

6 December 2022

**Chief Executive Officer**

Douglas Shire Council  
PO Box 723, Mossman QLD 4873

Attention: Rebecca Taranto

Dear Rebecca,

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**RE: APPLICATION SEEKING A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE AT 1-5  
BRUCE AVENUE, OAK BEACH**

We refer to the above described matter and confirm that ZAP Creative have been engaged by R & S Gilks to submit a development application to Douglas Shire Council for assessment with respect to the above described land.

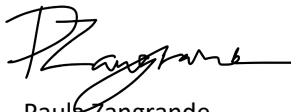
This project seeks to establish an extension for a master bedroom and ensuite, to an existing 3 bedroom residence. In support of the application, we attach the following documents to assist with Douglas Shire Council's assessment;

- DA Form 1 as **Attachment 1**;
- Plans of Development prepared by ZAP Creative as **Attachment 2**;
- Site Searches as **Attachment 3**;
- Assessment of the applicable development codes under the Planning Scheme as **Attachment 4**.
- Owners Consent as **Attachment 5**.
- Bushfire Assessment BAL Report as **Attachment 6**.

Payment of the application fee will be made once the invoice is issued by Douglas Shire Council on receipt of this application package.

Should you require any further information or clarification on matters regarding this application, please do not hesitate to contact me using the below details.

Regards



Paula Zangrande  
Architect + Director | ZAP Creative

M. 0438547538 | E. [paula@zapcreative.com.au](mailto:paula@zapcreative.com.au)

**ZAP Creative**

# TOWN PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE 1-5  
BRUCE AVENUE, OAK BEACH FOR R & S GILKS

6 December 2022

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

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<b>Annexure 2:</b>	Proposal Plans
<b>Annexure 3:</b>	2018 Douglas Shire Council Planning Scheme Property Report
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<b>Annexure 6:</b>	BAL Report

## EXECUTIVE SUMMARY

ZAP Creative are supporting an application by R & S Gilks (the applicant) requesting statutory development approval from Douglas Shire Council (Council) for construction of an extension for a bedroom and ensuite, to an existing residence on land located at 1-5 Bruce Avenue, Oak Beach, more formally described as Lot 44 on RP 804355 (the site).

The land is a parcel of 5162m<sup>2</sup> with an existing 3 bedroom residence on site, sitting within a rural residential environment. The existing residence sits within an 'Area Affected by Hillslopes' and 'Very High Bushfire Intensity Zone' on the zoning maps, which triggers the need to submit this proposal as a code assessable development.

Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use (Rural Residential)**

## 1.0 SITE INFORMATION

### 1.1 Site Details

The land of this application is situated at 1-5 Bruce Avenue, Oak Beach and is formally described as Lot 44 on RP 804355.

A SmartMap of the site is included in the annexures of this report.

The site compromises an area of 5,162m<sup>2</sup> with an existing 260sqm residence. The site is heavily vegetated on all boundaries with sloping land. It is clear of vegetation in the centre area where the existing house is located.

We understand the subject land is connected to the following infrastructure systems;

- Reticulated electricity,
- Telecommunications, and
- Local road network
- Tank water
- Septic tank sewerage

### 1.2 Site Characteristics

Key site characteristics include;

<b>Topography:</b>	Sloping with fall towards road frontage
<b>Vegetation:</b>	Heavily vegetated around all boundaries with clearing in centre
<b>Wetlands:</b>	None
<b>Conservation Areas:</b>	None
<b>Waterways:</b>	None
<b>Road Frontages</b>	Bruce Avenue

<b>Easements/ Covenants:</b>	None
<b>Existing use of site:</b>	Single residence

### 1.3 Planning Context

The planning context of the site includes:

<b>Planning Scheme Local Plan Area:</b>	Oak Beach
<b>Planning Scheme Zone:</b>	Rural Residential
<b>Planning Scheme Overlays:</b>	<ul style="list-style-type: none"> <li>• Hillslopes Overlay</li> <li>• Bushfire Hazard Overlay</li> <li>• Landslide Overlay</li> <li>• Natural Areas Overlay</li> <li>• Transport Road Hierarchy</li> </ul>

## 2.0 APPLICATION SUMMARY

<b>Aspects of Development Sought</b>	Application for a Development Permit for Material Change of Use for “Dwelling House Extensions”
<b>Applicant</b>	R & S Gilks C/- ZAP Creative Pty Ltd 2/90 Aumuller Rd, Portsmith QLD 4870
<b>Land Owner</b>	R & S Gilks
<b>Contact</b>	Mrs Paula Zangrande ZAP Creative 2/90 Aumuller Road, Portsmith QLD 4870 P: 0438 547 538 E. <a href="mailto:paula@zapcreative.com.au">paula@zapcreative.com.au</a>

## 3.0 PROPOSAL

This application seeks a Development Permit for Material Change of use for extensions to an existing ‘Dwelling House’. The following plans of the proposed dwelling are included as an Annexure to this document and include:

- Cover Sheet (ZAP Creative SK00)
- Existing Demolition Ground (ZAP Creative SK02)
- Existing Roof Plan (ZAP Creative SK03)
- Existing Demolition Elevations (ZAP Creative SK04)
- Existing Demolition Elevations (ZAP Creative SK05)
- Site Plan Proposed (ZAP Creative SK10)
- Ground Plan (ZAP Creative SK11)
- Roof Plan (ZAP Creative SK12)
- Elevations (ZAP Creative SK21)
- Elevations (ZAP Creative SK22)

- Door/ Window Schedules (ZAP Creative SK30)
- 3D Perspectives (ZAP Creative SK90)
- 3D Perspectives (ZAP Creative SK91)

The proposal involves an additional new single storey extension to the existing residence for one bedroom and ensuite. The existing dwelling houses 3 bedrooms and 3 bathrooms within an existing 260sqm internal footprint split over 1 1/2 levels. The footprint of the new extension is 73 sqm.

The extension connects to the existing deck which is a timber structure set off the ground on a site sloping down towards the road. This extension is also proposed to be suspended off the ground, on the North-West side of the residence. The maximum building height of this extension is approximately 8m from natural ground.

The proposed extension is in keeping with the existing residence which is a queenslander style property with deep eaves and verandahs around the front and side façades. Due to the elevation of the site and the density of vegetation on the Northern boundary, the only visible portion of the house outside of the site is the roof of the Studio on the North-East side – the opposite side of the house to the proposed new extension. Beyond the position where Reynolds Road connects to Bruce Avenue, the house is not visible from the street.

The colour palette for the new extension is proposed to match the existing, as per the attached Architectural drawing package.

## 4.0 LEGISLATIVE CONSIDERATIONS

### 4.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

### 4.2 State Planning Policy

It is understood that all applicable state interests have been appropriately integrated into the Planning Scheme relevant to the site.

### 4.3 State Development Assessment Provisions

No State Development Assessment Provisions are identified as being applicable to the proposal.

### 4.4 Douglas Shire Planning Scheme 2018

Under the Douglas Shire Planning Scheme 2018, the subject site is included within the Rural Residential Zone. The proposed Material Change of Use is identified as 'code-assessable' development within the zone.

#### **4.4.1 Codes**

The following codes are identified as being relevant to this proposal;

- Bushfire Hazard Overlay Code
- Hillslopes Overlay Code
- Landslide Overlay Code
- Natural Areas Overlay Code
- Transport Road Hierarchy Overlay Code

A detailed assessment against the Douglas Shire Planning Scheme 2018 codes is included in the Annexures to this report.

## **5.0 CONCLUSION**

This submission supports an application by R and S Gilks for a Development Permit for Material Change of use for a 'Dwelling House' extension to the existing single residence at 1-5 Bruce Avenue, Oak Beach, described at Lot 55 on RP 804355.

The submission has included an assessment of the proposal against the relevant statutory planning controls at the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Regards

Paula Zangrande  
Architect + Director | ZAP Creative

M. 0438547538 | E. [paula@zapcreative.com.au](mailto:paula@zapcreative.com.au)

## ANNEXURE 1: DA FORMS



# 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)	R and S Gilks
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	1-5 Bruce Avenue
Suburb	Oak Beach
State	Queensland
Postcode	4877
Country	Australia
Contact number	0417 711 271
Email address (non-mandatory)	<a href="mailto:rmgcontracting@iinet.net.au">rmgcontracting@iinet.net.au</a>
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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

## PART 2 – LOCATION DETAILS

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

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

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1-5	Bruce Avenue	Oak Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	44	RP804355	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

<p>5) Are there any existing easements over the premises?</p> <p><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 <a href="#">DA Forms Guide</a>.</i></p> <p><input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application</p> <p><input checked="" type="checkbox"/> No</p>
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## 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 checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots): extension to existing residence for additional bedroom and ensuite</i>
e) Relevant plans
<b>Note:</b> <i>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 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
<b>Note:</b> <i>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 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 checked="" type="checkbox"/> Not required

## Section 2 – Further development details

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

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Extension to existing residence of additional bedroom and ensuite	Rural Residential	1	61sqm
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

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

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <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? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

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

## PART 4 – ASSESSMENT MANAGER DETAILS

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>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</li> <li>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <u>DA Forms Guide</u> .

## PART 7 – FURTHER DETAILS

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

<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 <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 <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 <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 <input checked="" type="checkbox"/> No <small><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.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</small>			
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 – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small><b>Note:</b> See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</small>			



### **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 which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

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

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

☒ No

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### **25) Applicant declaration**

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

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

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

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

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

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

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

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

---

Date received:

Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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

