

From: "Carmel Chambers" <carmel@emergentba.com.au>
Sent: Wed, 4 May 2022 10:46:28 +1000
To: "Planning (Shared)" <planning@msc.qld.gov.au>
Subject: 17 McDougall Road Julatten - Application for a Code Assessment
Attachments: Owners consent Form Bengtsson.pdf, DAForm1-Developmentapplicationdetails.pdf, Steve Bengtsson - Preliminary Issue C.PDF, Confirmation Notice.pdf, 22000096.pdf

Good morning

Please find attached abovementioned code assessment application. Please phone me for credit card details.

Thanks

Carmel Chambers
Office Manager



P: 07 4092 2449 | M: 0418 573 219 | A: Shop 7, 203-215 Byrnes Street, Mareeba QLD 4880
Email: carmel@emergentba.com.au | Website: www.emergentbuildingapprovals.com.au

Disclaimer

This e-mail (including all attachments) is intended solely for the named addressee. If you receive it in error, please let us know by reply e-mail, delete it from your system and destroy the copies. This e-mail is also subject to copyright. No part of it should be reproduced, adapted or transmitted without the written consent of the copyright owner. E-mails may be interfered with, may contain computer viruses or other defects and may not be successfully replicated on other systems. We give no warranties in relation to these matters. If you have any doubts about the authenticity of an e-mail purportedly sent by us, please contact us immediately.

P *Please consider the environment before printing this email.*

Individual owner's consent for making a development application under the Planning Act 2016

I, CARL SIMON BENGTSSON &
SOPHIE BLANCHE GAYANE BERSOT [insert full name]

as owner of the premises identified as follows:

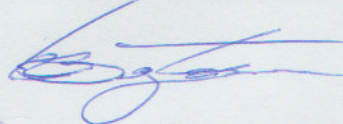
LOT 4 ON SPLOT 146420 [insert description or coordinates of the premises the subject of the application.]
17 McDougall Rd
JULATTEN, QLD, 4871

consent to the making of a development application under the Planning Act 2016 by:

ROLF STEFAN BENGTSSON [insert name of applicant]

on the premises described above for:

NEW SINGLE STOREY GRANNY FLAT [insert details of the proposed development or material change of use for four storey apartment building.]


Sophie B.

[signature of owner and date signed]
03 MAY 2022

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) <i>(individual or company full name)</i>	Rolf Stefan Bengtsson C/- Emergent Building Approvals
Contact name <i>(only applicable for companies)</i>	Glenn Chmabers
Postal address <i>(P.O. Box or street address)</i>	PO Box 2784
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Aus
Contact number	
Email address <i>(non-mandatory)</i>	glenn@emergentba.com.au
Mobile number <i>(non-mandatory)</i>	0477015550
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent

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
		17	McDougall RD	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	4	SP146420	Mareeba 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: <input type="text"/>	

- 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: <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):

- 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"/>

5) 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 [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

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 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>
Dwelling house (Secondary Dwelling)
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 checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Dwelling house (Secondary Dwelling)	Dwelling House	1	105

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? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – 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 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: _____		

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

Mareeba 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 Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <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 relevant port operator , 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 Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" 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

19) Information request under Part 3 of the DA Rules
<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
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

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

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

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<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 <i>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.</i>			
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.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<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 <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

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 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 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 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 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 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.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 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 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 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	<input checked="" type="checkbox"/> Yes
Note: See the <i>Planning Regulation 2017</i> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> 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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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*.

