

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)	Sam Drummond & Nicole Szalek
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	Queensland
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)	20212636

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		40	Grays Creek Terrace	Mowbray
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	7	SP204454	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? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Dwelling House and Secondary Dwelling

e) Relevant plans

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

- ☒ 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? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ 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

- ☒ 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 DA Form 2 – Building work details

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 and Secondary Dwelling	Dwelling House	2	n/a
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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

*Leaders in
Building Certification Services*



PLANNING STATEMENT

For: Sam Drummond & Nicole Szalek
Development: Dwelling House
At: 40 Grays Creek Terrace, Mowbray (Lot 7 SP204454)
Prepared by: GMA Certification Group
File Ref: 20212636
Revision: A

Table of Contents

1.0	Introduction.....	3
2.0	Development Summary	4
3.0	Site and Locality	5
4.0	Proposal	6
5.0	Statutory Planning Considerations.....	8
5.1	Planning Act 2016	8
5.1.1	Categorisation of Development	8
5.1.2	Assessment Manager	8
5.1.3	Level of Assessment	8
5.1.4	Statutory Considerations for Assessable Development.....	9
5.1.5	State Planning Policy	9
5.1.6	Regional Plan.....	9
5.1.7	Referral Agencies	9
5.1.8	State Development Assessment Provisions	9
6.0	Local Planning Considerations	10
6.1	Douglas Shire Council Planning Scheme	10
6.1.1	Statement of Compliance – Benchmark Assessment	11
7.0	Summary and Conclusion.....	14
	Appendix 1.	15
	Appendix 2.	16
	Appendix 3.	17
	Appendix 4.	18

1.0 Introduction

This report has been prepared on behalf of Sam Drummond and Nicole Szalek 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 on land located at 40 Grays Creek Terrace, Mowbray, and described as Lot 7 on SP204454.

The site contains an area of 4,257m² and has frontage to Grays Creek Terrace of approximately 55 metres and is understood to be currently developed with a small dwelling house and domestic outbuilding. The site is generally cleared of vegetation with the exception of vegetation located adjacent the boundaries. The topography of the site slopes from the rear (west) to the front (east) with a fall of approximately 30 metres.

The area containing the site is characterised by rural lifestyle allotments containing Dwelling Houses. To the rear land has been developed with a Dwelling House that is accessed via an easement over the subject site. On a wider perspective, the area of Grays Creek Terrace is surrounded by hillsides covered with mature native vegetation.

It is proposed to develop a Dwelling House and Secondary Dwelling on the site. The Dwelling House would be located centrally on the site and setback in excess of 20 metres from the road frontage and greater than 6 metres from the side and rear boundaries. External to the Dwelling House a vehicle ramp would be provided adjacent the southern façade to provide access to the rear of the house and earthworks would be undertaken to create a batter down from the rear of the site to the level parking area.

The Secondary Dwelling would be the conversion of the existing dwelling on the site and would be setback 14.54 metres from the site frontage and 4.15 metres from the northern side boundary. The secondary Dwelling would be single storey with a Gross Floor Area of approximately 78m². It would contain two bedrooms, Living/dining/kitchen area and utility rooms with a single car port located adjacent the southern side of the dwelling.

The application is identified as being Code Assessable and consideration can only be given to the relevant Assessment benchmarks contained in the Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks 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:	40 Grays Creek Terrace, Mowbray
Real Property Description:	Lot 7 SP204454
Easements & Encumbrances:	Access easement in favour of Lot 8 SP204454
Site Area/Frontage:	Area:4,257m ² Frontage: 55 metres
Registered Owner:	Samuel Drummond & Nicole Szalek
Proposal:	Dwelling House and Secondary Dwelling
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 and B; • Environment and Heritage – MSES Regulated vegetation (category B), in part; and, • Safety and Resilience to Hazards – Very High Potential Bushfire Intensity.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Native Vegetation Clearing – Category B on the regulated vegetation management map containing of concern regional ecosystems and Category X vegetation.
Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Rural Living Area
Zone:	Rural Residential
Overlays:	<ul style="list-style-type: none"> • Bushfire hazard; • Hillslopes; • Landscape values; • Natural areas; and, • Potential landslide hazard.

3.0 Site and Locality

The subject site is a single rural lifestyle allotment located at 40 Grays Creek Terrace, Mowbray, and described as Lot 7 on SP204454. The site contains an area of 4,257m² and has frontage to Grays Creek Terrace of approximately 55m² and is understood to be currently developed with a small dwelling house and domestic outbuilding.

The site is generally cleared of vegetation with the exception of vegetation located adjacent the boundaries. The topography of the site slopes from the rear (west) to the front (east) with a fall of approximately 30 metres.

The area containing the site is characterised by rural lifestyle allotments containing dwelling houses. To the rear land has been developed with a dwelling house that is accessed via an easement over the subject site. On a wider perspective, the area of Grays Creek Terrace is surrounded by hillsides covered with mature native vegetation.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop a Dwelling House and Secondary Dwelling on the site.

The Dwelling House would be located centrally on the site and setback in excess of 20 metres from the road frontage and greater than 6 metres from the side and rear boundaries. The Dwelling House would be two storeys in height and with an overall height of less than 8.0 metres. The ground floor would contain a triple garage and office. The ground floor would be set into the site and incorporate a retaining wall structure to accommodate the floor above. The first floor would contain three bedrooms, each with ensuite, Kitchen/dining/lounge area and utility rooms. The living area would be separated from the bedrooms by an outdoor dining area that overlooks a swimming pool. External to the Dwelling House a vehicle ramp would be provided adjacent the southern façade to provide access to the rear of the house and earthworks would be undertaken to create a batter down from the rear of the site to the level parking area.

The Secondary Dwelling would be the conversion of the existing dwelling on the site and would be setback 14.54 metres from the site frontage and 4.15 metres from the northern side boundary. The secondary Dwelling would be single storey with a Gross Floor Area of approximately 78m². It would contain two bedrooms, Living/dining/kitchen area and utility rooms with a single car port located adjacent the southern side of the dwelling.

Proposal Plans are attached at [Appendix 2](#).

The proposed development would be serviced by an on-site effluent disposal system and on-site water supply. The On-site sewerage facility investigations have concluded that an Advanced Secondary Wastewater Treatment Plan would be the appropriate facility of the site and the proposed development. A copy of the effluent disposal reports and site soils investigations is attached at [Appendix 3](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	4,257m ²
Frontage:	55 metres
Height:	< 8.0 metres
Gross Floor Area:	Dwelling House – 249.6m ² Secondary Dwelling – 75.2m ²
Site Cover:	12.6%
Setbacks:	Front – 15.45 metres Northern Side – 4.15 metres Rear - > 6 Metres

Southern Side > 6 Metres

Access:	Existing access from Grays Terrace adjacent the southern side boundary.
Car Parking Spaces:	Three spaces undercover.

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 Dwelling House and Secondary Dwelling. 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
Dwelling House	Table 5.6.k – Rural Residential Zone	Self Assessable
Dwelling House (Secondary Dwelling)	Table 5.6.k – Rural Residential Zone	Self Assessable

The development is identified as Self Assessable development. This means that a planning application is not required where the development is able to satisfy the relevant requirements of the planning scheme. However, in this instance, the proposed development does not satisfy the requirements of the Rural Residential Zone, in terms of setback or the requirements of the Hillslopes overlay Code. Consequently, a Code Assessable application for Material Change of Use is required.

Pursuant to section 5.4 (c) (ii) A of the Douglas Shire Council Planning Scheme, the assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with.

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.

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 4**.

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into 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 Rural Living 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 Shire Council Planning Scheme (2018), the site is identified within the Rural Residential Zone and is affected by the following overlays:

- Bushfire hazard overlay– Very High Potential Bushfire Intensity;
- Hillslopes overlay – Area Affected by Hillslopes, in part;
- Landscape values overlay – High Landscape Values, in part;
- Natural areas overlay – MSES Regulated Vegetation, in part; and,
- Potential landslide hazard overlay – Potential Landslide Hazard, in part.

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

Assessment Benchmark	Applicability	Compliance
Rural Residential Zone Code	Applies	Generally complies with the applicable Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO2, Setbacks and PO3, Building Scale. Refer below.
Bushfire Hazard Overlay Code	Applies	Complies or able to comply with applicable Acceptable Outcomes.
Hillslopes Overlay Code	Applies	Consideration is required in respect of Performance Outcome PO1, landscape character. Refer below.
Landscape Values Overlay Code	Not applicable	Not identified as an applicable Assessment Benchmark
Natural Areas Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Potential Landslide Hazard Overlay Code	Applies	Generally complies with the applicable Acceptable Outcomes. Detailed consideration is required in respect of Performance

		Outcome PO2, batters and retaining structures. Refer below.
Dwelling House Code	Applies	Complies with all applicable Acceptable Outcomes.
Access, Parking and Servicing Code	Applies	Complies with all applicable Acceptable Outcomes
Filling and Excavation Code	Applies	Complies or able to comply with the relevant Acceptable Outcomes.
Vegetation Management Code	Not applicable	No mature trees would be removed to facilitate the development.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Rural Residential Zone Code

Performance Outcome PO2 of the Rural Residential Zone Code states:

PO2

Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.

The relevant Acceptable Outcome states:

AO2

Buildings are setback not less than:

- (a) 40 metres from a property adjoining a State controlled road;*
- (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road;*
- (c) 20 metres from front boundaries;*
- (d) 6 metres from side and rear property boundaries.*

The proposed development would have a setback of 15.45 metres to the front boundary and 4.15 metres to the northern side boundary. All other setbacks would exceed the accepted 6 metres.

The reduced setbacks relate to the existing building on the site that is to be converted to a Secondary Dwelling. The proposed redevelopment of this building would not result in the structure being setback less than the existing setback to the property frontage or the northern side boundary. On this basis, the proposed development maintains the

existing character of the built form interface with the front and side boundary and the existing rural residential character of the area.

Performance Outcome PO3 of the Rural residential Zone Code states:

PO3

Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.

The associated Acceptable Outcome states:

AO3.1

The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m².

The proposed development would result in the building footprint on the site being 537.5m². This represents a total site cover of 12.6%. The building would be located predominantly within an existing cleared area and would retain the majority of the mature vegetation.

It is considered that the scale of the development in the context of the site size with a site cover of 12.6% and the retention of the mature vegetation results in the development being of a suitable scale for the site without adverse impact on the visual landscape amenity.

The proposed development is considered to satisfy the Performance Outcomes of the Rural Residential Zone Code where the identified Acceptable Outcomes are not satisfied.

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 development would be predominantly located within an existing cleared area and would be sited below an existing dwelling house to the rear, which is at a

higher elevation. In addition, the area of Grays Terrace is topographically not within the view shed of major view points in the shire. The proposed development would not adversely affect the landscape character and visual amenity of the hillslopes areas.

The proposed development is able to satisfy the relevant Performance Outcome of the Hillslopes Overlay Code where the identified Acceptable Outcome is not satisfied.

6.1.1.2 Potential Landslide Hazard Overlay Code

Performance Outcome PO2 of the Potential Landslide Hazard Overlay Code states:

PO2

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.

The associated Acceptable Outcome states:

AO2

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.*

To the rear of the Dwelling House it is proposed to provide a batter that would exceed, in part, a height of 1.2 metres. The proposed batter would not be visible from vantage points external to the site. It would not be located within the area affected by the Potential landslide hazard overlay and would not result in any batter being located within 2 metres of a site boundary. The proposed batter would not have an impact on the visual amenity of the area.

The proposed development is able to satisfy the Performance Outcomes of the Potential Landslide Hazard Overlay Code Overlay Code where the relevant Acceptable Outcomes is not satisfied.