## ANNEXURE 2: PROPOSAL PLANS

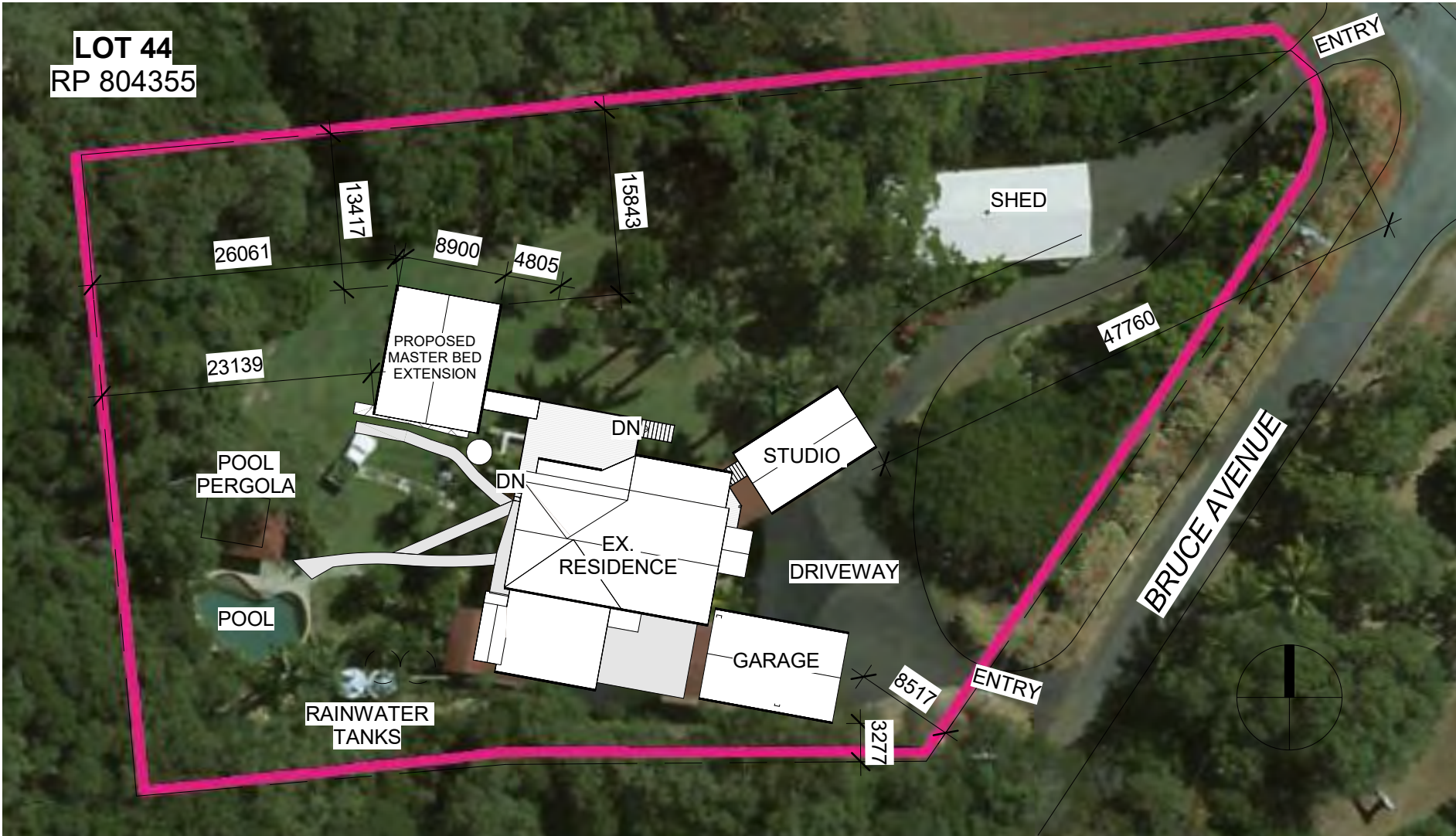


CALCULABLE AREAS	
GFA	
INTERNAL HOUSE EXISTING	209m²
INTERNAL HOUSE PROPOSED	61m²
INTERNAL GARAGE	49m²
EXTERNAL COVERED (ENTRY PATIO + DECK)	124m²
TOTAL COVERED	443m²
EXISTING SHED	144m²
CALCULATIONS	
SITE AREA	5,162m²
SITE COVERAGE % RATIO	11%
NON-CALCULABLE AREAS	
DRIVEWAY	475m²
PATHS, PATIOS, SERVICE SLABS	52m²

1

locality plan

1 : 500



Sheet List				
Sheet Number	Sheet Name	Current Revision Description	Current Revision	Current Revision Date
SK00	Cover Sheet	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK02	Ex Demo Ground	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK03	Ex Roof	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK04	Ex Demo Elevations	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK05	Ex Demo Elevations	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK10	Site Plan Proposed	ISSUE FOR DA SUBMISSION	4	6/12/2022

Sheet List				
Sheet Number	Sheet Name	Current Revision Description	Current Revision	Current Revision Date
SK11	Ground Plan	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK12	Roof Plan	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK21	Elevations	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK22	Elevations	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK30	Door Window Schedules	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK90	3D Perspectives	ISSUE FOR DA SUBMISSION	4	6/12/2022
SK91	3D Perspectives	ISSUE FOR DA SUBMISSION	4	6/12/2022

DRAWN Author				
	PROJECT Residential Addition			
APPROVED Approver	4	6/12/2022	ISSUE FOR DA SUBMISSION	PZ
	3	30/06/2022	ALTERNATIVE RAILING	PZ
CHECKED Checker	2	24/06/2022	OPT A REVISION	PZ
	1	13/06/2022	CONCEPT PLANS	PZ

PROJECT

Residential Addition

ADDRESS

1-5 Bruce Ave, Oak Beach

CLIENT

R & S Gilks

DRAWING

Cover Sheet

BUILDING

Master Bedroom Extension

ZAP Creative

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SCALE

As indicated

A3 SHEET

DATE

Issue Date

PROJECT NUMBER

0001

DRAWING NUMBER

SK00

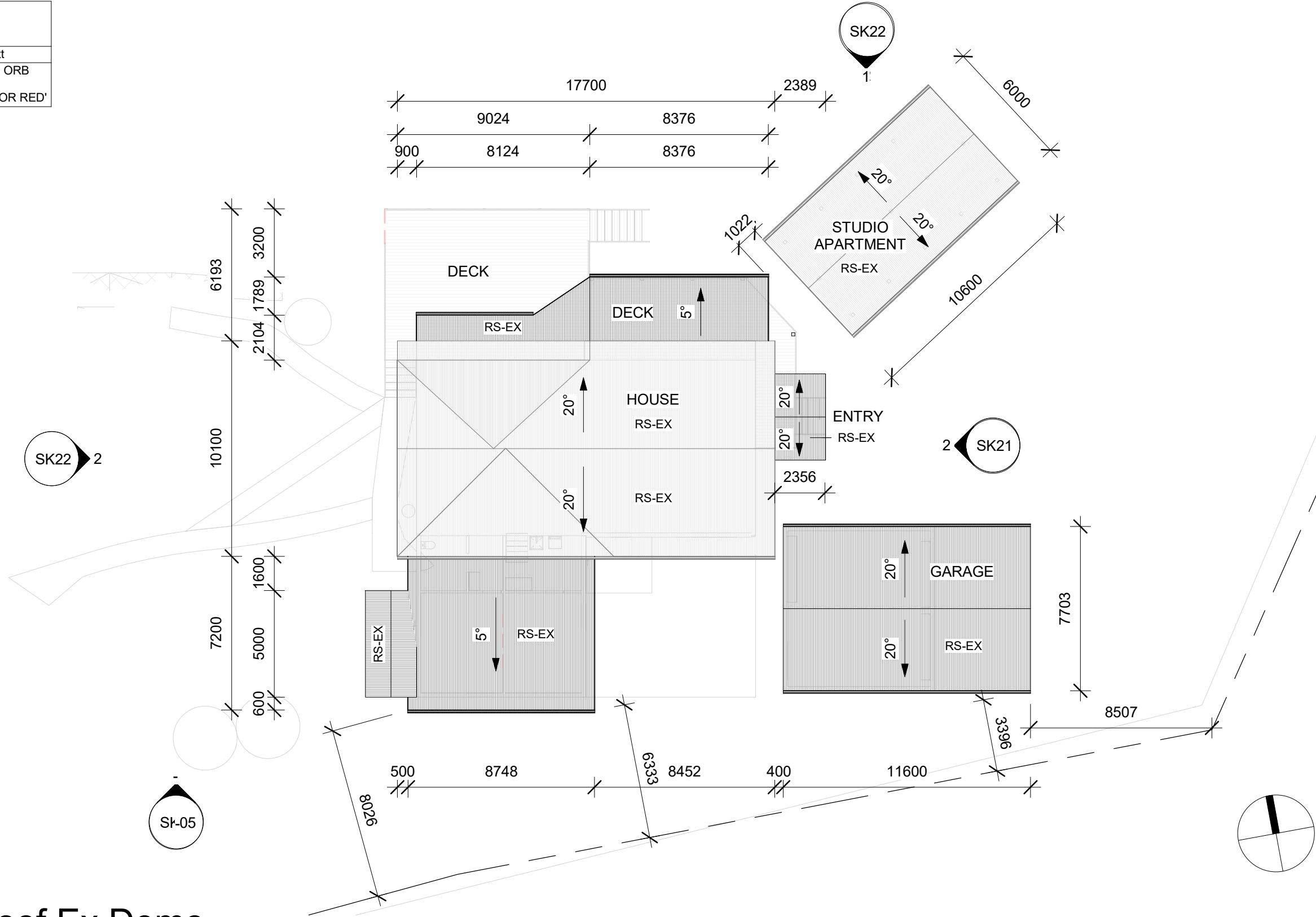
ISSUE

4

CONCEPT ONLY



Keynote Legend	
Key Value	Keynote Text
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'



1

Roof Ex Demo

1 : 200

DRAWN Author				
APPROVED Approver	4	6/12/2022	ISSUE FOR DA SUBMISSION	PZ
	3	30/06/2022	ALTERNATIVE RAILING	PZ
	2	24/06/2022	OPT A REVISION	PZ
CHECKED Checker	1	13/06/2022	CONCEPT PLANS	PZ

PROJECT  
Residential Addition

ADDRESS  
1-5 Bruce Ave, Oak Beach

CLIENT  
R & S Gilks

DRAWING  
Ex Roof

BUILDING  
Master Bedroom Extension

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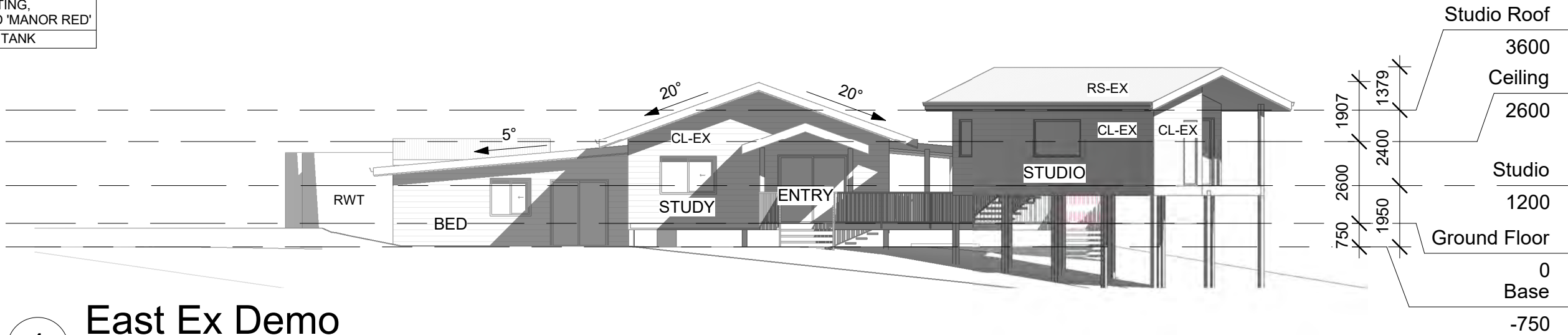
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A3 SHEET  
DATE  
Issue Date

PROJECT NUMBER  
0001  
DRAWING NUMBER  
SK03  
ISSUE  
4

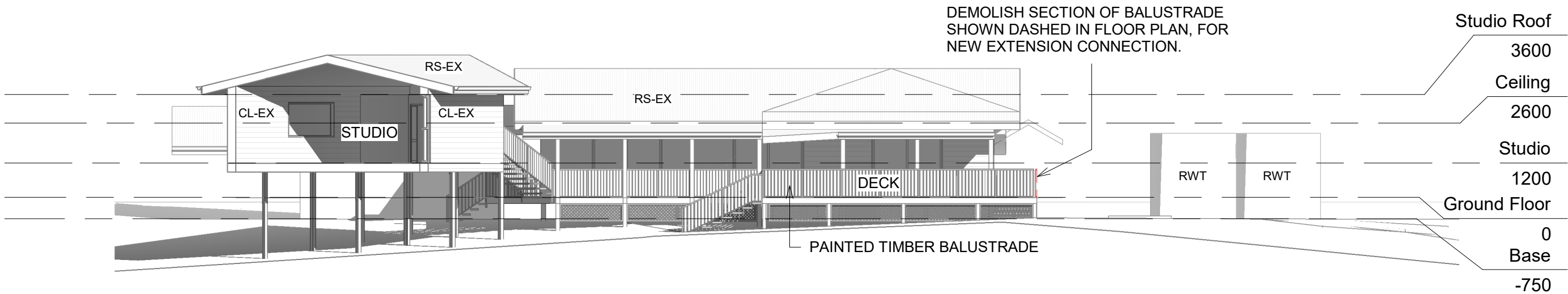
CONCEPT ONLY



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Key Value	Keynote Text
CL-EX	EXISTING WEATHERBOARD CLADDING. COLOUR DULUX 'WHITE DUCK'
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'
RWT	RAINWATER TANK



