

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Cheyne and Owen Selwood
Contact name (only applicable for companies)	C/- GMA Certification, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20205557

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		164	Tati Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	101	SP276043	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling House and Caretaker's Accommodation
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House	1	350
Caretaker's Accommodation	Caretaker's Accommodation	1	166
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Cheyne & Owen Selwood
Development: Dwelling House & Caretaker's
Accommodation
At: 164 Tati Road, Miallo (Lot 101 SP276043)
Prepared by: GMA Certification Group
File Ref: 20205557
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	5
3.0	Site and Locality	7
4.0	Proposal	9
5.0	Statutory Planning Considerations.....	12
5.1	Planning Act 2016	12
5.1.1	Categorisation of Development	12
5.1.2	Assessment Manager	12
5.1.3	Level of Assessment	12
5.1.4	Statutory Considerations for Assessable Development.....	12
5.1.5	State Planning Policy	13
5.1.6	Regional Plan.....	13
5.1.7	Referral Agencies	13
5.1.8	State Development Assessment Provisions	13
6.0	Local Planning Considerations	14
6.1	Douglas Shire Council Planning Scheme	14
6.1.1	Statement of Compliance – Benchmark Assessment	15
7.0	Summary and Conclusion.....	18
	Appendix 1.	19
	Appendix 2.	20
	Appendix 3.	21

1.0 Introduction

This report has been prepared on behalf of Cheyne and Owen Selwood in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House and for the conversion of the existing Dwelling House to Caretaker's Accommodation on land located at 164 Tati Road, Miallo, and described as Lot 101 on SP276043.

The application site is a large irregularly shape rural allotment that is separated into three parcels by Tati Road and an unnamed road reserve. The application site has an area of 46.87 hectares and has frontage to Tati Road which separates the parcel into northern and southern parts. The Northern part is further separated by an unnamed road reserve, which creates a north east part and north west part. The southern part is irregularly shaped and is presently vacant with the exception of a farm shed. The land is affected by a hillside to the south with the lower, flat, part of the site to the north cleared of vegetation and used for grazing. The sloping land is retained in its vegetated natural state. The north west part is currently vacant and is used for grazing and borders a watercourse further to the north. The north eastern part contains the farm buildings and existing Dwelling House. The existing dwelling house has been constructed as an extension to the existing farm shed and sits within the same roofline and building footprint as that shed. The area containing the site is characterised by rural lots under cultivation for sugar cane and rural lifestyle allotments.

It is proposed to convert the existing Dwelling House into a Caretaker's Accommodation and erect a new Dwelling House on the southern part of the site. The Caretaker's Accommodation, less the offices and storeroom, that are accessible external to the dwelling, would have a Gross Floor Area of approximately 166m². It would be spread over two floors with the ground floor containing the living/kitchen/dining area, bath room and laundry and the first floor containing three bedrooms and storeroom.

The proposed new Dwelling House would be located on the southern part of the overall site and within an existing cleared area at the foot of the sloping land. It would be setback 35 metres from Tati Road to the north and to the east of the existing shed. Access to the new Dwelling House would be provided from a new access off Tati Road. The house would be single storey constructed on posts to accommodate the sloping ground. It would have a floor area of approximately 400m², including three car garage and external verandahs. The house would contain four bedrooms, media room, study, living/dining/kitchen area and utility rooms. Externally, a swimming pool would be provided to the front of the house and stepped down from the house verandah.

The application is identified as being Code Assessable and consideration can only be given to the relevant Planning Assessment Benchmarks. The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of

development in the locality and the site can contain the use without adverse impact on the amenity of the area. The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	164 Tati Road, Miallo
Real Property Description:	Lot 101 SP276043
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 46.87 hectares Frontage: Approx. 2,000 metres
Registered Owner:	Shane and Priscilla Quaid
Proposal:	Caretaker's Accommodation and Dwelling House
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none">• Economic Growth – Agricultural land classification – class A or B;• Environment and Heritage – MSES Wildlife Habitat (endangered or vulnerable); MSES Regulated Vegetation Category B and R and essential habitat;• Safety and Resilience to Hazards – Flood Hazard Area Level 1 – Queensland Floodplain and Bushfire prone area (high and potential impact buffer).
State Interests – SARA Mapping:	<ul style="list-style-type: none">• Native Vegetation Clearing – Category X, B (containing least concern regional ecosystem) & R on the Regulated Vegetation Management Map, and essential habitat.
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area.
Zone:	Rural Zone
Local Plan Designation:	N/A

Overlays:

- Acid Sulfate Soils;
 - Bushfire Hazard;
 - Hillslopes; and,
 - Potential Landslide Hazard.
-

3.0 Site and Locality

The application site comprises three separate parcels of land that are combined in a single title located at 164 Tati Road, Miallo, and described as Lot 101 on SP276043. It is a large irregularly shape rural allotment and is separated into the three parcels by Tati Road and an unnamed road reserve. The site has an area of 46.87 hectares and has frontage to Tati Road, which separates the parcel into northern and southern parts. The Northern part is further separated by an unnamed road reserve, which creates a north east part and north west part.

The southern part is irregularly shaped and is presently vacant with the exception of a farm shed. The land is affected by a hillside to the south with the lower, flat, part of the site to the north cleared of vegetation and used for grazing. The sloping land is retained in its vegetated natural state.

The north west part is currently vacant and is used for grazing and borders a watercourse further to the north.

The north eastern part contains the farm buildings and existing Dwelling House. The existing dwelling house has been constructed as an extension to the existing farm shed and sits within the same roofline and building footprint as that shed.

The area containing the site is characterised by rural lots under cultivation for sugar cane and rural lifestyle allotments. To the north the site shares a common boundary with Saltwater Creek and is located approximately 1.8 kilometers to the south west of the township of Miallo.

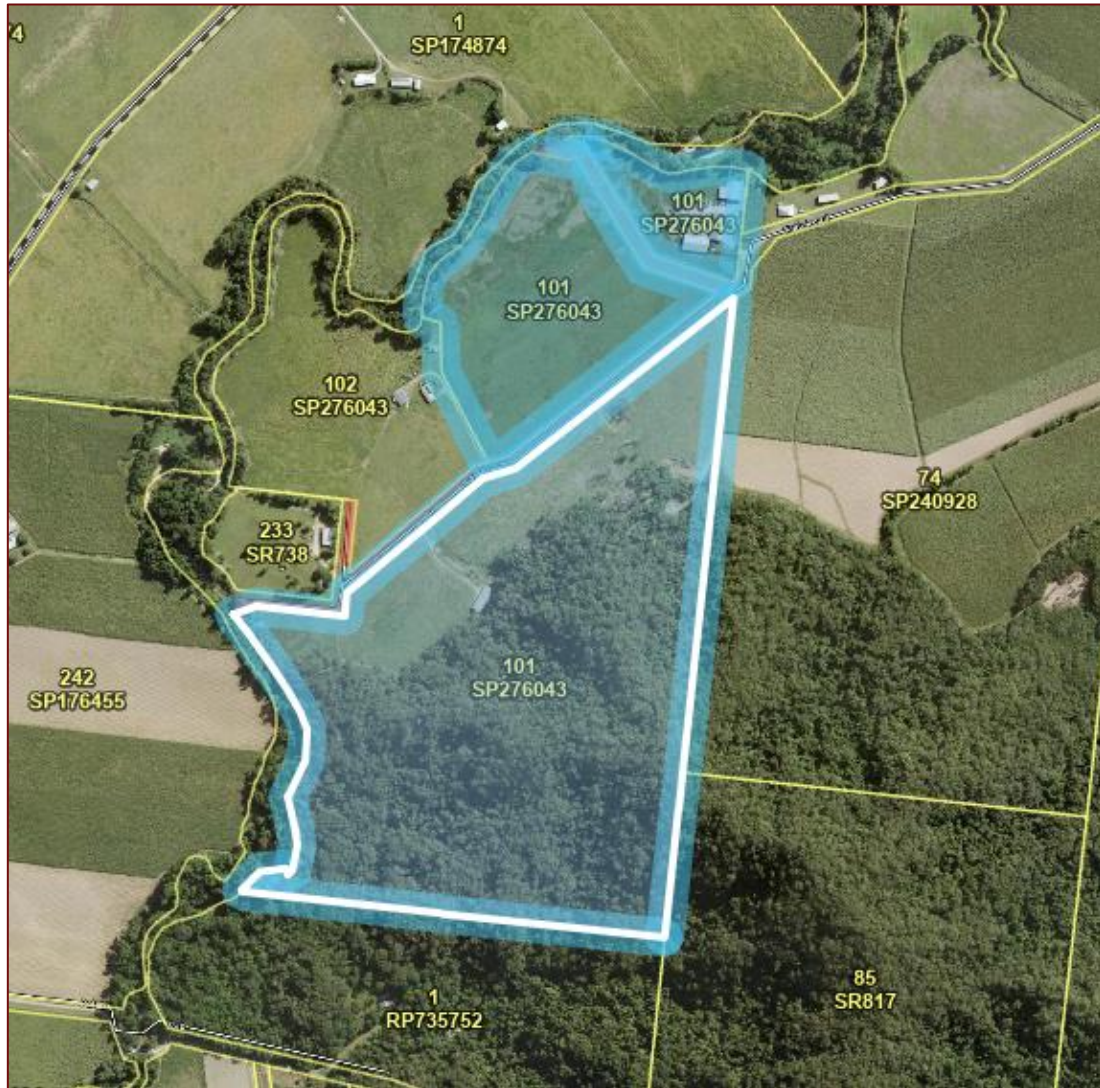


Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to convert the existing Dwelling House into a Caretaker's Accommodation and erect a new Dwelling House on the southern part of the site.

The Caretaker's Accommodation, less the offices and storeroom that are accessible external to the dwelling, would have a Gross Floor Area of approximately 166m². It would be spread over two floors with the ground floor containing the living/kitchen/dining area, bathroom and laundry and the first floor containing three bedrooms and storeroom.

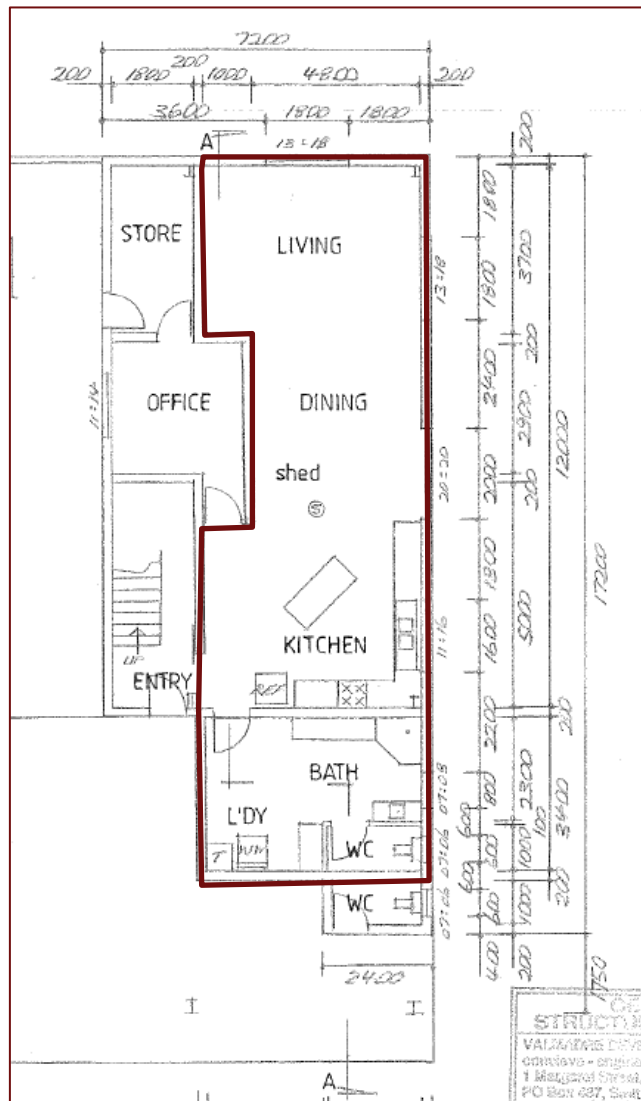


Image 1 – Ground Floor Proposed Caretaker's Accommodation

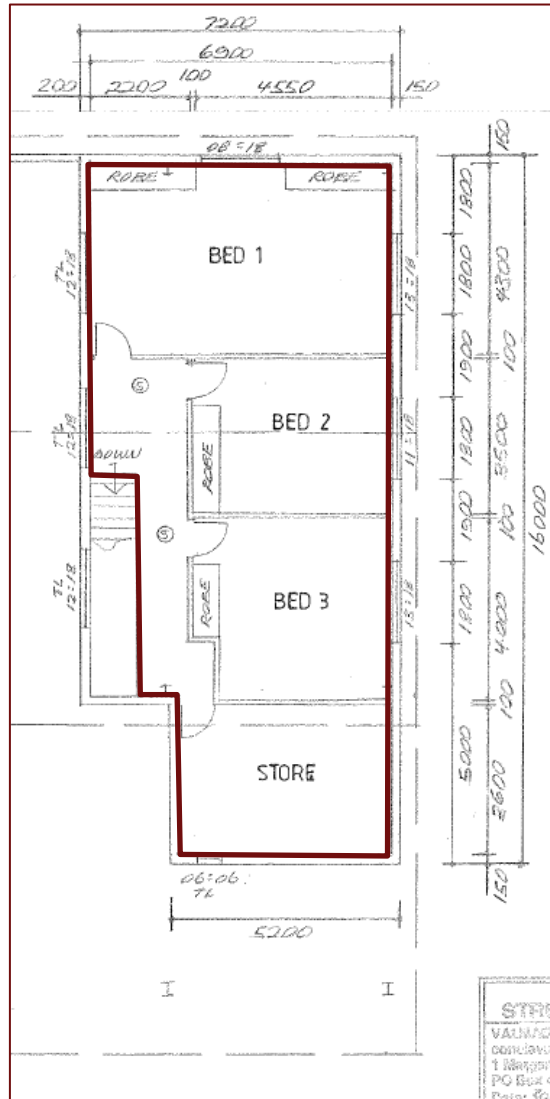


Image 2 – First Floor Proposed Caretaker's Accommodation

The proposed new Dwelling House would be located on the southern part of the overall site and within an existing cleared area at the foot of the sloping land. It would be setback 35 metres from Tati Road to the north and to the east of the existing shed. Access to the new Dwelling House would be provided from a new access off Tati Road. The house would be single storey constructed on posts to accommodate the sloping ground. It would have a floor area of approximately 400m², including three car garage and external verandahs. The house would contain four bedrooms, media room, study, living/dining/kitchen area and utility rooms. Externally, a swimming pool would be provided to the front of the house and stepped down from the house verandah.

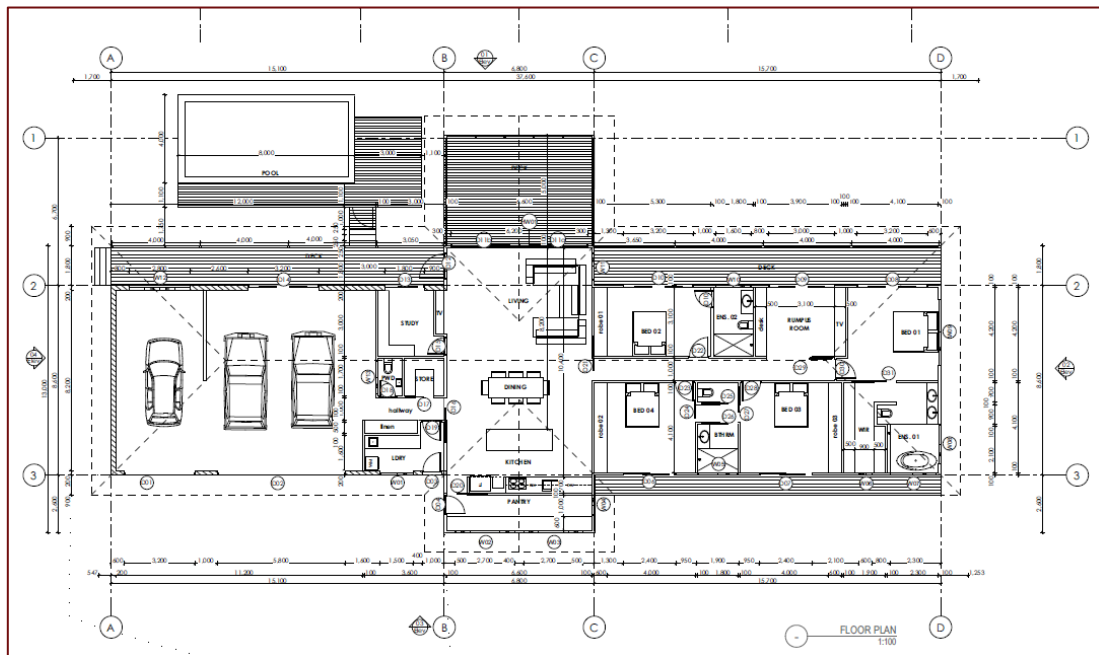


Image 3 – First Floor Proposed Dwelling House

Proposal Plans are attached at **Appendix 2**.

