



31.01.2025

Our Ref: 36404-001-01

Your Ref:

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

Attention: Planning & Environment

Dear Planners,

**Application for Material Change of Use Dwelling House**  
**2571 Cape Tribulation Road, Thortons Beach, Lot 12 on T9721**

Brazier Motti acts on behalf of the Applicant, Desmond Cooper, in relation to the abovementioned.

On behalf of the Applicant we now submit to Douglas Shire Council an application seeking a Development Permit for Material Change of Use – Dwelling House, on land located at 2571 Cape Tribulation Road, Thortons Beach, precisely described as Lot 12 on T9721.

The following has been prepared to assist with Council's assessment of the proposed development:

**The Site**

The subject site comprises a total land area of 1,012m<sup>2</sup>, with 20.112m of frontage to Cape Tribulation Road. As depicted in *Figure 1* below, the site has been previously cleared with an existing shed located at the rear of the site. Council has previously approved a dwelling onsite. At the time of approval only the construction of the slab/foundations had been commenced. The slab/foundations remain onsite. A copy of the previously approved dwelling is included within *Attachment D* for reference.

**Figure 1: Aerial Photo of site Source: Queensland Government**





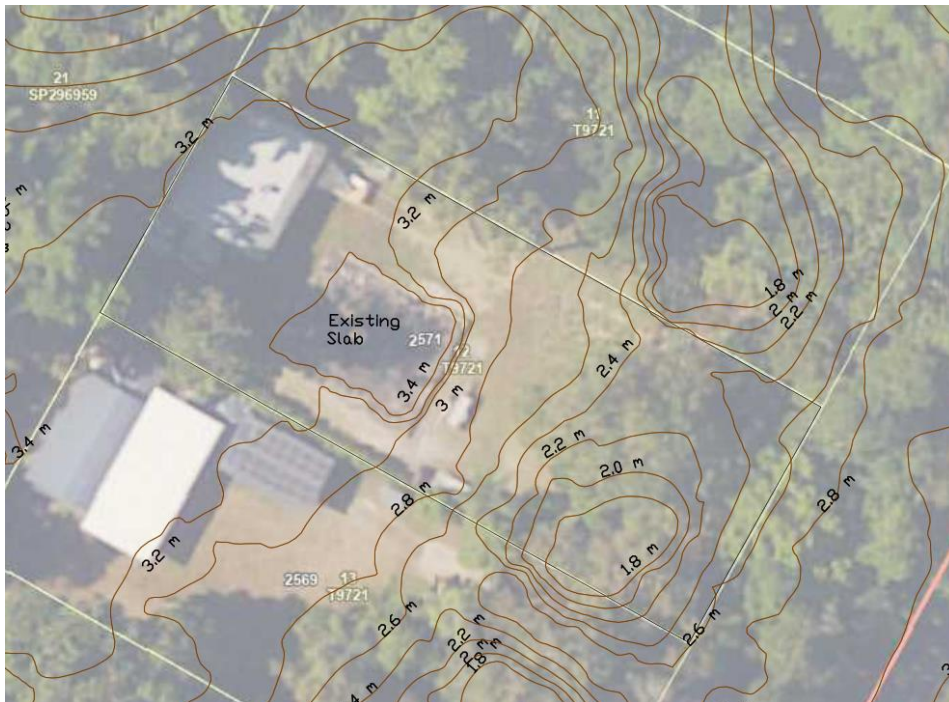
The photograph contained within *Figure 2* below shows the existing house slab within the site. A single access is provided to the site in the northernmost section of the road frontage.

**Figure 2: Photograph of the existing slab/foundations onsite.**



LiDAR imagery indicates that the existing house slab has a floor level of 3.4m AHD, refer to *Figure 3*.

**Figure 3: LiDAR Imagery depicting ground levels within the site Source: QLD Government**



As the applicant is the registered landowner, in accordance with section 51 of the *Planning Act*, written consent is not required when the applicant are also the registered owner of the premises.



### Proposal

Approval of the Development Application will authorise a Development Permit for Material Change of Use – Dwelling House, as identified on Design Plans 100824-AO1 to AO4 included within *Attachment F*. Extract of the Site and Floor Plan is included within *Figure 4* below.

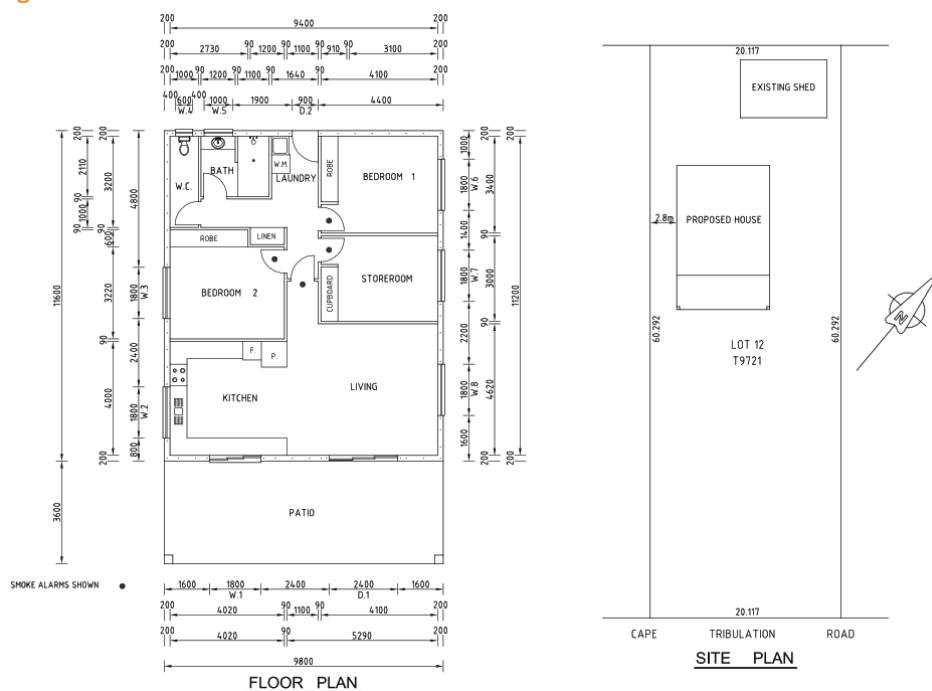
The proposal seeks to utilise the existing house slab/foundation in establishment of the new dwelling onsite. The proposed dwelling will have a floor area of 149m<sup>2</sup> which includes the patio. The footprint of the proposed dwelling is consistent with that was originally approved by Council a number of years ago. A copy of the previously approved dwelling is included within *Attachment D* for reference.

It is noted that Council's Storm Tide Report indicates that the total Finished Floor Level for habitable rooms is 3.452m AHD. The new house foundations will be constructed on top of existing slab, resulting in a habitable floor level greater than 3.6m AHD.

No further vegetation clearing or earthworks is required to be undertaken onsite. The existing access from the site will remain unaltered and will continue to service the site. The site already has onsite rainwater storage exceeding 15,000L. The applicant has previously corresponded with Council's Plumbing and Trade Waste Inspector – Paul Worobel and confirmed that site can be serviced by an onsite septic system. Copy of correspondence included within *Attachment E*.

The dwelling can be appropriately conditioned that the exterior colours will be finished in non-reflective colours that complement the surrounding environment.

**Figure 4: Extract of Floor and Site Plan**





### Planning Act 2016 Considerations

The table below provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016* and *Planning Regulation 2017*.

<b>Assessable Development</b>	The proposed development constitutes assessable development under the Douglas Shire Planning Scheme 2018. Accordingly, pursuant to Section 44(3) of the Planning Act 2016 a development approval is required.
<b>Assessment Manager</b>	Pursuant to Schedule 8 of the <i>Planning Regulation 2017</i> the Assessment Manager for this development application is Douglas Shire Council.
<b>Category of Assessment</b>	The Douglas Shire Planning Scheme 2018 identifies that the proposed development is Code Assessable development.
<b>Public Notification</b>	The Application is Code Assessable, therefore, in accordance with section 53 of the <i>Planning Act 2016</i> public notification is not required.
<b>Referrals</b>	No referral triggers identified

### Douglas Shire Council Planning Scheme v1.0

Under the Douglas Shire Council Planning Scheme v1.0 the site is included in the Conservation Zone. Furthermore the Cape Tribulation and Daintree Coast Local Plan identifies that the site is located within Precinct 2.

The proposal seeks approval for Material Change of Use – Dwelling House. The Table of Assessment for the Conservation Zone, 5.6.c, identifies that level the level of assessment for the proposed development as Code for when complying with AO18 of the Cape Tribulation and Daintree Cost Local Plan.

The assessment table and review of the applicable overlays further identifies that proposed development is to be assessed against the following assessment benchmarks:

- Conservation Zone Code
- Cape Tribulation and Daintree Coast Local Plan Code
- Acid Sulphate Soils Code
- Bushfire Hazard Overlay Code
- Coastal Process Overlay Code
- Flood Storm Overlay Code
- Landscape Values Overlay Code
- Natural Areas Overlay Code
- Transport Network Overlay Code
- Dwelling House Code
- Access, Parkin and Servicing Code
- Filling and Excavation Code
- Landscaping Code
- Vegetation Management Code





All aspects of the proposed development are considered to be generally consistent with the relevant acceptable measures and/or performance criteria of each of the applicable codes identified above. An assessment against the applicable codes is provided below:

#### Conservation Zone Code

The subject land is contained within the Conservation Zone. The proposal is for the establishment of a single storey dwelling house within a previously cleared and level area within a 1,012m<sup>2</sup> site. The proposed dwelling is setback greater than 25m from the Cape Tribulation Road frontage and setback 2.8m from the side (south-western) boundary. No clearing of vegetation will be required to establish the dwelling. The proposed dwelling is consistent with the type and scale of development expected for the subject site.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Conservation Zone Code.

#### Cape Tribulation and Daintree Coast Local Plan Code

The subject land is contained within the Precinct 2 – Low Impact Residential of the Cape Tribulation and Daintree Coast Local Plan. The proposal is for the establishment of a single storey, 2 bedroom dwelling house within a 1,012m<sup>2</sup> site. Electrical requirements and rainwater storage onsite exceeding 15,000L are already established onsite.

The proposed dwelling will be sited on an established slab requiring no further vegetation clearing or excavation/filling. The dwelling can appropriately conditioned that the exterior colours will be finished in non-reflective colours that complement the surrounding environment.

The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.

The proposed development demonstrates that the overall outcomes sought for Precinct 2 have been met as the dwelling is:

- (a) of limited scale and size;
- (b) is located within an existing cleared area and is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible; and
- (c) visually non-obtrusive.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Local Plan Code.



