

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Ronald and Louise Bleier
Contact name (only applicable for companies)	Patrick Clifton C/- GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20201457

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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 .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	41	Grays Creek Terrace	Mowbray
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	22	RP740339	Douglas Shire Council

2.2) 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

3) 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 the [DA Forms Guide](#)

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

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

Douglas Shire Council

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ 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:

- 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](#).

8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- ☐ 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date 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 (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|---|
| <input checked="" type="checkbox"/> New building or structure | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Secondary Dwelling

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

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g) New building use/classification? (if applicable)
Class 1a
h) 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 .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$TBC

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> 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 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 <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government				
Confirm proposed construction materials:				
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other	
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



GMA Certification
Group

*Leader's in
Building Certification Services*



PLANNING STATEMENT

For: Ronald & Louise Bleier
Development: Dwelling House (Secondary Dwelling)
At: 41 Grays Creek Terrace, Mowbray (Lot 22 RP740339)
Prepared by: GMA Certification Group
File Ref: 20201457
Revision: B

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1.0 Introduction

This report has been prepared on behalf of Ronald and Louise Bleier in support of a Development Application to Douglas Shire Council for the purpose of a Secondary Dwelling on land located 41 Grays Creek Terrace and described as Lot 22 on RP740339.

The application site is a single, irregular shaped rural residential allotment with an area of 12,130m² and frontage to Grays Creek Terrace of approximately 43 metres. The site has a slope that falls from the east to the west and to the south. To the south the site contains a watercourse that operates as a natural drainage path during rain events.

It is proposed to develop a Secondary Dwelling on the site. It would be a modest two bedroom dwelling with a gross floor area of 88m². The house would be established within an existing cleared area 22 metres to the rear of the existing dwelling. It would be setback 8.5 metres from the north eastern side boundary, which would be the nearest site boundary. Externally, the dwelling would be finished with a colorbond roof and weather boards.

The development is identified as self-assessable and does not require a planning application subject to the development satisfying the acceptable outcomes contained in the relevant codes; however, the development does not satisfy the requirements relating to maximum site coverage and maximum Gross floor Area. Consequently, a Code Assessable application for Building Works is required.

Consideration is required to be given to the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with. The proposed development is considered to be consistent with the Performance Outcomes 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:	41 Grays Creek Terrace, Mowbray
Real Property Description:	Lot 22 RP740339
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 12,130m ² Frontage: 43 metres
Registered Owner:	Ronald Steven Bleier & Louise Marion Bleier
Proposal:	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, in part; • Environment and Heritage – MSES Wildlife Habitat (endangered or vulnerable), MSES Regulated vegetation (Category B, R, Essential Habitat & Intersecting a Watercourse); and, • Safety and Resilience to Hazards – Potential Impact Buffer.
State Interests – SARA Mapping:	<ul style="list-style-type: none"> • Fish Habitat Areas – Queensland Waterways for waterway barrier works – Low; • Native Vegetation Clearing – Category B, R & X on the regulated vegetation management map, Category A or B area that is least concern regional ecosystem; and essential habitat.
Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Rural Living Area
Zone:	Rural Residential Zone
Overlays:	<ul style="list-style-type: none"> • Bushfire Hazard Overlay – Potential Impact Buffer;

- Landscape Values Overlay – High Landscape Value;
- Natural Areas Overlay – MSES Regulated Vegetation, Watercourse and Wildlife Habitat; and,
- Potential Landslide Hazard, in part.

3.0 Site and Locality

The application site is a single irregular shaped allotment located at 41 Grays Creek Terrace and described as Lot 22 on RP740339. The site contains an area of 1.213 hectares and has frontage to Grays Creek Terrace of 42.94 metres.

The site is currently improved by a single detached dwelling and outbuildings, which are located towards the Grays Creek Terrace frontage. The balance of the site contains mature vegetation and has a topography that slopes from the west to the east and from the frontage to the rear of the site. Grays Creek Terrace, at the site frontage, is a sealed and council maintained cul-de-sac. The rear of the site contains a portion of Grays Creek which is operates as an overland flow path.

The area containing the site is characterised by large single detached dwellings on larger allotments.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to develop a Secondary Dwelling on the site. The dwelling would be located 22 metres to the rear of the existing dwelling, setback 8.5 metres from the north eastern side boundary and setback 13 metres from the top of the high bank of the Grays Creek watercourse to the rear.

The dwelling would be constructed on poles with the ground floor used for the parking of vehicles. The first floor would contain two bedrooms, living/dining/kitchen area, and utility rooms. The Gross Floor Area of the dwelling would be 88m² with additional external verandahs of an additional 80m².

Externally the building would be finished with a colorbond roof and weatherboard walls.

Access to the dwelling would be provided from the existing access of Grays Creek Terrace.

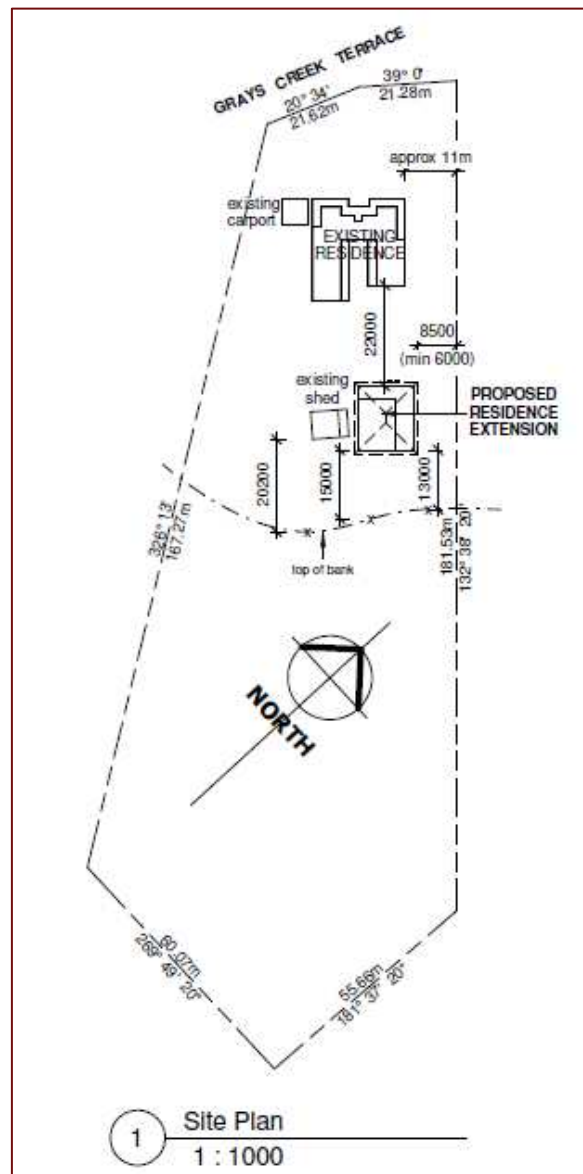


Figure 1: Extract of proposed site plan.

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

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

Development Feature	Proposal
Site Area:	12,130m ²
Frontage:	Approx. 43 metres
Height:	5.6 metres to the underside of the ceiling.
Gross Floor Area:	47.6m ²
Site Cover:	5% (including existing)
Setbacks:	Min 8.5 metres
Access:	As existing
Car Parking Spaces:	Two additional

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. 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 (Secondary Dwelling)	Table 5.6.k	Self Assessable

5.1.4 Statutory Considerations for Assessable Development

The Tables of Assessment identify the proposed development as Self-Assessable; however, the proposed development is not able to satisfy the Acceptable Outcomes relating to total footprint and the maximum Gross Floor Area for a Secondary Dwelling. Consequently, Code Assessment is required. In accordance with section 5.4(1) (c) (ii) of the Planning Scheme, the application is to be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with.

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

5.1.5 State Planning Policy

The application site has the following State Planning Policy designations/classifications:

- Economic Growth – Agricultural land classification, in part;
- Environment and Heritage – MSES Wildlife Habitat (endangered or vulnerable), MSES Regulated vegetation (Category B, R, Essential Habitat & Intersecting a Watercourse); and,
- Safety and Resilience to Hazards – Potential Impact Buffer.

