

01/09/2025

File No: 20257846

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

Dear Sir/Madam,

RE: CHANGE APPLICATION (MINOR CHANGE) UNDER S83 PLANNING ACT 2016

Development Application: TPC 1117
Property Address: Unit 2 and Associated Common Property at 67
Murphy Street, Port Douglas
Property Description: Lot 2 & Lot 0 on SP183017
Application Proposal: Building Works Assessable Against the Planning
Scheme (Addition of Access Lift)

Buildable Approvals on behalf of Landowners Ray and Alison McKimm, do hereby seek approval for a Minor Change to Development Approval TPC 1117 – Material Change of Use of Premises Application for 2 x Multiple Dwellings (Residential)

1.0 Plans

The Approved Plans affected by this Minor Change are as follows:

Drawing or Document	Reference	Date
Roof Framing Plan Details and Notes	03027 – S05 [D]	02/08/2004
Upper Floor & RCP	DD 02 [D]	23/12/2003
Lower Floor & RCP	DD03 [D]	23/12/2003
Undercroft & Pool Area & RCP	DD04 [D]	23/12/2003
Elevations	DD05 [D]	23/12/2003
Sections	DD06 [D]	23/12/2003
Sections	DD07 [D]	23/12/2003

Revised drawings attached for review are:

Drawing or Document	Reference	Date
Site Plan	300725 A01 [A]	15/08/2025
Upper Floor (Existing & Demo)	300725 A02 [A]	15/08/2025
Upper Floor (New)	300725 A03 [A]	15/08/2025
Lower Floor (Existing & Demo)	300725 A04 [A]	15/08/2025
Lower Floor (New)	300725 A05 [A]	15/08/2025
Undercroft (Existing & Demo)	300725 A06 [A]	15/08/2025
Undercroft (New)	300725 A07 [A]	15/08/2025

2.0 Proposed Changes

A summary of the changes to the approved design to be addressed within this Minor Change application include:

- Construction of a new residential lift to provide access to Unit 2

3.0 Planning Scheme Review

Douglas Shire Council Planning Scheme 1996

The original Development Approval assessed the proposed Multiple Dwelling under the Douglas Shire 1996 Planning Scheme. According to the Planning Officers Report for the Material Change of Use Premises Application TPC1117, as noted in the meeting minutes dated 25 March 2003, the proposal was found to align with the intent of the following:

- Item 5.1 Strategic Plan: The Multiple Dwelling was consistent with the preferred dominant land use within the Urban Area.
- Item 5.2 Development Control Plan 2 – Port Douglas: The proposal complied with the intent of the Low Density Residential Area.
- Item 5.3 Residential B Zone: The development was considered consistent with the intent of the Residential B Zone.

It is noted that the addition of a residential lift for accessibility purposes does not alter the existing function or use of the dwelling, as previously determined.

Douglas Shire Planning Scheme 2018 v1.0

Under the current planning scheme, the site is zoned Low-Medium Density Residential, within the Port Douglas – Craigie Precinct, and more specifically, Precinct 1 – 1f Flagstaff Hill. The proposed building works within the zone is considered self-assessable provided it complies with the relevant acceptable outcomes. We note that the proposed building works for the construction of a residential lift have been reviewed against the applicable assessment criteria and the following non-compliances have been identified:

Low-Medium Density Residential Zone Code

- AO2(d) – Non-compliance: The proposed lift is set back 1,300mm from the side boundary in lieu of the 2000mm required, which does not meet the prescribed requirement.

Hillslopes Overlay Code

- AO1.1 – Non-compliance: the property is located within the Hillslopes Overlay Code. All remaining acceptable outcomes within the code can be achieved.

Considering the above non-compliances involve a minor side boundary encroachment and limited impact under the Hillslopes Overlay Code, the proposal is considered to have minimal impact on the amenity of adjoining properties, the character of the area, or the overall intent of the planning scheme. The proposed works are consistent with the existing built form and scale of development in the locality and do not result in a material change of use.

Accordingly, a Minor Change Application is considered the appropriate mechanism to address these non-compliances and to regularise the development in accordance with the current planning framework.

4.0 Original Approval Conditions

The Approval Conditions affected by this Minor Change are:

2. The development of the premises must proceed generally in accordance with the approved Plans created by Gary Hunt and Partners... and submitted with Town Planning Consent Application Number 1117.

5.0 Minor Change Assessment

The Minor Change is considered to be compliant with the requirements of the original Approval Conditions as the Minor Change:

- Does not result in 'substantially different development'
- Does not include prohibited development
- Does not introduce impact assessment where previously code

Furthermore, this Minor Change is NOT considered to be 'substantially different development' as the Minor Change:

- does not involve a new use
- does not apply to a new parcel of land
- does not dramatically change the built form
- does not change the operation of the development from that intended
- does not impact on traffic flow or transport networks
- does not introduce new impacts, or increase severity of known impacts
- does not impact on infrastructure provisions

In support of this Minor Change Application, the following is attached:

- Assessment against the DA approval
- Change Application Form 5
- DA Form 2 & Referral Checklist
- Owners Consent Forms
- Amended Plans

If you have any queries or require any additional information, please do not hesitate to contact Ryan Wagemaker on 07 4222 9888.

Yours sincerely



Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682

PRELIM DRAWINGS

ALISON & RAY MCKIMM
67 MURPHY ST, PORT DOUGLAS

THESE CONCEPT DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING DEVELOPMENT APPROVAL.

THESE PLANS ARE TO BE ACCOMPANIED AND READ IN CONJUNCTION BY THE OTHER CONSULTANTS DOCUMENTATION, INCLUDING BUT NOT LIMITED TO:

- GEOTECHNICAL ENGINEERS SOIL TEST AND REPORT
- BYDA RESPONSE ENQUIRY
- STRUCTURAL ENGINEERS DESIGN SPECIFICATIONS
- DEVELOPMENT APPLICATION



DRAWING REGISTER		
SHEET	TITLE	REV
A02	UPPER FLOOR (EXISTING & DEMO)	
A03	UPPER FLOOR (NEW)	
A04	LOWER FLOOR (EXISTING & DEMO)	
A05	LOWER FLOOR (NEW)	
A06	UNDERCROFT (EXISTING & DEMO)	
A07	UNDERCROFT (NEW)	
A030	DEMOLITION	
A40	NEW	
A070	SECTIONS	
G01	COVER PAGE	
G02	LEGEND, DETAILS & NOTES	
G03	TILE PLAN	
G04	RENDERS	
G05	WINDOWS & DOORS	
S01	FLOOR	
S02	WALL	
S03	ROOF	
S04	ENGINEERING	



SITE INFORMATION -		
CLIENTS NAME: ALISON & RAY MCKIMM	BUILDING CLASS: 1a	AVG ANNUAL RAINFALL: 2010mm
PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS	WIND CLASS: TBC	AVG LOW TEMPERATURE: 23.5°C
STATE: QLD	SOIL CLASS: TBC	AVG HIGH TEMPERATURE: 29.3°C
POST CODE: 4877		
RP/SP NUMBER: 2SP183017		

LEGEND - SOIL CLASSIFICATION	
CLASS	FOUNDATION
A	MOST SAND AND ROCK SITES WITH LITTLE OR NO GROUND MOVEMENT FROM MOISTURE CHANGES
S	SLIGHTLY REACTIVE CLAY SITES WITH ONLY SLIGHT GROUND MOVEMENT FROM MOISTURE CHANGES
M	MODERATELY REACTIVE CLAY OR SILT SITES WHICH CAN EXPERIENCE MODERATE GROUND MOVEMENT FROM MOISTURE CHANGES
H	HIGHLY REACTIVE CLAY SITES WHICH CAN EXPERIENCE HIGH GROUND MOVEMENT FROM MOISTURE CHANGES
E	EXTREMELY REACTIVE CLAY SITES WHICH CAN EXPERIENCE EXTREME GROUND MOVEMENT FROM MOISTURE CHANGES
A TO P	FILLED SITES - SEE AS 2870
P	SITES WHICH INCLUDE SOFT SOILS, SUCH AS SOFT CLAY OR SILT OR LOOSE SANDS; LANDSLIP; MINE SUBSIDENCE; COLLAPSING SOILS; SOILS SUBJECT TO EROSION; REACTIVE SITES SUBJECT TO ABNORMAL MOISTURE CONDITIONS OR SITES WHICH CANNOT BE CLASIFIED OTHERWISE