#### Acid Sulphate Soils Overlay Code

Overlay mapping indicates that site may contain Acid Sulphate Soils (<5m AHD). No earthworks are required to be undertaken to establish the proposed dwelling.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Acid Sulphate Soils Overlay Code.

#### Bushfire Hazard Overlay Code

Overlay mapping indicates that the site is subject to High Potential Bushfire Intensity. The proposed dwelling is located within previously cleared area. The site has the provision of onsite rainwater tanks exceeding 15,000l in capacity that can be utilised for fire-fighting purposes. Access is readily available from Cape Tribulation Road.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Bushfire Hazards Overlay Code.

#### Coastal Environment Overlay Code

Overlay mapping indicates that the entire site is with the Erosion Prone Area.

The proposed dwelling is located approximately 100m from the shoreline. Within this setback there is substantial vegetation and road infrastructure separating the site from the coast. It is considered that the above elements mitigates the site from coastal erosion.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Coastal Environment Overlay Code.

#### Flood and Storm Tide Inundation Overlay Code

Overlay mapping indicates that the site is subject to Medium Storm Tide Hazard.

Council's Storm Tide Reporting for the site indicates that the total Finished Floor Level for habitable rooms is to be no less than 3.452m AHD. The new house foundations will be constructed on top of existing slab, resulting in a habitable floor level of greater than 3.6m AHD.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Bushfire Hazards Overlay Code.

#### Landscape Values Overlay Code

Overlay mapping depicts the site to be within the Scenic Route Buffer and the front of the site as having a Coastal Scenery Landscape Value. The proposed dwelling will be established within a previously cleared area outside of the area mapped as coastal scenery. The establishment of the modest dwelling will not diminish the landscape value of the site.



### Transport Network Overlay

There will be change to access arrangements from Cape Tribulation Road as a result of new dwelling.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Transport Network Overlay Code.

### Dwelling House Code

Carparking will be contained within the existing shed onsite. The proposed dwelling is of a scale and nature that contributes to the proper and orderly development of the locality and is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Dwelling House Code.

### Access, Parking and Services Code

The existing access from Cape Tribulation Road will remain unaltered and will continue to service the site. Carparking onsite will be contained within the existing shed.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Access, Parking and Services Code.

### Excavation and Filling Code

No further vegetation clearing or earthworks is required to be undertaken onsite.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Excavation and Filling Code.

### Landscaping Code

Existing vegetation onsite will be retained.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Dwelling House Code.



### Vegetation Management Code

No further vegetation clearing or earthworks is required to be undertaken onsite.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Vegetation Management Code.

### Conclusion

The abovementioned has demonstrated that the proposed dwelling on land located at 2571 Cape Tribulation Road, Thorton Beach, precisely described as Lot 12 on T9721 has been assessed against the relevant benchmarks of the Douglas Shire Planning Scheme 2018, and is considered to comply with the relevant provisions.

The proposed dwelling is of a scale and nature that contributes to the proper and orderly development of the locality and is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area.

Accordingly, subject to the imposition of reasonable and relevant conditions, we request that Council issue a Development Permit for Material Change of Use – Dwelling House

### Supporting Documents

Please see enclosed the following supporting documents to assist with Council's assessment of the application:

Attachment A: DA Form 1;  
Attachment B: SmartMap;  
Attachment D: Previously Approved House Plans;  
Attachment E: Council Correspondence – Wastewater Disposal;  
Attachment F: Design Plans

The applicable fee has been determined to be \$358.00. It is requested that an invoice is forwarded to our office allowing payment to be arranged by the applicant.

We trust that the enclosed documentation is sufficient to allow Council's assessment of the proposed development, however, should you have any further queries or wish to discuss please do not hesitate to contact this office.

Yours Sincerely,

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MICHAEL TESSARO

Senior Planner

**Brazier Motti Pty Ltd**



# ATTACHMENT A

brazier motti



# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	D. N. Cooper c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 1185
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	4054 0400
Email address (non-mandatory)	cns.planning@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

### 1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 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
		2571	Cape Tribulation Road	Thornton Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		12	T9721	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

#### 5) Are there any existing easements over the premises?

*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? *(tick only one box)*

- ☒ Material change of use    ☐ Reconfiguring a lot    ☐ Operational work    ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Dwelling House

e) 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 development are attached to the development application

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Operational work    ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) 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 development are attached to the development application

**6.3) Additional aspects of development**

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

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Dwelling House	Dwelling House	n/a	n/a

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

- ☐ Yes
- ☒ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

**9.1) What is the total number of existing lots making up the premises?**

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**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

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

**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

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

**10.2) Will the subdivision be staged?**

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

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

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

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

**12) Boundary realignment****12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?****13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**  
(attach schedule if there are more than two easements)

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

**Division 3 – Operational work****Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> 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)**☐ Yes – specify number of new lots: \_\_\_\_\_☐ No



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland  
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the **Gold Coast Waterways Authority**:

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

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

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

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

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

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

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

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

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Referable dams**

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.



### **Tidal work or development within a coastal management district**

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

Name of the heritage place:

Place ID:

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) 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**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable



