

# Change application form

**Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.**

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an 'other' change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

*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) | Alfred Partridge     |
| Contact name (only applicable for companies)        | Alfred Partridge     |
| Postal address (P.O. Box or street address)         | P Box 1099           |
| Suburb  | PORT DOUGLAS         |
| State   | QLD                  |
| Postcode  | 4877                 |
| Country   | Australia            |
| Contact number                                      |                      |
| Email address (non-mandatory)                       | ampmail456@yahoo.com |
| Mobile number (non-mandatory)                       | 0456 596 405         |
| Fax number (non-mandatory)                          |                      |
| Applicant's reference number(s) (if applicable)     |                      |

| 2) Owner's consent - Is written consent of the owner required for this change application?<br><i>Note: section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.</i> |  |
|--|--|
| <input type="checkbox"/>   | Yes – the written consent of the owner(s) is attached to this change application |
| <input checked="" type="checkbox"/>  | No   |

## PART 2 – LOCATION DETAILS

| 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)   |          |            |                                    |                          |
|---|----------|------------|------------------------------------|--------------------------|
| 3.1) Street address and lot on plan   |          |            |                                    |                          |
| <input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>  |          |            |                                    |                          |
| <input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed). |          |            |                                    |                          |
| a)  | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|   |          | 8          | Anchor Ct                          | KILLALOE                 |
|   | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|   | 4877     | 2          | RP 843599                          | Douglas Shire Council    |
| b)  | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|   |          |            |                                    |                          |
|   | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|   |          |            |                                    |                          |

**3.2) Coordinates of premises** (*appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay*)  
**Note:** Place each set of coordinates in a separate

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

| Longitude(s) | Latitude(s) | Zone Ref  | Datum  | Local Government Area(s) (if applicable) |
|--------------|-------------|---|--|--|
|              |             | <input type="checkbox"/> 54<br><input type="checkbox"/> 55<br><input type="checkbox"/> 56 | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: <input type="text"/> |  |

**3.3) Additional premises**

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

## PART 3 – RESPONSIBLE ENTITY DETAILS

**4) Identify the responsible entity that will be assessing this change application**

**Note:** see section 78(3) of the Planning Act 2016

Douglas Shire Council

## PART 4 – CHANGE DETAILS

**5) Provide details of the existing development approval subject to this change application**

| Approval type   | Reference number | Date issued     | Assessment manager/approval entity |
|---|------------------|-----------------|------------------------------------|
| <input checked="" type="checkbox"/> Development permit<br><input type="checkbox"/> Preliminary approval | 20203094         | 12 October 2020 | GMA Certification Group            |
| <input type="checkbox"/> Development permit<br><input type="checkbox"/> Preliminary approval            |                  |                 |                                    |

**6) Type of change proposed**

**6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):**

Addition of roof extension to garage (approved under BW 2020\_3702/1 on 1 October 2020)

**6.2) What type of change does this application propose?**

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

| 7) Are there any affected entities for this change application  |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> No – proceed to Part 7<br><input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7<br><b>Note:</b> section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016. |  |  |
| Affected entity   | Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application) | Date notice given (where no pre-request response provided) |
|   | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application  |  |
|   | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application  |  |
|   | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application  |  |

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

**Note:** to complete this part it will be necessary for you to complete parts of DA Form 1 and in some instances parts of DA Form 2, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>

| 8) Location details - Are there any additional premises included in this change application that were not part of the original development approval? |
|--|
| <input type="checkbox"/> No<br><input type="checkbox"/> Yes  |

| 9) Development details  |
|---|
| 9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?  |
| <input type="checkbox"/> No<br><input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 as these sections relate to the new or changed aspects of development are provided with this application. |
| 9.2) Does the change application involve building work?   |
| <input type="checkbox"/> No<br><input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 as it relates to the change application is provided with this application   |

| 10) Referral details – Does the change application require referral for any referral requirements?   |
|--|
| <b>Note:</b> The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.   |
| <input type="checkbox"/> No<br><input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the <a href="#">Referral checklist for building work</a> is also completed. |

### 11) Information request under Part 3 of the DA Rules

- ☐ I agree to receive an information request if determined necessary for this change application
- ☐ I do not agree to accept an information request for this change application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

### 12) Further details

- ☐ Part 7 of DA Form 1 is completed as if the change application was a development application and is provided with this application.

## PART 7 – CHECKLIST AND APPLICANT DECLARATION

### 13) Change application checklist

I have identified the: ☒ Yes

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for an 'other' change all relevant referral requirement(s) in 10)

**Note:** See the *Planning Regulation 2017* for referral requirements

For an 'other' change application, the relevant sections of [DA Form 1 - Development application details](#) have been completed and is attached to this application ☐ Yes  
☒ Not applicable

For an 'other' change application, where building work is associated with the change application, the relevant sections of [DA Form 2 - Building work details](#) have been completed and is attached to this application ☐ Yes  
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

**Note:** This includes any templates provided under 23.6 and 23.7 of DA Form 1 that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

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

### 14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

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

**Privacy** – personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

## PART 8 – FOR OFFICE USE ONLY

Date received:

Reference number(s):

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**Port Douglas**

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Unit 5 "Craiglie Business Centre" Owen Street, Port Douglas, QLD, 4877

P.O. Box 2760, Nerang Qld 4211



17 July 2024

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

Dear Sir/Madam,

**Re: Minor Change Application  
8 Anchor Court, Killaloe | Lot 2 on RP843599**

GMA Certification Group was engaged to certify the construction of a 10a Garage (outbuilding) at the abovementioned allotment as illustrated on the attached plans approved by Council on BW 2020\_3702/1, issued on 1 October 2020.

Since then, GMA Certification Group have been engaged to include an extension of roof to this subject outbuilding as illustrated on the plans below. The location of the proposed roof extension does not comply with the Condition 1 of the Development Approval BW 2020\_3702/1.

As such, with the original structure being Code Assessable and possessing a positive outcome, Council is requested to consider under a Minor Change that the proposed roof extension is still considered to be consistent with the Assessment Benchmarks and is considered to be a suitable development for the site.

Accordingly, an application for Minor Change is enclosed for Council's consideration, submitted for approval, subject to reasonable and relevant conditions.

Should you require any further information or wish to discuss the application, please contact me on 4771 6532 or by email [adminpns@gmacert.com.au](mailto:adminpns@gmacert.com.au).

Kind Regards

Daniel Cobain

**A15194993**

GMA Certification Group Pty Ltd

[www.gmacert.com.au](http://www.gmacert.com.au)

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## Development Summary

**Address:** 8 Anchor Court Killaloe

**Real Property Description:** Lot 2 on RP843599

**Easements & Encumbrances:** Nil

**Site Area/Frontage:**

- Area: 5,415m<sup>2</sup>
- Frontage: 55 metres

**Registered Owner:** Alfred Partridge

**Proposal:** Building Works – Extension to existing Domestic Outbuilding – Approved under BW 2020\_3702/1

**Approval Sought:** Development Permit

**Level of Assessment:** Code Assessment

**State Interests – State Planning Policy**

- Environment and Heritage – MSES Regulated Vegetation Category B;
- Safety and Resilience to Hazards – Bushfire Prone Area, Very High Bushfire Intensity and Potential Impact Buffer.

**State Interests – SARA Mapping:**

- Native Vegetation Clearing – Category B and X on the Regulated Vegetation Management Map & Category A or B area containing of concern regional ecosystem.

**Referral Agencies:** Nil

**State Development Assessment Provisions:** N/A

**Regional Plan Designation:** Regional Landscape and Rural Production Area

**Zone:** Environmental Management Zone

**Overlays:**

- Bushfire Hazard Overlay;
- Hillslopes Overlay;
- Natural Areas Overlay; and,
- Potential Landslide Hazard Overlay.

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***Proposed changes to conditions:***

- Change outermost projection to be inclusive of roof extension, setback from the Anchor Court frontage by 6.5 metres in lieu of the 7.965 metres to the wall as previously Approved.