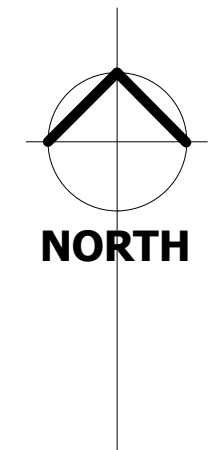
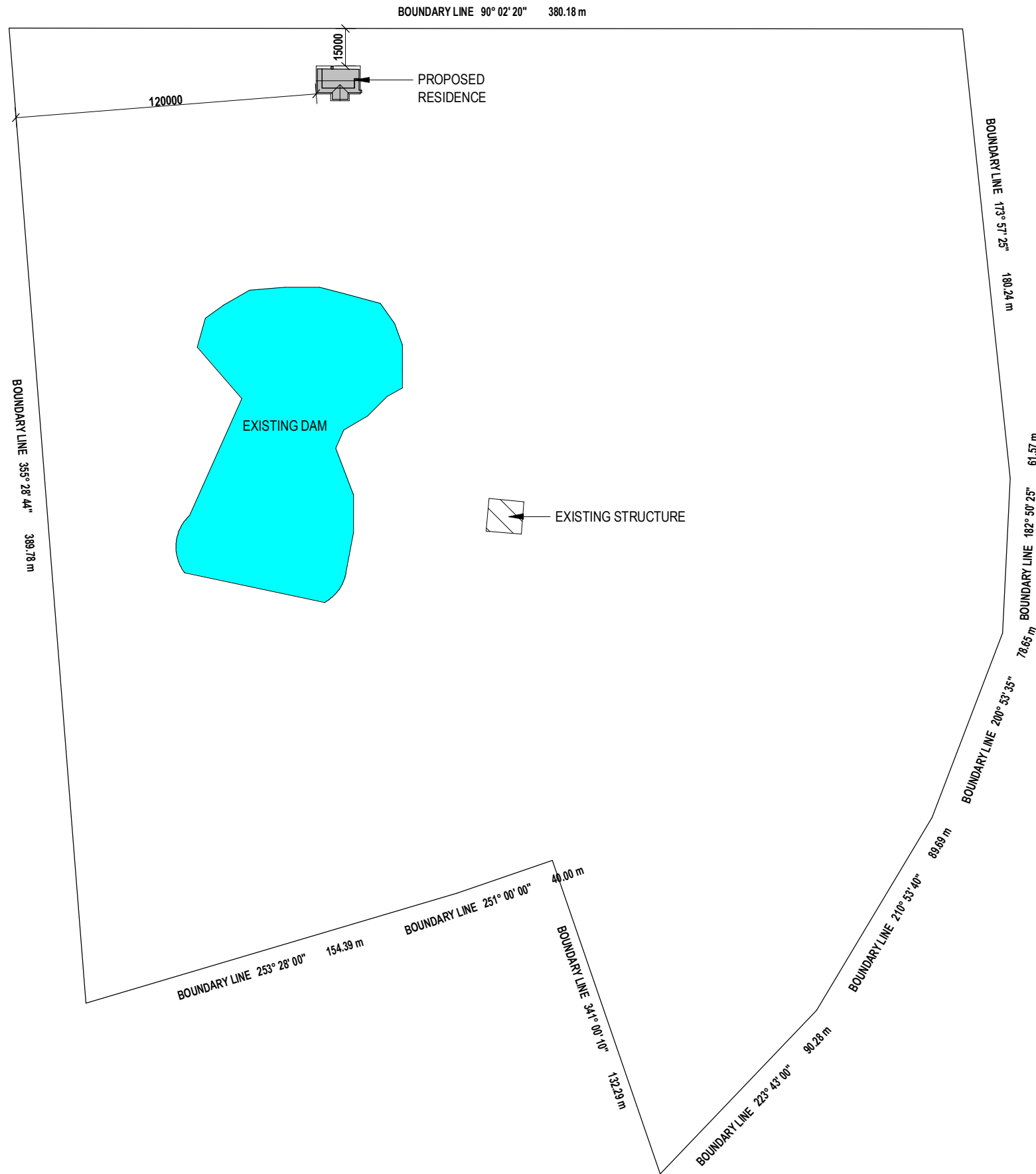
PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY


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			
<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			

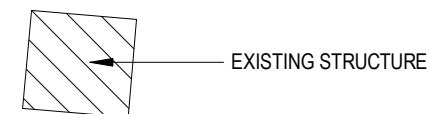
McDOUGALL ROAD



DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
SITE PLAN			
SHEET NO.	02	PRINT TIME:	8/04/2022 8:57:13 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	A
	1:2000 AT A3	DRAWN BY:	WE
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDOUGALL ROAD			
JULATTEN			
CLIENT			
STEVE BENGTTSSON			
			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesnq.com.au			
THIS DRAWING IS COPYRIGHT ©			

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

McDOUGALL ROAD



DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
SITE PLAN ENLARGED			
SHEET NO.	03	PRINT TIME:	8/04/2022 8:57:13 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	A
	1:100 AT A3	DRAWN BY:	MB
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDOUGALL ROAD			
JULATTEN			
CLIENT			
STEVE BENGTTSSON			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesnq.com.au			
THIS DRAWING IS COPYRIGHT ©			