**Queensland  
Government**



## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

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

# ATTACHMENT B

brazier motti

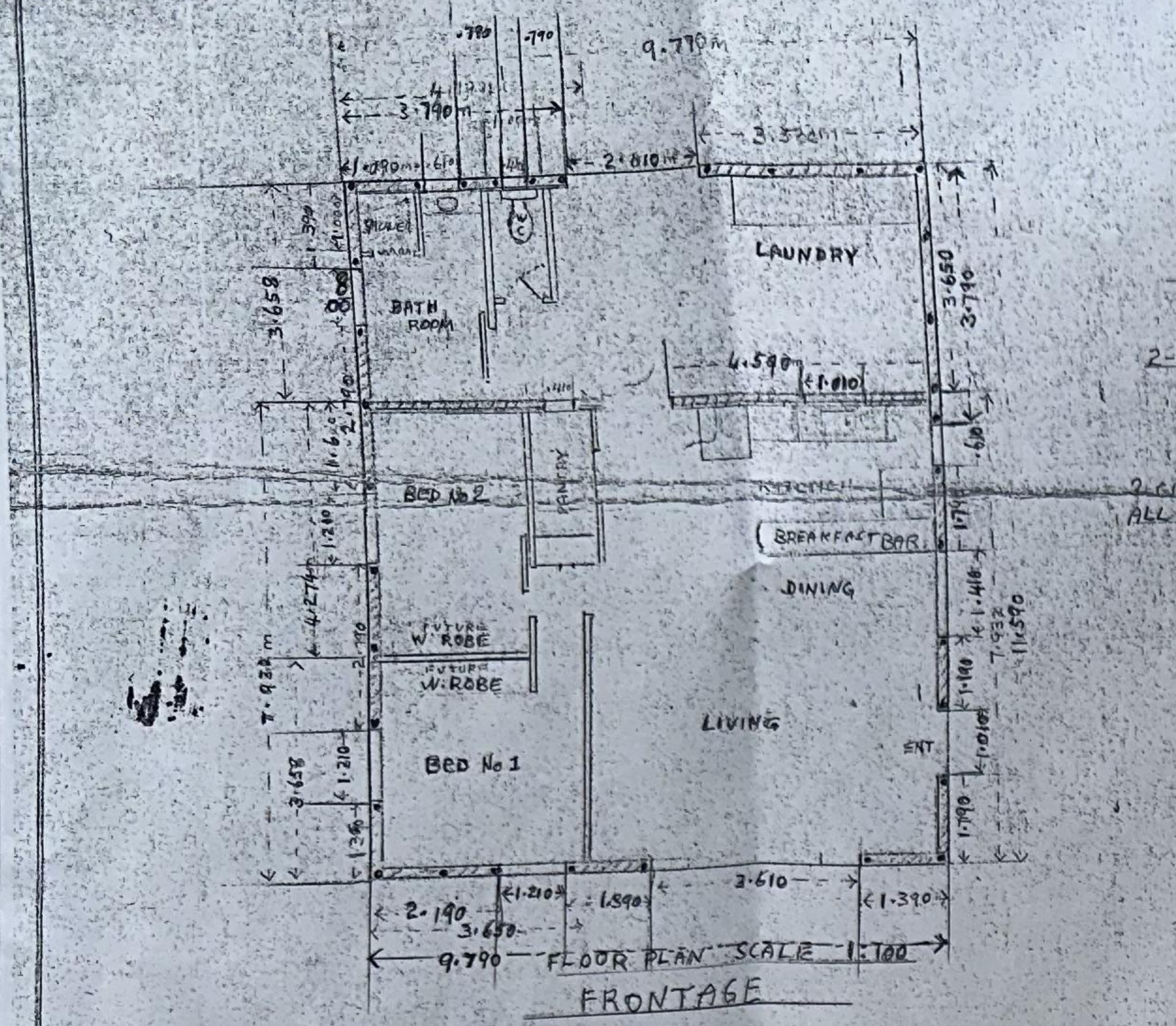


# ATTACHMENT D

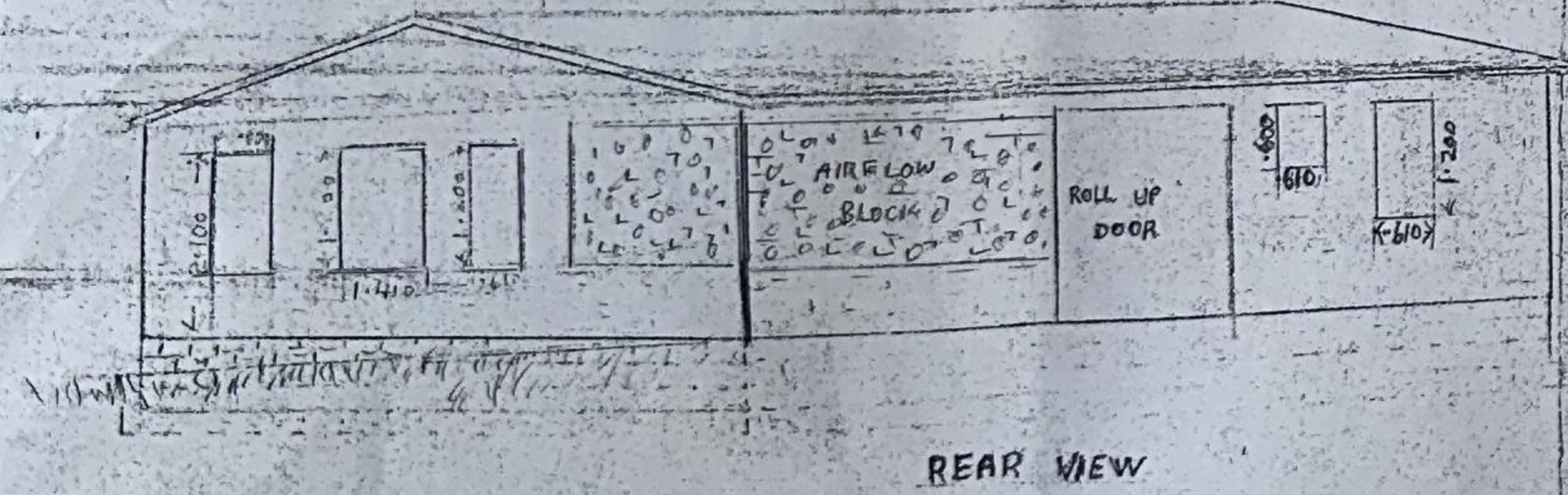
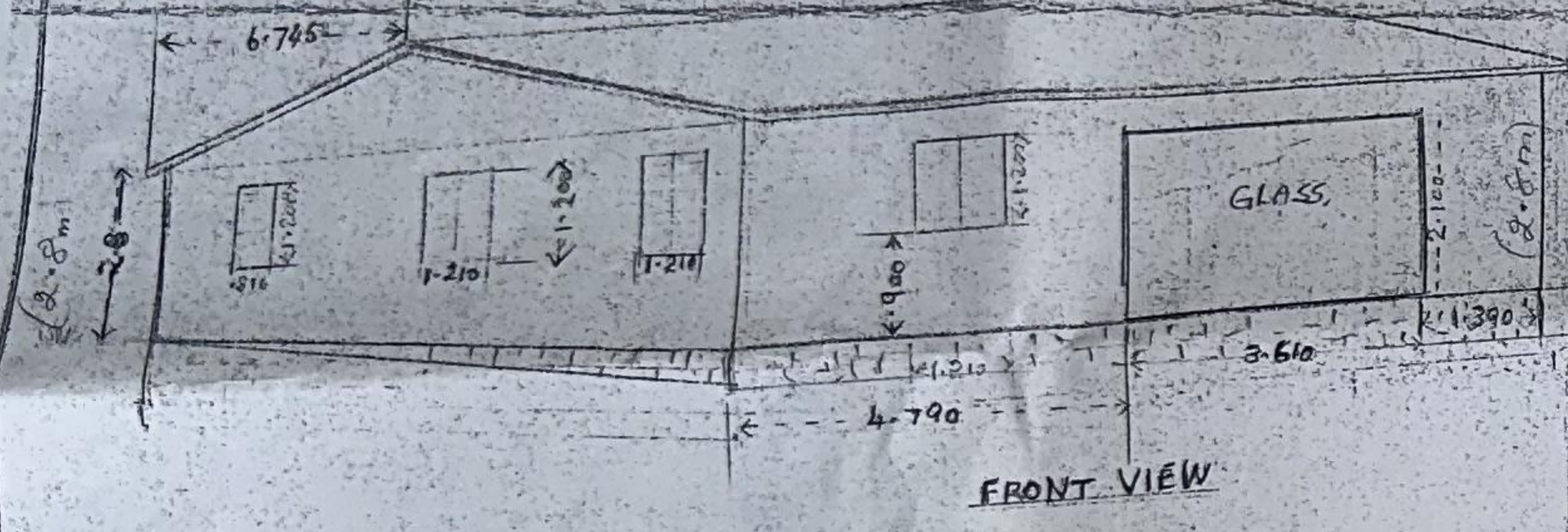
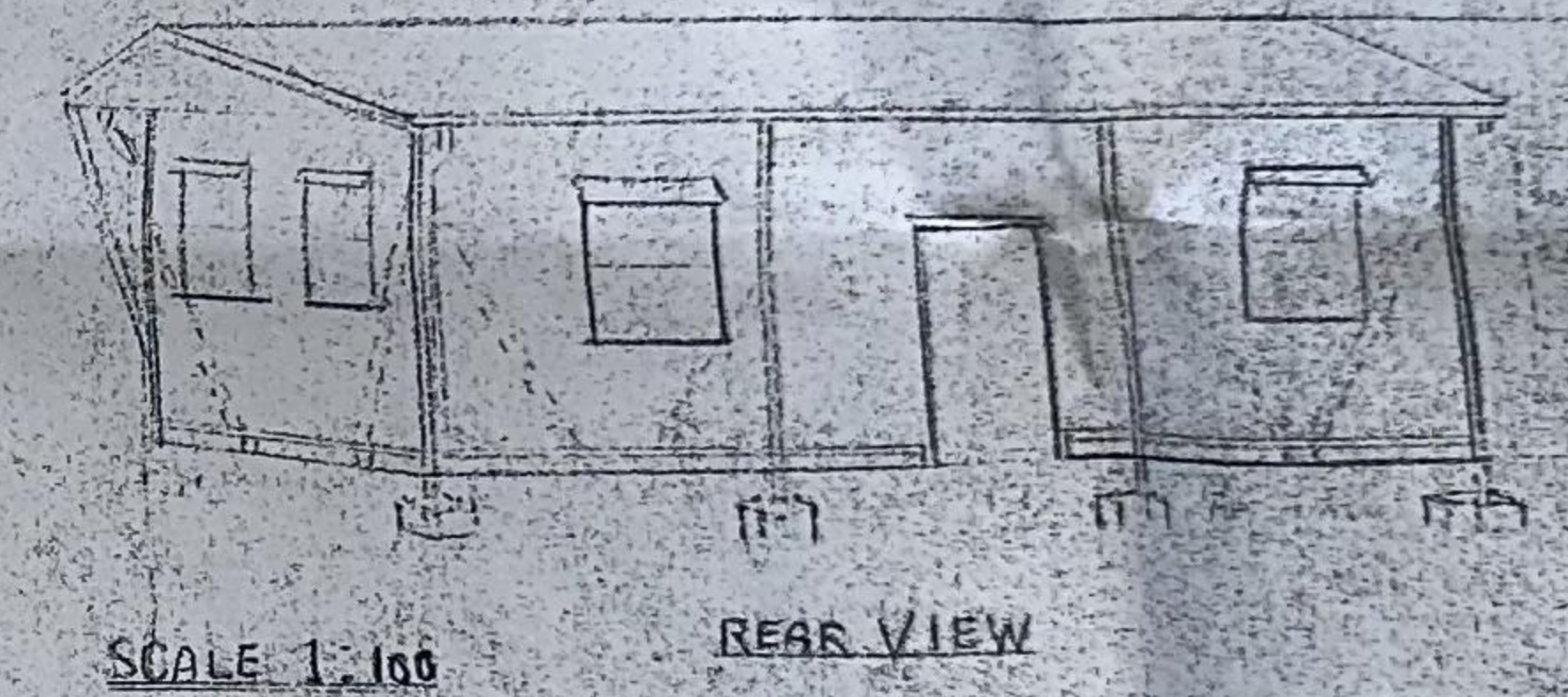
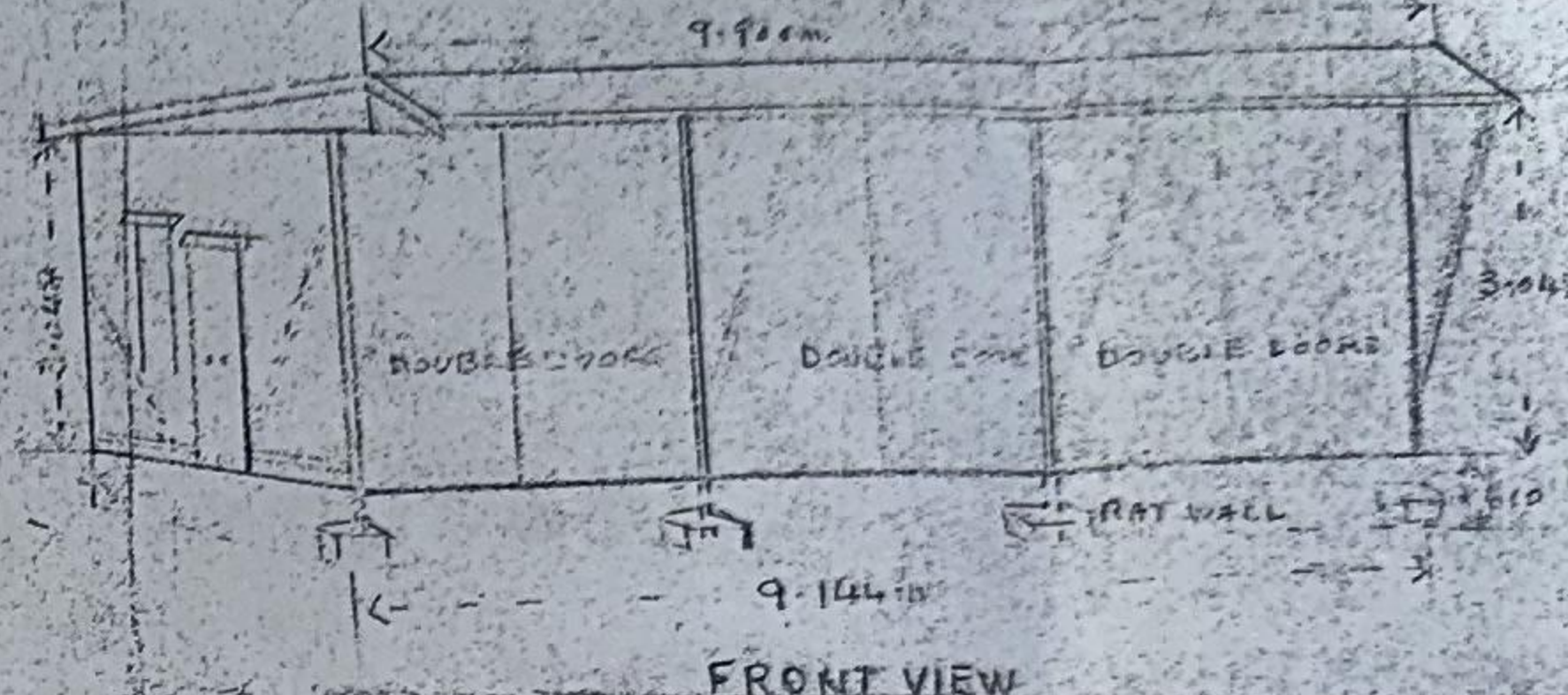
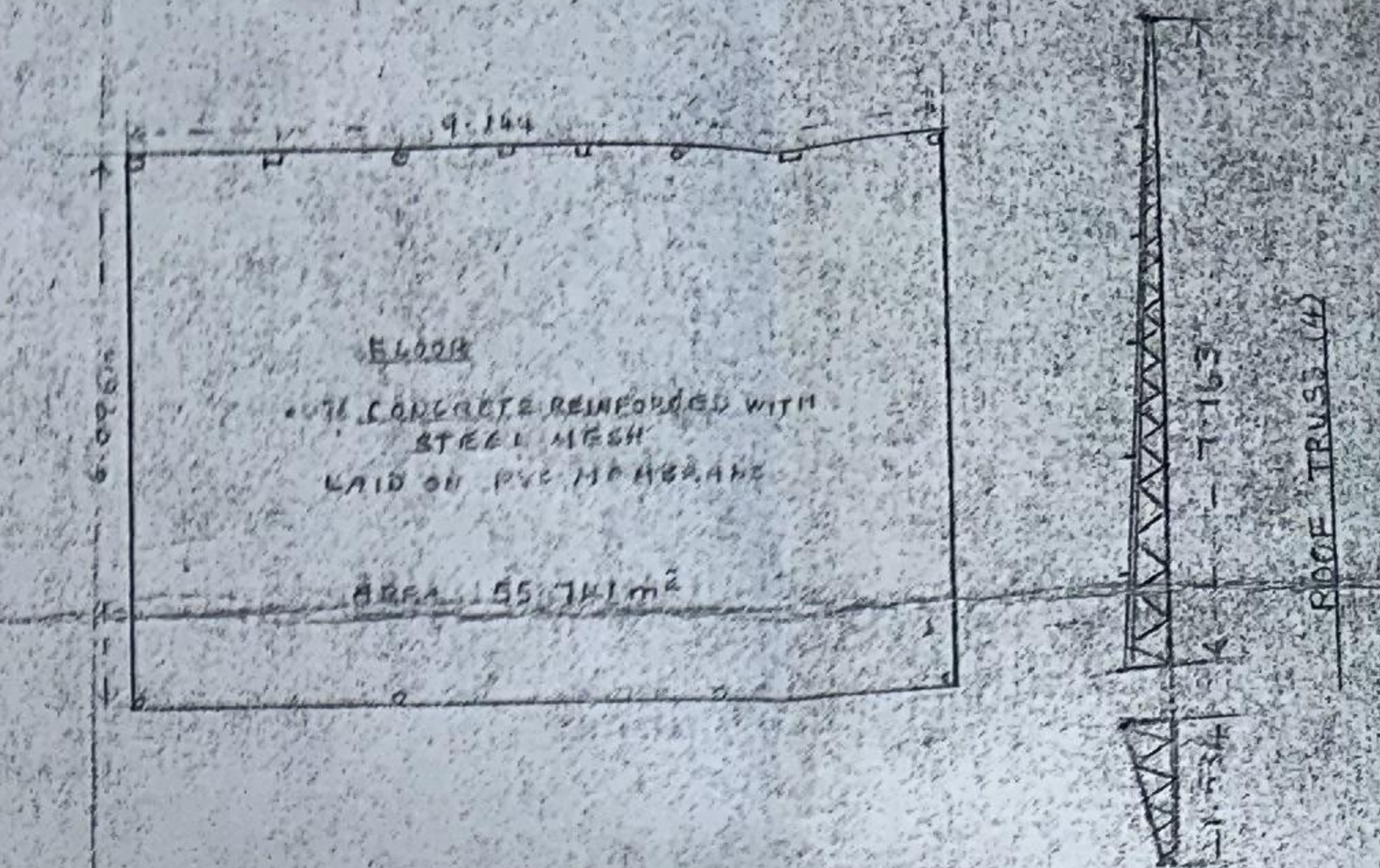
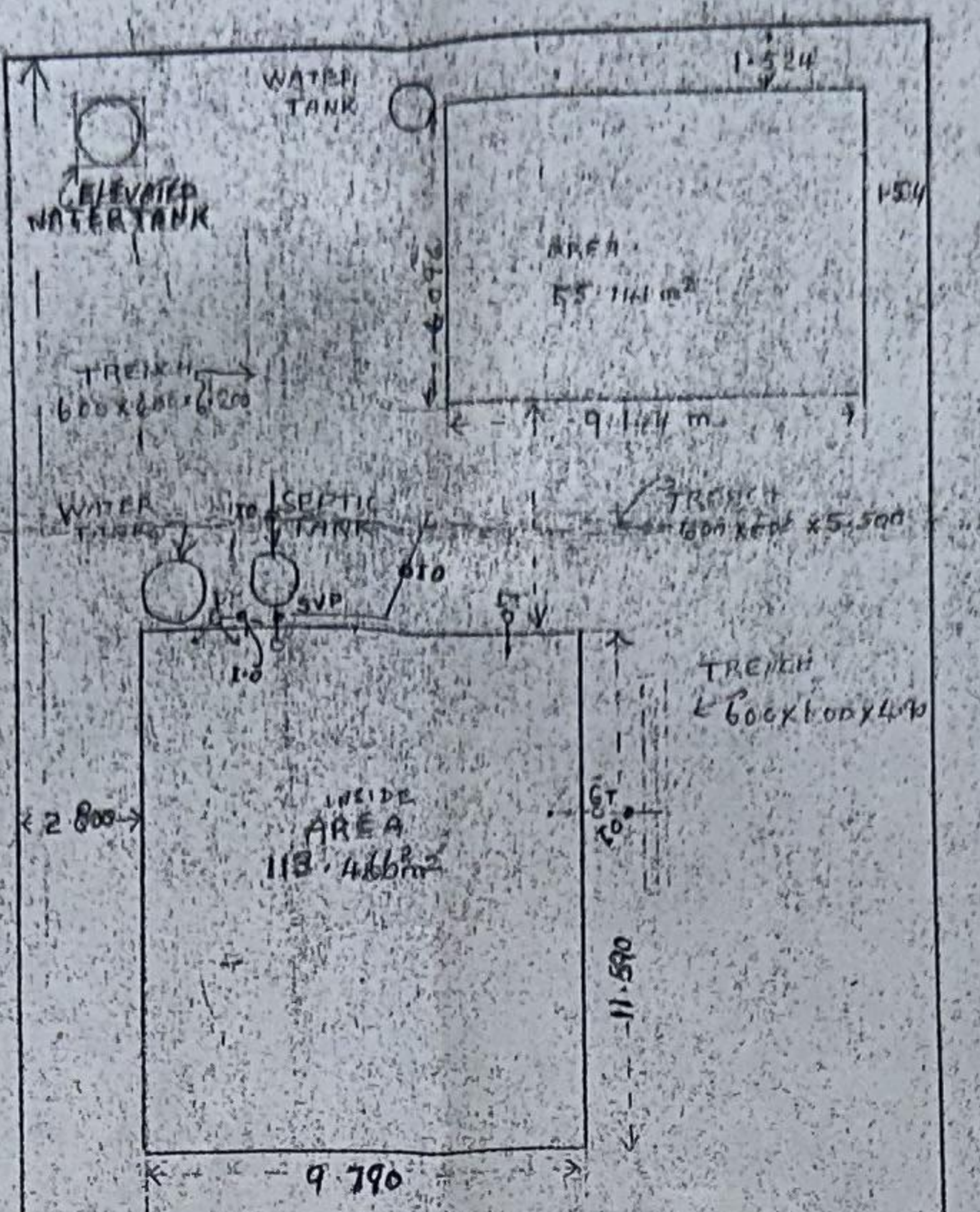
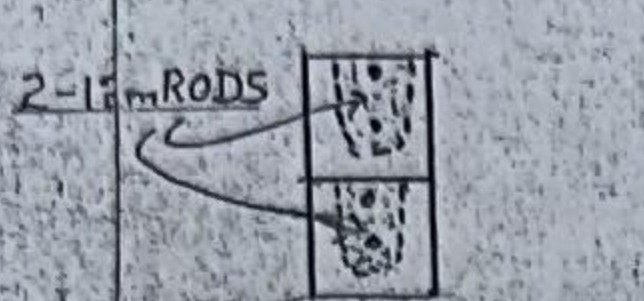
brazier motti



