

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 Millett And Jaques Casino C/- Emergent Building Approvals
Contact name (only applicable for companies)	Beau Thornton
Postal address (PO Box or street address)	PO Box 2784
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0419172328
Email address (non-mandatory)	beau@emergentba.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 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

- 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).



Unit No.	Street No.	Street Name and Type	Suburb
	685	Speewah Road	Speewah
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4881	621	SP 176565	MSC

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

Mareeba Shire Council

6) Has the local government agreed to apply a superseded planning scheme for this development application?

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- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached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

7) Information request under Part 3 of the DA Rules

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

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

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

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

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

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

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval	23000090	19/04/23	Emergent Building Approvals
<input checked="" type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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:

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 this development application, 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 Millett And Jaques Casino
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	685 Speewah Road
Suburb	Speewah
State	QLD

Postcode	4881
Country	Aus
Contact number	
Email address <i>(non-mandatory)</i>	kate.millett123@gmail.com
Mobile number <i>(non-mandatory)</i>	0438 819 929
Fax number <i>(non-mandatory)</i>	

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

What type of approval 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 secondary dwelling

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 type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

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

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g) New building use/classification? (if applicable)
1a
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input 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 checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<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 (see 9)	<input checked="" type="checkbox"/> Yes <input 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>	
Note: It is unlawful to intentionally provide false or misleading information.	
<p>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 <i>DA Rules</i> except where:</p> <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. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
1a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Beau Thornton	A1201355	

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <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?		1a	
Site area (m ²)	97020	Floor area (m ²)	60