Proposal

It is proposed to build an extension to the existing Approved domestic outbuilding on the site. Located in the southern part of the dwelling house setback area and setback 6.5 metres from the front boundary, with the existing structure still maintaining a setback 6.4 metres from the southern side boundary.

With the extension, the shed would be 7 metres wide and 15 metres long (exclusive of eave projection) with a height maintained at 3 metres to the eaves. Access to the shed would still be provided by an extension of the existing driveway which would run across the contours of the site to the shed. Minor earth works comprising batters and a retaining wall have already been undertaken to facilitate the development and the access to the existing shed.

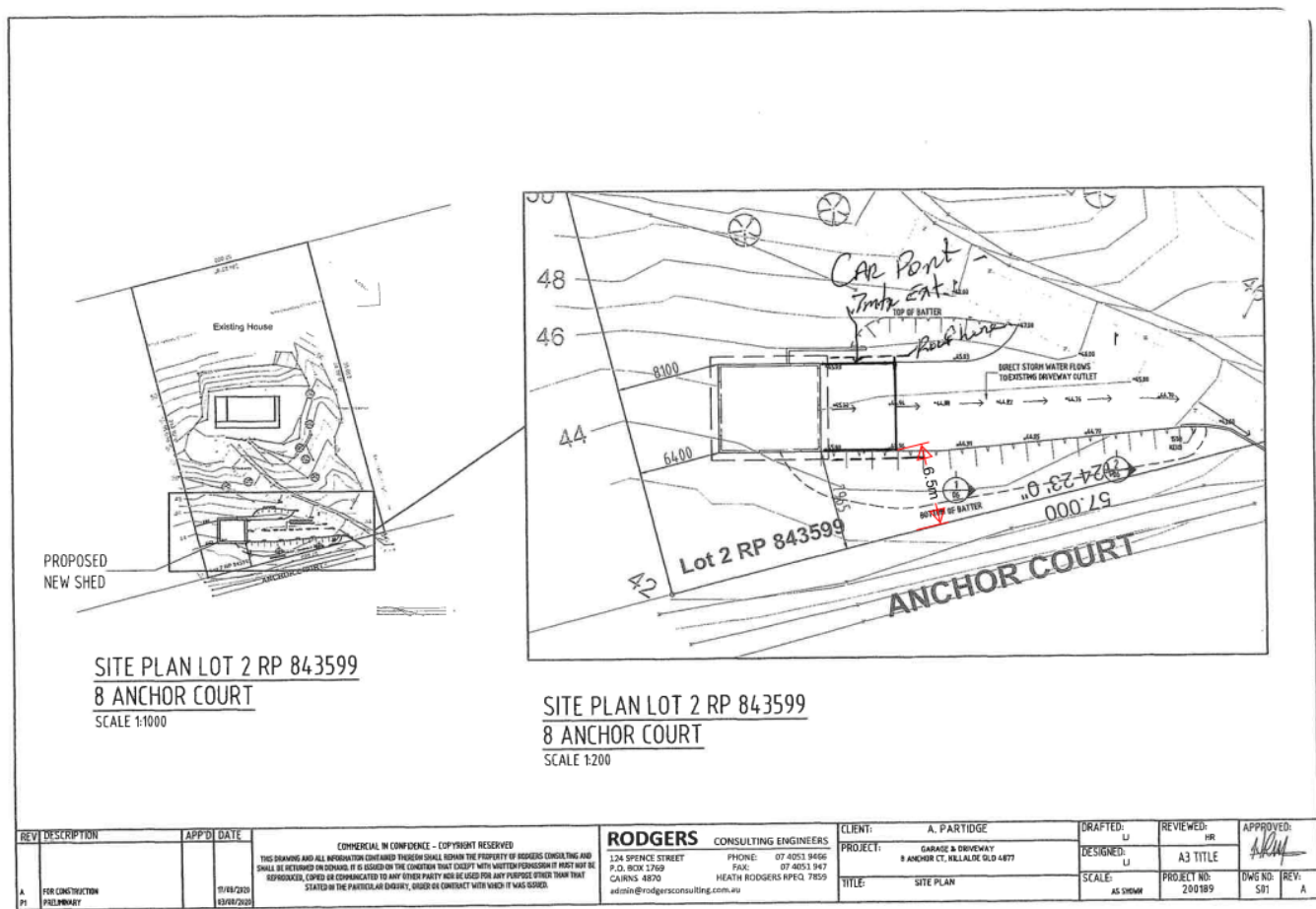


Image 1 – Revised Site Plan

Proposed Plans are attached to **Appendix 1**.



## Planning Benchmark Assessment

### 6.2.4.3 Criteria for assessment

**Table 6.2.4.3.a – Environmental management zone – assessable development**

| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
| <b>For self-assessable and assessable development</b>   |  |   |
| <b>PO1</b><br>The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites | <b>AO1.1</b><br>Buildings and structures are not more than 8.5 metres and two storeys in height.<br><i>Note – Height is inclusive of the roof height.</i>  | <b>Complies with AO1</b><br>The proposed outbuilding, inclusive of extension, would be approximately 4 metres in height.  |
|   | <b>AO1.2</b><br>Buildings have a roof height of less than 2 metres   | <b>Complies with AO1.2</b><br>The roof height would be approximately 1 metre.   |
| <b>PO2</b><br>Buildings and structures are set back to:<br>(a) maintain the natural character of the area;<br>(b) achieve separation from neighbouring buildings and from road frontages              | <b>AO2</b><br>Buildings and structures are set back not less than:<br>(a) 40 metres from the frontage of a state controlled road;<br>(b) 25 metres from the frontage to Cape Tribulation Road;<br>(c) 6 metres from any other road;<br>(d) 6 metres from the side and rear boundaries of the site. | <b>Complies with AO2</b><br>The proposed extension would be setback 6.5 metres from the front boundary with existing structure maintaining a minimum of 6.4 metres from the side and rear boundaries. |
| <b>For assessable development</b>   |  |   |
| <b>PO3</b><br>Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.  | <b>AO3</b><br>Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.   | <b>Not applicable</b><br>The proposed development is for building works only.   |
| <b>PO4</b><br>The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.                              | <b>AO4</b><br>No acceptable outcomes are prescribed.   | <b>Complies with AO4</b><br>There would be a minimal increase in site coverage as a result of the development.  |

| Performance Criteria   | Acceptable Solutions   | Compliance   |
|--|--|--|
| <b>PO5</b><br>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.<br><br><i>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</i> | <b>AO5.1</b><br>Buildings, structures and associated access, infrastructure and private open space are sited:<br>(a) within areas of the site which are already cleared; or<br>(b) within areas of the site which are environmentally degraded;<br>(c) to minimise additional vegetation clearing. | <b>Complies with AO5.1</b><br>The area of development has already been cleared of any native vegetation.   |
|  | <b>AO5.2</b><br>Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline   | <b>Complies with PO5</b><br>The location and access to the existing outbuilding has been identified to create the least impact on the site. It is located on the area of least slope and the access is designed to cut across the contours to limit the earthworks required.       |
| <b>PO6</b><br>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:<br>(a) maintain the geotechnical stability of slopes;<br>(b) minimise cut and/or fill;<br>(c) minimise the overall height of development   | <b>AO6.1</b><br>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.   | <b>Complies with PO6</b><br>The location and access to the existing outbuilding has been identified to create the least impact on the site. It has been located on the area of least slope and the access is designed to cut across the contours to limit the earthworks required. |
|  | <b>AO6.2</b><br>Access and vehicle manoeuvring and parking areas are constructed and maintained to:<br>(a) minimise erosion;<br>(b) minimise cut and fill;<br>(c) follow the natural contours of the site.   | <b>Complies with AO6.2</b><br>The access to the outbuilding has been located to follow the contours of the site and designed to manage stormwater, minimise erosion and reduce earthworks.   |
| <b>PO7</b><br>The exterior finishes of buildings and structures are consistent with  | <b>AO7</b><br>The exterior finishes and colours of buildings and structures are non-reflective and are moderately  | <b>Able to comply with AO7</b><br>The exterior finish of the outbuilding has been selected to  |

| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
| the surrounding natural environment   | dark to darker shades of grey, green, blue and brown or the development is not visible external to the site. | complement the existing dwelling house.<br>The extension will mirror this. Council are invited to attach a condition to any approval to secure compliance if necessary. |
| <b>PO8</b><br>Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts. | <b>AO8</b><br>No acceptable outcomes are prescribed.   | <b>Complies with PO8</b><br>The proposed extension would not result in any greater impact than the existing development.  |
| <b>PO9</b><br>The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.                                    | <b>AO9</b><br>The maximum residential density is one dwelling house per lot.                                 | <b>Complies with AO9</b><br>The proposal would not result in an increase in residential density.  |
| <b>PO10</b><br>Lot reconfiguration results in no additional lots.<br><i>Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.</i>                | <b>AO10</b><br>No acceptable outcomes are prescribed.  | <b>Not applicable</b><br>No new lots are proposed.  |