Angel Construction
PO Box 303 Port Douglas 4877 Qld Australia
Ph: 07 4099 4516
www.angelconstruction.com.au
designs@angelconstruction.com.au
Over 25 years of Construction Experience
© All designs are protected by copyright Act 1968
Angel Construction QBCC LIC NO. 15128072
licenced builders

ANGEL
CONSTRUCTION
QBCC 15128072

TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

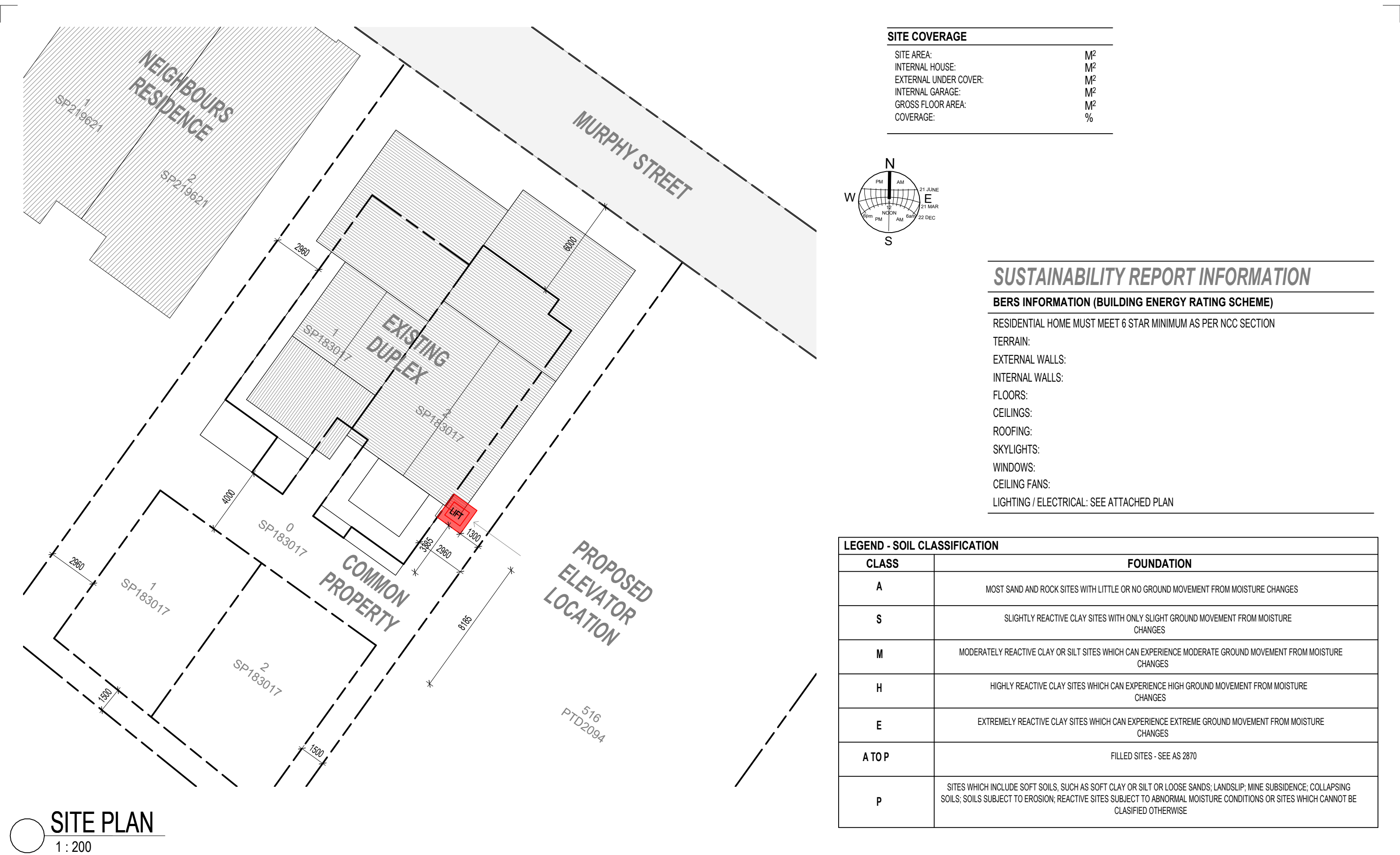
PLAN ISSUE: 15/08/2025 8:58:50 AM

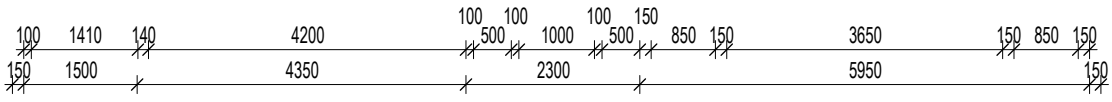
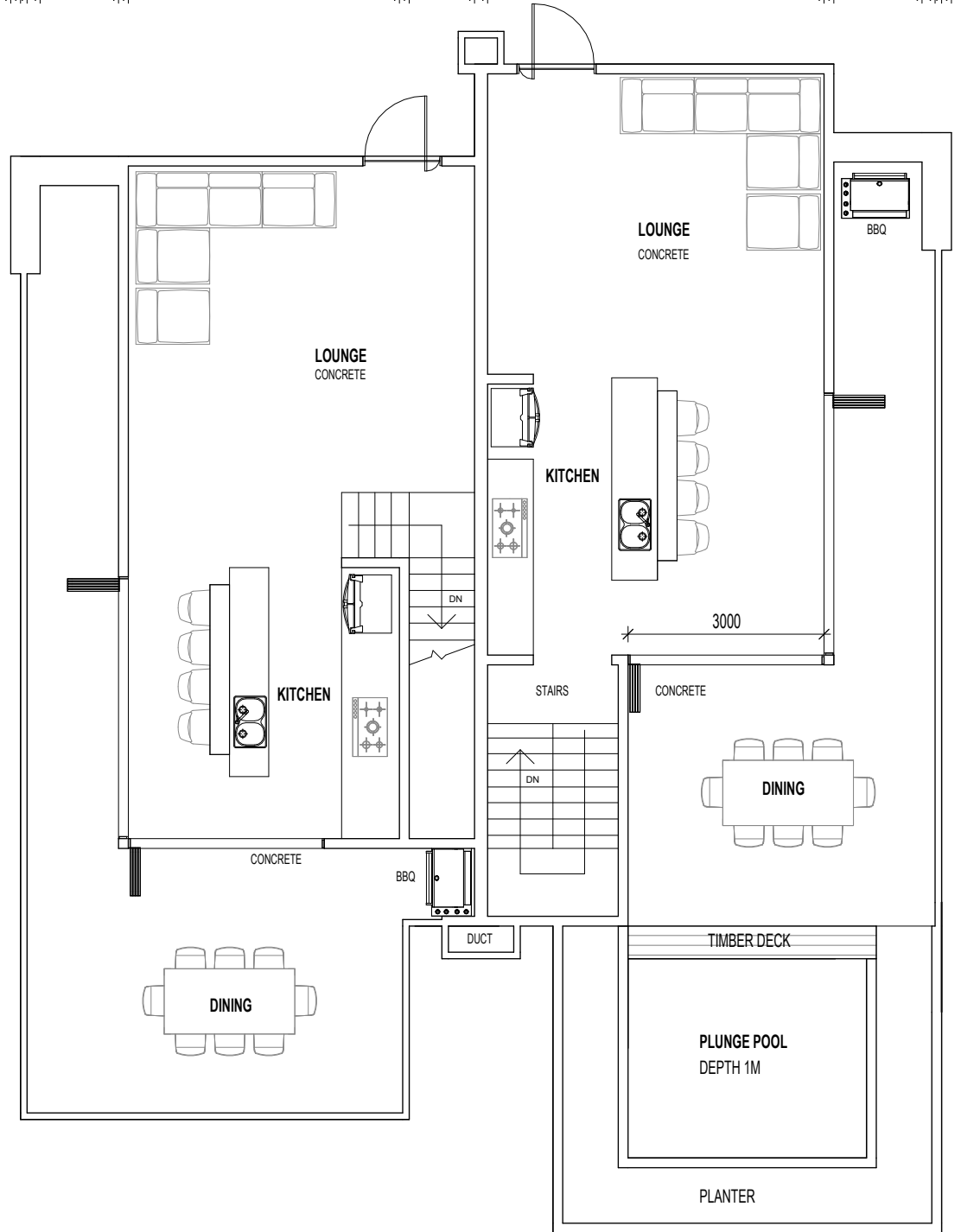
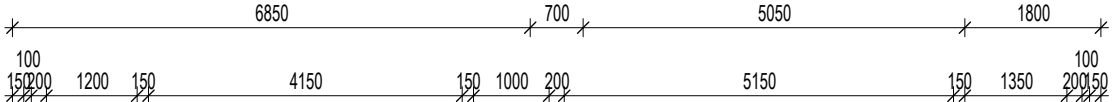
CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: MAHI MAHI LIFT
PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS

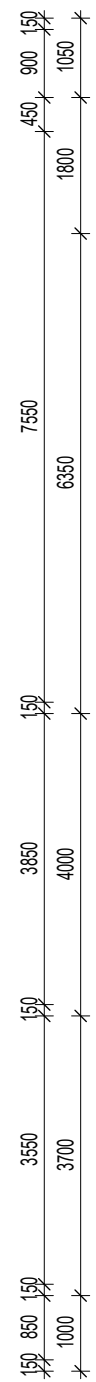
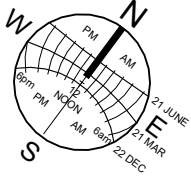
SHEET: COVER PAGE
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 300725

SCALE AS SHOWN @ A3
SHEET: G01 REV: A

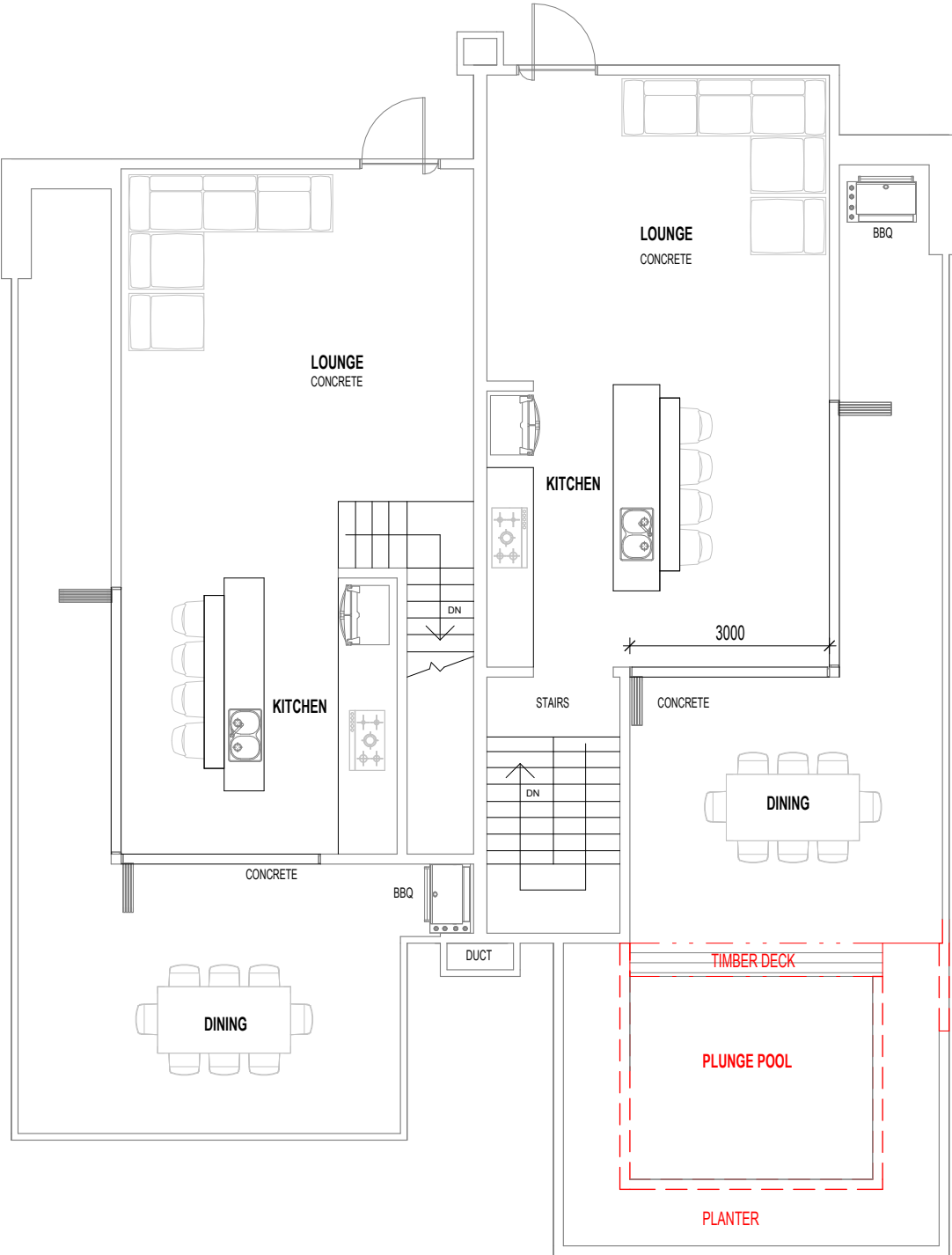




SFL 1 - EXISTING - UPPER FLOOR
1 : 100

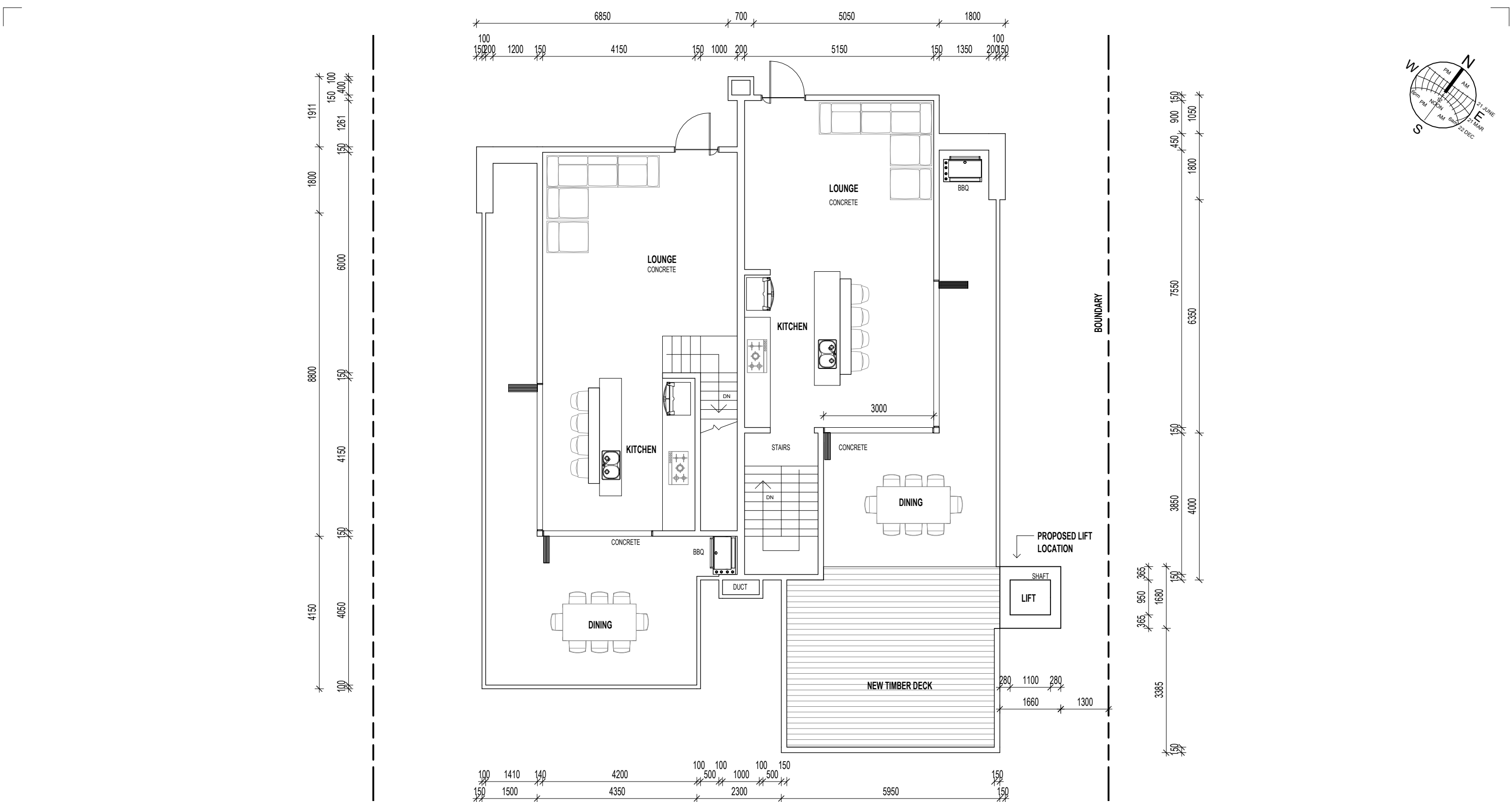


BOUNDARY



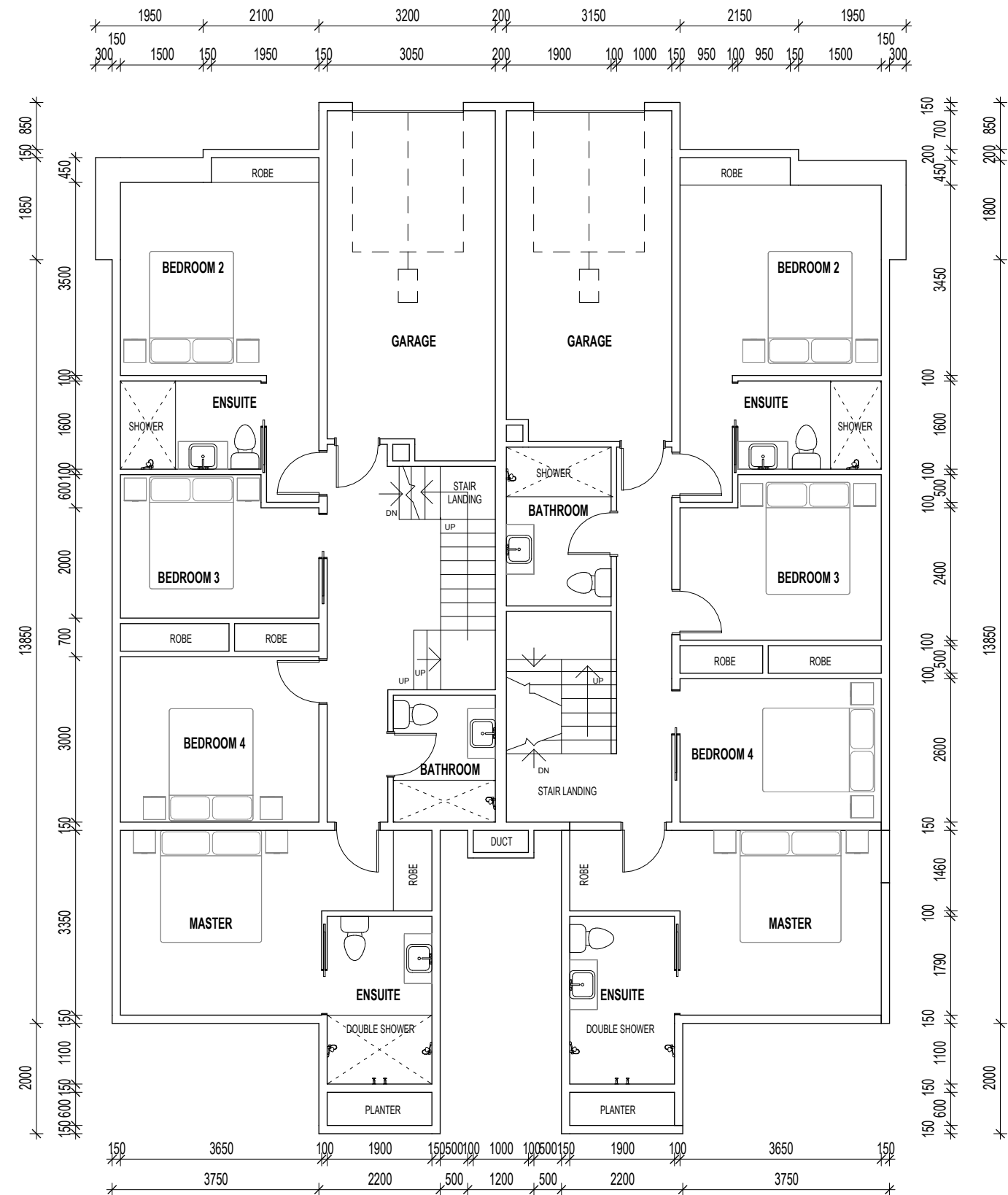
SFL 1 - DEMO- UPPER FLOOR
1 : 100

<div>Angel Construction</div> <div>PO Box 303 Port Douglas 4877 Qld Australia</div> <div>Ph: 07 4099 4516</div> <div>www.angelconstruction.com.au</div> <div>designs@angelconstruction.com.au</div> <div>Over 25 years of Construction Experience</div> <div>© All designs are protected by copyright Act 1968</div> <div>Angel Construction QBCC LIC NO. 15128072</div> <div>licenced builders</div>	<div></div>	TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 15/08/2025 8:58:51 AM	PROJECT: MAHI MAHI LIFT PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: UPPER FLOOR (EXISTING & DEMO) SCALE AS SHOWN @ A3 DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 300725 SHEET: A02 REV: A



SFL 1 - NEW - UPPER FLOOR
1 : 100


<div>Angel Construction</div> <div>PO Box 303 Port Douglas 4877 Qld Australia</div> <div>Ph: 07 4099 4516</div> <div>www.angelconstruction.com.au</div> <div>designs@angelconstruction.com.au</div> <div>Over 25 years of Construction Experience</div> <div>© All designs are protected by copyright Act 1968</div> <div>Angel Construction QBCC LIC NO. 15128072</div> <div>licenced builders</div>	<div></div>	TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 15/08/2025 8:58:51 AM	PROJECT: MAHI MAHI LIFT PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: UPPER FLOOR (NEW) SCALE AS SHOWN @ A3 DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 300725 SHEET: A03 REV: A