superiorsteel
 *homes*_{NQ}

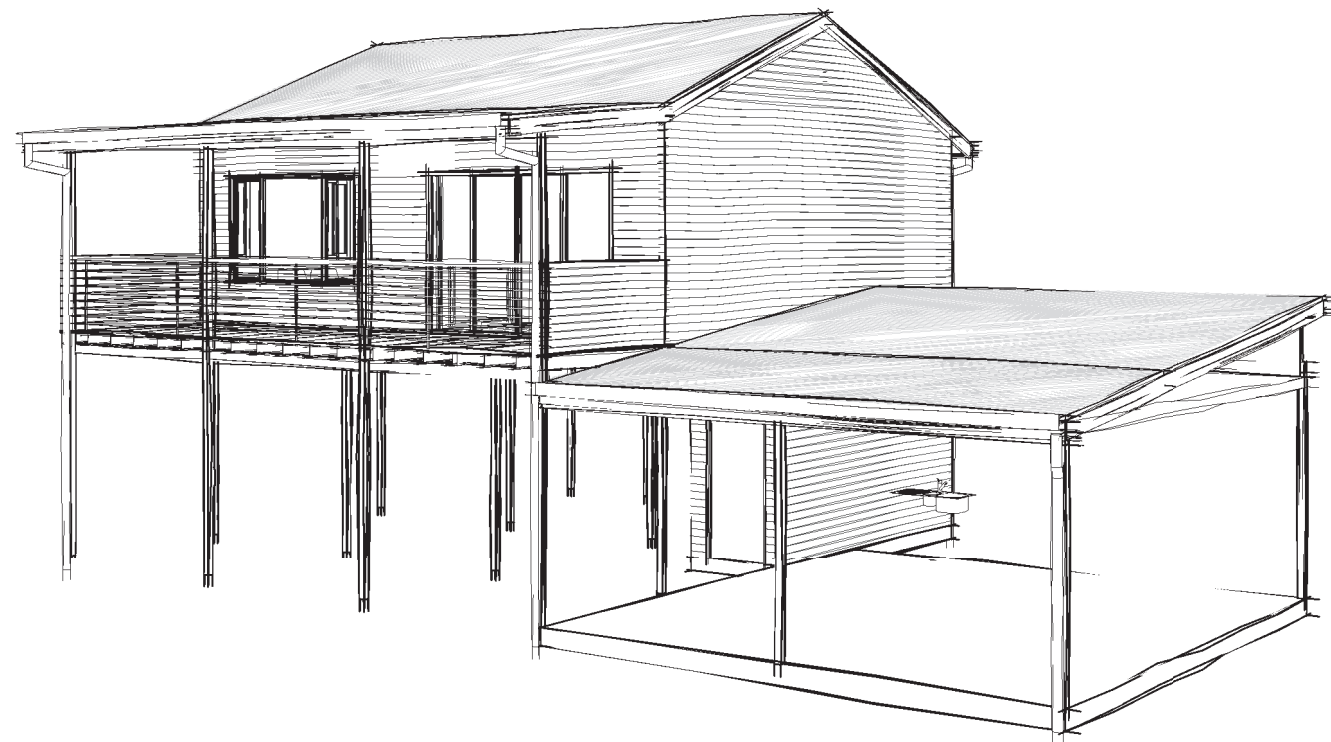
QBSA: 1097802

PROPOSED RESIDENCE

JOB NUMBER - CAS465

CLIENT - JACQUES CASINO & KATE MILLETT

SITE ADDRESS - Lot 621 on SP176565
 685 SPEEWAH ROAD
 SPEEWAH



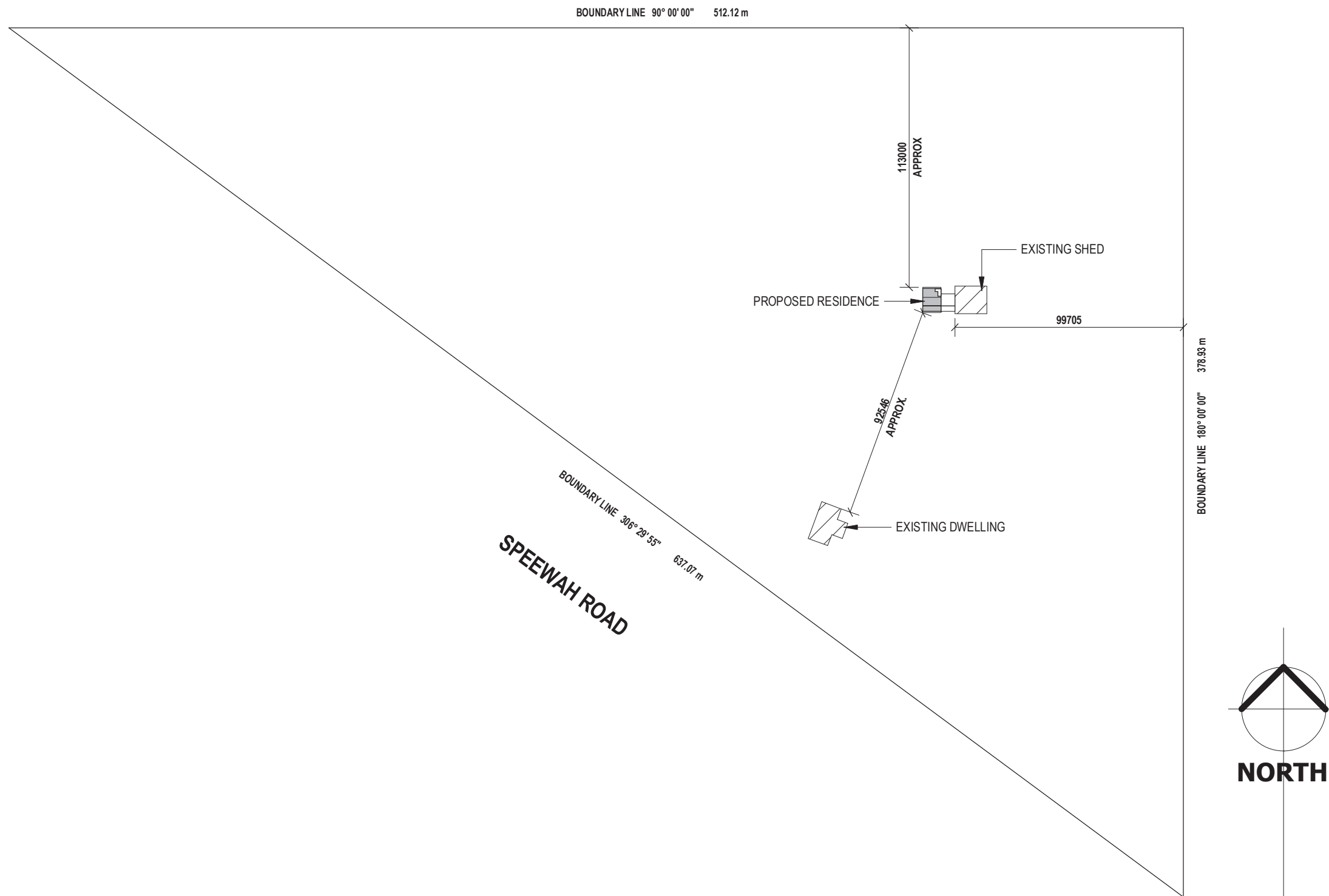
DRAWING SCHEDULE

SHEET No.	SHEET NAME	SCALE	REVISION
00	COVER SHEET	NTS	A
01	CONSTRUCTION NOTES	NTS	A
02	SITE PLAN	1:2000	A
03	GROUND FLOOR PLAN	1:100	A
04	FLOOR PLAN	1:100	A
05	ELEVATIONS	1:100	A
06	ELEVATIONS	1:100	A
07	3D VIEWS	NTS	A
08	SECTION	1:100	A
09	SECTION DETAILS	AS NOTED	A
10	FOOTINGS PLAN	1:100	A
11	FOOTING DETAILS	AS NOTED	A
12	SUBFLOOR LAYOUT	1:100	A
13	ROOF LAYOUT	1:100	A
14	ELECTRICAL PLAN	1:100	A
15	DRAINAGE PLAN	1:100	A