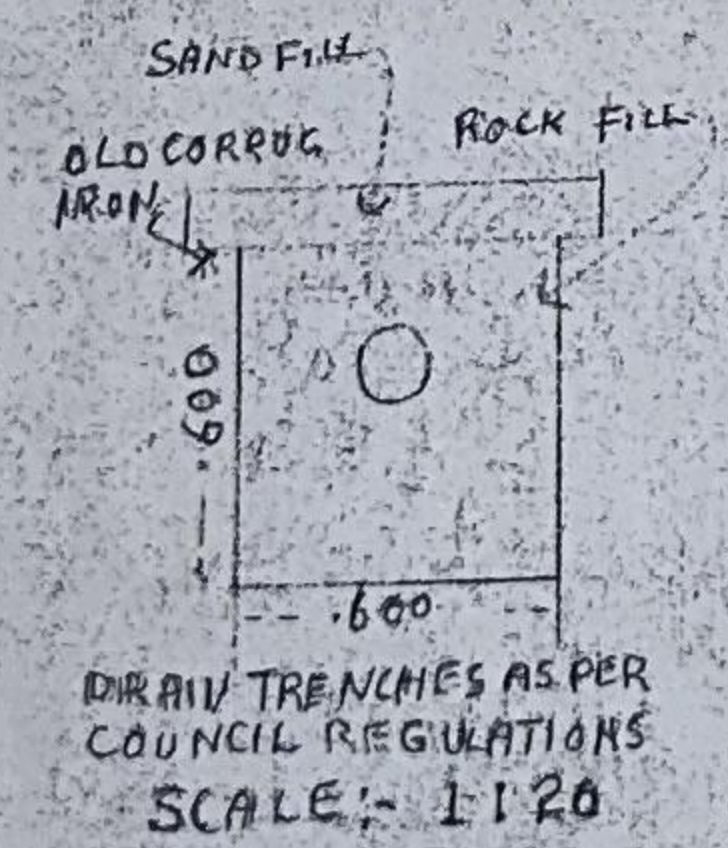
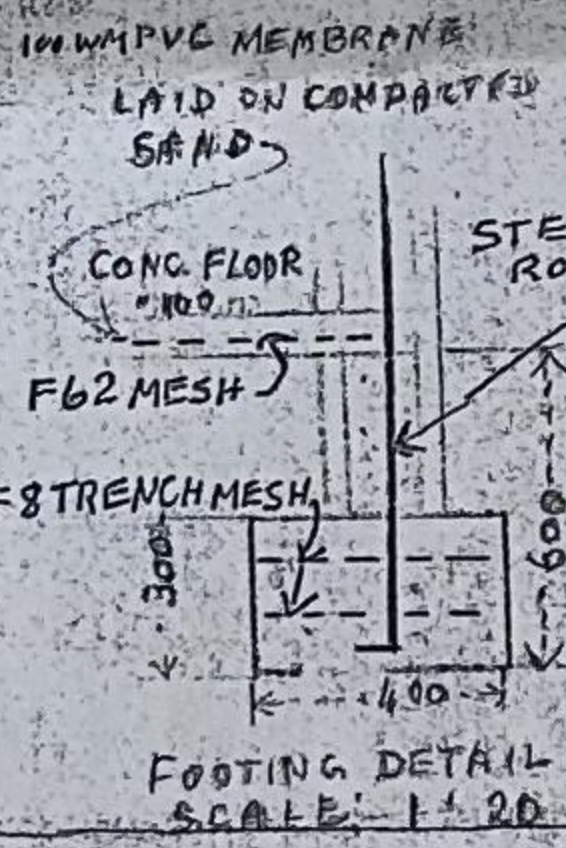




