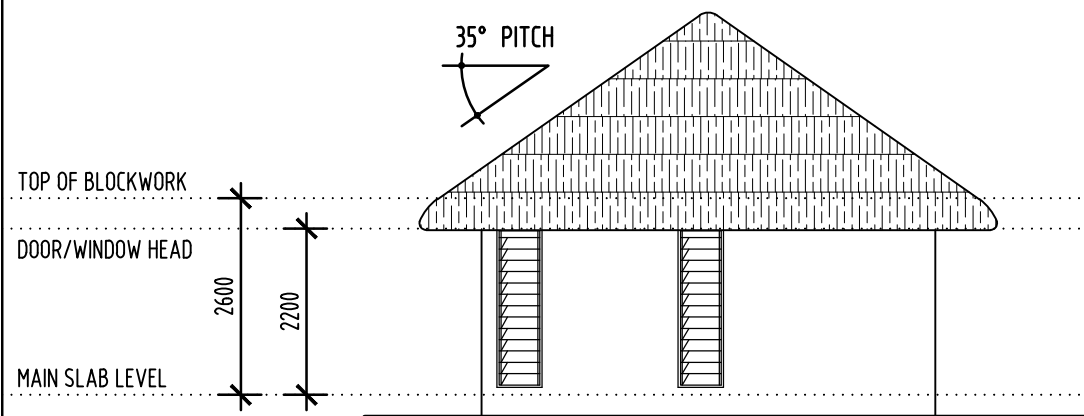
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| Drawn | G.W.M. | Job Number | 24014 |
| Scale | AS SHOWN | Sheet Number | DA-1/2 |
| Date | SEPT. 2023 | © Copyright Retained | MARSHALL DESIGN |
| Client:- | YOUNG STREET NO. 137 PTY. LTD. - 292 SYNDICATE ROAD, MIALLO. | Q.B.C.C. No. 63487 | |



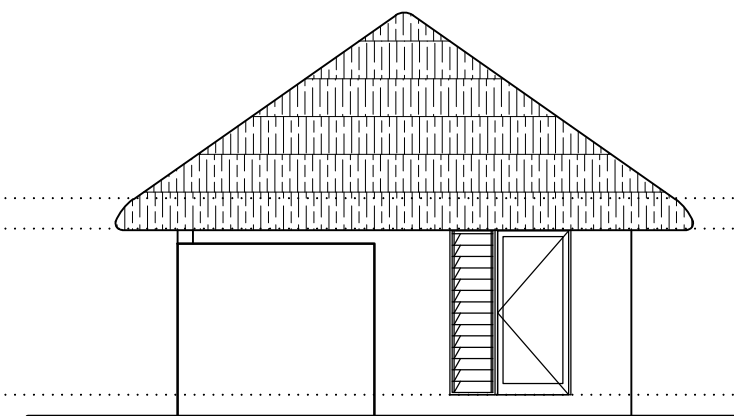
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-- 1:100



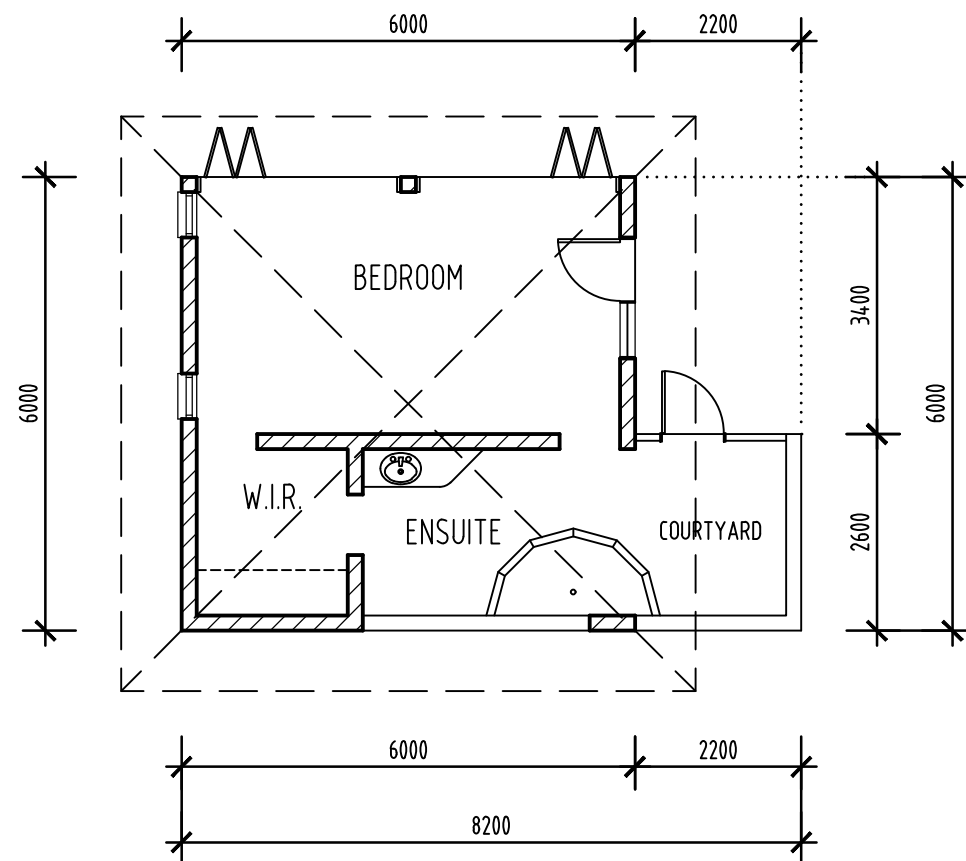
2 ELEVATION
2 1:100



3 ELEVATION
-- 1:100



4 ELEVATION
-- 1:100



-- TYPICAL FLOOR PLAN
-- 1:100



ELEVATION KEY

PRELIMINARY
CLIENT APPROVAL

Drawn G.W.M. Job Number 24014
 Scale AS SHOWN Sheet Number DA-1/3
 Date SEPT. 2023 © Copyright Retained
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 Q.B.C.C. No. 63487
 YOUNG STREET NO. 137 PTY. LTD. - 292 SYNDICATE ROAD, MIALLO.