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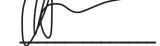
strong ■ versatile ■ efficient

CONSTRUCTION ISSUE



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Date: 5/5/23 Signed: 
 Job No: K-11434 RPEQ No: 5711

DESIGN WIND C2 SOIL CLASSIFICATION - P

No.	DATE	DESCRIPTION
A	12/04/23	CONSTRUCTION ISSUE

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE
SITE PLAN

SHEET 02 PRINT 2/05/2023 3:53:05 PM

PRELIMINARY: 17/03/23 CONSTRUCTION: 12/04/23

A3 SCALE: 1:2000 AT A3 ISSUE: A
 DRAWN MB

CONSTRUCTION ISSUE

SSHQ JOB No. CAS465 DRAWING No. 23031701

PROJECT
 PROPOSED RESIDENCE
 Lot 621 on SP176565
 685 SPEEWAH ROAD
 SPEEWAH

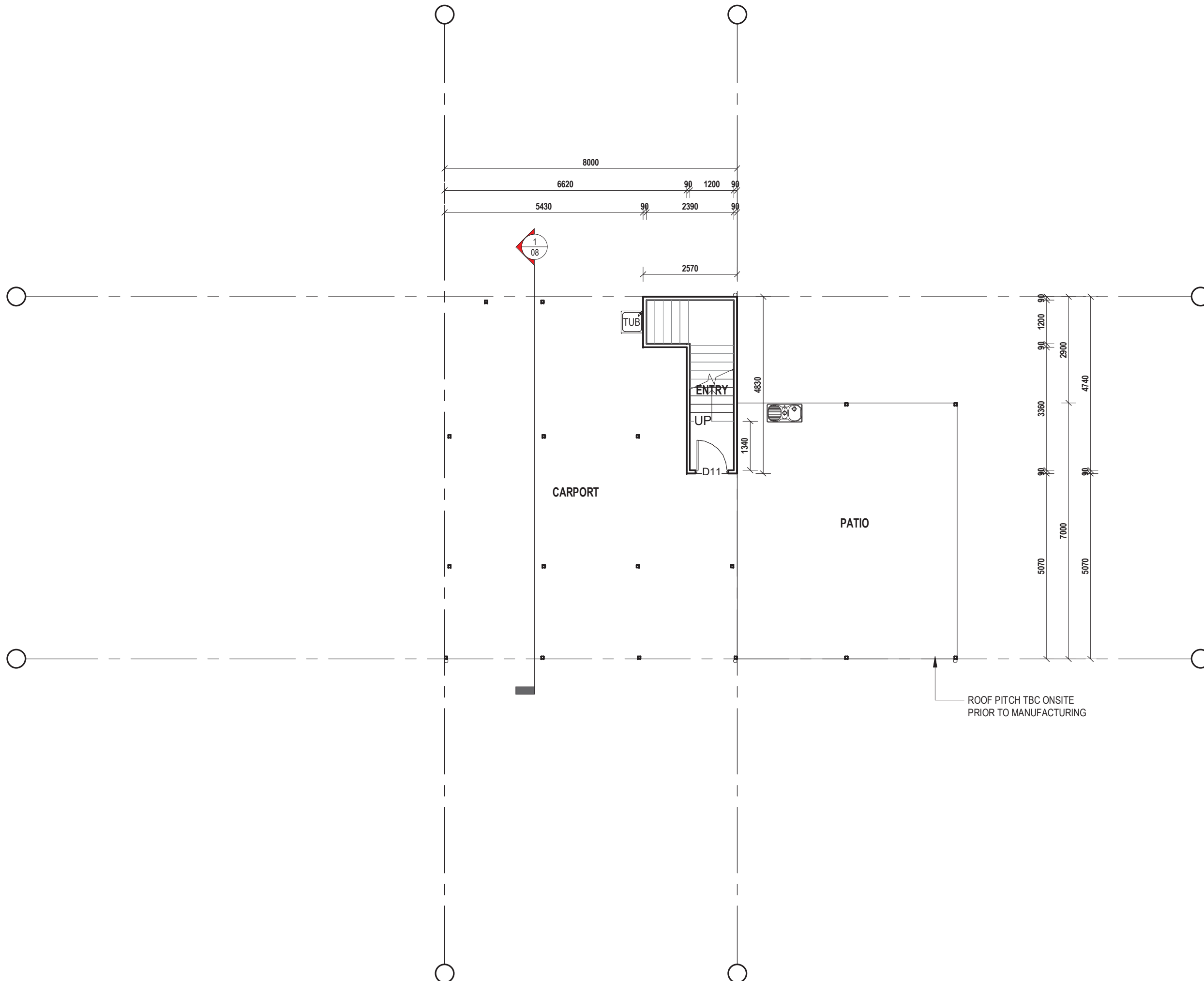
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 JACQUES CASINO & KATE MILLETT


