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> | anding 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 the | 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 develop | nent application | |
| 100 - 4 0 | sapy or the receip | QLOGTO TOTTI IS ALLACTIC | a to this developi | application | |

| a development approval or | rovide evidence that the portabilities the development applicationly if I provide evidence that the against and construction work is less | on. I acknowledge that the as e portable long service leave | ssessment manager may give levy has been paid |
|---|---|---|---|
| Amount paid | Date paid (dd/mm/yy) | QLeave levy numb | per (A. B or E) |
| \$ | _ see pena (see many), | <u> </u> | (, = 0. = / |
| <u> </u> | | | |
| 10) Is this development applicanotice? | ation in response to a show ca | use notice or required as a re | esult of an enforcement |
| ☐ Yes – show cause or enfor | cement notice is attached | | |
| L NO | | | |
| 443.1.1. 05 | | | 6.0.1 |
| government's Local H | ment is on a place entered in teritage Register. See the guident of a Que | the Queensland Heritage R dance provided at <u>www.des.</u> c | egister or in a local |
| Name of the heritage place: | | Place ID: | |
| PART 4 — REFERRAL 12) Does this development application of the Referral checklist No – proceed to Part 5 | plication include any building w | · · · · · · · · · · · · · · · · · · · | • |
| | | | |
| 13) Has any referral agency pr | ovided a referral response for | this development application | ? |
| ☐ Yes – referral response(s) I☐ No | received and listed below are a | attached to this development | application |
| Referral requirement | Referral agency | Da | te referral response |
| · | | | · |
| | | | |
| Identify and describe any chan response and the developmen application (if applicable) | | | |
| DADT - DIW DING I | | | |
| PART 5 – BUILDING \ | WORK DETAILS | | |
| 14) Owner's details | | | |
| ☐ Tick if the applicant is also | the owner and proceed to 15) | Otherwise provide the follow | wing information |
| • | · · · · · · · · · · · · · · · · · · · | Tottlei wise, provide the follo | wing information. |
| Name(s) (individual or company full | | <u> </u> | |
| Contact name (applicable for comp | | / | |
| Postal address (P.O. Box or street | | 21.40 | |
| Suburb | PORT DOUG | ILAS | |
| State | QLD | | |
| Postcode | 4877 | | |
| Contact number | | | |
| Email address (non-mandatory) | | | |
| Mobile number (non-mandatory) | | <u>i</u> | |
| 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 information | 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 | g 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.

