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 Constructions Pty Ltd
Contact name (only applicable for companies)	Adrian Whittaker
Postal address (PO Box or street address)	P O Box 303
Suburb	PORT DOUGLAS
State	QLD
Postcode	4877
Country	
Contact number	
Email address (non-mandatory)	info@angelconstruction.com.au
Mobile number (non-mandatory)	0438 729 329
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 - LOCATION DETAILS

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



Unit No.	Street No.	Street Name and Type		Suburb	
	70	Thomson Low Dr		SHANNONVALE	
Postcode	Lot No.	Plan Type and Number	(e.g. RP, SP)	Local Government	Area(s)
4873	13	SP 192599		Douglas Shire Cou	ıncil
2.2) Addition	al premises				
	•	levant to this development a	• •	e details of these pre	mises have been
attached	in a schedule to t	his development application	า		
☐ Not requi	red				
2) Are there	any evicting case	ments ever the premises?			
Note: Easemen	t uses vary throughou	ments over the premises? It Queensland and are to be identi	ified correctly and acc	urately. For further informa	ation on easements and how
they may affect	the proposed develop	oment, see the <u>DA Forms Guide</u>			
		ns, types and dimensions a	re included in pla	ns submitted with this	development
	olication				
□ No					
PART 3 –	FURTHER I	DETAILS			
4) Is the ann	lication only for bu	uilding work assessable aga	ainst the building a	assessment provision	s?
, in the second	<u> </u>	sharing work assessable age	and the ballang t	assessment provision	
☐ Yes – (pro	oceed to 8)				
□ No					
5) Identify the	e assessment ma	nager(s) who will be assess	sing this developr	nent application	
6) Has the lo	cal government a	greed to apply a supersede	ed planning schen	ne for this developme	nt application?
		n notice is attached to this		•	''
		ken to have agreed to the s			relevant documents
attached	government is ta	Ken to have agreed to the 3	aperseded planin	ng scheme request –	relevant documents
□ No					
- 1	, , ,	2 10 (11 DAD 1			
		Part 3 of the DA Rules			
☐ I agree to	receive an inform	nation request if determined	d necessary for th	is development applic	cation
	•	information request for this		plication	
 that this de 	evelopment application	nformation request I, the applicant, In will be assessed and decided ba	ased on the informatio	, ,	
		d any referral agencies relevant to ed by the applicant for the develop			
• Part 3 of the	e DA Rules will still ap	oply if the application is an applica	ation listed under secti		
Further advice a	about information requ	uests is contained in the <u>DA Forms</u>	<u>s Guide</u> .		
8) Are there	any associated de	evelopment applications or	current approvals	?	
☐ Yes – pro	ovide details below	v or include details in a sch	edule to this deve	lopment application	
□ No					
List of approv	val/development	Reference	Date		Assessment manager
application					
☐ Approval					
☐ Developm	nent application				
☐ Approval					
	nent application				
	application				<u> </u>
9) Has the po	ortable long ser <u>vi</u>	ce leave levy been paid?			
		ted QLeave form is attache	d to this develope	nent application	
100 - 4 0	sapy or the receip	QLOGTO TOTTI IS ALLACTIC	a to this developi	application	