**BOND BEAM**



Rogers Consulting Engineers  
Heath Rogers 0418 662 087



**LOCATION**

LOT 12 SECTION 1  
THORNTON BEACH  
RESIDENCE WITH TOOL-BEAT-ENGINE CAR SHED

**DOUGLAS SHIRE COUNCIL**

CONDITIONS APPLICABLE TO BUILDING PERMIT

NO 1534 E 1535

FOR LW & FE COOPER

12 MAR 2011

CAIRNS

The building permit issued in connection with this application:

(1) Does not relieve the owner of responsibility to ensure that this work is carried out in conformity with the approved plans and specifications;

(2) Does not impose any obligation upon the Council to meet the detailed supervision of the building and shall be implied that the Council warrants the stability of the structure for which the designer and the builder are entirely responsible;

(3) Is given on the understanding that all works will be carried out strictly in accordance with the approved plans and specifications, the by-laws of the Douglas Shire Council and any other requirements as may be imposed;

(4) Does not give permission for the installation of a system not for the connection of water. Separate applications must be submitted for each of these items.

APPROVED

Building Surveyor

**RESIDENCE AREA: 113.466 m<sup>2</sup>**

**FOUNDATIONS**  
DEPTH: 600 mm x 450 mm x 300 mm  
CONCRETE REINFORCED WITH STEEL

**OUTER WALLS**  
MASONRY BLOCK

**DIVIDING WALLS**  
AIRFLOW MASONRY BLOCK IN LAUNDRY AREA

**OTHER**  
DIV. WALL AT 1.932 FROM FRONT - MASONRY BLOCK

076 X 051 TIMBER WITH HARDBOARD COVERING (CEILING - HARDBOARD)

STEEL FAST TRUSSES AS PER MANUFACTURERS SPECIFICATIONS - FIXED WITH CYCLONE BOLTS

TIMBER: 102 X 051 SPACED AT 900

CORRUGATED IRON - SCREW FIXED

FACE BOARDS: 203 X 045 TIMBER

GUTTERING - AS PER MANUFACTURERS SPECIFICATIONS

**WINDOWS:**  
GLASS LOUVRES  
SLIDING FULL LENGTH DOORS IN LIVING ROOM

**WATER:**  
ROOF CATCHMENT  
TANK STORAGE TO BE PUMPED TO ELEVATED TANK

Form 12  
Certifier to send to Heath to sign off

**FLOOR** 076 CONCRETE REINFORCED WITH STEEL WELD MESH AREA: 55.74 m<sup>2</sup>  
**ROOF** TRUSSES - REINFORCED 025 GALV PIPE REINFORCED WITH STEEL WEAVING  
TIMBER: 102 X 051 TIMBER BATTENS  
FACE BOARDS: 203 X 025 TIMBER  
GALV CORRUGATED IRON + FIBREGLASS  
**FOOTINGS** DEPTH: 610  
457 X 157 X 305  
RAT WALL - CONCRETE 610 X 051  
**FRAME** POSTS: REINFORCED GALV PIPE 051  
STEEL PLATE 0125  
BOLTS 0125  
TIMBER: 102 X 051  
**WALLS** GALV CORRUGATED IRON  
**WINDOWS** GLASS - STEEL MESH SECURITY

**TOOL - BOAT - ENGINE - CAR SHED**  
REPLACING ORIGINAL TEMPORARY SHED DESTROYED BY FALLING TREE



# ATTACHMENT E

brazier motti



**Subject:** FW: 2571 Cape Tribulation Road, Thornton Beach.

----- Original message -----

From: Paul Wrobel <[paul.wrobel@douglas.qld.gov.au](mailto:paul.wrobel@douglas.qld.gov.au)>  
Date: 4/9/24 1:16 pm (GMT+10:00)  
To: [desmondcooper@bigpond.com](mailto:desmondcooper@bigpond.com)  
Cc: Rebecca Taranto <[rebecca.taranto@douglas.qld.gov.au](mailto:rebecca.taranto@douglas.qld.gov.au)>  
Subject: 2571 Cape Tribulation Road, Thornton Beach.

Hi ,

I have reviewed the old application for the septic system and as it has not been utilized, I am happy to approve the installation moving forward. This is providing the new dwelling has the same number of bedrooms. If you have any questions please feel free to contact me.

Kind Regards,

**Paul Wrobel**

Plumbing and Trade Waste Inspector

---

**Douglas Shire Council**

**P:** +61 7 4099 9479 | **M:** 0417 704 540 | **F:** 07 4098 2902

**E** [paul.wrobel@douglas.qld.gov.au](mailto:paul.wrobel@douglas.qld.gov.au) | **W** [douglas.qld.gov.au](http://douglas.qld.gov.au)

**Mail:** PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

**Facebook** [/douglasshirecouncil](https://www.facebook.com/douglasshirecouncil) | **Instagram** [@douglasshirecouncil](https://www.instagram.com/douglasshirecouncil)



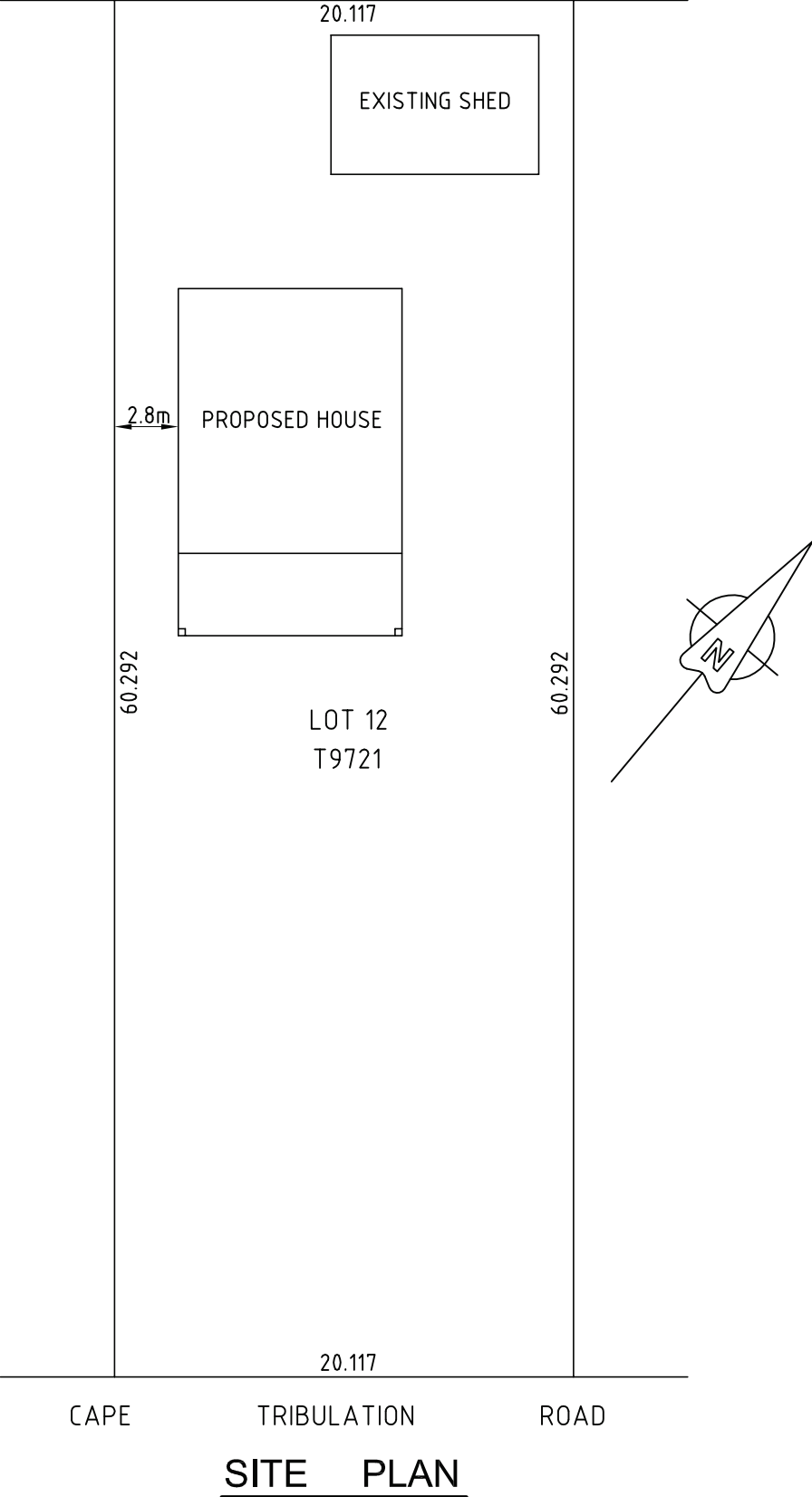
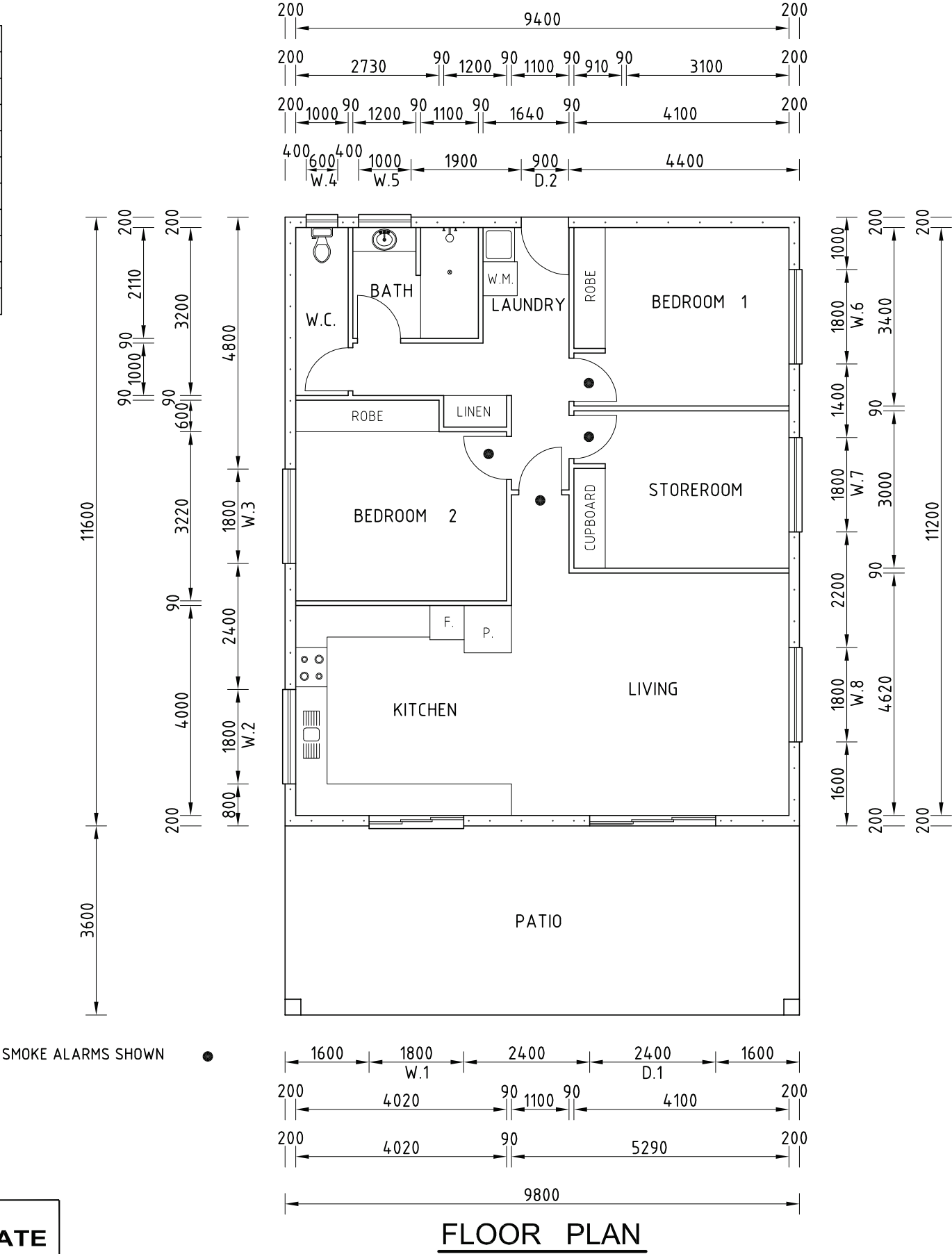
\*\*\* DISCLAIMER \*\*\* This message and any attachments may contain privileged and confidential information intended solely for the use of the intended addressee(s). Any unauthorized use of this material is prohibited. If you received this message in error please notify the sender immediately, delete the message and destroy any printed or electronic copies. Opinions expressed in this email are those of the sender and do not necessarily represent the views of the Douglas Shire Council. We recommend that you scan this email and any attachments for viruses before opening. Council does not accept any responsibility or liability for any loss or damage, incurred either directly or indirectly, from opening this email or any attachments to it, or that may result from reliance on, or the use of, any information contained in this email or attachments. Emails may be monitored and you are taken to consent to this monitoring.