1 East Ex Demo  
1 : 150



2 North Ex Demo  
1 : 150

CONCEPT ONLY

DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT  
**Residential Addition**

ADDRESS  
1-5 Bruce Ave, Oak Beach

CLIENT  
R & S Gilks

DRAWING  
**Ex Demo Elevations**

BUILDING  
**Master Bedroom Extension**

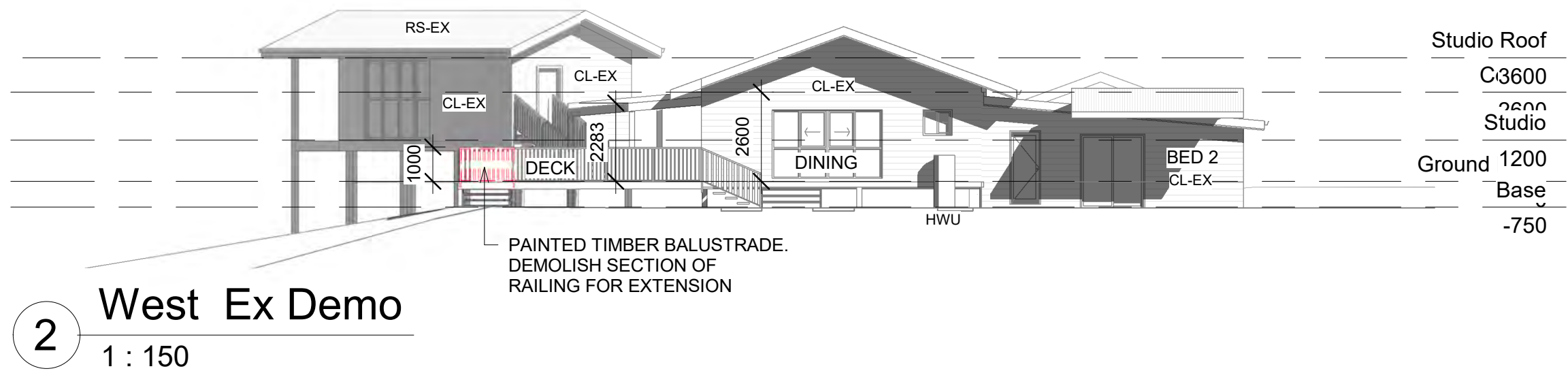
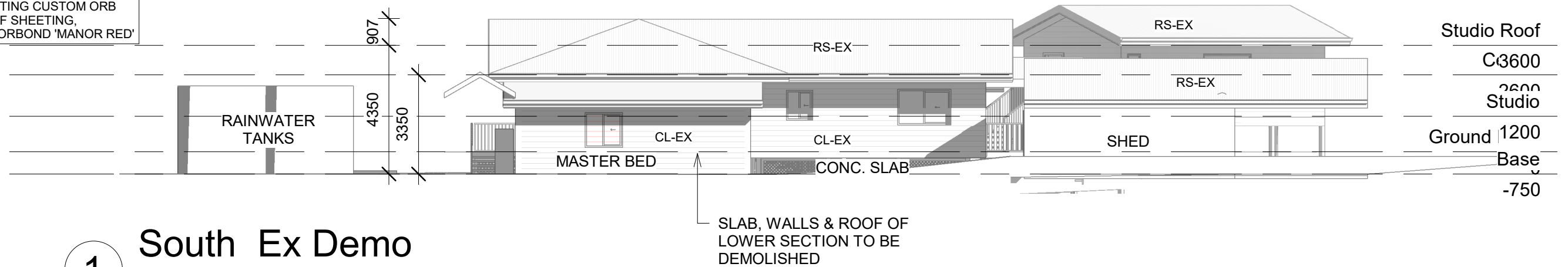
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SCALE  
1 : 150  
A3 SHEET  
DATE  
Issue Date

PROJECT NUMBER  
**0001**  
DRAWING NUMBER  
**SK04**  
ISSUE  
**4**

Keynote Legend	
Key Value	Keynote Text
CL-EX	EXISTING WEATHERBOARD CLADDING. COLOUR DULUX 'WHITE DUCK'
HWU	HOT WATER UNIT
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'



DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT	Residential Addition
ADDRESS	1-5 Bruce Ave, Oak Beach
CLIENT	R & S Gilks

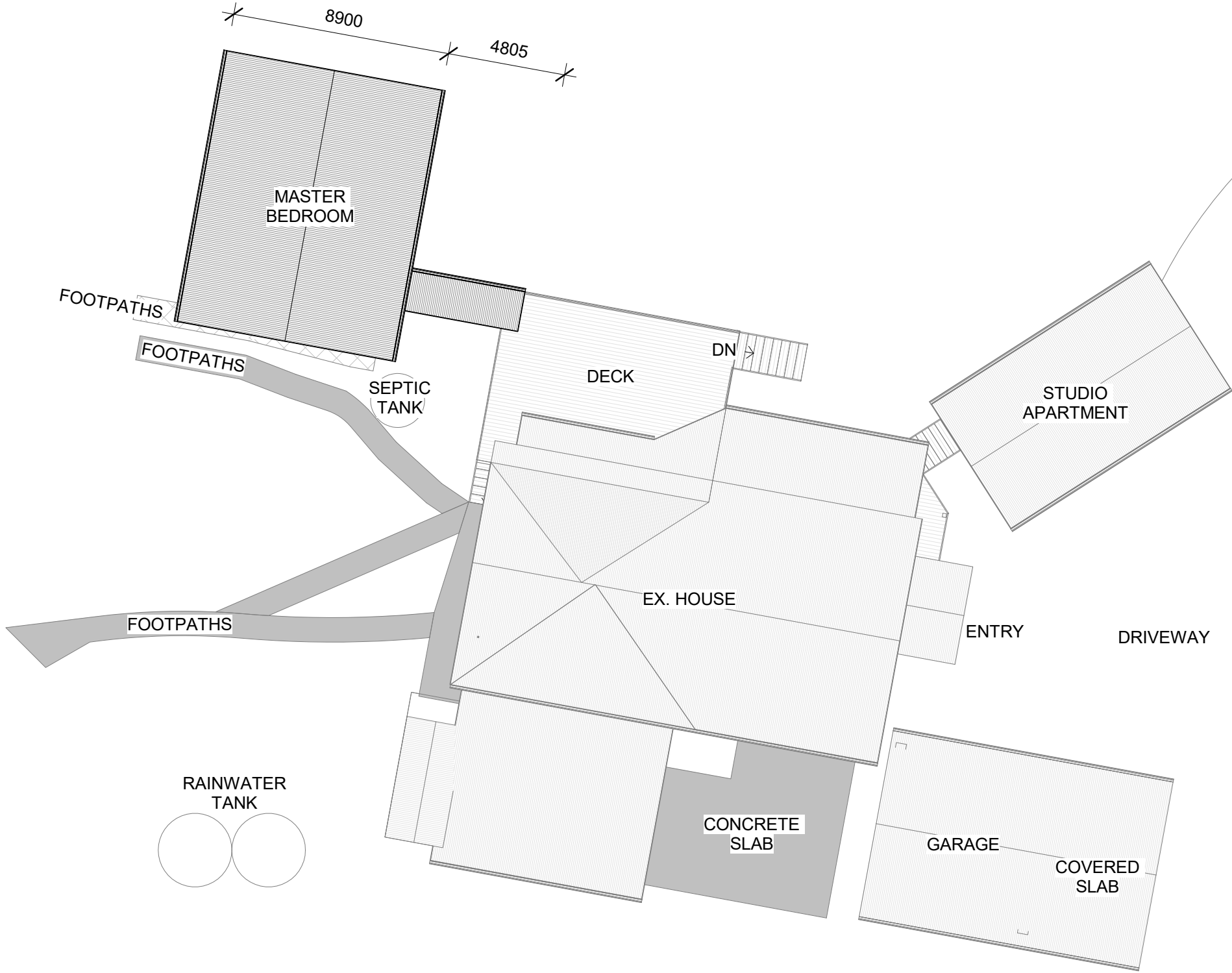
DRAWING	Ex Demo Elevations
BUILDING	Master Bedroom Extension

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SCALE	PROJECT NUMBER
1 : 150	0001
A3 SHEET	DRAWING NUMBER
DATE	SK05
Issue Date	ISSUE
	4

Keynote Legend	
Key Value	Keynote Text



1 Site  
1 : 200

CONCEPT ONLY

DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT  
**Residential Addition**

ADDRESS  
1-5 Bruce Ave, Oak Beach

CLIENT  
R & S Gilks

DRAWING  
Site Plan Proposed

BUILDING  
Master Bedroom Extension

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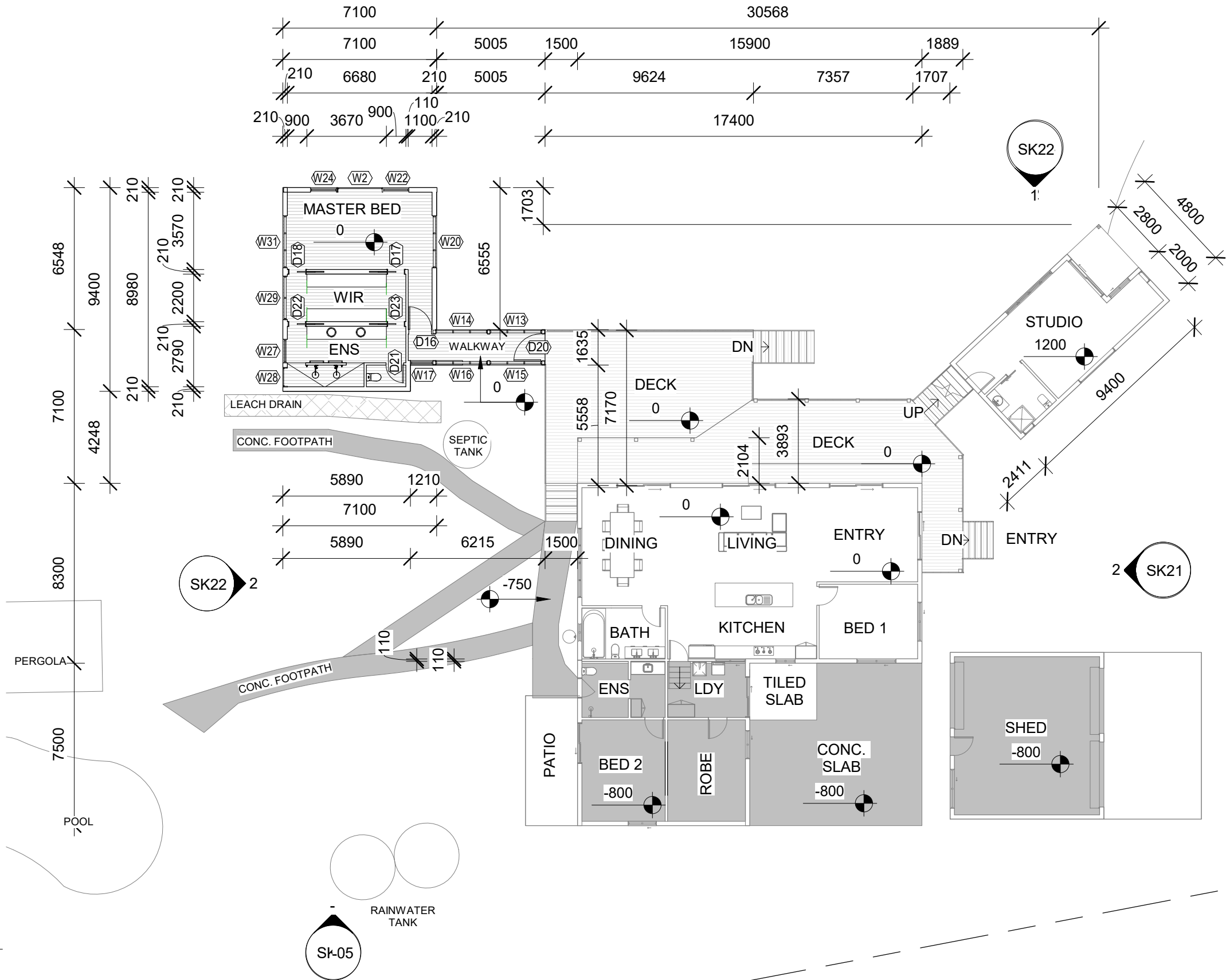
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1 : 200  
A3 SHEET  
DATE  
Issue Date