 □ No – I, the applicant will prassessment manager decial development approval or □ Not applicable (e.g. building) 	ides the develop nly if I provide ev	ment application. I advice that the porta	cknowledge that the ble long service lea	e assessment manager may gi ve levy has been paid	ive
Amount paid	Date paid (dd/r	mm/yy)	QLeave levy nu	mber (A, B or E)	
\$					
40) la this development applica	tion in manning	- 4	4:		
10) Is this development application notice?	ation in response	e to a snow cause no	tice or required as a	a result of an enforcement	
☐ Yes – show cause or enfor	cement notice is	s attached			
11) Identify any of the following	n further legislati	ive requirements that	annly to any aspec	t of this development applicati	on
The proposed develop government's Local H requirements in relatio	ment is on a pla eritage Registe	ice entered in the Qu er. See the guidance	eensland Heritage provided at <u>www.de</u>	Register or in a local	OII
Name of the heritage place:		Р	Place ID:		
PART 4 — REFERRAL 12) Does this development app ☐ Yes – the Referral checklist	plication include		· · · · · · · · · · · · · · · · · · ·	·	
□ No – proceed to Part 5					
13) Has any referral agency pr	ovided a referra	I response for this de	velonment applicat	ion?	
☐ Yes – referral response(s) I☐ No					
Referral requirement	R	eferral agency]	Date referral response	
Identify and describe any chan response and the developmen application (if applicable)					
PART 5 – BUILDING \	WORK DET	AILS			
14) Owner's details					
☐ Tick if the applicant is also	the owner and p	proceed to 15). Other	wise, provide the fo	llowing information.	
Name(s) (individual or company full		Aoife Conway			
Contact name (applicable for com	panies)	Aoife Conway			
Postal address (P.O. Box or street	t address)	P O Box 165			
Suburb		PORT DOUGLAS			
State		QLD			
Postcode		4877			
Contact number					
Email address (non-mandatory)		aoifeconway2003@ 0487 810 121	hotmail.com		

Fax number (non-mandatory)

15) Builder's details			
· ·	een engaged to undertake th	ne work and proceed to 16)). Otherwise provide the following
Name(s) (individual or company full n	ame) Dollar Quality	y Pty Ltd	
Contact name (applicable for compa	nnies) Adrian Whitta	aker	
QBCC licence or owner – builde	r number 15128072		
Postal address (P.O. Box or street a	eddress) P O Box 303		
Suburb	PORT DOUG	GLAS	
State	QLD		
Postcode	4877		
Contact number			
Email address (non-mandatory)	info@angelc	onstruction.com.au	
Mobile number (non-mandatory)	0438 729 32	9	
Fax number (non-mandatory)			
16) Provide details about the proa) What type of approvals is be			
☐ Development permit			
☐ Preliminary approval			
b) What is the level of assessme	ent?		
☐ Code assessment			
☐ Impact assessment (requires	nublic notification)		
c) Nature of the proposed building	· ·	ovec)	
· ·	ig work (tick all applicable be	•	
☐ New building or structure		□ Repairs, ait	erations or additions
☐ Change of building classifica	tion (involving building work)	☐ Swimming	pool and/or pool fence
☐ Demolition		☐ Relocation	or removal
d) Provide a description of the w	ork below or in an attached	schedule.	
New Construction of Swimming	Pool		
e) Proposed construction mater	ials		
External walls	☐ Double brick	□ Steel	☐ Curtain glass
	☐ Brick veneer	☐ Timber	☐ Aluminium
	☐ Stone/concrete	☐ Fibre cement	☐ Other
Frame			
Traine	☐ Timber	☐ Steel	☐ Aluminium
	□ Other		
Floor	□ Concrete	☐ Timber	□ Other
Roof covering	☐ Slate/concrete	□ Tiles	☐ Fibre cement
	☐ Aluminium	□ Steel	☐ Other
f) Existing building use/classifica	ation? (if applicable)		

g) N	lew building use/classificati	on? (if applicable)		
10b				
Note	Relevant plans e: Relevant plans are required to b evant plans.	ne submitted for all aspects of this development ap	pplication. For further informa	ation, see <u>DA Forms Guide:</u>
	Relevant plans of the propo	sed works are attached to the developm	ent application	
	What is the monetary value	e of the proposed building work?		
18)	Has Queensland Home Wa	arranty Scheme Insurance been paid?		
	Yes – provide details below			
	No			
Am	ount paid	Date paid (dd/mm/yy)	Reference number	
\$	·			
		AND APPLICANT DECLAR	ATION	
	Development application of		to d	
		Building work details have been comple		□ Yes
	rational work and is accom	ncludes a material change of use, recont panied by a completed <i>Form 1 – Develo</i>		☐ Yes☐ Not applicable
Note		nent are attached to this development ap be submitted for all aspects of this development ap devant plans		□ Yes
The	portable long service leave	e levy for QLeave has been paid, or will b	pe paid before a	□ Yes
	elopment permit is issued		·	☐ Not applicable
20)	Applicant declaration			
	By making this developme correct	ent application, I declare that all informat	ion in this developmen	t application is true and
	from the assessment ma	is provided in Part 1 of this form, I conse nager and any referral agency for the de ursuant to sections 11 and 12 of the <i>Elec</i>	velopment application	where written information
		vide false or misleading information.		
ass eng All i on t	essment manager, any ref aged by those entities) whil nformation relating to this d he assessment manager's	on collected in this form will be used erral agency and/or building certifier (in- e processing, assessing and deciding the evelopment application may be available and/or referral agency's website. e disclosed for a purpose unrelated to the e:	cluding any profession e development applica e for inspection and pur	al advisers which may be tion. rchase, and/or published
•	such disclosure is in accor Act 2016 and the Planning Regulation 2017; or required by other legislatior	rdance with the provisions about public Regulation 2017, and the access rules in (including the <i>Right to Information Act 2</i>)	made under the <i>Plann</i>	
	otherwise required by law.	ed in relevant databases. The informati	on collected will be re	tained as required by the

