

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

CAIRNS

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12 May 2025

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

Attention: Development Assessment

Dear Sir/Madam,

Re: Application for Building Works Assessable Against a Planning Scheme & Concurrence Agency Referral for Amenities and Aesthetics – Mowbray River Road, Mowbray (Lot 103/SR125)

GMA Certification Group has been engaged to assess an application for a shed as illustrated on the enclosed plans. The allotment is zoned Rural Residential and is affected by the following overlays:

- Acid Sulfate Soils (5-20m AHD)
- Bushfire Hazard
- Hillslopes
- Landslide
- Natural Areas

It is acknowledged that the proposal does not comply with the following provisions of the Douglas Shire Planning Scheme:

- Rural Residential Zone Code AO2 in that the shed is proposed to be setback 10m from the front road boundary
- Rural Residential Zone Code AO3.2 in that the shed is to be 240m²

Furthermore, under the Douglas Shire Planning Scheme, Section 1.7.4 it is declared that building work within the Hillslopes overlay may have extreme adverse effect on the amenity, or the likely amenity, or the locality of be in extreme conflict with the character of the locality. Where building work is proposed within the Hillslope overlay, the development must be assessed by Council against the Hillslope Overlay Code.

Accordingly, an application for Building Works Assessable Against a Planning Scheme and Amenities and Aesthetics Concurrence Agency Referral is enclosed for council's consideration which includes:

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email admincpd@gmacert.com.au.

Kind regards,

Rebekah Mulligan

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DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 2024) 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) <i>(individual or company full name)</i>	Kate Agrums
Contact name <i>(only applicable for companies)</i>	Kate Agrums
Postal address <i>(P.O. Box or street address)</i>	C/- GMA Certification PO Box 2760
Suburb	Nerang
State	QLD
Postcode	4211
Country	Australia
Contact number	4098 5150
Email address <i>(non-mandatory)</i>	adminpd@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0488 187 771
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20243576

2) Owner's consents

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
- 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
			Mowbray River Rd	MOWBRAY
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	103	SR 125	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)	Longitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Longitude(s)	Longitude(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: <input type="text"/>	

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):

<input type="checkbox"/>	On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>	
<input type="checkbox"/>	Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>	
<input type="checkbox"/>	Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>	
5) Are there any existing easements over the premises?	
<i>Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.</i>	
<input type="checkbox"/>	Yes – All easement locations, types and dimensions are included in plans submitted with this development application
<input checked="" type="checkbox"/>	No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
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 checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
New Construction of Storage Shed			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
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			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" 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 ²) (if applicable)
Dwelling House	Dwelling House	1	240m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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 construction 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?

- Yes
 No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | <input type="text"/> | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- Yes – specify number of new lots:
 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?

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

The **holder of the licence**, if the holder of the licence is an individual

- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Part 2 under Chapter 2 of the DA Rules will apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
- No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
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Proposed ERA name:	
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- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au 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 Resources at www.resources.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 planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

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

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

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

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

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

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

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

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

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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.statedevelopment.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 Note: See the Planning Regulation 2017 for referral requirements	<input checked="" type="checkbox"/> Yes
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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 :	<input checked="" type="checkbox"/> Yes

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

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

25) Applicant declaration

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

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

DA Form 2 – Building work details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Kate Agrums
Contact name (only applicable for companies)	Kate Agrums
Postal address (PO Box or street address)	C/- GMA Certification Group PO Box 2760
Suburb	Nerang
State	QLD
Postcode	4211
Country	Australia
Contact number	4098 5150
Email address (non-mandatory)	adminpd@macert.com.au
Mobile number (non-mandatory)	0488 187 771
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20243576

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/>	Street address AND lot on plan (all lots must be listed), or
<input type="checkbox"/>	Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.	Street No.	Street Name and Type	Suburb
		Mowbray River Rd	MOWBRAY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	103	SR 125	Douglas Shire Council

2.2) Additional premises

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

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

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

PART 3 – FURTHER DETAILS

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

- Yes – (proceed to 8)
- No

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

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

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

7) Information request under Part 3 of the DA Rules

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

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

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

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application

- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
- No

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

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

Name(s) (individual or company full name)	Kate Agrums
Contact name (applicable for companies)	Kate Agrums
Postal address (P.O. Box or street address)	282 Mowbray River Road
Suburb	Mowbray
State	QLD
Postcode	4877
Contact number	
Email address (non-mandatory)	kateagrums@gmail.com
Mobile number (non-mandatory)	0409634890
Fax number (non-mandatory)	

15) Builder's details

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

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

16) Provide details about the proposed building work

a) What type of approvals is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

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

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

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

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

New Construction of Storage Shed

e) Proposed construction materials

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

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

g) New building use/classification? (if applicable)		
10a		
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>		
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application		
17) What is the monetary value of the proposed building work?		
\$50,000.00		
18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

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

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
GMA Certification Group		

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

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)	7082	Floor area (m ²)	144

APPENDIX B – Assessment Against the Planning Scheme

Assessment under Douglas Shire Planning Scheme Rural Residential Zone Code

It is acknowledged that the proposal does not comply with the following provisions of the Douglas Shire Planning Scheme:

- Rural Residential Zone Code AO2 in that the shed is proposed to be setback 10m from the front road boundary
- Rural Residential Zone Code AO3.2 in that the shed is proposed to be 144m².

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.