7.0 Summary and Conclusion

This report has been prepared on behalf of Sam Drummond and Nicole Szalek 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 on land located at 40 Grays Creek Terrace, Mowbray, and described as Lot 7 on SP204454.

The site contains an area of 4,257m² and has frontage to Grays Creek Terrace of approximately 55 metres and is understood to be currently developed with a small dwelling house and domestic outbuilding. The site is generally cleared of vegetation with the exception of vegetation located adjacent the boundaries. The topography of the site slopes from the rear (west) to the front (east) with a fall of approximately 30 metres.

It is proposed to develop a Dwelling House and Secondary Dwelling on the site. The application is identified as being Code Assessable and consideration can only be given to the relevant Assessment benchmarks contained in the Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks 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.

Appendix 1.

CERTIFICATE OF TITLE

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50683532	Search Date:	28/07/2021 12:41
Date Title Created:	21/09/2007	Request No:	38017753
Previous Title:	21234208		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 204454
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 718728307 04/05/2018

SAMUEL DRUMMOND
NICOLE CATHERINE SZALEK

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10568186 (POR 43)
2. EASEMENT No 711013789 20/09/2007 at 09:26
burdening the land to
LOT 8 ON SP204454 OVER
EASEMENT A ON SP204454
3. MORTGAGE No 718728308 04/05/2018 at 09:56
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

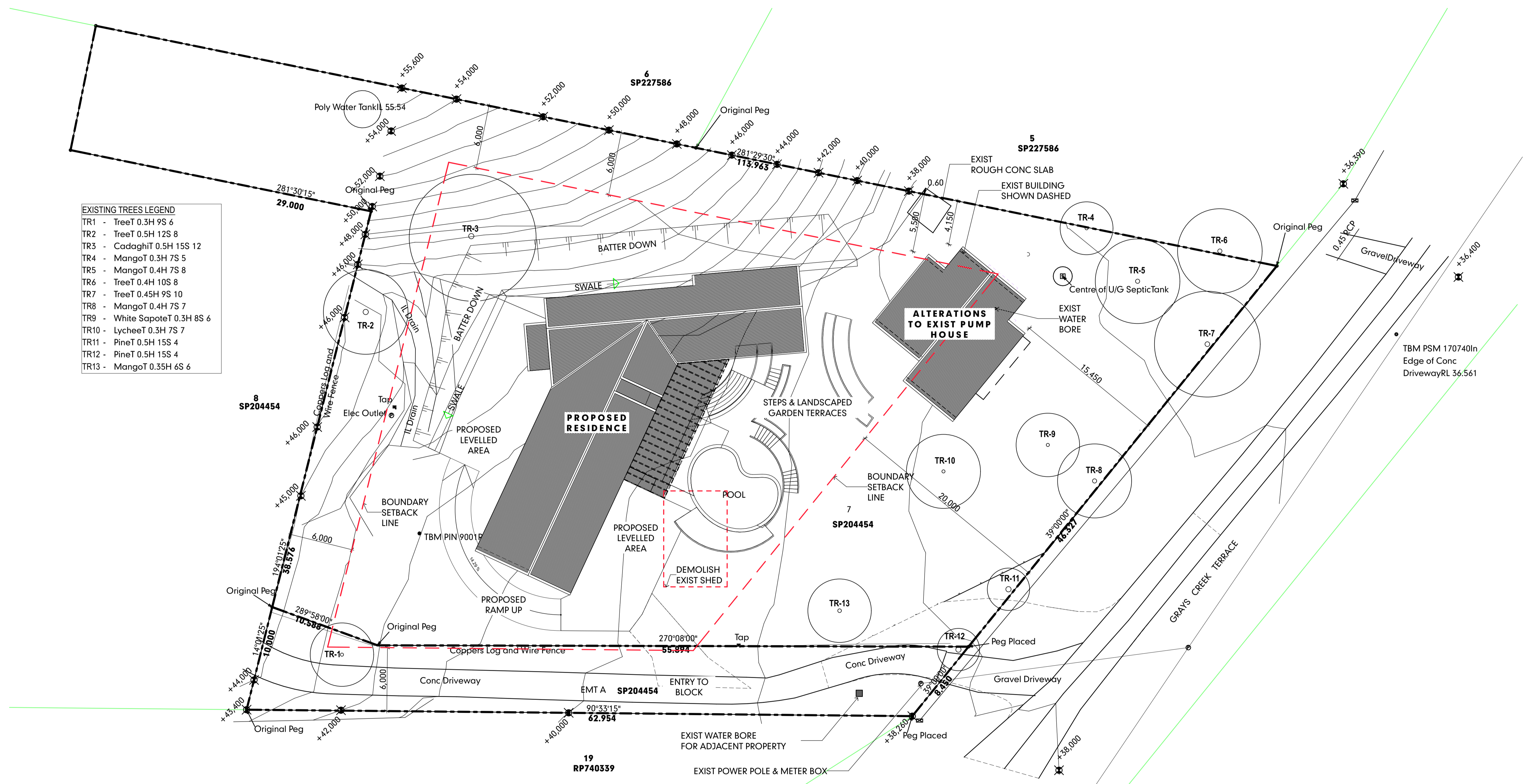
Appendix 2.

PROPOSAL PLANS

40 GREYS CREEK TERRACE PROPOSED RESIDENCE

SHEET INDEX	DEVELOPMENT APPLICATION	SHEET INDEX	DEVELOPMENT APPLICATION
ID	NAME	ID	NAME
A3.0	COVER SHEET	A3.4.2	PUMP HOUSE SECTIONS 1 + 2
A3.1	SURVEY	A3.6.1	VISUALS 1
A3.2.1	LEVEL 01 - PUMP HOUSE	A3.6.2	VISUALS 2
A3.2.2	LEVEL 02 - LOWER LEVEL	A3.501	AREA CALCULATIONS - LOWER LEVEL 02 - EXISTI...
A3.2.3	LEVEL 03 - RESIDENCE	A3.502	AREA CALCULATIONS - PROPOSED
A3.2.4	LEVEL 04 - ROOF LEVEL		
A3.3.1	ELEVATIONS E1, E2 + E3		
A3.3.2	ELEVATIONS E4, E5 + E6		
A3.3.3	ELEVATIONS EX1, EX2, EX3+ EX4		
A3.4.1	RESIDENCE SECTIONS 1 + 2		

[illegible]

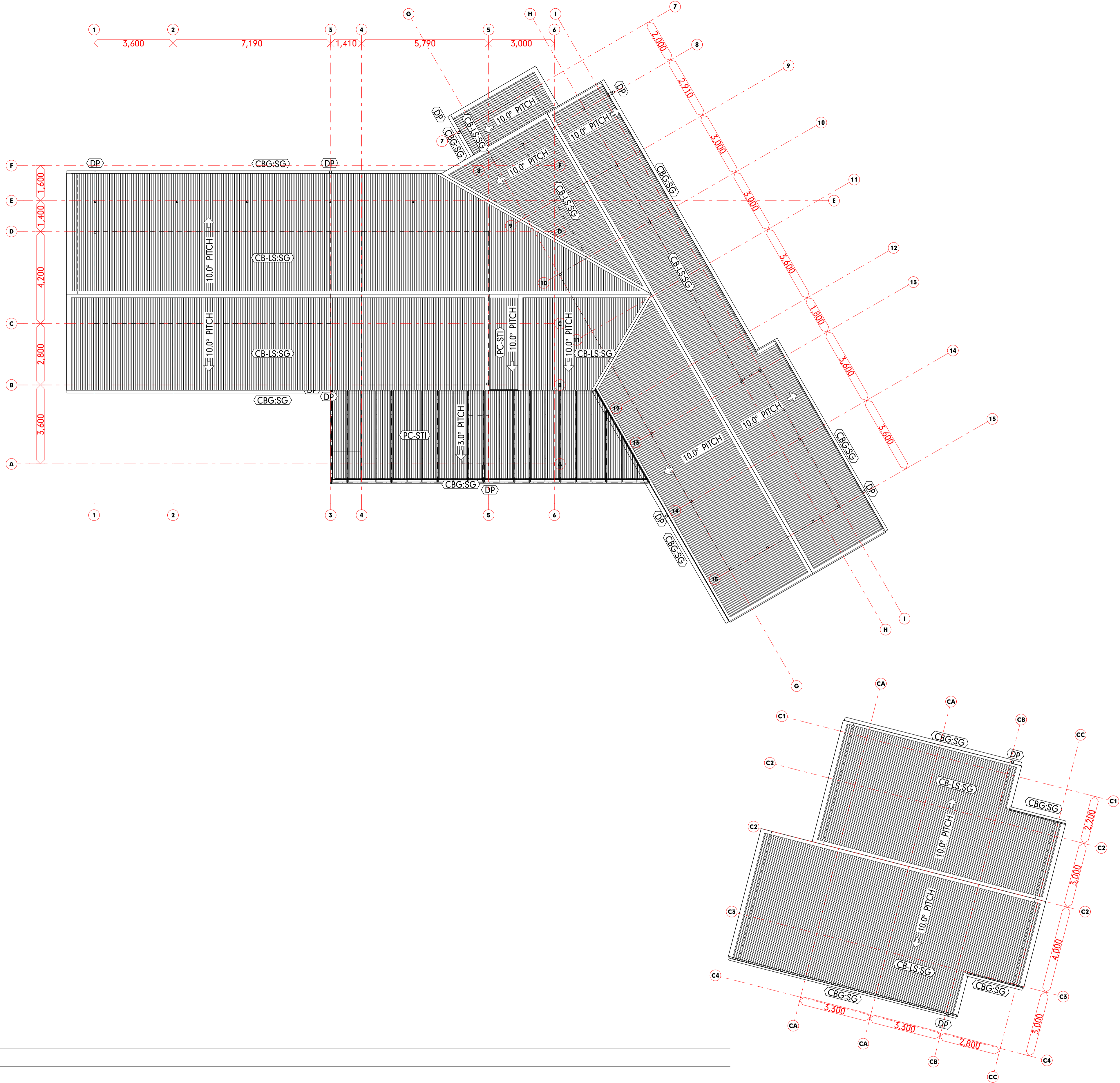


0.