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

5.1.6 Regional Plan

The application site is identified in the Rural residential 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 Environmental Management Zone and is affected by the following overlays:

- Bushfire Hazard Overlay – Potential Impact Buffer;
- Landscape Values Overlay – High Landscape Value;
- Natural Areas Overlay – MSES Regulated Vegetation, Watercourse and Wildlife Habitat; and,
- 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	Complies with relevant Acceptable Outcome except AO3.1. Consideration is required to be given to PO3. See below.
Bushfire Hazard Overlay Code	Applies	Complies with all relevant Acceptable Outcomes.
Landscape Values Overlay Code	Not applicable	Not identified as an Assessment Benchmark
Natural Areas Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Potential Landslide Hazard Overlay Code	Applies	Complies with all relevant Acceptable Outcomes.
Dwelling House Code	Applies	Complies with all applicable Acceptable Outcomes with the exception of AO1. Consideration is required to be given to PO1. See below.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Rural Residential Zone Code

Performance Outcome PO3 of the Rural Residential Zone Code states:

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 AO3.1 states:

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

The footprint of all buildings on the site would be 608m², which is in excess of the 500m² identified as an Acceptable Outcome and consideration of PO1 is required

The minimum site area for lots in the Rural Residential Zone is 4,000m². With a maximum footprint of 500m² this would result in a site coverage of 12.5%. The subject site has an area of 12,130m² and at a site coverage of 12.5 % results in a footprint of 1,516.25m². With a footprint of 608m² the proposed development would result in a site cover of 5%, which less than the 12.5% and is consistent with the intended built density of the rural residential zone and the character of the area.

The proposed development is considered to comply with Performance Outcome PO3 and, therefore, the Assessment Benchmark.

6.1.1.2 Dwelling House Code

Performance Outcome PO1 of the Dwelling House Code states:

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.*

The associated Acceptable Outcome AO1 State:

The secondary dwelling:

- (a) has a total gross floor area of not more than 80m², excluding a single carport or garage;*
- (b) is occupied by 1 or more members of the same household as the dwelling house.*

It is intended that the proposed Secondary Dwelling would be occupied by a member of the household; however it would have a Gross Floor Area of 88m². Whilst this is

greater than the 80m² identified as an Acceptable Outcome, the proposed secondary dwelling would be subordinate to the primary dwelling and would have a footprint of less than half the existing dwelling and would be established on a large rural residential lot. It would not have an adverse impact on adjoining properties and would be provided with an appropriate setback to the nearest side boundary.

It is considered that notwithstanding that the proposed secondary dwelling is greater in size than the identified acceptable outcome, it complies with the Performance Outcome.

7.0 Summary and Conclusion

This report has been prepared on behalf of Ronald and Louise Bleier in support of a Development Application to Douglas Shire Council for the purpose of a Secondary Dwelling on land located 41 Grays Creek Terrace and described as Lot 22 on RP740339.

The application site is a single, irregular shaped rural residential allotment with an area of 12,130m² and frontage to Grays Creek Terrace of approximately 43 metres. The site has a slope that falls from the east to the west and to the south. To the south the site contains Grays Creek that operates as a natural drainage path during rain events.

It is proposed to develop a Secondary Dwelling on the site. It would be a modest two bedroom dwelling with a gross floor area of 88m². The house would be established within an existing cleared area 22 metres to the rear of the existing dwelling. It would be setback 8.5 metres from the north eastern side boundary, which would be the nearest site boundary. Externally, the dwelling would be finished with a colorbond roof and weather boards.

The development is identified as self-assessable and does not require a planning application subject to the development satisfying the acceptable outcomes contained in the relevant codes; however, the development does not satisfy the requirements relating to maximum site coverage and maximum Gross floor Area. Consequently, a Code Assessable application for Building Works is required.

Consideration is required to be given to the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with. An assessment of the proposed development demonstrates that it is consistent with the Performance Outcomes associated with the Acceptable Outcomes that cannot be complied with. 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

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33714790

Search Date: 16/04/2020 14:16

Title Reference: 21234211

Date Created: 23/01/1984

Previous Title: 21145159

REGISTERED OWNER

Dealing No: 704770460 18/05/2001

RONALD STEVEN BLEIER

LOUISE MARION BLEIER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 22 REGISTERED PLAN 740339
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10568186 (POR 43)
2. LOCAL GOVERNMENT AGREEMENT No 704328335 25/09/2000 at 09:45
pursuant to Section 34(12G), Local Government Act 1936
restricts dealings over
LOT 20 ON RP738500 AND LOT 22 ON RP740339
IDENTIFYING T124606
PRODUCED 16 DEC 1983 RECORDED 16 JAN 1984
3. MORTGAGE No 704770467 18/05/2001 at 14:54
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
4. MORTGAGE No 713531130 22/10/2010 at 11:33
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ GLOBALX TERRAIN

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

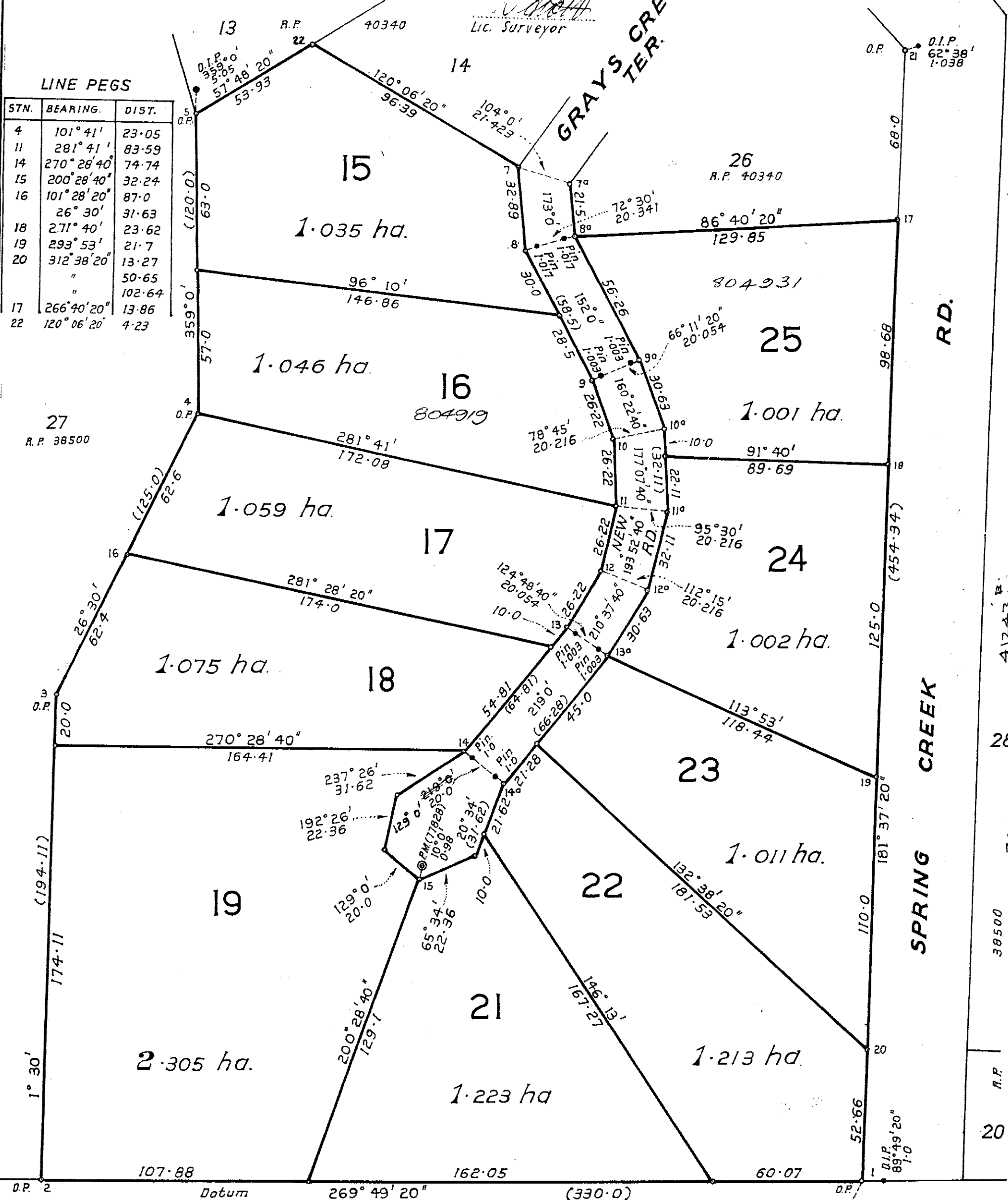
Area of New Road :- 6807 m²

Amendments in red by
me on 9/1/1984

Lic. Surveyor

LINE PEGS

STN.	BEARING.	DIST.
4	101° 41'	23.05
11	281° 41'	83.59
14	270° 28' 40"	74.74
15	200° 28' 40"	32.24
16	101° 28' 20"	87.0
	26° 30'	31.63
18	271° 40'	23.62
19	293° 53'	21.7
20	312° 38' 20"	13.27
	"	50.65
	"	102.64
17	266° 40' 20"	13.86
22	120° 06' 20"	4.23



REFERENCE MARK CONNECTIONS ARE
FROM THE CORNER TO THE MARK

NO. FIELD NOTES LODGED

ORIGINAL GRANT
60676

PLAN OF

Lots 15-19 & 21-25

Cancelling ~~Balance~~ of Lot 30 on R.P. 38500

ORIG. PORTION... 43

TOWN

PARISH MOWBRAY

COUNTY Solander

MAP REF.