The local government purpose of the code is to:

- a) implement the policy direction set in the Strategic Framework, in particular:
 - a. Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
 - b. Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity. (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
- b) provide for dwellings on lots generally larger than 4000m² ;
- c) provide protection to areas of ecological significance and scenic amenity significance where present.

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.

The following table represents an assessment of the proposal with respect to the Douglas Shire Council Rural Residential Zone Code, PO2.

Performance Criteria	Acceptable Solutions	Compliance
PO1 The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	AO1 Dwelling houses are not more than 8.5 metres and two storeys in height.	The shed does not exceed 8.5m
PO2 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: <ol style="list-style-type: none"> a) 40 metres from a property adjoining a State controlled road; b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; 	Due to the slope of the land increasing at a distance of 20m from the road boundary, the shed is proposed to be situated 10m from the frontage to avoid deep cuts and vegetation removal. The shed has been orientated generally in line with the natural

Performance Criteria	Acceptable Solutions	Compliance
	<p>c) 20 metres from front boundaries;</p> <p>d) 6 metres from side and rear property boundaries.</p>	<p>contours of the land to further reduce the need for deep cuts.</p> <p>The location of the shed will not adversely affect the character of the area as adjoining buildings located on both adjoining lots (lot 104/SR125 and lot 3/RP746466) are located between 9m and 12m from the road frontage.</p>
<p>PO3 Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity</p>	<p>AO3.1 The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m².</p> <p>AO3.2 An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above</p>	<p>The maximum footprint is to be 144m² until a dwelling is proposed to be constructed.</p> <p>The existing future house pad site is situated to the top of property. The area for a future house provides ample room for the house and required sewered treatment system and tanks.</p> <p>The driveway entrance is located approximately 9m from the side boundary and provides access into and out of the site in a forward motion.</p> <p>The landowners currently own a premises diagonally behind the site and purchased the land for ease of access and future development.</p> <p>The shed is to be 144m² which is approximately 29% of the allowable maximum footprint. However, when viewing the character of the area it is evident that sheds located in the immediately locality of the site have a site cover of up to approximately 400m²; up to 200m² in the rural residential zones and 400m² within the rural</p>

Performance Criteria	Acceptable Solutions	Compliance
		<p>zone. The size of the proposed shed is not an unusual site along Mowbray River Road.</p> <p>Furthermore, most house developments within the immediate vicinity are located at a higher position and overlook the sheds and outbuildings. The outbuildings on the lower side of the properties are shielded by vegetation.</p> <p>The proposed shed will be shielded from view by a thick 6m wide buffer of native Syzgium Paniculatum trees (Lily Pilly) proposed along the front boundary of the premises. The trees will grow to a maximum height of 3m and be located a sufficient distance from the existing powerlines. Council may condition any permit where necessary.</p> <p>The shed is proposed to store vehicles and tools owned by the landowner.</p> <p>The proposed 144m² shed, shielded from view by landscaping and trees, will not adversely affect the existing character of the area but will instead of similar in nature to surrounding developments.</p>
<p>PO4 Buildings/structures are designed to maintain the rural residential character of the area.</p>	<p>AO4 White and shining metallic finishes are avoided on external surfaces of buildings.</p>	<p>The colour of the colorbond shed is to be Gully</p> 

Performance Criteria	Acceptable Solutions	Compliance
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses</p>	<p>A05 Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.</p>	<p>The use is not listed in Table 6.2.11.3.b</p>
<p>PO6 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>A06 No acceptable outcomes are prescribed</p>	<p>No vegetation, other than 1 tree is to be removed.</p>
<p>PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p>	<p>A07 No acceptable outcomes are prescribed</p>	<p>The maximum footprint is to be 144m².</p> <p>Due to the land situated on the opposite side of side of the road being rural, the shed will not be out of place within the street or affect the landscape and characteristics of the area. Sheds located in the immediately locality of the site have a site cover of up to approximately 400m²; up to 200m² in the rural residential zones and 400m² within the rural zone.</p> <p>The existing driveway entrance is located approximately 9m from the side boundary and provides access into and out of the site in a forward motion.</p> <p>As mentioned, the shed will be shielded from view by a thick 6m buffer of trees proposed along the front boundary of the premises. Council may condition any permit where necessary.</p> <p>The shed will be generally orientated in line with the natural</p>

Performance Criteria	Acceptable Solutions	Compliance
		<p>contours of the land to further reduce the need for deep cuts.</p> <p>The shed is proposed to be located in an area least affected by overlays while maintaining appropriate separation from neighbouring buildings.</p> <p>The proposed 144m² shed, shielded from view by landscaping and trees, will not adversely affect the existing character of the area but will instead be similar in nature to surrounding developments.</p>
<p>PO8 Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>The shed is proposed to store vehicles and tools owned by the landowner.</p> <p>No undue noise, dust, odours, lighting or other physical environmental impacts are proposed.</p>
<p>PO9 New lots contain a minimum area of 4000m², incorporating: (a) a minimum of contiguous area of 2000m² exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems.</p>	<p>No acceptable outcomes are prescribed</p>	<p>Not applicable</p>
<p>PO10 New lots have a minimum road frontage of 30 metres</p>	<p>No acceptable outcomes are prescribed</p>	<p>Not applicable</p>
<p>PO11 New lots contain a 40 metre x 50 metre rectangle</p>	<p>No acceptable outcomes are prescribed</p>	<p>Not applicable</p>

Amenities and Aesthetics

Under the Douglas Shire Planning Scheme, Section 1.7.4 it is declared that building work within the Hillslopes overlay may have extreme adverse effect on the amenity, or the likely amenity, or the locality

of be in extreme conflict with the character of the locality. Where building work is proposed within the Hillslope overlay, the development must be assessed by Council against the Hillslope Overlay Code.