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the Planning Regulations 2017
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

5.1.3 Level of Assessment

The application involves the development of a Caretaker's Accommodation and Dwelling House. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Caretaker's Accommodation	Table 5.6.j – Rural Zone	Self Assessable
Dwelling House	Table 5.6.j – Rural Zone	Self Assessable

The proposed developments are identified as Self-assessable developments, meaning that an application is not required where the developments are able to satisfy the relevant requirements for Self-assessable development. However, in this instance, the proposals are not able to satisfy requirements relating to the Bushfire Hazard Overlay, Hillslopes Overlay and the requirements specifically relating to Caretaker's Accommodation and Vehicle Access. Consequently, a Code Assessable application is required.

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning benchmarks.

In accordance with Section 5.4 of the Douglas Shire Planning Scheme, as the development has become code assessable as a result of non-compliance with the self-assessable acceptable outcomes should only be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at **Appendix 3**.

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Council Planning Scheme (2018), the site is identified within the Rural Zone and is affected by the following overlays:

- Acid Sulfate Soils;
- Bushfire Hazard;
- Hillslopes; and,
- Potential Landslide Hazard.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Rural Zone Code	Applies	Complies or able to comply with all relevant Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Applies	Complies with all Acceptable Outcomes.
Bushfire Hazard Overlay Code	Applies	Consideration is required in respect of Performance Outcome PO12 (Access). Refer below.
Hillslopes Overlay Code	Applies	Consideration is required in respect of PO1 (Landscape Character and Visual Amenity). Refer below.
Potential Landslide Hazard Overlay Code	Applies	Complies with all relevant Acceptable Outcomes.
Caretaker's Accommodation Code	Applies	Consideration is required in respect of Performance Outcome PO1 (Gross Floor Area). Refer below.
Dwelling House Code	Applies	Complies with all relevant Acceptable Outcomes
Access. Parking and Servicing Code	Applies	Consideration is required in respect of Performance Outcome PO3 (Access).

		Refer below.
Filling and Excavation Code	Not applicable	No filling or excavation is proposed
Vegetation Management Code	Not applicable	No vegetation damage is proposed.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Bushfire Hazard Overlay Code

Performance Outcome PO12 of the Bushfire Hazard Overlay Code states:

PO12

All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.

The associated Acceptable Outcome States:

AO12

Private driveways:

- (a) do not exceed a length of 60m from the street to the building;
- (b) do not exceed a gradient of 12.5%;
- (c) have a minimum width of 3.5m;
- (d) have a minimum of 4.8m vertical clearance;
- (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and
- (f) serve no more than 3 dwellings or buildings.

The proposed driveway to the Dwelling House is able to satisfy the majority of the requirements; however, it would exceed 60 metres in length. Notwithstanding, the driveway has been designed to be across the contours to satisfy driveway design requirements of the Access, Parking and Servicing Code, which has added to the length. In addition, the Dwelling House and driveway are all contained within the Potential Impact Buffer rather than within a potential bushfire intensity category.

The access is considered to provide a safe evacuation route and safe and convenient access for fire fighting appliances consistent with the requirements of the Performance Outcome.

6.1.1.2 Hillslopes Overlay Code

Performance Outcome PO1 of the Hillslopes Overlay Code states:

PO1

The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.

The associated Acceptable Outcome states:

AO1.1

Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.

The proposed new Dwelling House would be located in an existing cleared area on the lower slopes of the site and below the existing tree line. The location of the proposed Dwelling House would not affect the visual amenity of the area or the scenic backdrop to the region.

The proposed development is able to satisfy the Performance Outcome of the Hillslopes Code.

6.1.1.3 Caretaker's Accommodation Code

Performance Outcome PO1 of the Caretaker's Accommodation Code states:

PO1

The caretaker's accommodation is of a small scale.

The associated Acceptable Outcome states:

AO1

The gross floor area of the caretaker's accommodation is not greater than:

- (a) 120m² in a Rural zone;*
- (b) 80m² in any other zone.*

The proposed Caretaker's Accommodation would have a Gross Floor area of approximately 166m², separated over two floors. Whilst this is greater than the 120m² identified as accepted, the proposed Caretaker's Accommodation is an existing dwelling house that forms part of a larger Farm Building (shed). It is contained within the building envelope of that shed and is accessible to and from that shed. In addition, the dwelling forms part of a compound of farm buildings and machinery sheds and forms a small component of this larger complex.

As Caretaker's Accommodation, it would be small in scale in the context of this built environment and would be functionally and physically part of the farm buildings. It is ideally located to provide the supervision and management of the non-residential use that it is intended to caretake and is considered to be of a small scale. The proposed Caretaker's Accommodation is considered to comply with the Performance Outcome.

6.1.1.4 Access, Parking and Servicing Code

Performance Outcome PO3 of the Access, Parking and Servicing Code states:

PO3

Access points are designed and constructed:

- (a) to operate safely and efficiently;*
- (b) to accommodate the anticipated type and volume of vehicles;*
- (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;*
- (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;*
- (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;*
- (f) so that they do not adversely impact current and future on-street parking arrangements;*
- (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;*
- (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).*

The associated acceptable outcome states:

AO3.1

Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:

- (a) Australian Standard AS2890.1;
- (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.

An additional access is proposed for the Dwelling House from Tati Road. This would be in addition to the access provided to the existing shed on this parcel and in addition to the access provided to the other parcels on the northern side of Tati Road. The additional access is considered appropriate to provide a driveway access that accommodates the type of traffic anticipated, to reduce the length of the driveway to satisfy the Bushfire Hazard Overlay Code requirements and to ensure that a suitable means of escape is provided.

7.0 Summary and Conclusion

This report has been prepared on behalf of Cheyne and Owen Selwood in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House and for the conversion of the existing Dwelling House to Caretaker's Accommodation on land located at 164 Tati Road, Miallo, and described as Lot 101 on SP276043.

The application site is a large irregularly shape rural allotment that is separated into three parcels by Tati Road and an unnamed road reserve. The application site has an area of 46.87 hectares and has frontage to Tati Road which separates the parcel into northern and southern parts. The northern part is further separated by an unnamed road reserve, which creates a north east part and north west part

It is proposed to convert the existing Dwelling House located on the north eastern part into a Caretaker's Accommodation and erect a new Dwelling House on the southern part of the site.

The application is identified as being Code Assessable and consideration can only be given to the relevant Planning Assessment Benchmarks. An assessment indicates that the proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is a suitable development on the site. The application is submitted for approval, subject to reasonable and relevant conditions.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34639997

Search Date: 10/08/2020 13:23

Title Reference: 51049250

Date Created: 03/08/2016

Previous Title: 50521123

50521124

REGISTERED OWNER

Dealing No: 717267092 23/05/2016

SHANE WILLIAM QUAID

PRISCILLA QUAID

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 101 SURVEY PLAN 276043

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20120145 (Lot 285 on CP SR885)
Deed of Grant No. 20129111 (POR 59V)
2. MORTGAGE No 717508162 12/09/2016 at 16:05
TREBLAW PTY LTD A.C.N. 606 788 381
3. COVENANT No 718021550 15/05/2017 at 12:00
restricts dealings over
LOT A AND LOT B ON AP23112 AND
LOT 101 ON SP276943

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

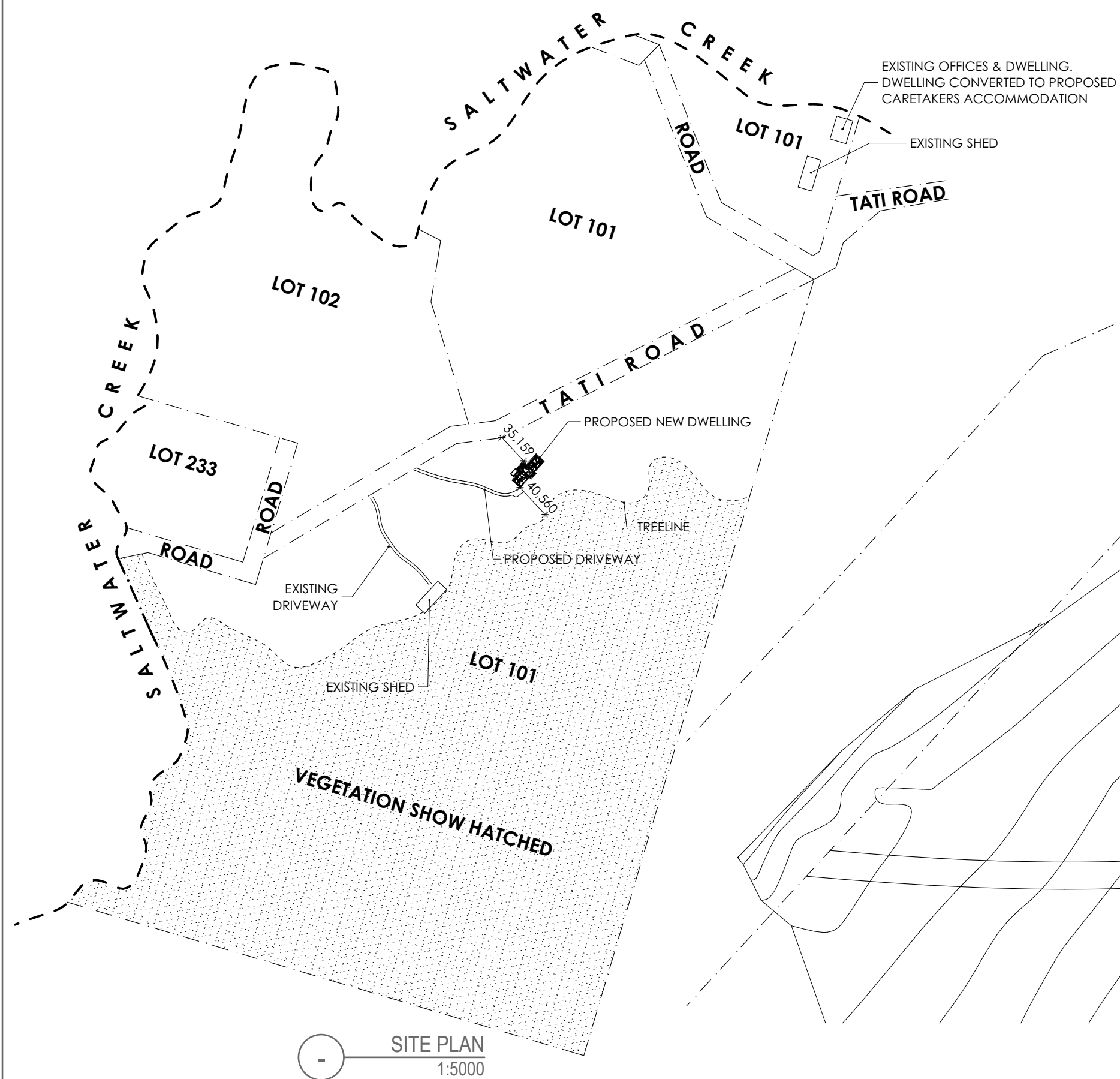
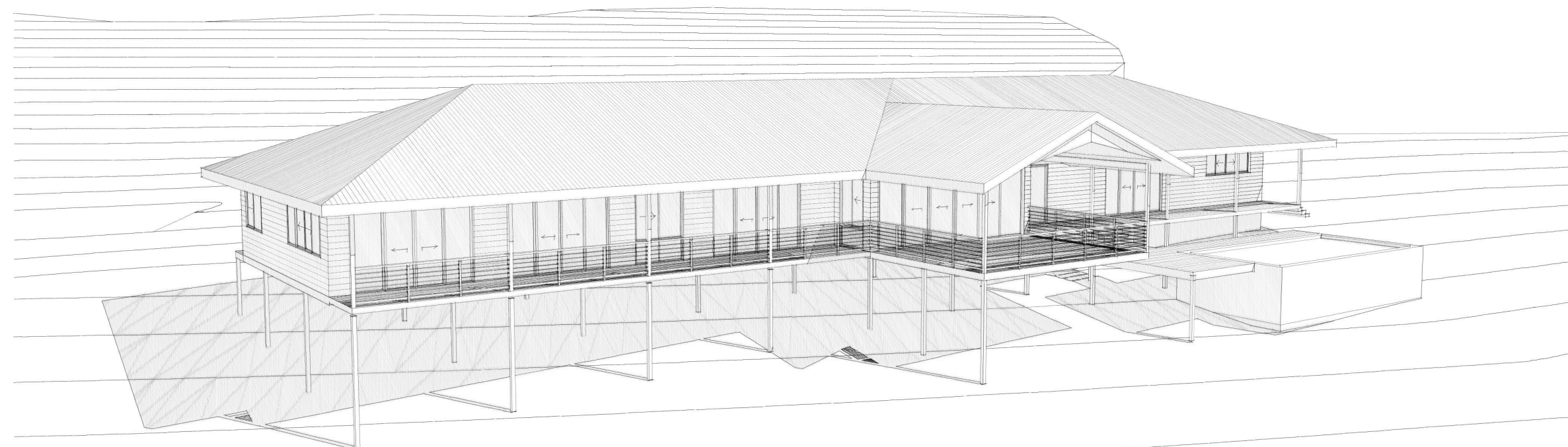
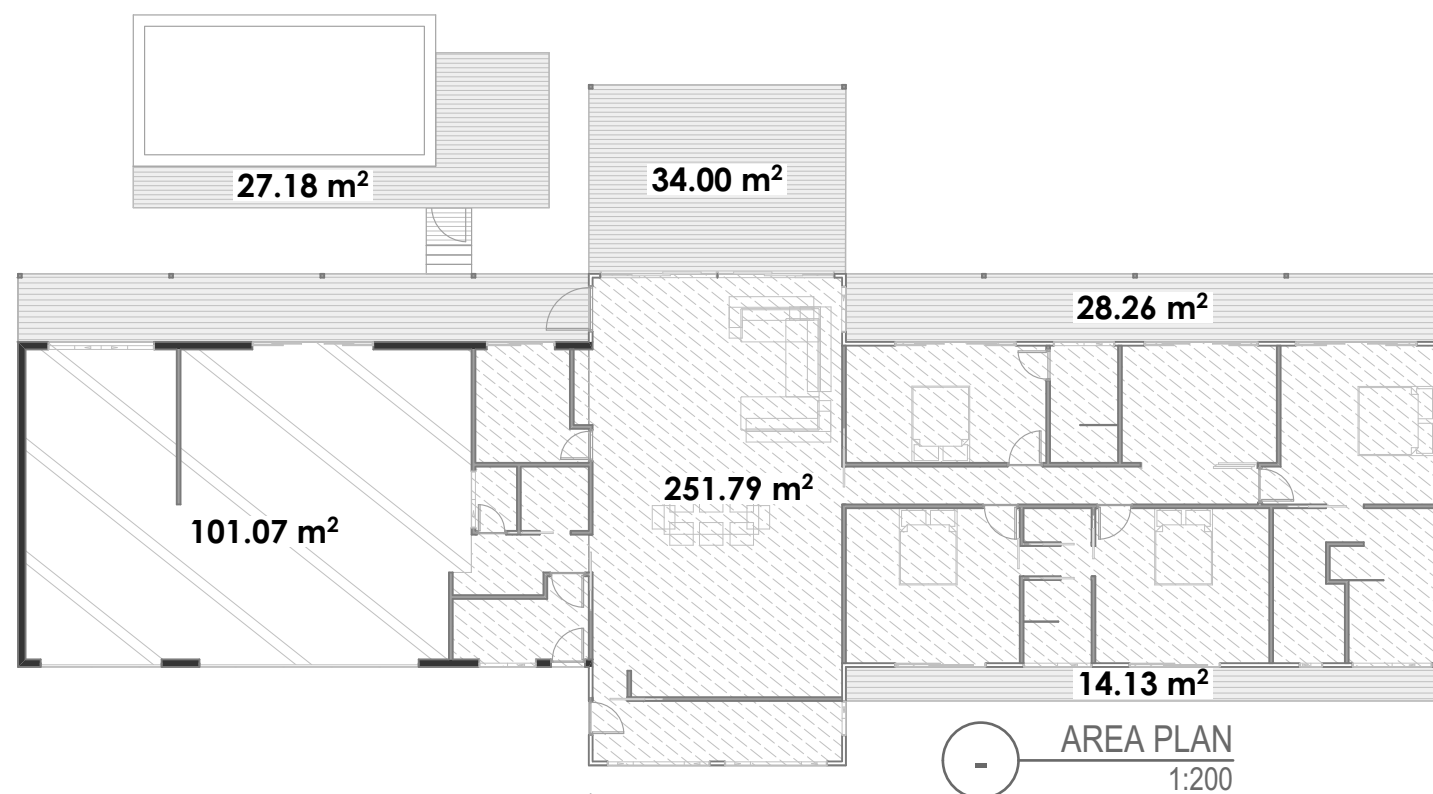
Caution - Charges do not necessarily appear in order of priority

