

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)	Karen Pritchard c/o~ balay Vandyke Pty Ltd
Contact name (only applicable for companies)	Matt Piromalli
Postal address (P.O. Box or street address)	PO Box 7206
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	4051 8228
Email address (non-mandatory)	matt@balay.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
	12	21	Reef Street	Beach Front Estate
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	12	SP160319	Port Douglas
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):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<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):*

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

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 ²) (if applicable)
Single storey residence	Low Density Residential		430m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

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?	
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?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> 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 ²)	Lot on plan description	Area (m ²)
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> 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
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

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
- ☐ 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • 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
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
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 <i>Environmental Protection Act 1994</i>?			
<input type="checkbox"/> 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 <input type="checkbox"/> No Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au . An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No Note: See 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 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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.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 <https://planning.dsdmp.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 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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and 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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

23.16) 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.dsdmip.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

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	

MP1.2 design & siting standards for dwellings on lots more than 450m2

Performance outcomes	Acceptable outcomes	Applicant response
<p>P1 The location of a building or structure facilitates an acceptable streetscape, appropriate for – (a) the bulk of the building or structure; and (b) the road boundary setbacks of neighbouring buildings or structures; and (c) the outlook and views of neighbouring residents; and (d) nuisance and safety to the public.</p>	<p>A1.a For a detached dwelling, garage or a carport the minimum road setback is – (i) 6m; or (ii) where there are existing detached dwellings on both adjoining lots and at least one of the detached dwellings is setback from the road between 3m and 6m, and the difference between their road setbacks is- (A) not more than 2m a distance between the two buildings (Figure 1); or B) more than 2m- the average of the road setbacks of the adjacent buildings (Figure 2); and</p>	<p>A1.a Lot 12 is has three streets aligned to its boundary, namely, Barrier Street, Reef Street and the common property shared easement that is separated from Reef Street by the gated Beachfront Estate. Access to the double garage is located not on Reef Street but the common property easement shared by all the properties of the estate to access their vehicle accommodation. The common property easement is to be considered as the primary road boundary used for determining minimum road setbacks as Beachfront Estate constructed 2 meter high walls aligned to Barrier & Reef Streets, somewhat resembling the screening you'd find between side boundaries. The garage is not aligned to the common property easement boundary, therefor the distance from the outermost projection of the garage to the boundary varies from 1.5 meters to 6.77 meters. As demonstrated on the attached plan and highlighted in yellow the garage is positioned further back on the site compared to its adjacent neighbour at Lot 11 highlighted in orange. Applying definition (ii) (A) to this scenario the distance would be less than 2 meters if Lot 12 had a neighbour on the opposite site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A1.b (b) For a corner lot, the minimum road setbacks are- (i) as for A1(a)(i); or (ii) where the lot has an average depth of 24 m or less – (A) for the nominated road frontage – as in Table A1; and (B) for the other road frontage - as for A1(a)(i); and (C) no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages (Figure3).</p>	<p>A1.b Lot 12 is a corner site and triangular in shape with an average depth of 21 meters, therefor complying with definition (ii) C where no building or structure over 2m high is built within a 9m by 9m truncation at the corner of the 2 road frontages.</p>
	<p>A1.c (c) For open carports, the minimum road setback may be less than required by A(i)(a) if – (i) the aggregate perimeter dimension of walls, solid screens, and supports located within the setback does not exceed 15% of the total perimeter dimension (along the line of supports) of that part of the carport within the same setback (Figure4); and (ii) there is no alternative on-site location for a garage or carport that – (A) complies with A (i)(a); and (B) will allow vehicular access having a minimum width of 2.5m; and (C) has a maximum gradient of 1 in 5.</p>	<p>A1.c Not Applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A1.d For structures the minimum road setbacks are as for A1(a),(b), and (c) except for – (i) swimming pools, where the minimum distance from the water to the road frontage is – (A) where the vertical distance to the coping above the finished ground level is not more than 1.2m – 1.5m; or (B) where a solid wall or fence at least 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1.0m above the top of the coping of the pool – no requirement; and (ii) screens, fences, retaining walls or a combination of screens, fences or retaining walls not more than 2m in height; and (iii) roofed gatehouses and arches having – (A) a maximum area of 4m² ; and (B) not more than 2m wide elevation to street; and (C) not more than 3m in height.</p>	<p>A1.c Both the garage and roofed gatehouse are aligned to the primary road boundary of the common property easement and encroach the 6 meter prescribed setback which is highlighted in yellow on the enclosed site plan. The garage encroachment has been addressed in A1.a.</p> <p>The roofed gatehouse is 2 meters by 2 meters and complies with definition (iii). It is currently 3.5 meters in height, a relaxation for half a meter is requested so that the same roof pitch as the main residence can be adopted for street aesthetic purposes rather than applying a flat roof.</p> <p>A screen is proposed between the gatehouse and is less than 2 meters in height complying with definition (ii)</p> <p>The proposed pool is not within to the primary road boundary setback</p>
<p>P2 Buildings and structures – (a) provide adequate daylight and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots. (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.</p>	<p>A2.a (a) The side and rear boundary clearance for a part of the building or structure is – (i) where the height of that part is 4.5m or less - 1.5m; and (ii) where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii) where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.</p>	<p>A2.a There are three side boundaries, namely the Reef Street boundary, the Barrier Street Boundary and the western boundary aligned with the neighbour of Lot 11.</p> <p>Barrier Street Boundary The height of the building aligned with the Barrier Street boundary is 6.5 meters and is has a proposed minimum setback of 1.0 meter form the outermost projection. It should be noted that it's predominantly just the eaves that encroach this setback and a majority of the walls are setback 2.1 meters.</p>

Performance outcomes	Acceptable outcomes	Applicant response
		<p>A one meter relaxation is requested for this boundary because the building remains in character with other residences on this street, namely Lot 20 & Lot 24 which also appear to have their roofs setback 1 meter from the boundary when inspected on site and viewed on satellite images from Queensland Globe.</p> <p>Privacy for the occupants is maintained by the existing 2 meter high masonry wall constructed by Beach Front Estate and extending all the way along this boundary.</p> <p>Adequate daylight to habitable rooms aligned to this boundary is achieved because there is no detrimental shading effects from this wall on the home as it's positioned on the southern side.</p> <p>Adequate ventilation to habitable rooms aligned to this boundary is achieved because the floor level of the home is raised to mitigate flood surge, hence raising the louver head heights well above the wall to accept prevailing breezes from the south.</p> <p>There are no neighbours sharing this boundary so there are no adverse effects neighbouring privacy, light and ventilation.</p> <p>Reef Street Boundary It is only the open gazebo and open terrace that encroaches the 1.5 meter setback for this boundary. These open roofed structures encroach the 3 metre secondary street setback line by 8m2 each as shaded in green. Both of these structures are considered Class 10 building and complies with A2.d, refer below.</p>