The purpose of the Hillslopes overlay code is to:

- a) implement the policy direction in the Strategic Framework, in particular:
 - a. Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - b. 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

The purpose of the code is 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.

The following table represents an assessment of the proposal with respect to the Hillslopes Overlay Code.

Performance Criteria	Acceptable Solutions	Compliance
<p>PO1</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO1.1</p> <p>Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.</p>	<p>The development is located within the Hillslopes overlay area, however, it can be shown that the proposal can achieve the purpose of the code.</p>
<p>PO2</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO2.1</p> <p>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)</p> <p>or</p> <p>AO2.2</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site</p> <p>AO2.3</p> <p>Access ways and driveways are:</p> <ol style="list-style-type: none"> a) constructed with surface materials that blend with the surrounding environment; b) landscaped with dense planting to minimise the 	<p>The slope of the land increasing at a distance of 20m from the road boundary. Within 20m of the road boundary, the land has a gentle slope of less than 1 in 6.</p> <p>The colour of the colorbond shed is to be Gully</p>  <p>No vegetation removal is proposed. As mentioned, the landowner is proposing to plant a thick vegetation buffer along the front of the lot to reduce the view of the shed from the road should Council deem landscaping appropriate.</p>

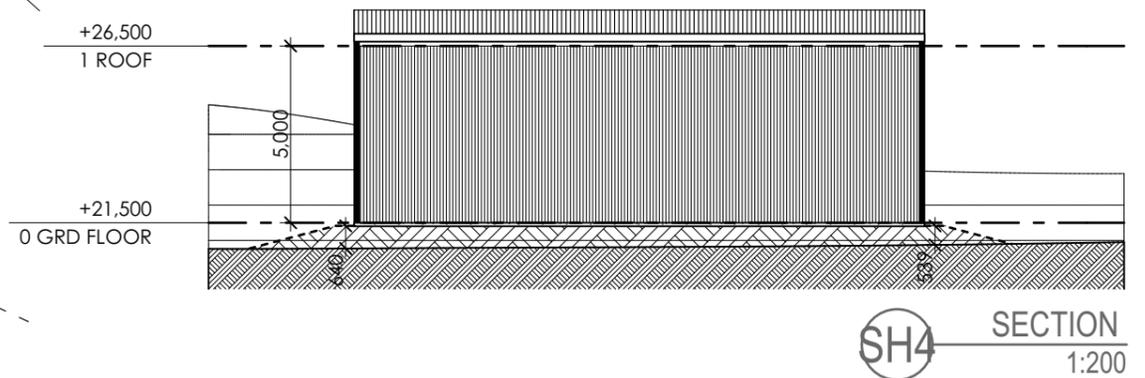
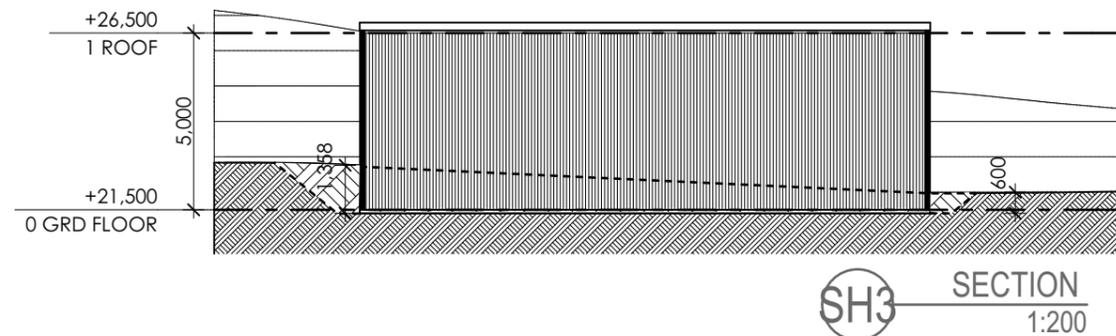
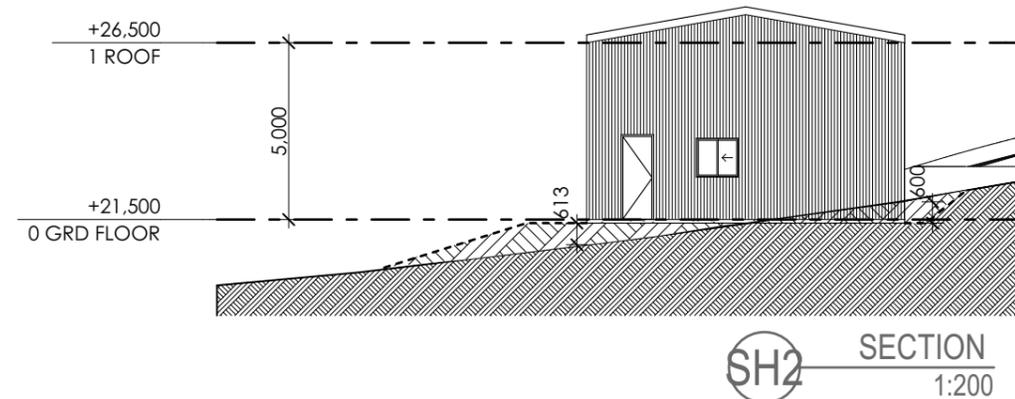
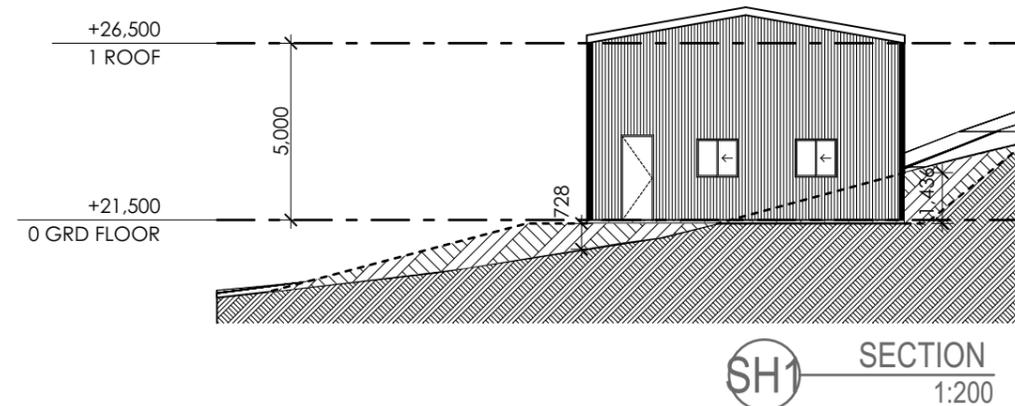
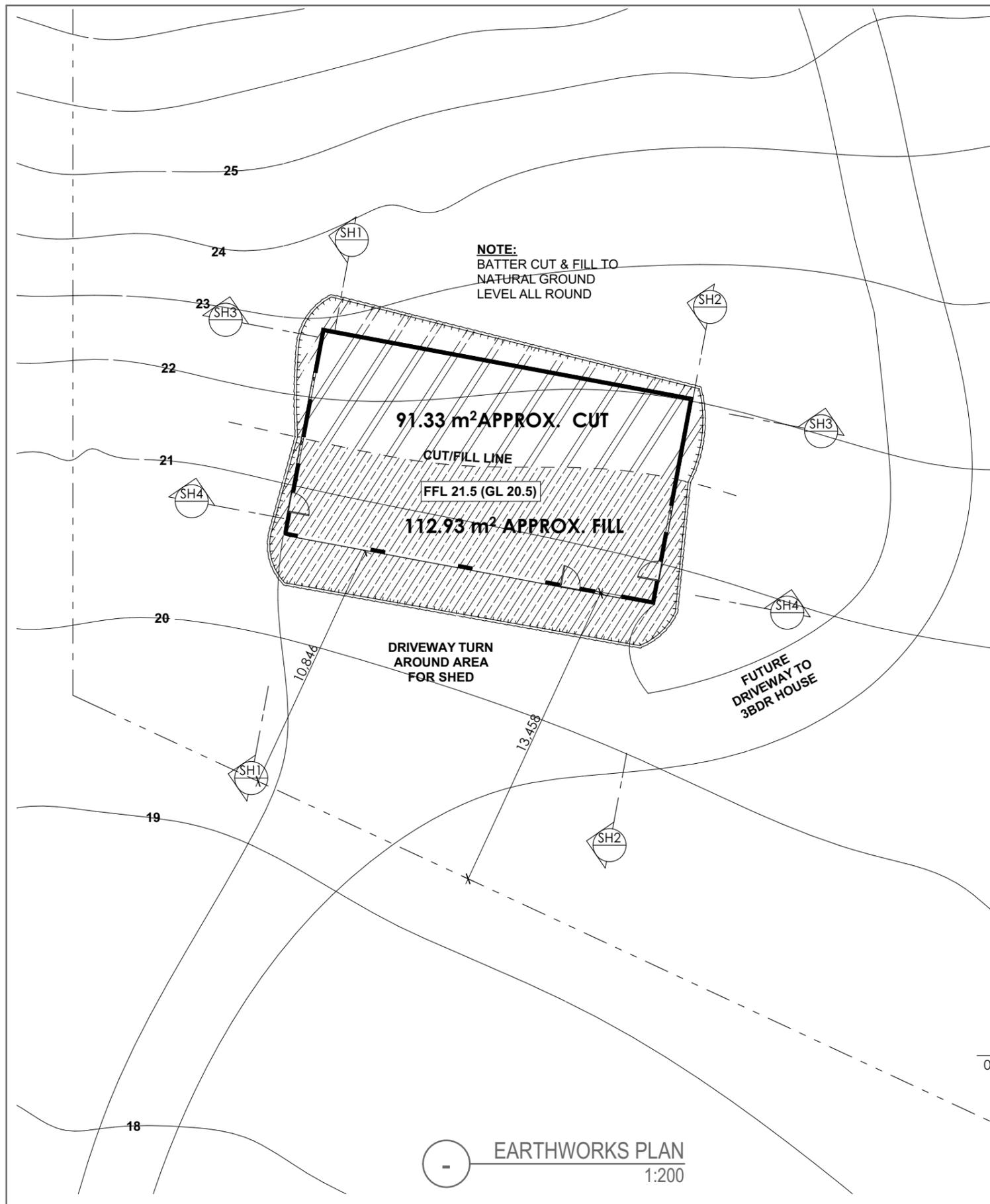
Performance Criteria	Acceptable Solutions	Compliance
	<p>visual impact of the construction;</p> <p>c) provided with erosion control measures immediately after construction.</p> <p>AO2.4</p> <p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <p>a) is necessary for the construction of driveways;</p> <p>b) is necessary to contain the proposed development;</p> <p>c) minimises canopy clearing or disturbance;</p> <p>d) minimises riparian clearing or disturbance.</p> <p>AO2.5</p> <p>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>AO2.6</p> <p>Development does not alter the sky line.</p> <p>AO2.7</p> <p>Buildings and structures:</p> <p>a) are finished predominantly in the following exterior colours or surfaces:</p> <p>(i) moderately dark to darker shades of olive green, brown,</p>	