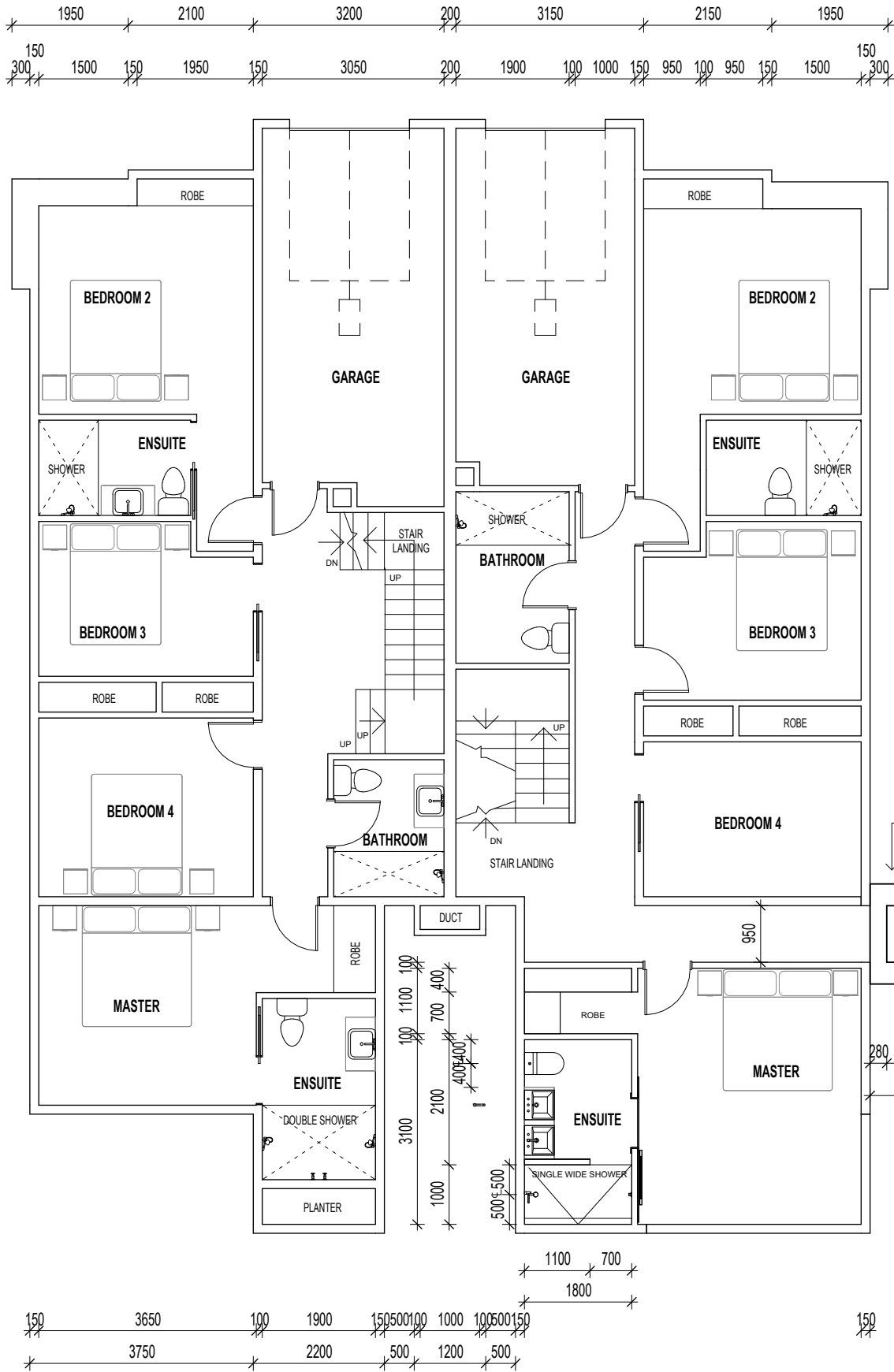
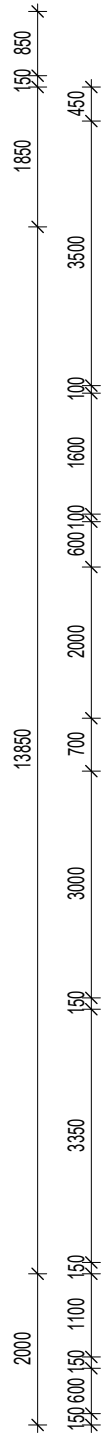


SFL 2 - EXISTING - LOWER FLOOR
1 : 100

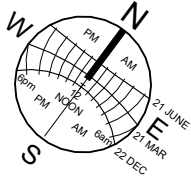
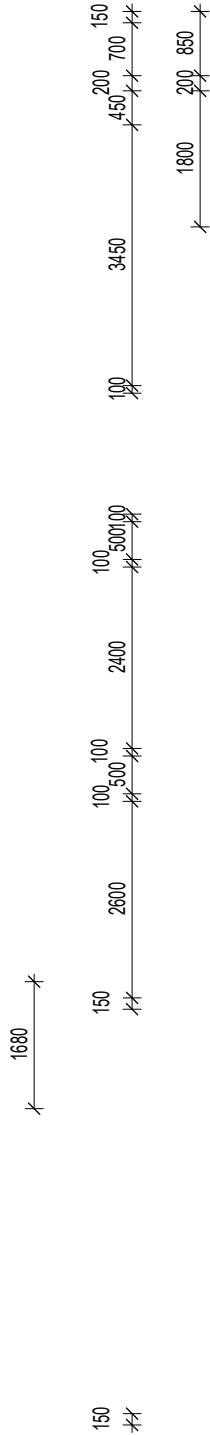


SFL 2 - DEMO - LOWER FLOOR
1 : 100

<div>Angel Construction PO Box 303 Port Douglas 4877 Qld Australia Ph: 07 4099 4516 www.angelconstruction.com.au designs@angelconstruction.com.au <i>Over 25 years of Construction Experience</i> © All designs are protected by copyright Act 1968 Angel Construction QBCC LIC NO. 15128072 licenced builders</div>	<div>ANGEL CONSTRUCTION QBCC 15128072</div>	TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 15/08/2025 8:58:51 AM	PROJECT: MAHI MAHI LIFT PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: LOWER FLOOR (EXISTING & DEMO) SCALE AS SHOWN @ A3 DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 300725 SHEET: A04 REV: A



BOUNDARY



SFL 2 - NEW - LOWER FLOOR

1 : 100

Angel Construction
PO Box 303 Port Douglas 4877 Qld Australia
Ph: 07 4099 4516
www.angelconstruction.com.au
designs@angelconstruction.com.au
Over 25 years of Construction Experience
© All designs are protected by copyright Act 1968
Angel Construction QBCC LIC NO. 15128072
licenced builders



TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

PLAN ISSUE:

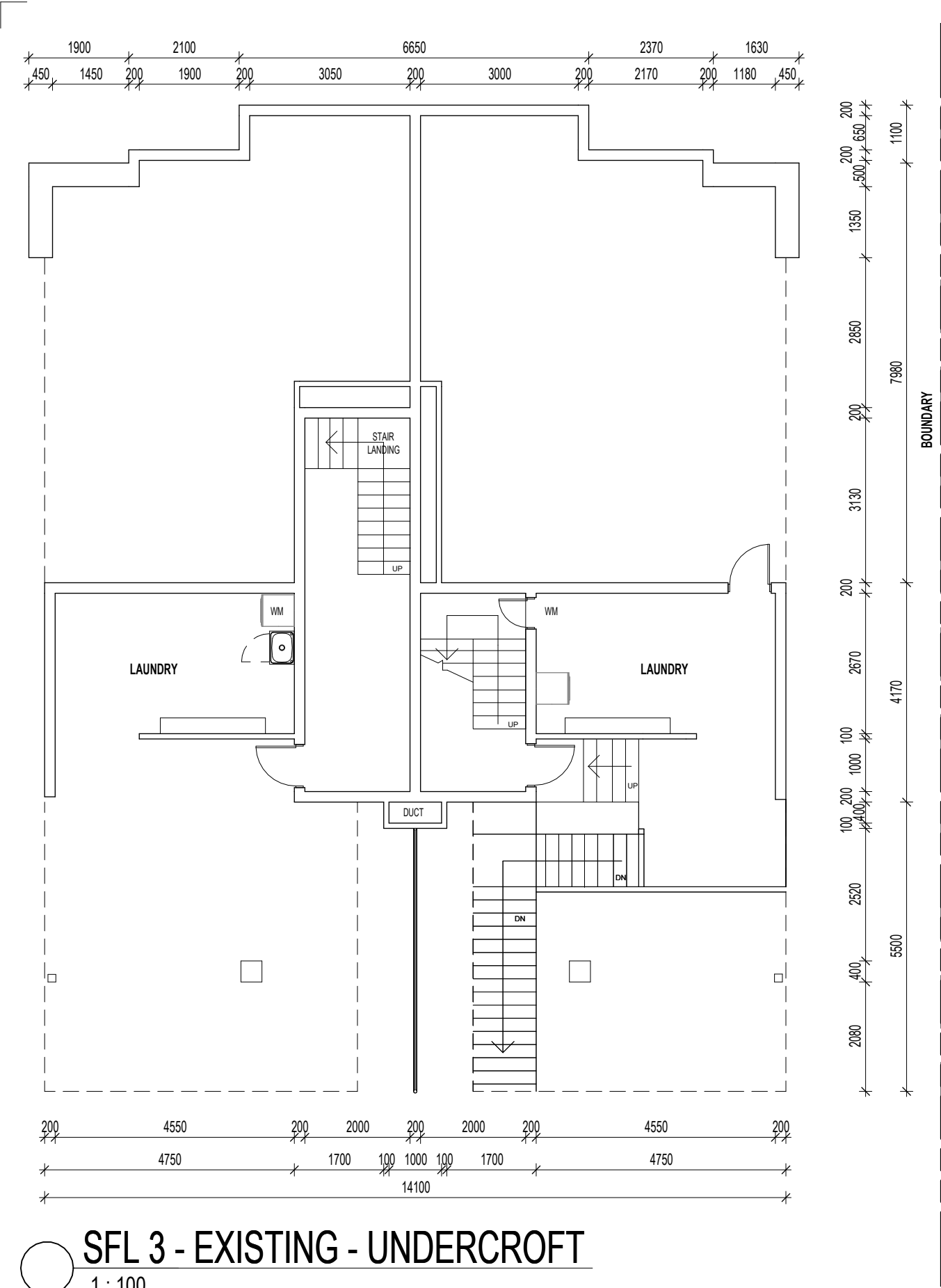
15/08/2025 8:58:52 AM

CONCEPT DESIGN
NOT FOR CONSTRUCTION

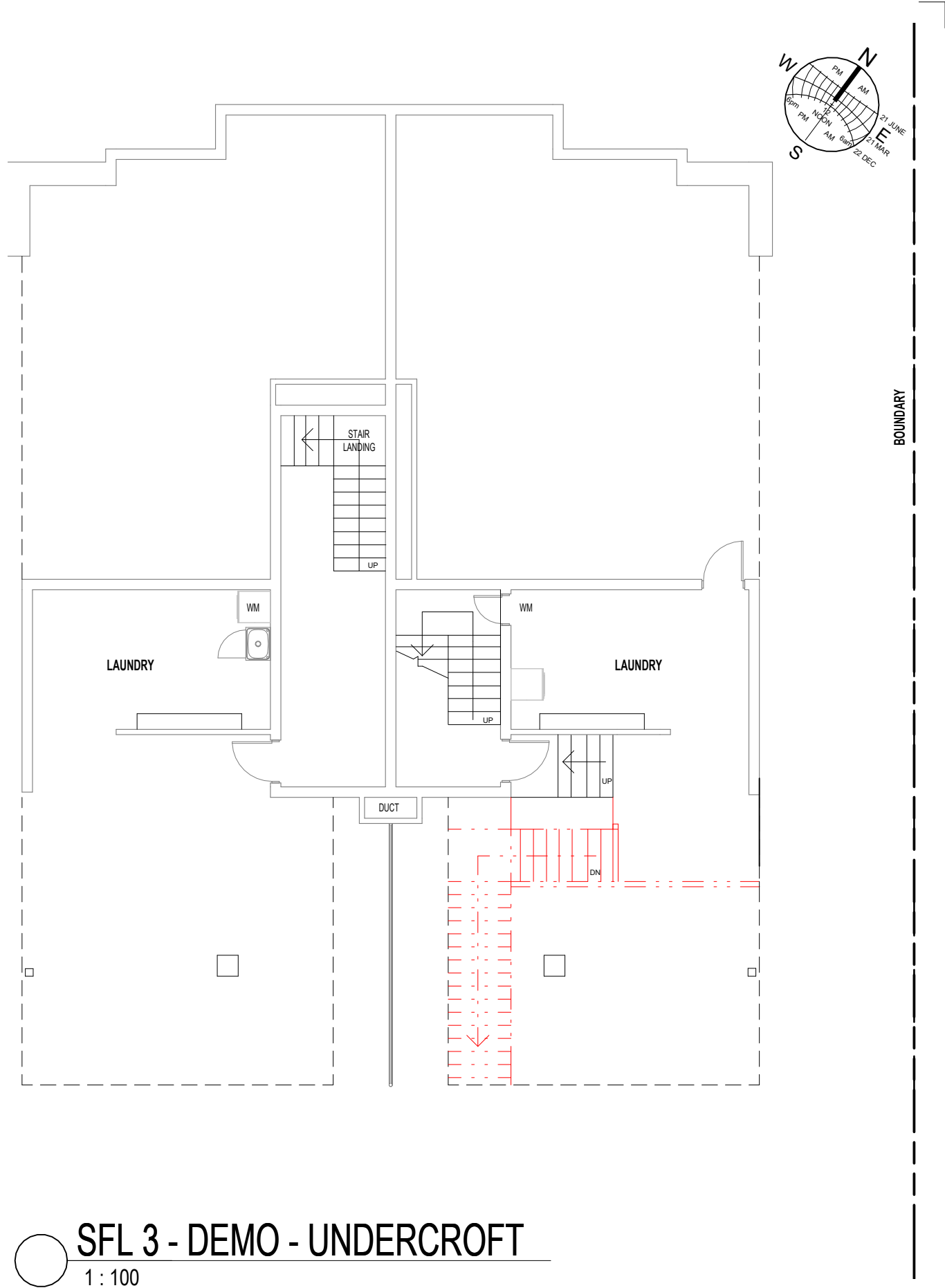
PROJECT: MAHI MAHI LIFT
PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS

SHEET: LOWER FLOOR (NEW)
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 300725

