

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



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10 March 2016

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir/Madam,

Re: Material Change of Use
Lot 6 RP907338 Francis Road, Killaloe

GMA Certification Group has been engaged to assess an application for the construction of a dwelling on the abovementioned allotment. A preliminary assessment of the proposal has revealed the property is within a Rural Planning area and the proposed road boundary setback does not comply with Acceptable Solution A4.1 of the Code.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. Forms 1 & 5
2. Assessment against the applicable Acceptable Solutions of the Code, and
3. 1 x copy of plans
4. Waste water report

Proposal

The development of the subject property includes the construction of a 2 storey dwelling in the location illustrated on the attached site plan. The proposed dwelling is to be located up to 16m from the outermost projection of the building to the Francis Road boundary.

The Acceptable Solutions of the Rural Planning Area Code prescribes a road boundary setback of 20m. The allotment has an existing building pad within a cleared area of the property. The building pad is approximately 3m lower than Francis Road. Accordingly, the owners wish to locate the dwelling on the existing pad.

BUILDING APPROVALS & INSPECTIONS

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(07) 4126 3059

Assessment

The following tables provide an assessment of the proposed development with regard to Performance Criteria P4 of the Rural Planning Area Code.

Rural Planning Area Code		
Performance Criteria	Acceptable Solutions	Comment
Building/Structure Setbacks and Screening		
<p>P4 Buildings/structures are Setback to;</p> <ul style="list-style-type: none"> • maintain the rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A4.1 Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> • 40 metres from the property boundary adjoining a State Controlled Road; or • 25 metres from the property boundary adjoining the Cape Tribulation Road; or • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	<p>The property is situated on Francis Road, Killaloe. The land is currently vacant. There are several temporary storage containers to secure building materials which will be removed on completion of the dwelling.</p> <p>The proposed building is a 2 storey residence to be located up to 16m from the road boundary. The dwelling is to be sited greater than 6m from any side or rear boundary.</p> <p>The rural character of the area will not be affected as the dwelling will be located adequately from side and rear boundaries so as not to impact on neighbouring properties. Further, the subject area of Francis Road provides access for five small rural properties only. The proposed dwelling is to be located behind a stand of existing trees which provide adequate screening.</p>

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email jevans@gmacert.com.au

Kind Regards,



Jeff Evans
GMA Certification Group