DEVELOPMENT APPLICATION

[illegible]

PROJECT GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA			SCALE 1:200		DRAWING VARIOUS		CHECKED G.H.	
			SHEET SIZE A1		DRAWING STATUS DEVELOPMENT APPLICATION			
CLIENT *CLIENT COMPANY NAME*			TITLE DEVELOPMENT APPLICATION - SURVEY					
CLIENT SIGN OFF			SIGNATURE		DATE		PROJECT NO. *GREYS100*	
BUILDER SIGN OFF			SIGNATURE		DATE		DRAWING NO. A3.1	
							REVISION	



LEGEND	
ROOF PLAN	
CB-LS:B	COLORBOND - STRAMIT LONGSPAN - BASALT
CB-LS:SG	COLORBOND - STRAMIT LONGSPAN - SLATE GREY
CBG:B	COLORBOND GUTTER - 150 ROUND - SLATE GREY
DP	DOWNPIPE - BASALT
PC-STI	POLYCARB - SPANTUF - SUNTUF INDUSTRIAL

4. LEVEL04 - ROOF
SCALE1:100

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

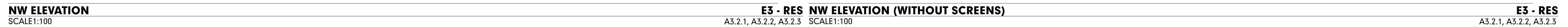
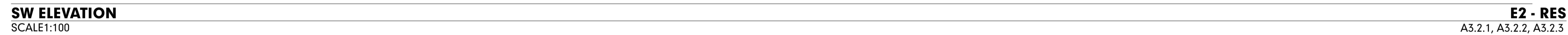
DEVELOPMENT APPLICATION

RevID	CHID	CHANGE DESCRIPTION	DATE
© COPYRIGHT HUNT DESIGN			

HUNT
DESIGN

Architecture Master Planning Interiors
HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0500 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527

PROJECT	SCALE	DRAWN	CHECKED
GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA	1:100	VARIOUS	G.H.
SHEET SIZE	DRAWING STATUS		
A1	DEVELOPMENT APPLICATION		
CLIENT	TITLE		
CLIENT COMPANY NAME	PLANS - PROPOSED - LEVEL 04 - ROOF LEVEL		
CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO.
			GREYS100
BUILDER SIGN OFF	SIGNATURE	DATE	DRAWING NO.
			A3.2.4
			REVISION

[illegible]

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOW DRAWINGS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR THE CONTRACT OR SUBSEQUENT AGREEMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

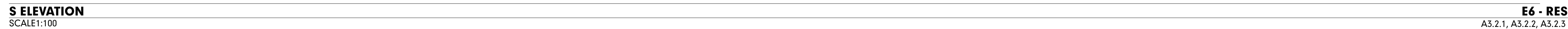
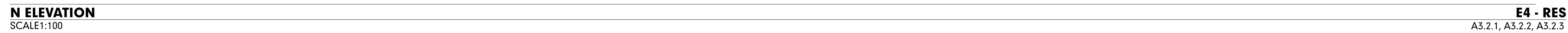
DEVELOPMENT APPLICATION

[illegible]

HUNT
DESIGN

Architecture Master Planning Interiors
HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0300 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527

PROJECT			SCALE		DRAWN		CHECKED	
GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA			1:100		VARIOUS		G.H.	
			SHEET SIZE		DRAWINGS STATUS			
			A1		DEVELOPMENT APPLICATION			
CLIENT			TITLE					
CLIENT COMPANY NAME			ELEVATIONS - PROPOSED - ELEVATIONS E1, E2 + E3					
CLIENT SIGN OFF		SIGNATURE	DATE		PROJECT NO.		DATE	
					GREYS100			
BUILDER SIGN OFF		SIGNATURE	DATE		DRAWING NO.		REVISION	
					A3.3.1			



IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL, CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS' DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT 'BUILDING CODE OF AUSTRALIA' (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

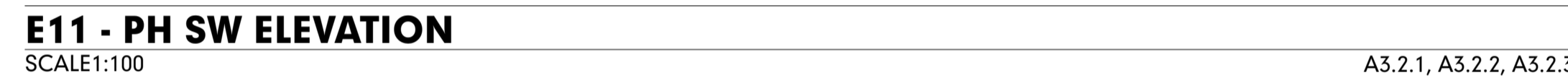
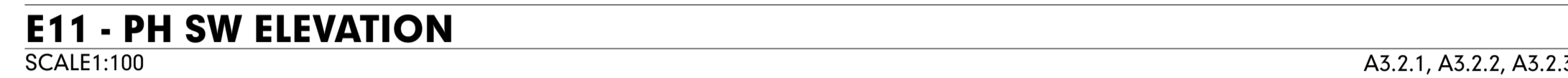
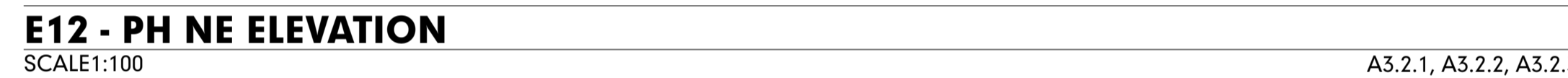
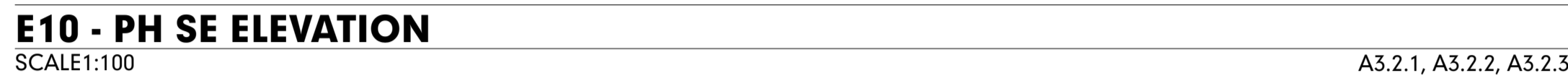
CONTRACTORS SHOW DRAWINGS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO COMMENCEMENT OF ANY FABRICATION.

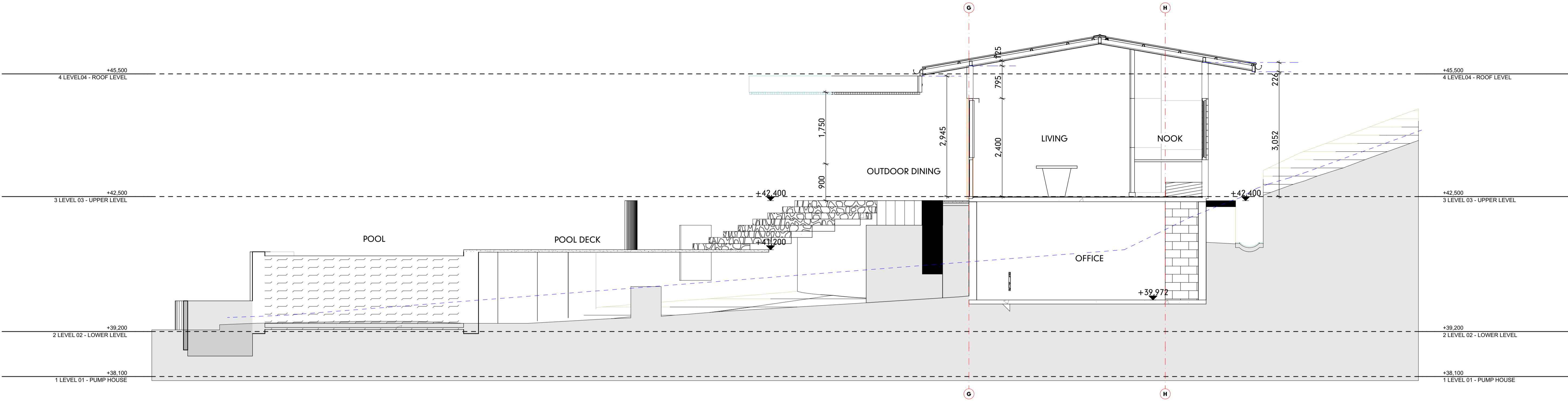
ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR THE SPECIFICATIONS AND REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DEVELOPMENT APPLICATION

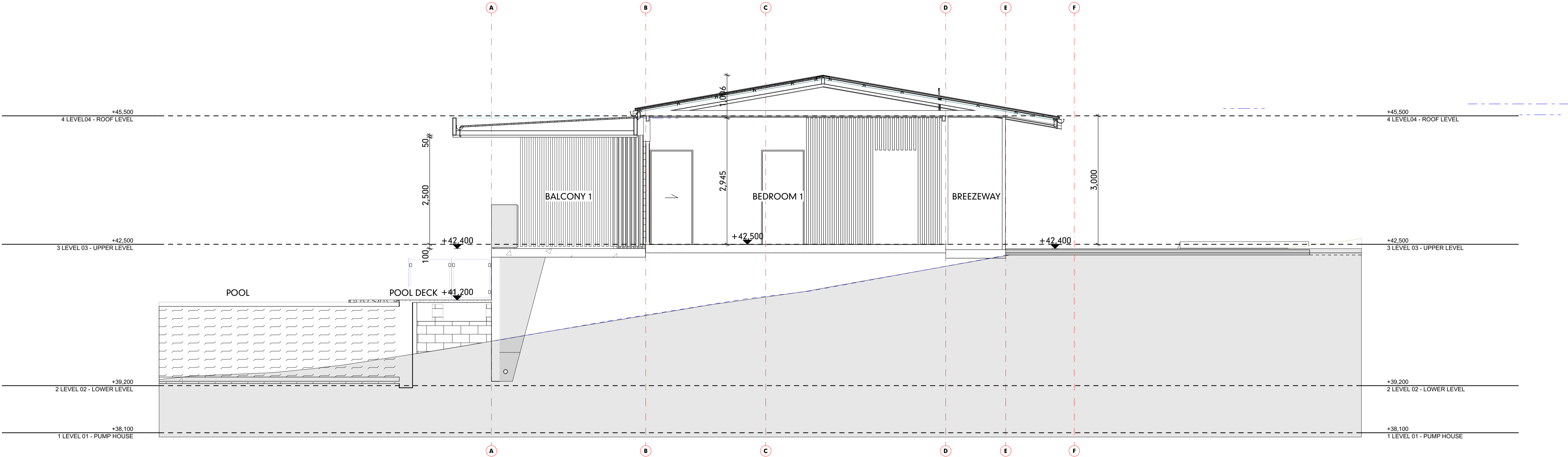
RevID	ChID	CHANGE DESCRIPTION	DATE	<div><p>Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527</p></div>	PROJECT GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA		SCALE 1:100	DRAWN VARIOUS	CHECKED G.H.	
					SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION				
					CLIENT *CLIENT COMPANY NAME*		TITLE ELEVATIONS - PROPOSED - ELEVATIONS E4, E5 + E6			
					CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO. *GREYS100*		
					BUILDER SIGN OFF	SIGNATURE	DATE	DRAWING NO. A3.3.2		
								REVISION		
© COPYRIGHT HUNT DESIGN										

[illegible]