PROJECT NUMBER  
**0001**  
DRAWING NUMBER  
**SK10**  
ISSUE  
**4**

Existing Room Schedule		
Name	Area	Phase
Bathroom	9 m²	Existing
Bed 1	16 m²	Existing
Bed 2	18 m²	Existing
Carport	49 m²	Existing
Ensuite	10 m²	Existing
Kitchen/ Living	96 m²	Existing
Laundry	9 m²	Existing
Robe	17 m²	Existing
Studio	34 m²	Existing
Grand total	258 m²	

Proposed Room Schedule		
Name	Area	Type
Master Bed	27 m²	Proposed
Master Ensuite	15 m²	Proposed
Master WIR	12 m²	Proposed
Walkway	8 m²	Proposed
Grand total	61 m²	

Keynote Legend	
Key Value	Keynote Text



# 1 Ground Floor

1 : 200

DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT <b>Residential Addition</b>	
ADDRESS 1-5 Bruce Ave, Oak Beach	
CLIENT R & S Gilks	

DRAWING Ground Plan	
BUILDING Master Bedroom Extension	

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SCALE  
1 : 200  
A3 SHEET  
DATE  
Issue Date

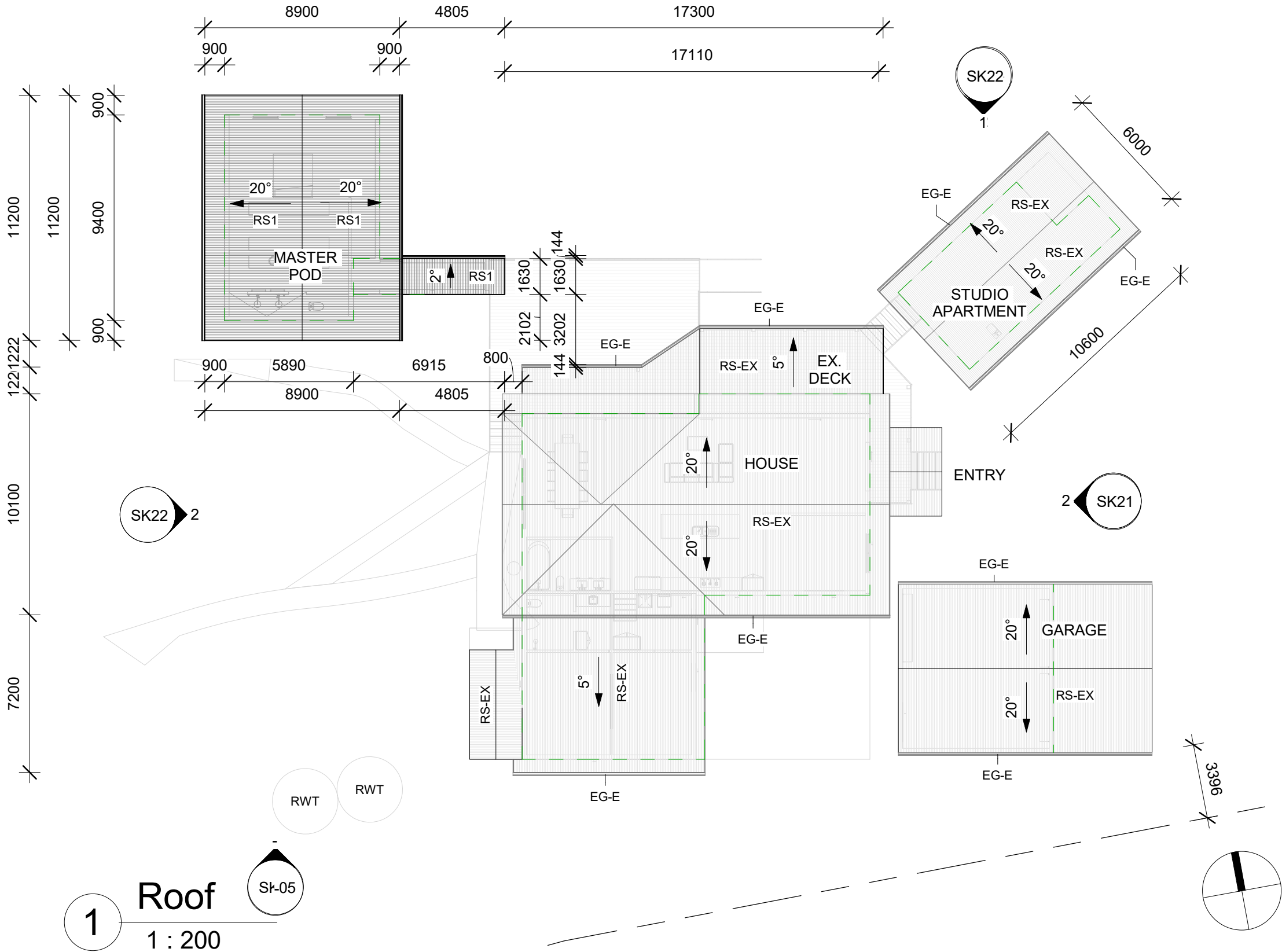
PROJECT NUMBER  
**0001**  
DRAWING NUMBER  
**SK11**  
ISSUE  
**4**

CONCEPT ONLY

Existing Room Schedule		
Name	Area	Phase
Bathroom	9 m²	Existing
Bed 1	16 m²	Existing
Bed 2	18 m²	Existing
Carport	49 m²	Existing
Ensuite	10 m²	Existing
Kitchen/ Living	96 m²	Existing
Laundry	9 m²	Existing
Robe	17 m²	Existing
Studio	34 m²	Existing
Grand total	258 m²	

Proposed Room Schedule		
Name	Area	Type
Master Bed	27 m²	Proposed
Master Ensuite	15 m²	Proposed
Master WIR	12 m²	Proposed
Walkway	8 m²	Proposed
Grand total	61 m²	

Keynote Legend	
Key Value	Keynote Text
EG-E	EAVES GUTTER EXISTING
RS1	LYSAGHT CUSTOM ORB ROOF SHEETING, COLOUR TO MATCH EXISTING
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'



DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT Residential Addition	
ADDRESS 1-5 Bruce Ave, Oak Beach	
CLIENT R & S Gilks	

DRAWING Roof Plan	
BUILDING Master Bedroom Extension	

ZAP Creative

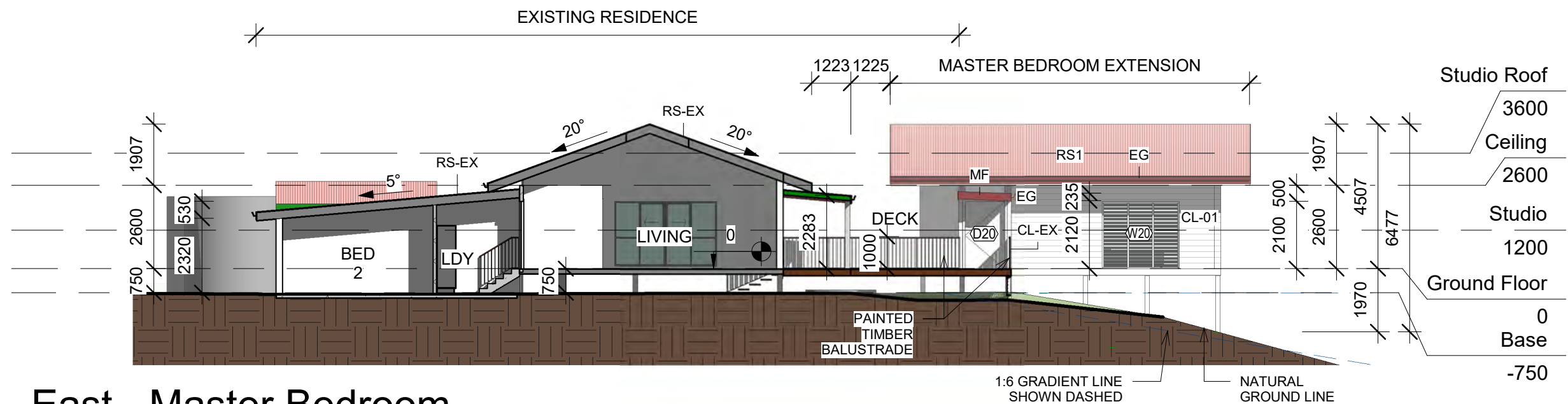
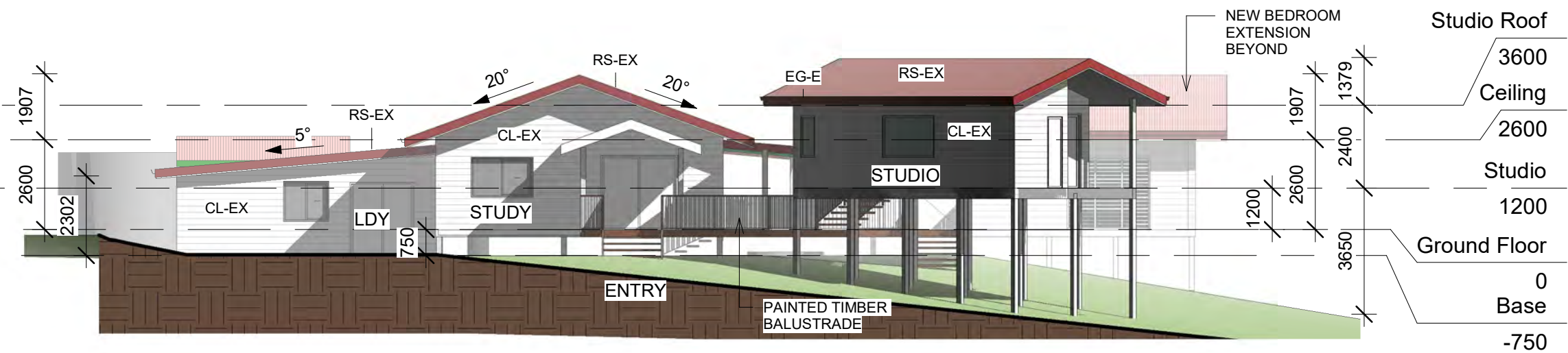
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SCALE 1 : 200 A3 SHEET	PROJECT NUMBER 0001
DATE Issue Date	DRAWING NUMBER SK12
	ISSUE 4