### 8.2.2.3 Criteria for assessment

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

| Performance Criteria  | Acceptable Solutions   | Compliance   |
|---|--|--|
| <b>For self-assessable and assessable development</b>   |  |  |
| <b>Compatible development</b>   |  |  |
| <b>PO1</b><br>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. Note - See the end of this code for examples of vulnerable uses. | <b>AO1.1</b><br>Vulnerable uses are not established or expanded.<br><br><i>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. 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. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</i> | <b>Complies with AO1</b><br>The proposal does not involve a vulnerable use.    |
| <b>PO2</b><br>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.   | <b>AO2</b><br>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.   | <b>Complies with AO2</b><br>The proposal does not involve Emergency Services.  |
| <b>PO3</b><br>Development involving hazardous materials manufactured or stored  | <b>AO3</b><br>The manufacture or storage of hazardous material in bulk does  | <b>Complies with AO3</b><br>The proposal does not involve hazardous materials. |

| Performance Criteria   | Acceptable Solutions  | Compliance  |
|--|---|---|
| in bulk is not located in bushfire hazard sub-category.  | not occur within bushfire hazard subcategory.   |   |
| <b>Development design and separation from bushfire hazard – recognition of lots</b>  |   |   |
| <p><b>PO4.1</b></p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m<sup>2</sup> at the edge of the proposed lot(s).</p> <p><i>Note – “Urban purposes” and “urban area” are defined in the Sustainable Planning Regulations 2009. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> or less.</i></p> <p><i>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</i></p> | <p><b>AO4.1</b></p> <p>No new lots are created within a bushfire hazard sub-category.</p>   | <p><b>Not applicable</b></p> <p>The development is not for reconfiguring a lot.</p> |
| <p><b>PO4.2</b></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/m<sup>2</sup> at any point.</p>   | <p><b>AO4.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p><i>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. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent</i></p> | <p><b>Not applicable</b></p> <p>The development is not for reconfiguring a lot.</p> |

| Performance Criteria   | Acceptable Solutions  | Compliance   |
|--|---|--|
|  | <i>stages. 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.</i>  |  |
| <b>PO5</b><br>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.<br>The access is available for both fire fighting and maintenance/defensive works. | <b>AO5.1</b><br>Lot boundaries are separated from hazardous vegetation by a public road which:<br>(a) has a two lane sealed carriageway;<br>(b) contains a reticulated water supply;<br>(c) is connected to other public roads at both ends and at intervals of no more than 500m;<br>(d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;<br>(e) has a minimum of 4.8m vertical clearance above the road;<br>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and<br>(g) incorporates roll-over kerbing. | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |
|  | <b>AO5.2</b><br>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.<br><i>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.</i>  | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |
| <b>PO6</b><br>Where reconfiguration is undertaken for smaller scale rural  | <b>AO6</b>  | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |

| Performance Criteria  | Acceptable Solutions  | Compliance            |
|---|---|-----------------------|
| residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works. | <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(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;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul> |                       |
| <b>PO7</b>  | <b>AO7</b>  | <b>Not applicable</b> |

| Performance Criteria   | Acceptable Solutions  | Compliance   |
|--|---|--|
| 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>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(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;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul> | The development is not for reconfiguring a lot.                          |
| <b>PO8</b><br>The development design responds to the potential threat of   | <b>AO8</b><br>The lot layout:   | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |



| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
| bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.   | <p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p><i>Note - For example, developments should avoid fingerlike or hour-glass subdivision patterns or substantive vegetated corridors between lots. 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. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate"</i></p> |   |
| <b>PO9</b><br>Critical infrastructure does not increase the potential bushfire hazard.  | <b>AO9</b><br>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.   | <b>Not applicable</b><br>The development is not for reconfiguring a lot.      |
| <b>Development design and separation from bushfire hazard – material change of use</b>  |  |   |
| <b>PO10</b><br>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 | <b>AO10</b><br>Buildings or building envelopes are separated from hazardous vegetation by a distance that:<br>(a) achieves a radiant heat flux level of at any point on the  | <b>Not applicable</b><br>The development is not for a material change of use. |

| Performance Criteria   | Acceptable Solutions   | Compliance   |
|--|--|--|
| <p>envelope respectively, of: (e) 10kW/m<sup>2</sup> where involving a vulnerable use; or (f) 29kW/m<sup>2</sup> otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances</p>   | <p>building or envelope respectively, of 10kW/m<sup>2</sup> for a vulnerable use or 29kW/m<sup>2</sup> otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p><i>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. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. 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.</i></p> |  |
| <p><b>PO11</b> 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><i>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</i></p> | <p><b>AO11</b></p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(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><b>Not applicable</b></p> <p>The development is not for a material change of use.</p> |

| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
|   | <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> |   |
| <b>All development</b>  |  |   |
| <p><b>PO12</b></p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p> | <p><b>AO12</b></p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>   | <p><b>Complies with AO12</b></p> <p>The driveway does not exceed 60 metres in length.</p> |
| <p><b>PO13</b></p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting</p>        | <p><b>AO13</b></p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p>   | <p><b>Not applicable</b></p> <p>The proposed building would be a class 10 building.</p>   |

| Performance Criteria   | Acceptable Solutions   | Compliance  |
|--|--|---|
| purposes and can be accessed by fire fighting appliances.                          | <p>(a) is either below ground level or of non-flammable construction;</p> <p>(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> <p style="padding-left: 40px;">(i) 10,000l for residential buildings</p> <p><i>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.</i></p> <p style="padding-left: 40px;">(ii) 45,000l for industrial buildings; and</p> <p style="padding-left: 40px;">(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> |   |
| <b>PO14</b><br>Landscaping does not increase the potential bushfire risk.          | <b>AO14</b><br>Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.  | <b>Not applicable</b><br>No landscaping is proposed.                          |
| <b>PO15</b><br>The risk of bushfire and the need to mitigate that risk is balanced | <b>AO15</b><br>Bushfire risk mitigation treatments do not have a significant impact  | <b>Not applicable</b><br>No bushfire risk mitigation treatments are required. |

| Performance Criteria  | Acceptable Solutions  | Compliance |
|---|---|------------|
| against other factors (such as but not limited to, biodiversity or scenic amenity). | on the natural environment or landscape character of the locality where this has value. |            |