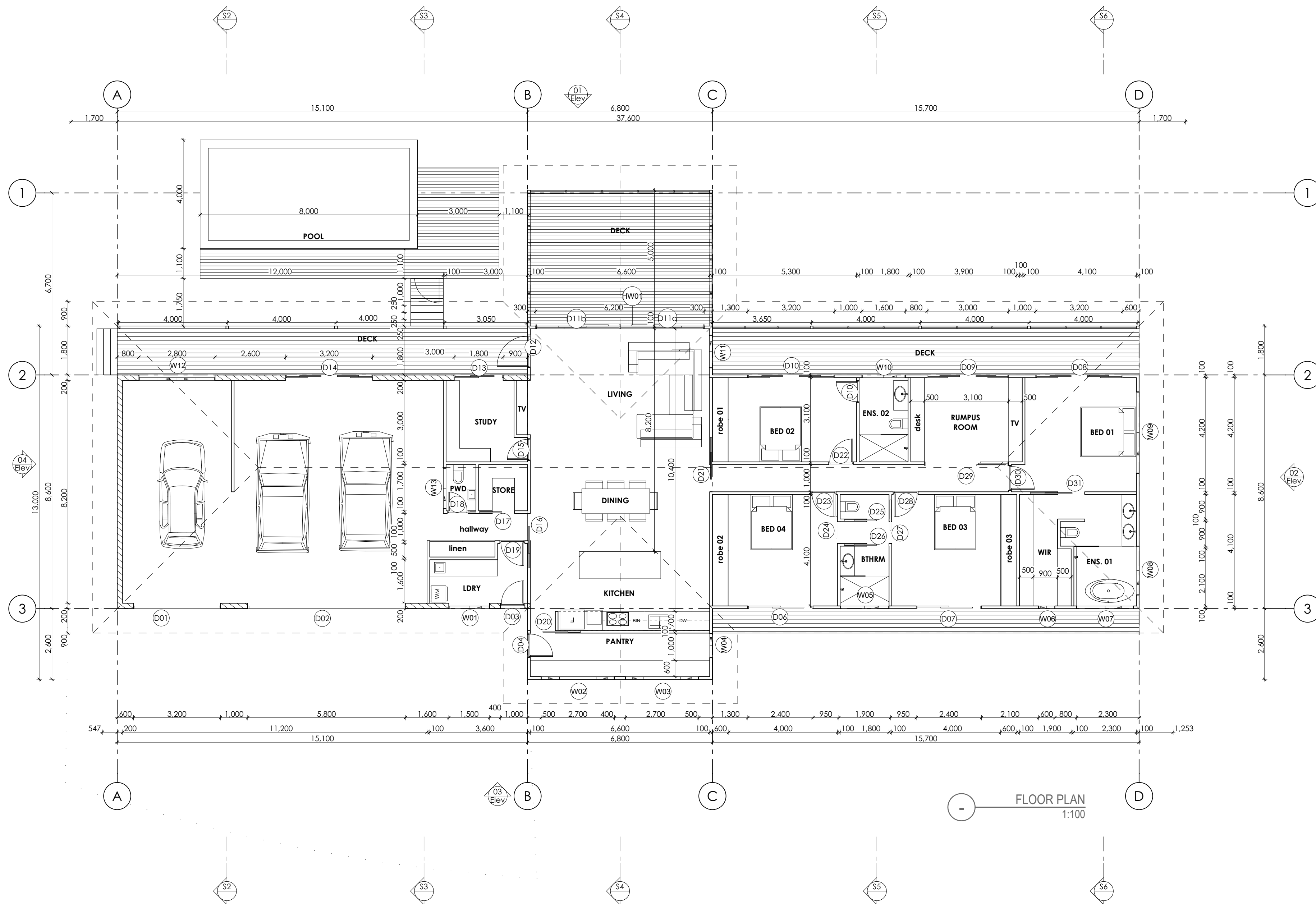
** End of Current Title Search **

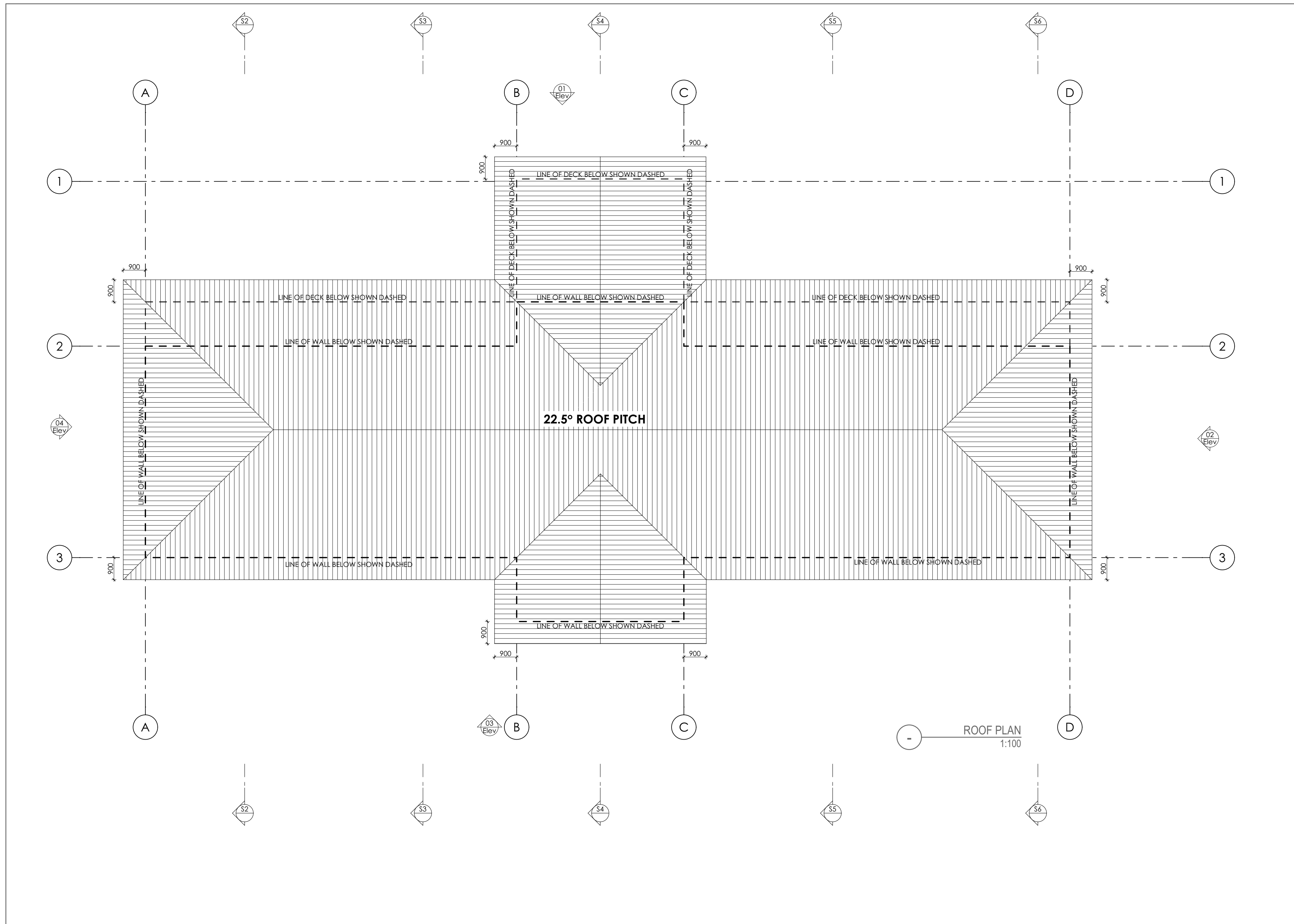
COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]