S1R SECTION 01
SCALE1:50

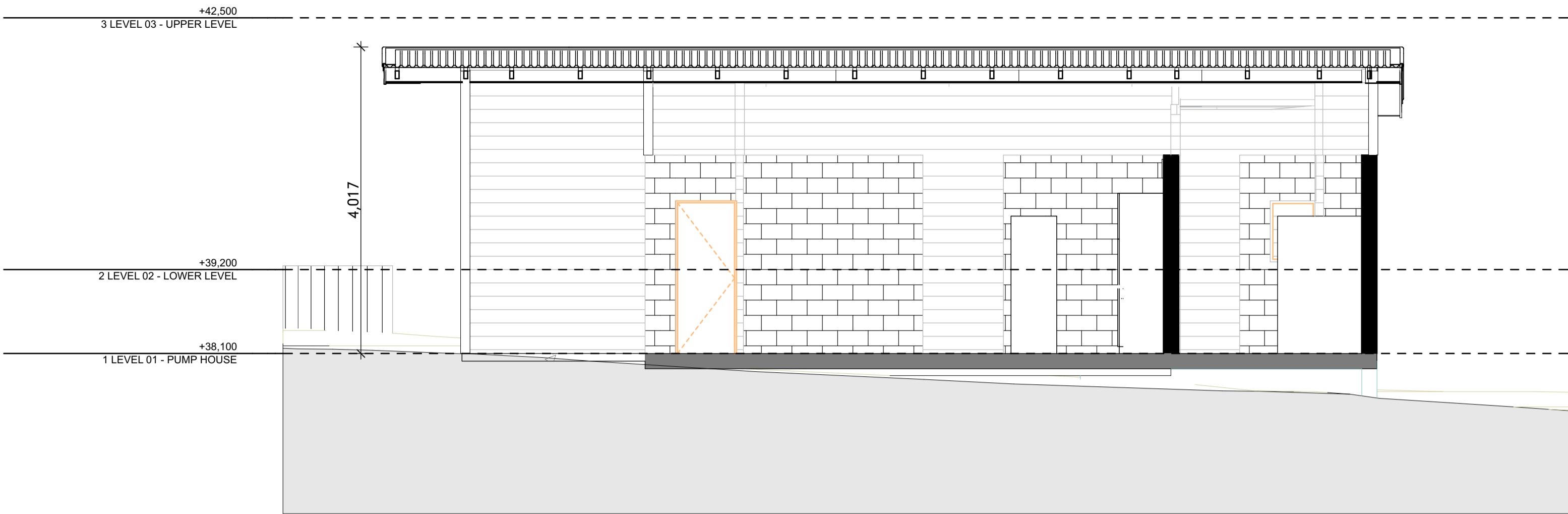
A3.2.1, A3.2.2, A3.2.3



S3R SECTION 03
SCALE1:50

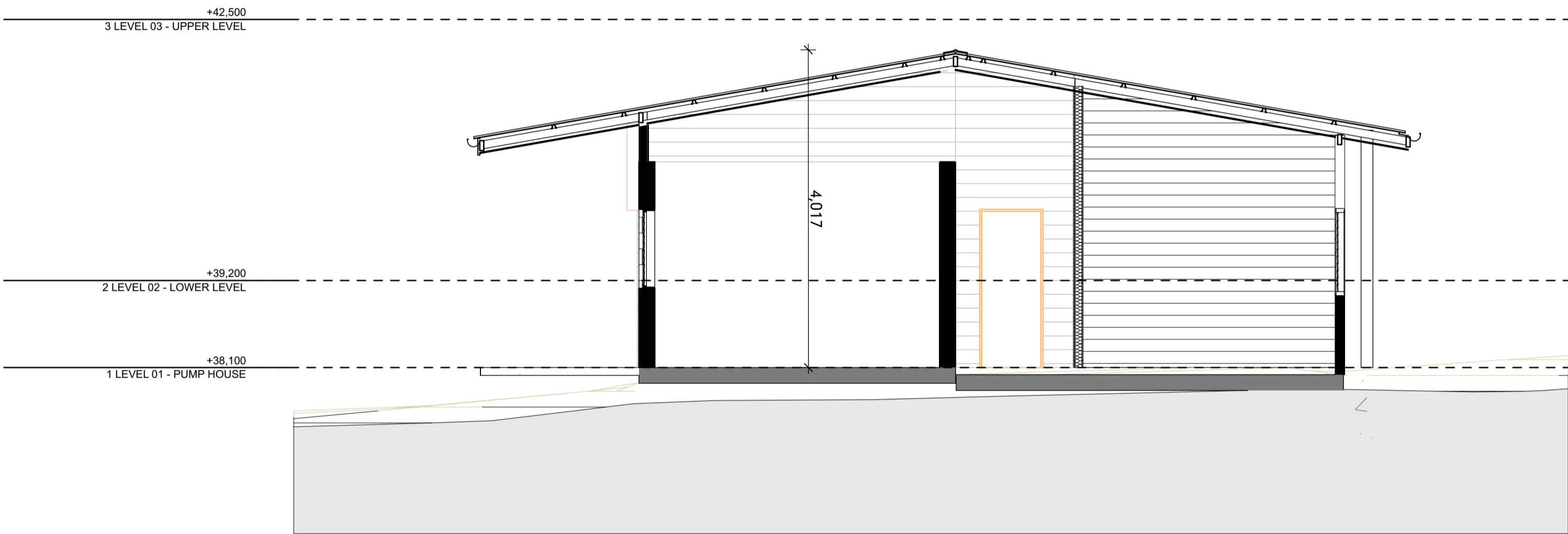
A3.2.1, A3.2.2, A3.2.3

IMPORTANT NOTES										DEVELOPMENT APPLICATION										<div>RevID</div> <div>CHID</div> <div>CHANGE DESCRIPTION</div> <div>DATE</div> <div>HUNT DESIGN</div> <div>Architecture Master Planning Interiors</div> <div>HUNT DESIGN</div> <div>291 MOWBRAY RIVER ROAD, MOWBRAY</div> <div>PO BOX 170, QLD 4877</div> <div>T +61 7 4099 0500 F +61 7 4099 5534</div> <div>www.huntidesign.com.au</div> <div>ABN: 90514257527</div> <div>© COPYRIGHT HUNT DESIGN</div>										PROJECT		GREYS CREEK TERRACE		SCALE		1:50		DRAWN		VARIOUS		CHECKED		G.H.	
THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.																														SHEET SIZE		A1		DRAWING STATUS		DEVELOPMENT APPLICATION									
DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.										CLIENT		*CLIENT COMPANY NAME*		TITLE		SECTIONS - PROPOSED -																													
THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.										CLIENT SIGN OFF		SIGNATURE		DATE		PROJECT NO.		DATE																											
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.										BUILDER SIGN OFF		SIGNATURE		DATE		DRAWING NO.		REVISION																											
CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.																*GREYS100*																													
THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.																A3.4.1																													



S1PH SECTION 01
SCALE1:50

A3.2.1, A3.2.2



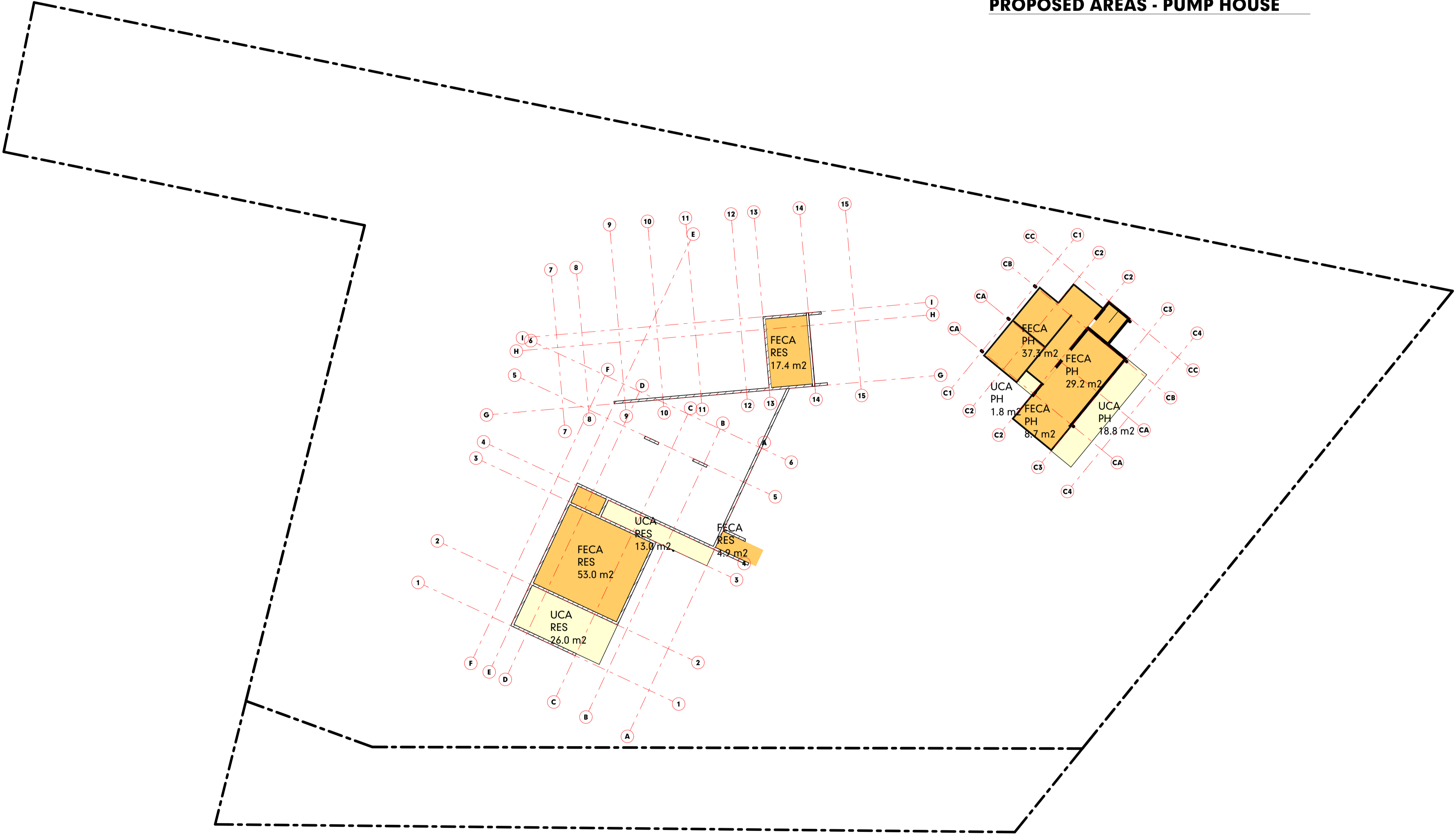
S2PH SECTION 02
SCALE1:50

A3.2.1, A3.2.2

IMPORTANT NOTES			DEVELOPMENT APPLICATION			<div>RevID</div> <div>CHID</div> <div>CHANGE DESCRIPTION</div> <div>DATE</div> <div>HUNT DESIGN</div> <div>Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527</div>			PROJECT			SCALE		DRAWN		CHECKED					
THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.									GREYS CREEK TERRACE			1:50		VARIOUS		G.H.					
DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.									40 GREYS CREEK TERRACE MOWBRAY QLD 4877			SHEET SIZE		DRAWING STATUS							
THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.									AUSTRALIA			A1		DEVELOPMENT APPLICATION							
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.									CLIENT			TITLE									
CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.									*CLIENT COMPANY NAME*			SECTIONS - PROPOSED -									
THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.												PUMP HOUSE SECTIONS 1 + 2									
												CLIENT SIGN OFF		SIGNATURE		DATE		PROJECT NO.		DATE	
												BUILDER SIGN OFF		SIGNATURE		DATE		DRAWING NO.		REVISION	
																		GREYS100			
												A3.4.2									

GFA - PROPOSED M²		
EXTERNAL COVERED AREA (UCA)		
ZONE NAME	CALCULATED AREA	RENOVATION STATUS
PH	1.8	EXISTING
PH	18.8	NEW
20.6 M² TOTAL		
INTERNAL AREA (FECA)		
ZONE NAME	CALCULATED AREA	RENOVATION STATUS
PH	29.2	EXISTING
PH	46.0	NEW
75.2 M² TOTAL		
≅ 96 M² OVERALL TOTAL		