CONCEPT ONLY



Keynote Legend	
Key Value	Keynote Text
CL-01	JAMES HARDIE PRIMELINE WEATHERBOARD NEWPORT CLADDING (CONFIRM SPEC TO MATCH EXISTING WEATHERBOARD PROFILE). COLOUR DULUX 'WHITE DUCK'
CL-EX	EXISTING WEATHERBOARD CLADDING. COLOUR DULUX 'WHITE DUCK'
EG	EAVES GUTTER
EG-E	EAVES GUTTER EXISTING
MF	METAL FASCIA
RS1	LYSAGHT CUSTOM ORB ROOF SHEETING, COLOUR TO MATCH EXISTING
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'



CONCEPT ONLY

DRAWN  
Author

APPROVED Approver	4	6/12/2022	ISSUE FOR DA SUBMISSION	PZ
	3	30/06/2022	ALTERNATIVE RAILING	PZ
CHECKED Checker	2	24/06/2022	OPT A REVISION	PZ
	1	13/06/2022	CONCEPT PLANS	PZ

PROJECT

Residential Addition

ADDRESS

1-5 Bruce Ave, Oak Beach

CLIENT

R & S Gilks

DRAWING

Elevations

BUILDING

Master Bedroom Extension

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SCALE

1 : 150  
A3 SHEET

DATE

Issue Date

PROJECT NUMBER

0001

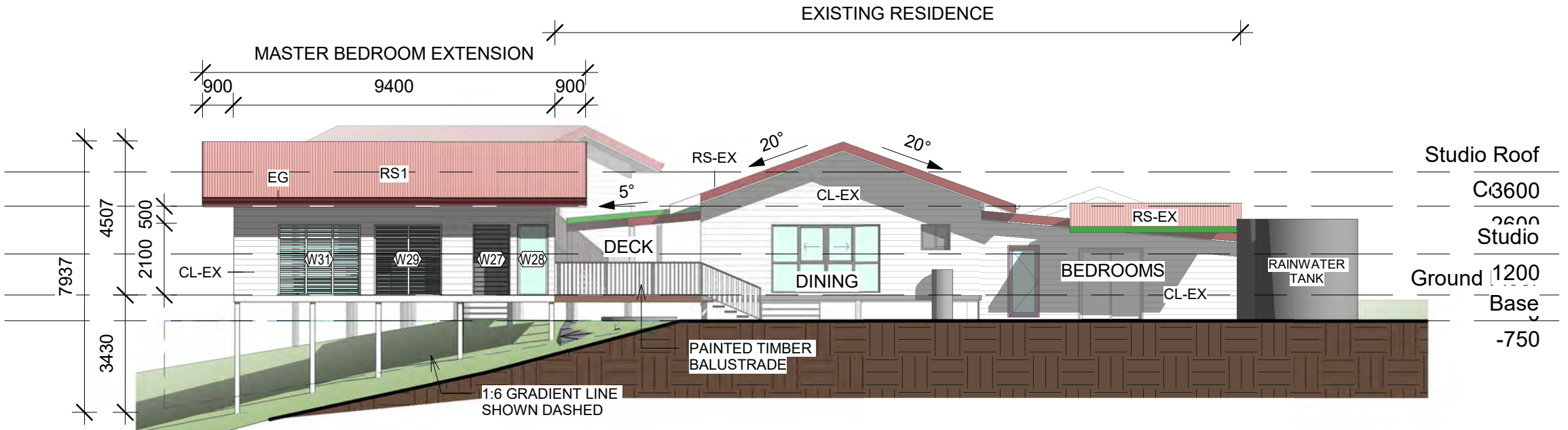
DRAWING NUMBER

SK21

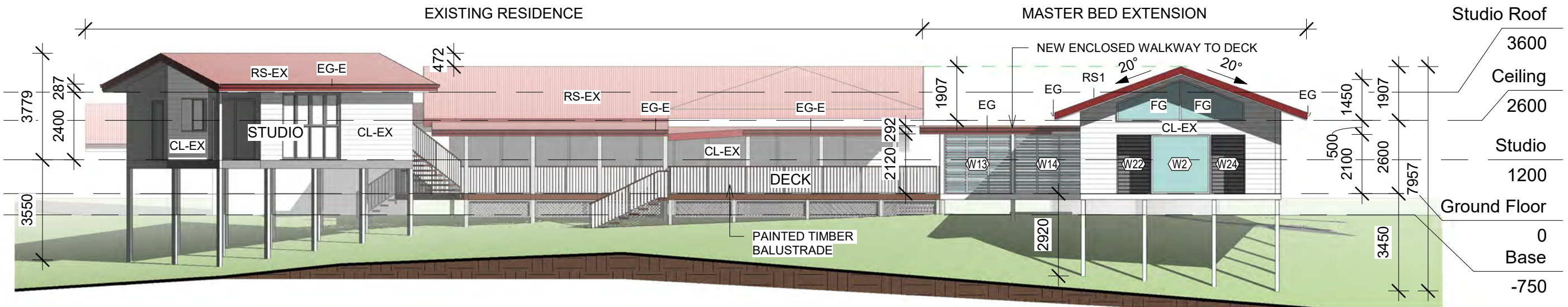
ISSUE

4

Keynote Legend	
Key Value	Keynote Text
CL-EX	EXISTING WEATHERBOARD CLADDING. COLOUR DULUX 'WHITE DUCK'
EG	EAVES GUTTER
EG-E	EAVES GUTTER EXISTING
FG	FIXED GLASS
RS1	LYSAGHT CUSTOM ORB ROOF SHEETING, COLOUR TO MATCH EXISTING
RS-EX	EXISTING CUSTOM ORB ROOF SHEETING, COLORBOND 'MANOR RED'



2 West  
1 : 150



1 North  
1 : 150

CONCEPT ONLY

DRAWN Author	
APPROVED Approver	4 6/12/2022 ISSUE FOR DA SUBMISSION PZ
	3 30/06/2022 ALTERNATIVE RAILING PZ
CHECKED Checker	2 24/06/2022 OPT A REVISION PZ
	1 13/06/2022 CONCEPT PLANS PZ

PROJECT  
**Residential Addition**

ADDRESS  
1-5 Bruce Ave, Oak Beach

CLIENT  
R & S Gilks

DRAWING  
**Elevations**

BUILDING  
**Master Bedroom Extension**

**ZAP Creative**

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SCALE  
1 : 150  
A3 SHEET  
DATE  
Issue Date

PROJECT NUMBER  
**0001**  
DRAWING NUMBER  
**SK22**  
ISSUE  
**4**

Door Schedule						
Mark	Description	Height	Width	OTHER REQ'S	Door Hardware/ Locks	Blind
D16	Single swing solid core door	2100	1050	Single swing solid core external door		
D17	Cavity Slider	2100	820	Hollow core cavity sliding door, top hung. Paint finish		
D18	Cavity Slider	2100	820	Hollow core cavity sliding door, top hung. Paint finish		
D20	Single swing solid core door	2100	1240	Single swing solid core external door		
D21	Single swing hollow core door	2134	810	Single swing hollow core internal door		
D22	Cavity Slider	2100	820	Hollow core cavity sliding door, top hung. Paint finish		
D23	Cavity Slider	2100	820	Hollow core cavity sliding door, top hung. Paint finish		

Window Schedule					
Mark	Window Style	Win Height	Width	Sill Height	OTHER REQS
W2	Fixed glass panel	2400	2100	0	Clear glass fixed panel. Powdercoated aluminium frame.
W13	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM frosted glass blades. Powdercoated aluminium frame
W14	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM frosted glass blades. Powdercoated aluminium frame
W15	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM frosted glass blades. Powdercoated aluminium frame
W16	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM frosted glass blades. Powdercoated aluminium frame
W17	1 X BAY LOUVRE WINDOW	2100	900	0	152MM frosted glass blades. Powdercoated aluminium frame
W20	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.
W22	1 X BAY LOUVRE WINDOW	3000	900	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.
W24	1 X BAY LOUVRE WINDOW	3000	900	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.
W27	1 X BAY LOUVRE WINDOW	2100	900	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.
W28	Fixed glass panel	2100	900	0	Clear glass fixed panel. Powdercoated aluminium frame.
W29	3 X BAY LOUVRE WINDOW	2100	2000	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.
W31	3 X BAY LOUVRE WINDOW	2100	2400	0	152MM clear glass blades. Powdercoated aluminium frame. Flyscreens to opening.

DRAWN  
Author

APPROVED  
Approver

CHECKED  
Checker

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3 30/06/2022 ALTERNATIVE RAILING PZ  
2 24/06/2022 OPT A REVISION PZ