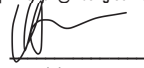



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Date:	5/5/23	Signed: 						
Job No:	K-11434	RPEQ No: 5711						
DESIGN WIND	C2	SOIL CLASSIFICATION - P						
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No.	DATE	DESCRIPTION						
A	12/04/23	CONSTRUCTION ISSUE						
VARIATIONS INCLUDED IN THIS DRAWING								
DRAWING TITLE								
GROUND FLOOR PLAN								
SHEET	03	PRINT 2/05/2023 3:53:05 PM						
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	1:100 AT A3	DRAWN: MB						
CONSTRUCTION ISSUE								
SSHQ JOB No.	CAS465	DRAWING No. 23031701						
PROJECT PROPOSED RESIDENCE Lot 621 on SP176565 685 SPEEWAH ROAD SPEEWAH								
CLIENT JACQUES CASINO & KATE MILLETT								
								
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Door Schedule					
Mark	Room	Height	Width	Type Comments	Description
D01	LIVING	2100 mm	3000 mm	OPENING SIZE	OXXO SLIDING GLASS DOOR
D02	MASTER BED	2100 mm	1710 mm	OPENING SIZE	820 CAVITY SLIDING DOOR
D03	WIR	2040 mm	900 mm	OPENING SIZE	SQUARE SET OPENING
D04	ENS	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D05	LIVING	2100 mm	1710 mm	OPENING SIZE	820 CAVITY SLIDING DOOR
D11	ENTRY	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR

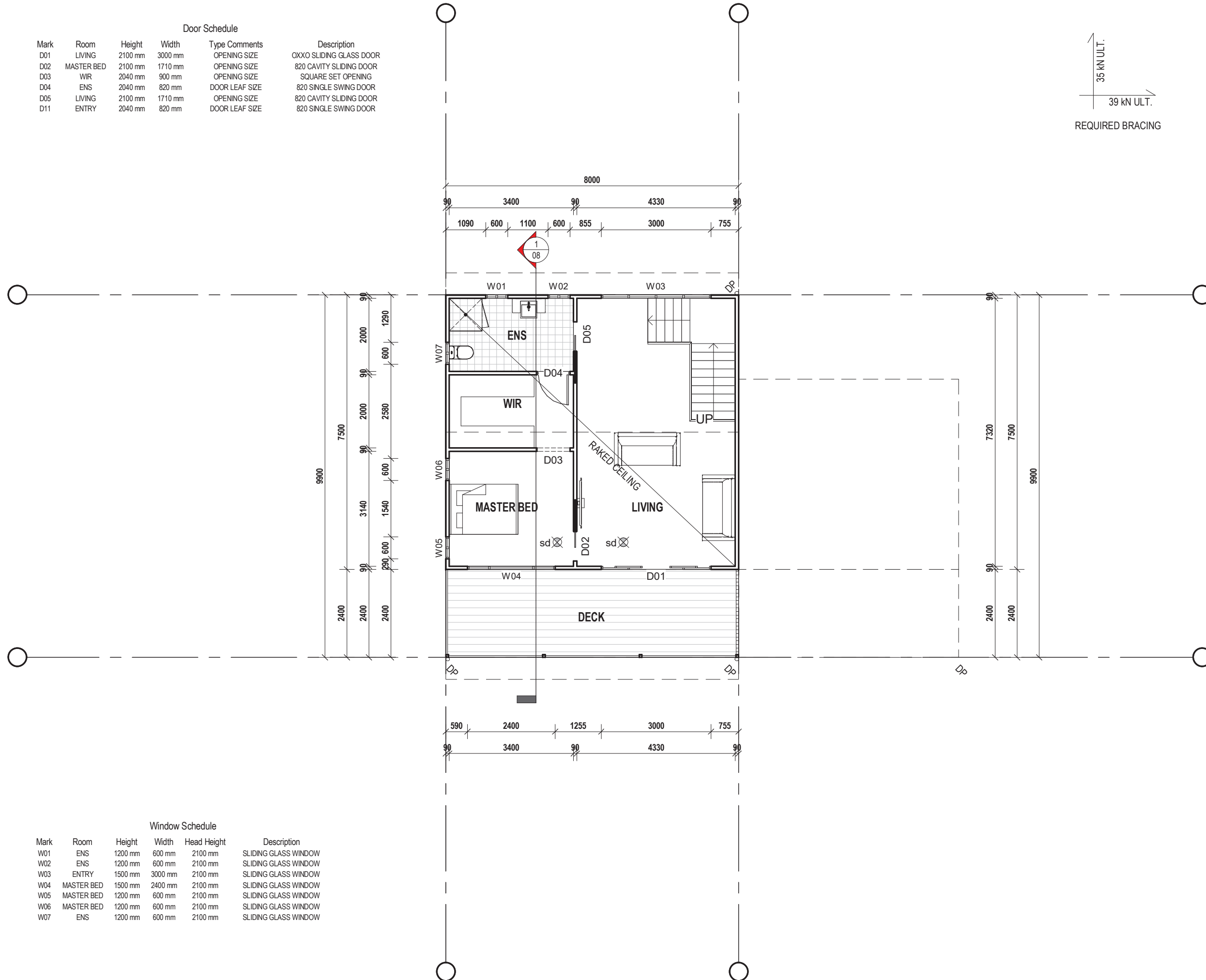
Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W01	ENS	1200 mm	600 mm	2100 mm	SLIDING GLASS WINDOW
W02	ENS	1200 mm	600 mm	2100 mm	SLIDING GLASS WINDOW
W03	ENTRY	1500 mm	3000 mm	2100 mm	SLIDING GLASS WINDOW
W04	MASTER BED	1500 mm	2400 mm	2100 mm	SLIDING GLASS WINDOW
W05	MASTER BED	1200 mm	600 mm	2100 mm	SLIDING GLASS WINDOW
W06	MASTER BED	1200 mm	600 mm	2100 mm	SLIDING GLASS WINDOW
W07	ENS	1200 mm	600 mm	2100 mm	SLIDING GLASS WINDOW

35 kN ULT.
39 kN ULT.
REQUIRED BRACING



ELEVATION KEY

FLOOR AREAS LEGEND	
LIVING	60.00 m ²
DECK	19.20 m ²
	79.20 m ²



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 Date: 5/5/23 Signed: [Signature]
 Job No: K-11434 RPEQ No: 5711
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No.	DATE	DESCRIPTION
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DRAWING TITLE
FLOOR PLAN