Performance Criteria	Acceptable Solutions	Compliance
	<p>green, blue, or charcoal; or</p> <p>(ii) (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</p> <p>b) are not finished in the following exterior colours or surfaces:</p> <p>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</p> <p>(ii) reflective surfaces.</p> <p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view</p> <p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p>	

Performance Criteria	Acceptable Solutions	Compliance
	<ul style="list-style-type: none"> a) with a gradient of 1 in 6 (16.6%) or more; b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	
<p>PO3</p> <p>Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> a) loss of privacy; b) loss of access to sunlight; c) intrusion of visual or overbearing impacts; d) complex engineering solutions 	<p>AO3</p> <p>Excavation or fill:</p> <ul style="list-style-type: none"> a) is not more than 1.2 metres in height for each batter or retaining wall; b) is setback a minimum of 2 metres from property boundaries; c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	<p>Due to the location of the shed being situated on land with a gentle slope of less than 1 in 6, cuts and fills required will be a maximum of 1.436m and 91.33m² and more than 4m from any boundary. The soil cut from the site will be re-used as fill along with an additional 21.6m² of imported fill (total 112.93m²).</p> <p>The additional 236mm of cut/fill will not adversely affect the amenity or aesthetics of the site as the works will be shielded by the shed and landscaping proposed to the front of the property.</p> <p>Furthermore, cuts and fills are not unusual along Mowbray River Road due to the slope of the land. Construction within neighbouring properties required cut/fill and including retaining walls within similar setbacks as those proposed.</p>



SITE PLAN
1:500





Site Classification

And

Wastewater Management System

For

Kate Agrums

At

Lot 103 Mowbray River Road

Mowbray

INTRODUCTION:

Earth Test has been engaged by Kate Agrums to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 103 Mowbray River Road, Mowbray.

Real Property Description:-

Lot 103, on SR125

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in April 2025.

SITE FACTORS:

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

The lot has an area of 7082 square meters and is covered with grass and established trees.

The location of the proposed dwelling was identified.

The water supply for the dwelling will be reticulated

There were no water bores on the Lot.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, two boreholes BH1 and BH2, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



Site testing at Lot 103 Mowbray River Road, Mowbray



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Kate Agrums.		DATE SAMPLED: 28/04/2025
PROJECT: Lot 103 Mowbray River Road, Mowbray.		Sampled by: G. Negri
REPORT DATE: 14/05/2025		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.1	Sandy Clayey SILT, Grey-Brown	Disturbed sample 0.6- 0.9m.
0.1-0.4	Sandy CLAY, Yellow	Watertable not encountered.
0.4-0.9	Sandy Silty CLAY, Yellow-Brown	
0.9-1.4	Sandy Silty CLAY, Grey-Brown	
1.4	Refusal	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.4	Sandy Clayey SILT, Grey-Brown	Watertable not encountered.
0.4-0.8	Sandy CLAY, Yellow Orange-Brown	
0.8-1.2	Sandy CLAY, Grey-Brown Mottled White	
1.2-1.5	Sandy Clayey SILT, Yellow-Brown Mottled White	



ATTERBERG LIMITS TEST REPORT

CLIENT: Kate Agrums

SAMPLE No: SI 355-25

PROJECT: Lot 103 Mowbray River Road, Mowbray.

DATE SAMPLED: 28/04/2025

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 14/05/2025

Tested By: D. Vije

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	38%
Plastic Limit: AS 1289.3.2.1	21%
Plasticity Index: AS 1289.3.3.1	17%
Linear Shrinkage: AS 1289.3.4.1	6.5%
Length Of Mould:	150mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	14.7%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT **AS 1289.6.3.2**

CLIENT: Kate Agrums.

SAMPLE No: SI 355-25

PROJECT: Lot 103 Mowbray River Road, Mowbray.

DATE SAMPLED: 28/04/2025

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

Tested By: G. Negri

REPORT DATE: 14/05/2025

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	2	2
0.1 – 0.2	3	2
0.2 – 0.3	3	3
0.3 – 0.4	2	5
0.4 – 0.5	4	6
0.5 – 0.6	4	6
0.6 – 0.7	5	8
0.7 – 0.8	6	11
0.8 – 0.9	5	10
0.9 – 1.0	4	Stopped
1.0 – 1.1	5	
1.1 – 1.2	8	
1.2 – 1.3	12	
1.3 – 1.4	12	
1.4 – 1.5		
1.5 – 1.6		
1.6 – 1.7		
1.7 – 1.8		
1.8 – 1.9		
1.9 – 2.0		



SITE CLASSIFICATION

Lot 103 Mowbray River Road, Mowbray.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $20 < y_s \leq 40$ mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"M"**.

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

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

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

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

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 103 Mowbray River Road, Mowbray.