# ATTACHMENT F


brazier motti



WINDOW SCHEDULE			
WINDOW	HEIGHT	WIDTH	TYPE
W1	1200	1800	STACKER
W2	1100	1800	SLIDER
W3	1200	1800	SLIDER
W4	600	600	SLIDER
W5	600	1000	SLIDER
W6	1200	1800	SLIDER
W7	1200	1800	SLIDER
W8	1200	1800	SLIDER
D1	2100	2400	STACKER
D2	2100	900	TIMBER



CERTIFIED AS  
STRUCTURALLY ADEQUATE




KFB Engineers

Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870

P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 12/10/24

Signed: 

Job No: K-13351

RPEQ No: 5711

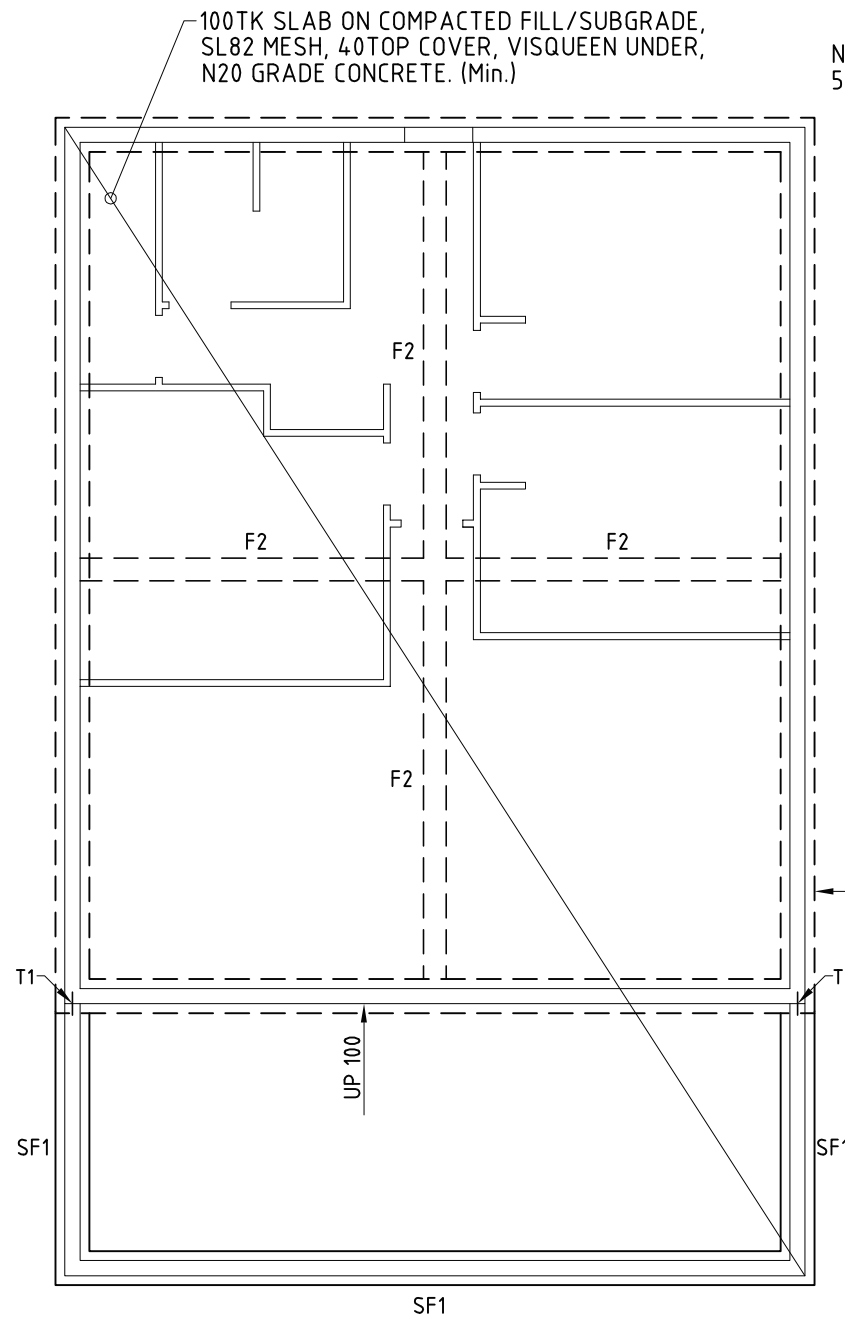
D. COOPER

Project: PROPOSED NEW HOUSE - 2571 CAPE TRIBULATION ROAD. THORTON BEACH.

FLOOR & SITE PLANS

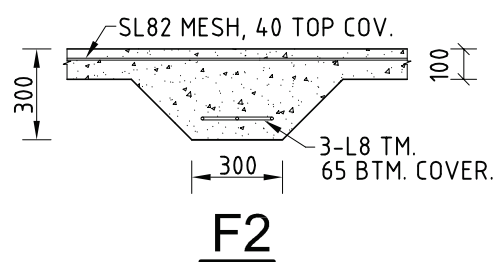
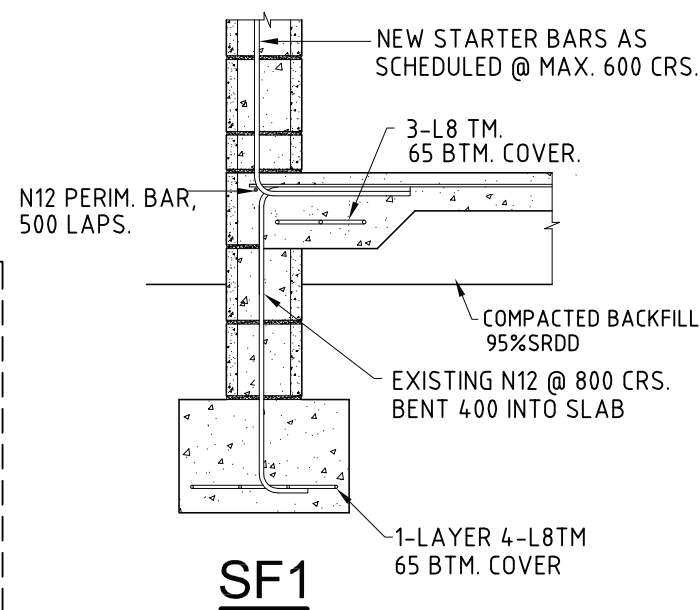
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PLAN No. 100824-A01