Public Records Act 2002.

PART 7 -FOR COMPLETION BY THE ASSESSMENT MANAGER - FOR OFFICE **USE ONLY** Date received: Reference numbers: For completion by the building certifier Classification(s) of approved building work 10b **QBCC** Certification Licence Name QBCC Insurance receipt number number **GMA Certification Group** Notification of engagement of alternate chosen assessment manager Prescribed assessment manager Name of chosen assessment manager Date chosen assessment manager engaged Contact number of chosen assessment manager Relevant licence number(s) of chosen assessment manager Additional information required by the local government Confirm proposed construction materials: ☐ Double brick □ Steel □ Curtain glass External walls ☐ Brick veneer □ Timber ☐ Aluminium ☐ Other ☐ Stone/concrete ☐ Fibre cement ☐ Timber ☐ Steel ☐ Aluminium Frame ☐ Other Floor ☐ Concrete □ Timber ☐ Other ☐ Slate/concrete ☐ Tiles ☐ Fibre cement Roof covering □ Aluminium ☐ Steel ☐ Other QLeave notification and payment Note: For completion by assessment manager if applicable Description of the work

Additional build	ing details required for the Australia	an Bureau of Statistic	s
Existing buildin	Existing building use/classification? (if applicable)		
New building use/classification?			
Site area (m²)	10040	Floor area (m ²)	0

Date paid (dd/mm/yy)

QLeave project number

Date receipted form sighted by assessment manager

Name of officer who sighted the form

Amount paid (\$)

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PORT DOUGLAS

P: 07 4098 5150 F: 07 4098 5180 E: adminpd@gmacert.com.au Unit 5, Craiglie Business Park, Owen Street, Craiglie P.O. Box 831, Port Douglas Qld 4877



217 September 2020

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

Attention: - Development Services

Dear Sir.

Re: Application for Hillslopes Referral & Exemption Certificate Lot 13 SP192599 [no. 70] Thomson Low Drive, Shannonvale

GMA Certification Group has been engaged to assess an application for the construction of a swimming pool on the abovementioned allotment.

A preliminary assessment of the proposal has revealed the allotment is located within the Environmental Management Zone and is affected by the Hillslopes Overlay. However, for the following reason, Council is requested to exempt the swimming pool from the application process for Material Change of Use.

Construction of the pool would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

Further, although the property is located within the Hillslopes Overlay, the inground concrete pool is to be located on an existing cleared section of the land. Therefore, the proposal will not require any additional clearing or vegetation removal.

Should you require any further information or wish to discuss the application, please contact me on $4098\,5150$ or by email $\underline{adminpd@gmacert.com.au}$

Kind Regards

Jeff Evans GMA Certification Group Pty Ltd Encl.

laff Frans

GOLD COAST

39-47 Lawrence Drive Nerang Q 4211P.O. Box 2760,
Nerang Q 4211
T. 07 5578 1622 **F.** 07 5596 1294