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 DRAWN: MB

CONSTRUCTION ISSUE

SSHQ JOB No. CAS465 DRAWING No. 23031701

PROJECT
 PROPOSED RESIDENCE
 Lot 621 on SP176565
 685 SPEEWAH ROAD
 SPEEWAH

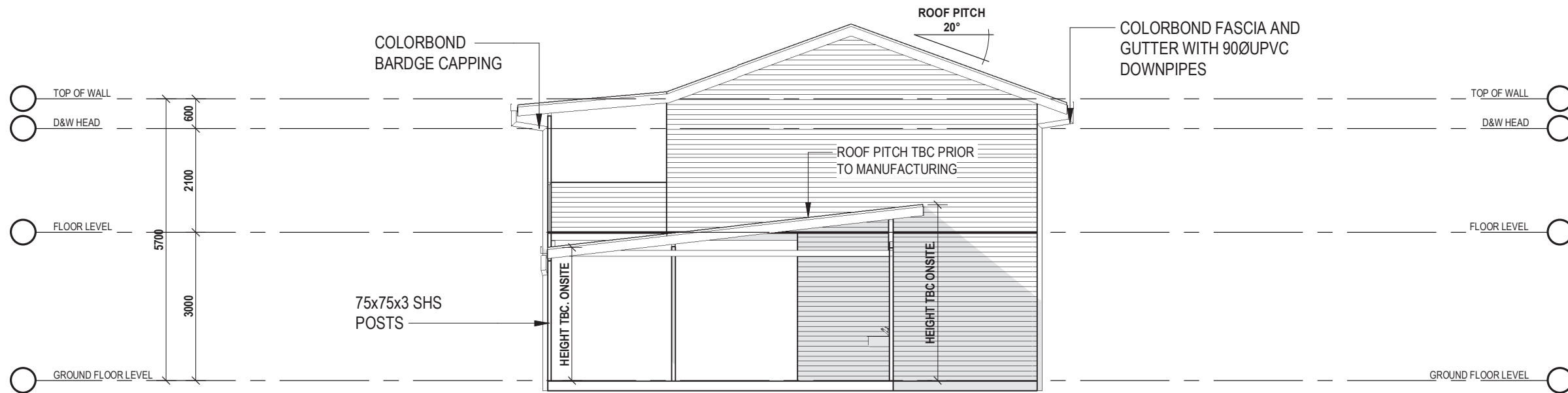
CLIENT
 JACQUES CASINO & KATE MILLETT



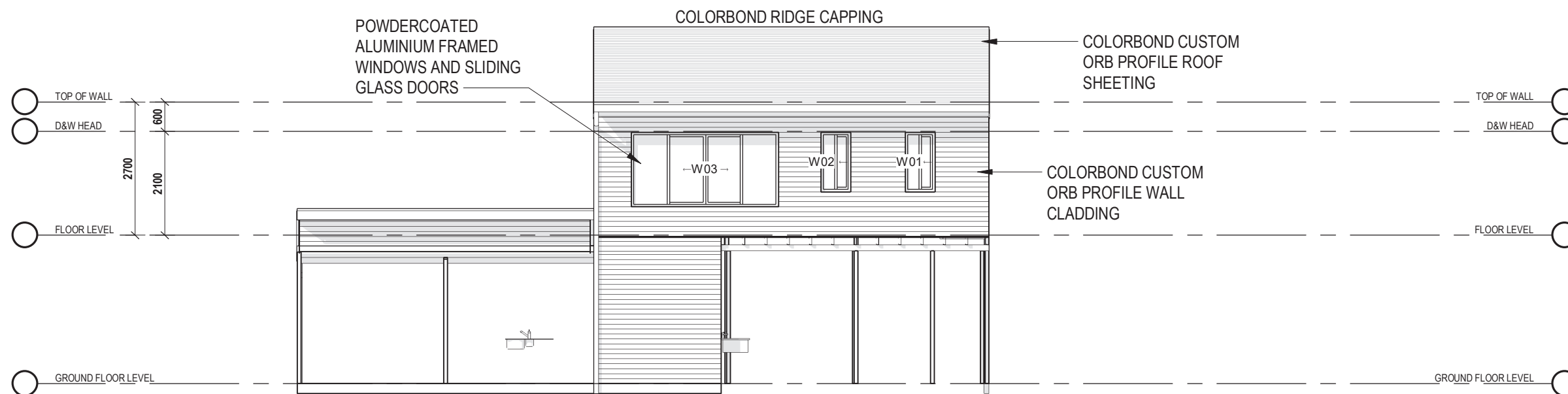
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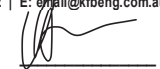
ELEVATION 1



ELEVATION 2

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Date: 5/5/23 Signed: 
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DESIGN WIND **C2** SOIL CLASSIFICATION - **P**

No.	DATE	DESCRIPTION
A	12/04/23	CONSTRUCTION ISSUE

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DRAWING TITLE	
ELEVATIONS	

SHEET **05** PRINT 2/05/2023 3:53:07 PM

PRELIMINARY: 17/03/23 CONSTRUCTION: 12/04/23

A3	SCALE: 1:100 AT A3	ISSUE: A
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CONSTRUCTION ISSUE