### 8.2.5.3 Criteria for assessment Table

#### 8.2.5.3a – Hillslopes overlay code –assessable development

| Performance Criteria   | Acceptable Solutions   | Compliance  |
|--|--|---|
| <b>For self-assessable and assessable development</b>  |  |   |
| <b>Compatible development</b>  |  |   |
| <b>PO1</b><br>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region. | <b>AO1.1</b><br>Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.   | <b>Complies with PO1</b><br>The outbuilding is located on the lower part of the site below the existing dwelling house and retains the scenic backdrop to the region. |
| <b>For assessable development</b>  |  |   |
| <b>PO2</b><br>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region  | <b>AO2.1</b><br>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site. | <b>Complies with PO2</b><br>The outbuilding is located on the lower part of the site below the existing dwelling house and retains the scenic backdrop to the region. |

| Performance Criteria | Acceptable Solutions   | Compliance  |
|----------------------|--|---|
|                      | <b>AO2.3</b><br>Access ways and driveways are:<br>(a) constructed with surface materials that blend with the surrounding environment;<br>(b) landscaped with dense planting to minimise the visual impact of the construction;<br>(c) provided with erosion control measures immediately after construction.               | <b>Complies with AO3</b><br>The driveway extension was constructed of the same material as the existing material.   |
|                      | <b>AO2.4</b><br>The clearing or disturbance of vegetation is limited to clearing and disturbance that:<br>(a) is necessary for the construction of driveways;<br>(b) is necessary to contain the proposed development;<br>(c) minimises canopy clearing or disturbance;<br>(d) minimises riparian clearing or disturbance. | <b>Complies with AO2.4</b><br>The construction of the outbuilding did not require the removal of any vegetation.  |
|                      | <b>AO2.5</b><br>On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).  | <b>Complies with PO2</b><br>The outbuilding is located on the lower part of the site below the existing dwelling house and retains the scenic backdrop to the region. |
|                      | <b>AO2.6</b><br>Development does not alter the skyline.  | <b>Complies with AO2.6</b><br>The outbuilding is located on the lower part of the site below the existing dwelling house and does not alter the skyline.              |
|                      | <b>AO2.7</b><br>Buildings and structures:  | <b>Able to comply with AO2.7</b><br>The outbuilding is finished to complement the existing house.   |

| Performance Criteria | Acceptable Solutions   | Compliance   |
|----------------------|--|--|
|                      | <p>(a) are finished predominantly in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> <li>(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> </ul> <p>(b) are not finished in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</li> <li>(ii) reflective surfaces.</li> </ul> | <p>The extension will mirror this. Council are invited to continue the previously attached condition 3 to any approval granted to secure compliance if considered appropriate.</p>   |
|                      | <p><b>AO2.8</b></p> <p>Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p>   | <p><b>Able to comply with AO2.8</b></p> <p>The outbuilding is finished to complement the existing house. The extension will mirror this. Council are invited to continue the previous attached condition 3 to any approval granted to secure compliance if considered appropriate.</p> |
|                      | <p><b>AO2.9</b></p> <p>Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p>   | <p><b>Not applicable</b></p> <p>There is no area between the floor level and the ground.</p>   |
|                      | <p><b>AO2.10</b></p> <p>Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are</p>  | <p><b>Not applicable</b></p> <p>No recreational facilities are proposed.</p>   |



| Performance Criteria  | Acceptable Solutions  | Compliance   |
|---|---|--|
|   | designed to be sited and respond to the natural constraints of the land and require minimal earthworks.   |  |
| <b>PO3</b><br>Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul style="list-style-type: none"> <li>(a) loss of privacy;</li> <li>(b) loss of access to sunlight;</li> <li>(c) intrusion of visual or overbearing impacts;</li> <li>(d) complex engineering solutions.</li> </ul> | <b>AO3</b><br>Excavation or fill: <ul style="list-style-type: none"> <li>(a) is not more than 1.2 metres in height for each batter or retaining wall;</li> <li>(b) is setback a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with <i>Planning scheme policy SC6.7 – Landscaping</i>;</li> <li>(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.</li> </ul> | <b>Complies with PO3</b><br>Excavation and fill was limited to that required to construct the driveway extension and the building pad for the outbuilding. The shed is located below the existing house and adjacent houses, with the extension: <ul style="list-style-type: none"> <li>• not resulting in the loss of privacy;</li> <li>• not resulting in the loss of access to sunlight;</li> <li>• not resulting in visual or overbearing impacts; and,</li> <li>• not requiring complex engineering solutions.</li> </ul> |
| <b>Lot reconfiguration</b>  |   |  |
| <b>PO4</b><br>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.   | <b>AO4.1</b><br>The frontage and depth of all lots is of sufficient width to: <ul style="list-style-type: none"> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> </ul>   | <b>Not applicable</b><br>The development is not for reconfiguring a lot.   |
|   | <b>AO4.2</b><br>Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.<br><br><i>Note – The size of rectangular areas is outlined within each zone code.</i>   | <b>Not applicable</b><br>The development is not for reconfiguring a lot.   |

| Performance Criteria | Acceptable Solutions  | Compliance   |
|----------------------|---|--|
|                      | <b>AO4.3</b><br>Development does not alter ridgelines.  | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |
|                      | <b>AO4.4</b><br>Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline. | <b>Not applicable</b><br>The development is not for reconfiguring a lot. |

## 8.2.7.3 Criteria for assessment

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

| Performance Criteria  | Acceptable Solutions  | Compliance   |
|---|---|--|
| <b>For self-assessable and assessable development</b>   |   |  |
| <b>PO1</b><br>Development protects matters of environmental significance.   | <b>AO1.1</b><br>Development avoids significant impact on the relevant environmental values.<br>or<br><b>AO1.2</b><br>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.<br>or<br><b>AO1.3</b><br>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes. | <b>Complies with AO1.1</b><br>The outbuilding is located in an existing cleared area.                                |
| <b>Management of impacts on matters of environmental significance</b>   |   |  |
| <b>PO2</b><br>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance. | <b>AO2</b><br>The design and layout of development minimises adverse impacts on ecologically important areas by:<br>(a) focusing development in cleared areas to protect existing habitat;  | <b>Complies with AO2</b><br>The extension to the outbuilding would be within an existing disturbed and cleared area. |

| Performance Criteria   | Acceptable Solutions  | Compliance  |
|--|---|---|
|  | <p>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</p> <p>(c) aligning new property boundaries to maintain ecologically important areas;</p> <p>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</p> <p>(e) ensuring that significant fauna habitats are protected in their environmental context; and</p> <p>(f) incorporating measures that allow for the safe movement of fauna through the site.</p> |   |
| <p><b>PO3</b></p> <p>An adequate buffer to areas of state environmental significance is provided and maintained.</p> | <p><b>AO3.1</b></p> <p>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within Urban areas.</p> <p>or</p> <p><b>AO3.2</b></p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>            | <p><b>Not applicable</b></p> <p>The site is not within a wetland protection area.</p> |
| <p><b>PO4</b></p> <p>Wetland and wetland buffer areas are maintained, protected and restored.</p>                    | <p><b>AO4</b></p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>  | <p><b>Not applicable</b></p> <p>The site does not contain a wetland buffer area.</p>  |

| Performance Criteria  | Acceptable Solutions  | Compliance  |
|---|---|---|
| <i>Note – Wetland buffer areas are identified in AO3.1.</i>   | <b>AO4.2</b><br>Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem. | <b>Not applicable</b><br>The site does not contain a wetland buffer area.   |
| <b>PO5</b><br>Development avoids the introduction of nonnative pest species (plant or animal) that pose a risk to ecological integrity. | <b>AO5.1</b><br>Development avoids the introduction of non-native pest species.   | <b>Complies with AO5.1</b><br>It is not proposed to introduce pest species. |
|   | <b>AO5.2</b><br>The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.   | <b>Not applicable</b><br>There are no known pest species on the site.       |
| <b>Ecological connectivity</b>  |   |   |

| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
| <b>PO6</b><br>Development protects and enhances ecological connectivity and/or habitat extent.  | <b>AO6.1</b><br>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.<br>and<br><b>AO6.2</b><br>Development within an ecological corridor rehabilitates native vegetation.<br>and<br><b>AO6.3</b><br>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements. | <b>Not applicable</b><br>The site is not within an identified wildlife habitat area.  |
| <b>PO7</b><br>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors). | <b>AO7.1</b><br>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.<br>and<br><b>AO7.2</b><br>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.   | <b>Complies with AO7.1 and AO7.2</b><br>The development would not cause any shading of native vegetation and is not adjacent a riparian corridor. |
| <b>Waterways in an urban area</b>   |  |   |
| <b>PO8</b>  | <b>AO8.1</b>   | <b>Not applicable</b>   |

| Performance Criteria   | Acceptable Solutions  | Compliance   |
|--|---|--|
| <p>Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and in-stream habitat values and connectivity;</li> <li>(f) in-stream migration.</li> </ul>                   | <p>Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p><b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor.</p> <p><i>Note – Waterway corridors are identified within 8.</i></p> | <p>The site does not contain any waterways.</p>                              |
| <b>Waterways in a non-urban area</b>   |   |  |
| <p><b>PO9</b></p> <p>Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and in-stream habitat values and connectivity;</li> <li>(f) in-stream migration.</li> </ul> | <p><b>AO9</b></p> <p>Development does not occur on that part of the site affected by a waterway corridor.</p> <p><i>Note – Waterway corridors are identified within table 8.2.7.3.b.</i></p>  | <p><b>Not applicable</b></p> <p>The site does not contain any waterways.</p> |