Requested By: D-ENQ GLOBALX

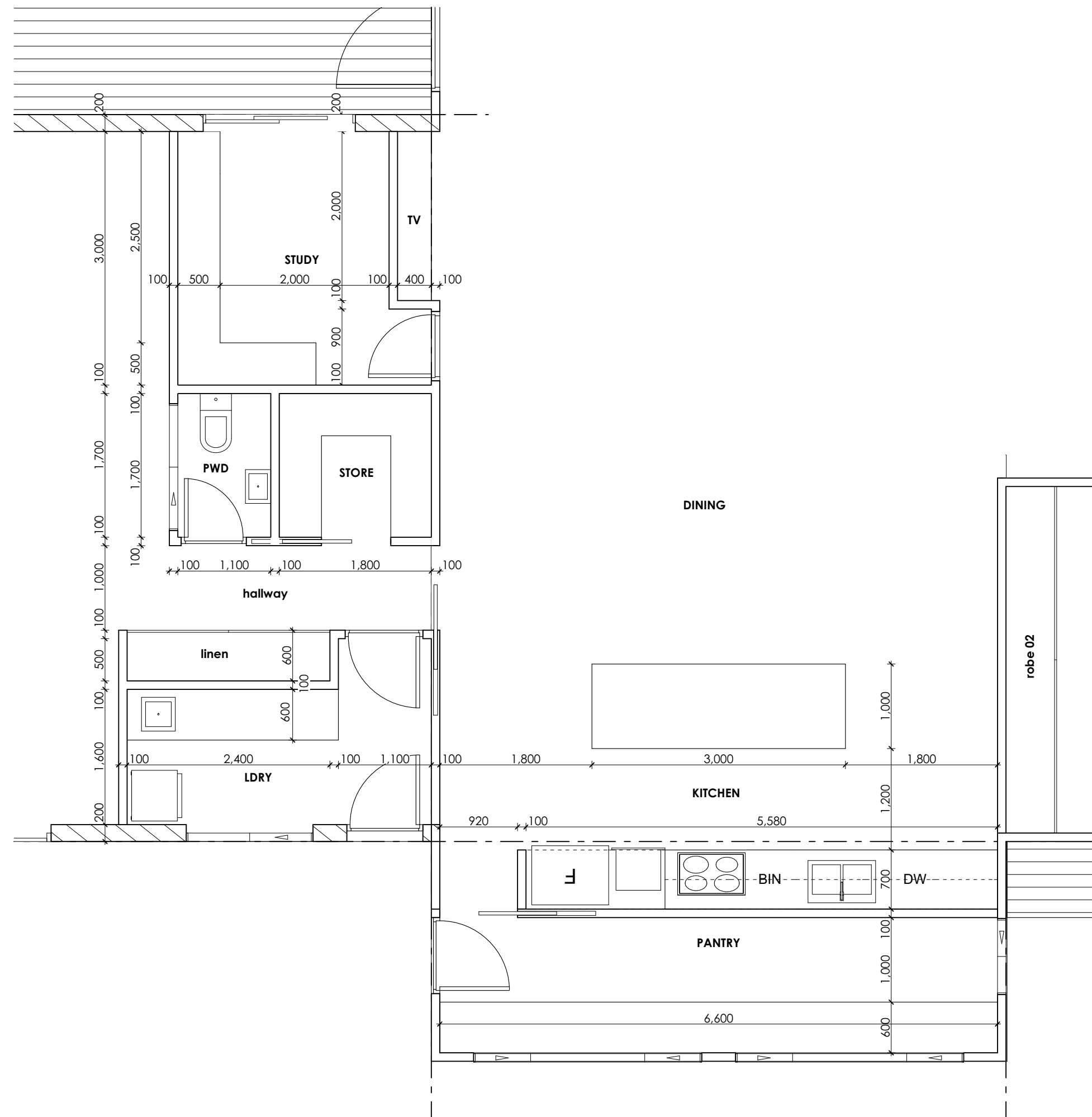
PROPOSAL PLANS



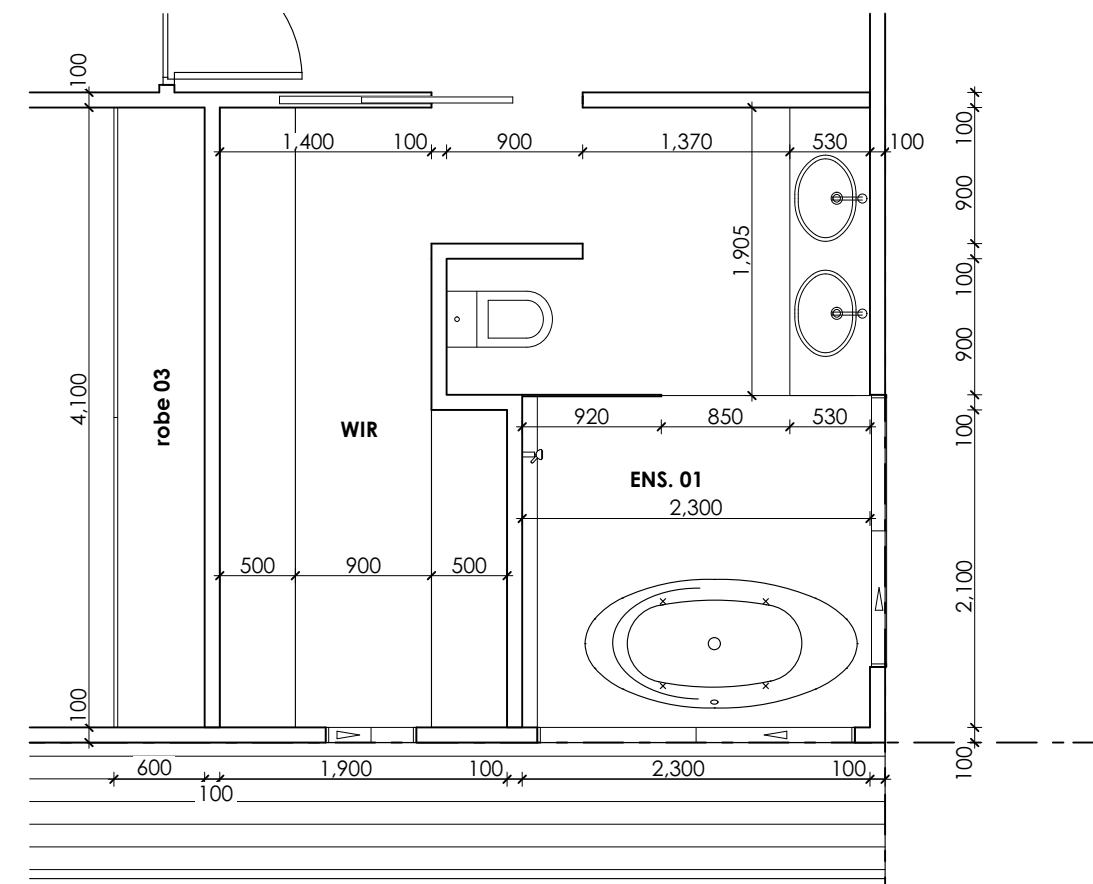




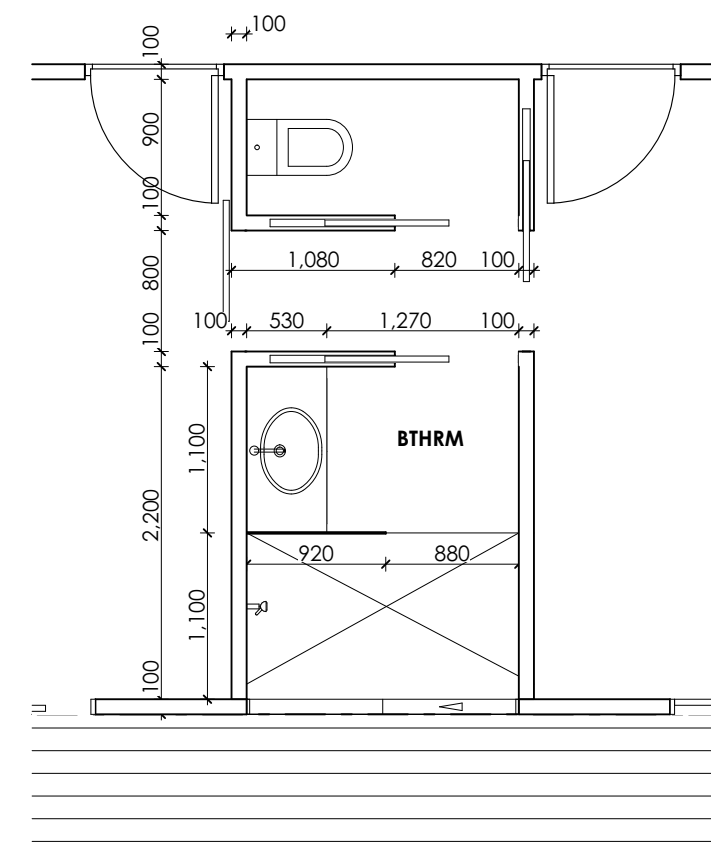
ROOF PLAN
1:100



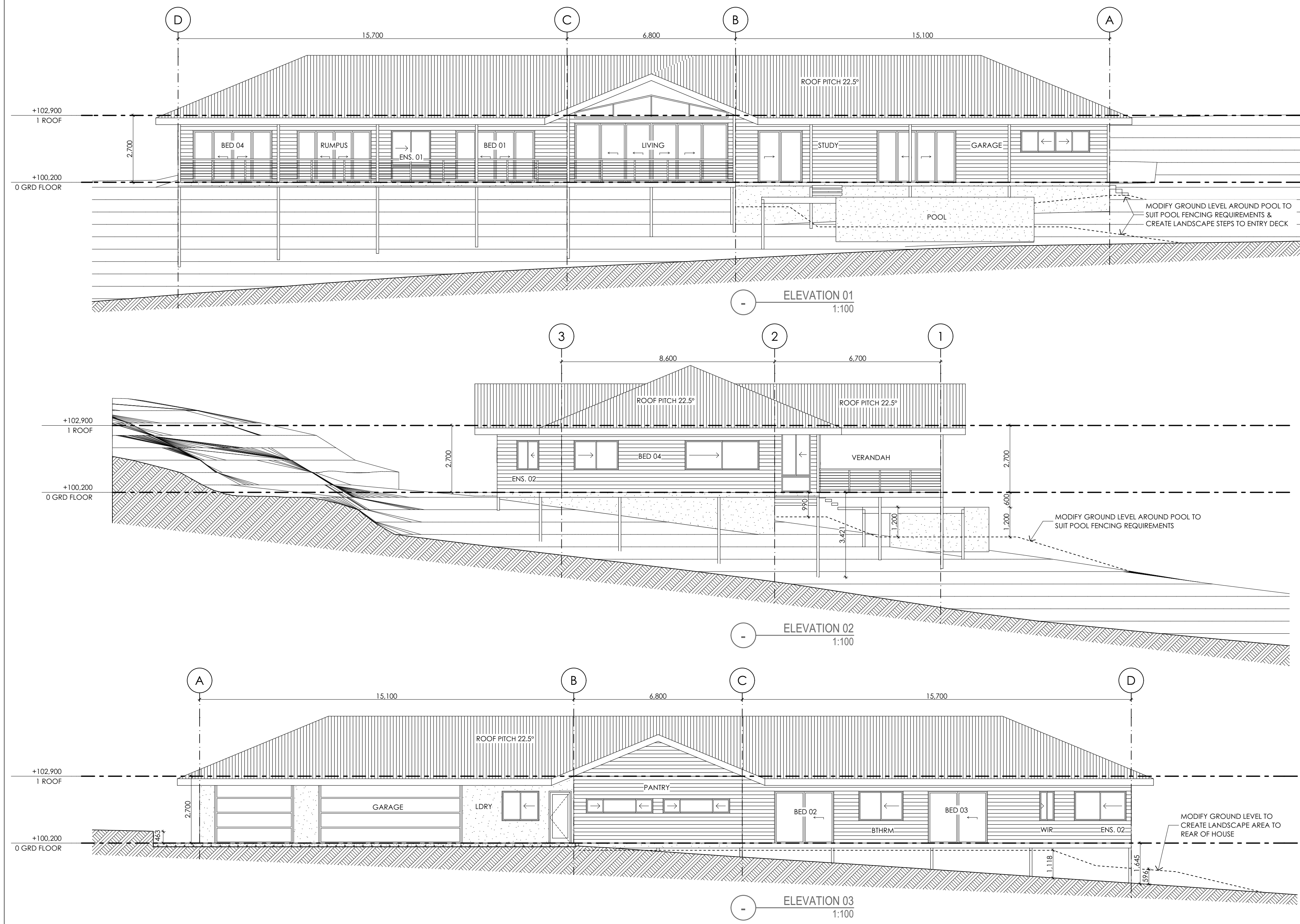
KITCH, LDY, PWD & STUDY PLAN
1:50

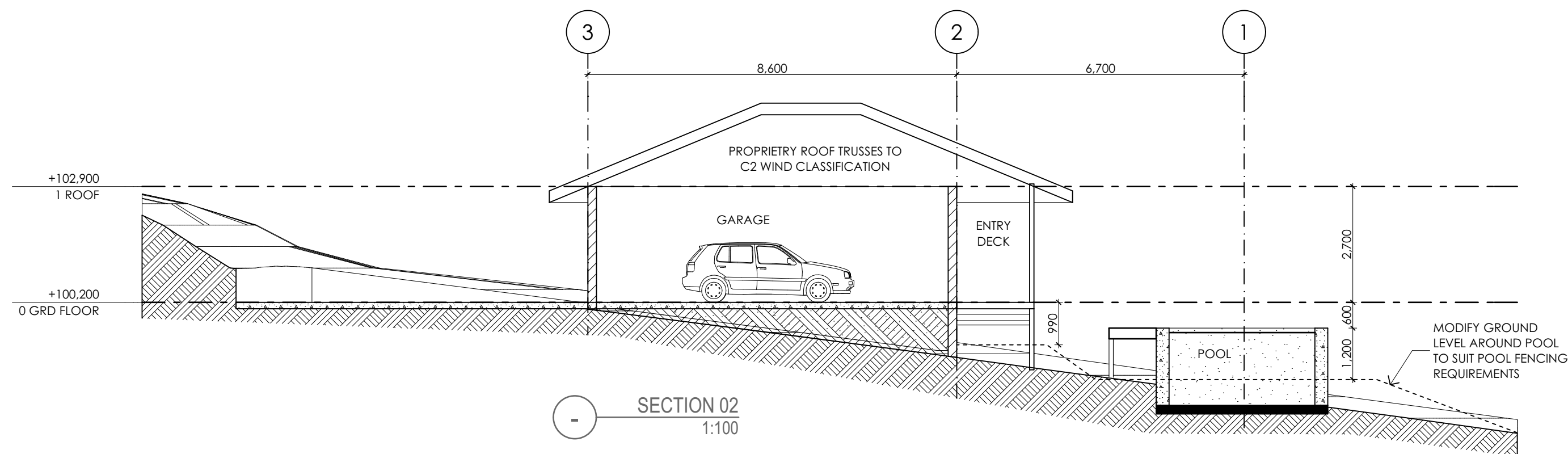
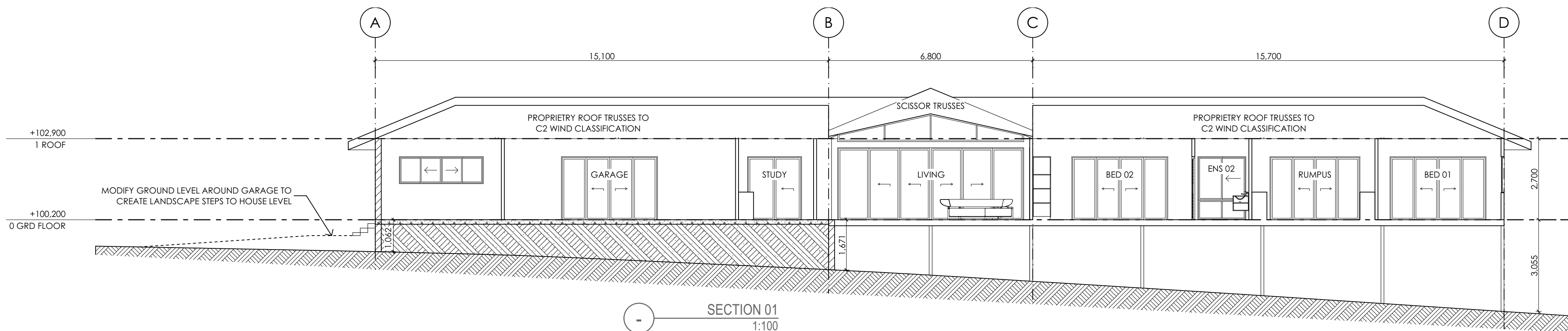
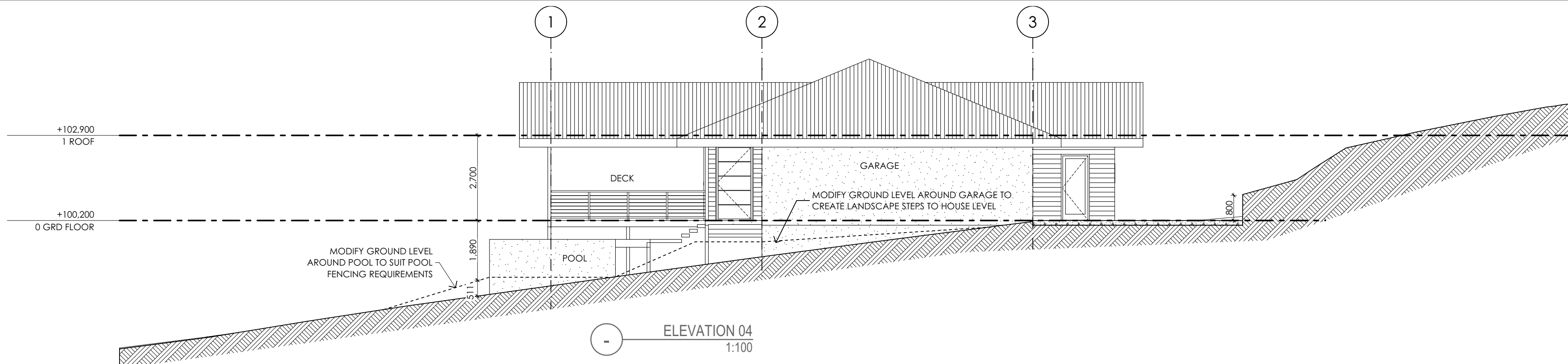


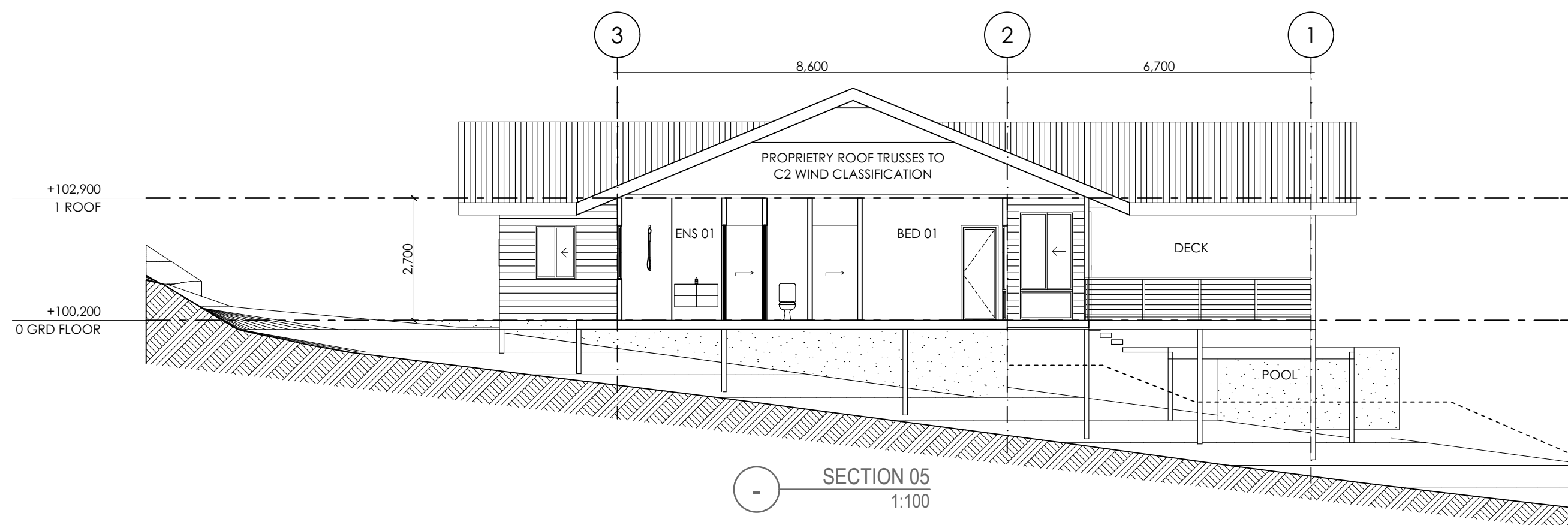
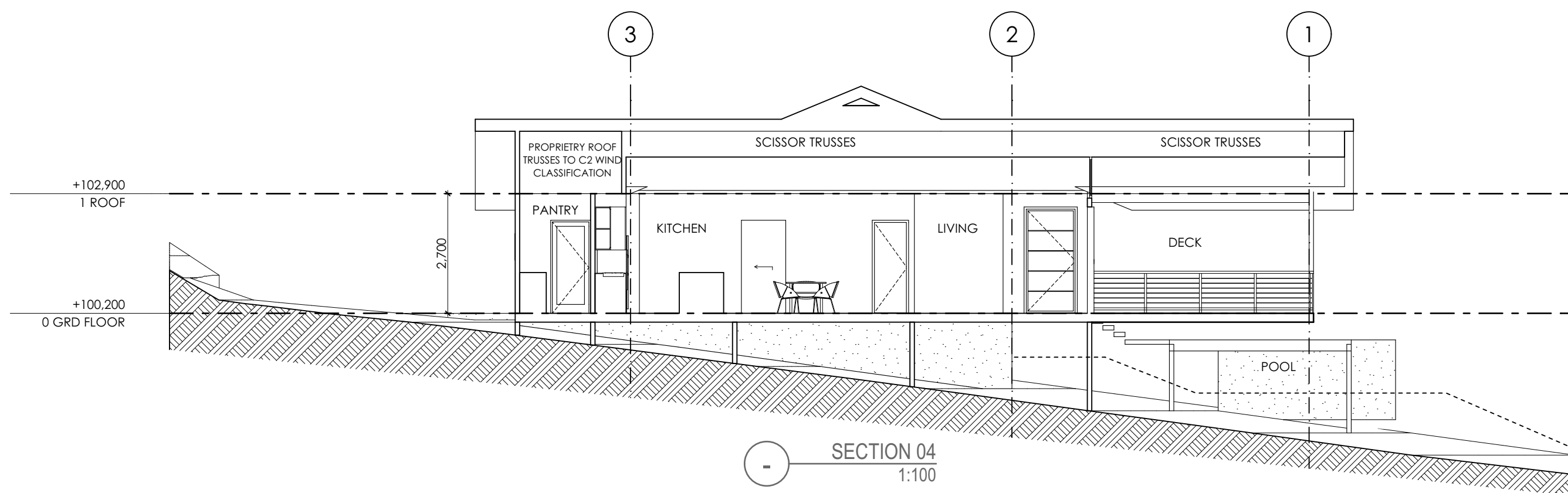
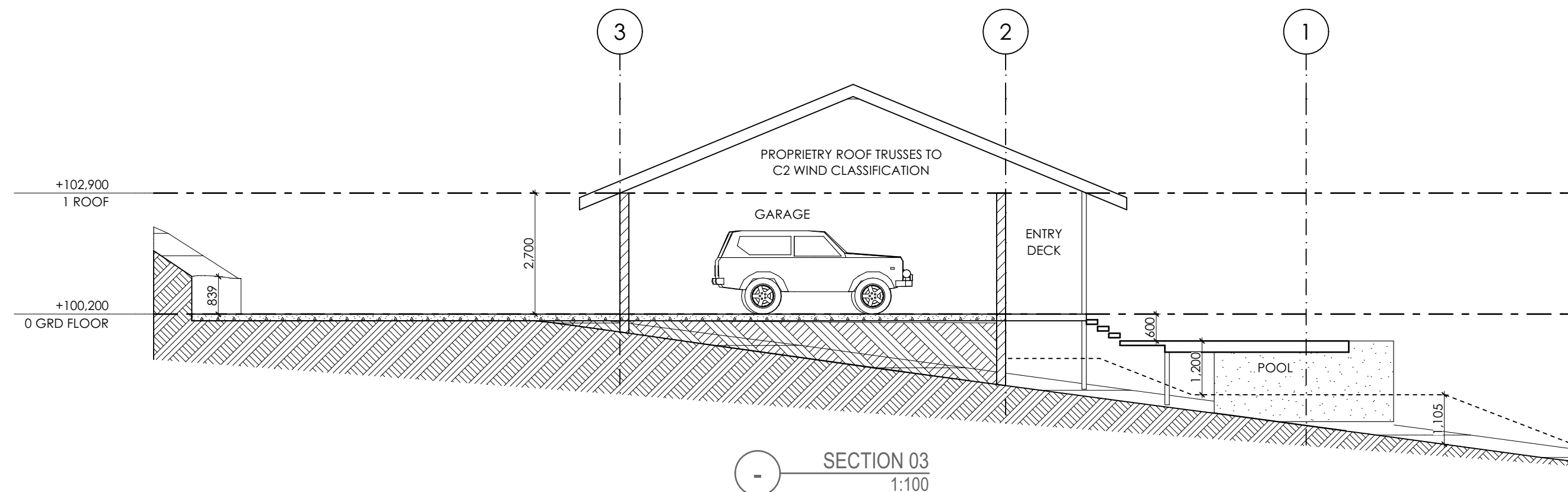
ENS.02 & WIR PLAN
1:50