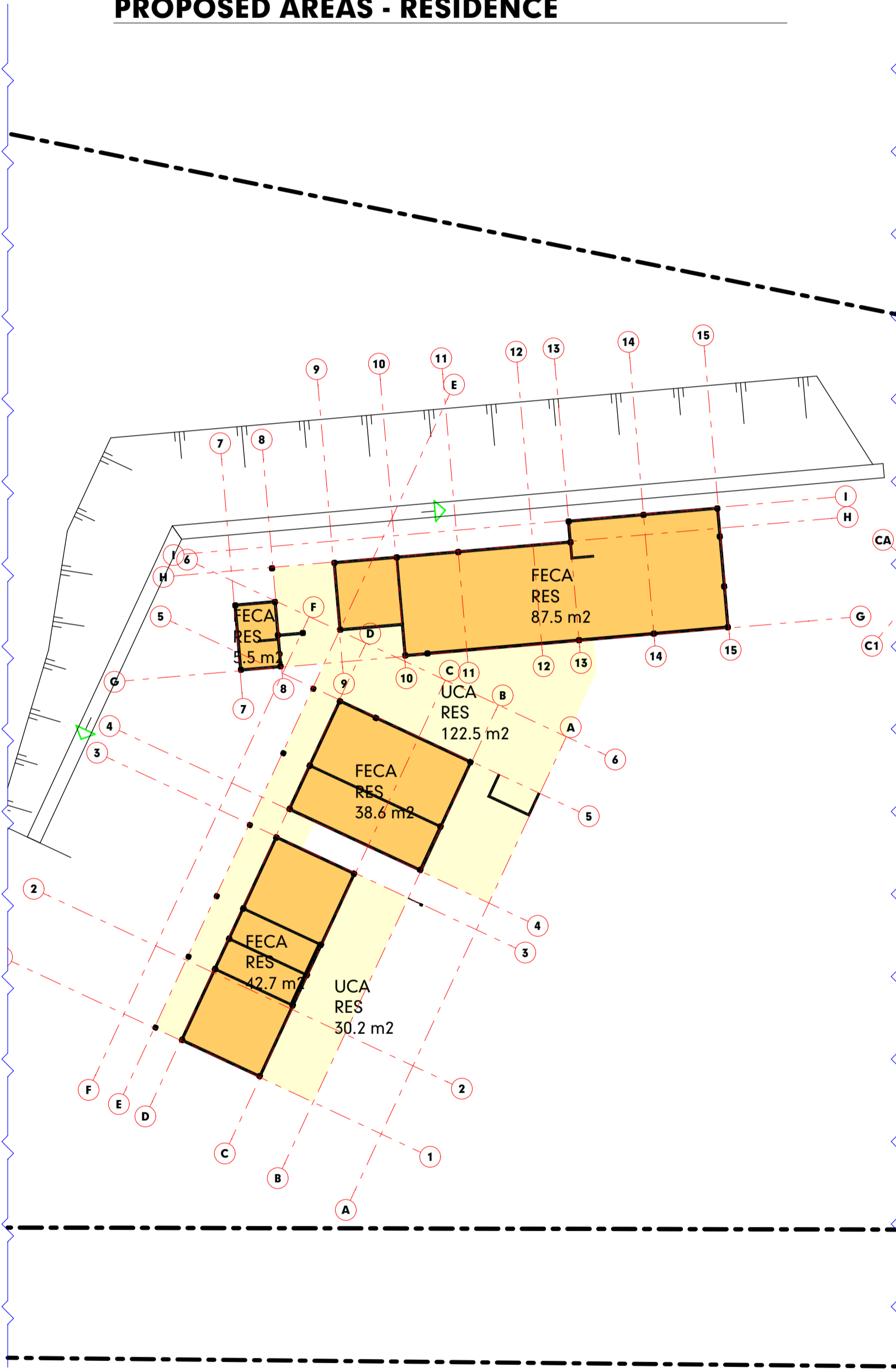
PROPOSED AREAS - PUMP HOUSE



LEVEL 02 - LOWER LEVEL
SCALE1:200

GFA - PROPOSED M²			
EXTERNAL COVERED AREA (UCA)			
ZONE NAME	CALCULATED AREA	RENOVATION STATUS	STOREY
RES	39.0	NEW	LOWER LEVEL
RES	152.7	NEW	UPPER LEVEL
191.7M² TOTAL			
INTERNAL AREA (FECA)			
ZONE NAME	CALCULATED AREA	RENOVATION STATUS	STOREY
RES	75.3	NEW	LOWER LEVEL
RES	174.3	NEW	UPPER LEVEL
249.6M² TOTAL			
≅ 441.5 M² OVERALL TOTAL			

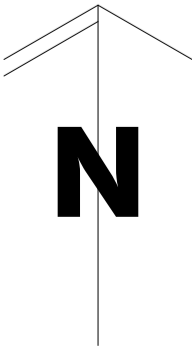
PROPOSED AREAS - RESIDENCE



LEVEL 03 - UPPER LEVEL
SCALE1:200

IMPORTANT NOTES
THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.
THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.
ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.
CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.
THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DEVELOPMENT APPLICATION



Rev/ID	CHD	CHANGE DESCRIPTION	DATE
© COPYRIGHT HUNT DESIGN			

HUNT
DESIGN

Architecture · Master Planning · Interiors
HUNT DESIGN
291 MOWBRAY RIVER ROAD, MOWBRAY
PO BOX 170, QLD 4877
T +61 7 4099 0500 F +61 7 4099 5534
www.huntdesign.com.au
ABN: 90514257527

PROJECT GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA		SCALE 1:200, 1:1	DRAWN VARIOUS	CHECKED G.H.
CLIENT *CLIENT COMPANY NAME*		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
CLIENT SIGN OFF		SIGNATURE	DATE	TITLE AREA CALCULATIONS - AREA CALCULATIONS - PROPOSED
BUILDER SIGN OFF		SIGNATURE	DATE	PROJECT NO. *GREYS100*
				DRAWING NO. A3.502
				REVISION



IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.


CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

DEVELOPMENT APPLICATION

RevID	CHID	CHANGE DESCRIPTION	DATE	<div><p>Architecture Master Planning Interiors HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0300 F +61 7 4099 5534 www.huntdesign.com.au ABN: 90514257527</p></div>	PROJECT GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA		SCALE	DRAWN VARIOUS	CHECKED G.H.
					CLIENT *CLIENT COMPANY NAME*		SHEET SIZE A1	DRAWING STATUS DEVELOPMENT APPLICATION	
							TITLE VISUALS - VISUALS 1		
					CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO. *GREYS100*	
					BUILDER SIGN OFF	SIGNATURE	DATE	DRAWING NO. A3.6.1	
									REVISION
© COPYRIGHT HUNT DESIGN									



<div></div> <p>Architecture Master Planning Interiors</p> <p>HUNT DESIGN 291 MOWBRAY RIVER ROAD, MOWBRAY PO BOX 170, QLD 4877 T +61 7 4099 0500 F +61 7 4099 5534 www.huntdesign.com.au ALSN - 0051 456 7527</p>	PROJECT GREYS CREEK TERRACE 40 GREYS CREEK TERRACE MOWBRAY QLD 4877 AUSTRALIA		SCALE A1	DRAWN VARIOUS	CHECKED G.H.	
	CLIENT *CLIENT COMPANY NAME*		TITLE VISUALS - VISUALS 2			
	CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO. *GREYS100*	DATE	
	BUILDER SIGN OFF	SIGNATURE	DATE	DRAWING NO. A3 6 2	REVISION	

Appendix 3.

ON-SITE EFFLUENT DISPOSAL REPORT AND PROPOSAL

ON SITE SEWERAGE FACILITY SITE AND SOIL EVALUATION REPORT

A: SITE EVALUATOR

Name: Shane Barnes

Signature:



Date: 25.05.2021

B: SITE INFORMATION (desk-top evaluation)

Location Details,

Locality: 40 Grays Creek Road, Mowbray

Owner: Sam Drummond

Phone No:

Survey Plan Details: SP204454

Lot No: 7

Local Government: Parish:

County:

Site Plan Details Attached, Ref. No. or Description: **Proposed Residential**
Refer to Site Plan

Soil Type from Soil Maps etc: N/A

Climate

Annual Rainfall: 1564 mm

Annual Potential Evapotranspiration: 2239 mm

Existing Water Supply Source:

Town Water Supply

Rainwater (Roof Collection)



Dam

Bore/Well



Other

SITE AND SOIL EVALUATION REPORT

C: SITE ASSESSMENT

Topography

Slope: Major Sloping
Shape: Waxing Divergent
Ground Cover: grass
Exposure: Good
Drainage Patterns: Refer Site Plan

Available Clearances: (Site Plan details attached)

Boundaries: 2 Meters minimum from All Boundaries

Wells, Bores: 30M from Bore Available

Embankments: 10-50 Meters Available

Stands of Trees, Shrubs: 10 Meters Available

Buildings: 2 Meters minimum from All Buildings

Other: _____

Site History (Land Use): Unknown

Environmental Concerns: Nil

Site Stability:

Is expert Evaluation Necessary? Yes / No

If Yes, attach stability report and give details here of:

Author: _____ Designation: _____

Company: _____ Date: _____

Drainage Controls

Depth of Seasonal water table:

WINTER: N/A SUMMER: N/A

Need for groundwater cut-off drains? Yes / No

Need for surface water collection / cut-off drains? Yes / No

Availability of Reserve / Setback Areas

Reserve Area available for disposal: 100% of design area:

Evaluator's Photographs attached Yes / No (Available if required)

SITE AND SOIL EVALUATION REPORT

D: SUBSOIL INVESTIGATION

Soil Profile Determination

Soil classification has been determined from site investigations carried out by H2O Consultants on site Permeameter test.

Soil Description: **Clay Loam**
Soil Category: **4**
Structure: **High**
Coarse Fragments: **Nil**
Measured Permeability **P1 = 1.2**

Indicative permeability: 1.2
Average K sat: 0.5 to 1.5 m/day
Design Irrigation Rate: 3.5mm/day
Design Loading Rate: 4mm/day

Estimated Soil Category:

Soil Category	Description	Tick One
1.	Gravels and Sand	
2.	Loamy Sand	
3.	Sandy Loams	
4.	Loams	
5.	Clay Loams	<input checked="" type="checkbox"/> 0.2m – 2.4m
6.	Light Clays	
7.	Medium to Heavy Clays	

Reasons for placing in Stated Soil Category: **On Site Test/Assessment**

Reasons for Design Loading Rate (DLR) recommendation:

Based on Test and have assumed DLR of 30 to AS 1547:2012 - Table 4.2A1

General Comments

Need for Groundwater Quality Protection: **Yes / No**

Type of Land Application Facility considered best suited to site:

**Advanced Secondary Treatment Waste Water Treatment Plant with
Absorption Beds/Irrigation as disposal**

Evaluator's preliminary assessment of minimum Land Application Area for the site:

40m² of 600mm Deep Absorption Bed or 350m² of Irrigation Area

Estimated Daily Flow: **1,200 litres per day**

Residence 5 Bed x 8 persons x 150 lit/day = 1200 litres

ADVANCED SECONDARY WASTEWATER TREATMENT PLANT AND ABSORPTION BED DISPOSAL

DISPOSAL SYSTEMS for EFFLUENT DOMESTIC PREMISES A.S 1547-2012 SIZING OF DISPOSAL AREA CALCULATIONS

1. ABSORPTION AREA OR TRENCH

$A_w = Q / \text{DLR}$ A_w = wetted area in square meters

Q = daily flow in litres

DLR = Design Loading Rate in mm per day

$$A_w = 1200 / 30$$

$A_w = 40\text{m}^2$ of wetted area required

2. LENGTH OF TRENCH

$$L = A_w / B$$

L = trench length in meters

A_w = wetted area in square meters

B = trench width in meters

$$L = 40 / 0.6$$

70 meters (4 x 18m Long) of 600mm wide x 600mm deep absorption trench.

Or

2 x 20 meters long x 2.0m wide x 600mm deep Absorption Bed.

3. CONCLUSION

Areas are available on-site for this amount of absorption trenches plus 100% replacement

**THIS METHOD OF TREATMENT IS VIABLE
SETBACK DISTANCES MUST BE MAINTAINED, REFER TO OVERALL SITE
PLAN**

ADVANCED SECONDARY WASTEWATER TREATMENT PLANT AND IRRIGATION DISPOSAL

DISPOSAL SYSTEMS for EFFLUENT DOMESTIC PREMISES A.S 1547-2012 SIZING OF DISPOSAL AREA CALCULATIONS

1. ABSORPTION AREA OR TRENCH

$$A_i = Q_w / \text{DIR}$$

A_i = Irrigation Area required

Q_w = quantity of effluent generated per week in litres

DIR = Design Irrigation Rate in millimetres per week

$$A_i = 7 \times 1200 / 25$$

$$A_i = 8400 / 25$$

$$A_i = 336 \text{ m}^2 \text{ of landscaped irrigation area.}$$

2. CONCLUSION

Areas are available on-site for this amount of absorption trenches plus 100% replacement

**THIS METHOD OF TREATMENT IS VIABLE
SETBACK DISTANCES MUST BE MAINTAINED, REFER TO OVERALL SITE
PLAN**

EXTRACT FROM AUSTRALIAN STANDARDS AS 1547.2012 FLOW RATES THROUGH FIXTURES.