PROJECT

Residential Addition

ADDRESS  
1-5 Bruce Ave, Oak Beach

CLIENT  
R & S Gilks

DRAWING

Door Window Schedules

BUILDING

Master Bedroom Extension

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SCALE

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DATE  
Issue Date

PROJECT NUMBER

0001

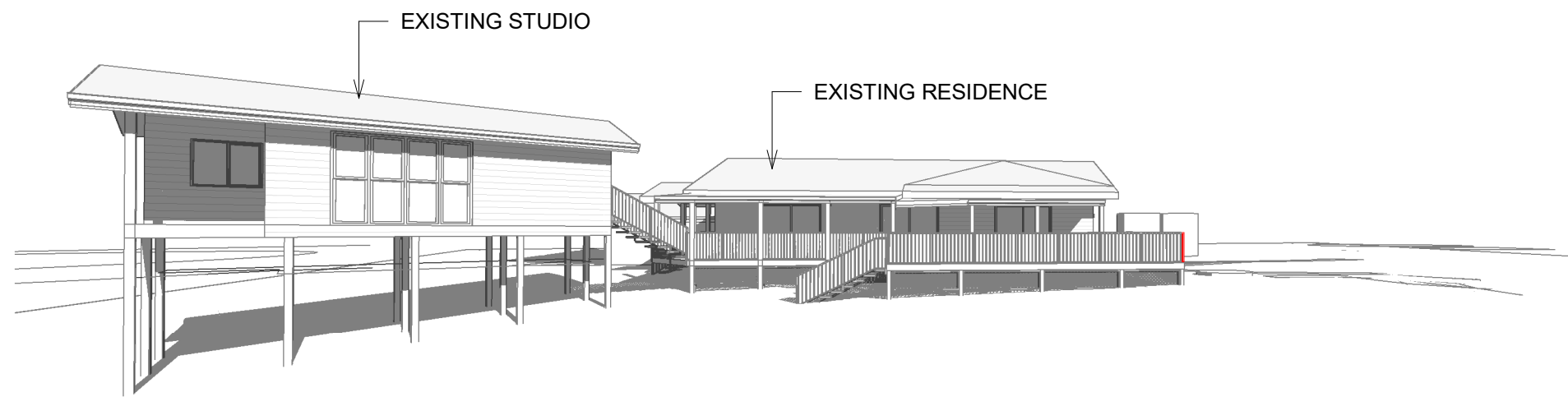
DRAWING NUMBER

SK30

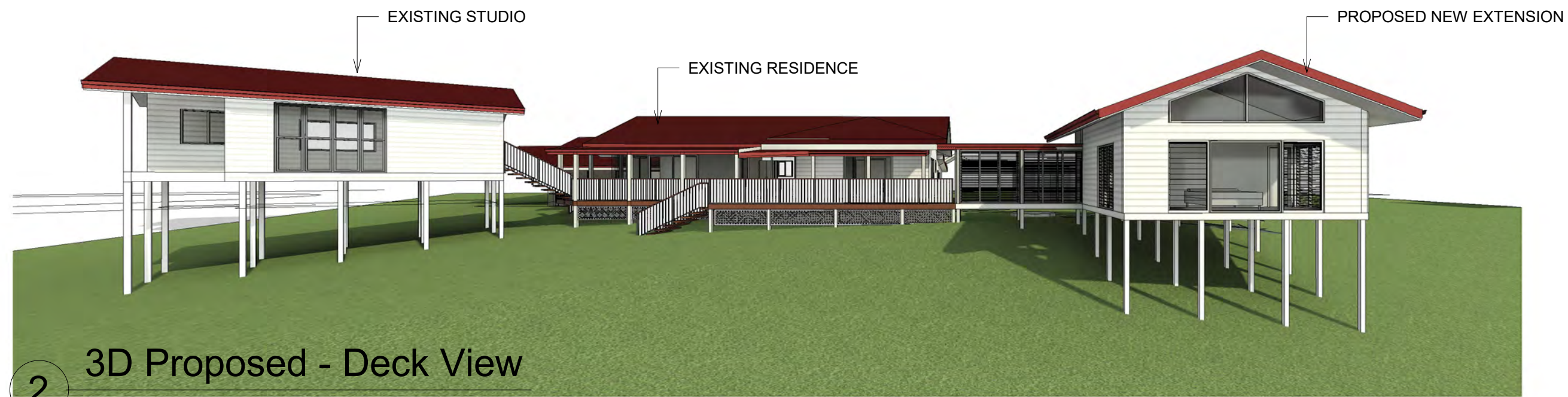
ISSUE

4





1 3D Existing Demo



2 3D Proposed - Deck View

CONCEPT ONLY

DRAWN Author				
APPROVED Approver	4	6/12/2022	ISSUE FOR DA SUBMISSION	PZ
	3	30/06/2022	ALTERNATIVE RAILING	PZ
CHECKED Checker	2	24/06/2022	OPT A REVISION	PZ
	1	13/06/2022	CONCEPT PLANS	PZ

PROJECT	Residential Addition		
ADDRESS	1-5 Bruce Ave, Oak Beach		
CLIENT	R & S Gilks		

DRAWING	3D Perspectives	
BUILDING	Master Bedroom Extension	

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SCALE	PROJECT NUMBER
A3 SHEET	0001
DATE	DRAWING NUMBER
Issue Date	SK90
	ISSUE
	4

EXISTING RESIDENCE

RAINWATER TANKS

2 3D Ex Demo Western Side

PROPOSED NEW EXTENSION

EXISTING RESIDENCE

RAINWATER TANKS



1 3D Western Side

CONCEPT ONLY

DRAWN  
Author

APPROVED  
Approver

CHECKED  
Checker

4	6/12/2022	ISSUE FOR DA SUBMISSION	PZ
3	30/06/2022	ALTERNATIVE RAILING	PZ
2	24/06/2022	OPT A REVISION	PZ
1	13/06/2022	CONCEPT PLANS	PZ

PROJECT

**Residential Addition**

ADDRESS

1-5 Bruce Ave, Oak Beach

CLIENT

R & S Gilks

DRAWING

**3D Perspectives**

BUILDING

**Master Bedroom Extension**

**ZAP Creative**

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SCALE

A3 SHEET

DATE

Issue Date

PROJECT NUMBER

**0001**

DRAWING NUMBER

**SK91**

ISSUE

**4**



## ANNEXURE 3: 2018 DOUGLAS SHIRE COUNCIL PLANNING SCHEME PROPERTY REPORT



## 2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au).

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

### Property Information

Property Address [1-5 Bruce Avenue OAK BEACH](#)

Lot Plan [44RP804355](#) (Freehold - 5162m<sup>2</sup>)



Selected Property



Easements



Land Parcels

### Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

#### Zoning

#### Applicable Zone






Rural Residential

#### More Information

- [View Section 6.2.11 Rural Residential Zone Code](#)
- [View Section 6.2.11 Rural Residential Zone Compliance table](#)
- [View Section 6.2.11 Rural Residential Zone Assessment table](#)

## Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 <b><u>Bushfire Hazard</u></b>	<b>Applicable Precinct or Area</b> Potential Impact Buffer Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity	<b>More Information</b> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.2 Bushfire Hazard Overlay Code</a></li> <li>• <a href="#">View Section 8.2.2 Bushfire Hazard Overlay Compliance table</a></li> </ul>
 <b><u>Hillslopes</u></b>	<b>Applicable Precinct or Area</b> Area Affected by Hillslopes	<b>More Information</b> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.5 Hillslopes Overlay Code</a></li> <li>• <a href="#">View Section 8.2.5 Hillslopes Overlay Compliance table</a></li> </ul>
 <b><u>Landslide</u></b>	<b>Applicable Precinct or Area</b> Landslide Hazard (High & Medium Hazard Risk)	<b>More Information</b> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Code</a></li> <li>• <a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table</a></li> </ul>
 <b><u>Natural Areas</u></b>	<b>Applicable Precinct or Area</b> MSES - Regulated Vegetation	<b>More Information</b> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
 <b><u>Transport Road Hierarchy</u></b>	<b>Applicable Precinct or Area</b> Access Road	<b>More Information</b> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

Zoning

**Applicable Zone**  
Rural Residential

- More Information**
- [View Section 6.2.11 Rural Residential Zone Code](#)
  - [View Section 6.2.11 Rural Residential Zone Compliance table](#)
  - [View Section 6.2.11 Rural Residential Zone Assessment table](#)



☒ Selected Property

☐ Land Parcels

<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		



Bushfire Hazard

Applicable Precinct or Area

- Potential Impact Buffer
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Bushfire\_Hazard

- ☒ High Potential Bushfire Intensity
- ☒ Medium Potential Bushfire Intensity
- ☒ Potential Impact Buffer
- ☒ Very High Potential Bushfire Intensity
- ☐ all others

Hillslopes

Applicable Precinct or Area  
Area Affected by Hillslopes

- More Information
- [View Section 8.2.5 Hillslopes Overlay Code](#)
  - [View Section 8.2.5 Hillslopes Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

☐ Area Affected by Hillslopes



Landslide

**Applicable Precinct or Area**  
Landslide Hazard (High & Medium Hazard Risk)

- More Information**
- [View Section 8.2.9 Potential Landslide Hazard Overlay Code](#)
  - [View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

☒ Potential Landslide Hazard

## Natural Areas

### Applicable Precinct or Area

MSES - Regulated Vegetation

### More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property



Land Parcels



MSES - Regulated Vegetation (Intersecting a Watercourse)



MSES - High Ecological Value Waters (Watercourse)



MSES - Wildlife Habitat



MSES - Regulated Vegetation



MSES - Protected Area



MSES - Marine Park



MSES - Legally Secured Offset Area



MSES - High Ecological Value Waters (Wetland)



MSES - High Ecological Significance Wetlands



## Transport Road Hierarchy

### Applicable Precinct or Area

Access Road

### More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

### Road Hierarchy

— Access Road

— Arterial Road

— Collector Road

— Industrial Road

— Major Rural Road

— Minor Rural Road

— Sub Arterial Road

— Unformed Road

— all others

☐ Major Transport Corridor Buffer Area

## Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.



## ANNEXURE 4: CODE ASSESSMENT – DOUGLAS SHIRE COUNCIL 2018

## 6.2.11 Rural residential zone code

### 6.2.11.1 Application

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

### 6.2.11.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
    - (ii) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
    - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
  - (b) provide for dwellings on lots generally larger than 4000m<sup>2</sup>;
  - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
  - (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
  - (c) Development provides a high level of residential amenity.
  - (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

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

## Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>P01</b> The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	<b>A01</b> Dwelling houses are not more than 8.5 metres and two storeys in height.  Note – Height is inclusive of roof height.	<b>Proposal complies with P01.</b>
<b>P02</b> Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	<b>A02</b> Buildings are setback not less than: (a) 40 metres from a property adjoining a State-controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries.	<b>Proposal complies with A02</b>
<b>P03</b> Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	<b>A03.1</b> The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m <sup>2</sup> .  <b>A03.2</b> An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in A03.1 above.	<b>Proposal complies, total footprint with new extensions is 443m<sup>2</sup></b>  <b>Total site coverage is 11%</b>
<b>P04</b> Buildings/structures are designed to maintain the rural residential character of the area.	<b>A04</b> White and shining metallic finishes are avoided on external surfaces of buildings.	



Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.	<b>AO5</b> Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.	<b>Proposal complies</b>
<b>PO6</b> Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	<b>AO6</b> No acceptable outcomes are prescribed.	<b>All vegetation on site is protected in this proposal.</b>
<b>PO7</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.  Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<b>AO7</b> No acceptable outcomes are prescribed.	<b>Proposed extensions are located in appropriate part of the site and attached to the established existing dwelling.</b>
<b>PO8</b> Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b> No acceptable outcomes are prescribed.	<b>No additional impact to traffic, noise, dust, odour, lighting or physical/ environmental impact is created in the area with this proposed extension.</b>
<b>PO9</b> New lots contain a minimum area of 4000m <sup>2</sup> , incorporating: (a) a minimum of contiguous area of 2000m <sup>2</sup> exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems.  Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.	<b>AO9</b> No acceptable solutions are prescribed.	<b>N/A</b>



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO10</b> New lots have a minimum road frontage of 30 metres.	<b>AO10</b> No acceptable outcomes are prescribed.	<b>N/A</b>
<b>PO11</b> New lots contain a 40 metre x 50 metre rectangle.	<b>AO11</b> No acceptable outcomes are prescribed.	<b>N/A</b>

**Table 6.2.11.3.b - Inconsistent uses within the Rural residential zone**

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Air services</li> <li>• Agricultural supplies store</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Crematorium</li> <li>• Club</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Educational establishment</li> <li>• Food and drink outlet</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• High impact industry</li> <li>• Hospital</li> <li>• Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outstation</li> <li>• Parking station</li> <li>• Outdoor sport and recreation</li> <li>• Parking station</li> <li>• Permanent plantation</li> <li>• Place of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Service industry</li> <li>• Service Station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Warehouse,</li> <li>• Winery</li> </ul>

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



## 8.2.5 Hillslopes overlay code

### 8.2.5.1 Application

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

### 8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
  - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development on hillslopes is safe, serviceable and accessible;
  - (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
  - (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
  - (d) Development responds to the constraints of the site including gradient and slope stability;
  - (e) Works do not involve complex engineering solutions.

## Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable development</b>		
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	<b>The existing residence is located within a part of the site mapped as an “Area Affected by Hillslopes”. The proposed extension</b>
<b>For assessable development</b>		
<b>PO2</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO2.1</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)  or  <b>AO2.2</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site. <b>AO2.3</b> Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	<b>The vast majority of the extensions sit on land with a compliant gradient.</b> <b>The land under the last 2m of the North-West corner of the building has a 1:5 gradient.</b>  <b>The position of the extension is governed by the existing septic system on site, which sits to the South of the extension building, meaning it cannot be moved further backwards in this direction.</b>  <b>There are no driveway works associated with this proposal – they are all existing.</b>



Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO2.4</b> The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the construction of driveways;</li> <li>(b) is necessary to contain the proposed development;</li> <li>(c) minimises canopy clearing or disturbance;</li> <li>(d) minimises riparian clearing or disturbance.</li> </ul> <p><b>AO2.5</b> On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p> <p><b>AO2.6</b> Development does not alter the sky line.</p> <p><b>AO2.7</b> Buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are finished predominantly in the following exterior colours or surfaces:</li> <li>(b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> <li>(d) are not finished in the following exterior colours or surfaces:</li> <li>(e) 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>(f) reflective surfaces.</li> </ul>	<p><b>No vegetation clearance is involved in the proposed extensions</b></p> <p><b>Post and beam construction is proposed to avoid modification of the natural terrain.</b></p> <p><b>Due to the elevation of the site and the density of vegetation on the Northern boundary, the only visible portion of the house outside of the site is the roof of the Studio on the North-East side – the opposite side of the house to the proposed new extension. Beyond the position where Reynolds Road connects to Bruce Avenue, the house is not visible from the street.</b></p> <p><b>The material palette is proposed to match the existing residence, as per attached drawings.</b></p> <p><b>The material palette does not include reflective surfaces other than glass.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO2.8</b> Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p><b>AO2.9</b> Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p><b>AO2.10</b> 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 designed to be sited and respond to the natural constraints of the land and require minimal earthworks</p>	<p><b>The material palette is proposed to match the existing residence, as per attached drawings.</b></p> <p>-</p> <p>-</p>
<p><b>P03</b> Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:            (a) loss of privacy;            (b) loss of access to sunlight;            (c) intrusion of visual or overbearing impacts;            (d) complex engineering solutions.</p>	<p><b>AO3</b> Excavation or fill:            (a) is not more than 1.2 metres in height for each batter or retaining wall;            (b) is setback a minimum of 2 metres from property boundaries;            (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;            (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.</p>	<p><b>No retaining walls proposed. Construction is post and beam and digging will be limited to that necessary for footings.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
<b>Lot reconfiguration</b>		
<b>PO4</b> 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> The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.  <b>AO4.2</b> Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.  Note – The size of rectangular areas is outlined within each zone code.  <b>AO4.3</b> Development does not alter ridgelines.  <b>AO4.4</b> Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	-

## 8.2.2 Bushfire hazard overlay code

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

### 8.2.2.1 Application

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

### 8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
  - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
  - (b) development is designed and located to minimise risks to people and property from bushfires;
  - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;

- (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
- (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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

### Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Compatible development</b>		
<p><b>PO1</b> A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p><b>AO1</b> Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	<p><b>The end corner of the extensions sit within a portion of the “Very High Potential Bushfire Intensity” zone mapped on this property, related to the dense vegetation all around the site perimeter.</b></p> <p><b>The clients have had a Bushfire Assessment Level Report undertaken, which we attach to this proposal identifying that the extensions have no impact on the conceptualised risk that is already present to the existing dwelling or its occupants.</b></p> <p><b>Further to this, the position of the extension is attached directly to the existing residence, minimises impact on the site and is furthest away from the South boundary vegetation, which the BAL report identifies as the BAL FZ vegetation to the South boundary.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO2</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO2</b> 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.	N/A
<b>PO3</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	<b>AO3</b> The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	N/A
<b>Development design and separation from bushfire hazard – reconfiguration of lots</b>		
<b>PO4.1</b> 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).  Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i> . Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 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.  Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	<b>AO4.1</b> No new lots are created within a bushfire hazard sub-category.  or  <b>AO4.2</b> Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m <sup>2</sup> at all boundaries; and (b) is contained wholly within the development site.  Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (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.	-
<b>PO4.2</b> 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.		
<b>PO5</b>	<b>AO5.1</b>	





Performance outcomes	Acceptable outcomes	Applicant response
<p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(e) has a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>(g) incorporates roll-over kerbing.</li> </ul> <p><b>AO5.2</b> Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	
<p><b>PO6</b> Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p>	<p><b>AO6</b> 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> </ul>	-



Performance outcomes	Acceptable outcomes	Applicant response
The access is available for both fire fighting and maintenance/hazard reduction works.	<ul style="list-style-type: none"> <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>	
<p><b>PO7</b> Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p><b>AO7</b> 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> </ul>	-



Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> <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>	
<b>PO8</b> The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	<b>AO8</b> The lot layout: <ul style="list-style-type: none"> <li>(a ) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network;</li> <li>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</li> <li>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ul> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	-



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO9</b> Critical infrastructure does not increase the potential bushfire hazard.	<b>AO9</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	-



Performance outcomes	Acceptable outcomes	Applicant response
<b>Development design and separation from bushfire hazard – material change of use</b>		
<p><b>PO10</b> Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <ul style="list-style-type: none"> <li>(a) 10kW/m<sup>2</sup> where involving a vulnerable use; or</li> <li>(b) 29kW/m<sup>2</sup> otherwise.</li> </ul> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p><b>AO10</b> Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> <li>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m<sup>2</sup> for a vulnerable use or 29kW/m<sup>2</sup> otherwise; and</li> <li>(b) is contained wholly within the development site.</li> </ul> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p><b>BAL Report has been undertaken and attached as Annexure 6.</b> <b>The proposed extensions have no have no impact on the conceptualised risk that is already present to the existing dwelling or its occupants.</b></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.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p><b>AO11</b> Development sites 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</li> </ul>	<p><b>Compliant existing driveway access is established on site</b></p>





Performance outcomes	Acceptable outcomes	Applicant response
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <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>Compliant existing driveway access is established on site</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO13</b> Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	<b>AO13</b> A water tank is provided within 10m of each building (other than a class 10 building) which: <ul style="list-style-type: none"> <li>(a) is either below ground level or of non-flammable construction;</li> <li>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:               <ul style="list-style-type: none"> <li>(i) 10,000l for residential buildings</li> </ul> </li> </ul> 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. <ul style="list-style-type: none"> <li>(ii) 45,000l for industrial buildings; and</li> <li>(iii) 20,000l for other buildings;</li> <li>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</li> <li>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>(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</li> <li>(f) is clearly identified by directional signage provided at the street frontage.</li> </ul>	<b>2 x compliant existing rainwater tanks are established on site.</b>
<b>PO14</b> Landscaping does not increase the potential bushfire risk.	<b>AO14</b> Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	<b>No landscaping included in the extension proposal.</b>



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO15</b> The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	<b>AO15</b> Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	<b>Compliant - BAL Report establishes no additional bushfire risk mitigation treatments required.</b>

Note – 'Vulnerable activities' are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

## 8.2.9 Potential landslide hazard overlay code

### 8.2.9.1 Application

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

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

### 8.2.5.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
  - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
  - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
  - (c) ensures that community infrastructure is protected from the effects of potential landslides;
  - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

- (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

### Criteria for assessment

Table 8.2.9.20a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> 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: <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>	<b>AO1.1</b> Development is located on that part of the site not affected by the Potential landslide hazard overlay. or <b>AO1.2</b> Development is on an existing stable, benched site and requires no further earthworks or <b>AO1.3</b> A competent person certifies that: <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>	<b>The proposed extension is located on a part of the site not affected by the 'Potential Landslide Hazard' overlay.</b>



Performance outcomes	Acceptable outcomes	Applicant response
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given	
<b>PO2</b> 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.	<b>AO2</b> Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.	<b>No retaining structures proposed</b>
<b>Additional requirements for Community infrastructure</b>		
<b>PO3</b> Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	<b>AO3</b> Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.  Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	-



## 8.2.7 Natural areas overlay code

### 8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
  - (a) MSES – Protected area;
  - (b) MSES – Marine park;
  - (c) MSES – Wildlife habitat;
  - (d) MSES – Regulated vegetation;
  - (e) MSES – Regulated vegetation (intersecting a Watercourse);
  - (f) MSES – High ecological significance wetlands;
  - (g) MSES – High ecological value waters (wetlands);
  - (h) MSES – High ecological value waters (watercourse);
  - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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

### 8.2.7.2 Purpose

- (1) The purpose of the Natural areas overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
    - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
  - (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.



- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is avoided within:
    - (i) areas containing matters of state environmental significance (MSES);
    - (ii) other natural areas;
    - (iii) wetlands and wetland buffers;
    - (iv) waterways and waterway corridors.
  - (b) where development cannot be avoided, development:
    - (i) protects and enhances areas containing matters of state environmental significance;
    - (ii) provides appropriate buffers;
    - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
    - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
    - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
    - (vii) enhances connectivity across barriers for aquatic species and habitats;
    - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
    - (ix) protects areas of environmental significance from weeds, pests and invasive species.
  - (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

## Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Development avoids significant impact on the relevant environmental values.  or  <b>AO1.2</b> 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.  or  <b>AO1.3</b> 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>The proposed extension is located on a part of the site not affected by the ‘MSES – Regulated Vegetation’ map zone. The area in this zone on the West boundary will remain untouched.</b>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b> Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	<p><b>The proposed extensions are located, designed and constructed to have no impact on the 'MSES – Regulated Vegetation' map zone.</b></p> <p><b>The design aims to consolidate density on the site around the existing residence footprint.</b></p> <p><b>Appropriate drainage will be constructed to ensure drainage patterns do not negatively affect surrounding vegetation in this map zone area.</b></p>
<b>PO3</b> An adequate buffer to areas of state environmental significance is provided and maintained.	<b>AO3.1</b> A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> <li>(a) 100 metres where the area is located outside Urban areas; or</li> <li>(b) 50 metres where the area is located within a Urban areas.</li> </ul> <p>or</p> <b>AO3.2</b> 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><b>N/A</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
<b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored.  Note – Wetland buffer areas are identified in AO3.1.	<b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.  <b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	N/A
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.  <b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Proposal is capable of complying
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and <b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation. and <b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	No vegetation on site is affected by this proposed development.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	<b>AO7.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.  and  <b>AO7.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	<b>The proposed extension is set back from existing vegetation, in connection with the existing residence, by a distance of more than the height of the native vegetation.</b>  <b>N/A</b>
<b>Waterways in an urban area</b>		
<b>PO8</b> Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	<b>AO8.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or <b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	<b>N/A</b>
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	<b>AO9</b> Development does not occur on that part of the site affected by a waterway corridor.  Note – Waterway corridors are identified within Table 8.2.7.3.b.	<b>N/A</b>





Table 8.2.7.3.b — Widths of waterway corridors for waterways

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

## 8.2.10 Transport network overlay code

### 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - (i) Principal route;
    - (ii) Future principal route;
    - (iii) District route;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.

### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.  <b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.	<b>The proposed extensions involve no change to the existing driveway access to the property.</b>



Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
<b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.  Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	N/A
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	<b>AO3</b> No acceptable outcomes are prescribed.  Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	N/A
<b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.  <b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	N/A



Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with:</p> <ul style="list-style-type: none"> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> </ul> <p><b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	N/A
<p><b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	Existing established vegetation to all boundaries will remain untouched with this proposal.
<b>Pedestrian and cycle network</b>		
<p><b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks</p>	<p><b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p><b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	N/A

ANNEXURE 5: OWNERS CONSENT FORM



Robert Michael Gilks  
1-5 Bruce Ave  
Oak Beach QLD 4877  
30/11/2022

Douglas Shire Council Planning Department  
64-66 Front St  
Mossman QLD 4873

To Rebecca Taranto

**RE – Development Application for a Material Change of Use (House Extensions) 1-5 Bruce Avenue,  
Oak Beach: Lot 44 on RP804355**

I refer to the application for extensions to an existing residence at 1-5 Bruce Avenue, Oak Beach, more fully described as Lot 44 on RP804355.

This application is made by Paula Zangrande in the capacity of the landowner's Architect.

The following people are recorded as the owners of the land:

1. Robert Michael Gilks
2. Sharon Tracy Gilks

We the abovementioned persons, hereby consent to the Application being made in relation to the land described above.

Further, we have appointed Paula Zangrande of ZAP Creative to act for us as our authorised representative.