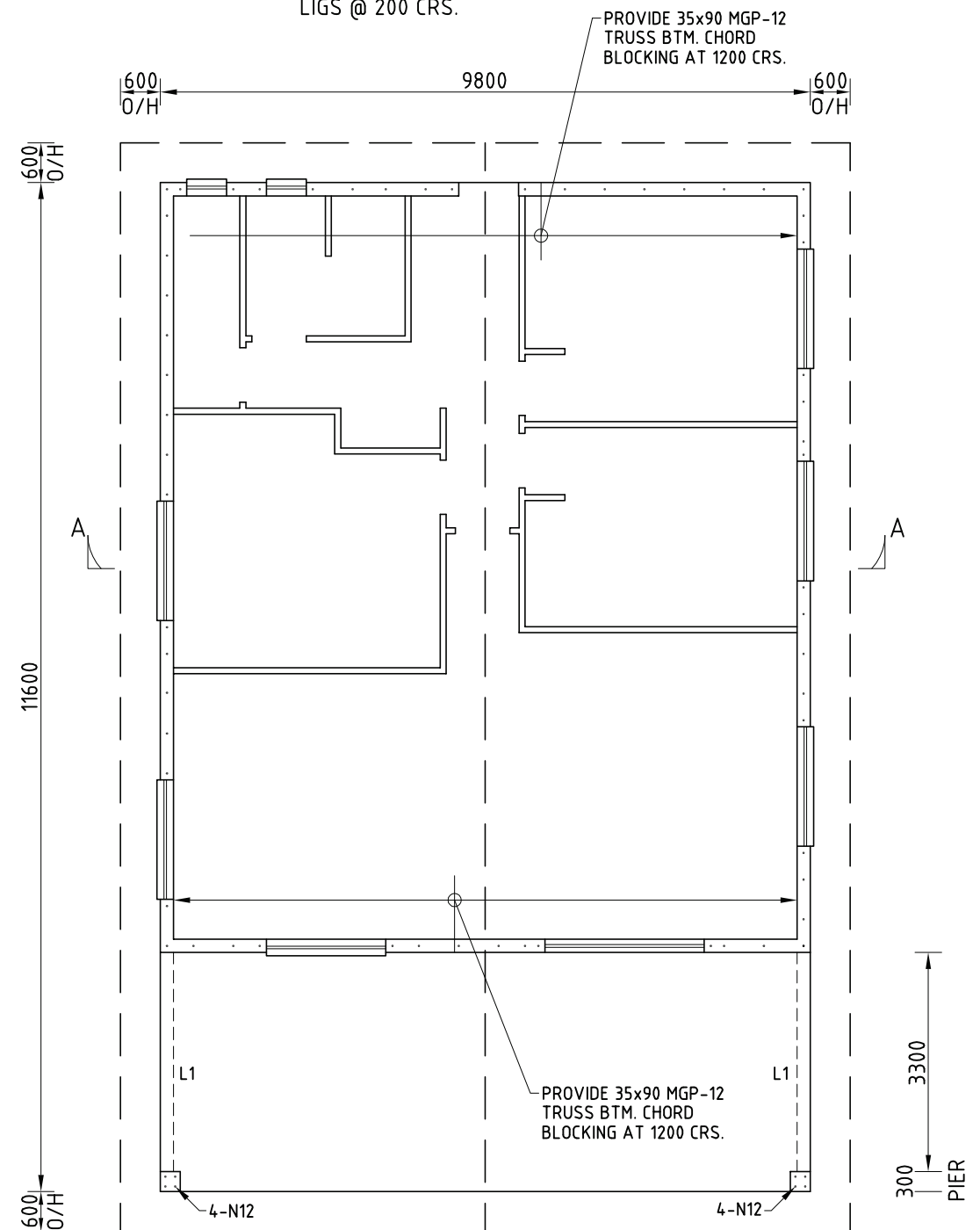
NOTE :- FOUNDATIONS HAVE BEEN DESIGNED FOR A CLASS "S" SITE.

## FOUNDATION PLAN



T1 :- N12 x 300 LG DOWELS EVERY 2nd COURSE EPOXY GROUT 150 INTO EXIST.

TYP. LINTEL :- 600 DEEPx200 WIDE LINTEL.  
1-N16 TOP & BTM. WITH L8 LIGS @ 400 CRS.  
L1 :- 400 DEEPx200 WIDE LINTEL.  
2-N16 TOP & BTM. WITH L8 LIGS @ 200 CRS.



## ROOFLINE PLAN

**CERTIFIED AS  
STRUCTURALLY ADEQUATE**



**KFB Engineers**

Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870  
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 12/10/24

Signed:

Job No: K-13351

RPEQ No: 5711

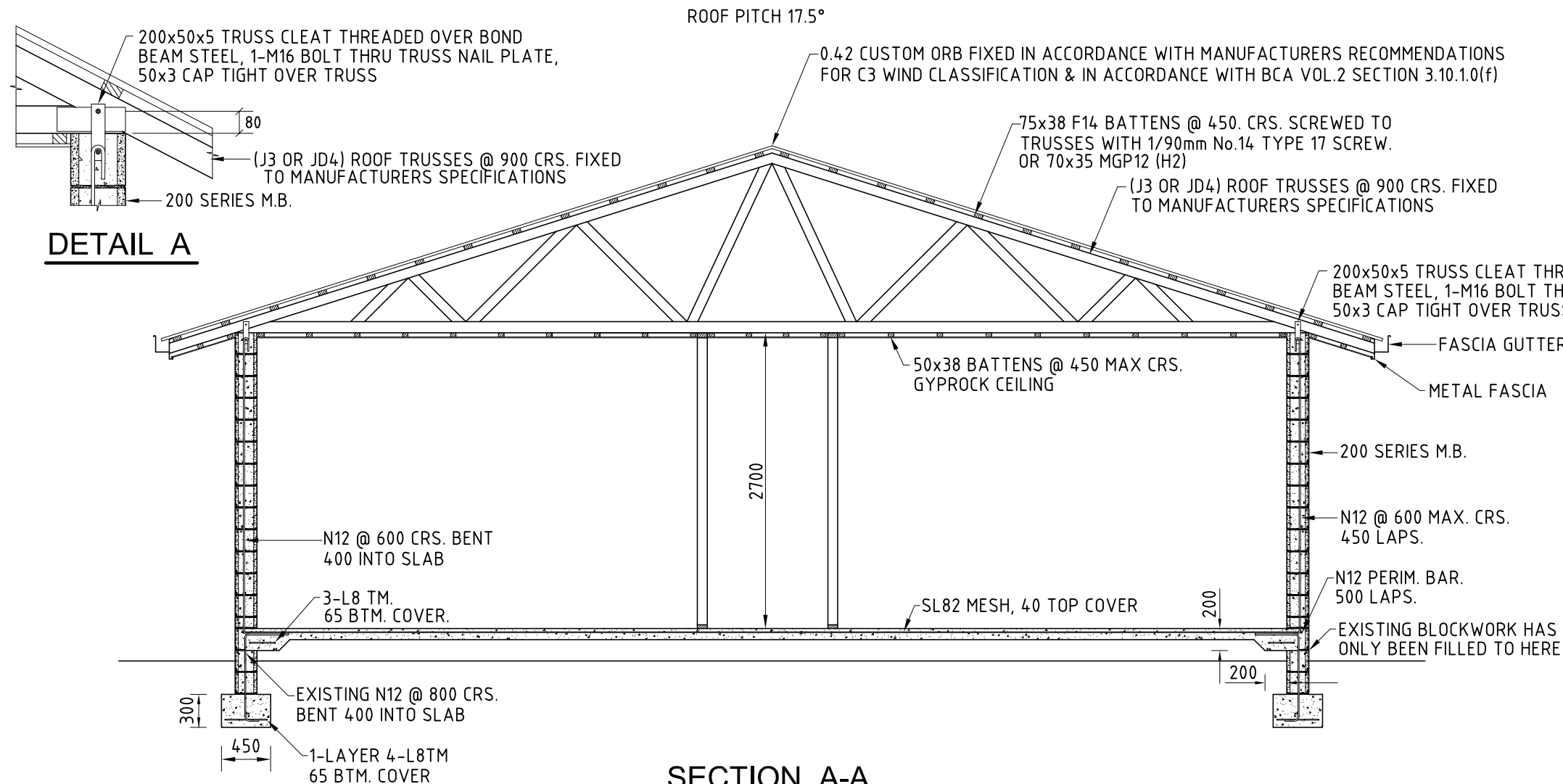
**D. COOPER**

Project: PROPOSED NEW HOUSE - 2571 CAPE TRIBULATION ROAD. THORTON BEACH.

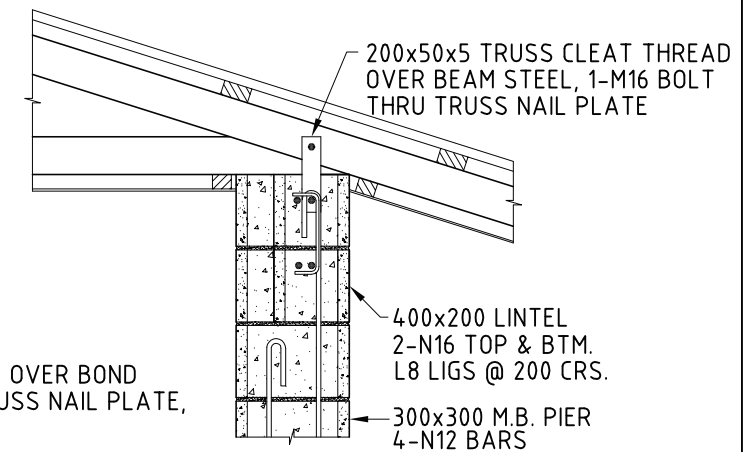
FOUNDATION & ROOFLINE PLANS

SCALE 1:100

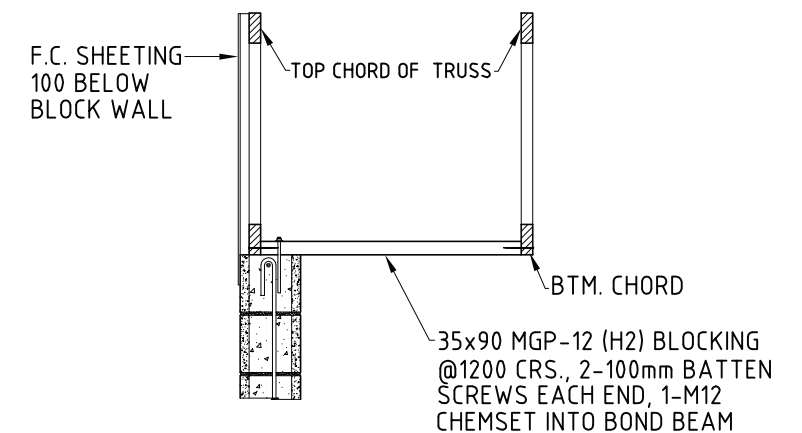
PLAN No. 100824-A02



DETAIL A



DETAIL B



GABLE END TIE DOWN

SECTION A-A

NOTES

1. Ramps to have a slip resistant surface.
2. Entrance door to have a minimum clear opening of 820mm and have a weather seal.
3. Internal doors to have a minimum clear opening of 820mm.
4. Toilet to have a minimum clear width of 900mm between walls and 1200mm min. between pan and swing of door. Toilet pan should be located in the corner to allow for the installation of grabrails at a future date.
5. Bathroom to have a slip resistant, hobless shower recess with screens that can be removed at a later date. Shower should be located in the corner to allow for the installation of grabrails at a future date.
6. Except for masonry block walls, the walls around the shower and toilet should be reinforced to allow for installation of grabrails at a future date. Walls to be reinforced with noggings with a thickness of at least 25mm and sheeting with a thickness of at least 12mm.