Performance outcomes	Acceptable outcomes	Applicant response
		<p>Western Side Neighbour Boundary The outermost projection of the garage has a minimum setback of 450mm to this side boundary. The building is not aligned with this boundary making any encroachments of the 2 meter setback line minimal in their extent</p> <p>As demonstrated on the attached plan, the total side encroachment highlighted in green is 7m², compared to the neighbour's encroachment of the same side boundary of approximately 15m² highlighted in red. The garage is a Class 10 building and complies with A2.d, refer below.</p> <p>Rather than trimming the eaves of bedroom 2 parallel with the boundary it is requested for aesthetic and shading purposes that the setback is relaxed for this small portion of roof.</p>
	<p>A2.b (b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are – (i) where the height is not more than 7.5m – in accordance with Table A2; and (ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m.</p>	<p>A2.b The road frontage exceeds 15 meters therefor not applicable.</p>
	<p>A2.c (c) Structures may be exempted from A2 (a) and (b) where – (i) the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under A2 (c) (v) (ii) the structure is not used for entertainment, recreational purposes or the like</p>	<p>A2.c The path in front of bedroom 2 and the retaining is not used for entertaining purposes and along with the wall supporting the planter complies with definition (v)</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height or</p> <p>(iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high.</p> <p>(v) subject to (ii), it is a pergola or other structure which is-</p> <p>(A) not enclosed by walls or roofed; and</p> <p>(B) not more than 2.4m in height at the boundary; and</p> <p>(C) primarily ornamental or for horticultural purpose</p>	
	<p>A2.d</p> <p>(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2(a) and (b) where –</p> <p>(i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and</p> <p>(ii) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and</p> <p>(iii) the class 10a buildings or parts within the boundary clearance are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling.</p> <p>(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where -</p> <p>(ii) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and</p> <p>(ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool.</p>	<p>A2.d</p> <p>Reef Street Boundary</p> <p>The gazebo complies as it's a class 10 building, less than 9 meters in length and less than 4.5 meters in high. It doesn't have any adjoining neighbours, therefore the 1.5 minimum distance to a window of an adjoining neighbour's habitable room is not applicable.</p> <p>Western Side Neighbour Boundary</p> <p>The garage complies as it's is a class 10 building with its outermost projection is more than 1.5 meters away from a window into the habitable room of the adjoining neighbour. The garage is also less than 9 meters in length and less than 4.5 meters high complying with A2.d (i) & (ii)</p>

Performance outcomes	Acceptable outcomes	Applicant response
P3 Adequate open space is provided for recreation, service facilities and landscaping.	A3 The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.	A3 The site coverage is 43% (437 : 1014) The building has been architecturally designed to provide adequate open space for recreation, service facilities and landscaping
P4 The height of a building is not to unduly – (f) overshadow adjoining houses; and (g) obstruct the outlook from adjoining lots.	A4 For lot slopes- (a) up to 15%, the building height is not more than 8.5m; and (b) of 15% or more, the building height is not more than 10m.	A4 The building at its highest ridge point is 6.34 meters from natural ground level and complies. Refer to elevations.
P5 Buildings are sited and designed to provide adequate visual privacy for neighbours.	A5 Where the distance separating a window or balcony of a detached dwelling from the side or rear boundary is less than 1.5 m – (a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (b) a window has a sill height more than 1.5m above the adjacent floor level, or (c) a window has obscure glazing below 1.5m (Figure 5).	A5 The closest opening from a habitable room to a boundary shared with the adjoining neighbour of Lot 11 is a bank of louvers in bedroom 2. The house and the boundary are not aligned making these louvers a minimum distance of 2 meters from the boundary on one end and 3.25 meters on the other end as demonstrated on the attached plan.
P6 The location of a building or structure facilitates normal building maintenance.	A6 A wall is – (a) set back a minimum of 750mm from the side or rear boundary; or (b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting..	A6 All walls are setback a minimum of 850mm from the side and rear boundaries.
P7 The size and location of structures on corner sites provide for adequate sight lines.	A7 Fences, screens, and retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the 2 road frontages (Figure 6).	A7 There is an existing 2 meter high block boundary wall constructed by Beachfront Estate. No additional structures are proposed for the corners of the site.

Performance outcomes	Acceptable outcomes	Applicant response
<p>P8 Sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for –</p> <ul style="list-style-type: none"> (a) the availability of public transport; and (b) the availability of onstreet parking; and (c) the desirability of onstreet parking in respect to the streetscape; and (d) the residents likelihood to have or need a vehicle. 	<p>A8 (a) For each detached dwelling space is provided for parking two vehicles on the lot and the space has –</p> <ul style="list-style-type: none"> (i) minimum dimensions as follows: <ul style="list-style-type: none"> (A) for a single uncovered parking space- 4.9m by 2.6m wide; and (B) for a single covered parking space- 5m by 3m wide; and (C) for a double covered parking space 5 by 5.5m wide; and (D) for a single garage- 6m by 3m wide internally; and (E) for a double garage- 6m by 5.7m wide internally. (b) Car parking spaces maybe in tandem, provided one space is behind the road setback required under Element 1 (Figure 7). 	<p>A8 A covered double garage with 6.0 meters by 6.0 meters internally is provided as demonstrated on the attached plan.</p>

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
 - (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
 - (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
 - (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event

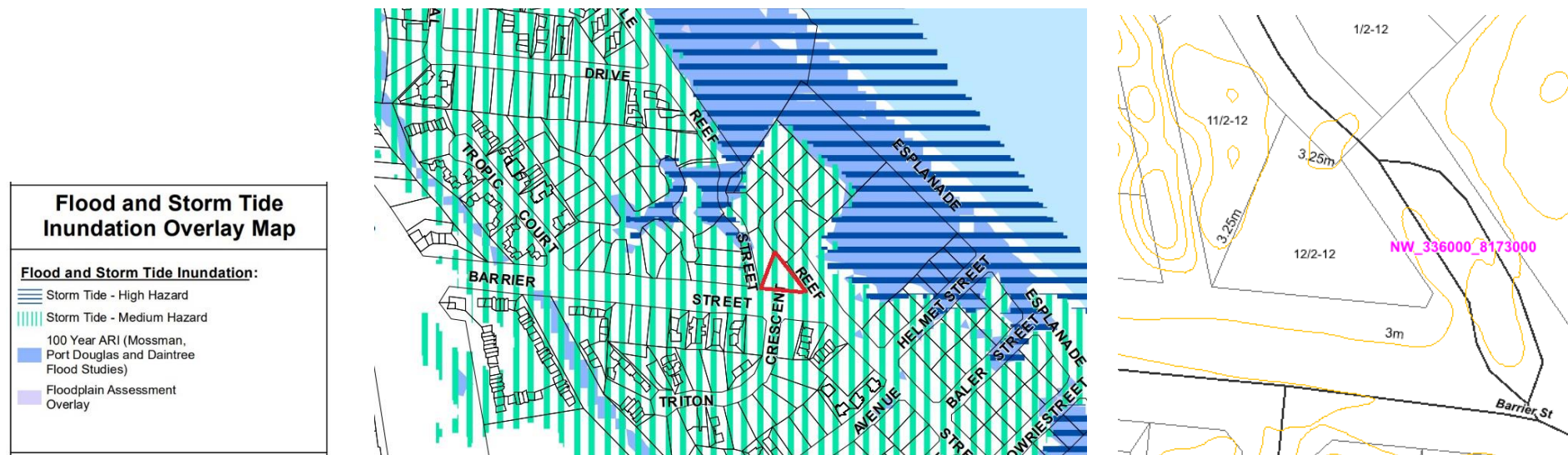
8.2.4.3 Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p>AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>AO1.1 Development is sited within the Medium Hazard category of the Flood and Storm tide hazards overlay maps as shown below.</p> <p>AO1.2 The internal floor level of the residence is nominated at 4.17 AHD which is 300mm above the immunity level that needed to be made of 3.87AHD</p> <p>AO1.3 The site is flat with an average natural ground level of 3.25 ADH. The building has been designed with a strip footing system to its permitter that will isolate the amount of imported fill required to achieve immunity. The garage has also been raised and set back far enough from the street to achieve compliant fall for vehicle access from the street</p> <p>AO1.4 Setback from the natural riparian corridors isn't required as the residence is within the low density residential zone and therefor in an urban area</p>

Table 8.2.4.3.b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> Parks and open space.
5% AEP level	<ul style="list-style-type: none"> Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none"> All development (where not otherwise requiring an alternate level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none"> Emergency services (if for a police station); Industry activities (if including components which store, treat or use hazardous materials); Substation; Utility installation.
0.2% AEP level	<ul style="list-style-type: none"> Emergency services; Hospital; Major electricity infrastructure; Special industry.