SCALE AS SHOWN @ A3
SHEET: A05 REV: A

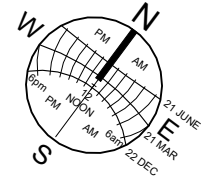
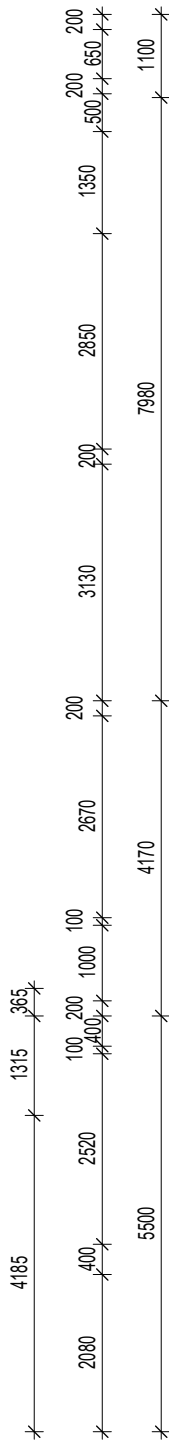
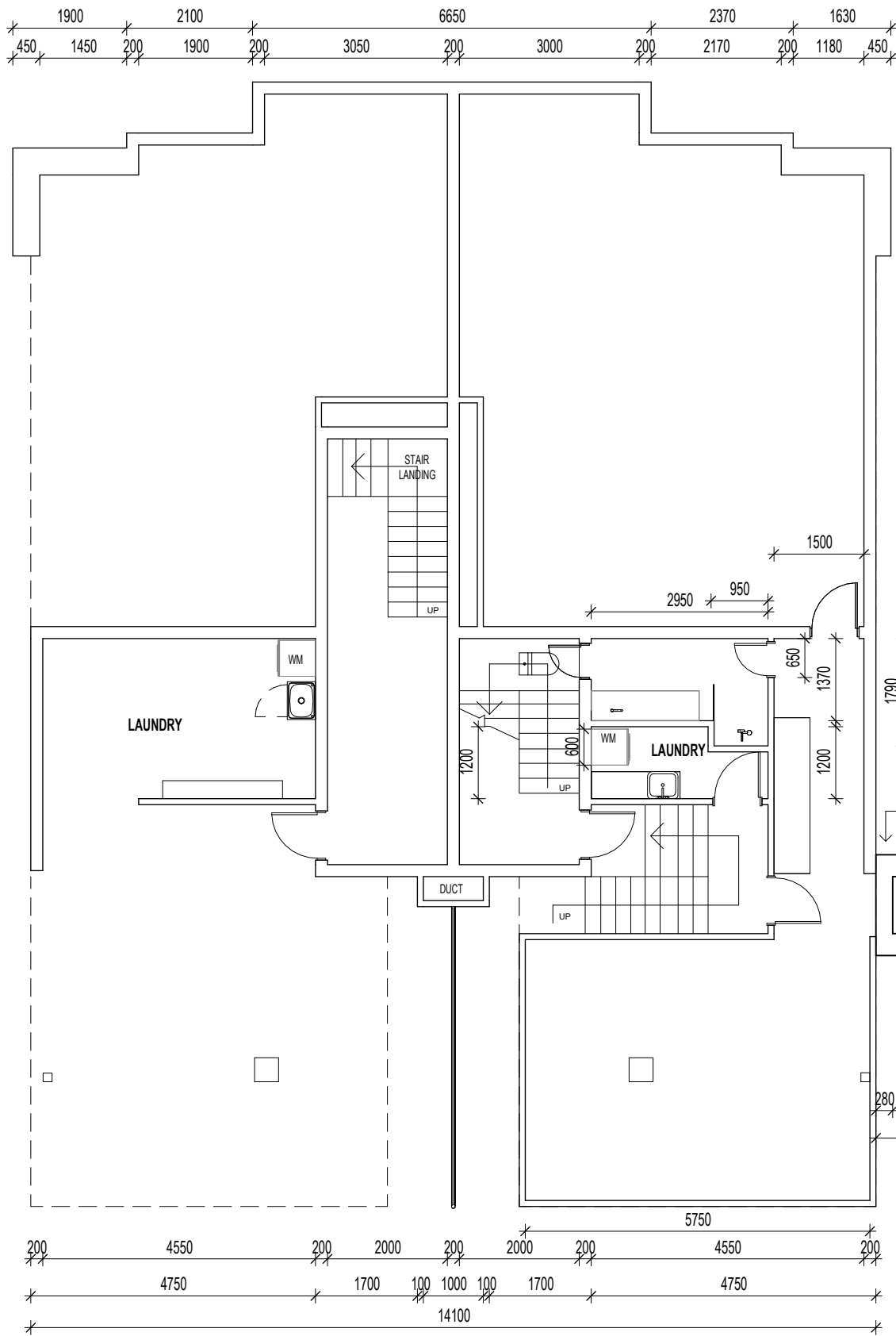
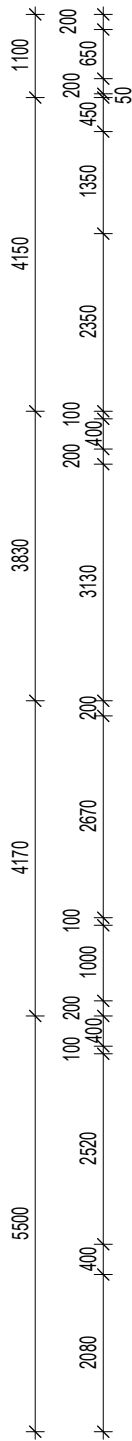


SFL 3 - EXISTING - UNDERCROFT
1 : 100



SFL 3 - DEMO - UNDERCROFT
1 : 100

<div>Angel Construction</div> <div>PO Box 303 Port Douglas 4877 Qld Australia</div> <div>Ph: 07 4099 4516</div> <div>www.angelconstruction.com.au</div> <div>designs@angelconstruction.com.au</div> <div>Over 25 years of Construction Experience</div> <div>© All designs are protected by copyright Act 1968</div> <div>Angel Construction QBCC LIC NO. 15128072</div> <div>licenced builders</div>	<div></div>	TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 15/08/2025 8:58:52 AM	PROJECT: MAHI MAHI LIFT PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: UNDERCROFT (EXISTING & DEMO) SCALE AS SHOWN @ A3 DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 300725 SHEET: A06 REV: A



SFL 3 - NEW - UNDERCROFT
1 : 100

Angel Construction
PO Box 303 Port Douglas 4877 Qld Australia
Ph: 07 4099 4516
www.angelconstruction.com.au
designs@angelconstruction.com.au
Over 25 years of Construction Experience
© All designs are protected by copyright Act 1968
Angel Construction QBCC LIC NO. 15128072
licenced builders



TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

PLAN ISSUE: 15/08/2025 8:58:52 AM
CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: MAHI MAHI LIFT
PROJECT ADDRESS: 67 MURPHY ST, PORT DOUGLAS

SHEET: UNDERCROFT (NEW) SCALE AS SHOWN @ A3
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 300725 SHEET: A07 REV: A

Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The *Planning Regulation 2017* will determine if referral is required for a development application.

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

- ☐ Premises seaward of coastal building line
- ☐ Declared fish habitat area
- ☐ State transport corridor
- ☐ Future State transport corridor
- ☐ Queensland heritage place
- ☐ Koala habitat in SEQ region

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

- ☐ Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- ☐ Particular buildings for residential purposes
- ☐ Design and siting
- ☐ Fire safety in particular budget accommodation buildings
- ☐ Higher risk personal appearance services
- ☐ Building work for residential services
- ☐ Building work for removal or rebuilding
- ☒ Building work for particular class 1 buildings relating to material change of use
- ☐ Temporary accommodation buildings
- ☐ Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- ☐ Building work for class 1 building on premises with on-site wastewater management system
- ☐ Flood hazard area
- ☐ Local heritage place

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Fire safety systems – special fire services required or alternative solution proposed
- ☐ Fire safety systems – budget accommodation building
- ☐ Fire safety systems – residential care building
- ☐ Water-based fire safety installations
- ☐ Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD**:

- ☐ Retail meat premises

Matters requiring referral to the **Chief Health Officer under the *Hospital and Health Boards Act 2011***:

- ☐ Private health facilities

Matters requiring referral to the **Chief Executive of the *Pastoral Workers' Accommodation Act 1980***:

- ☐ Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider**:

- ☐ Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4



Queensland
Government



Queensland
Government

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)	Angel Construction
Contact name (only applicable for companies)	Jayden Chadwick
Postal Address (PO Box or street Address)	10/32 Macrossan Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4099 4516
Email Address (non-mandatory)	designs@angelconstruction.com.au
Mobile number (non-mandatory)	0477 774 879
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 <u>DA Forms Guide: Relevant plans</u> .			
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
	67	Murphy Street	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

4877	2	SP183017	Douglas Shire Council
2.2) Additional premises			
<input checked="" type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input type="checkbox"/> Not required			

3) 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 the 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 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions? <input checked="" type="checkbox"/> Yes – proceed to 8) <input type="checkbox"/> No

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

6) 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

7) 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 <i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> 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? <input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No								
<table border="1"> <thead> <tr> <th>List of approval/development application</th> <th>Reference</th> <th>Date</th> <th>Assessment manager</th> </tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application </td> <td>TPC 1117</td> <td>29/07/2003</td> <td>Douglas Shire Council</td> </tr> </tbody> </table>	List of approval/development application	Reference	Date	Assessment manager	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	TPC 1117	29/07/2003	Douglas Shire Council
List of approval/development application	Reference	Date	Assessment manager					
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	TPC 1117	29/07/2003	Douglas Shire Council					

9) Has the portable long service leave levy been paid? <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)	QL leave 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached
<input checked="" type="checkbox"/> No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application			
<input type="checkbox"/> 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?
<input checked="" type="checkbox"/> Yes – the <i>Referral checklist for building work</i> is attached to this development application
<input type="checkbox"/> No – proceed to Part 5

13) 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 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	
<input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) (individual or Company full name)	Ray and Alison McKimm
Contact name (applicable for companies)	Ray and Alison McKimm
Postal Address (P.O. Box or street Address)	2 / 67 Murphy Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	
Email Address (non-mandatory)	alisonm@bigsave.co.nz
Mobile number (non-mandatory)	+64 292 001 655
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>	Angel Construction
Contact name <i>(applicable for companies)</i>	Jayden Chadwick
QBCC licence or owner – builder number	15128072
Postal Address <i>(P.O. Box or street Address)</i>	10/32 Macrossan Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	07 4099 4516
Email Address <i>(non-mandatory)</i>	designs@angelconstruction.com.au
Mobile number <i>(non-mandatory)</i>	0477 774 879
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 type="checkbox"/> New building or structure | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of Building Classification <i>(involving building work)</i> | <input type="checkbox"/> Relocation or removal |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Swimming Pool and/ or pool fence |

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

Residential Lift

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 checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input 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)*

1a

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](#).