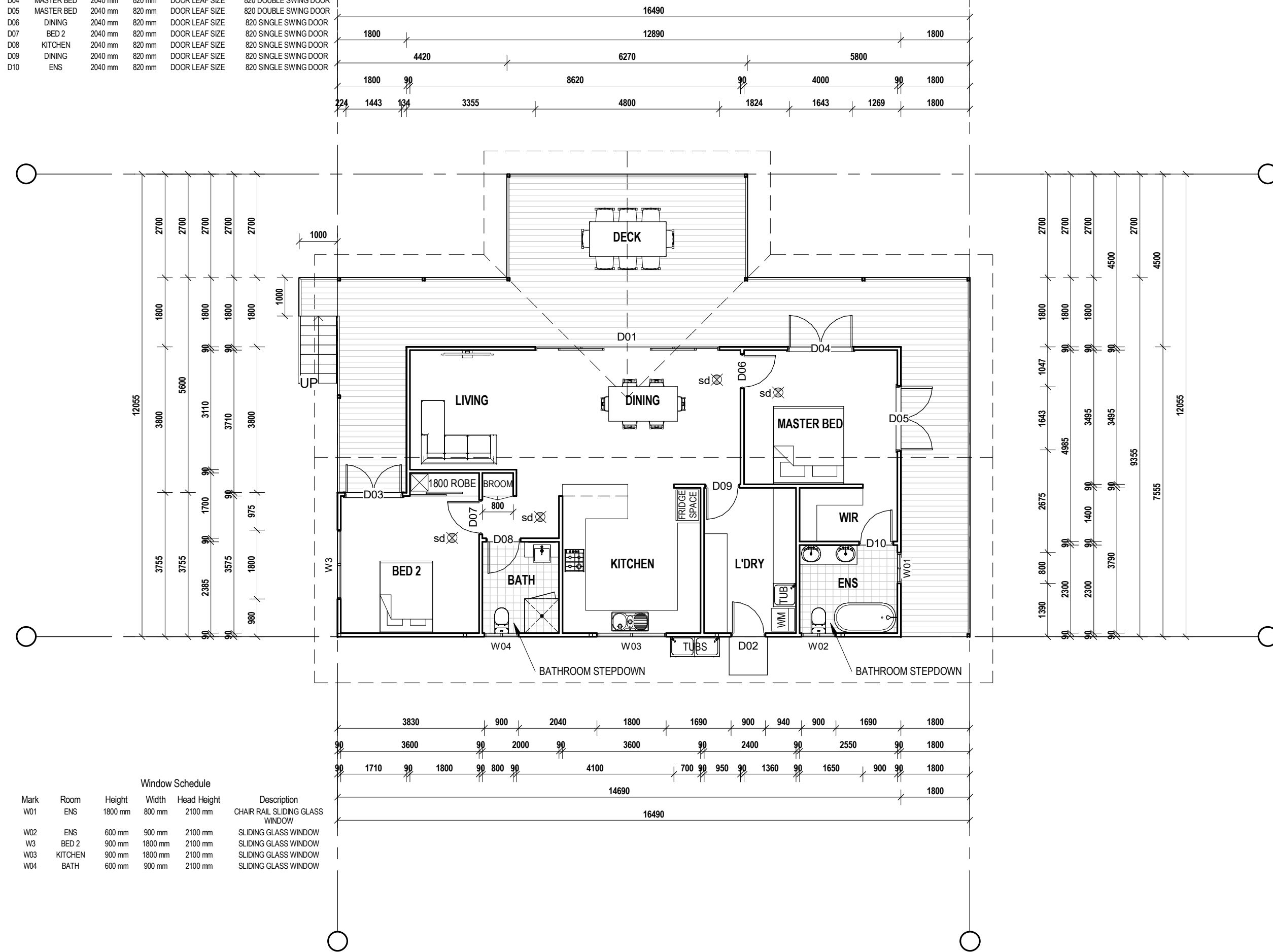
NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Mark	Room	Height	Width	Type	Comments	Description
D01	DECK	2100 mm	4800 mm	OPENING SIZE		OXOXO SLIDING GLASS DOOR
D02	L'DRY	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR
D03	BED 2	2040 mm	720 mm	DOOR LEAF SIZE		720 DOUBLE SWING DOOR
D04	MASTER BED	2040 mm	820 mm	DOOR LEAF SIZE		820 DOUBLE SWING DOOR
D05	MASTER BED	2040 mm	820 mm	DOOR LEAF SIZE		820 DOUBLE SWING DOOR
D06	DINING	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR
D07	BED 2	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR
D08	KITCHEN	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR
D09	DINING	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR
D10	ENS	2040 mm	820 mm	DOOR LEAF SIZE		820 SINGLE SWING DOOR



ELEVATION KEY

FLOOR AREAS LEGEND	
LIVING	104.14 m ²
DECK	67.05 m ²
	171.19 m ²

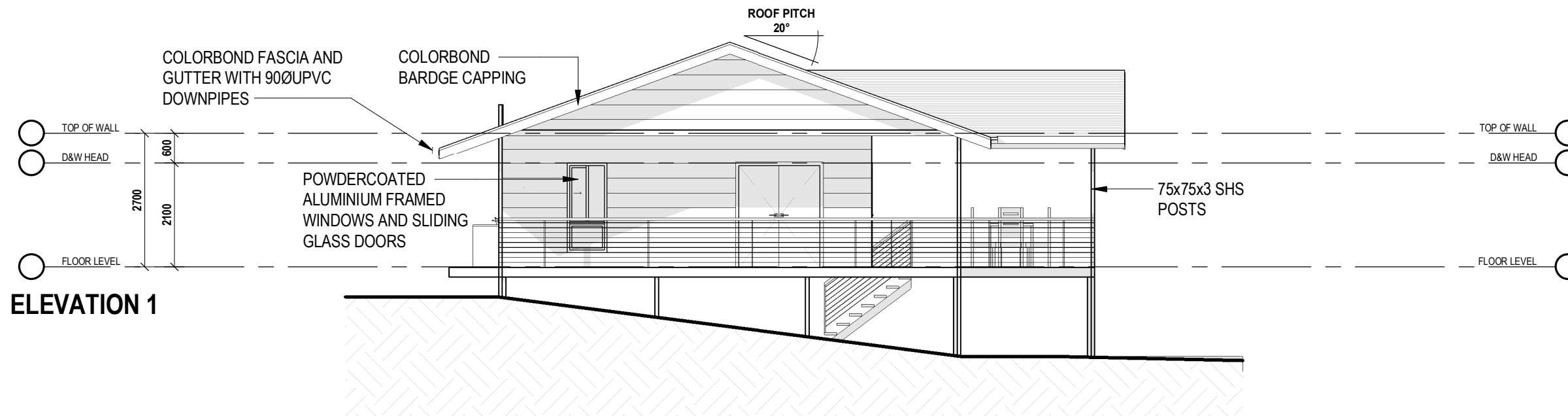


Mark	Room	Height	Width	Head Height	Description
W01	ENS	1800 mm	800 mm	2100 mm	CHAIR RAIL SLIDING GLASS WINDOW
W02	ENS	600 mm	900 mm	2100 mm	SLIDING GLASS WINDOW
W3	BED 2	900 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W03	KITCHEN	900 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W04	BATH	600 mm	900 mm	2100 mm	SLIDING GLASS WINDOW