TABLE H1
TYPICAL DOMESTIC WASTEWATER DESIGN FLOW ALLOWANCES – AUSTRALIA

Source	Typical wastewater design flows (L/person/day)	
Residential premises	On-site roof water tank supply	Reticulated water supply
	120	150

Source: Australian Bureau of Statistics. Water Account 2004/2005. Chapter 7 Figure 7.3

SEWERAGE TREATMENT PLANT

All sewerage treatment plants installed must have Chief Executive Approval from Queensland Department of Infrastructure and Planning. A list of approved treatment plants is available on their website. Due to the many systems available, we have indicated below the minimum requirements the treatment plant is to meet. The selection of brand and type of unit is up to the owner. However, the plant must be approved to supply the quality of effluent as required by this report.

Secondary Treated Effluent

Secondary quality effluent must meet the following effluent compliance characteristics:

- (a) 90% of the samples taken over the test period must have a BOD5 less than or equal to 20 g/m³ with no sample greater than 30g/m³
- (b) 90% of the samples taken over the test period must have a total suspended solid less or equal to 30 g/m³ with no sample greater than 45 g/m³
- (c) Where disinfection is provided 90% of the samples taken over the test period must have a thermotolerant coliform count (determined by either the most probable number or membrane filter technique) not exceeding 200 organisms per 100 ml with no sample exceeding 1000 organisms per 100 ml.
- (d) Where chlorination is the disinfection process, the total chlorine concentration must be greater than or equal to 0.5 g/m³ and less than 2.0 g/m³ in four out of five samples taken.

Advanced SecondaryTreated Effluent

Advanced Secondary quality effluent must meet the following effluent compliance characteristics:

- (a) 90% of the samples taken over the test period must have a BOD5 less than or equal to 10 g/m³ with no sample greater than 20g/m³
- (b) 90% of the samples taken over the test period must have a total suspended solid less or equal to 10 g/m³ with no sample greater than 20 g/m³
- (c) Where disinfection is provided 90% of the samples taken over the test period must have a thermotolerant coliform count (determined by either the most

probable number or membrane filter technique) not exceeding 10 organisms per 100 ml with no sample exceeding 200 organisms per 100 ml.

- (d) Where chlorination is the disinfection process, the total chlorine concentration must be greater than or equal to 0.5 g/m³ and less than 2.0 g/m³ in four out of five samples taken.
- (e) Where the manufacturer has included nitrogen and/or phosphorous reduction in the treatment process, the effluent compliance criteria must be able to meet in addition to the above the following nutrient criteria:

(i) 90% of the samples, with 95% confidence limits taken over the test period shall have a total nitrogen concentration less than or equal to 10 mg/litre

(ii) 90% of the samples, with 95% confidence limits taken over the test period shall have a total phosphorous concentration less than or equal to 5 mg/litre

Minimum Setback Distances

Available Clearances:	Boundaries	2m	<input checked="" type="checkbox"/>
	Building Footings	2m	<input checked="" type="checkbox"/>
	Recreation Areas	4m	<input checked="" type="checkbox"/>
	Inground Swimming Pools	6m	<input checked="" type="checkbox"/>
	Inground Water Tank	6m	n/a

Setback distances for subsurface land application area			
Feature	Horizontal separation distance (meters)		
Distance from the edge of trench / bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature	Up Slope	Down Slope	Level
Property boundaries, pedestrian paths, footings of buildings, walkways, recreation areas, retaining wall footings.	2	4	2
In ground swimming pools	6	6	6
In ground potable water tank	6	6	6

Setback distances for onsite sewerage facilities			
Feature	Primary Effluent	Secondary Effluent	Advanced Secondary Effluent
Top of bank of permanent water course. Top of bank of intermittent water course. Top of bank of a lake. Top water level of a surface water source used for agriculture, aquaculture or stock purposes. Easement boundary of unlined open stormwater drainage channel or drain. Bore or dam used or likely to be used for human and or domestic consumption.	50m	30m	10m
Unsaturated soil depth to a permanent water table (vertically)	0.3m	0.6m	1.2m

NOTICE TO LAND OWNER

OPERATION AND MAINTENANCE: GENERALLY

On-site sewerage treatment plants and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have a finite life. For instance, septic tanks may have an expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturer's instructions; and
Continuity of operation and maintenance is achieved throughout changes of ownership and/or changes in use or development of the site.

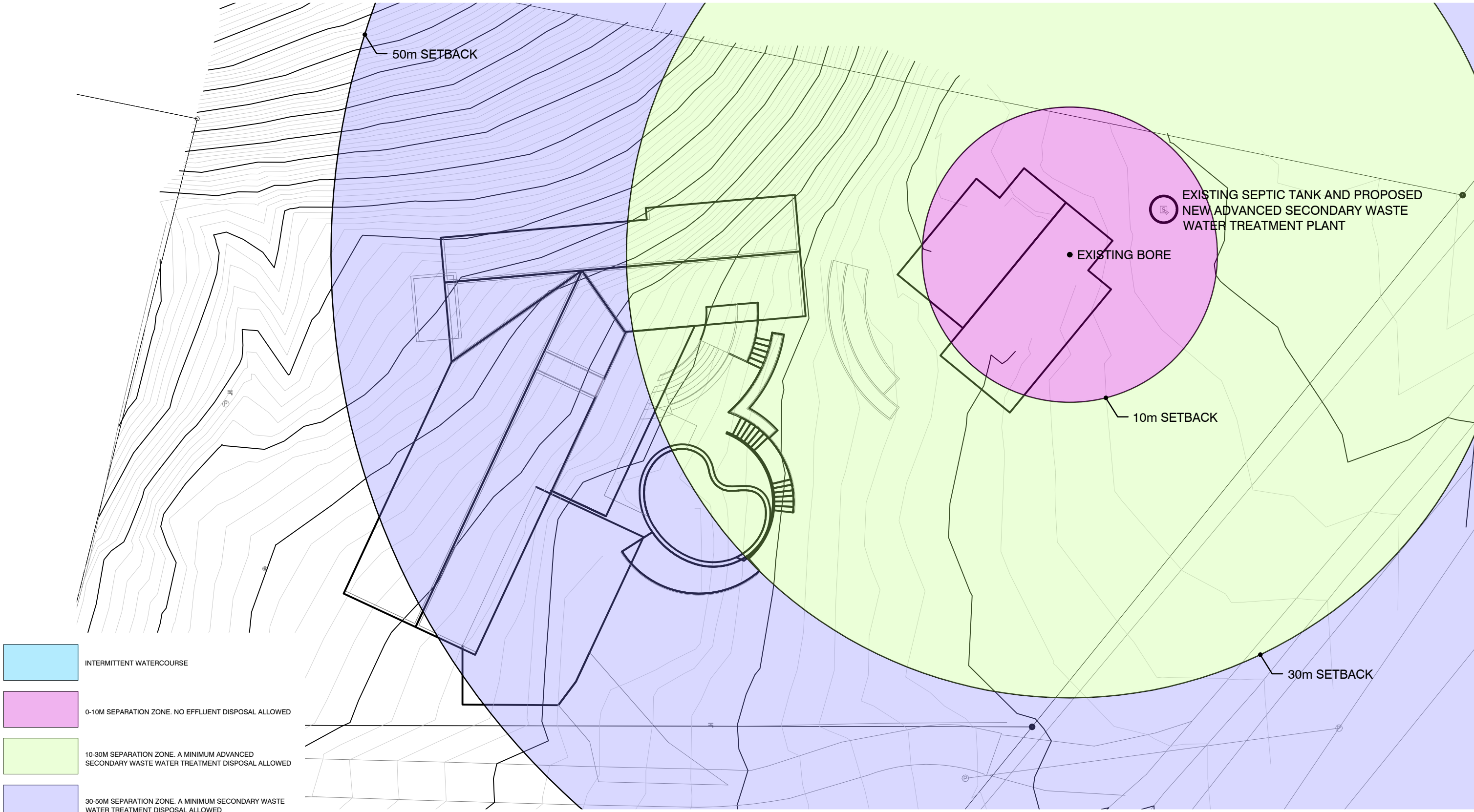
OPERATION

- Practice water conservation and avoid exceeding the hydraulic capacity of the facility.
- Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil, petrol, acids, degreasers, photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.
- Not place materials such as disposal nappies, female napkins, paper towels, cigarette butts, bones and coffee grounds into the facility.
- Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.
- Contact the service agent following observation of unsatisfactory performance or breakdown.
- Protect facility components from structural damage, such as from vehicles.
- Be familiar with safety procedures.
- Establish a time pattern of desludging.
- Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.
- Where appropriate, or required by a condition of approval, enter into an annual service contract with a service agent
- Retain copies of all service reports.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface)
- Poor Vegetation growth; and
- Unusual odours



- INTERMITTENT WATERCOURSE
- 0-10M SEPARATION ZONE. NO EFFLUENT DISPOSAL ALLOWED
- 10-30M SEPARATION ZONE. A MINIMUM ADVANCED SECONDARY WASTE WATER TREATMENT DISPOSAL ALLOWED
- 30-50M SEPARATION ZONE. A MINIMUM SECONDARY WASTE WATER TREATMENT DISPOSAL ALLOWED
- 50+M SEPARATION ZONE. A MINIMUM PRIMARY WASTE WATER TREATMENT DISPOSAL ALLOWED

FINAL LOCATION AND DETAILS OF THE WASTE WATER TREATMENT PLANT TO BE DESIGNED IN ACCORDANCE WITH THE EFFLUENT DISPOSAL REPORT AND AS1547:2012

DATE	REV	AMENDMENT	CHKD
25.05.2021	1	ISSUED FOR INFORMATION	SB

HYDRAULIC ENGINEER



PROJECT

PROPOSED RESIDENCE
40 GRAYS CREEK ROAD
MOWBRAY QLD 4877

CLIENT

SAM DRUMMOND

DATE	MAY 2021	DRAWN	SB
SCALE	1:250	CHECKED	SB
SHEET SIZE	A3	APPROVED	SB
CAD FILE	OneDrive\Projects\21082 - Drummond Residence		

TITLE		
HYDRAULIC SERVICES EFFLUENT DISPOSAL LOCATION		
PROJECT NO.	DRAWING NO.	REVISION
21082	H01	1



Site Classification

For

Sam Drummond

At

40 Gray's Creek Terrace

Mowbray

INTRODUCTION:

Earth Test has been engaged by Sam Drummond to assess and report on Site Classification at 40 Gray's Creek Terrace, Mowbray.

Real Property Description:

Lot 7, SP 204454

Local Authority: Douglas Shire Council

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

Site testing was carried out in May 2021.

SITE FACTORS:

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

The lot has an area of 4257 square metres and the site is covered with grass and has a slope of 9 degree falling to the South-East.

The location of the proposed dwelling was identified.

No rock outcrops were observed at the site.