BARRIER STREET

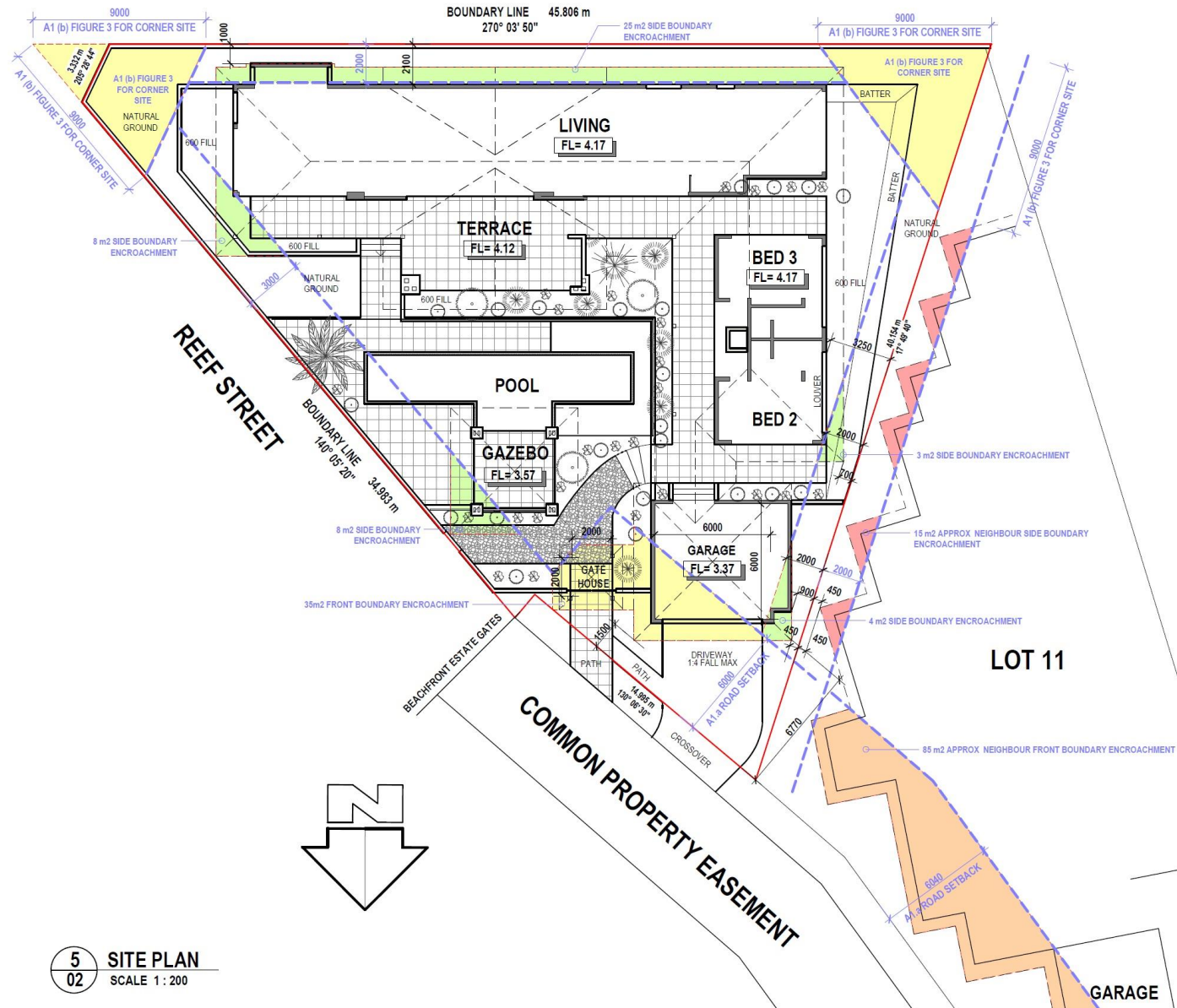


Table 5.6.f – Low density residential zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																											Column 4 Notes				
		Whole of the Douglas Shire Planning Scheme	Low density residential zone code	Cape Tribulation and Daintree Coast local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillislopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Community residence code	Dwelling house code	Home based business code	Sales office code	Access, parking and servicing code x	Advertising devices code x	Environmental performance code x	Filling and excavation code x	Infrastructure works code x	Landscaping code x	Reconfiguring a lot code x	Ship sourced pollutants reception facilities in marinas code*	Vegetation management code x	<div>A Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</div> <div>* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</div> <div>x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</div> <div>0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</div> <div>** Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</div>	
Material Change of Use																																	
Community residence	S		a						a	a	a	a	a			a	a	a	a				a			a	a						a
Dwelling house	S		a		a	a	a		a	a	a	a	a		a		a	a		a			a			a	a						a
IF within the places of significance overlay and involving building work (including minor building work) except for internal work that does not materially affect the cultural significance of the place	C		a		a	a	a		a	a	a	a	a			a				a			a			a	a						a
Home based business	S		a																	a	a		a					a					
IF within the Places of significance overlay	C		a													a				a	a		a				a						
Park	E																																
Sales office	S		a								a	a	a		a								a	a	a								a
All other land uses not identified as inconsistent uses ⁰	I	a																															
All other uses identified as inconsistent uses ⁰	IIU	a																															
Undefined uses	I	a																															
Reconfiguring a lot																																	
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a		a	a	a	a								a	a	a	a			a	
Operational work																																	
Operational work **	C		a		a	a	a		a		a	a	a			a	a	a					a		a	a	a	a				a	
IF for advertising devices not being a Third party advertising device	I	a																															
IF for advertising devices being a Third party advertising device	IIU	a																															
IF for filling and excavation 50m ³ or less	S		a						a		a	a				a	a									a							
IF for filling and excavation greater than 50m ³	C		a						a		a	a	a			a	a	a								a	a	a					
IF for vegetation damage	S		a													a																a	
IF for works on a local government road	C		a						a		a	a	a					a							a		a					a	

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IIU	Impact assessable (Inconsistent use)
A	Applicable code