## 8.2.9.3 Criteria for assessment Table

### 8.3.9.3.a – Potential landslide hazard overlay code –assessable development

| Performance Criteria  | Acceptable Solutions  | Compliance   |
|---|---|--|
| <b>For self-assessable and assessable development</b>   |   |  |
| <p><b>PO1</b></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"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> <li>(g) waste disposal areas.</li> </ul> | <p><b>AO1.1</b></p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>or</p> <p><b>AO1.2</b> Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p><b>AO1.3</b> A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity on other land;</li> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing ground water and surface water paths;</li> <li>(f) development does not incorporate on-site waste water disposal.</li> </ul> <p><i>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on</i></p> | <p><b>Complies with AO1.1</b></p> <p>The outbuilding is located on part of the site not affected by the overlay.</p> |



| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
|   | <p><i>preparing a site specific geo-technical assessment.</i></p> <p><i>Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as per pre-developed conditions.</i></p> <p><i>Consideration for location, velocity, volume and quality should be given.</i></p>  |   |
| <p><b>PO2</b></p> <p>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.</p>  | <p><b>AO2</b></p> <p>Excavation or fill:</p> <p>(a) is not more than 1.2 metres in height for each batter or retaining wall;</p> <p>(b) is setback a minimum of 2 metres from property boundaries;</p> <p>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with <i>Planning scheme policy SC6.7 – Landscaping</i>;</p> <p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>                | <p><b>Complies with PO2</b></p> <p>The outbuilding is located on the lower part of the site and below the existing dwelling house. It retains the scenic backdrop to the region and landscape character of the area, even with the extension.</p> |
| <b>Additional requirements for Community infrastructure</b>   |  |   |
| <p><b>PO3</b></p> <p>Development for community infrastructure:</p> <p>(a) is not at risk from the potential landslide hazard areas;</p> <p>(b) will function without impediment from a landslide;</p> <p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</p> | <p><b>AO3</b></p> <p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p><i>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.</i></p> | <p><b>Not applicable</b></p> <p>The development is not for community infrastructure.</p>  |

## 9.4.4.3 Criteria for assessment

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

| Performance Criteria  | Acceptable Solutions   | Compliance  |
|---|--|---|
| <b>For self-assessable and assessable development</b>   |  |   |
| <b>PO1</b><br>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area. | <b>AO1.1</b><br>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.<br>and<br>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. | <b>Complies with PO1</b><br>The outbuilding is located on the lower part of the site below the existing dwelling house and retains the scenic backdrop to the region. In addition, existing excavation and fill was limited to that required to construct the driveway extension and the building pad for the outbuilding. The outbuilding, with its extension, will be located below the existing house and adjacent houses and will not: <ul style="list-style-type: none"> <li>• impact on slope stability;</li> <li>• increase erosion potential; or</li> <li>• result in visual or overbearing impacts.</li> </ul> |
|   | <b>AO1.2</b><br>Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.  | <b>Complies with AO1.2</b><br>The existing earthworks were engineer designed and supported by batters and retaining walls.  |
|   | <b>AO1.3</b><br>Cuts are screened from view by the siting of the building/structure, wherever possible.  | <b>Not Applicable</b><br>The batters required for the driveway are screened by buildings and are incorporated into the site landscaping.  |
|   | <b>AO1.4</b><br>Topsoil from the site is retained from cuttings and reused on benches/terraces.  | <b>Complies with AO1.4</b><br>The batters are covered with topsoils and planted to integrate with the existing landscaping.   |

| Performance Criteria   | Acceptable Solutions   | Compliance   |
|--|--|--|
|  | <b>AO1.5</b><br>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained. | <b>Complies with AO1.5</b><br>No earthworks are undertaken, or will be, within 600mm of any boundary with respect to the extension.            |
|  | <b>AO1.6</b><br>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.                                    | <b>Complies with AO1.6</b><br>The batters are, and can further be, planted to integrate with the existing site landscaping.                    |
| <b>Visual Impact and Site Stability</b>  |  |  |
| <b>PO2</b><br>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.           | <b>AO2.1</b><br>The extent of filling and excavation does not exceed 40% of the site area, or 500m <sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.                              | <b>Complies with AO2.1</b><br>The existing earthworks are minor and only that which is necessary for the building works and access.            |
|  | <b>AO2.2</b><br>Filling and excavation does not occur within 2 metres of the site boundary.  | <b>Complies with AO2.2</b><br>No excavation or fill has, or will be, undertaken within 2 metres of any boundary with respect to the extension. |
| <b>Flooding and drainage</b>   |  |  |
| <b>PO3</b><br>Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves. | <b>AO3.1</b><br>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.  | <b>Complies with AO3.1</b><br>The existing earthworks are engineer designed with consideration of drainage management.                         |
|  | <b>AO3.2</b>   | <b>Complies with AO3.2</b>   |

| Performance Criteria  | Acceptable Solutions   | Compliance   |
|---|--|--|
|   | Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.                                     | The earthworks have been engineer designed with consideration of drainage management.  |
|   | <b>AO3.3</b><br>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths. | <b>Complies with AO3.3</b><br>The existing earthworks have been engineer designed with consideration of drainage management.                               |
|   | <b>AO3.4</b><br>Filling and excavation complies with the specifications set out in <i>Planning Scheme Policy No SC5 – FNQROC Development Manual</i> .            | <b>Complies with AO3.4</b><br>The existing earthworks have been engineer designed and undertaken in accordance with the requirements of the FNQROC Manual. |
| <b>Water quality</b>  |  |  |
| <b>PO4</b><br>Filling and excavation does not result in a reduction of the water quality of receiving waters. | <b>AO4</b><br>Water quality is maintained to comply with the specifications set out in <i>Planning Scheme Policy No SC5 – FNQROC Development Manual</i> .        | <b>Complies with AO4</b><br>The existing earthworks have been engineer designed with consideration of drainage management.                                 |
| <b>Infrastructure</b>   |  |  |
| <b>PO5</b><br>Excavation and filling does not impact on Public Utilities.                                     | <b>AO5</b><br>Excavation and filling is clear of the zone of influence of public utilities.  | <b>Complies with AO5</b><br>The earthworks did not occur near any public utilities.  |

This Minor Change Application has been prepared on behalf of Alfred Partridge in support of a Development Application to Douglas Shire Council for a Development Permit for Building Work Assessable against the Planning Scheme for the extension of a previously approved Domestic Outbuilding (Shed) on land located at 8 Anchor Court, Killaloe, and described as Lot 2 on RP843599, identified in Approval BW 2020\_3702/1, issued by Douglas Shire Council on 1 October 2020.

The application as identified, has been submitted for consideration of a Minor Change to the existing Approval BW 2020\_3702/1, with consideration given to the Assessment Benchmarks contained in the Planning Scheme. An assessment of the roof extension additional to the outbuilding has demonstrated that the development is still consistent with the Assessment Benchmarks and is a suitable development on the site. The application is therefore submitted for approval, subject to reasonable and relevant conditions.

Should you require any further information or wish to discuss the application, please contact me on 07 4098 5150 or by email [admin@macert.com.au](mailto:admin@macert.com.au).