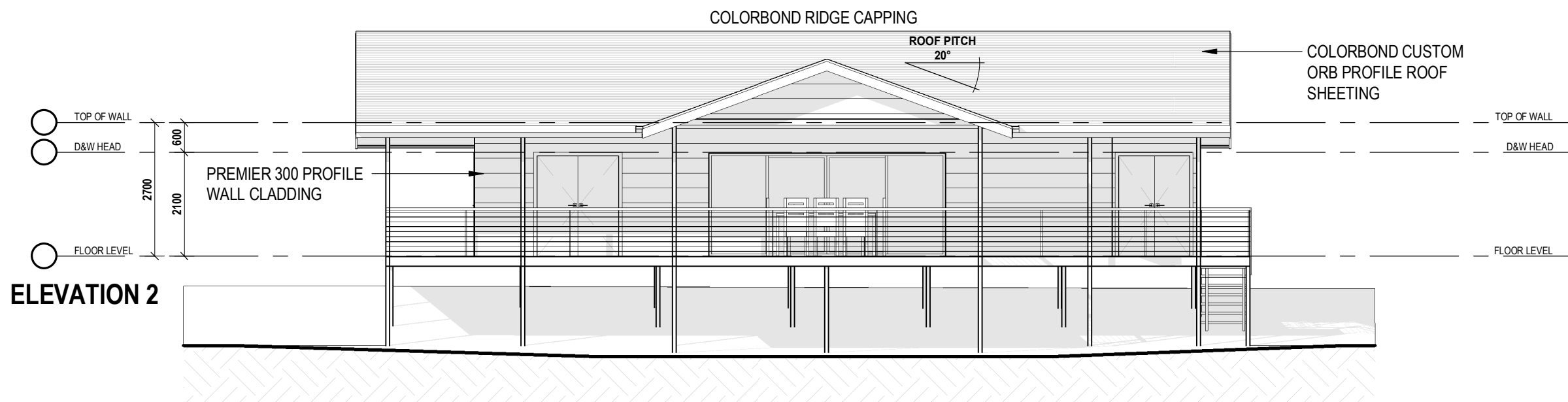
DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
FLOOR PLAN			
SHEET NO.	04	PRINT TIME:	8/04/2022 8:57:14 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	A
	1:100 AT A3	DRAWN BY:	WE
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDougall Road			
JULATTEN			
CLIENT			
STEVE BENGTTSSON			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesnq.com.au			
THIS DRAWING IS COPYRIGHT ©			