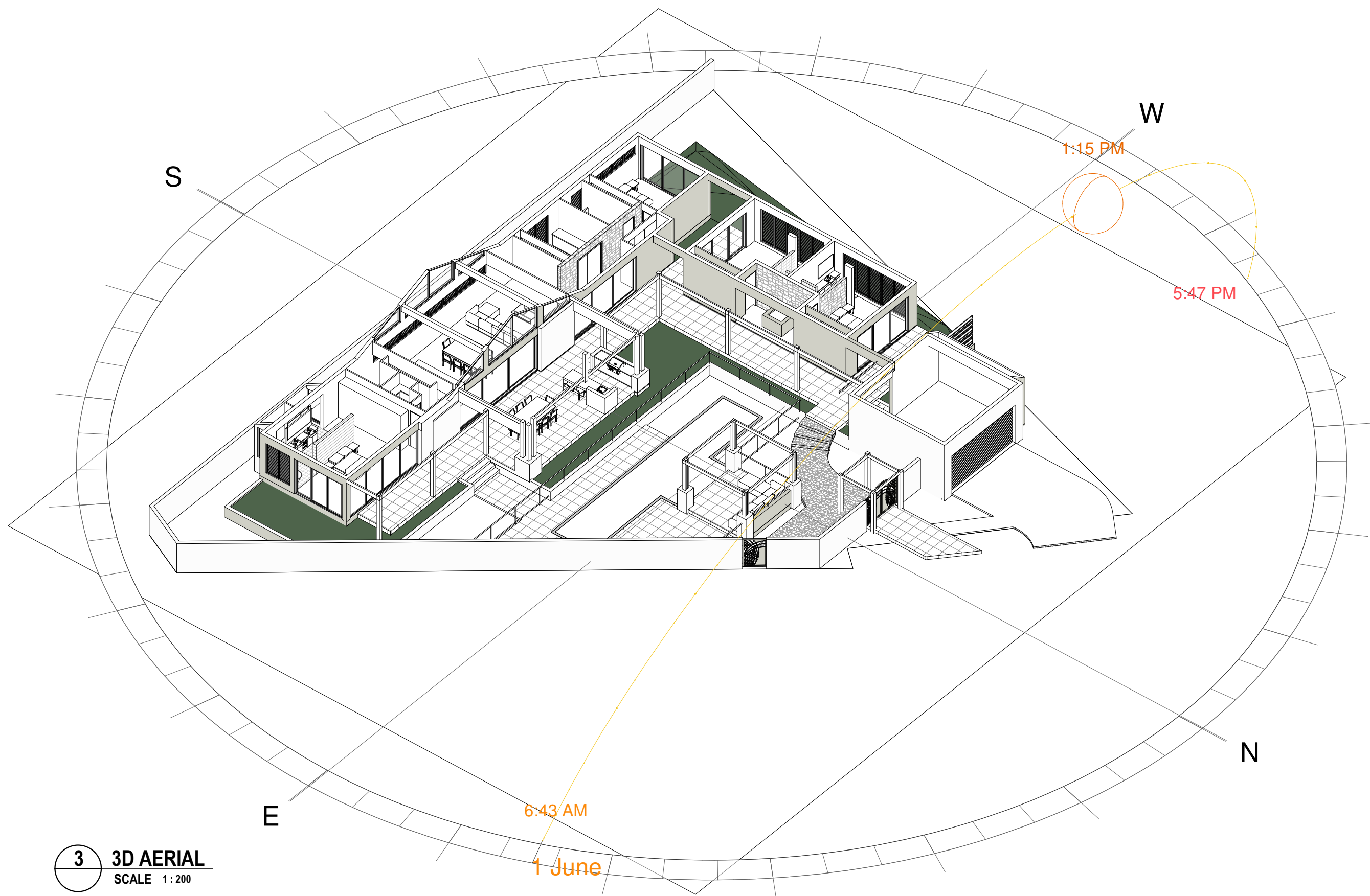
^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.

* Applicable overlay codes are identified by reference to the overlay maps in schedule 2.

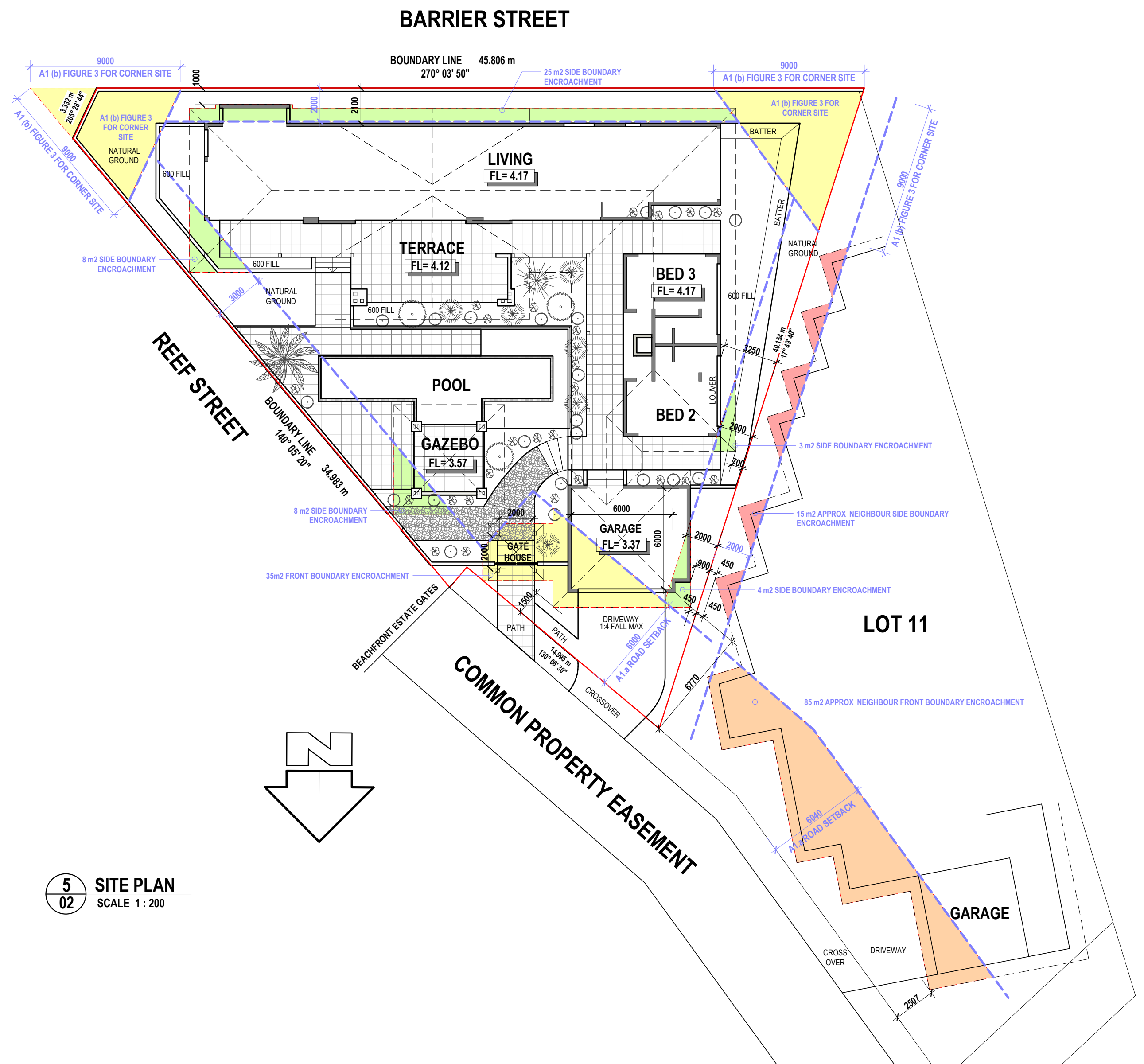
x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)