Kind Regards

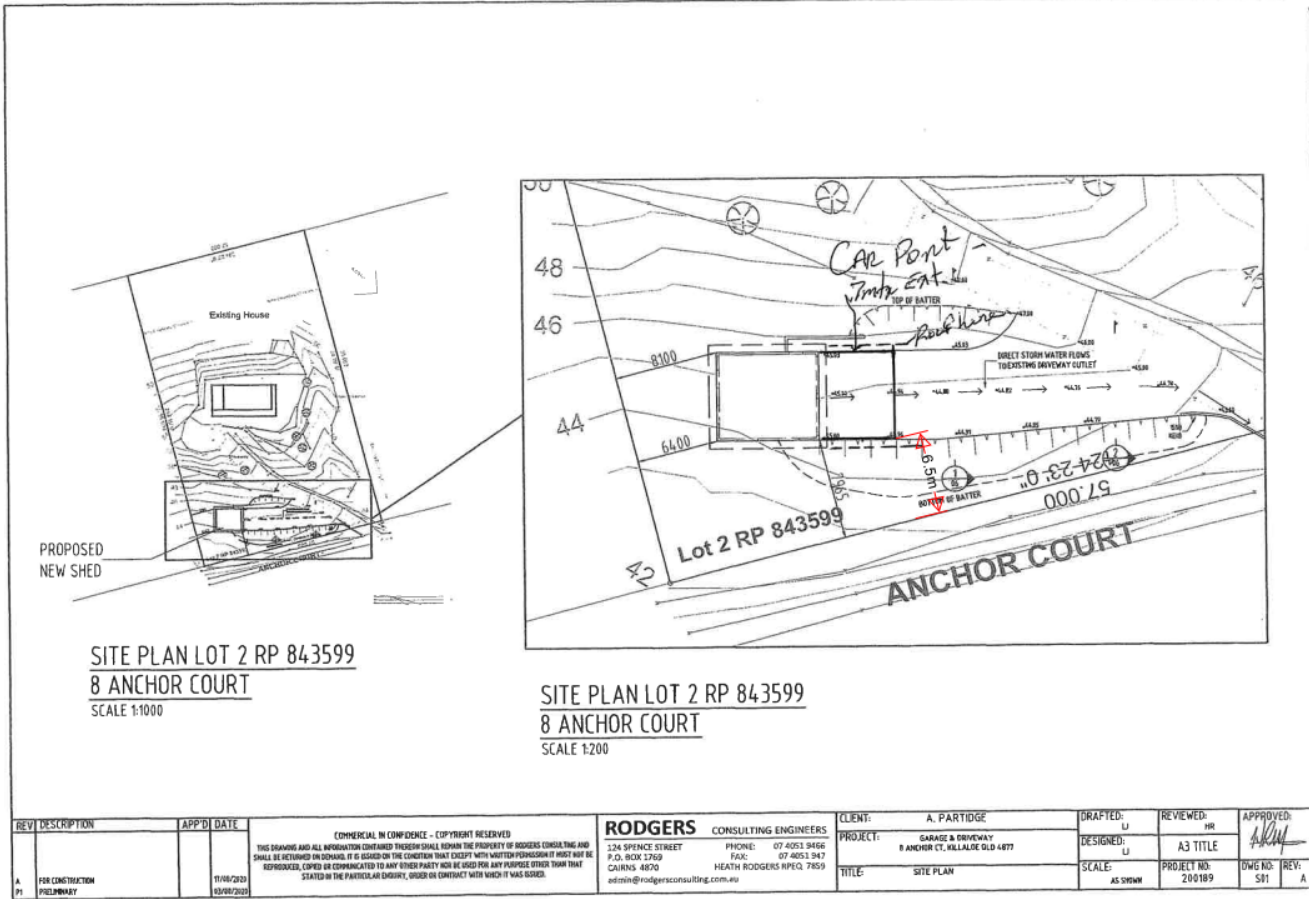
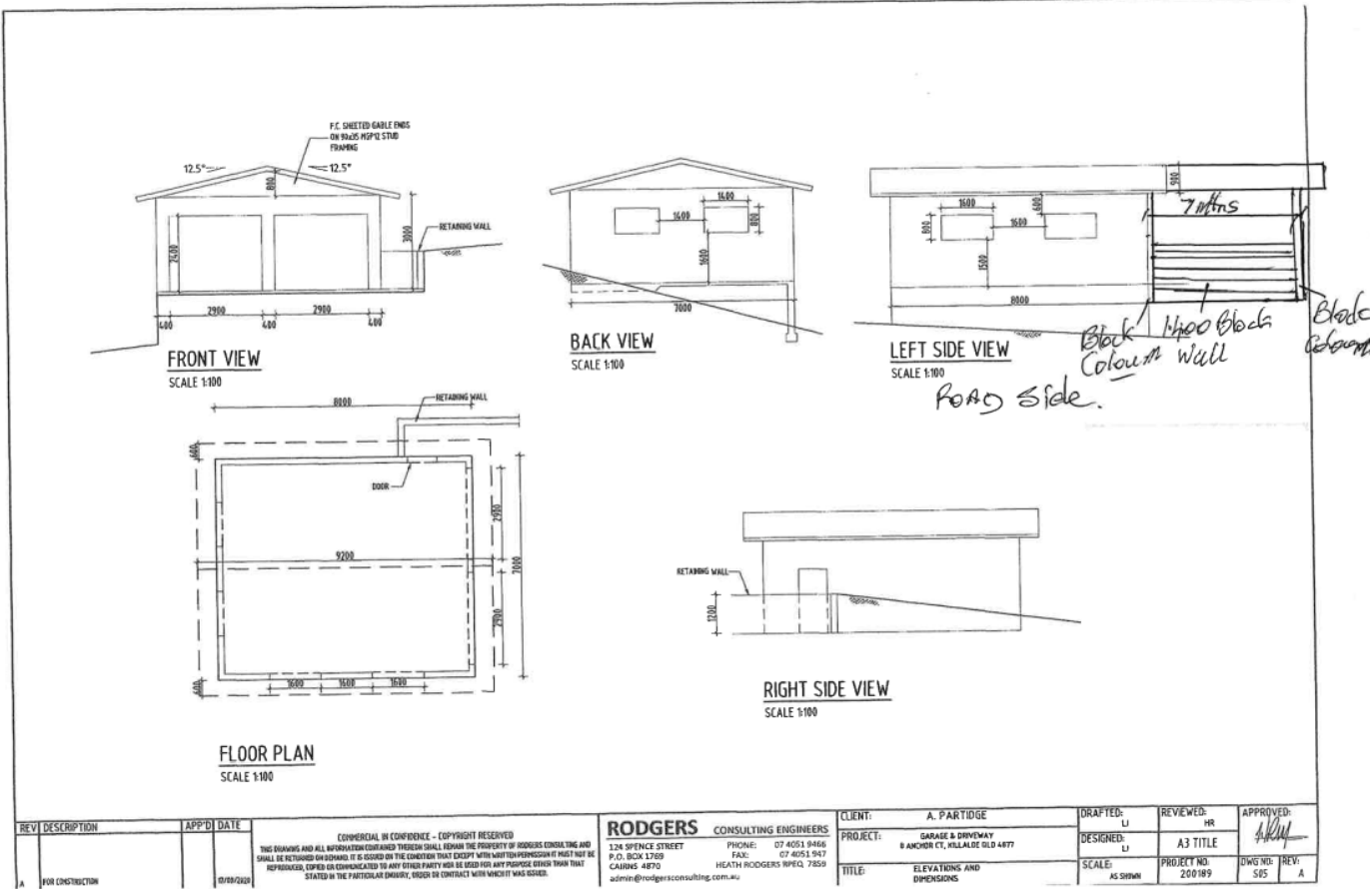
Daniel Cobain



**A15194993**

GMA Certification Group Pty Ltd

APPENDIX 1



# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |                  |
|---|------------------|
| Applicant name(s) (individual or company full name) | Alfred Partridge |
| Contact name (only applicable for companies)        | Alfred Partridge |
| Postal address (P.O. Box or street address)         | P Box 1099       |
| Suburb  | PORT DOUGLAS     |
| State   | QLD              |
| Postcode  | 4877             |
| Country   | Australia        |
| Contact number                                      |                  |
| Email address (non-mandatory)                       |                  |
| Mobile number (non-mandatory)                       |                  |
| Fax number (non-mandatory)                          |                  |
| Applicant's reference number(s) (if applicable)     |                  |