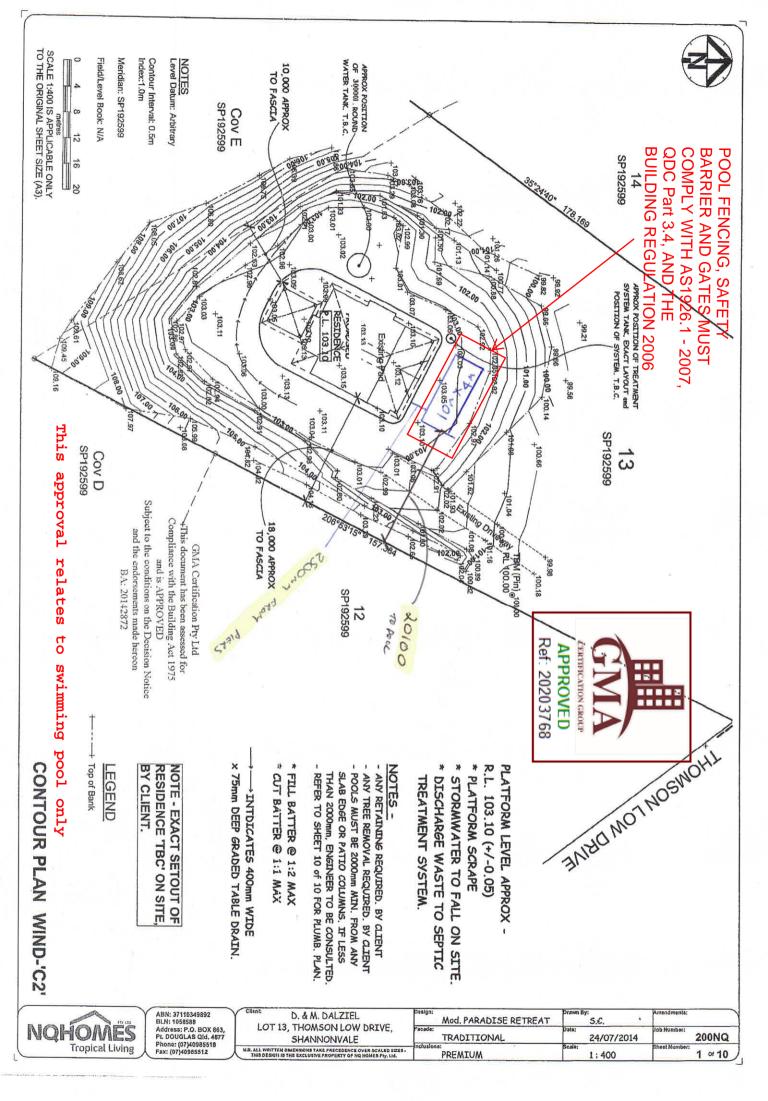
lef Evans

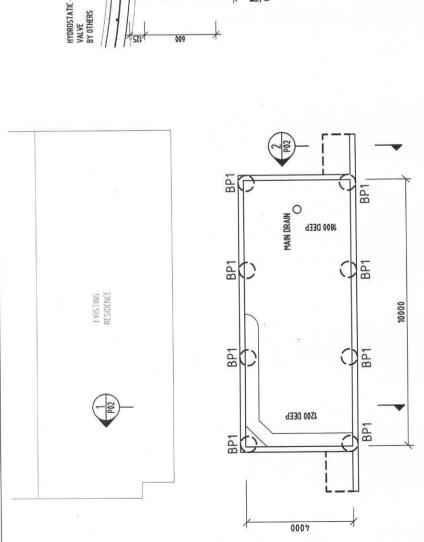
The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Jeff Evans

GMA Certification Group





200

SQUARED CORNER PLAN DETAIL

MAIN DRAIN DETAIL

909

7 200 7

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

| ŀ | | S AND NOT BE | \$ |
|---|-------------|---|--|
| | | THIS DRAWING AND ALL INFORMED HE IS SSEED WHE CONSTRUME THE PROCESTY OF RODGERS CINKLILTHIS AND SHALL BEHAN THE PROCESTY OF THE CONSTRUMENT THAT DECENT WITH MATTER PEDMICSORY OF THE PROCESTY OF | REPRODUCED, COPED OR COMMUNATED TO ANY OTHER PARTY WAS BE USD FOR ANY DIRPOSE DITHEL HAM HAN. STATED IN THE PARTICULAR BIOLINEY, ORDER OR CONTRACT WITH WHEN! IT WAS ISSUED. |
| | DATE | | 10-9-2020 |
| | APP'D | | |
| | DESCRIPTION | | MOLLINGE FIND FINANCIPALITINA |
| | | | |

| RODGFRS | IT II ISNO | CONCLUTING ENGINEEDS | CLIENT: | ANGEL CONSTR |
|--|----------------|------------------------------|---------|---|
| 2000 | CONSOLI | NO LINGUINLLING | 200000 | |
| 124 SPENCE STREET P.O. BOX 1769 | PHONE: FAX: | 07 4051 9466 07 4051 9477 | -KOIKU: | Proposed Concrete Pool at- Thomson Low Drive, SAHWONVALE, NDRTH QLD |
| CAIRNS 4870 admin@rodgersconsulting.com.au | g.com.au | | TIME | Pool Plan - Structural Sections, Notes & Detail |

DWG NO: P01

PROJECT NO: 200497 A3 TITLE REVIEWED:

AS NOTED

SCALE

DESIGNED: DRAFTED

ANGEL CONSTRUCTION