0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

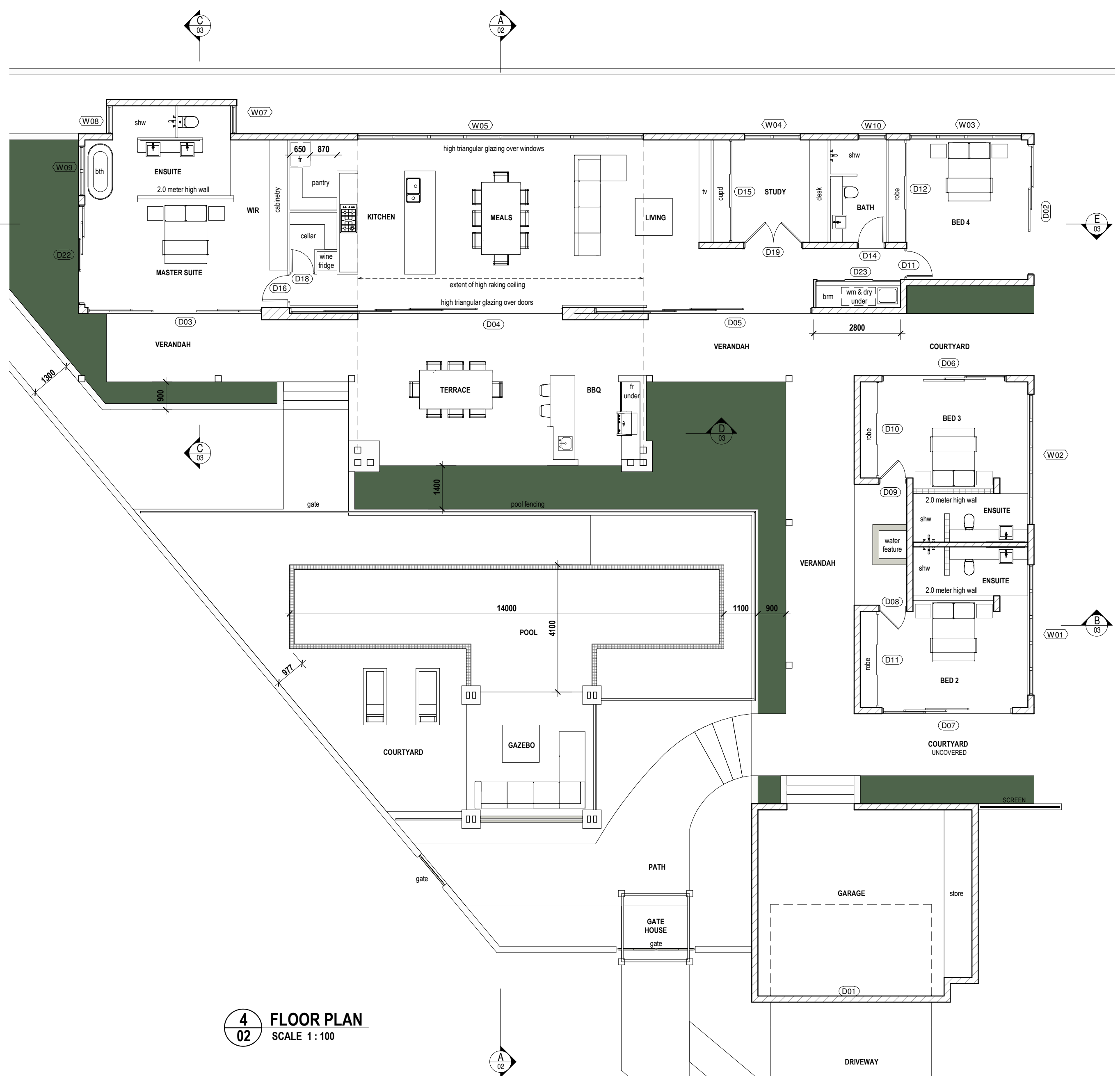
** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.



3 3D AERIAL
SCALE 1:200



5 SITE PLAN
SCALE 1:200



4 FLOOR PLAN
SCALE 1:100

DOOR SCHEDULE								
MARK	DESCRIPTION	TYPE	REFERENCE	WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	GLAZING & FINISH
01	METAL PANEL LIFT GARAGE DOOR	PLD	GATEHOUSE FL	5,200 mm	2,800 mm	2,500 mm	METAL	TIMBER
02	THREE PANEL SLIDING GLASS DOOR	OXX SGD	FL	4,200 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
03	FOUR PANEL SLIDING GLASS DOOR	OXXO SGD	FL	5,800 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
04	THREE PANEL SLIDING GLASS DOOR	OXXO SGD	FL	6,800 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
05	THREE PANEL SLIDING GLASS DOOR	OXXO SGD	FL	7,000 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
06	THREE PANEL SLIDING GLASS DOOR	OXXO SGD	FL	4,000 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
07	THREE PANEL SLIDING GLASS DOOR	OXXO SGD	FL	4,200 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
08	SINGLE 820 SOLID CORE HINGED TIMBER DOOR	820	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
09	SINGLE 820 SOLID CORE HINGED TIMBER DOOR	820	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
10	THREE PANEL SLIDING ROBE DOOR	RB	FL	3,000 mm	2,400 mm	2,400 mm	TIMBER	PAINT
11	SINGLE 820 HINGED TIMBER DOOR	820	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
12	THREE PANEL SLIDING ROBE DOOR	RB	FL	3,200 mm	2,400 mm	2,400 mm	TIMBER	PAINT
13	SINGLE 820 HINGED TIMBER DOOR	820	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
14	THREE PANEL SLIDING ROBE DOOR	RB	FL	3,200 mm	2,400 mm	2,400 mm	TIMBER	PAINT
15	THREE PANEL SLIDING ROBE DOOR	RB	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
16	SINGLE 820 HINGED TIMBER DOOR	820	FL	900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
17	SINGLE 720 HINGED TIMBER DOOR	720	FL	800 mm	2,400 mm	2,400 mm	TIMBER	PAINT
18	DOUBLE 820 HINGED TIMBER DOOR WITH GLASS INFILL	21920	FL	1,900 mm	2,400 mm	2,400 mm	TIMBER	PAINT
19	THREE PANEL SLIDING GLASS DOOR	OXXO SGD	FL	3,200 mm	2,400 mm	2,400 mm	POWDERCOAT ALUMINIUM	GREY GLASS
20	THREE PANEL SLIDING ROBE DOOR	RB	FL	2,700 mm	2,400 mm	2,400 mm	TIMBER	PAINT

WINDOW SCHEDULE								
MARK	DESCRIPTION	TYPE	REFERENCE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAME MATERIAL
01	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	4,200 mm	2,200 mm	200 mm	2,400 mm	POWDERCOAT ALUMINIUM
02	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	4,200 mm	2,200 mm	200 mm	2,400 mm	POWDERCOAT ALUMINIUM
03	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	3,600 mm	600 mm	1,800 mm	2,400 mm	POWDERCOAT ALUMINIUM
04	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	1,800 mm	2,200 mm	200 mm	2,400 mm	POWDERCOAT ALUMINIUM
05	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	9,200 mm	600 mm	1,800 mm	2,400 mm	POWDERCOAT ALUMINIUM
06	SINGLE PANEL FIXED GLASS WINDOW	F	FL	900 mm	2,000 mm	200 mm	2,200 mm	POWDERCOAT ALUMINIUM
07	SINGLE PANEL FIXED GLASS WINDOW	F	FL	900 mm	2,000 mm	200 mm	2,200 mm	POWDERCOAT ALUMINIUM
08	SINGLE PANEL FIXED GLASS WINDOW	F	FL	1,600 mm	2,000 mm	400 mm	2,400 mm	POWDERCOAT ALUMINIUM
09	MULTI PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	900 mm	2,200 mm	200 mm	2,400 mm	POWDERCOAT ALUMINIUM
10	SINGLE PANEL VARIABLE GLASS BLADE LOUVRE	GL	FL	900 mm	2,200 mm	200 mm	2,400 mm	POWDERCOAT ALUMINIUM

