

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



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3 July 2019

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Q 4873

Attention: Daniel Lamond - Development Assessment

Dear Sir,

**Re: Application for Building Work Assessable Against a Planning Scheme  
Lot 1 RP887366 [no. 10] Ocean View Road, Killaloe (Amended)**

GMA Certification Group has been engaged to assess an application for the construction of a roofed deck on the abovementioned allotment. The subject site is located within an Environmental Management Zone and is subject to the Hillslopes Overlay.

Accordingly, an application for Building Work Assessable Against a Planning Scheme is enclosed for Council's consideration, which includes:

1. DA Form 2
2. Assessment
3. 1 x copy of plans

### Assessment

The proposal is Assessable Development pursuant to the tables of assessment contained within the Scheme and complies with applicable Codes. The following table addresses Performance Outcome PO1 of the Hillslopes Overlay Code.

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

Cloncurry  
(07) 4742 2022

#### BUILDING CERTIFICATION

Chinchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Atherton  
(07) 4091 4196

Childers  
(07) 4126 3069

**Table 8.2.5.3.a – Hillslopes overlay code – self-assessable development**

Performance outcomes	Compliance
<b>For self-assessable development</b>	
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	The proposal is for the construction of a deck attached to an existing dwelling. The deck is to be constructed from steel supporting columns, painted in colours consistent with the existing dwelling. Therefore, the landscape character and visual quality of the hillslopes area will be retained.

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable development</b>		
<p><b>PO1</b></p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>The proposal is for the construction of a roofed deck attached to an existing dwelling. The deck is not visible from the Captain Cook Highway and is situated behind existing vegetation which provides effective screening from Ocean View Road. Therefore, the landscape character and visual quality of the hillslopes area will be retained.</p>	
<b>For assessable development</b>		
<p><b>PO2</b></p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region</p>	<p><b>AO2.1</b></p> <p>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p>	<p>The deck is to be constructed on an area of the land which has a gradient of less than 1 in 6.</p>
	<p><b>AO2.3</b></p> <p>Access ways and driveways are:</p> <ul style="list-style-type: none"> <li>(a) constructed with surface materials that blend with the surrounding environment;</li> <li>(b) landscaped with dense planting to minimise the visual impact of the construction;</li> <li>(c) provided with erosion control measures immediately after construction.</li> </ul>	<p>Access driveway are existing.</p> <p>Existing vegetation will remain and will increase over time.</p> <p>The affected area will immediately be landscaped following construction.</p>
	<p><b>AO2.4</b></p> <p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the construction of driveways;</li> </ul>	<p>Clearing is not proposed.</p>
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	<p><b>AO4.2</b></p> <p>Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.</p>	N/A
	<p><b>AO4.3</b></p> <p>Development does not alter ridgelines.</p>	N/A
	<p><b>AO4.4</b></p> <p>Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>	N/A

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](mailto:Jevans@gmacert.com.au)

Kind Regards,



Jeff Evans  
GMA Certification Group