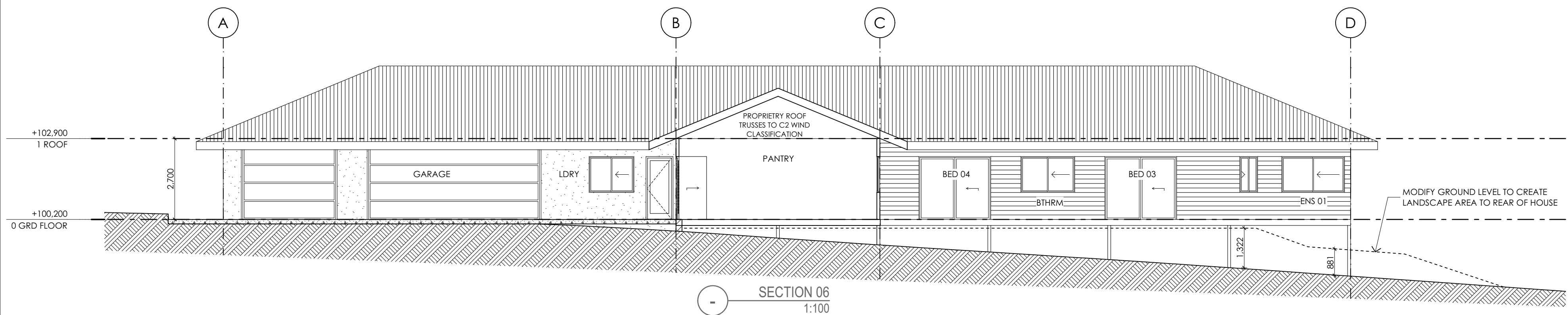
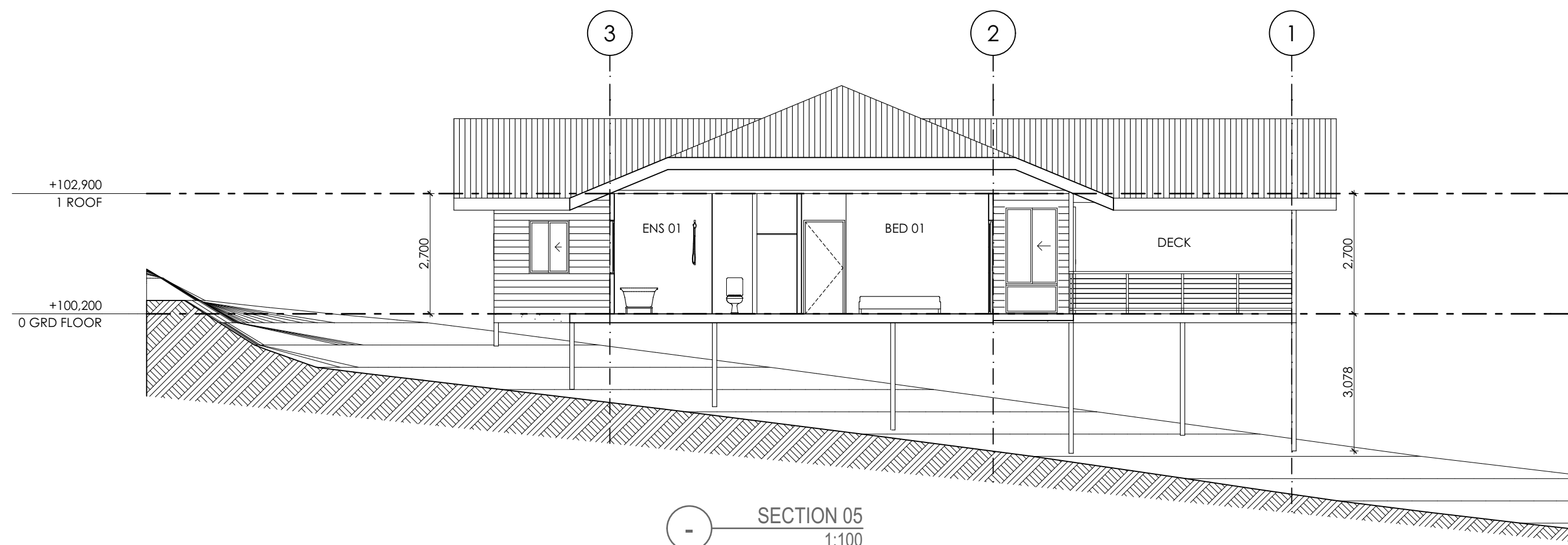


BTHRM & ROBE PLAN
1:50









06/11/2020



Site Classification

And

Wastewater Management System

For

Cheyne Selwood

At

Lot 101 Tati Road

Miallo

INTRODUCTION:

Earth Test has been engaged by Cheyne Selwood to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 101 Tati Road, Miallo.

Real Property Description:-

Lot 101, on SP 276043

Local Authority: Douglas Shire Council.

It is understood the intention is to construct a dwelling at the site.

A site and soil evaluation was carried out in January 2021.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.

The lot has an area of 46.87 hectares.

The water supply for the dwelling from a future bore.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, two boreholes BH1 and BH2, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



Site testing at Lot 101 Tati Road, Miallo



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Cheyne Selwood.		DATE SAMPLED: 15/01/2021
PROJECT: Lot 101 Tati Road, Miallo.		Sampled by: G. Negri & C. English
REPORT DATE: 23/01/2021		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.7	Yellow-Brown Clay-Silt (Fill)	Disturbed sample 0.6- 0.9m.
0.7-1.4	Orange Yellow-Brown Clay-Silt	Watertable not encountered
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Brown Clay-Silt	Watertable not encountered
0.3-1.4	Orange Yellow-Brown Clay-Silt	



ATTERBERG LIMITS TEST REPORT

CLIENT: Cheyne Selwood

SAMPLE No: SI 013-21

PROJECT: Lot 101 Tati Road, Miallo

DATE SAMPLED: 15/01/2021

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri & C.
English

REPORT DATE: 23/01/2021

Tested By: G. Negri & C. English

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	30%
Plastic Limit: AS 1289.3.2.1	23%
Plasticity Index: AS 1289.3.3.1	7%
Linear Shrinkage: AS 1289.3.4.1	3.0%
Length Of Mould:	250.3mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried <50C
Preparation Method:	Dry Sieved
Insitu Moisture Content:	18.3%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Cheyne Selwood

SAMPLE No: SI 013-21

PROJECT: Lot 101 Tati Road, Miallo.

DATE SAMPLED: 15/01/2021

SAMPLE DETAILS: Sites "DCP1 & DCP2" as per site plan.

Tested By: G. Negri & C. English

REPORT DATE: 23/01/2021

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	1	1
0.1 – 0.2	2	1
0.2 – 0.3	1	1
0.3 – 0.4	2	1
0.4 – 0.5	3	1
0.5 – 0.6	5	1
0.6 – 0.7	8	1
0.7 – 0.8	16	3
0.8 – 0.9	10	1
0.9 – 1.0	12	20
1.0 – 1.1	10	9
1.1 – 1.2	8	8
1.2 – 1.3	8	11
1.3 – 1.4	9	11
1.4 – 1.5		
1.5 – 1.6		
1.6 – 1.7		
1.7 – 1.8		
1.8 – 1.9		
1.9 – 2.0		



SITE CLASSIFICATION

Lot 101 Tati Road, Miallo.

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 0.9m.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the soft conditions, the site must be classified **CLASS-“P”**.

To comply with the “Building Services Board Subsidence Policy” advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 101 Tati Road, Miallo.

The site and soil evaluation carried out on 15/01/2021 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	7 Degrees
Shape	Linear Planar
Aspect	North North-West
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not on lot
Vegetation	Pasture
Watercourse	>50m from LAA
Water table	Not encountered during investigation.
Fill	Not in Land Application Area.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Yellow Orange-Brown
Texture	Clay-Loam
Structure	Weak
Coarse Fragments	30%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.18—0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	10

WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into conventional trenches is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of six (6) persons has been chosen for the proposed dwelling that has four bedrooms and an study.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The water supply for the dwelling will be reticulated.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (6 persons @ 150 L/person/day) will be 900 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must be fitted with an effective outlet filter.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 900/10 \times 1.5 \\ &= 60\text{m} \end{aligned}$$

Use three 20m long by 1.5m wide conventional trenches for land application area.

Its recommended that 1kg gypsum per m² be applied to the base before laying aggregate

See plan and detail cross-section.

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The Land Application Area is not able to withstand traffic and must not be driven on.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

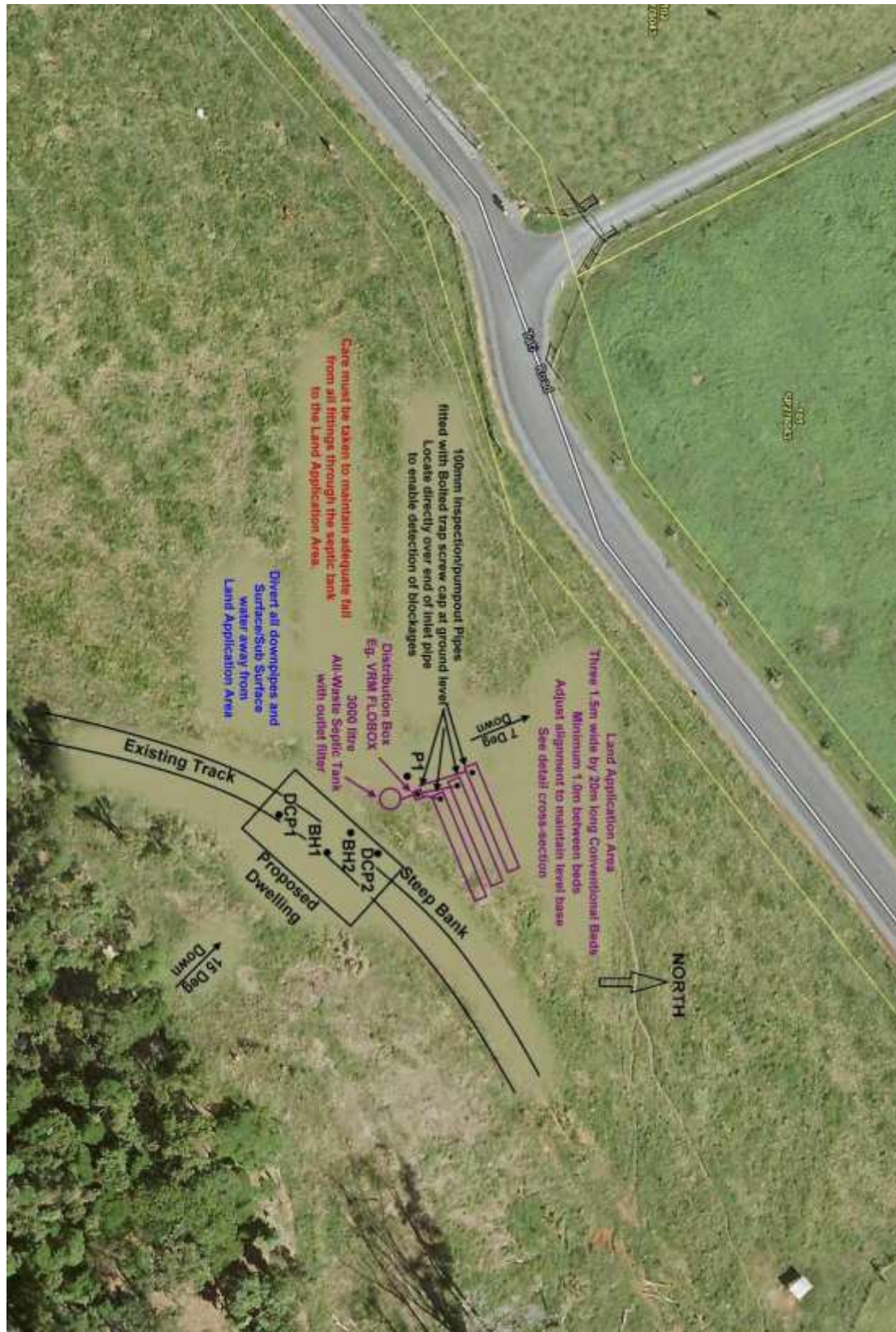
Operation and Maintenance

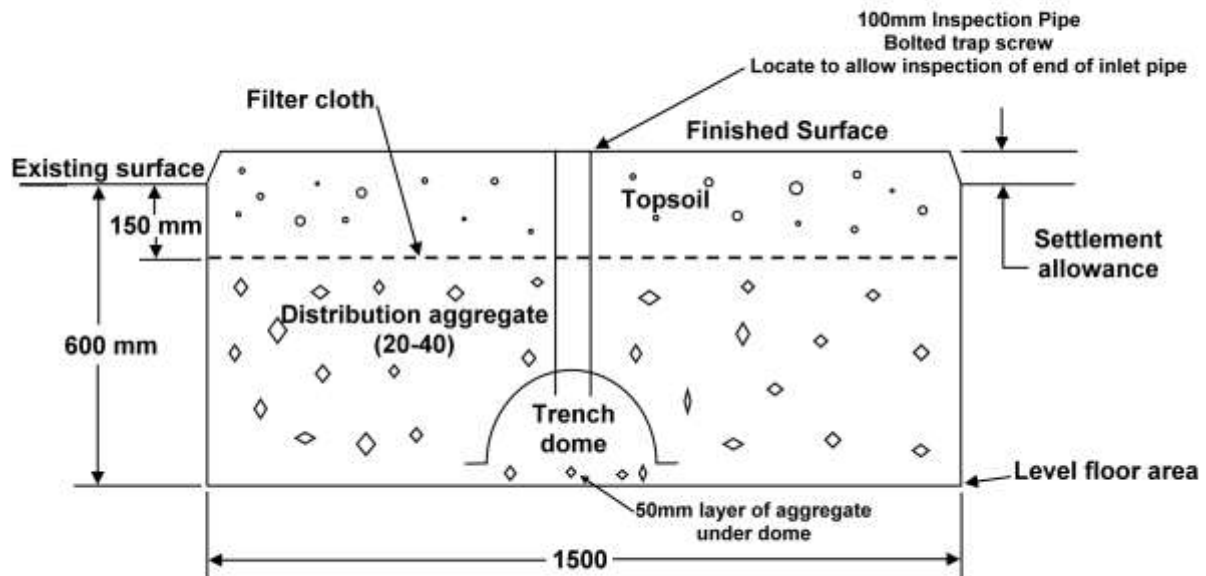
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

A handwritten signature in black ink, appearing to read "Gavin Negri".

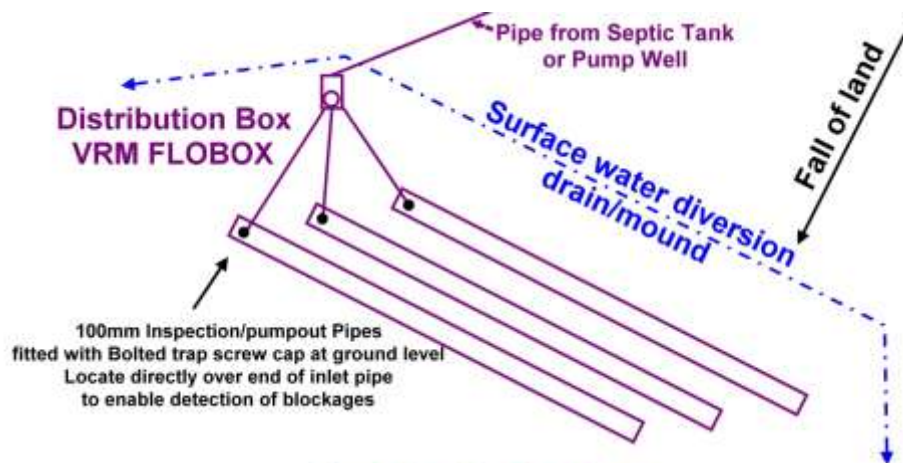
Gavin Negri
Earth Test

SITE PLAN
Lot 101 Tati Road, Miallo.
NOT TO SCALE

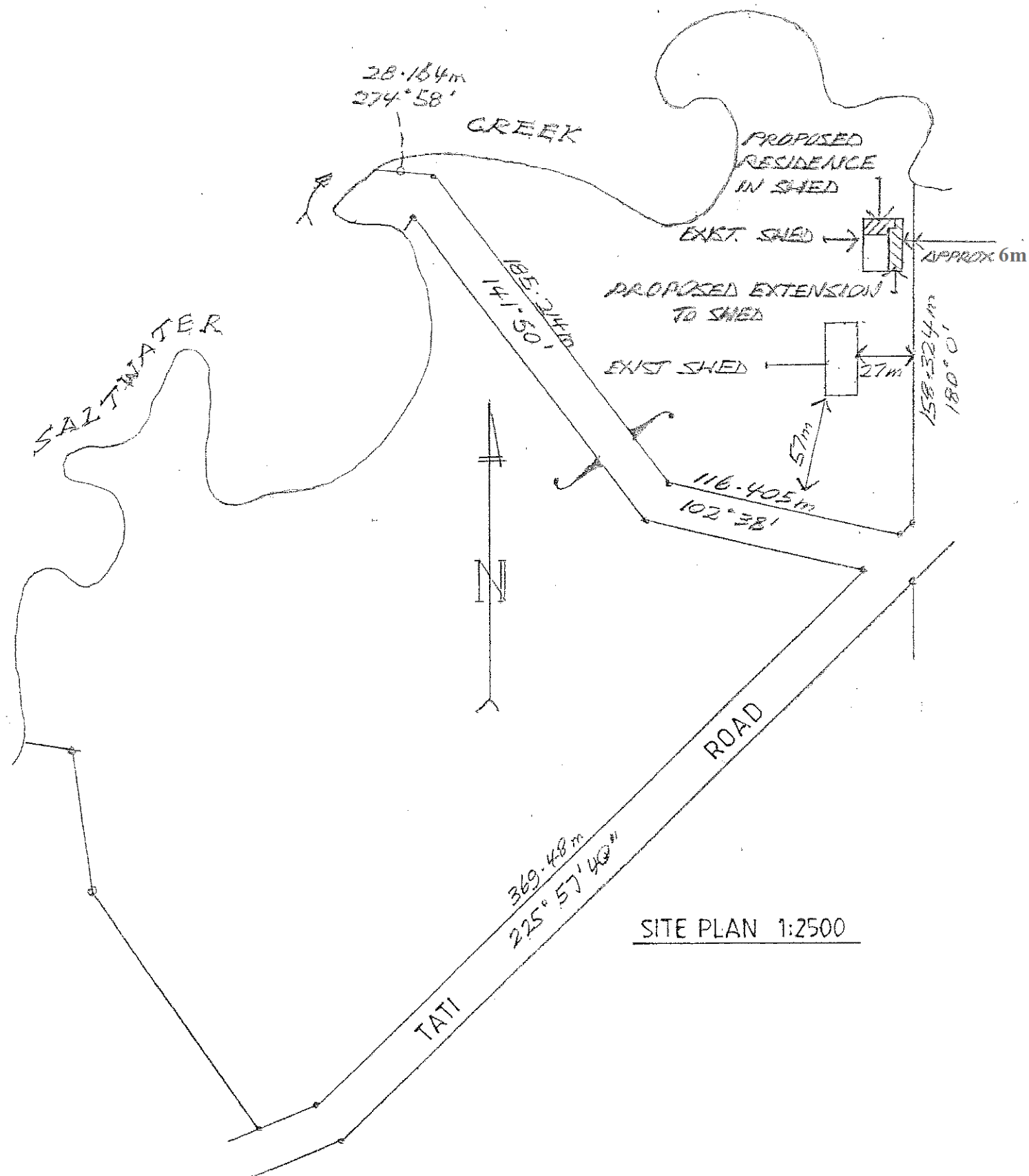




Conventional Bed
Typical cross-section



Land Application Area
Three Conventional Beds
Minimum 1.0m between beds
Adjust alignment to maintain level base
See detail cross-section



GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.

Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building.

All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.

All dimensions must to be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled.

Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work.

This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

GMA Certification Group Pty Ltd
This document has been assessed for
Compliance with the Building Act 1975
and is **APPROVED**

Subject to the conditions on the Decision Notice
and the endorsements made hereon
BA 20101144

GREG SKYRING

Design and **DRAFTING** Pty. Ltd.

Lic. Under QBSA Act 1991 – No 1040371

11 Noli Close
MOSSMAN Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0419 212652

PROJECT

PROPOSED RESIDENCE WITHIN EXISTING SHED
AND EXTENSION TO SHED

L1 SP174875

TATI RD, SYNDICATE

CLIENT

S. & P. QUAID

WIND CLASS

C2

PLAN NUMBER

410-08 1 of 7

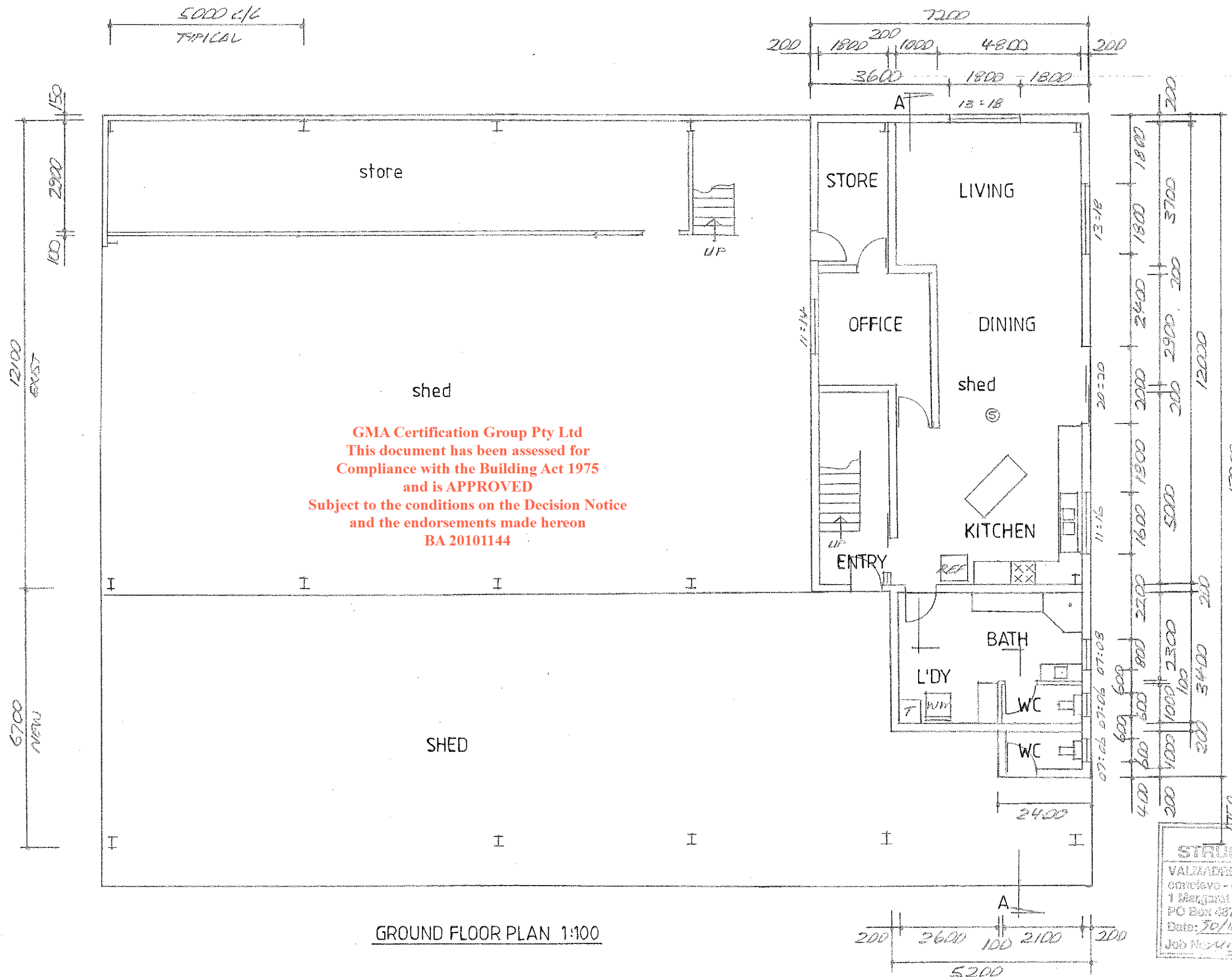
SCALES

1:2500

PLAN TITLE

SITE PLAN, NOTES

REV.



GMA Certification Group Pty Ltd
 This document has been assessed for
 Compliance with the Building Act 1975
 and is **APPROVED**
 Subject to the conditions on the Decision Notice
 and the endorsements made hereon
BA 20101144

**CERTIFIED AS
 STRUCTURALLY ADEQUATE**
 VALUADRE DEVELOPMENT CONSULTANT
 conceive - engineer - design - manage
 1 Margaret Street, Redymch
 PO Box 487, Smithfield Q 4078
 Date: 30/11/07 Signed: [Signature]
 Job No: 4156 (BPO) No: 5711

GREG SKYRING
Design and **DRAFTING** Pty. Ltd.
 Lic. Under QBSA Act 1991 - No 1040371
 11 Noli Close
 MOSSMAN Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419 212652

PROJECT
 PROPOSED RESIDENCE WITHIN EXISTING SHED
 AND EXTENSION TO SHED
 L1 SP174875
 TATI RD, SYNDICATE

CLIENT
 S. & P. QUAID

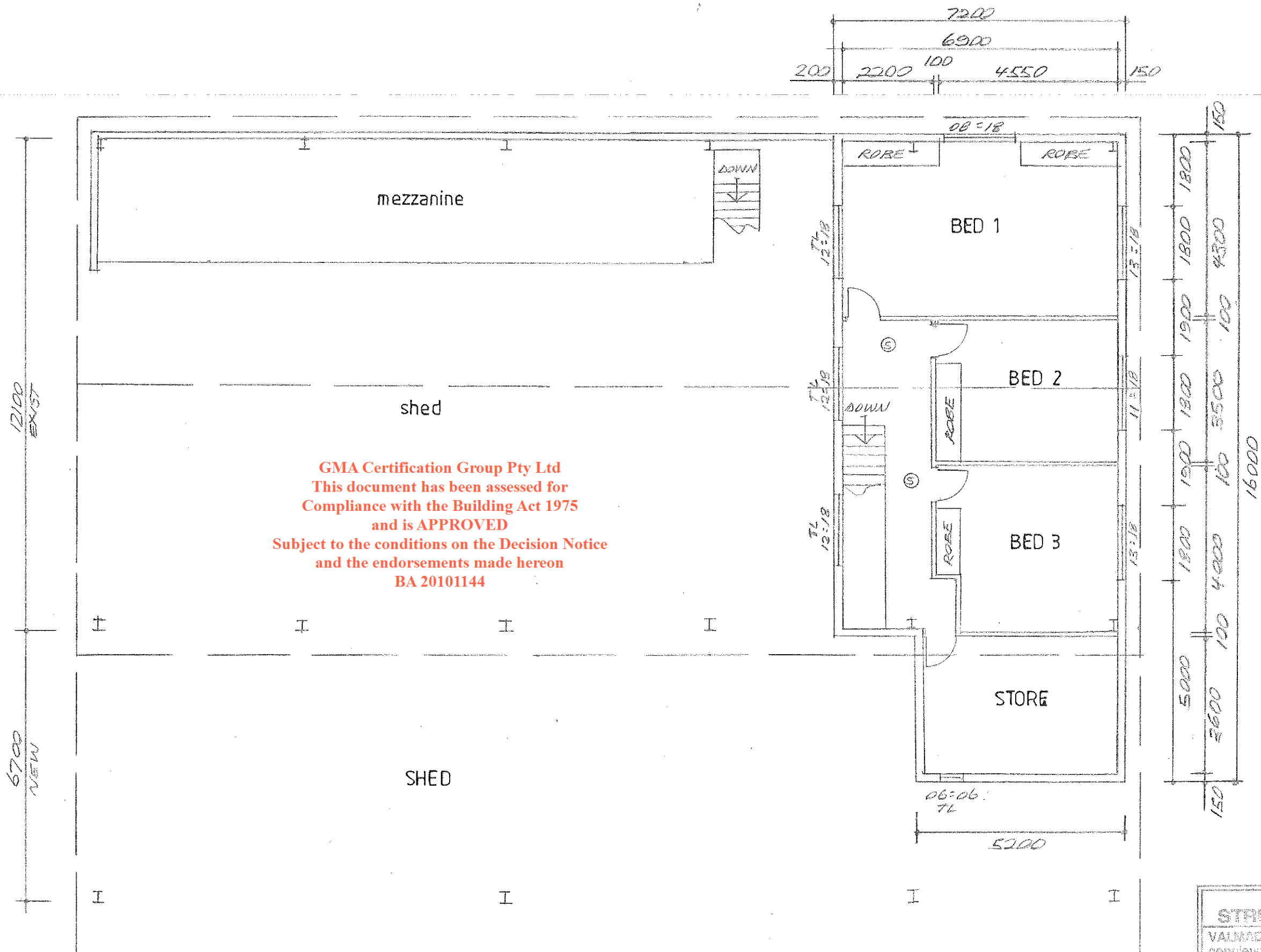
SCALES
 1:100

PLAN TITLE
 GROUND FLOOR PLAN

WIND CLASS
 C2

PLAN NUMBER
 410-08 2 of 7

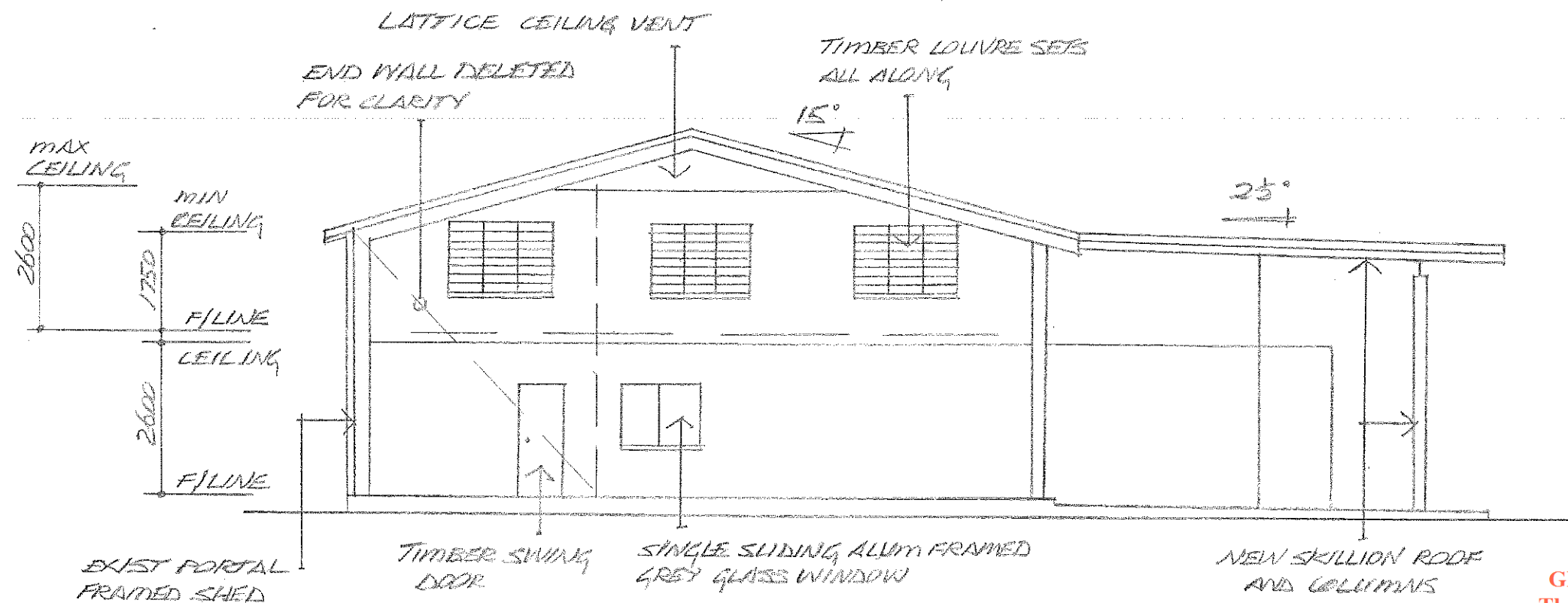
REV.



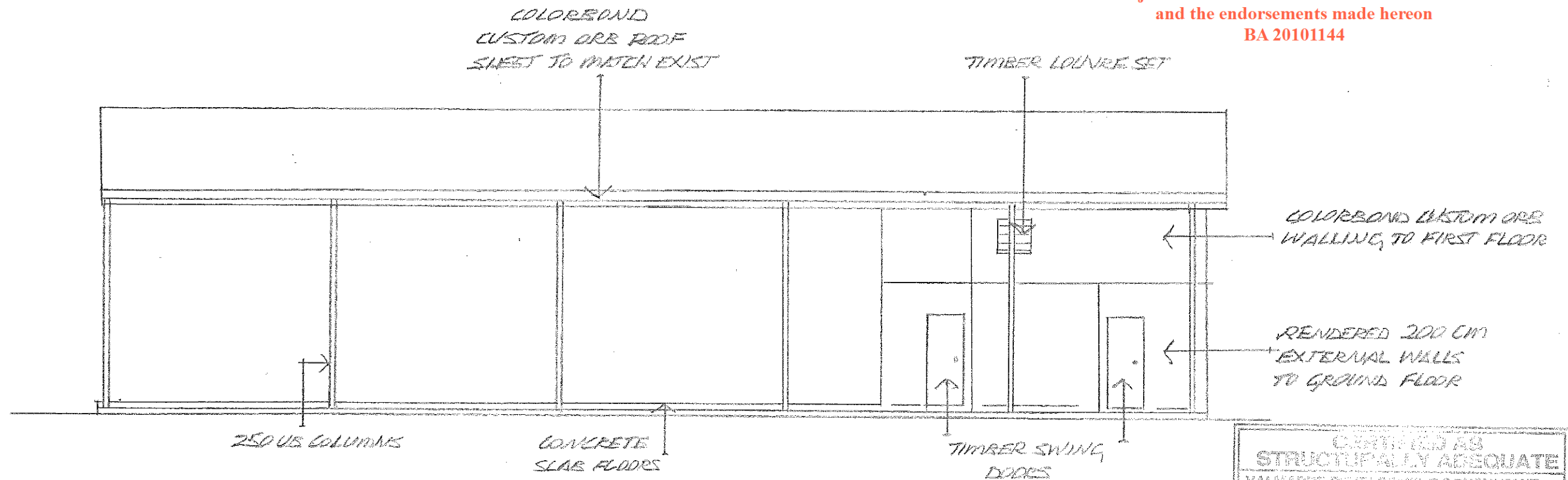
GMA Certification Group Pty Ltd
 This document has been assessed for
 Compliance with the Building Act 1975
 and is **APPROVED**
 Subject to the conditions on the Decision Notice
 and the endorsements made hereon
BA 20101144

FIRST FLOOR PLAN 1:100

CERTIFIED AS
STRUCTURALLY ADEQUATE
 VALMADRE DEVELOPMENT CONSULTANT
 conceive - engineer - design - manage
 1 Margaret Street, Parramatta
 PO Box 487, Smithfield NSW 1570
 Date: 30/11/09 Signed: *[Signature]*
 Job No: MISC Ref No: 511

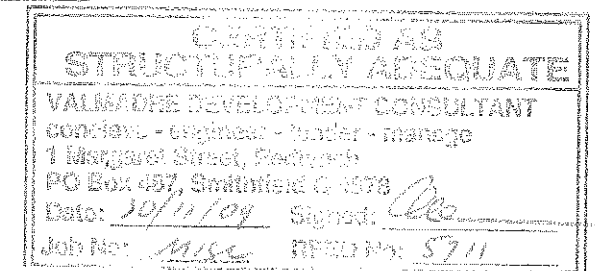


FRONT ELEVATION 1:100



RIGHT ELEVATION 1:100

GMA Certification Group Pty Ltd
This document has been assessed for
Compliance with the Building Act 1975
and is APPROVED
Subject to the conditions on the Decision Notice
and the endorsements made hereon
BA 20101144



GREG SKYRING

Design and DRAFTING Pty. Ltd.