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING


Document Set ID: 4088178
Version: 1, Version Date: 04/05/2022



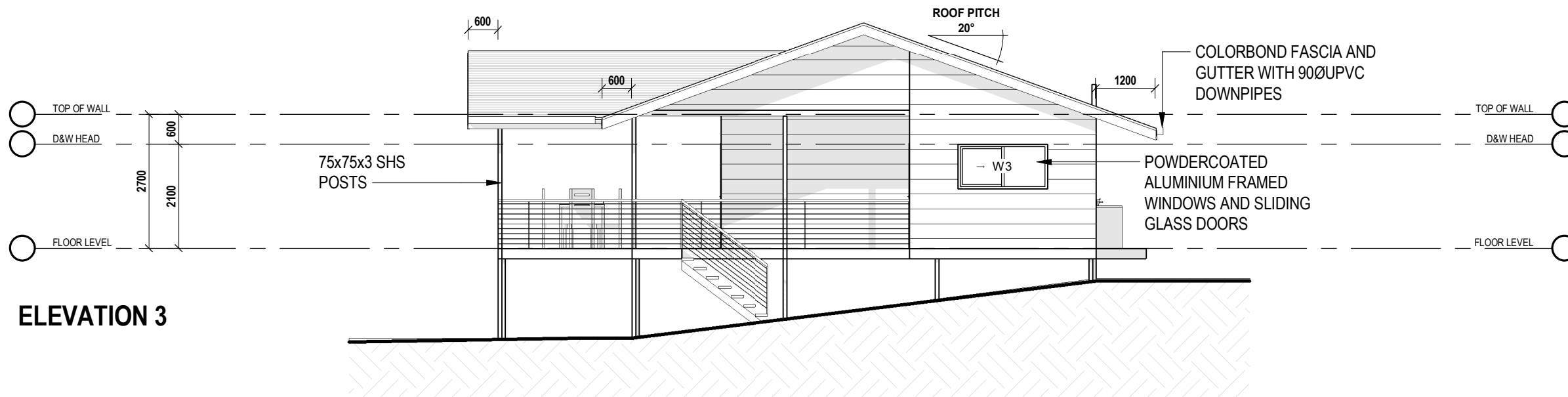
ELEVATION 1



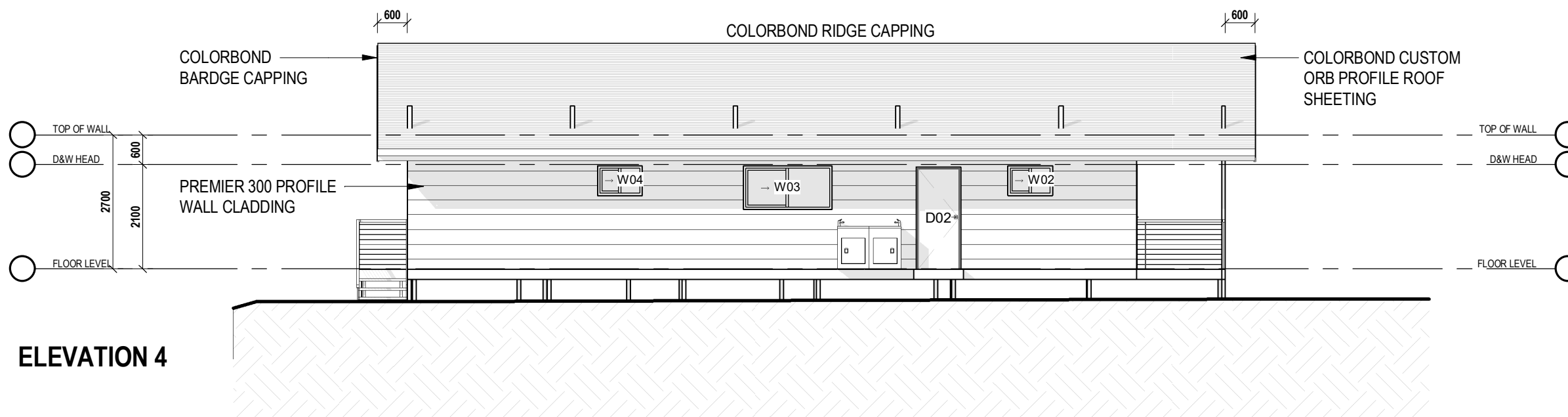
ELEVATION 2

DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
ELEVATIONS			
SHEET NO.	05	PRINT TIME:	8/04/2022 8:57:15 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	A
	1:100 AT A3	DRAWN BY:	WE
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDOUGALL ROAD			
JULATTEN			
CLIENT			
STEVE BENGTSOON			
			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesnq.com.au			
THIS DRAWING IS COPYRIGHT ©			


NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



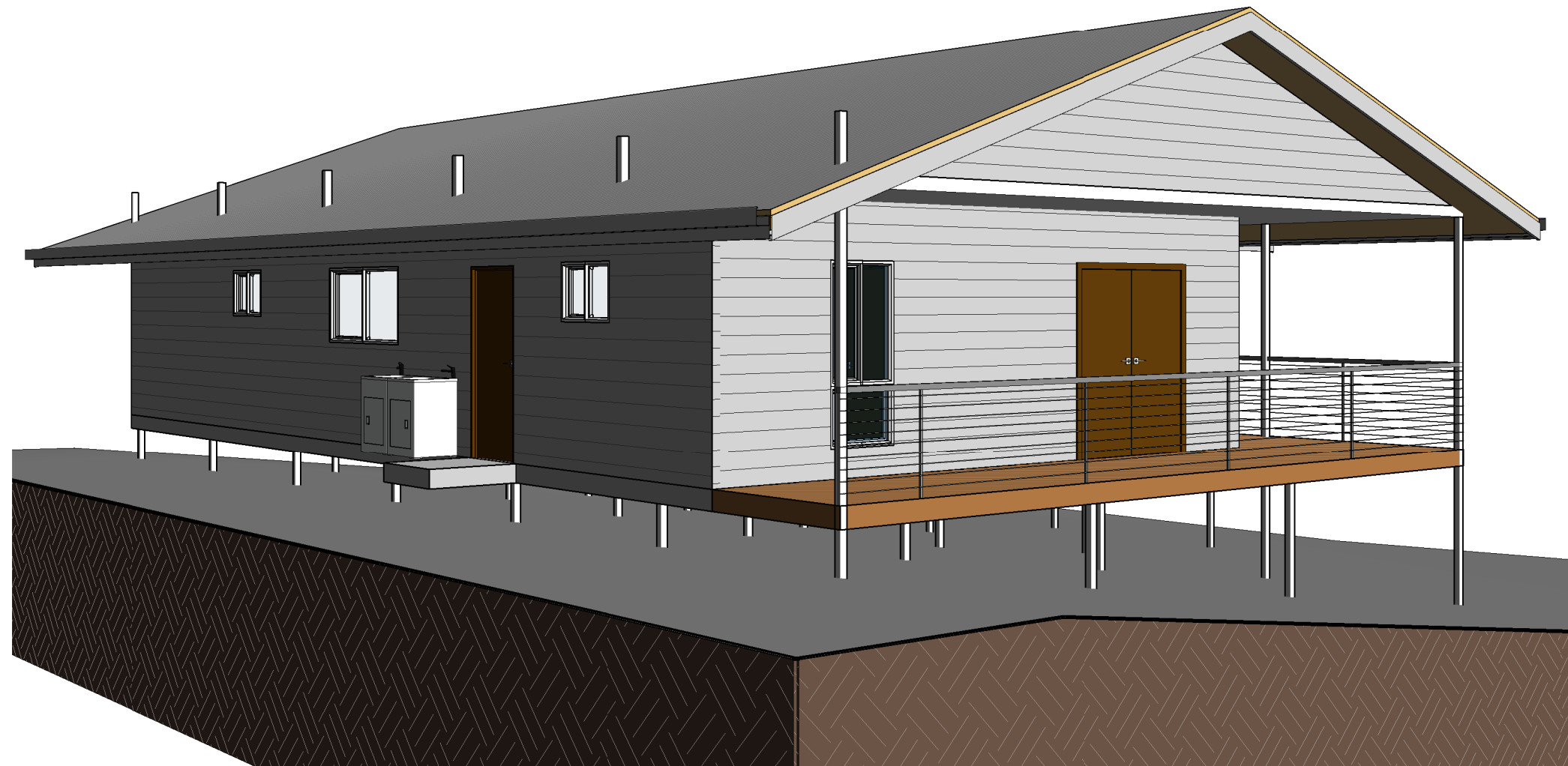
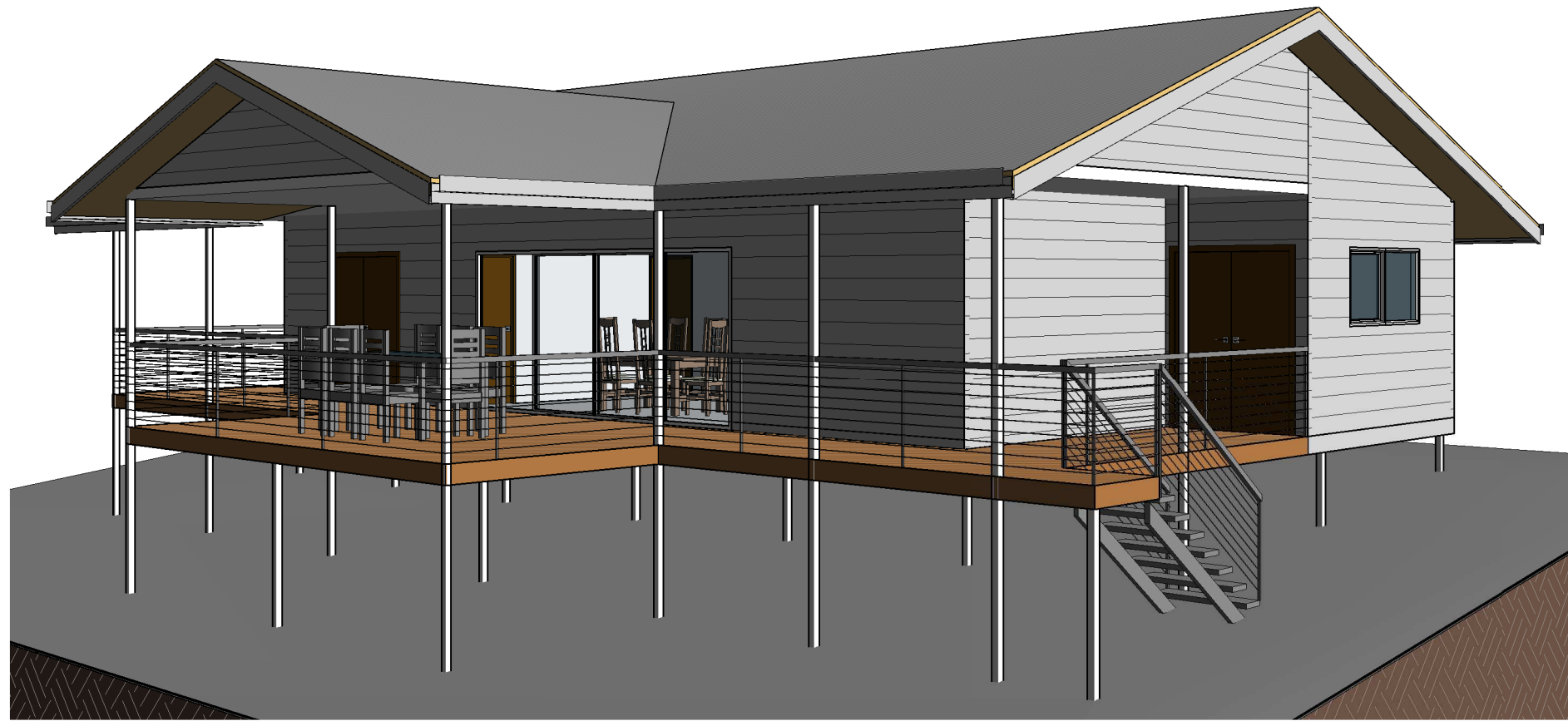
ELEVATION 3




