

GMA Certification Group

BUILDING SURVEYORS

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Leaders in Building Certification Services

PLANNING DIVISION

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Our Ref: 20202963

Date: 10 November 2020

Chief Executive Officer
Douglas Shire Council
Po Box 723
Mossman QLD 4873

Via Email: enquiries@douglas.qld.gov.au

Dear Sir,

**RE: PROPOSED HOUSE EXTENSION ON LAND LOCATED AT
158-164 SOMERSET DR, MIALLO (LOT 10 RP849655)**

GMA Certification are instructed by Robert and Marilynne Akers, to submit an application for Building Works Assessable against the Planning Scheme to facilitate the development of an extension to an existing dwelling house on land located at 158-164 Somerset Drive, Miallo, and described as lot 10 on RP849655.

As part of the application material please find attached the following:

- Development Application Form;
- Proposal Plans; and,
- Benchmark Assessment.

We understand that the application attracts a fee of \$333.00 and it would be appreciated if Council could provide an invoice for prompt payment.

Subject Site

The application single rural residential lifestyle allotment located at 158-164 Somerset Drive, Miallo, and described as lot 10 on RP849665. The site contains an area of 7,759m² and has frontage to Somerset Drive of approximately 81.5 metres.

The site is currently developed with a single dwelling house, which is accessed from a shared crossover located at the eastern end of the site frontage. The existing dwelling house is setback approximately 25 metres from the site frontage and is located in a

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cleared area. The dwelling house currently comprises three bedrooms, living/dining and kitchen area, a double car port, front verandah and utility rooms.

To the rear the site is covered with mature vegetation and the site slopes from the rear to the site frontage with a fall of approximately 30 metres over the depth of the site.

The area containing the site is characterised by single detached dwellings and domestic outbuildings on large residential allotments.



Aerial Photograph of the site (Source: Queensland Globe)

Proposed development

It is proposed to extend the existing dwelling house towards the site frontage. The proposed house extensions would reduce the front setback to approximately 17.018 metres and the eastern side setback to approximately 12.488 metres. A minor extension would be undertaken to the rear of the dwelling to create a new office; however, this would not affect the existing setbacks.

The ultimate development would contain the following:

- Retained double car port;
- Retained and enlarged living/dining and kitchen area with relocated kitchen and new pantry and cupboard;

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- Relocated front entrance;
- 4 bedrooms comprising the existing three bedrooms and new master bedroom towards the site frontage;
- New study to the rear of the dwelling; and,
- New front verandah towards the site frontage.



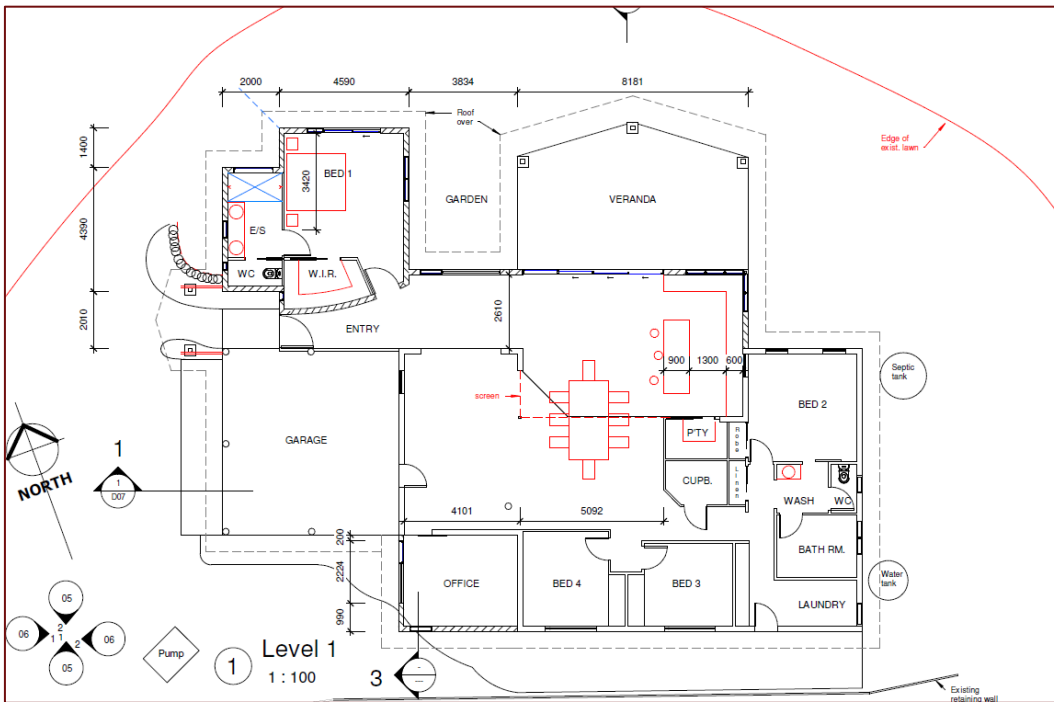
Photograph 1: Existing pad and location of proposed extension.



Photograph 2: Location of proposed office.

The development would be located within the existing cleared and levelled area and the access and parking arrangements would be retained.

As part of the development, it is also proposed to upgrade the on-site effluent disposal system and provide new AES trenches within the front setback area.



Proposed Site Plan

Planning Considerations

The site is within the Douglas Shire Council area and under the Douglas Shire Planning Scheme (2018) (the relevant planning scheme), the site is within the Environmental Management Zone and is affected by the following overlays:

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

In accordance with the Tables of Assessment, the development is identified as Code Assessable Building Works Assessable against the Planning Scheme. In accordance with the requirements of the *Planning Act 2016*, the Council, as the Assessment Manager can only have regard to the Assessment Benchmarks found in the relevant Planning Scheme Codes.

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

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies with applicable Acceptable Outcomes.
Bushfire Hazard Overlay Code	Not applicable	No applicable Assessment Benchmarks
Hillslopes Overlay Code	Applies	Generally complies with Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO1. Refer attached assessment.
Natural Areas Overlay Code	Applies	Complies with all applicable Acceptable Outcomes. The house extension would be sited outside of an area of identified environmental significance.
Potential Landslide Hazard Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Access Parking and Servicing Code	Not applicable	No applicable Assessment Benchmarks. The development is for a Dwelling House extension only and would not affect the existing car parking provision or access arrangements.
Filling and Excavation Code	Not applicable	No applicable Assessment Benchmarks. No excavation or fill would be undertaken as part of the development.
Infrastructure Works Code	Not applicable	Complies with applicable Acceptable Outcomes.

A detailed assessment against the applicable assessment benchmarks is attached for reference.

State Involvement

Initial assessment indicates that no state agencies will be involved in the assessment of the application.

Conclusion

The application has been assessed against the relevant Planning Scheme codes and is considered to satisfy the relevant Assessment Benchmarks. The application is submitted for approval subject to reasonable and relevant conditions. Should you have queries in relation to this application please do not hesitate to contact Patrick Clifton on 0438 755 374.

Kind Regards,

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION GROUP