PM

PROCLAIMED
SURVEY AREA

SURVEYED BY
CHARLES O'NEILL PTY. LTD
..5.../..12.../..83..

MERIDIAN
R.P. 38500



SCALE
1:1500

REGISTERED PLAN 740339

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

357 MOR CISP

No. 772650

CERTIFICATE
Charles O'Neill Pty. Ltd.
 hereby certify that the company has surveyed the land
 comprised in this plan by Peter Joseph Sedgwick, Surveying
Technician, for whose work the company accepts
responsibility.
 that the plan is accurate, that the said survey was performed in accordance with
 the "Surveyors Act 1977" and the "Surveyors Regulation 1978" and that the
 said survey was completed on 5.12.83

Date 7.12.83

[Signature]
 Director of
 Lic. Survey Director

Council of the Shire of Douglas certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to
 1983 and all By-Laws have been complied with and approves this Plan of Subdivision
 subject to the registration of an application to
 register an agreement in accordance with Section 34(12G)
 of the Local Government Act 1936 - 1983 and subject
 to Lot 22; and Lot 20 on R.P. 38500 being held in the
 same ownership. Dated this 14th day of December 19 83

[Signature] Mayor of
 Chairman
[Signature] Town of
 Shire Clerk

I, We JOHN HERBERT MORRIS, MANLY, BARBARA
JUDD MORRIS
 (Names in full)
 as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown
 hereon to public use.

Signature of
 Proprietor / s

*Plan 38500 precedes.
 A memo has been sent to Surveyors.
 to sign the plan.
 The plan is correct and to be entered in the new road
 register.*

Calc. Bk. No. 146/122
 Examined 12/1/84
 Passed 12/1/84
 Charted / /
 Map Ref. P.M.
 18 JAN 1984
 24 P

Particulars entered in
 Register Book
 Vol. N1145 Folio 159
 at 3:53 pm
 18 JAN 1984
 DEP. REGISTRAR OF TITLES
 (NORTHERN DISTRICT)

FOR TITLES OFFICE USE ONLY

Previous Title
C.T. Vol. N. 1145 159 (P.C.) Lot 20 R.P. 38500.
For authority to amend Plan see Ltr. 84/216
Mtgees consent to new road obtained
Lot 25 cancelled see now Plan 804931
Lot 16 New C.T. Ref. 804919

(Am) Sub.	Vol.	Fol.
15	N1239	205
16	-	206
17	-	207
18	-	208
19	-	209
20	-	210
21	-	211
22	-	212
23	-	213
24	-	214
25	-	215

NEW TITLES
 Vol. 1145 Fol. 159

36381

Lodged by

WITHDRAWN
 AND
 TOWNVILLE RE-ENTERED
 (Sec. 113 (1) (a) & (2) (a))

Received
 Registrar of Titles
~~T121297~~
 T124603

Fees Payable	
Postal fee and Postage	86
Lodgt. Exam. & Ass.	9
Entd. on Docs.	210
New Title	9
Entd. on Deeds	6
Photo Fee	\$220
Total	
Short Fees Paid	

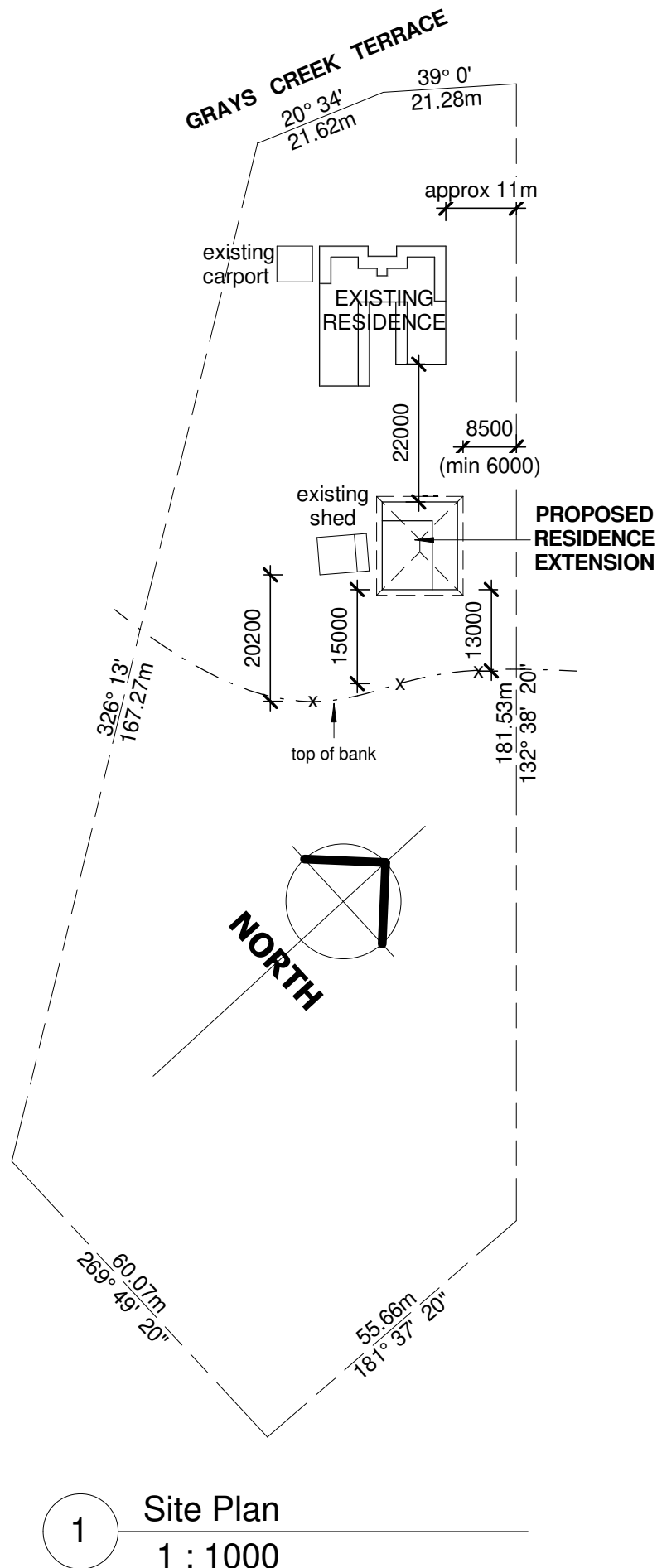
Matthew Consent lodged by
 A.M. 2 on 22/10/83

Receipt No. **24658**

TITLES RECEIVED

Appendix 2.

PROPOSAL PLANS



Sheet List	
Sheet Number	Sheet Name
1 of 4	Site Plan, Sheet List, Notes
2 of 4	Floor Plans
3 of 4	Elevations - Sheet 1
4 of 4	Elevations - Sheet 2

BUILDING FOOTPRINT AREAS

EXISTING
residence - 361m²
carport - 32m²
shed - 47m²
TOTAL - 440m²

PROPOSED
extension - 168m²

NEW TOTAL AREA - 608m²

GENERAL

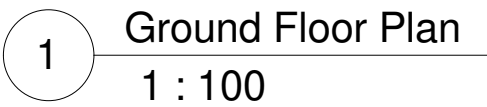
All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must to be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