ELEVATION 4

DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
ELEVATIONS			
SHEET NO.	06	PRINT TIME:	8/04/2022 8:57:16 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	
		DRAWN BY: Author	
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDOUGALL ROAD			
JULATTEN			
CLIENT			
STEVE BENGTSOON			
			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesnq.com.au			
THIS DRAWING IS COPYRIGHT ©			

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
DRAWING TITLE			
3D VIEWS			
SHEET NO.	07	PRINT TIME:	8/04/2022 8:57:16 AM
PRELIMINARY:	4/04/22	CONSTRUCTION:	-
A3	SCALE:	ISSUE:	A
	NTS AT A3	DRAWN BY:	WE
PRELIMINARY ISSUE			
SSHQ JOB No.	-	DRAWING No.	-
PROJECT			
PROPOSED RESIDENCE			
Lot 4 on SP146420			
17 McDOUGALL ROAD			
JULATTEN			
CLIENT			
STEVE BENGTTSSON			
			
PO BOX 876		QBCC. 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
WEB: www.superiorsteelhomesq.com.au			
THIS DRAWING IS COPYRIGHT ©			

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Our reference: 22000096
Your reference:

04 May 2022

Rolf Stefan Bengtsson
17 McDougall Road
Julatten QLD 4871
auswede1@gmail.com

Attention: Steve

Sir/Madam

Confirmation notice

This notice is to advise the applicant of the requirement to refer this application to the relevant Local Government in accordance with the DA Rules Section 2.

The development application described below was properly made to the Mareeba Shire Council on 11 Apr 2022

Applicant details

Applicant name: Rolf Stefan Bengtsson
Applicant contact details: auswede1@gmail.com, 0400 220 416

Location details

Street address: 17 McDougall Road, Julatten 4871
Real property description: Lot 4 SP146420
Local government area: Mareeba Shire Council

Application details

Application number: 22000096
Approval sought: Preliminary Approval for building work assessable against the Planning Scheme or Concurrence Agency Response
Nature of development proposed: New Construction
Description of the development proposed: of Dwelling - 1 Storey

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral details

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

Mareeba Shire Council	Schedule 9, Table 3- Design and siting- Column 2-
Mareeba Shire Council	Schedule 9, Table 8—Building work for particular class 1 buildings relating to material change of use- Column 2

For further information please contact Glenn Chambers, Managing Director, on 07 4092 2449 or via email glenn@emergentba.com.au who will be pleased to assist.

Yours sincerely



Glenn Chambers
Managing Director



PO Box 2784 Mareeba Q 4880

Phone: 4092 2449

**BUILDING WORK ASSESSABLE AGAINST THE MAREEBA SHIRE COUNCIL
PLANNING SCHEME 2016
17 McDougall Rd, Julatten QLD 4878**

Background

The applicant has engaged the services of Emergent Building Approvals to lodge a code assessable application for a Building Work assessed against the relevant Planning Scheme to Mareeba Shire Council on their behalf.

The development (Secondary Dwelling) is considered a material change of use for a 'Dwelling House' located within a Rural Zone. The proposal does not comply with some of the acceptable outcomes of the accommodation activities code and therefore is elevated to Code assessment. The proposal is subject to the Codes listed in Table 1.1 below as identified in the Planning Scheme.

Table 1.1 Code Applicability

Assessment Criteria	Applicability
Rural Zone Code	Yes
Accommodation Activities Code	Yes
Works Services and infrastructure code	Yes

The triggers for assessable development are as follows:

- Non-compliance with A03.2 – Rural Zone Code
- Non-compliance with A06.1 – A06.2 - Accommodation activities Code

The following report will address how the proposed secondary dwelling will meet the corresponding performance outcomes.

Assessment

Table 6.2.9.3 Rural zone code – For accepted development subject to requirements and assessable development

Accommodation Density

<p>PO3 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site. 	<p>AO3.1 Residential density does not exceed one dwelling house per lot.</p> <p>AO3.2 Residential density does not exceed two dwellings per lot and development is for: a secondary dwelling; or Caretaker’s accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or Rural worker’s accommodation.</p>	<p>The secondary two-bedroom dwelling is proposed to accommodate the parents of the property owners and will be located along the existing accessway to the primary dwelling.</p> <p>As the site plan indicates the secondary dwelling is located 15m from McDougall Road frontage which will maintain the rural landscape and facilitate connection to services.</p> <p>It will be orientated to face the dam located centrally on the property and will not require removal of any trees or vegetation at this location.</p> <p>The two-bedroom dwelling is relatively small scale with a 104m² living area and patio wrapping around three sides to give a contemporary rural cottage style.</p> <p>Proposal Complies.</p>
--	--	--

Table 6.2.9.3 Rural zone code – For accepted development subject to requirements and assessable development

Accommodation Density

<p>PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p>	<p>AO6.1 The secondary dwelling is located within:</p>	<p>The secondary dwelling is proposed to be approximately 160m away from the primary dwelling. The scale and size of the proposed dwelling</p>
--	---	--