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

|    |          |            |                                    |                          |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          | 8          | Anchor Ct                          | KILLALOE                 |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4877     | 2          | RP 843599                          | Douglas Shire Council    |
| b) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          |            |                                    |                          |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    |          |            |                                    |                          |

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

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

| Longitude(s) | Longitude(s) | Zone Ref  | Datum   | Local Government Area(s) (if applicable) |
|--------------|--------------|---|---|--|
|              |              | <input type="checkbox"/> 54<br><input type="checkbox"/> 55<br><input type="checkbox"/> 56 | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |  |

#### 3.3) Additional premises

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

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

|   |  |  |
|---|--|--|
| <input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer                                  | Name of water body, watercourse or aquifer:                  |  |
| <input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>                                | Lot on plan description of strategic port land:              |  |
|   | Name of port authority for the lot:                          |  |
| <input type="checkbox"/> In a tidal area  | Name of local government for the tidal area (if applicable): |  |
|   | Name of port authority for tidal area (if applicable):       |  |
| <input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>                    | Name of airport:   |  |
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |  |  |



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

|  |  |
|--|--|
| <b>5) Are there any existing easements over the premises?</b><br><i>Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.</i> |  |
| <input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application  |  |
| <input checked="" type="checkbox"/> No   |  |

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

|   |  |  |   |
|---|--|--|---|
| <b>6.1) Provide details about the first development aspect</b>  |  |  |   |
| a) What is the type of development? <i>(tick only one box)</i>  |  |  |   |
| <input type="checkbox"/> Material change of use   | <input type="checkbox"/> Reconfiguring a lot                                     | <input type="checkbox"/> Operational work  | <input checked="" type="checkbox"/> Building work |
| b) What is the approval type? <i>(tick only one box)</i>  |  |  |   |
| <input checked="" type="checkbox"/> Development permit  | <input type="checkbox"/> Preliminary approval                                    | <input type="checkbox"/> Preliminary approval that includes a variation approval |   |
| c) What is the level of assessment?   |  |  |   |
| <input checked="" type="checkbox"/> Code assessment   | <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |  |   |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>  |  |  |   |
| New Construction of Roof Extension to 10a Garage (outbuilding)  |  |  |   |
| e) Relevant plans<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>   |  |  |   |
| <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application  |  |  |   |
| <b>6.2) Provide details about the second development aspect</b>   |  |  |   |
| a) What is the type of development? <i>(tick only one box)</i>  |  |  |   |
| <input type="checkbox"/> Material change of use   | <input type="checkbox"/> Reconfiguring a lot                                     | <input type="checkbox"/> Operational work  | <input type="checkbox"/> Building work            |
| b) What is the approval type? <i>(tick only one box)</i>  |  |  |   |
| <input type="checkbox"/> Development permit   | <input type="checkbox"/> Preliminary approval                                    | <input type="checkbox"/> Preliminary approval that includes a variation approval |   |
| c) What is the level of assessment?   |  |  |   |
| <input type="checkbox"/> Code assessment  | <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |  |   |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>  |  |  |   |
|   |  |  |   |
| e) Relevant plans<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>   |  |  |   |
| <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application   |  |  |   |
| <b>6.3) Additional aspects of development</b>   |  |  |   |
| <input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application |  |  |   |
| <input type="checkbox"/> Not required   |  |  |   |

### Section 2 – Further development details

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

### Division 1 – Material change of use

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

| 8.1) Describe the proposed material change of use |  |   |   |
|---|--|---|---|
| Provide a general description of the proposed use | Provide the planning scheme definition ( <i>include each definition in a new row</i> ) | Number of dwelling units ( <i>if applicable</i> ) | Gross floor area (m <sup>2</sup> ) ( <i>if applicable</i> ) |
|   |  |   |   |
|   |  |   |   |
|   |  |   |   |

| 8.2) Does the proposed use involve the use of existing buildings on the premises? |  |
|---|--|
| <input type="checkbox"/> Yes  |  |
| <input type="checkbox"/> No   |  |

### Division 2 – Reconfiguring a lot

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

| 9.1) What is the total number of existing lots making up the premises? |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |

| 9.2) What is the nature of the lot reconfiguration? ( <i>tick all applicable boxes</i> ) |  |
|--|--|
| <input type="checkbox"/> Subdivision ( <i>complete 10</i> )                              | <input type="checkbox"/> Dividing land into parts by agreement ( <i>complete 11</i> )  |
| <input type="checkbox"/> Boundary realignment ( <i>complete 12</i> )                     | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road ( <i>complete 13</i> ) |

| 10) Subdivision   |             |            |            |                        |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: |             |            |            |                        |
| Intended use of lots created  | Residential | Commercial | Industrial | Other, please specify: |
|   |             |            |            |                        |
| Number of lots created  |             |            |            |                        |

| 10.2) Will the subdivision be staged?                     |  |
|---|--|
| <input type="checkbox"/> Yes                              |  |
| <input type="checkbox"/> No                               |  |
| How many stages will the works include?                   |  |
| What stage(s) will this development application apply to? |  |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? |             |            |            |                        |
|---|-------------|------------|------------|------------------------|
| Intended use of parts created   | Residential | Commercial | Industrial | Other, please specify: |
|   |             |            |            |                        |
| Number of parts created   |             |            |            |                        |

| 12) Boundary realignment  |                        |                         |                        |
|---|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? |                        |                         |                        |
| Current lot   |                        | Proposed lot            |                        |
| Lot on plan description   | Area (m <sup>2</sup> ) | Lot on plan description | Area (m <sup>2</sup> ) |
|   |                        |                         |                        |
|   |                        |                         |                        |
| 12.2) What is the reason for the boundary realignment?                              |                        |                         |                        |
|   |                        |                         |                        |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?<br>(attach schedule if there are more than two easements) |           |            |   |   |
|--|-----------|------------|---|---|
| Existing or proposed?  | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
|  |           |            |   |   |
|  |           |            |   |   |

### Division 3 – Operational work

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

| 14.1) What is the nature of the operational work?  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Road work   | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |  |
| <input type="checkbox"/> Drainage work   | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |  |
| <input type="checkbox"/> Landscaping   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |  |
| <input type="checkbox"/> Other – please specify:   |                                     |  |  |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)     |                                     |  |  |
| <input type="checkbox"/> Yes – specify number of new lots:   |                                     |  |  |
| <input type="checkbox"/> No  |                                     |  |  |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) |                                     |  |  |
| \$   |                                     |  |  |

## PART 4 – ASSESSMENT MANAGER DETAILS

| 15) Identify the assessment manager(s) who will be assessing this development application   |  |
|---|--|
| Douglas Shire Council   |  |
| 16) Has the local government agreed to apply a superseded planning scheme for this development application?                               |  |
| <input checked="" type="checkbox"/> Yes – a copy of the decision notice is attached to this development application                       |  |
| <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached |  |
| <input type="checkbox"/> No   |  |

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

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

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

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) 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 of referral response |
|---|-----------------------|---------------------------|
| BWAAPS (outbuilding) - BW 2020_3702/1     | Douglas Shire Council | 1 October 2020            |
| BWAAPS (retaining walls) - BW 2020_3908/1 | Douglas Shire Council | 1 February 2021           |

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 6 – INFORMATION REQUEST

19) 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.