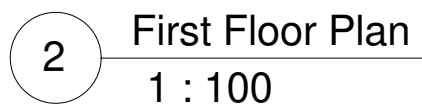
WASHERS

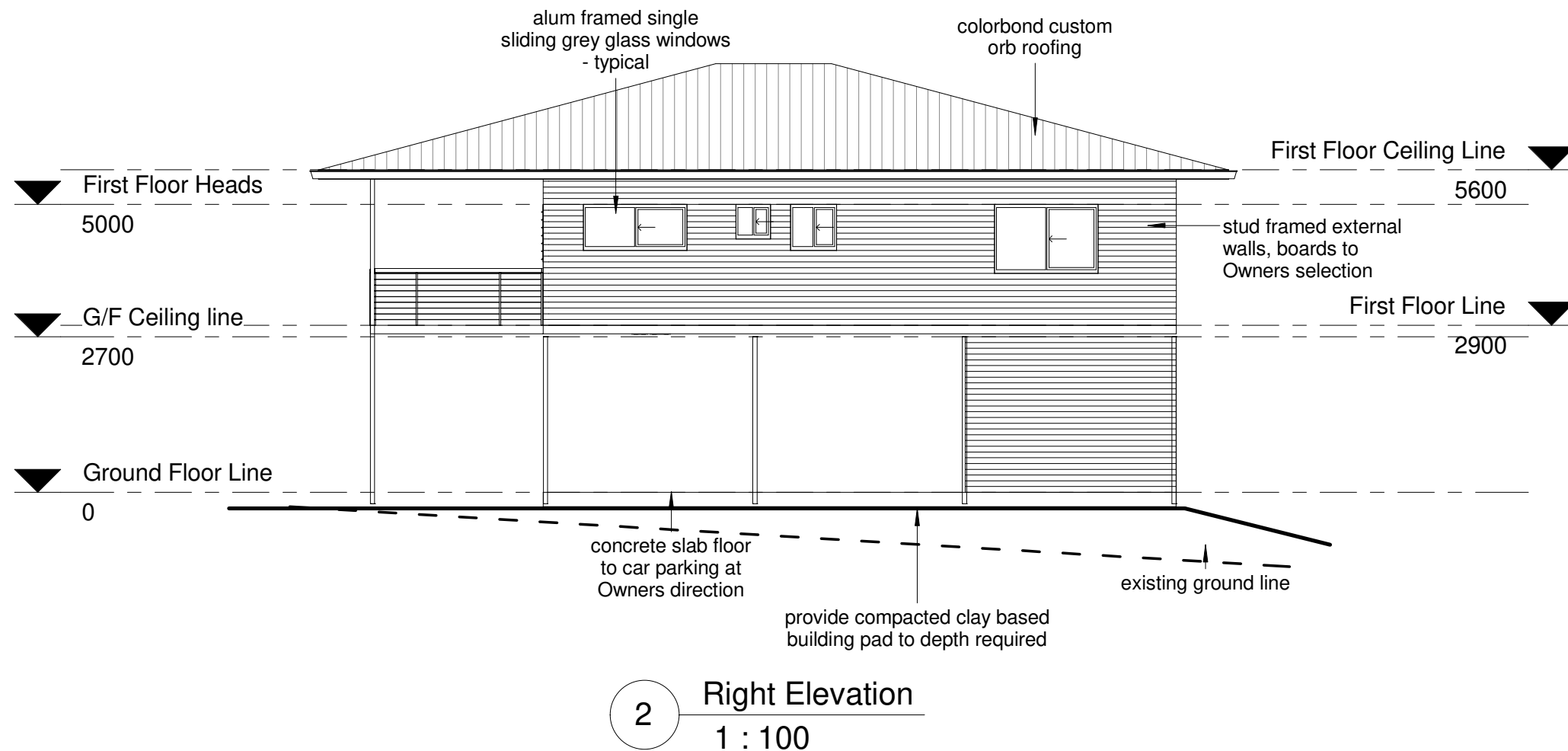
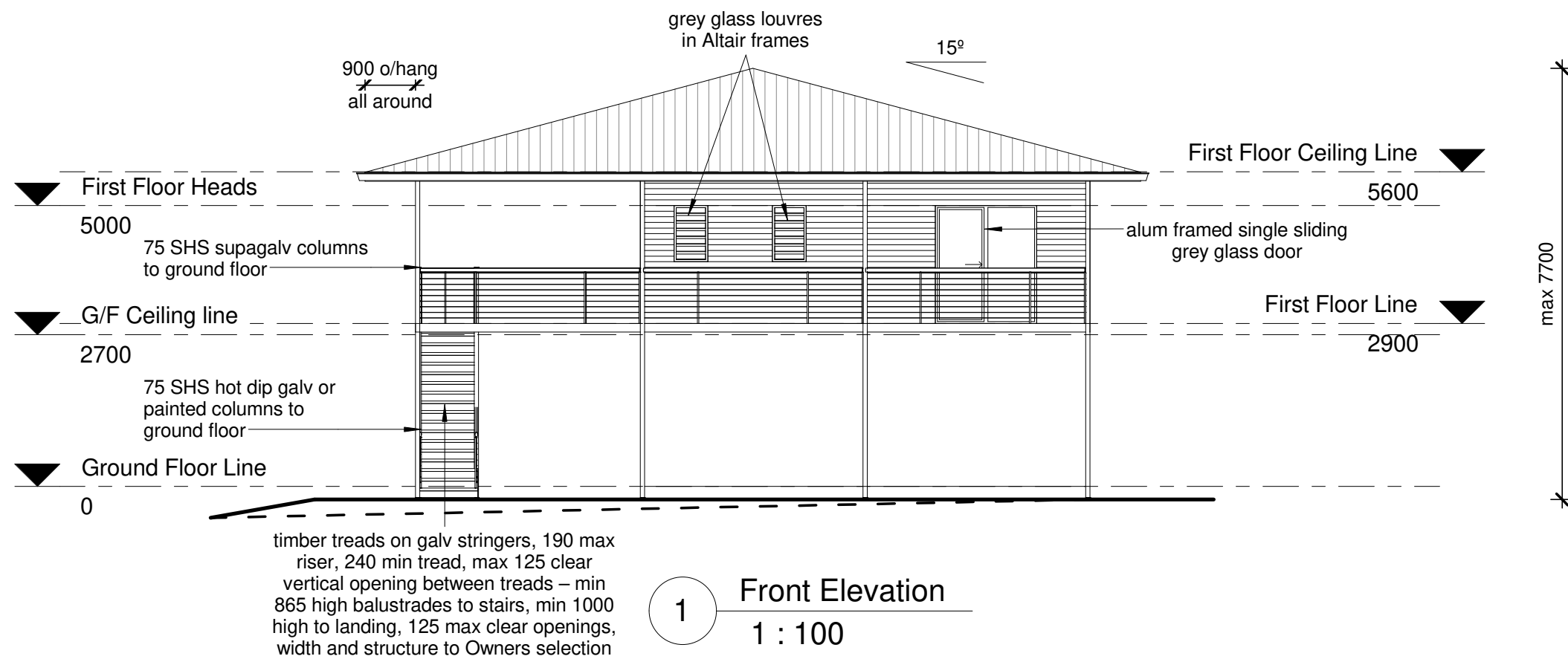
Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
M10 - 38 x 38 x2.0
M12 - 50 x 50 x 3.0
M16 - 65 x 65 x 5.0
At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