SSHQ JOB No. **CAS465** DRAWING No. **23031701**

PROJECT
PROPOSED RESIDENCE
 Lot 621 on SP176565
 685 SPEEWAH ROAD
SPEEWAH

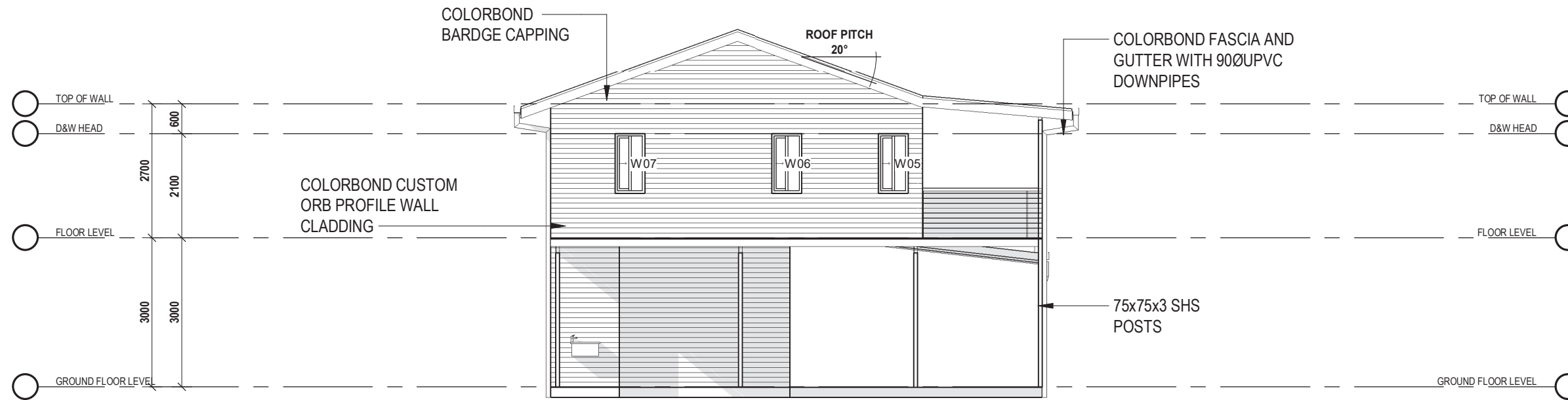
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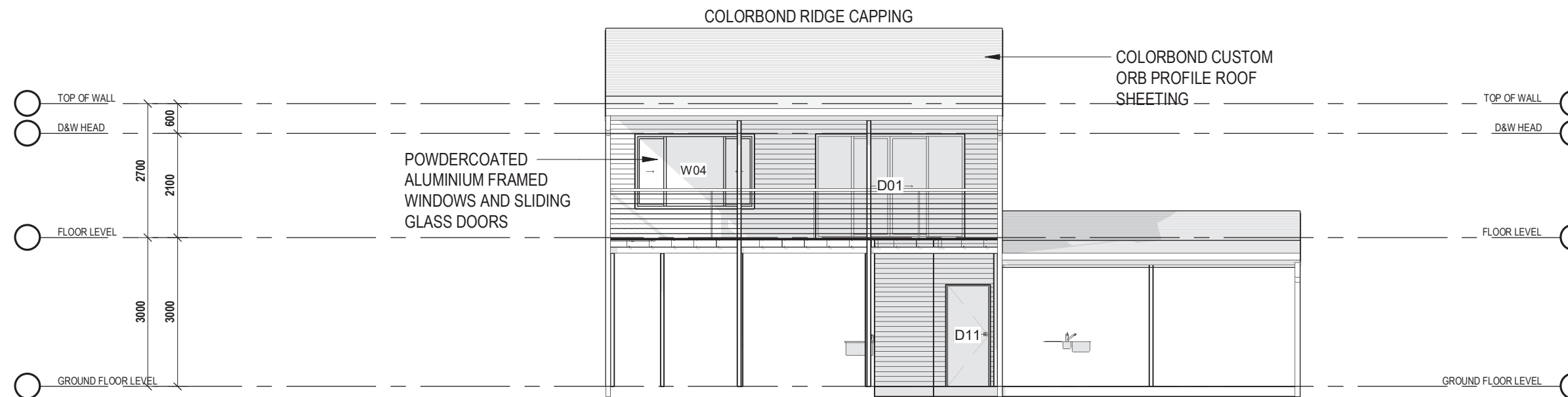
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ELEVATION 3