E. admin@gmacert.com.au

PORT DOUGLAS

Craiglie Business Park Owen Street Craiglie Q 4877 T. 07 4098 5150

F. 07 4098 5180

E. adminpd@gmacert.com.au

CAIRNS

310 Gatton Street Manunda Q 4870 PO Box 2760

Nerang Q 4211 **T.** 07 4041 0111 **F.** 07 4041 0188

E. admincnd@gmacert.com.au

TOWNSVILLE

1-3 Smith Street Hermit Park Q 4814

PO Box 2760 Nerang Q 4211 **T.** 07 4771 6532 **F.** 07 4771 2165

E. admintsv@gmacert.com.au

CHILDERS

4 Randall St Childers Q 4660PO Box 181
Childers Q 4660 **T.** 07 4126 3069

F. 07 4126 3950

E. adminwb@gmacert.com.au

CABOOLTURE

Unit 3, 5 Hasking St Caboolture Qld 4510 PO Box 2760

Nerang Q 4211 **T.** 07 5432 3222 **F.** 07 5432 3322

E. adminsc@gmacert.com.au

GMA Certification Group

BUILDING SURVEYORS



Leaders in Building Certification Services

Port Douglas Office

P: 07 4098 5150 F: 07 4098 5180 E: adminpd@gmacert.com.au
Unit 5, Owen Street
Craiglie Business Park Craiglie
PO Box 831 Port Douglas QLD 4877

17 Sep 2020

Angel Constructions Pty Ltd P O Box 303 PORT DOUGLAS QLD 4877

Dear Adrian

Confirmation notice

Re: GMA Certification Group Ref No. 20203768

Lot 13 on SP 192599

70 Thomson Low Dr SHANNONVALE 70 4873

The development application described above was properly made to the GMA Certification Group on 15 Sep 2020

Public notification details

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

Referral details

Part 2 of the Development Assessment Rules is applicable.