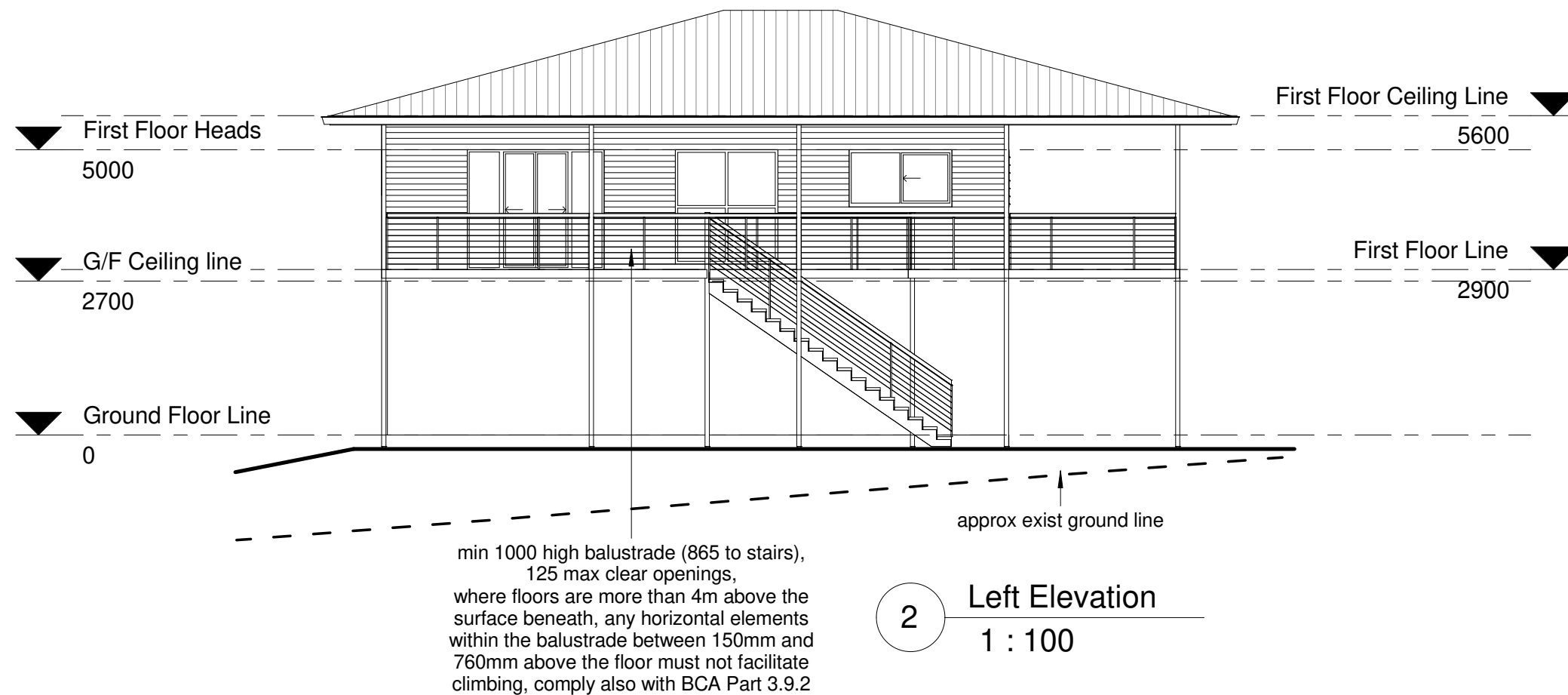
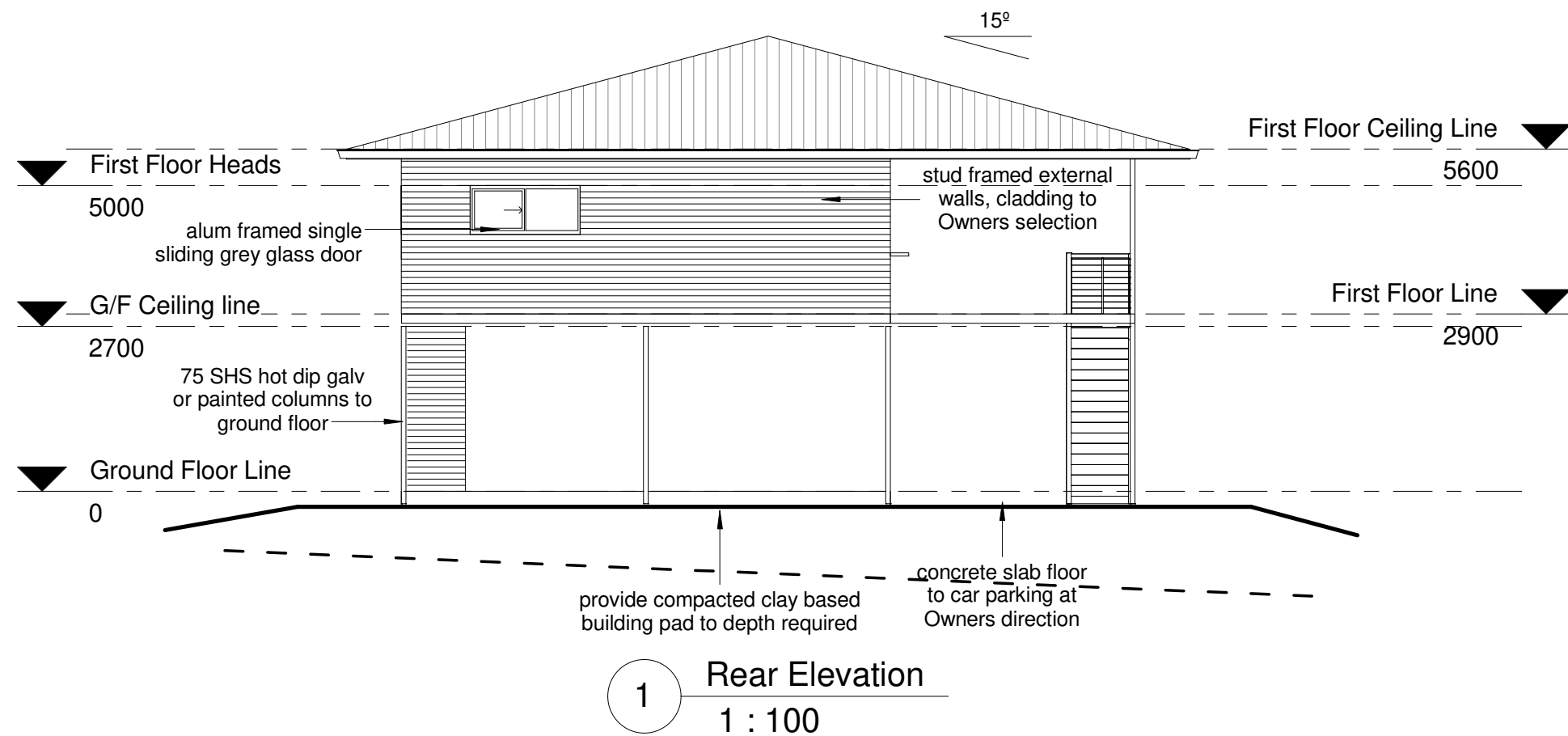


WINDOW and DOOR LEGEND

NOTE: all windows and doors are colour coated aluminium framed uno, fitted with grey glass and flymesh







Appendix 3.

PLANNING BENCHMARK ASSESSMENT



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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:



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- (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 proposed Secondary Dwelling would have a height of less than 8.5 metres.



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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 AO2</p> <p>The proposed Secondary Dwelling would be setback a minimum of 6 metres from side and rear boundaries and would be setback more than 20 metres from the front boundary.</p>
<p>PO3</p> <p>Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO3.1</p> <p>The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m².</p>	<p>Complies with PO3</p> <p>The footprint of all buildings on the site would be 608m².</p> <p>The minimum site area for lots in the Rural Residential Zone is 4,000m². With a maximum footprint of 500m² this would result in a site coverage of 12.5%.</p>



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Performance outcomes	Acceptable outcomes	Compliance
		<p>The subject site has an area of 12,130m² and at a site coverage of 12.5 % results in a footprint of 1,516.25m².</p> <p>With a footprint of 608m² the proposed development would result in a site cover of 5%, which is consistent with the intended built density of the rural residential zone and the character of the area.</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>Complies with AO3.2</p> <p>The outbuildings on the site comprise 79m², which equates to 15.8% of the 500m² footprint.</p>
<p>PO4</p> <p>Buildings/structures are designed to maintain the rural residential character of the area.</p>	<p>AO4</p> <p>White and shining metallic finishes are avoided on external surfaces of buildings.</p>	<p>Able to comply with AO4</p> <p>The external materials are yet to be determined. To ensure compliance, Council are invited to attach a condition to any approval granted.</p>
For assessable development		



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Performance outcomes	Acceptable outcomes	Compliance
PO5 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.	AO5 Uses identified in Table 0.a are not established in the Rural residential zone.	Not Applicable The proposed development is not identified as Assessable Development in the Tables of Assessment.
PO6 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO5 No acceptable outcomes are prescribed.	Not Applicable The proposed development is not identified as Assessable Development in the Tables of Assessment.
PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds. Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	AO7 No acceptable outcomes are prescribed.	Not Applicable The proposed development is not identified as Assessable Development in the Tables of Assessment.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>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.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development is not identified as Assessable Development in the Tables of Assessment.</p>
<p>PO9</p> <p>New lots contain a minimum area of 4000m², incorporating:</p> <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. <p>Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.</p>	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable</p> <p>The proposed development is not identified as Assessable Development in the Tables of Assessment.</p>



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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 proposed development is not identified as Assessable Development in the Tables of Assessment.
PO11 New lots contain a 40 metre x 50 metre rectangle	AO11 No acceptable outcomes are prescribed.	Not Applicable The proposed development is not identified as Assessable Development in the Tables of Assessment.

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 	<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 	<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



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<ul style="list-style-type: none"> • Cemetery • Community care centre • 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"> • Marine industry • Market • 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"> • Rooming accommodation • Rural industry • 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
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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.



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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;



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- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (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.