FLOOR AREAS	
MAIN RESIDENCE	245m ²
INTERNAL GARAGE	45m ²
OUTDOOR TERRACE	40m ²
TOTAL	330m ²
OTHER COVERED EXTERNAL AREAS:	
VERANDAH & COURTYARD	80m ²
GAZEBO	15m ²
GATEHOUSE	5m ²
TOTAL	100m ²

DA SUBMISSION DRAWINGS

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION

WIND CLASS (CYCLONIC)

DATE
C.M.G. CONSULTING ENGINEERS
ACN 011 065 375
208 BUCHANAN ST. CAIRNS QLD 4870
PH (07) 4031 2775
FAX (07) 4031 9013

C2

Issue	Revision Description	Date
D	REVISED DA SUBMISSION DRAWINGS	24/05/2021
C	DA SUBMISSION DRAWINGS	17/05/2021
B	ADDITIONAL CHANGES	23/04/2021
A	CHANGES TO DESIGN DEVELOPMENT DRAWINGS	02/04/2021

bálay Vandyke
BUILDING DESIGN

208 Buchanan Street CAIRNS
admin@balayvandyke.com.au
PHONE 40518228
QBCC LIC 15065698

THIS DRAWING & THE MANUFACTURER OF ITS CONTENTS IS THE PROPERTY OF bálay Vandyke AND IS COPYRIGHT © THIS DESIGN REMAINS THE COPYRIGHT OF bálay Vandyke AND SHALL NOT BE RETAINED, REPRODUCED OR TRANSMITTED WITHOUT WRITTEN PERMISSION & AUTHORITY FROM A COMPANY DIRECTOR

GENERAL NOTES
1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
* THE BUILDING CODE OF AUSTRALIA (BCA)
* THE QUEENSLAND DEVELOPMENT CODE (QDC)
* BUILDING REGULATIONS
* CURRENT ISSUES OF AUSTRALIAN STANDARDS
2. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES
3. MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED, NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER INCLUSIONS NOMINATED IN BUILDERS SPECIFICATION.
4. DO NOT SCALE FROM DRAWINGS. ONLY FIGURED DIMENSIONS SHALL BE USED. ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY BÁLAY VANDYKE. IF IN DOUBT - JUST ASK.
5. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PRITCHARD

12 REEF STREET PORT DOUGLAS

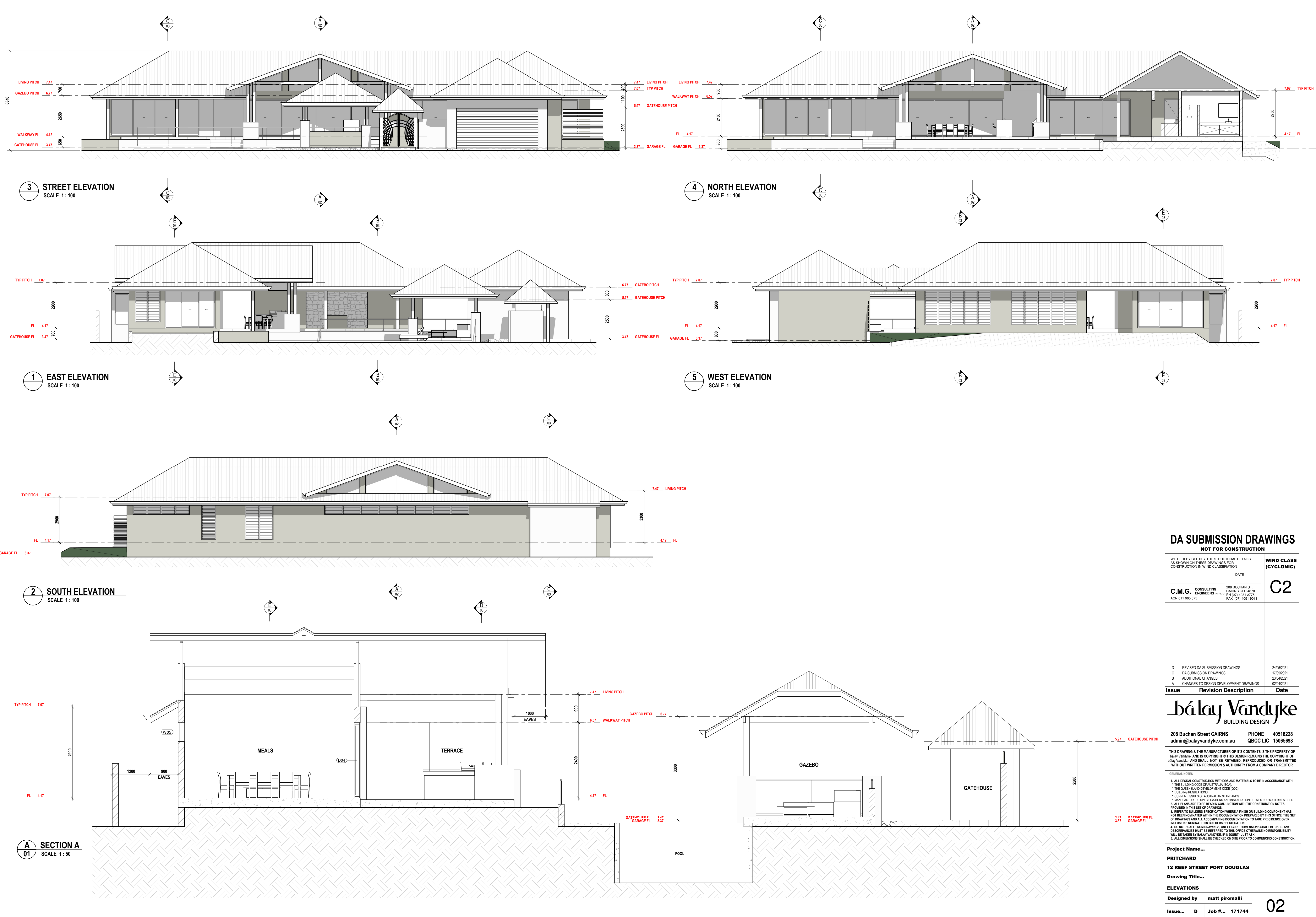
Drawing Title...