Lic. Under QBSA Act 1991 - No 1040371

11 Noli Close
MOSSMAN Q. 4873

Phone/Fax: (07) 40982061
Mobile: 0419 212652

PROJECT

PROPOSED RESIDENCE WITHIN EXISTING SHED
AND EXTENSION TO SHED
L1 SP174875
TATI RD, SYNDICATE

CLIENT

S. & P. QUAID

SCALES

1:100

PLAN TITLE

ELEVATIONS - SHEET 1

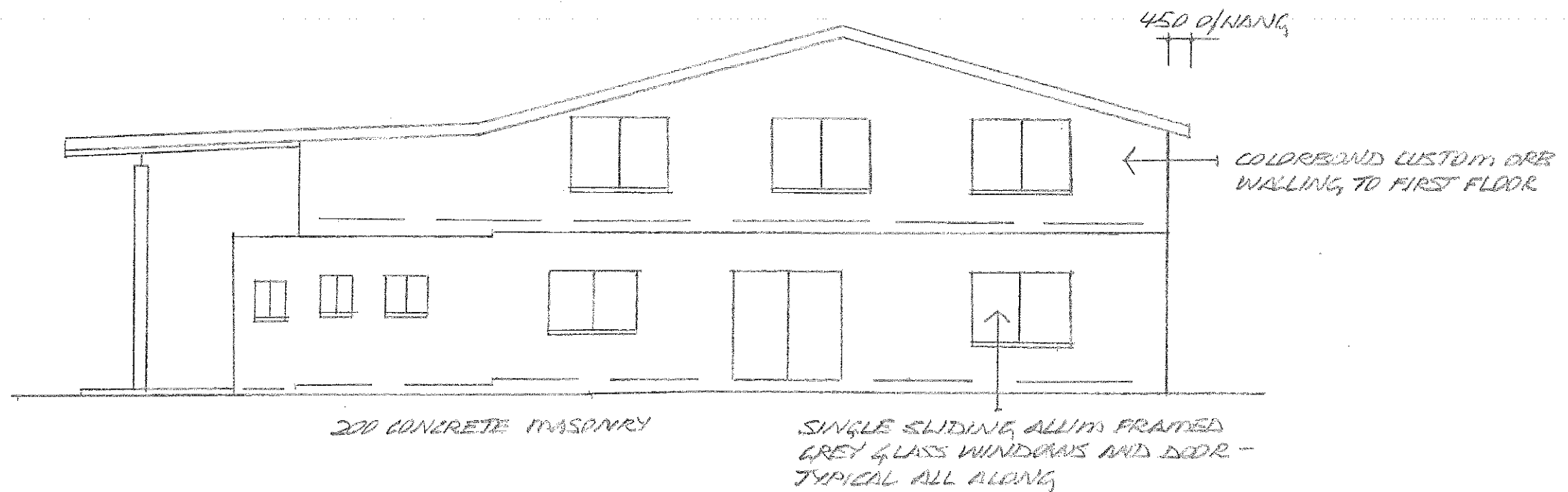
WIND CLASS

C2

PLAN NUMBER

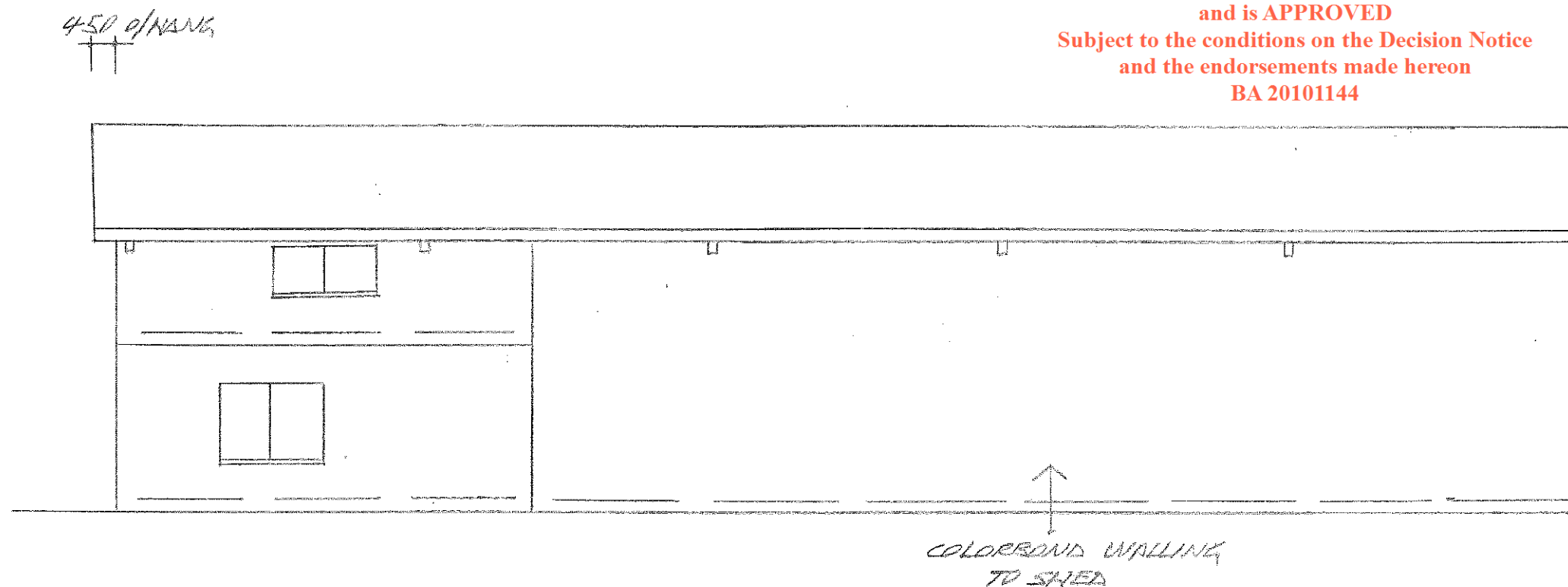
410-08 4 of 7

REV.



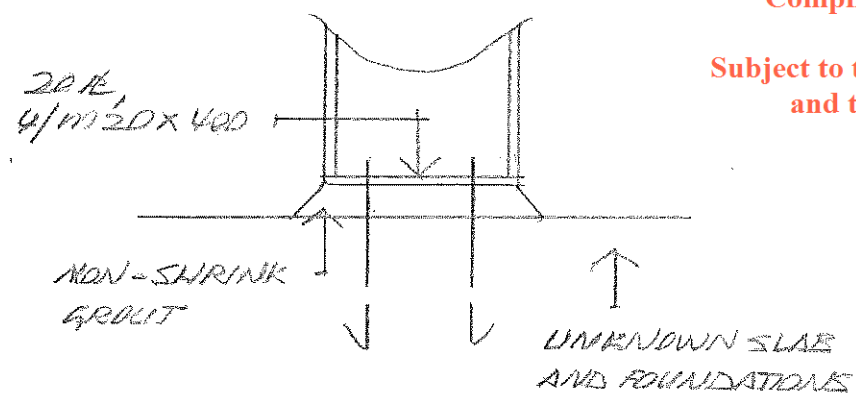
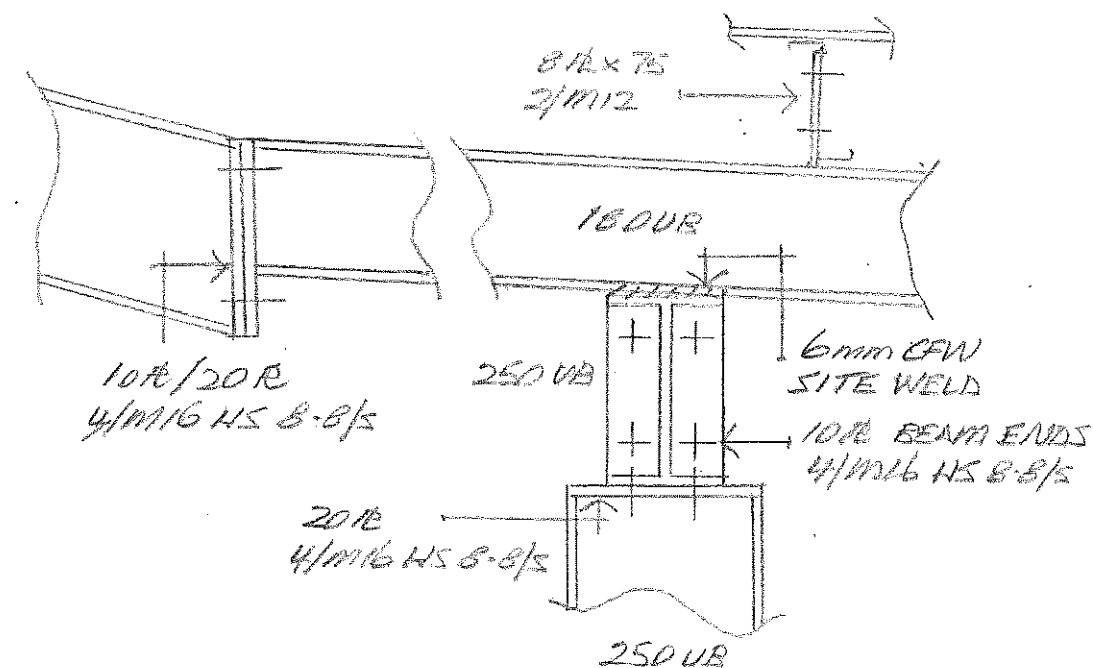
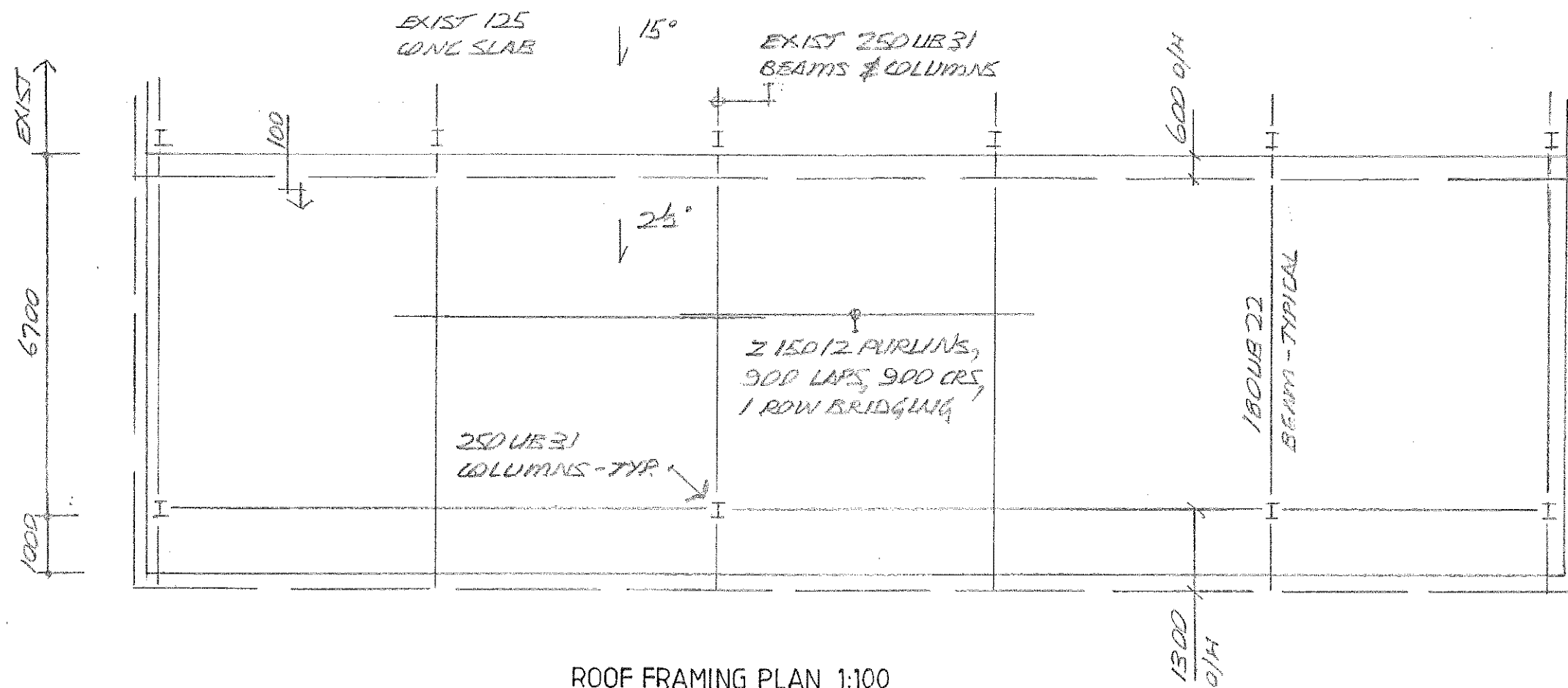
REAR ELEVATION 1:100

GMA Certification Group Pty Ltd
 This document has been assessed for
 Compliance with the Building Act 1975
 and is **APPROVED**
 Subject to the conditions on the Decision Notice
 and the endorsements made hereon
 BA 20101144

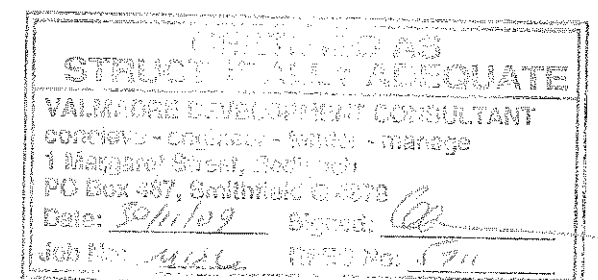


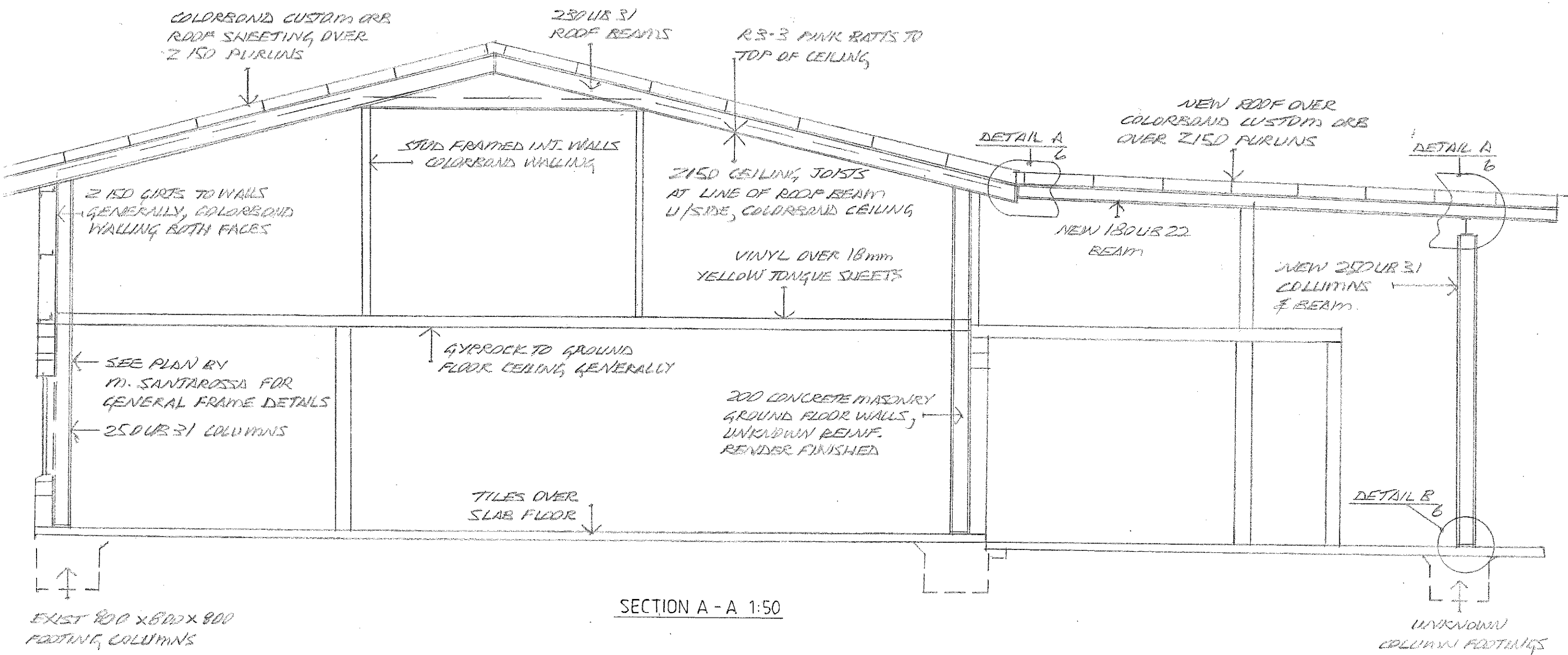
LEFT ELEVATION 1:100

**CERTIFIED AS
 STRUCTURALLY ADEQUATE**
 VALMADRE DEVELOPMENT CONSULTANT
 civil - engineer - tender - manage
 1 Margaret Street, Port Lough
 PO Box 487, Smithfield Q. 4878
 Date: 30/11/09 Signed: [Signature]
 Job No: 4116 REF: 1711

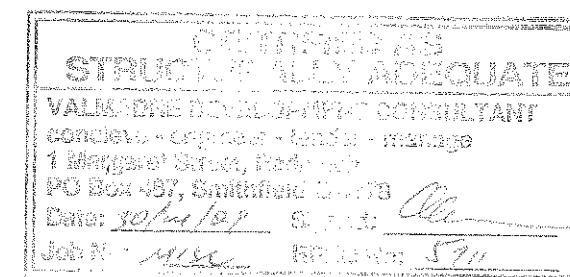


GMA Certification Group Pty Ltd
This document has been assessed for
Compliance with the Building Act 1975
and is APPROVED
Subject to the conditions on the Decision Notice
and the endorsements made hereon
BA 20101144





GMA Certification Group Pty Ltd
This document has been assessed for
Compliance with the Building Act 1975
and is **APPROVED**
Subject to the conditions on the Decision Notice
and the endorsements made hereon
BA 20101144



GREG SKYRING
Design and **DRAFTING** Pty. Ltd.
Lic. Under QBSA Act 1991 - No 1040371
11 Noli Close
MOSSMAN Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419 212652

PROJECT
PROPOSED RESIDENCE WITHIN EXISTING SHED
AND EXTENSION TO SHED
L1 SP174875
TATI RD, SYNDICATE

CLIENT	S. & P. QUAID	WIND CLASS	C2	PLAN NUMBER	410-08 7 of 7
SCALES	1:50	PLAN TITLE	SECTION A - A	REV.	