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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		
<p>PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1 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</p>	<p>Not applicable The proposed development does not involve a vulnerable use.</p>



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



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Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>		
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p>Not applicable</p> <p>The proposal does not involve a reconfiguration</p>



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



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p>AO5.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p>Not applicable</p> <p>The proposal does not involve a reconfiguration</p>
<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</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed)</p>	<p>Not applicable</p> <p>The proposal does not involve a reconfiguration</p>



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



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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>P07</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>A07</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%; 	<p>Not applicable</p> <p>The proposal does not involve a reconfiguration</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (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. 	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO8 The lot layout: <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; 	Not applicable The proposal does not involve a reconfiguration



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p> <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</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and</p>	<p>Not applicable</p> <p>The proposal does not involve a reconfiguration</p>



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Performance outcomes	Acceptable outcomes	Compliance
potential bushfire hazard.	telecommunications are placed underground.	
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>(e) 10kW/m² where involving a vulnerable use; or</p> <p>(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>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, 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</p>	<p>Not applicable</p> <p>The proposal does not involve a Material Change of Use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	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>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. 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>AO11</p> <p>Development sites 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 	<p>Not applicable</p> <p>The proposal does not involve a Material Change of Use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
All development		
PO12	AO12	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	<p>Private driveways:</p> <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 (f) serve no more than 3 dwellings or buildings. 	The proposal would use existing access that has previously been accepted by Council and no new access is proposed.
<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: 	<p>Able to comply with AO13</p> <p>Sufficient space is provided on site to accommodate the required water tank. It is requested that Council attach a condition to any approval granted to secure compliance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(i) 10,000l for residential buildings</p> <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> <p>(ii) 45,000l for industrial buildings; and</p> <p>(iii) 20,000l for other buildings;</p> <p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access 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>	
PO14 Landscaping does not increase the potential	AO14 Landscaping uses species that are less likely to	Not applicable No landscaping is proposed as part of this



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Performance outcomes	Acceptable outcomes	Compliance
bushfire risk.	exacerbate a bushfire event and does not increase fuel loads within separation areas.	application.
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Not applicable No bushfire risk mitigation treatments are proposed.



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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.



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

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;
 - (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;



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- (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;
 - (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.

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	AO1.1	Complies with AO1.1



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Performance outcomes	Acceptable outcomes	Compliance
Development protects matters of environmental significance.	<p>Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2</p> <p>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.</p> <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</p>	<p>The proposed Dwelling would be located in an existing cleared area and would not require the removal of any further native vegetation or disturbance of areas of significance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (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; 	Complies with AO2 The Dwelling would be located within an existing cleared area and would not require the removal of any further native vegetation or further disturbance of areas of significance.



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Performance outcomes	Acceptable outcomes	Compliance
	(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: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of	Not applicable The site is not located adjacent a wetland.



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Performance outcomes	Acceptable outcomes	Compliance
	which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	
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 is not located adjacent a wetland.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.	Not applicable The site is not located adjacent a wetland.
PO5 Development avoids the introduction of non-native pest species (plant or animal) that pose a	AO5.1 Development avoids the introduction of non-native pest species.	Able to comply with AO5.1 No landscaping is proposed as part of the application; however, council are invited to attach a



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Performance outcomes	Acceptable outcomes	Compliance
risk to ecological integrity.		condition to any approval granted to ensure long term compliance, if necessary.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Able to comply with AO5.2 No landscaping is proposed as part of this application; however, Council are invited to attach a condition to any approval granted, if necessary.
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. and	Complies with AO6.1 The Dwelling would be located within an existing cleared area and no further clearing of native vegetation would be required to facilitate the development.



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Performance outcomes	Acceptable outcomes	Compliance
	AO6.2 Development within an ecological corridor rehabilitates native vegetation. and	Complies with AO6.2 The Dwelling would be located within an existing cleared area and no further clearing of native vegetation would be required to facilitate the development.
	AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Complies with AO6.3 The Dwelling would be located within an existing cleared area and no further clearing of native would be required to facilitate the development.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	Complies with AO7.1 The proposed development would be separated from existing significant vegetation There would be no opportunity for additional overshadowing of existing vegetation as a result of the development.



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Performance outcomes	Acceptable outcomes	Compliance
	AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies with AO7.2 The proposed dwelling would be setback more than 10 metres from existing riparian vegetation and the watercourse within the south of the site.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality;	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; or	Not applicable The site is within a non-urban area.



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Performance outcomes	Acceptable outcomes	Compliance
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within 8.2.7.3.b	Not applicable The site is within a non-urban area.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes;	AO9 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.	Complies with AO9 The proposed dwelling would be setback 13 metres from the top of high bank of the watercourse to the rear.



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Performance outcomes	Acceptable outcomes	Compliance
(d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.		

8.2.7.3.a — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.



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8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

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

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



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8.2.9.2 Purpose

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

8.2.9.3 Criteria for assessment

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



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



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



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Performance outcomes	Acceptable outcomes	Compliance
	its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.	
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.	AO2 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 property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot. 	Not applicable No retaining structures are proposed.
Additional requirements for Community infrastructure		



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Performance outcomes	Acceptable outcomes	Compliance
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	AO3 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. 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.	Not applicable No community infrastructure is proposed.



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9.3.8 Dwelling house code

9.3.8.1 Application

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

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

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

9.3.8.2 Purpose

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



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- (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: <ul style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriately sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1 The secondary dwelling: <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	Complies with PO1 The proposed Secondary Dwelling has a Gross Floor area of 88m ² . Whilst this is greater than the 80m ² identified as an Acceptable Outcome, the proposed secondary dwelling would be subordinate to the primary dwelling and would have a footprint of less than half the existing dwelling and would be established on a large rural residential lot. It would not have an adverse impact on adjoining properties and would be



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Performance outcomes	Acceptable outcomes	Compliance
		<p>provided with an appropriate setback to the nearest side boundary.</p> <p>It is considered that notwithstanding that the proposed secondary dwelling is greater in size than the identified acceptable outcome, it complies with the Performance Outcome.</p>
<p>PO2</p> <p>Resident's vehicles are accommodated on- site.</p>	<p>AO2</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	<p>Complies with AO2</p> <p>The proposed Secondary Dwelling would provide an additional two undercover car parking spaces.</p>
<p>PO3</p> <p>Development is of a bulk and scale that:</p>	<p>AO3</p>	<p>Complies with AO3</p> <p>Refer to the assessment against the Zone code.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(d) ensures that garages do not dominate the appearance of the street.</p>	<p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	

Appendix 4.

EFFLUENT DISPOSAL REPORT



Site Classification

And

Wastewater Management System

For

Louise Bleier

At

47 Grays Creek Terrace

Mowbray

INTRODUCTION:

Earth Test has been engaged by Louise Bleier to assess, design and report on Site Classification and a Domestic Wastewater Management System at 47 Grays Creek Terrace, Mowbray.

Real Property Description:-

Lot 22, on RP 740339

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in April 2020.

SITE FACTORS:

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

The Lot has an area of 12130 square metres, the proposed area is a clearing in the rainforest.

The water supply to the site is from a bore at the front of the lot.

There is extensive rock outcrop at the site. An intermittent watercourse flows at the rear of the property.

Four Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP4 and eight boreholes BH1 through BH8 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole 6.



Borehole being sampled at 47 Grays Creek Terrace, Mowbray



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Louise Bleier.		DATE SAMPLED: 21/04/2020
PROJECT: 47 Grays Creek Terrace, Mowbray.		Sampled by: G. Negri
REPORT DATE: 25/04/2020		Disturbed sample 0.6- 0.9m.
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2 0.2	Brown Clay-Silt with Gravel Rock	Watertable not encountered
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3 0.3	Brown Clay-Silt with Gravel Rock	Watertable not encountered
BOREHOLE No: BH3		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2 0.2	Brown Clay-Silt with Gravel Rock	Watertable not encountered
BOREHOLE No: BH4		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2 0.2	Brown Clay-Silt with Gravel Rock	Watertable not encountered



BOREHOLE LOG

CLIENT: Louise Bleier.		DATE SAMPLED: 21/04/2020
PROJECT: 47 Grays Creek Terrace, Mowbray.		Sampled by: G. Negri
REPORT DATE: 25/04/2020		
BOREHOLE No: BH5		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3 0.3	Brown Clay-Silt with Gravel Rock	Watertable not encountered
BOREHOLE No: BH6		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2 0.2-0.6 0.6	Brown Clay-Silt with Gravel Grey-Brown Clay-Silt with Gravel Rock	Watertable not encountered Disturbed sample 0.4- 0.6m.
BOREHOLE No: BH7		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.5 0.5-0.7 0.7	Brown Clay-Silt Grey-Brown Clay-Silt with Gravel Rock	Watertable not encountered
BOREHOLE No: BH8		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.7 0.7	Brown Clay-Silt with Gravel Rock	Watertable not encountered



ATTERBERG LIMITS TEST REPORT

CLIENT: Louise Bleier

SAMPLE No: SI 182-20

PROJECT: 47 Grays Creek Terrace, Mowbray

DATE SAMPLED: 21/04/2020

SAMPLE DETAILS: BH6 0.4-0.6m

Sampled by: G. Negri

REPORT DATE: 25/04/2020

Tested By: P. Weigand

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	35%
Plastic Limit: AS 1289.3.2.1	27%
Plasticity Index: AS 1289.3.3.1	8%
Linear Shrinkage: AS 1289.3.4.1	5.5%
Length Of Mould:	250.1mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	7.3%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Louise Bleier

SAMPLE No: SI 182-20

PROJECT: 47 Grays Creek Terrace, Mowbray.