FLOOR PLAN

Designed by matt piromalli

Issue... D Job #... 171744

01



DA SUBMISSION DRAWINGS

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION

WIND CLASS (CYCLONIC)

DATE

C.M.G. CONSULTING ENGINEERS 208 BUCHAN ST. CAIRNS QLD 4870
ACN 011 065 375 PH (07) 4031 2775 FAX (07) 4031 9013

C2

D REVISED DA SUBMISSION DRAWINGS 24/05/2021
C DA SUBMISSION DRAWINGS 17/05/2021
B ADDITIONAL CHANGES 23/04/2021
A CHANGES TO DESIGN DEVELOPMENT DRAWINGS 02/04/2021

Issue	Revision Description	Date
-------	----------------------	------

bálay Vandyke
BUILDING DESIGN

208 Buchan Street CAIRNS PHONE 40518228
admin@balayvandyke.com.au QBCC LIC 15065698

THIS DRAWING & THE MANUFACTURER OF ITS CONTENTS IS THE PROPERTY OF bálay Vandyke AND IS COPYRIGHT © THIS DESIGN REMAINS THE COPYRIGHT OF bálay Vandyke AND SHALL NOT BE RETAINED, REPRODUCED OR TRANSMITTED WITHOUT WRITTEN PERMISSION & AUTHORITY FROM A COMPANY DIRECTOR

GENERAL NOTES

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
 - THE BUILDING CODE OF AUSTRALIA (BCA)
 - THE QUEENSLAND DEVELOPMENT CODE (QDC)
 - BUILDING REGULATIONS
 - CURRENT ISSUES OF AUSTRALIAN STANDARDS
- MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.
- ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES PROVIDED IN THIS SET OF DRAWINGS.
- REFER TO BUILDERS SPECIFICATION WHERE A FINISH OR BUILDING COMPONENT HAS NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER INCLUSIONS NOMINATED IN BUILDERS SPECIFICATION.
- DO NOT SCALE FROM DRAWINGS. ONLY FIGURED DIMENSIONS SHALL BE USED. ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY BALAY VANDYKE. IF IN DOUBT - JUST ASK.
- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PRITCHARD

12 REEF STREET PORT DOUGLAS

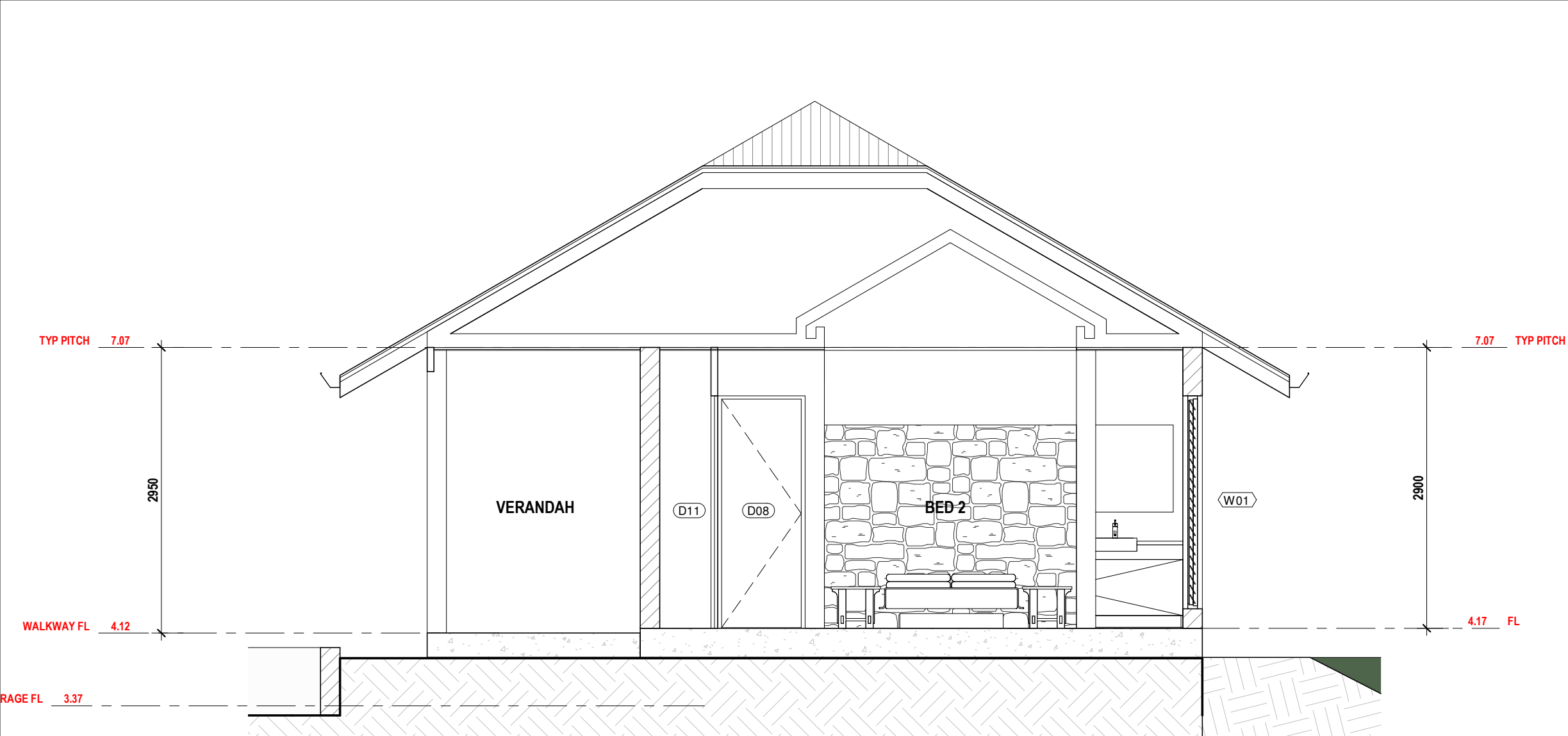
Drawing Title...