PLANNING BENCHMARK ASSESSMENT



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

6.2.10 Rural zone code

6.2.10.1 Application

- (1) This code applies to assessing development in the Rural zone.
- (2) When using this code, reference should be made to Part 5.

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6: Infrastructure and transport, Element 3.9.4 – Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

- (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.a —Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Complies with AO1.1 The Dwelling House would be single storey and less than 8.5 metres in height.
	AO1.2	Not applicable



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	Rural farm sheds and other rural structures are not more than 10 metres in height.	No farm sheds are proposed as part of this application.
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Complies with AO2 The proposed new building would be setback 35 metres from the road frontage and more than 6 metres from any other boundary.
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	Able to comply with AO3 The external finish of the Dwelling House is yet to be determined. Council are invited to attach a



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
		condition to any approval granted if considered necessary.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 0.a are not established in the Rural zone.	Not applicable The developments are identified as self-assessable developments.
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	Not applicable The developments are identified as self-assessable developments.
PO6	AO6	Not applicable



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	No acceptable outcomes are prescribed.	The developments are identified as self-assessable developments.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	AO7 No acceptable outcomes are prescribed.	Not applicable The developments are identified as self-assessable developments.

Table 0.a — Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Bar • Brothel • Car wash 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry 	<ul style="list-style-type: none"> • Residential care facility • Resort complex • Retirement facility • Rooming accommodation



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

<ul style="list-style-type: none"> • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry 	<ul style="list-style-type: none"> • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm 	<ul style="list-style-type: none"> • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse
---	---	--

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

Table 8.2.1.3.a – Acid sulphate soils overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and	Complies with AO1.1 No excavation is proposed on the site and no works are proposed in the area identified as containing Acid Sulfate Soils.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
<p>PO2</p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. 	<p>Complies with AO2.1</p> <p>No excavation is proposed on the site and no works are proposed in the area identified as containing Acid Sulfate Soils</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; 	



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO3</p> <p>No excavation is proposed on the site and no works are proposed in the area identified as containing Acid Sulfate Soils</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:
 - (a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Medium bushfire risk sub-category;
 - (b) High bushfire risk sub-category;
 - (c) Very high bushfire risk sub-category;
 - (d) Potential impact buffer sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

8.2.2.3 Criteria for assessment

Table 8.2.3.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		
<p>PO1</p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1</p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural</p>	<p>Complies with AO1</p> <p>The proposed development does not involve a vulnerable use.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	hazards, provides a guide to the preparation of a Bushfire Management Plan.	
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Not applicable The proposal does not involve an Emergency Service or use providing community support.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable The proposal does not involve the manufacture or storage of hazardous materials.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of	AO4.1 No new lots are created within a bushfire hazard sub-category. or	Not applicable No reconfiguration of lots is proposed.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>		
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p>Not applicable</p> <p>No reconfiguration of lots is proposed.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO5</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and 	<p>Not applicable</p> <p>No reconfiguration of lots is proposed.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p>AO5.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p>Not applicable</p> <p>No reconfiguration of lots is proposed.</p>
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p>	<p>Not applicable</p> <p>No reconfiguration of lots is proposed.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</p>	



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO7</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in 	<p>Not applicable</p> <p>No reconfiguration of lots is proposed.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
PO8 The development design responds to the potential	AO8 The lot layout:	Not applicable No reconfiguration of lots is proposed.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	<p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p>	



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not applicable No reconfiguration of lots is proposed.
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (e) 10kW/m ² where involving a vulnerable use; or (f) 29kW/m ² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set	AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m ² for a vulnerable use or 29kW/m ² otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established	Able to comply with AO10 This would be assessed at the time of building certification with an appropriate Bushfire Attack Level assigned and construction standards applied accordingly.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
out in AS3959-2009.	<p>(through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p>	<p>Not applicable</p> <p>A Fire trail would not serve a practical purpose in this instance.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
development site involves less than 2.5ha	<ul style="list-style-type: none"> (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is 	



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	AO12 Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	Complies with PO12 The proposed driveway to the Dwelling House would exceed 60 metres in length. However, the driveway has been designed to be across the contours to satisfy driveway design requirements, which has added to the length. In addition, the Dwelling House and driveway are all contained within the Potential Impact Buffer rather than within a potential bushfire intensity category. The access is considered to provide a safe evacuation route and safe and convenient access for fire fighting appliances.
PO13 Development outside reticulated water supply	AO13 A water tank is provided within 10m of each	Able to comply with AO13 A water tank is able to be provided on site and



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm 	<p>within proximity of the Dwelling House. Council are invited to attach a condition to any approval granted, if considered necessary.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	(minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	Complies with AO14 No landscaping is proposed as part of this application.
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Not applicable No bushfire risk mitigation treatments are proposed.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

- (a) development on hillslopes is safe, serviceable and accessible;
- (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
- (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
- (d) Development responds to the constraints of the site including gradient and slope stability;
- (e) Works do not involve complex engineering solutions.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	Complies with PO1 The proposed new Dwelling House would be located in an existing cleared area on the lower slopes of the site and below the existing tree line. The location of the proposed Dwelling House would not affect the visual amenity of the area or the scenic backdrop to the region.
For assessable development		



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region	AO2.1 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.	Not applicable The development is identified as self-assessable development.
	AO2.3 Access ways and driveways are: <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	Not applicable The development is identified as self-assessable development.
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: <ul style="list-style-type: none"> (a) is necessary for the construction of 	Not applicable The development is identified as self-assessable development.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	Not applicable The development is identified as self-assessable development.
	AO2.6 Development does not alter the sky line.	Not applicable The development is identified as self-assessable development.
	AO2.7 Buildings and structures:	Not applicable The development is identified as self-assessable



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) are finished predominantly in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; <p>(b) are not finished in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (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; (ii) reflective surfaces. 	development.
	<p>AO2.8</p> <p>Exterior colour schemes limit the use of white or</p>	<p>Not applicable</p> <p>The development is identified as self-assessable</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	other light colours to exterior trim and highlighting of architectural features	development.
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Not applicable The development is identified as self-assessable development.
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	Not applicable The development is identified as self-assessable development.
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function	AO3 Excavation or fill: <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for 	Not applicable The development is identified as self-assessable development.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<ul style="list-style-type: none"> each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	
Lot reconfiguration		
<p>PO4</p> <p>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1</p> <p>The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient 	<p>Not applicable</p> <p>The development is identified as self-assessable development.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	between the road and lot within the lot boundary and not within the road reserve.	
	AO4.2 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.	Not applicable The development is identified as self-assessable development.
	AO4.3 Development does not alter ridgelines.	Not applicable The development is identified as self-assessable development.
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not applicable The development is identified as self-assessable development.



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

8.2.9.3 Criteria for assessment

Table Error! No text of specified style in document..a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.1</p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>or</p> <p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3</p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; 	<p>Complies with AO1.1</p> <p>The proposed new Dwelling House would not be sited on land affected by the Potential landslide hazard overlay and would be sited below the land identified on the overlay maps as affected by potential landslide hazard.</p>



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;</p> <p>(c) the site is not subject to the risk of landslide activity on other land;</p> <p>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</p> <p>(e) development does not concentrate existing ground water and surface water paths;</p> <p>(f) development does not incorporate on-site waste water disposal.</p> <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed</p>	



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	conditions. Consideration for location, velocity, volume and quality should be given.	
P02 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	A02 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.	Not applicable No retaining walls or batters are proposed.
Additional requirements for Community infrastructure		
P03 Development for community infrastructure:	A03	Not applicable No community infrastructure is proposed.



20205557 – 164 Tati Road, Maillo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) is not at risk from the potential landslide hazard areas;</p> <p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

- (1) This code applies to assessing development for a Caretakers accommodation if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.2.2 Purpose

- (1) The purpose of the Caretaker's accommodation code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
 - (b) an acceptable level of amenity is provided to the caretaker

9.3.2.3 Criteria for assessment

Table 9.3.2.2.a – Caretaker's accommodation code –assessable development



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>The caretaker's accommodation is of a small scale.</p>	<p>AO1</p> <p>The gross floor area of the caretaker's accommodation is not greater than:</p> <ul style="list-style-type: none"> (a) 120m² in a Rural zone; (b) 80m² in any other zone. 	<p>Complies with PO1</p> <p>The proposed Caretaker's Accommodation would have a Gross Floor area of approximately 166m², separated over two floors. Whilst this is greater than the 120m² identified as accepted, the proposed Caretaker's Accommodation is an existing dwelling house that forms part of a larger Farm Building (shed). It is contained within the building envelope of that shed and is accessible to and from that shed. In addition, the dwelling forms part of a compound of farm buildings and machinery sheds and forms a small component of this larger complex.</p> <p>As Caretaker's Accommodation it would be small in scale in the context of this built environment and would be functionally and physically part of the farm buildings. It is ideally located to provide</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
		the supervision and management of the non-residential use that it is intended to caretake and is considered to be of a small scale. The proposed Caretaker's Accommodation is considered to comply with the Performance Outcome.
<p>PO2</p> <p>The caretaker's accommodation provides sufficient outdoor private open space for the reasonable recreation and domestic needs of the resident(s).</p>	<p>AO2.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) at ground-level provides private open space of at least 30m² with a minimum dimension of 3 metres that is screened from other activities on site; or (a) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 	<p>Complies with AO2.1</p> <p>The Caretakers Accommodation would be located to the rear of the existing farm buildings and sheds and would be screened from the other activities that occur to the front of the sheds by the buildings themselves. The recreation area associated with the Caretaker's Accommodation would be accessible from the dining/living area at ground floor and would exceed the 30m² area.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	8m ² and minimum dimension of 2 metres, which is directly accessible to a living area.	
	<p>AO2.2</p> <p>The caretaker's accommodation is provided with:</p> <ul style="list-style-type: none"> (a) an outdoor service court with a minimum area of 5m² to facilitate clothes drying; (b) an area for general storage; (c) an area for the storage of a garbage receptacle; (d) a designated covered car parking space; (e) separate occupant access, independent from access to any non-residential building on the site 	<p>Complies with AO2.2</p> <p>The proposed Caretaker's Accommodation is currently a functioning Dwelling that provides facilities for the drying of clothes, the parking of cars, waste storage and general storage and an identifiable separate entrance.</p>
PO3	AO3.1	Complies with AO3.1



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
The caretaker's accommodation is necessary for the operation of the primary use of the site.	Only one caretaker's accommodation is established per site.	Only one Caretaker's Accommodation is proposed.
	<p>AO3.2</p> <p>The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in an Industry or Centre zone.</p> <p>or</p> <p>AO3.3</p> <p>The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in any other zone together with any immediate family of that person</p>	<p>Complies with AO3.3</p> <p>The Caretakers Accommodation would only be occupied by a caretaker.</p>
	<p>AO3.4</p> <p>The caretaker's accommodation is located on the same lot as the primary use.</p>	<p>Complies with AO3.4</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
		The proposed Caretaker's Accommodation is proposed on the same lot as the agricultural use of the land.
Additional requirements in a Rural Zone		
PO4 The site for a caretaker's accommodation is of a sufficient area to be consistent with the nature of its intended function.	AO4 The site has a minimum area of 4.0ha and the caretaker's accommodation is located within 500 metres of the primary dwelling.	Complies with AO4 The subject site has an area of over 4 hectares and the Caretaker's Accommodation is 500 metres, as the crow flies, from the proposed Primary Dwelling.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment;
or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 8.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Secondary dwellings: <ul style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1 The secondary dwelling: <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	Not applicable No Secondary Dwelling is proposed.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
PO2 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO2 The Dwelling House would provide a minimum of 3 on-site car parking spaces.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space;	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3 The Dwelling House would not exceed 8.5 metres in height.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretaker's Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.		



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site;	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	Complies with AO1.1 A minimum of one space would be provided for the Caretaker's Accommodation and three spaces for the Dwelling House.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used	Complies with AO1.2 The car parking spaces would be retained for their intended purpose.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
(d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	for external storage purposes, the display of products or rented/sub-leased.	
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable No motor vehicle parking is proposed.
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable Less than 50 car parking spaces are proposed.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard:	Complies with AO2 All parking areas are designed and constructed in accordance with the Australian Standards.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Complies with PO3 An additional access is proposed for the Dwelling House. The additional access is considered appropriate to provide a driveway access that accommodates the type of traffic anticipated, to reduce the length of the driveway to satisfy the Bushfire Hazard Overlay Code requirements and to ensure that a suitable means of escape is provided.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Complies with AO3.2 The driveway would not be located over infrastructure.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</p> <p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p>	<p>Complies with AO3.3</p> <p>The driveway has been designed to provide a slope that satisfies the gradient requirements and has been designed to cut across the slope rather than directly up the slope.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	<p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	AO3.4	Complies with AO3.4



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	The driveway would be constructed of materials consistent with the character of the area.
P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.
P05 Access for people with disabilities is provided to the building from the parking area and from the street.	A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.
P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.
	A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.
	A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.
PO8 Development provides walking and cycle routes through the site which:	A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
<p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The driveway to the Dwelling House would be designed and constructed to satisfy the Australian Standard.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not applicable</p> <p>Not applicable to Dwelling Houses or Caretaker's Accommodation.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Not applicable</p> <p>Not applicable to Dwelling Houses or Caretaker's Accommodation.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; 	<p>Not applicable</p> <p>Not applicable to Dwelling Houses or Caretaker's Accommodation.</p>



20205557 – 164 Tati Road, Miallo (Dwelling House and Caretakers Accommodation)

Performance outcomes	Acceptable outcomes	Compliance
	(d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable Not applicable to Dwelling Houses or Caretaker's Accommodation.



**GMA Certification
Group**

*Leaders in
Building Certification Services*



GOLD COAST

Suite 26, 39-47 Lawrence Drive
NERANG Qld 4211

PO Box 2760,
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 5578 1622 F. 07 5596 1294

TOWNSVILLE

Shop 1/1 Ingham Rd,
WEST END. QLD. 4812

PO Box 2760
NERANG Qld 4211
E. admintsv@gmacert.com.au

T. 07 4771 6532 F. 07 4771 2165

PORT DOUGLAS

Craiglie Business Park, Owen Street
CRAILIE Qld 4877

PO Box 831
PORT DOUGLAS Qld 4877
E. adminpd@gmacert.com.au

T. 07 4098 5150 F. 07 4098 5180

CHILDERS

4 Randall St
CHILDERS Qld 4660

PO Box 2760
NERANG Qld 4211
E. adminwb@gmacert.com.au

T. 07 4126 3069 F. 07 4126 3950

CABOOLTURE

Unit 3/5 Hasking Street,
CABOOLTURE Qld 4510

PO Box 2760
NERANG Q 4211
E. adminsc@gmacert.com.au

T. 07 5432 3222 F. 07 5432 3322

CAIRNS

310 Gatton Street,
MUNUNDA. Qld 4870

PO Box 2760
NERANG Qld 4211
E. admin@gmacert.com.au

T. 07 40410111 F. 07 40410188

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Shane William Quaid and Priscilla Quaid

as owner of the premises identified as follows:

164 Tati Road, Miallo, and described as Lot 101 on SP276043

consent to the making of a development application under the *Planning Act 2016* by:

Cheyne and Owen Selwood

on the premises described above for:

Dwelling House and Caretaker's Accommodation

Shane William Quaid



Date: 6/4/21

Priscilla Quaid



Date: 6/4/21