Robert Michael Gilks



Sharon Tracy Gilks

## ANNEXURE 6: BAL REPORT



## GMA Certification Group

Leaders in Certification Services

### **BUSHFIRE ASSESSMENT REPORT**

For: Sharon and Rob Gilkes  
At: 1-5 Bruce Ave, Oak Beach  
Prepared By: GMA Certification Group  
File Ref No: 20223945  
Revision: A

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## Introduction

The assessment of the proposed site is carried out to determine the category of bushfire attack in accordance with Australian Standard AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The site has been identified as being in a bushfire risk area via town plan mapping. Although the town plan does not contain construction requirements for Bushfire prone areas, the requirements contained in the Building Code of Australia (BCA) Volume 2 are triggered.

Categories of bushfire attack are determined so that the appropriate vegetation separation distances and level of bushfire construction can be applied to the particular site/proposed building works. Extreme levels of attack (ie. greater than those designated as 'high') are outside the scope of AS 3959-2018 and, therefore specific design and construction requirements should be provided to meet Performance Requirements P2.3.4 of the BCA Volume 2. For the category of 'low' bushfire attack, the degree of bushfire attack is considered insufficient to warrant specific construction requirements.

## Determining the Bushfire Attack Level (BAL)

There are six separate Bushfire Attack Levels (BAL) which the Australian Standard (AS3959-2018) specifies construction methods for – BAL Low, 12.5, 19, 29, 40 and FZ. The Australian Standard also includes the method for determining the BAL. To determine the BAL, climate, slope of ground and vegetation heights, types and densities in the vicinity, are all taken into account.

### *Description of Predicted Bushfire Attack & Level of Exposure*

BAL-Low	There is insufficient risk to warrant specific construction requirements. The risk is considered to be <b>Very Low</b>
BAL-12.5	Ember attack. The risk is considered to be <b>Low</b>
BAL-19	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux. The risk is considered to be <b>Moderate</b>
BAL-29	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux. The risk is considered to be <b>High</b>
BAL-40	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames. The risk is considered to be <b>Very High</b>
BAL-FZ	Direct exposure to flames from fire front in addition to heat flux and ember attack. The risk is considered to be <b>Extreme</b>

The Bushfire Attack Level (BAL) shall be determined by using the Simplified Procedure described in The Australian Standard 3959 - 2018, section 2, part 2.2.1 which involves 6 procedural steps.

## **A) Procedure**

The simplified procedure is a 6-step method which involves –

1. Determining the Fire Danger Index (FDI) of the region. (Table 2.1 of AS 3959-2018)
2. Determining the Classified Vegetation type of the surrounding area. (Table 2.3 of AS 3959-2018)
3. Determining the distance the classified vegetation is from the Proposed Building. (Figure 2.1 of AS 3959-2018)
4. Determining the upslope or downslope and the slope angle of the land under the classified vegetation. (Figure 2.2 of AS 3959-2018)
5. Determine the appropriate table to be used for the input of the information. (Table 2.4.2, 2.4.3, 2.4.4 and 2.4.5 of AS 3959-2018)
6. Calculate, using the table, the appropriate Bushfire Attack Level (BAL) for the Proposed Building Work

## **B) Investigation**

1. The Fire Danger Index (FDI) for the Queensland Area is - FDI 40.
2. The Vegetation in the area has been determined by an onsite inspection and has been determined to be:
  - a) a (*Rainforest*) to the North of the proposed building.
  - b) a (*Rainforest*) to the East of the proposed building.
  - c) a (*Forest*) to the South of the proposed building.
  - d) a (*Rainforest*) to the West of the proposed building.
3. The Vegetation has been determined to be approximately:
  - a. (*15m*) to the North of the proposed Building.
  - b. (*60m*) to the East of the proposed Building.
  - c. (*2m*) to the South of the proposed Building.
  - d. (*11m*) to the West of the proposed Building.
4. The effective slope located under the classified vegetation has been determined as having an approximate angle of:
  - a. *Flat land (0)* to the North of the proposed Building.
  - b. *Downslope (15)* to the East of the proposed Building.
  - c. *Upslope (0)* to the South of the proposed Building.
  - d. *Downslope (5)* to the West of the proposed Building.



## C) Summary of Site Assessment Results

Worst case scenario Data

Fire Danger Index (FDI) **40**

Classification of Vegetation **Rainforest and Forest**

Vegetation Distance from Building **Min 2m to forest and max 60m Rainforest**

Effective Slope **15 degrees**

Bushfire Attack Level (BAL) **FZ**

## Conclusion

Upon visiting the site, the Bushfire Attack Level (BAL) of the proposed *dwelling extension* was determined, using worst case scenario data, to be BAL *FZ* toward the classified vegetation to the South.

**TABLE 2.7**  
**DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)—FDI 40 (1090 K)**

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<10	10—<13	13—<20	20—<28	28—<100

GMA had determined the siting of the existing *dwelling* would be classified as Bushfire Attack Level Flame Zone (BAL-FZ) under the current AS3959 – 2018 due to its proximity to the vegetation towards the South.

The existing *dwelling* is determined to be lawfully approved under the legislation and building assessment provisions current at the time of its construction. Bushfire construction requirements have changed considerably since their introduction into the Queensland Legislative framework and it is not feasible to enforce current construction requirements on previously and lawfully built buildings and structures. Under Section 61 of the Building Act, GMA has assessed and verified the risk associated with the proposed class 10 extension off the Southern side of the existing dwelling. We considered any potential risk increase to the building, and more importantly to the lives of any occupant within the building during a bushfire event.

It has been determined the proposed alterations, being only a class 10 bathroom extension, **if constructed to the same bushfire amelioration standard as the existing dwelling**, will not increase the conceptualized risk that is already present to the existing *dwelling* or its occupants. Therefore, there is no advantage to implementing the requirements of BAL-FZ construction under section 9 of AS3959-2018.

GMA will provide advice to the owner and builder prior to construction with respect to bushfire attack measures which may be adopted to better safeguard the dwelling and occupants from potential bushfire attack.

**Prepared By:**

Tim Crosbie

Cadet

A handwritten signature in black ink, appearing to be 'Tim Crosbie'.

20/10/2022

## Appendix A – Site Photos

**North**



**South**



## East



## West



### Appendix B – General Construction Requirements in part

All information contained in this appendix is referenced from the AS3959-2018, Construction of Building in Bushfire Prone Areas and Building Code of Australia (BCA) Volume 2. For further information the Standard should be consulted.



The Standard makes reference to exemptions that can be used when determining the construction requirements and the relevant BAL.

### **Shielding of Buildings**

If an elevation of a dwelling is not in a direct path of travel of the possible source of bushfire attack, the next lower BAL may be used for that particular elevation. Please refer to Figure 3.1 of AS3959-2018 for clarification of this shielding option

**Please Note:** The requirement for a shielded elevation can not be less than BAL 12.5.

### **Bushfire Resistant Timbers**

There are also various species of timber which have been tested and have been found to be 'Bushfire Resistant'.

<b>Standard Trade Name</b>	<b>Botanical Name</b>
Ash, silvertop	Eucalyptus sicberi
Blackbutt	Eucalyptus pilularis
Gum, red, river	Eucalyptus camaldulensis
Gum, spotted	Corymbia maculate
	Corymbia henryi
	Corymbia citriodora
Ironbark, red	Eucalyptus sideoxylon
Kwila (Merbau)	Intsia bijuga
Turpentine	Syncarpia glomulifern

### **Attached Structures**

Roofed structures, such as carport's, patio's etc, that are attached to the dwelling and share the same roof space are required to comply with the construction requirements of the dwelling, unless the adjoining wall has been constructed with an FRL complying with the Standard.

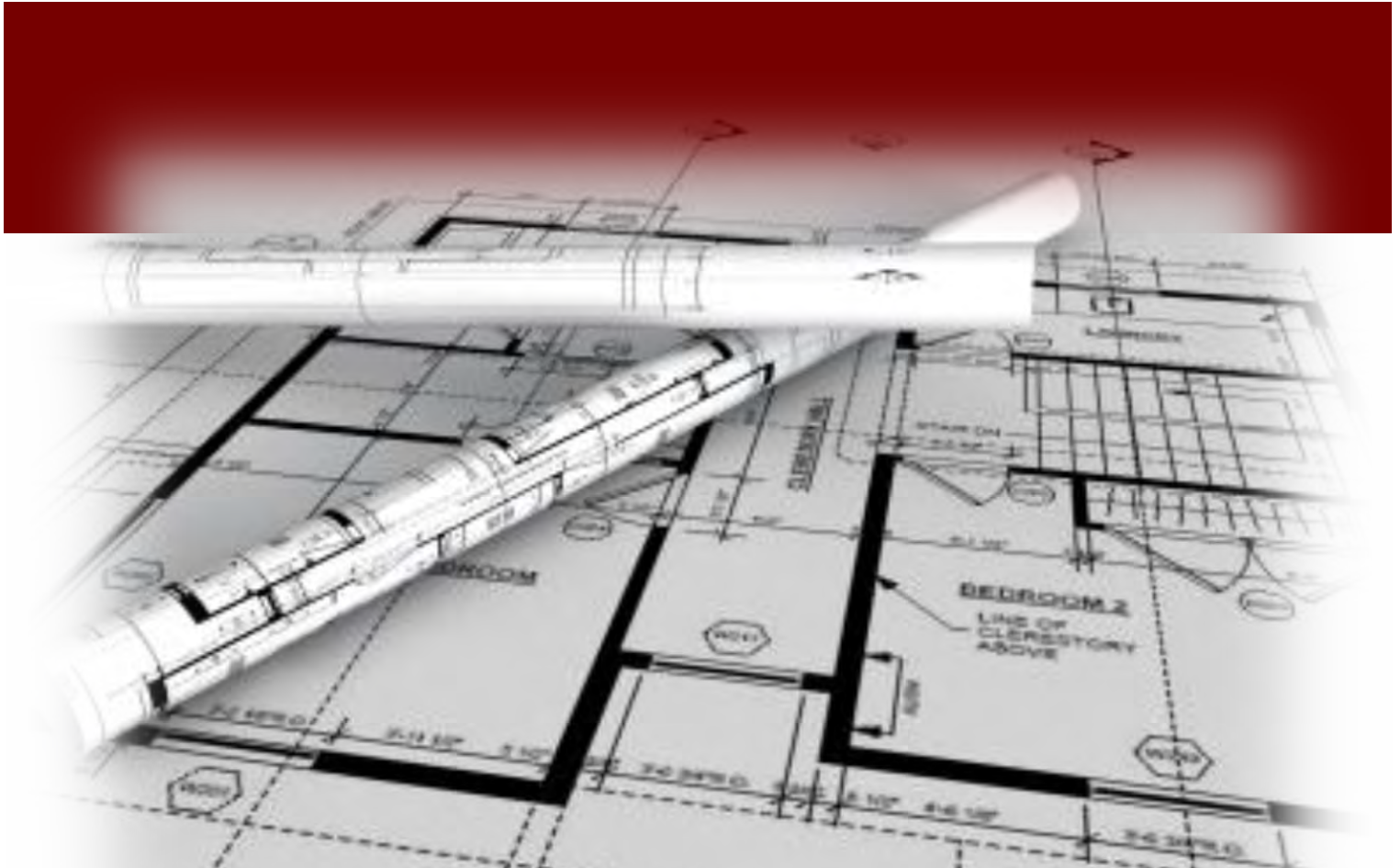
### **Adjacent Structures**

Roofed structures, such as carports, garages that are NOT attached to the building are required to comply with the Standard, unless located at a distance of more than 6mt from the dwelling, or have the wall located adjacent to the subject building constructed with an FRL complying with the Standard.



## GMA Certification Group

Leaders in Certification Services



### GMA Certification Group

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