Three Dynamic Cone Penetrometer tests were performed at locations DCP1, DCP2 and DCP3, three boreholes at BH1, BH2 and BH3 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1 and 2



Borehole being sampled at 40 Gray's Creek Terrace, Mowbray



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Sam Drummond		DATE SAMPLED: 12/05/2021
PROJECT: 40 Gray's Creek Terrace, Mowbray.		Sampled by: G. Negri
REPORT DATE: 17/05/2021		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.2	Brown Grey Silty-Clay Moist	Disturbed sample 0.6-0.9m.
1.2-1.8	Light Brown Silty-Clay with Gravel	Watertable Not Encountered
1.8	Rock	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.6	Brown Grey Silty-Clay Moist	Disturbed sample 1.5-1.8m.
1.6-2.0	Light Brown Silty-Clay with Gravel	Watertable Not Encountered
BOREHOLE No: BH3		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Brown Silty-Clay	Watertable Not Encountered
0.3-1.1	Brown Silty-Clay with Gravel Shale	
1.1	Rock	



ATTERBERG LIMITS TEST REPORT

CLIENT: Sam Drummond

SAMPLE No: SI 266-21

PROJECT: 40 Gray's Creek Terrace, Mowbray

DATE SAMPLED: 10/05/2021

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 17/05/2021

Tested By: P. Weigand

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	30%
Plastic Limit: AS 1289.3.2.1	18%
Plasticity Index: AS 1289.3.3.1	12%
Linear Shrinkage: AS 1289.3.4.1	5.5%
Length Of Mould:	250.1mm
Cracking, Crumbling, Curling, Number Of Breaks:	Two Breaks
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	15.2%
% Passing 0.075mm:	



ATTERBERG LIMITS TEST REPORT

CLIENT: Sam Drummond

SAMPLE No: SI 266.1-21

PROJECT: 40 Gray's Creek Terrace, Mowbray

DATE SAMPLED: 10/05/2021

SAMPLE DETAILS: BH2 1.5-1.8m

Sampled by: G. Negri

REPORT DATE: 17/05/2021

Tested By: P. Weigand

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	28%
Plastic Limit: AS 1289.3.2.1	17%
Plasticity Index: AS 1289.3.3.1	11%
Linear Shrinkage: AS 1289.3.4.1	6.0%
Length Of Mould:	250.3mm
Cracking, Crumbling, Curling, Number Of Breaks:	Three Breaks
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	15.0%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Sam Drummond

SAMPLE No: SI 266-21

PROJECT: 40 Gray's Creek Terrace, Mowbray.

DATE SAMPLED: 10/05/2021

SAMPLE DETAILS: Sites "DCP1, DCP2 & DCP3."
as per site plan.

Tested By: G. Negri

REPORT DATE: 17/05/2021

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3
	No Blows	No Blows	No Blows
0.0 – 0.1	4	1	1
0.1 – 0.2	4	2	1
0.2 – 0.3	4	3	2
0.3 – 0.4	3	3	2
0.4 – 0.5	3	4	3
0.5 – 0.6	2	4	8
0.6 – 0.7	2	3	9
0.7 – 0.8	2	1	13
0.8 – 0.9	2	1	28+
0.9 – 1.0	4	1	
1.0 – 1.1	3	2	
1.1 – 1.2	3	2	
1.2 – 1.3	4	2	
1.3 – 1.4	3	2	
1.4 – 1.5	4	2	
1.5 – 1.6		2	
1.6 – 1.7		4	
1.7 – 1.8		5	
1.8 – 1.9		5	
1.9 – 2.0			



SITE CLASSIFICATION

40 Gray's Creek Terrace, Mowbray.

The Dynamic Cone Penetrometer test results indicate soft conditions to depths of approximately 0.9m at DCP1, 1.6m at DCP2 and 0.4m at DCP3.

Soft conditions may be due to the recent rain events.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the presence of extremely 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.

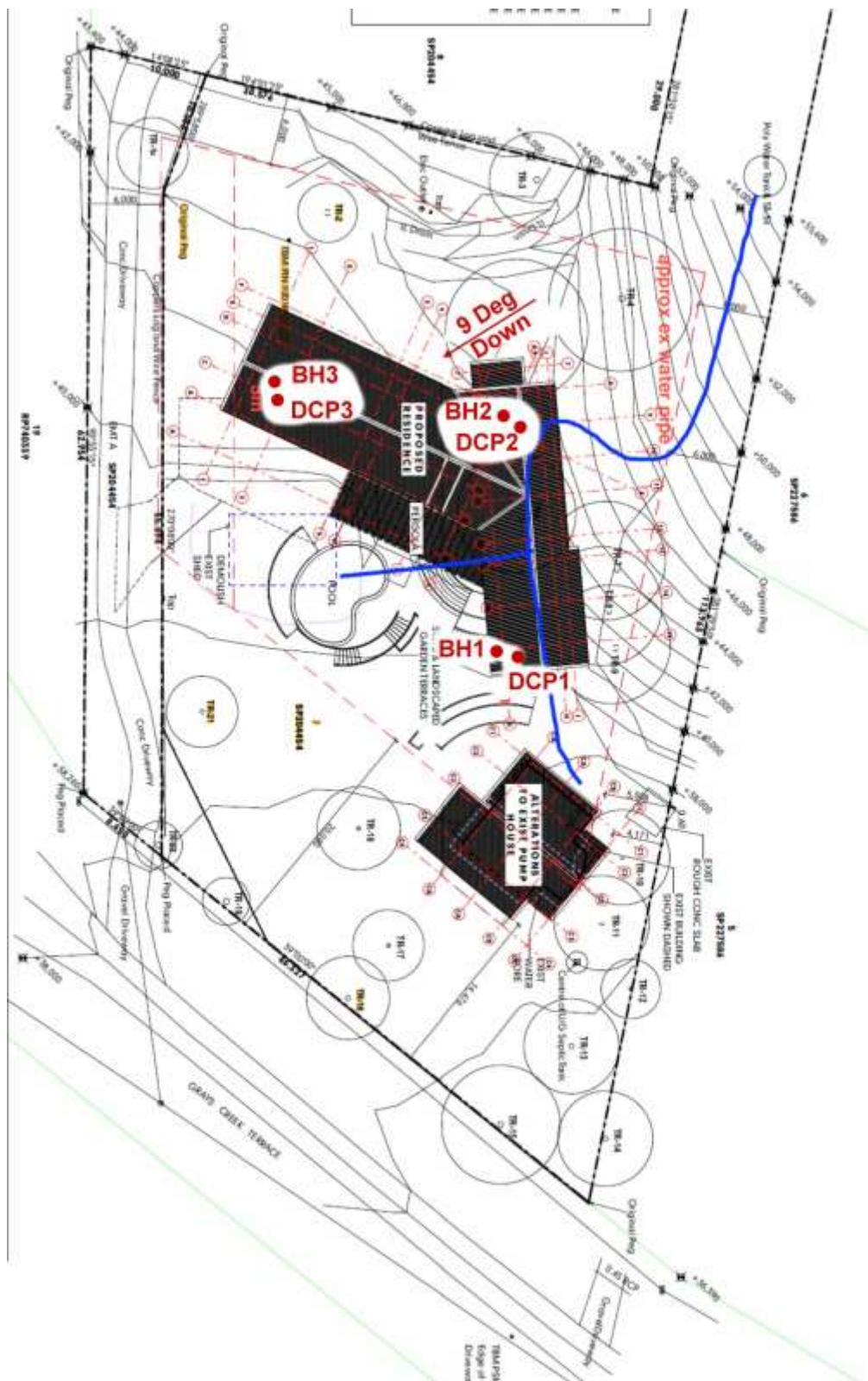
All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

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 PLAN
40 Gray's Creek Terrace, Mowbray.
Not to scale



Appendix 4.

PLANNING BENCHMARK ASSESSMENT



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

6.2.11 Rural residential zone code

6.2.11.1 Application

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

6.2.11.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
 - (b) provide for dwellings on lots generally larger than 4000m²:
 - (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:



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
- (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
- (c) Development provides a high level of residential amenity.
- (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

Editor's note - Reticulated sewerage is not generally available and is not required to be provided.

6.2.11.3 Criteria for assessment

Table 6.2.11.3.a – Rural residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural residential 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 have a maximum height of less than 8.0 metres.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2</p> <p>Buildings are setback not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from a property adjoining a State controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries. 	<p>Complies with PO2</p> <p>The proposed development would have a setback of 15.45 metres to the front boundary and 4.15 metres to the northern side boundary. All other setbacks would exceed the accepted 6 metres.</p> <p>The reduced setbacks relate to the existing building on the site that is to be converted to a Secondary Dwelling. The proposed redevelopment of this building would not result in the structure being setback less than the existing setback to the property frontage or the northern side boundary. On this basis, the proposed development maintains the existing character of the built form interface with the front and side boundary and the existing rural residential character of the area.</p>
<p>PO3</p>	<p>AO3.1</p>	<p>Complies with PO3</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m ² .	<p>The proposed development would result in the building footprint on the site being 537.5m². This represents a total site cover of 12.6%.</p> <p>The building would be located predominantly within an existing cleared area and would retain the majority of the mature vegetation.</p> <p>It is considered that the scale of the development in the context of the site size with a site cover of 12.6% and the retention of the mature vegetation results in the development being of a suitable scale for the site without adverse impact on the visual landscape amenity.</p>
	<p>AO3.2</p> <p>An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above.</p>	<p>Not applicable</p> <p>No outbuildings are proposed.</p>
PO4	AO4	Complies with AO4



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Buildings/structures are designed to maintain the rural residential character of the area.	White and shining metallic finishes are avoided on external surfaces of buildings.	The external finish of the development would comprise salt grey and basalt coloured materials.
For assessable development		
P05 The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.	A05 Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.	Not applicable The development is identified as self-assessable development.
P06 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	A05 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.
P07 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.	A07 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.		
PO8 Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.
PO9 New lots contain a minimum area of 4000m2, incorporating: <ul style="list-style-type: none"> (a) a minimum of contiguous area of 2000m2 exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems. Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.	AO9 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
PO10 New lots have a minimum road frontage of 30 metres	AO10 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.
PO11 New lots contain a 40 metre x 50 metre rectangle	AO11 No acceptable outcomes are prescribed.	Not applicable The development is identified as self-assessable development.

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

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Air services • Agricultural supplies store • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community care centre 	<ul style="list-style-type: none"> • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

<ul style="list-style-type: none"> • Community residence • Crematorium • Club • Detention facility • Dual occupancy • Educational establishment • Food and drink outlet • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel 	<ul style="list-style-type: none"> • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Outdoor sport and recreation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Rural workers accommodation • Service industry • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse, • Winery
--	--	---

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.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

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.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (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.

8.2.2.3 Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes		Acceptable outcomes	Compliance
For self-assessable and assessable development			
Compatible development			
PO1	AO1		Complies with AO1



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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>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 hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p>The proposed development is not identified as a vulnerable land use.</p>
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>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.</p>	<p>Not applicable</p> <p>The proposal does not involve an emergency service.</p>
<p>PO3</p> <p>Development involving hazardous materials</p>	<p>AO3</p> <p>The manufacture or storage of hazardous material</p>	<p>Not applicable</p> <p>The proposed development does not involve the</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
manufactured or stored in bulk is not located in bushfire hazard sub-category.	in bulk does not occur within bushfire hazard sub-category.	manufacture or storage of hazardous material.
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1</p> <p>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/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>. 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>AO4.1</p> <p>No new lots are created within a bushfire hazard sub-category.</p> <p>or</p>	<p>Not applicable</p> <p>The proposal does not involve reconfiguring a lot.</p>
PO4.2	AO4.2	Not applicable



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
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/m ² at any point.	<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 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>	The proposal does not involve reconfiguring a lot.
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed	AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:	Not applicable The proposal does not involve reconfiguring a lot.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>	<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 Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	
	<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</p>	<p>Not applicable</p> <p>The proposal does not involve reconfiguring a lot.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all 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>AO6</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 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; 	<p>Not applicable</p> <p>The proposal does not involve reconfiguring a lot.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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 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 granted in favour of Council and Queensland Fire and Emergency Services. 	
PO7 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	A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: <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 	Not applicable The proposal does not involve reconfiguring a lot.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>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>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;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency</p>	



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>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>	
<p>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <p>The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated</p>	<p>Not applicable</p> <p>The proposal does not involve reconfiguring a lot.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>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> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not applicable</p> <p>The proposal does not involve reconfiguring a lot.</p>
Development design and separation from bushfire hazard – material change of use		
<p>PO10</p> <p>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:</p>	<p>AO10</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively,</p>	<p>Able to comply with AO10</p> <p>In accordance with the Building Code of Australia the building will be required to be designed such that it is separated from hazardous vegetation to achieve compliance and obtain a building approval. The compliance with fire separation will</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>(e) 10kW/m² where involving a vulnerable use; or (f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</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>of 10kW/m² for a vulnerable use or 29kW/m² otherwise; 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 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>be assessed and confirmed at the time of approval of a building works application.</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>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</p>	<p>Not applicable</p> <p>The provision of a fire trail would not serve a practical purpose in this instance.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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 development site involves less than 2.5ha</p>	<p>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 which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p>	