ELEVATION 4

CERTIFIED AS STRUCTURALLY ADEQUATE	
KFB Engineers Civil & Structural <small>1/38-42 Pease St, Cairns PO Box 927, Cairns Q 4870 P: 07 40320492 F: 07 40320092 E: email@kfbeng.com.au</small>	
Date: 5/5/23	Signed:
Job No: K-11434	RPEQ No: 5711
DESIGN WIND C2	SOIL CLASSIFICATION - P
DRAWING TITLE	
ELEVATIONS	
SHEET 06	PRINT 2/05/2023 3:53:07 PM
PRELIMINARY: 17/03/23	CONSTRUCTION: 12/04/23
A3	SCALE: 1:100 AT A3
	ISSUE: A DRAWN: MB
CONSTRUCTION ISSUE	
SSHQ JOB No. CAS465	DRAWING No. 23031701
PROJECT PROPOSED RESIDENCE Lot 621 on SP176565 685 SPEEWAH ROAD SPEEWAH	
CLIENT JACQUES CASINO & KATE MILLETT	
PO BOX 876 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	QBCC. 1097802
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Date: 5/5/23 Signed: 
 Job No: K-11434 RPEQ No: 5711

DESIGN WIND C2 SOIL CLASSIFICATION - P

A 12/04/23 CONSTRUCTION ISSUE

No.	DATE	DESCRIPTION
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VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE
3D VIEWS

SHEET 07 PRINT 2/05/2023 3:53:08 PM

PRELIMINARY: 17/03/23 CONSTRUCTION: 12/04/23

A3	SCALE:	ISSUE:
	NTS AT A3	A
	DRAWN	MB

CONSTRUCTION ISSUE

SSHQ JOB No. CAS465 DRAWING No. 23031701

PROJECT
PROPOSED RESIDENCE
 Lot 621 on SP176565
 685 SPEEWAH ROAD
 SPEEWAH

CLIENT
 JACQUES CASINO & KATE MILLETT



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23 Owens Street Mareeba Q 4880, PO Box 2784 Mareeba Q 4880

Phone: 4092 2449 Mobile: 0477 015 550

**APPLICATION FOR BUILDING WORK ASSESSED AGAINST THE MAREEBA
SHIRE PLANNING SCHEME 2016
685 SPEEWAH ROAD, SPEEWAH**

Background

The applicant has engaged the services of Emergent Building Approvals to lodge a code assessable application to Mareeba Shire Council on their behalf. The development includes building work for a Secondary dwelling mapped within the overlays listed below.

Table 5.10.1 identifies building works within an area of wildlife habitat as code assessable. Additionally, a Dwelling house (Secondary dwelling) as code assessable development if not complying with 1 or more of the acceptable outcomes in the Residential dwellings and outbuildings overlay code.

Table 1.1 Code Applicability

Assessment Criteria	Applicability
Environmental significance overlay code	Yes
Residential dwellings and outbuildings overlay code	Yes

The following tables will identify how the proposal will achieve compliance with the performance outcomes of the relevant assessment benchmarks of the applicable codes above.

Assessment

Table 8.2.4.3A - Environmental significance overlay code		
For accepted development subject to requirements and assessable development		
Waterways and wetlands		
<p>PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting 	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> <p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland'</p>	<p>Adjoining watercourse (Kouri Ck) has a stream order of 1 and the proposed site achieves the minimum setback nominated in table 8.2.4.3B.</p> <p>Stormwater/wastewater will not be discharged to the waterway.</p>

<p>Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>identified on the Environmental Significance Overlay Maps (OM-004a-o). Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p> <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4</p> <p>No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z). Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	
<p>Wildlife Habitat</p>		
<p>PO5 Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p>	<p>A05 No acceptable outcome is provided</p>	<p>The proposed secondary dwelling will be attached to an existing shed on a pre-cleared site with no additional impacts to surrounding environmental significance.</p>

<p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
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Table 8.2.10.3A - Residential dwelling house and outbuilding overlay code		
For accepted development subject to requirements and assessable development		
Secondary dwellings		
<p>PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area; 	<p>AO4.1 The secondary dwelling is located within:</p> <ul style="list-style-type: none"> (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. <p>AO4.2 A secondary dwelling has a maximum gross floor area of 100m².</p>	<p>The Secondary Dwelling will be used for relatives' accommodation only and will remain subservient to the primary Dwelling with a GFA of 60m².</p> <p>Site cover and use will be consistent with surrounding development consisting of 1 household and multiple ancillary domestic buildings.</p> <p>The proposed building site provides a suitable location for the secondary dwelling with no requirement for vegetation clearing, minimal earthworks for building pad preparation, clear accessway for additional car parking and suitable location for the proposed septic system.</p>

Summary

The above report clearly shows the proposal is compatible with the outcomes sought for all relevant codes. It is therefore considered be an 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 me on: 0419172328 or glenn@emergentba.com.au.

Yours faithfully



Beau Thornton
Building Certifier Level 2 B.Bldg.Surv, RICS A1201355
Emergent Building Approvals