The site and soil evaluation carried out on 28/04/2025 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	3 Degrees
Shape	Linear Planar
Aspect	North & North-East
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Grass and Established Trees
Watercourse	Open drain at the front of the property
Water table	Not encountered during investigation.
Fill	None.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist.
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Orange--Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	<2%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.5-1.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	15



WASTEWATER MANAGEMENT SYSTEM

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

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

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

SYSTEM SIZING FACTORS.

A population equivalent of five (5) persons has been chosen for the proposed shed with amenities and future three bedroom dwelling.

The site is connected to a reticulated water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

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

Note: - Garbage grinders are not permitted.

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

The daily flow for the site (5 persons @ 150 L/person/day) will be 750 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$L = 750/15 \times 4.76 \\ = 12.6m.$$

Use one 12.6m long by 4.76m wide advanced enviro septic bed.

See site plan and detail cross-section.

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

SYSTEM SAND

All Advanced Enviro-Septic systems require the use of “system sand” surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

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

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



SYSTEM INSTALLATION

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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

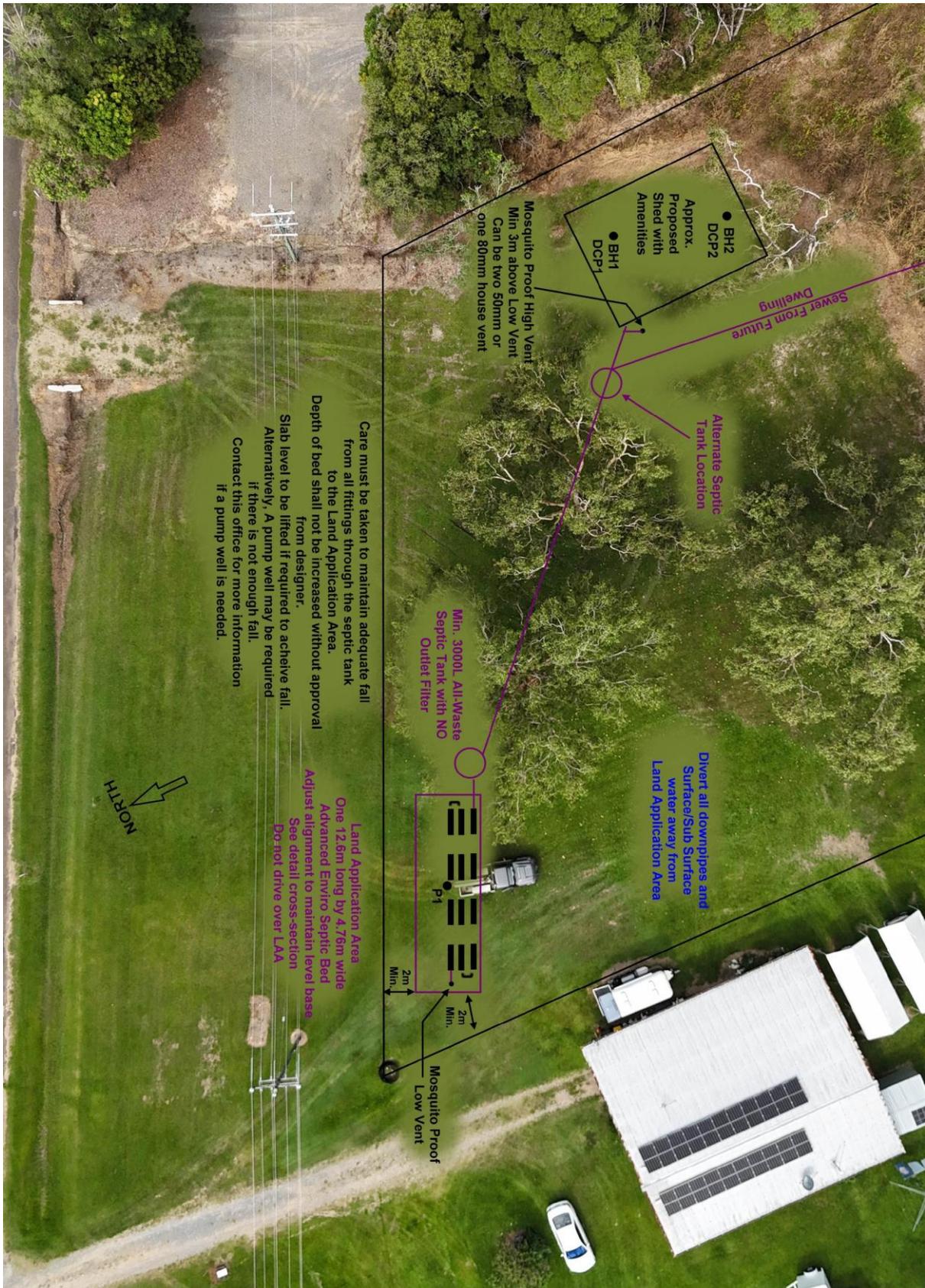
Operation and Maintenance

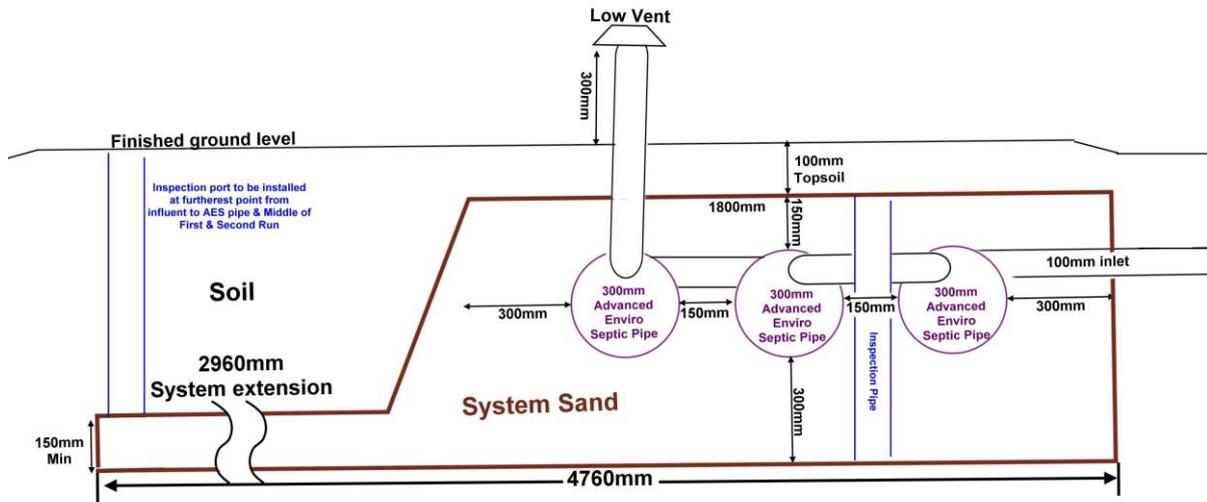
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test



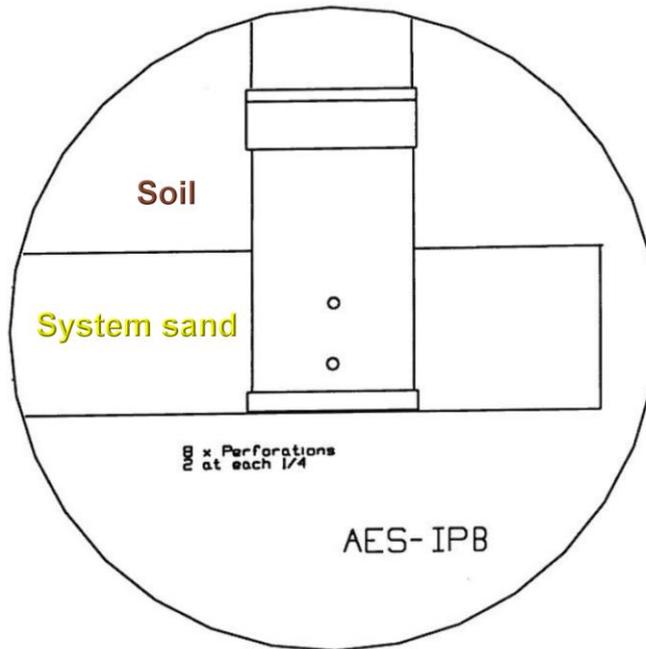
SITE PLAN Lot 103 Mowbray River Road, Mowbray. **NOT TO SCALE**