DATE SAMPLED: 21/04/2020

SAMPLE DETAILS: Sites "DCP1 through DCP4" as per site plan.

Tested By: G. Negri

REPORT DATE: 25/04/2020

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3	Site: DCP4
	No Blows	No Blows	No Blows	No Blows
0.0 – 0.1	8	9	9+	5
0.1 – 0.2	6	5+	Rock	6+
0.2 – 0.3	5+	Rock		Rock
0.3 – 0.4	Rock			
0.4 – 0.5				
0.5 – 0.6				
0.6 – 0.7				
0.7 – 0.8				
0.8 – 0.9				
0.9 – 1.0				
1.0 – 1.1				
1.1 – 1.2				
1.2 – 1.3				
1.3 – 1.4				
1.4 – 1.5				
1.5 – 1.6				
1.6 – 1.7				
1.7 – 1.8				
1.8 – 1.9				
1.9 – 2.0				



SITE CLASSIFICATION

47 Grays Creek Terrace, Mowbray.

Extensive rock outcrops where noted at the site, this then made DCP testing to adequate depth unachievable.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 0.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20\text{mm}$ range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"S"**.

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

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

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

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

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

47 Grays Creek Terrace, Mowbray.

The site and soil evaluation carried out on 21/04/2020 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	4 degrees
Shape	Linear-Planar
Aspect	East
Exposure	Moderate – Some shade from trees.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Extensive
Vegetation	Grass clearing in rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not encountered during investigation.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Dry
Other site specific factors	Depth of soil

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Clay-Loam
Structure	Weak
Coarse Fragments	30%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.08-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into an “Advanced Enviro-Septic” bed is considered suitable for this site.

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

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

SYSTEM SIZING FACTORS.

A population equivalent of three (3) persons has been chosen for the proposed two bedroom granny flat. The population equivalent was agreed upon with the owner onsite.

The residence is connected to a bore water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system. They shall include:-

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

Note: - Garbage grinders are not permitted.

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

The daily flow for the dwelling (3 persons @ 150 L/person/day) will be 450 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 450 / (20 \times 2.35) \\ &= 9.6\text{m.} \end{aligned}$$

Use one 9.6m long by 2.35m wide Advanced Enviro-Septic bed.

See site plan and detail cross-section.

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

The depth of the system is to be confirmed on the day of installation by the plumber with an excavator. The system shall comply with the QLD plumbing and wastewater code setback regulations attached with this report.

SYSTEM SAND

All configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media will pass requirements please contact Earth Test for further advice.