## PART 7 – FURTHER DETAILS

|   |                  |                 |                         |
|---|------------------|-----------------|-------------------------|
| <b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>  |                  |                 |                         |
| <input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application<br><input type="checkbox"/> No |                  |                 |                         |
| List of approval/development application references   | Reference number | Date            | Assessment manager      |
| <input type="checkbox"/> Approval   |                  |                 |                         |
| <input checked="" type="checkbox"/> Development application   | 20203094         | 12 October 2020 | GMA Certification Group |
| <input type="checkbox"/> Approval   |                  |                 |                         |
| <input type="checkbox"/> Development application  |                  |                 |                         |

|   |                      |                                |
|---|----------------------|--------------------------------|
| <b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>  |                      |                                |
| <input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application<br><input type="checkbox"/> 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<br><input checked="" type="checkbox"/> 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) |
| \$  |                      |                                |

|   |  |
|---|--|
| <b>22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b> |  |
| <input type="checkbox"/> Yes – show cause or enforcement notice is attached<br><input checked="" type="checkbox"/> No           |  |

|   |                         |
|---|-------------------------|
| <b>23) Further legislative requirements</b>   |                         |
| <b><u>Environmentally relevant activities</u></b>   |                         |
| <b>23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>?</b>   |                         |
| <input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below<br><input checked="" type="checkbox"/> No   |                         |
| <b>Note:</b> Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.gld.qld.gov.au">www.gld.qld.gov.au</a> . An ERA requires an environmental authority to operate. See <a href="http://www.business.gld.qld.gov.au">www.business.gld.qld.gov.au</a> for further information. |                         |
| Proposed ERA number:  | Proposed ERA threshold: |
| Proposed ERA name:  |                         |
| <input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.   |                         |
| <b><u>Hazardous chemical facilities</u></b>   |                         |
| <b>23.2) Is this development application for a hazardous chemical facility?</b>   |                         |
| <input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application<br><input checked="" type="checkbox"/> No  |                         |
| <b>Note:</b> See <a href="http://www.business.gld.qld.gov.au">www.business.gld.qld.gov.au</a> for further information about hazardous chemical notifications.   |                         |

### **Clearing native vegetation**

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

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

### **Environmental offsets**

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

### **Water resources**

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

### **Marine activities**

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

**Note:** See guidance materials at <http://www.daf.qld.gov.au/> for further information.

### Quarry materials from a watercourse or lake

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Referable dams

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### Tidal work or development within a coastal management district

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Queensland and local heritage places

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

### Brothels

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

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

### Decision under section 62 of the Transport Infrastructure Act 1994

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

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



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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

Note: See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application ☒ Yes  
☐ Not applicable

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

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

Relevant plans of the development are attached to this development application ☒ Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes  
☒ Not applicable

### 25) Applicant declaration

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

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

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

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

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

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

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

Date received:

Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

# 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) | Alfred Partridge     |
| Contact name (only applicable for companies)        | Alfred Partridge     |
| Postal address (PO Box or street address)           | P Box 1099           |
| Suburb  | PORT DOUGLAS         |
| State   | QLD                  |
| Postcode  | 4877                 |
| Country   | Australia            |
| Contact number                                      |                      |
| Email address (non-mandatory)                       | ampmail456@yahoo.com |
| Mobile number (non-mandatory)                       | 0456 596 405         |
| Fax number (non-mandatory)                          |                      |
| Applicant's reference number(s) (if applicable)     |                      |

## PART 2 – LOCATION DETAILS

| 2) Location of the premises (complete 2.1 and/or 2.2 if applicable)  |   |
|--|---|
| <b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . |   |
| 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                   |
|          | 8          | Anchor Ct                          | KILLALOE                 |
| Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| 4877     | 2          | RP 843599                          | 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                           | 20203094  | 12 October 2020 | GMA Certification Group |
| <input checked="" 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

|   |                      |                                |
|---|----------------------|--------------------------------|
| <input type="checkbox"/> 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<br><input checked="" type="checkbox"/> 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) |
| \$  |                      |                                |

|  |
|--|
| <b>10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b><br><input type="checkbox"/> Yes – show cause or enforcement notice is attached<br><input checked="" type="checkbox"/> No |
|--|

|   |  |           |  |
|---|--|-----------|--|
| <b>11) Identify any of the following further legislative requirements that apply to any aspect of this development application</b>  |  |           |  |
| <input type="checkbox"/> The proposed development is on a place entered in the <b>Queensland Heritage Register</b> or in a local government's <b>Local Heritage Register</b> . See the guidance provided at <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a> about the requirements in relation to the development of a Queensland heritage place |  |           |  |
| Name of the heritage place:   |  | Place ID: |  |

## PART 4 – REFERRAL DETAILS

|  |
|--|
| <b>12) Does this development application include any building work aspects that have any referral requirements?</b><br><input type="checkbox"/> Yes – the Referral checklist for building work is attached to this development application<br><input checked="" type="checkbox"/> No – proceed to Part 5 |
|--|

|   |                       |                        |
|---|-----------------------|------------------------|
| <b>13) Has any referral agency provided a referral response for this development application?</b><br><input checked="" type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application<br><input type="checkbox"/> No |                       |                        |
| Referral requirement  | Referral agency       | Date referral response |
| BW 2020_3702/1 - Outbuilding  | Douglas Shire Council | 1 October 2020         |
| BW 2020_3908/1 - Retaining walls  | Douglas Shire Council | 1 February 2021        |
| Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable)   |                       |                        |
| <br>  |                       |                        |

## PART 5 – BUILDING WORK DETAILS

|  |                      |
|--|----------------------|
| <b>14) Owner's details</b><br><input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information. |                      |
| Name(s) (individual or company full name)  | Alfred Partridge     |
| Contact name (applicable for companies)  | Alfred Partridge     |
| Postal address (P.O. Box or street address)  | P Box 1099           |
| Suburb   | PORT DOUGLAS         |
| State  | QLD                  |
| Postcode   | 4877                 |
| Contact number   |                      |
| Email address (non-mandatory)  | ampmail456@yahoo.com |
| Mobile number (non-mandatory)  | 0456 596 405         |
| Fax number (non-mandatory)   |                      |

**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>   | Alfred Partridge     |
| Contact name <i>(applicable for companies)</i>     | Alfred Partridge     |
| QBCC licence or owner – builder number             | OB130193             |
| Postal address <i>(P.O. Box or street address)</i> | P Box 1099           |
| Suburb   | PORT DOUGLAS         |
| State  | QLD                  |
| Postcode   | 4877                 |
| Contact number                                     |                      |
| Email address <i>(non-mandatory)</i>               | ampmail456@yahoo.com |
| Mobile number <i>(non-mandatory)</i>               | 0456 596 405         |
| Fax number <i>(non-mandatory)</i>                  |                      |

**16) Provide details about the proposed building work**

a) What type of approvals 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 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.

New Construction of Roof Extension to Garage

e) Proposed construction materials

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

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

|   |                      |                  |
|---|----------------------|------------------|
| g) New building use/classification? (if applicable)   |                      |                  |
| 10a   |                      |                  |
| h) Relevant plans<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i> |                      |                  |
| <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?   |                      |                  |
| \$  |                      |                  |
| 18) Has Queensland Home Warranty Scheme Insurance been paid?  |                      |                  |
| <input type="checkbox"/> Yes – provide details below  |                      |                  |
| <input checked="" type="checkbox"/> No - Owner Builder  |                      |                  |
| 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<br><input checked="" type="checkbox"/> Not applicable |
| Relevant plans of the development are attached to this development application<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a></i>   | <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  | <input type="checkbox"/> Yes<br><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<br><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><br><i>Note: It is unlawful to intentionally provide false or misleading information.</i>  |  |
| <p><b>Privacy</b> – 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:</p> <ul style="list-style-type: none"> <li>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</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p> |  |

## 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 |                                   |                               |
| 10a   |                                   |                               |
| Name  | QBCC Certification Licence number | QBCC Insurance receipt number |
| GMA Certification Group                     |                                   |                               |

### Notification of engagement of alternate chosen 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 checked="" 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 checked="" type="checkbox"/> Steel | <input type="checkbox"/> Other         |

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

### Additional building details required for the Australian Bureau of Statistics

|   |      |                              |  |
|---|------|------------------------------|--|
| Existing building use/classification? (if applicable) |      |                              |  |
| New building use/classification?                      |      | 10a                          |  |
| Site area (m <sup>2</sup> )                           | 5415 | Floor area (m <sup>2</sup> ) | 56 (outbuilding) +/- 50 (roof extension) |