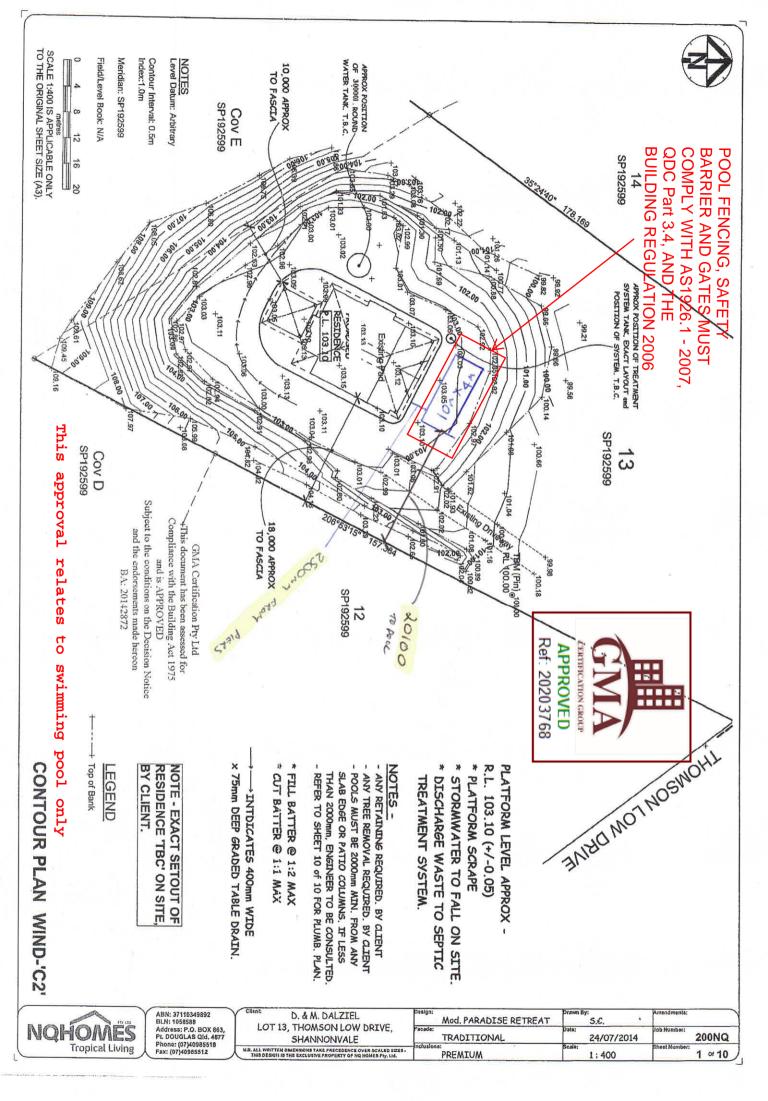
lef Evans

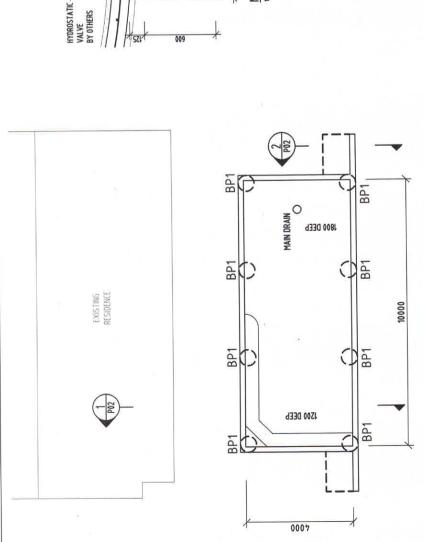
The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Jeff Evans

GMA Certification Group





200

SQUARED CORNER PLAN DETAIL

MAIN DRAIN DETAIL

909

7 200

POOL FINISH AS SPECIFIED

7 200

X 500 X

WATERPROOF RENDER & POOL FINISH AS SPECIFIED BY OWNER

WATER PROOF JOINT

DETAILS COPING

DRAINAGE BY OTHERS

FREE DRAINING COARSE GRANULAR MATERIAL

POOL PLAN

THE RESISTANCE OF A POOL AGAINST HYDROSTATIC UPLIFT WHEN BEING EMPTIED RELIES ON ANY GROUND WATER LEVEL BEING AT OR LOWER THAN THE POOL WATER LEVEL OR LOWEST FLOOR LEVEL WHEN EMPTY.

PROVIDE INSPECTION STANDPIPE TO FACILITATE CHECKING GROUND WATER LEVEL WHEN EMPTYING THE POOL OF WATER.

WHEN EMPTYING THE POOL, THE GROUND WATER LEVEL SHALL NOT BE PERMITTED TO RISE MORE THAN 300MM ABOVE THE POOL DEEP END FLOOR.

POOL WATER SHALL NOT BE DISCHARGED ON GROUND NEAR THE POOL, BUT PREFERABLY ON GROUND DOWNSIDE RELATIVE TO THE POOL.

POOL HYDRAULIC DESIGN, INCLUDING HYDROSTATIC VALVE & DRAINAGE LAYER BY OTHERS

	G AND NOT BE HAT	
	COMPRETOLI, IN CONFEDENCIA, IN CONFEDENCE - COPYNETIS RESERVED. THIS DOLANING AND ALL INFORMATION CONFAMED THERGEN SHALL REVIAM THE PROPERTY OF RODGERS CINCKLITHIG AND SHALL BE EXTINGED ON DEVANOR. THE SYSTED ON THE CONDITION THAT COCKET WITH MATTER PERMESSION IT MAST NOT BE REPRODUCED, OPEN GO COMPANILATION TO NATIONATE OF THE PROPERTY OF THE WASTER OF THE PROPERTY OF THE PROPER	
DATE		10-9-2020
APP'D		
BESCRIPTION		MOLLING CONSTRUCTION

RODGFRS	THOMOS	CONCLUTING ENGINEEDS	CLIENT:	ANGEL CONSTR
2000	COMPOLIT	NO LINGUINLLING	200.000	
124 SPENCE STREET P.O. BOX 1769	PHONE: FAX:	07 4051 9466 07 4051 9477	redicti:	Proposed Concrete Pook at: Thomson Low Drive, SAHWONVALE, NDRTH QLD
CAIRNS 4870 admin@rodgersconsulting.com.au	g.com.au		IME	Pool Plan - Structural Sections, Notes & Detail

DWG NO: P01

PROJECT NO: 200497 A3 TITLE REVIEWED:

AS NOTED

SCALE

DESIGNED: DRAFTED

ANGEL CONSTRUCTION