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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. 	
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: <ul style="list-style-type: none"> (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 	Complies with AO12 The driveway would not exceed 60 metres in length from the street to the building.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(f) serve no more than 3 dwellings or buildings.	
<p>PO13</p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13</p> <p>A water tank is provided within 10m of each 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 	<p>Able to comply with AO13</p> <p>Water supply would be provided by a water tank located in the northern corner of the site. If considered necessary, additional a water tanks are bale to be provide within the vicinity of the buildings for fire fighting purposes. Council are invited to attach a condition to any approval granted.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14</p> <p>Landscaping does not increase the potential bushfire risk.</p>	<p>AO14</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Not applicable</p> <p>No landscaping is proposed as part of this development application.</p>
<p>PO15</p> <p>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).</p>	<p>AO15</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Not applicable</p> <p>No bushfire risk mitigation measures are proposed.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

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:



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (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 development would be predominantly located within an existing cleared area and would be sited below an existing dwelling house to the rear, which is at a higher elevation. In addition, the area of Grays Terrace is topographically not within the view shed of major view points in the shire. The proposed development would not adversely affect the



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
		landscape character and visual amenity of the hillslopes areas.
For assessable development		
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 proposed development is identified as self-assessable.
	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 proposed development is identified as self-assessable.
	AO2.4	Not applicable



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance. 	The proposed development is identified as self-assessable.
	<p>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).</p>	<p>Not applicable The proposed development is identified as self-assessable.</p>
	<p>AO2.6 Development does not alter the sky line.</p>	<p>Not applicable The proposed development is identified as self-assessable.</p>
	<p>AO2.7</p>	<p>Not applicable</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Buildings and structures:</p> <ul style="list-style-type: none"> (a) are finished predominantly in the following exterior colours or surfaces: <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; (b) are not finished in the following exterior colours or surfaces: <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. 	<p>The proposed development is identified as self-assessable.</p>
	<p>AO2.8</p> <p>Exterior colour schemes limit the use of white or</p>	<p>Not applicable</p> <p>The proposed development is identified as self-</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	other light colours to exterior trim and highlighting of architectural features	assessable.
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Not applicable The proposed development is identified as self-assessable.
	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 proposed development is identified as self-assessable.
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul style="list-style-type: none"> (a) loss of privacy; 	AO3 Excavation or fill: <ul style="list-style-type: none"> (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 	Not applicable The proposed development is identified as self-assessable.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	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		
PO4 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.	AO4.1 The frontage and depth of all lots is of sufficient width to: <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 between the road and lot within the lot boundary and not within the road reserve. 	Not applicable The development does not involve reconfiguring a lot.
	AO4.2 Development does not create new lots containing	Not applicable The development does not involve reconfiguring a



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	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.	lot.
	AO4.3 Development does not alter ridgelines.	Not applicable The development does not involve reconfiguring a lot.
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not applicable The development does not involve reconfiguring a lot.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

8.2.7 Natural Areas overlay code

8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas 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 Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - (a) MSES – Protected area;
 - (b) MSES – Marine Park;
 - (c) MSES – Wildlife habitat;
 - (d) MSES – Regulated vegetation;
 - (e) MSES – Regulated vegetation (intersecting a Watercourse);
 - (f) MSES – High ecological significance wetlands;
 - (g) MSES – High ecological value waters (wetlands);
 - (h) MSES – High ecological value waters (watercourse);
 - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

- (3) When using this code, reference should be made to Part 5.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

- (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, 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.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

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

(a) development is avoided within:

- (i) areas containing matters of state environmental significance (MSES);
- (ii) other natural areas;
- (iii) wetlands and wetland buffers;
- (iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

- (i) protects and enhances areas containing matters of state environmental significance;



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats; Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Part 8: Page 35
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

8.2.7.3 Criteria for assessment

Table 8.2.7.3.a – Natural areas overlay code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.	Complies with AO1.1 The development would predominantly be located in an existing cleared area.
	or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	Complies with AO1.1



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>Or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>Complies with AO1.1</p>
Management of impacts on matters of environmental significance		
<p>PO2</p> <p>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2</p> <p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <p>(a) focusing development in cleared areas to protect existing habitat;</p>	<p>Complies with AO2</p> <p>The development would predominantly be located within an established cleared area.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:	Not applicable The site does not contain and is not located adjacent a wetland.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within an Urban areas.	
	Or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Not applicable The site does not contain and is not located adjacent a wetland.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not applicable The site does not contain and is not located adjacent a wetland.
	AO4.2	Not applicable



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	The site does not contain and is not located adjacent a wetland.
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.	Complies with AO5.1 It is not proposed to introduce non-native pest species as part of this application.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not applicable The site is not known to contain pest species.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	Complies with AO6.1 The development would predominantly be located within an existing cleared area.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<p>And</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p>	<p>Not applicable</p> <p>The site is not identified as containing a wildlife habitat or corridor.</p>
	<p>And</p> <p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p>Not applicable</p> <p>The site is not identified as containing a wildlife habitat or corridor.</p>
<p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p>	<p>Complies with AO7.1</p> <p>The proposed development would not result in the shading of vegetation and would be suitably setback from vegetation.</p>
	<p>and</p> <p>AO7.2</p>	<p>Not applicable</p> <p>The site does not contain riparian vegetation.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;	Not applicable The site does not contain a waterway.
	or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b	Not applicable The site does not contain a waterway.
Waterways in a non-urban area		
PO9	AO9	Not applicable



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Development is set back from waterways to protect and maintain: <ul style="list-style-type: none">(a) water quality;(b) hydrological functions;(c) ecological processes;(d) biodiversity values;(e) riparian and in-stream habitat values and connectivity;(f) in-stream migration.	Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	The site does not contain a waterway.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

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 landslide 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.

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (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.

8.2.9.3 Criteria for assessment

Table 8.2.9.3.a – Potential landslide hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1	AO1.1	Complies with AO1.1



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<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>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; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; 	<p>The development is located on that part of the site not affected by the Potential landslide hazard overlay.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<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 conditions. Consideration for location, velocity, volume and quality should be given.</p>	
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual</p>	<p>AO2</p> <p>Excavation or fill:</p> <p>(a) is not more than 1.2 metres in height for each batter or retaining wall;</p>	<p>Complies with PO2</p> <p>To the rear of the Dwelling House it is proposed to provide a batter that would exceed, in part a height of 1.2 metres in height. The proposed</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
impact on landscape character or scenic amenity quality of the area.	<p>(b) is setback a minimum of 2 metres from property boundaries;</p> <p>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</p> <p>(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.</p>	<p>batter would be located to the rear of the Dwelling House and would not be visible from vantage points external to the site. It would not be located within the area affected by the Potential landslide hazard overlay and would not result in any batter being located within 2 metres of a site boundary. The proposed batter would not have an impact on the visual amenity of the area.</p>
Additional requirements for Community infrastructure		
<p>PO3</p> <p>Development for community infrastructure:</p> <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>AO3</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>Not applicable</p> <p>No community infrastructure is proposed.</p>



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(d) does not contribute to an elevated risk of a landslide to adjoining properties.	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.	



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

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;



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (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;
- (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 9.3.8.3.a –Dwelling house code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriately sized lots; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Complies with AO1 The proposed Secondary Dwelling would have a Gross Floor Area of 75.2m ² .



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

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 proposed development would provide three 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; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3 Refer to the assessment against the Rural residential Zone Code.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(d) ensures that garages do not dominate the appearance of the street.		



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

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



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

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; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area;	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 Three on-site covered spaces would be provided.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	Complies with AO1.2 The car parking spaces would be maintained for car parking.
	AO1.3	Not applicable



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building	Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	No motorcycle parking is proposed.
(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.	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 Only three 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: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with AO2 All car parking spaces would be designed and constructed in accordance with the relevant standards.
PO3	AO3.1	Complies with AO3.1



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (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; 	<p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. 	<p>Only one access is proposed.</p>
	<p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; 	<p>Complies with AO3.2</p> <p>The access does not impact on any infrastructure.</p>



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
(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).	(c) adhere to minimum sight distance requirements in accordance with AS2980.1.	
	<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>(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>Complies with AO3.3</p> <p>Access would be via an existing and lawfully constructed driveway.</p>



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	<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>	
	<p>AO3.4</p> <p>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.</p>	<p>Complies with AO3.4</p> <p>Access would be via an existing and lawfully constructed driveway.</p>
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not applicable</p> <p>No wheel chair accessible spaces are required.</p>
<p>PO5</p>	<p>AO5</p>	<p>Not applicable</p>



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Access for people with disabilities is provided to the building from the parking area and from the street.	Access for people with disabilities is provided in accordance with the relevant Australian Standard.	No access standards are required to be satisfied.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 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.
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.	AO7.1 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.
	AO7.2 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.
	AO7.3	Not applicable Not applicable to Dwelling Houses.



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Development provides visitor bicycle parking which does not impede pedestrian movement.	
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (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; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	Not applicable Not applicable to Dwelling Houses.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Not applicable Not applicable to Dwelling Houses.



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</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.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Not applicable</p> <p>Not applicable to Dwelling Houses.</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> <p>(a) car wash;</p> <p>(b) child care centre;</p>	<p>Not applicable</p> <p>Not applicable to Dwelling Houses.</p>



20212636 – 40 Grays Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	(c) educational establishment where for a school; (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.



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

9.4.4 Filling and excavation code

9.4.4.1 Application

- (1) This code applies to assessing:
 - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

- (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

- (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
- (e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies with AO1.1 The proposed development would have a batter to the rear of the Dwelling House, which would not be visible from external to the site at the completion of the development and would have a height of 2 metres.
	AO1.2	Complies with AO1.2



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	The proposed batter would be capable of supporting mature vegetation.
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	Complies with AO1.3 The proposed batter would be located to the rear of the Dwelling House and would be screened from view.
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	Complies with AO1.4 Topsoil from the earthworks would be reused on site with no export of spoil.
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	Complies with AO1.5 The batter would be setback greater than 2.0 metres from any site boundary.
	AO1.6	Able to comply with AO1.6



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	The landscaping proposals do not form part of the application material; however the batter is able to be landscaped to protect against scour and erosion.
Visual Impact and Site Stability		
P02 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	Complies with AO2.1 The extent of earthworks would not exceed 500m ² .
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Complies with AO2.2 The proposed batter would not be within 2.0 metres of any boundary.
Flooding and drainage		
P03	AO3.1	Complies with AO3.1



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	The batter would be provided with a swale drain at the toe of the batter that would redirect stormwater away from the dwelling and allow for it to be dissipated across the site and not pond on adjacent land or the road reserves.
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	Complies with AO3.2 The batter would be provided with a swale drain at the toe of the batter that would redirect stormwater away from the dwelling and allow for it to be dissipated across the site and not pond on adjacent land or the road reserves
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Not applicable The site does not contain and is not located adjacent a water course or overland flow path.
	AO3.4	Able to comply with AO3.4



20212636 – 40 Grays Creek Terrace, Mowbray (Dwelling House)

Performance outcomes	Acceptable outcomes	Compliance
	Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	The filling and excavation would form part of the building application and assessed at that time against the relevant requirements.
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Complies with AO4 The proposed earthworks would not affect the water quality of any receiving waters and would be dissipated across the site.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies with AO5 There are not public utilities in the vicinity of the excavation area.



**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