4760mm Wide Three Pipe Advanced Enviro-Septic Cross-Section

Base must be scarrified 200mm deep. Parallel to AES Pipes



AES Inspection point detail

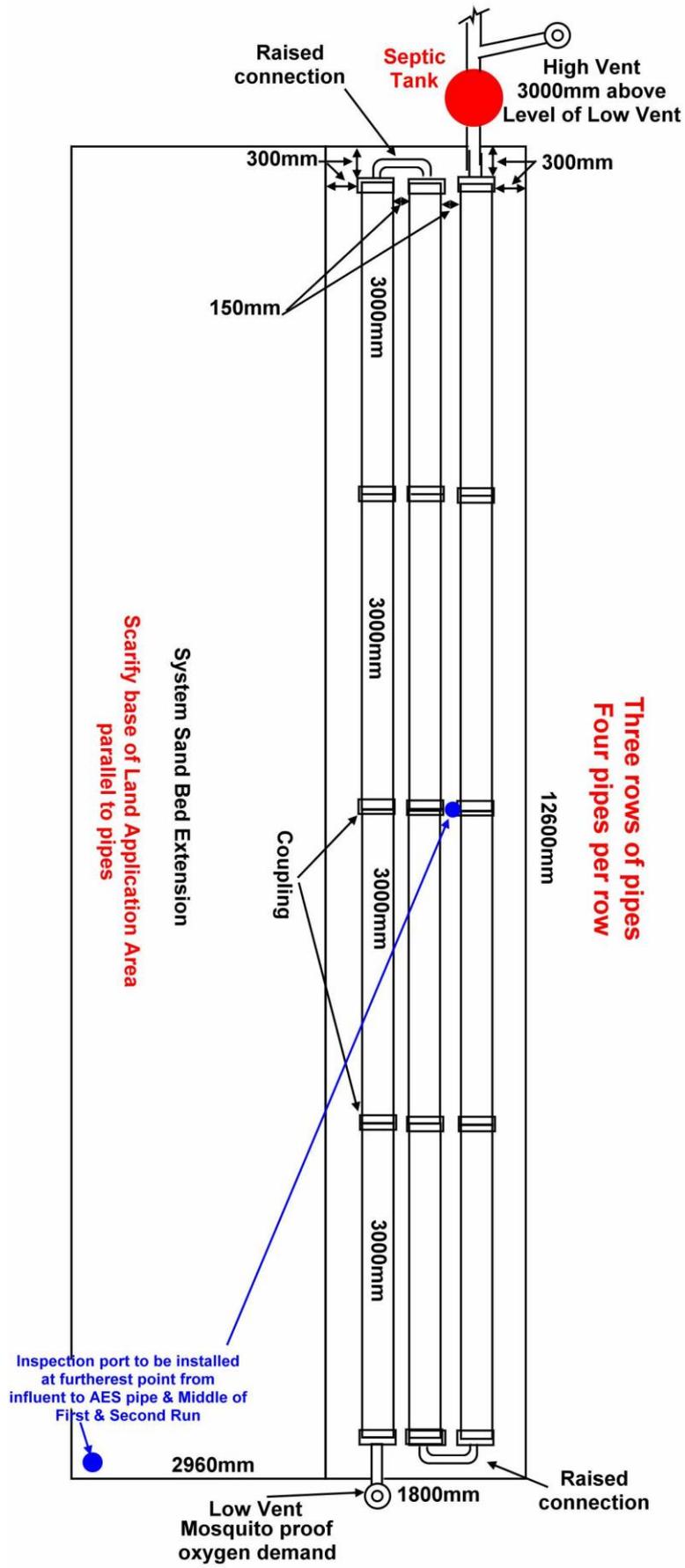


Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

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

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

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

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

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



 ADVANCED ENVIRO-SEPTIC™ <i>"Always The First Option"</i>		Advanced Enviro-septic Design Calculator v9.0 ©			
AES The World Leader in Passive Solutions ©					
Site Address	Lot 103 Mowbray River Road, Mowbray		State	QLD	Post Code
Client Name	Kate Agrums			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734		Designer Lic (e.g QBCC)
Lic Plumber	TBA	Plumber Ph Number	TBA		Plumb / Drainer Lic Number
Council Area	Douglas Shire Council		Designers AES Cert Number	1164	Date
This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.					
System Designers site and soil calculation data entry			IMPORTANT NOTES		
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system			
Is this a new installation Y or N	Y	>> Minimum single vent size is 80mm or 2 x 50mm house vents			
Number of Bedrooms	3	>> This is not used in ANY Calculation. If not known use NA or 0.			
Number of persons	6	>> A septic tank outlet filter is NOT RECOMMENDED			
Daily Design Flow Allowance Litre/Person/Day	150				
Number of rows required to suit site constraints	3	>> Longer AES runs are better than multiple short runs.			
Infiltration Soil Category from site/soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547			
Design Loading Rate based on site & soil evaluation DLR (mm/day)	15	>> Soil conditioning may be necessary. Ref AS1547 & Comments.			
Bore log depth below system Basal area	1.5m	>> Min depth 1.5m. Check water table/restrictive layer			
Is this design a GRAVITY system with no outlet filter? Y or N	Y	>> GRAVITY. A House Vent & LOW VENT required on this system			
PLEASE CHECK YOU HAVE FELL FROM TANK TO AES SYSTEM PIPES					
COMMENTS :- "The outcome must be important to everyone."					
- Ripping of receiving surface required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate & rip parallel to the site slope/AES pipe. - Specialist soils advice & special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547 - Designers need to be familiar with special requirements of Local Authorities. ie - Minimum falls from Septic tank outlets to L and application areas etc - Plumbers are reminded good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions					
AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q)	900	l/d	AES System	System Extension	
Min Length of AES pipe rows to treat loading	10.25	lm	Length:(L)	12.60m	12.60m
Number of FULL AES Pipe lengths per row	4	lths	Width:(W)	1.80m	2.96m
Total Capacity of AES System pipe in Litres	2544	ltr.	Sand Depth	0.75m	0.15m
			Area m ²	22.7 m ²	37.3 m ²
USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	Length		Width	Minimum AES foot print required	
<i>for this Basic Serial design is</i>	12.60m	x	4.76m	=	60.0 m ² total
AES pipes are best centered in the trench parallel to the site slope					
Code	AES System Bill of Materials		Chankar Environmental Use Only		
AES-PIPE	AES 3 metre Lengths required		12	lths	
AESC	AES Couplings required		9	ea	
AESO	AES Offset adaptors		6	ea	
AESODV	AES Oxygen demand vent		1	ea	
AES-IPB	AES 100mm Inspection point base		2	ea	
TD Kit 4	4 Hole Distribution Box Kit			ea	
TD Kit 7	7 Hole Distribution Box Kit			ea	
VS43-4	Sweet Air Filter VS43-4			ea	
AES DESO	Double Offset Adaptors			ea	
TOTAL SYSTEM SAND REQUIRED (Estimate Only)			27	m ³	
Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to			 Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental Pty Ltd, ou=Advanced Enviro-Septic, email=designreview@enviro-septic.com.au, c=AU Date: 2025.05.14 09:48:19 +10'00'		
designreview@enviro-septic.com.au			designreview@enviro-septic.com.au		
> The AES Calculator is a design aid to allow checking of the AES components, configuration and is a guide only. Site and soil conditions referencing AS1547 are calculated and designed by a Qualified Wastewater Designer. > Chankar Environmental accepts no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator. > AES pipes can be cut to length on site. They are supplied in 3 meter lengths only. > AES ONLY supply AES components as detailed in the Bill of Materials. > SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE www.enviro-septic.com.au OR 07 5474 4055 AES-Design-V9.0-Calculator © Copy Right - Chankar Environmental Pty Ltd 20/1/2022					