- ☒ Relevant plans of the proposed works are attached to the development application

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

\$714,000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?

☐ Yes – provide details below

☒ No

Amount paid	Date paid (dd/mm/yy)	Reference number

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of *Form 2 – Building work details* have been completed ☒ Yes

This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed *Form 1 – Development application details* ☐ Yes
☒ Not applicable

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 9) ☒ Yes
☐ Not applicable

20) 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 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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: 26/08/2025

Reference numbers: 20257846

For completion by the building certifier

Classification(s) of approved building work

1a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Ryan Wagemaker	A15149682	

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 checked="" 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 checked="" type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

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)	354	Floor area (m ²)	0.00

Street address and lot on plan			
Unit No.	Street No.	Street Name and Type	Suburb
	67	Murphy Street	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	0	SP183017	Douglas Shire Council

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Jayden Chadwick Angel Construction
Contact name (only applicable for companies)	Jayden Chadwick
Postal address (P.O. Box or street address)	10/32 Macrossan Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Email address (non-mandatory)	07 4099 4516
Mobile number (non-mandatory)	designs@angelconstruction.com.au
Applicant's reference number(s) (if applicable)	0477 774 879

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No



**Queensland
Government**

PART 2 – LOCATION DETAILS

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

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
		67	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	SP183017	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		67	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		0	SP183017	Douglas Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Ryan Wagemaker

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	TPC 1117	29/07/2003	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Proposed building works within common area – construction of an access lift for resident use.

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

- ☒ No – proceed to Part 7
☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- ☒ No
☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- ☒ No
☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of *DA Form 1 – Development application details* as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- ☐ No
☒ Yes – the completed Part 5 (Building work details) of *DA Form 2 – Building work details* as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- ☒ No
☐ Yes – the completed Part 5 (Referral details) of *DA Form 1 – Development application details* as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

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

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

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes
☐ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☐ Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, 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 ☐ Yes

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

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	Residential Lift		
QLeave project number			
Amount paid (\$)		Amount paid (\$)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form	Ryan Wagemaker		



Design Team <designs@angelconstruction.com.au>

Fw: Mahi Mahi Lift - Agreement

1 message

Alison McKimm <alisonm@bigsave.co.nz>

8 August 2025 at 10:56

To: Angel Construction <admin@angelconstruction.com.au>, Angel Construction <designs@angelconstruction.com.au>

Hello Adrian and Jayden

Please see below the Agreement by our neighbours to the placement of the lift.

Thank you for your work with these plans!!!!

See you soon,

RAY & ALISON

From: Guy Rees <vivandguyrees@hotmail.com>**Sent:** Friday, August 8, 2025 10:32 AM**To:** Alison McKimm <alisonm@BIGSAVE.CO.NZ>**Subject:** Re: Mahi Mahi Lift - REV A

Hi Ray and Alison

Thanks for the revised plan and yes we agree to the lift being in the position shown on the plans attached.

Many thanks

Viv and Guy

Sent from my iPhone

On 8 Aug 2025, at 8:38 am, Alison McKimm <alisonm@bigsave.co.nz> wrote:

Hi Viv and Guy

Hope that this revised plan works!!

We appreciate you considering this as we want to get on asap while the builder has a time slot available.

Thanks

Ray & Alison

From: Jayden Chadwick <designs@angelconstruction.com.au>**Sent:** Friday, August 8, 2025 7:48 AM**To:** Alison McKimm <alisonm@BIGSAVE.CO.NZ>**Subject:** Mahi Mahi Lift - REV A

Good morning Ray & Alison,

Thank you again for your time yesterday.

The team at Angel Construction believes the newly proposed location (attached) offers an excellent compromise. It eliminates visual impact on neighbours property and allows for a seamless integration with your home's design.

Due to the way the lots are allocated, the proposed area still falls within the Common Property, so written approval from the neighbouring owners is still required.

If you're comfortable with the updated location, you're welcome to forward the details to the neighbours for their approval. We're confident this solution balances both practicality and aesthetics in the best possible way.

Please let us know if you, or your neighbours, would like us to provide any further information.

Kind Regards,

8/25/25, 1:07 PM

Angel Construction Mail - Fw: Mahi Mahi Lift - Agreement

<image001.jpg>

<U2_67MurphySt_Preliminary_RevA.pdf>

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

I, Ray McKimm

as owner of the premises identified as follows:

Lot 2, 67 Murphy Street, Port Douglas QLD 4877

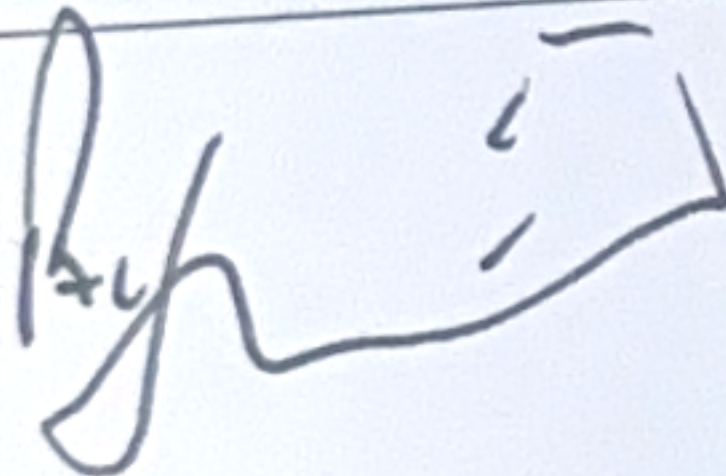
consent to the making of a development application under the *Planning Act 2016* by:

Buildable Approvals

on the premises described above for:

Minor Change Application

Signed

 R.A.C. McKimm

date signed

1st Sept 2025

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

I, Alison McKimm

as owner of the premises identified as follows:

Lot 2, 67 Murphy Street, Port Douglas QLD 4877

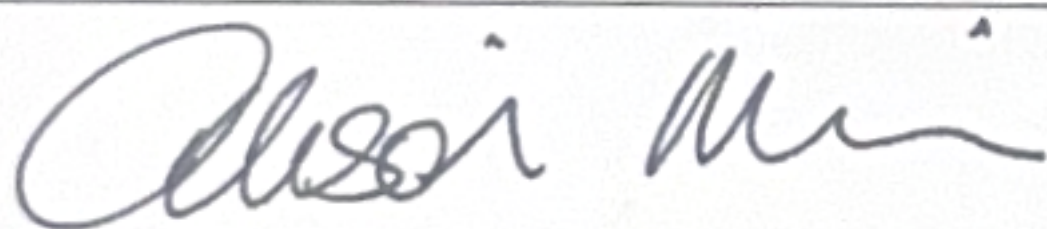
consent to the making of a development application under the *Planning Act 2016* by:

Buildable Approvals

on the premises described above for:

Minor Change Application

Signed



date signed

1/9/2025