200 SERIES M.B.

USE 2 COURSE BOND BEAM ON TOP OF WALLS. 1-N16 TOP & BTM. USE SINGLE BOND BEAM BELOW SILLS. 1-N12. USE N12 VERT. @ 600 MAX. CRS. & AT ENDS, CORNERS & BESIDE OPENINGS. OPENINGS OVER 1800 USE AN EXTRA N12 BOTH SIDES OF OPENING ALL CAVITIES CONTAINING STEEL TO BE FILLED WITH 20MPa10 CONC.

INTERNAL TIMBER WALLS

USE NOMINAL 90x35 MGP10 (H2) FRAMING STUDS @ 450 MAX. CRS. 1 ROW OF BRIDGING PROVIDE NOMINAL CONNECTION OF INTERNAL WALLS TO ROOF FRAMING IN ACCORDANCE WITH AS 1684.3 EG. PRYDA HITCH OR SIMILAR

SUSTAINABLE BUILDING PROVISIONS

1. Fluorescent lights (CFL's) or energy efficient lighting is to be used in at least 80% of the total fixed internal lighting.
2. Shower roses are to have a min. 3 star water efficiency labelling & standards rating.
3. All tapware is to have a min. 3 star water efficiency labelling & standards rating including laundry tubs, kitchen sinks, basins etc.
4. The toilet must have a dual flush function & have a min. 4 star water efficiency labelling & standards rating & must be compatible with the size of the toilet bowl to allow for the toilet to function properly.
5. Water pressure must not exceed 500 kpa.
6. A Heat Pump, Gas, Electric, or Solar HWS is to be used for the hot water supply.

NOTES

1. REGION C, T.C.1, T.1., NO SHIELDING-C3.
2. BUILDING SITE TO BE STRIPPED OF ALL VEGETATION.
3. STORMWATER TO BE PIPED TO DRAIN.
4. PROVIDE SMOKE ALARMS WHICH MUST BE 240V, INTERCONNECTED AND PHOTOELECTRIC
5. PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1. PROVIDE COLLARS ON ALL SLAB PENETRATIONS AND A VISUAL BARRIER
6. ALL WET AREAS TO BE WATERPROOFED IN ACCORD. WITH PART H4D2 OF THE NCC VOL. 2 AND 10.2 OF THE ABCB HOUSING PROVISIONS.

**CERTIFIED AS STRUCTURALLY ADEQUATE**



**KFB Engineers** Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870  
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 12/10/24

Signed:

Job No: K-13351

RPEQ No: 5711

CORE LIVEABLE HOUSING DESIGN ELEMENTS

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also allow future adaption.

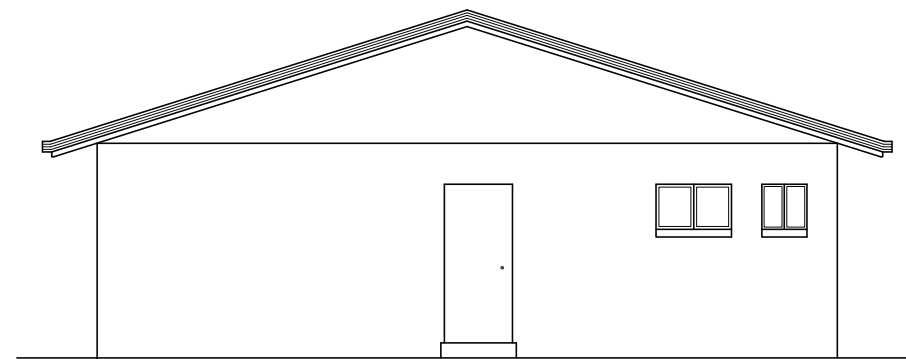
**D. COOPER**

Project: PROPOSED NEW HOUSE - 2571 CAPE TRIBULATION ROAD. THORTON BEACH.

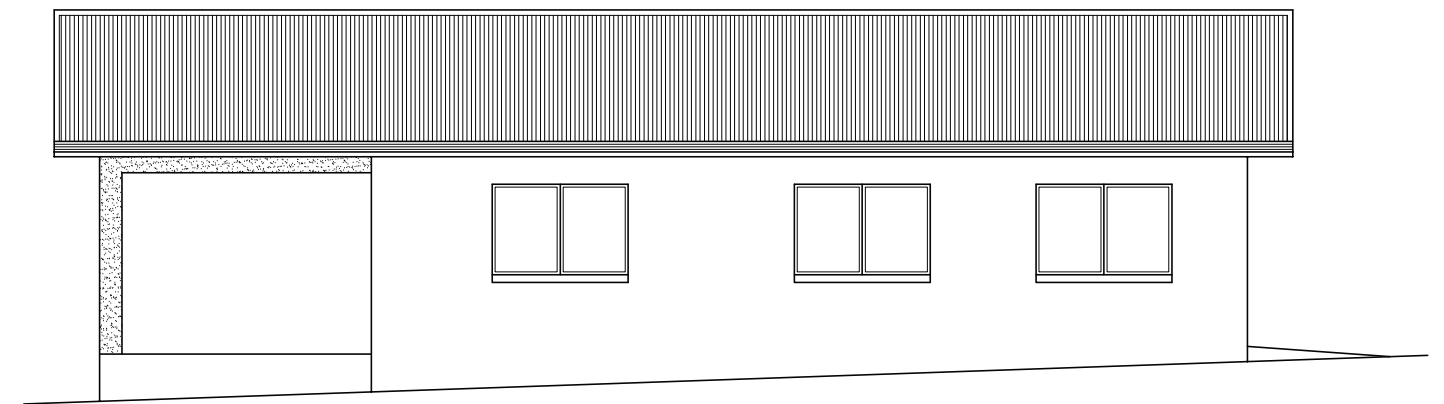
SECTION

SCALE 1:50

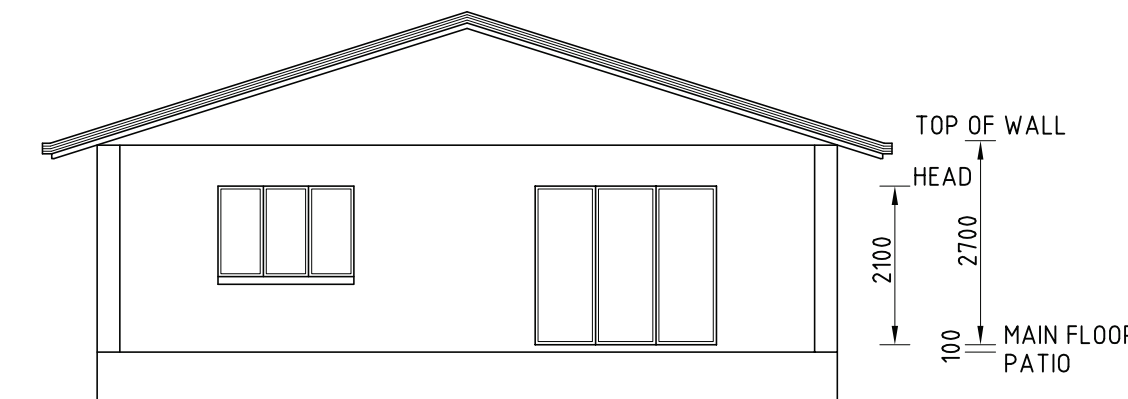
PLAN No. 100824-A03



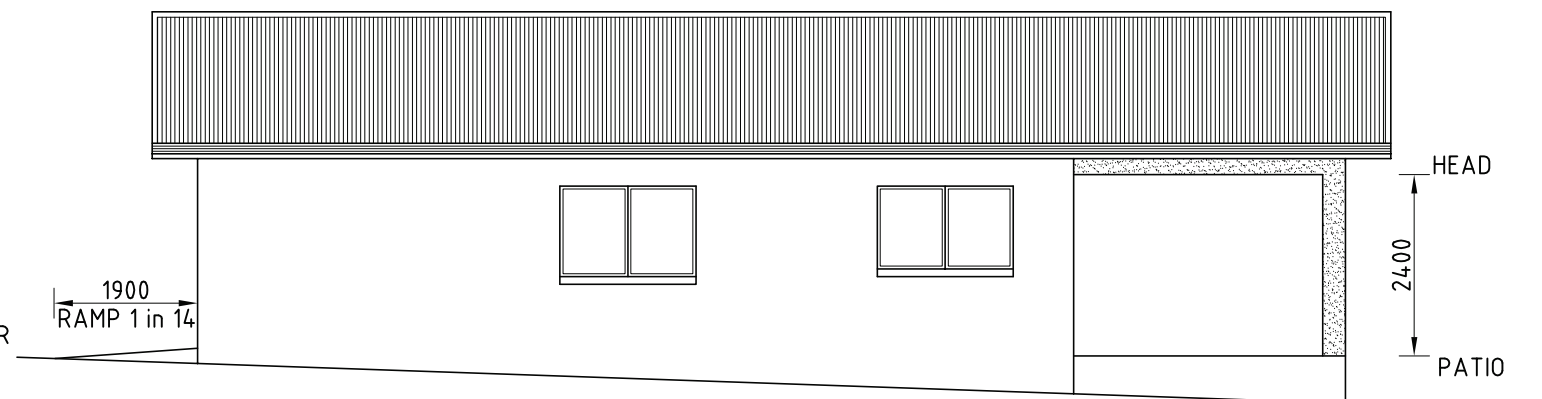
WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

D. COOPER		
Project: PROPOSED NEW HOUSE - 2571 CAPE TRIBULATION ROAD. THORTON BEACH.		
ELEVATIONS	SCALE 1:100	PLAN No. 100824-A04