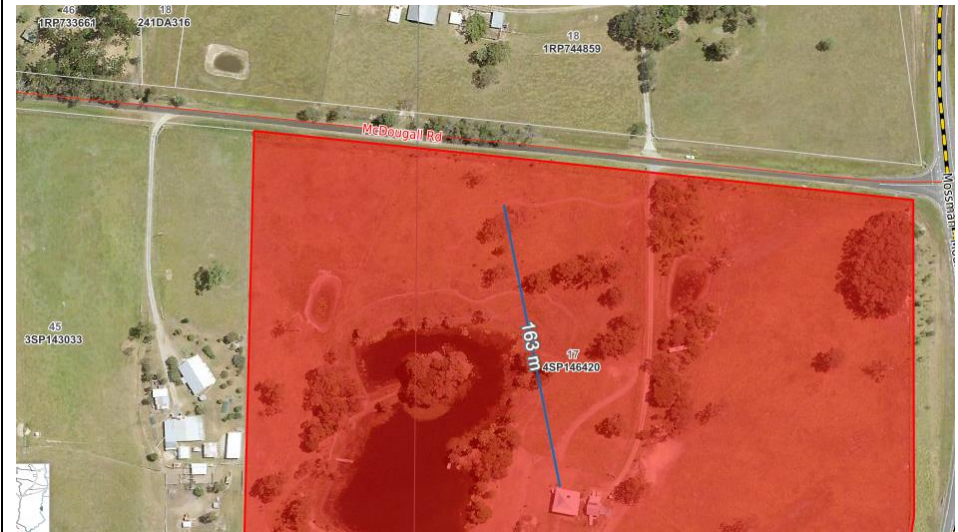
- (a) not dominate the site;
- (b) remain subservient to the primary dwelling;
- (c) be consistent with the character of the surrounding area;

- (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or
- (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.

AO6.2

A secondary dwelling has a maximum gross floor area of 100m².

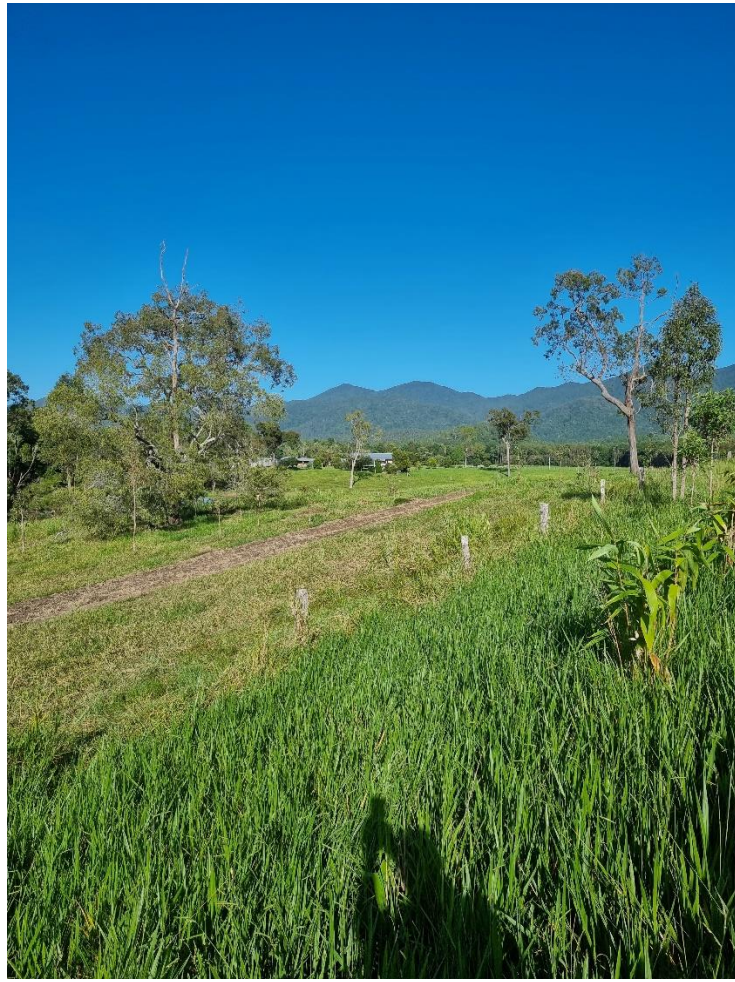
will not dominate the site due to its setbacks from all boundaries which are considerably greater than required under the Planning Scheme.



The primary dwelling includes the majority of the infrastructure with ancillary farm sheds nearby which is all centrally located within the property to assist maintain the existing grazing operations.

The secondary dwelling will not look out of place in this setting as there are nearby residential uses. There is minor increase of gross floor area of some 4m² over the 100m² limit which is unlikely to have any impact on the bulk or appearance of the dwelling from the road considering its setback of 15m.

Proposal Complies.



Summary

The above report clearly shows the proposal is compatible with the performance outcomes sought for all relevant codes. It is therefore considered acceptable that the Local Government approve the proposal as it is suitably designed to complement the area and satisfy the acceptable measure of the relevant codes.

Should you have any further queries please do not hesitate in contacting Glenn Chambers on: 0477017770 or glenn@emergentba.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'G. Chambers', written in a cursive style.

Glenn Chambers
Building Certifier Level 1 B.Bldg.Surv, RICS A80178
Emergent Building Approvals