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

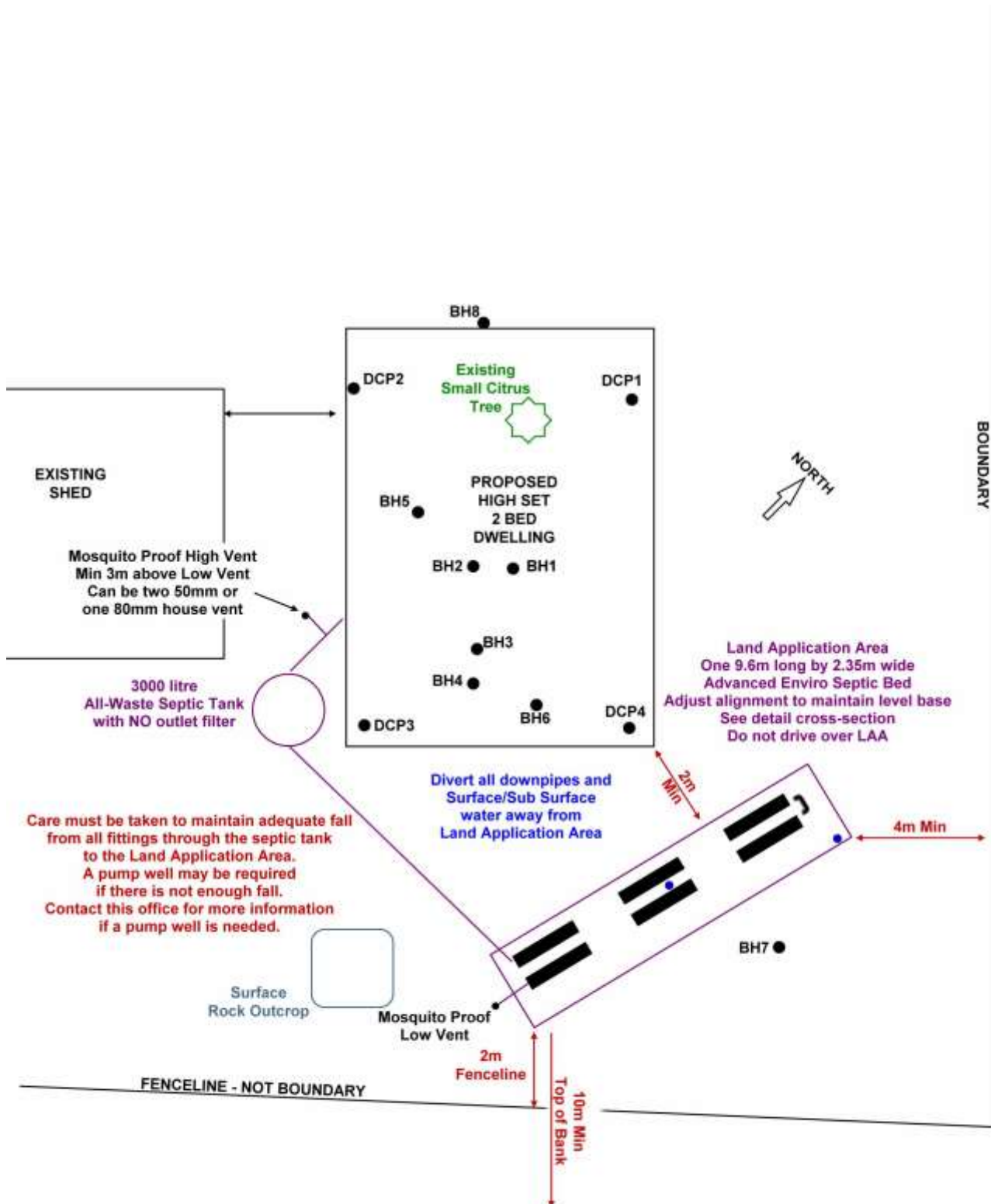
Operation and Maintenance

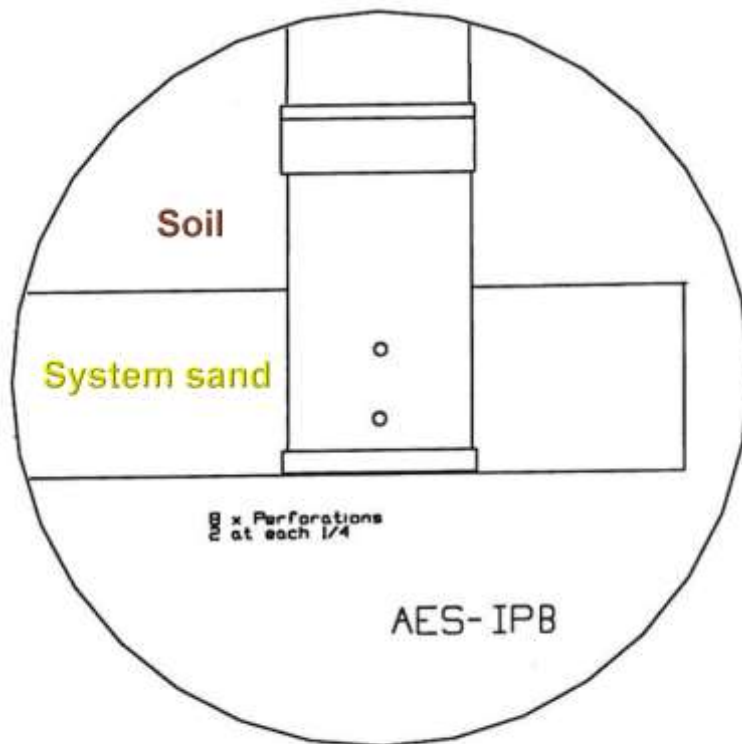
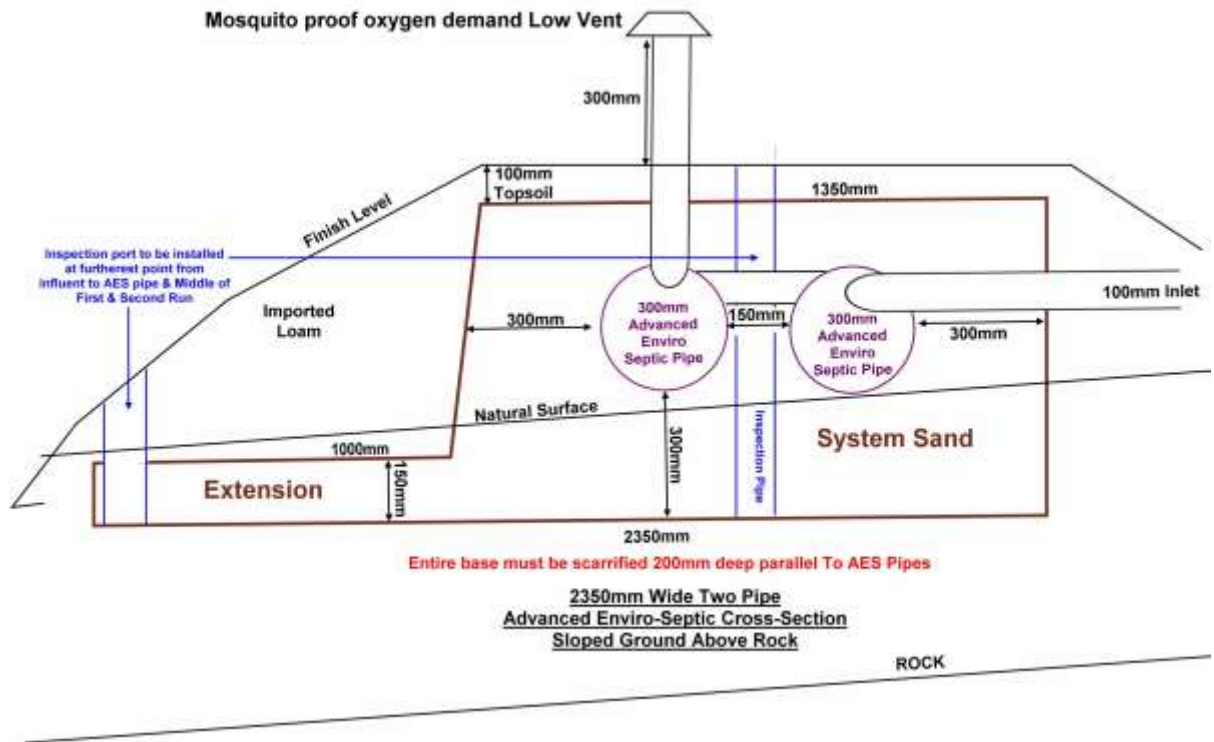
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

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

Gavin Negri
Earth Test

SITE PLAN
47 Grays Creek Terrace, Mowbray.
NOT TO SCALE





AES Inspection point detail

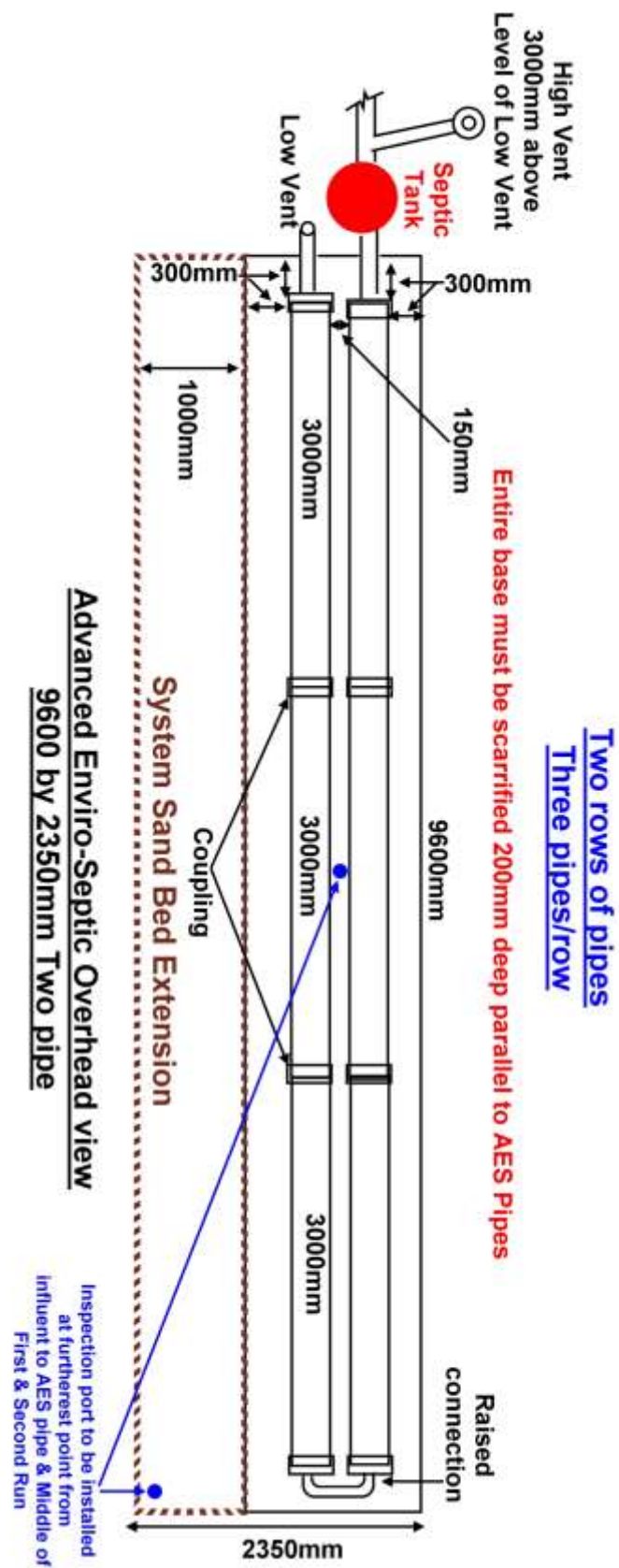


Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ①		
	Advanced Secondary	Secondary	Primary②
For onsite – see Table 2.1 in AS 1546.3			
For greywater – see Table 2.1 in AS 1546.4	Level 1 and Level 2	Level 3	Untreated
Top of bank of permanent water course	10	30	50
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)	0.3	0.6	1.2

① Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

② Note: Primary effluent typically has a (BOD⁵) (Biochemical Oxygen Demand) of between 120 -240 mg/L and Total Suspended Solids of between 65 -180 mg/L.

Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance①		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

① Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

"Always the BEST Option" until site and soil conditions rule it out.

Site Address	47 Grays Creek Terrace, Mowbray	State	QLD	Post Code	4877
Client Name	Louise Bleier				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (see ORCC)	15092731
Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	27/4/20


This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES	
meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> <i>This design is for an ADVANCED SECONDARY system</i>	
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents a septic tank outlet filter is NOT RECOMMENDED	
Number of person	3		
Daily Design Flow Allowance Litre/Person/Day	150		
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters	
ce Soil Category as established by site and soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547	
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.	
Bore log depth below system Basal area	300	>> Min depth below basal area is 600 mm to establish water table or re	
Enter System footprint Slope in % for standard AES systems to calculat	7	>> Consideration required for Sloping sites. Ref AS1547. refer comm	
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system	
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES			

COMMENTS :- "The outcome must be important to everyone."

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	450	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	7.5	lm	Lth m : (L)	9.6	9.6
Number of FULL AES Pipe lengths per row	3	lths	Width m:(W)	1.35	1.00
Total Capacity of AES System pipe in Litres	1272	ltr.	Sand Depth :	0.75	0.15
			Area m2	13.0	9.6
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$		Length	Width	Minimum AES foot print required .	
for this Basic Serial design is		9.6	x 2.35	=	22.6 m2 total

AES System Bill of Materials.			Chankar Environmental Use Only	
AES-PIPE	AES 3 mtr Lths required	6	lths	 <div>Digitally signed by Steve Dennis DN: cn=Steve Dennis, o=Chandar Enviromental, ou=Resign Review, email=designreview @enviro- septic.com.au, c=AU Date: 2020.04.27 08:27:45 +10'00'</div> <div>Designreview@enviro-septic.com.au</div>
AESC	AESC Couplings required	4	ea	
AESO	AESO Offset adaptors	4	ea	
AESODV	AES Oxgen demand vent	1	ea	
AES-IPB	AES 100mm Inspection point base	2	ea	
AES Equ	AES Speed Flow Equaliser		ea	
TOTAL SYSTEM SAND REQUIRED (Guide Only)		13	m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				

> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.

> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.



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