ELEVATIONS

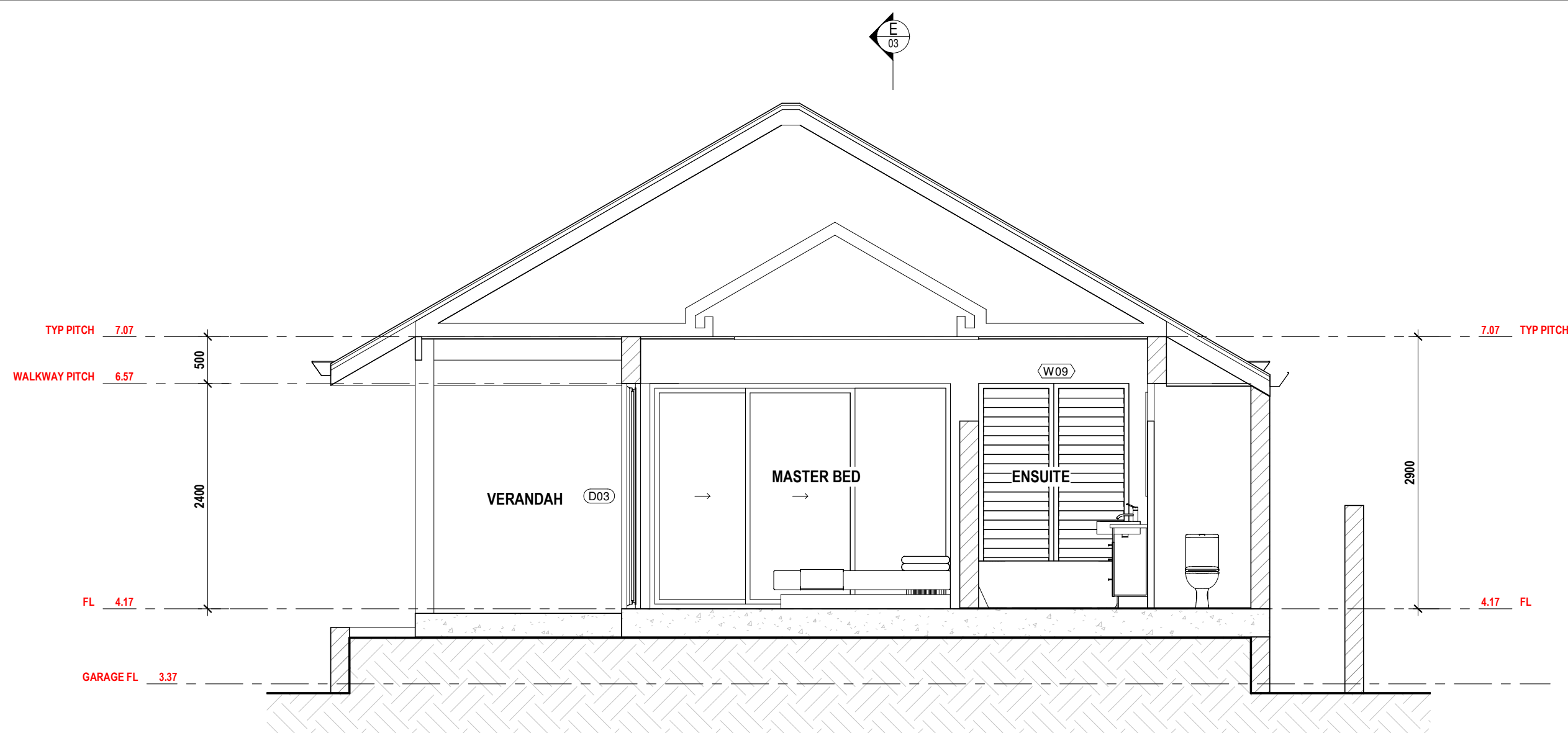
Designed by matt piromalli

Issue... D Job #... 171744

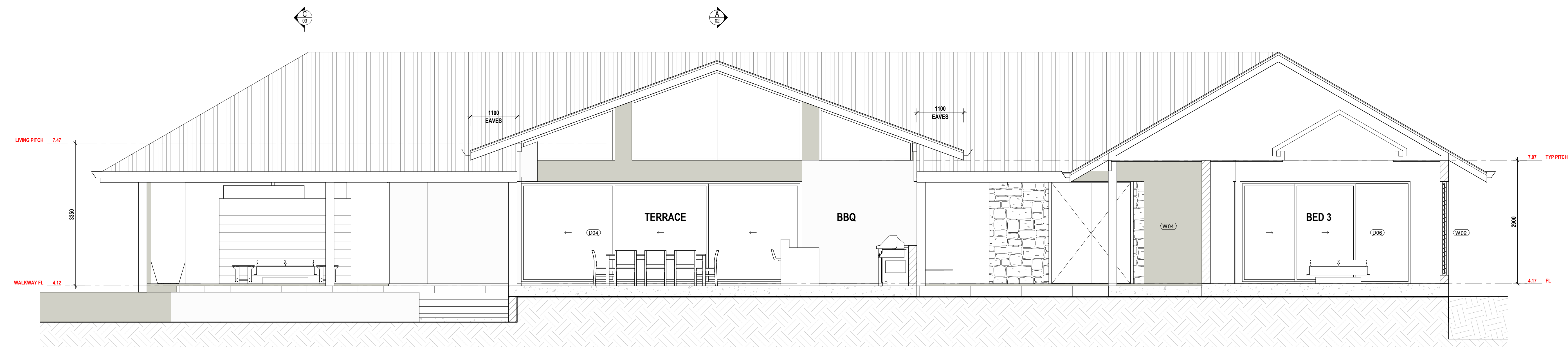
02



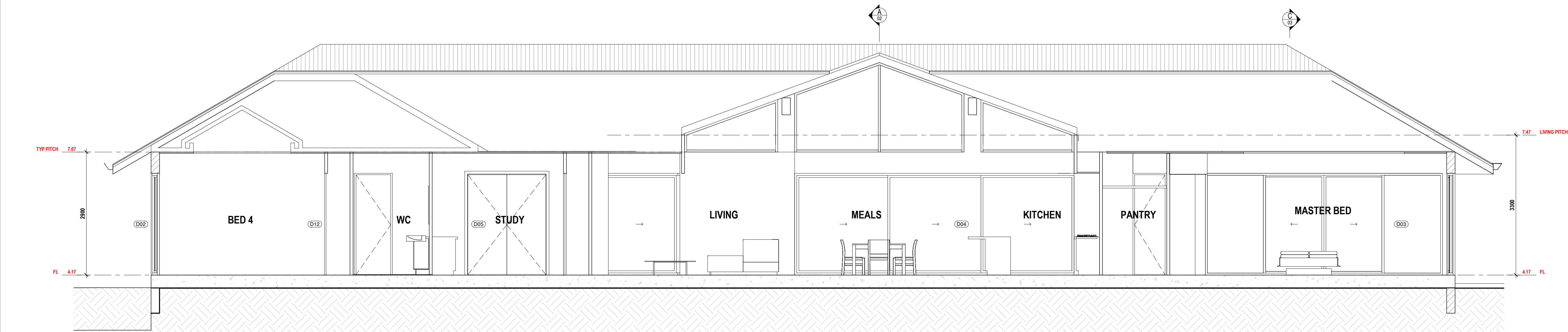
B
01 SECTION B
SCALE 1:50



C
01 SECTION C
SCALE 1:50



D
01 SECTION D
SCALE 1:50



E
01 SECTION E
SCALE 1:50

DA SUBMISSION DRAWINGS

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION

DATE

C.M.G. CONSULTING
ENGINEERS
ACN 011 065 375

208 BUCHAN ST.
CAIRNS QLD 4870
PH (07) 4031 2775
FAX (07) 4031 9013

**WIND CLASS
(CYCLONIC)**

C2

D	REVISED DA SUBMISSION DRAWINGS	24/05/2021
C	DA SUBMISSION DRAWINGS	17/05/2021
B	ADDITIONAL CHANGES	23/04/2021
A	CHANGES TO DESIGN DEVELOPMENT DRAWINGS	02/04/2021

Issue	Revision Description	Date
-------	----------------------	------

bálay Vandyke
BUILDING DESIGN

208 Buchan Street CAIRNS
admin@balayvandyke.com.au

PHONE 40518228
QBCC LIC 15065698

THIS DRAWING & THE MANUFACTURE OF ITS CONTENTS IS THE PROPERTY OF
bálay Vandyke AND IS COPYRIGHT © THIS DESIGN REMAINS THE COPYRIGHT OF
bálay Vandyke AND SHALL NOT BE RETAINED, REPRODUCED OR TRANSMITTED
WITHOUT WRITTEN PERMISSION & AUTHORITY FROM A COMPANY DIRECTOR

GENERAL NOTES

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
 - * THE BUILDING CODE OF AUSTRALIA (BCA)
 - * THE QUEENSLAND DEVELOPMENT CODE (QDC)
 - * BUILDING REGULATIONS
 - * CURRENT ISSUES OF AUSTRALIAN STANDARDS
- MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.
- ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES PROVIDED IN THIS SET OF DRAWINGS.
- REFER TO BUILDERS SPECIFICATION COMPONENT WHERE A FINISH OR BUILDING COMPONENT HAS NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER INCLUSIONS NOMINATED IN BUILDERS SPECIFICATION.
- DO NOT SCALE FROM DRAWINGS. ONLY FIGURED DIMENSIONS SHALL BE USED. ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY BALAY VANDYKE. IF IN DOUBT - JUST ASK.
- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PRITCHARD
12 REEF STREET PORT DOUGLAS

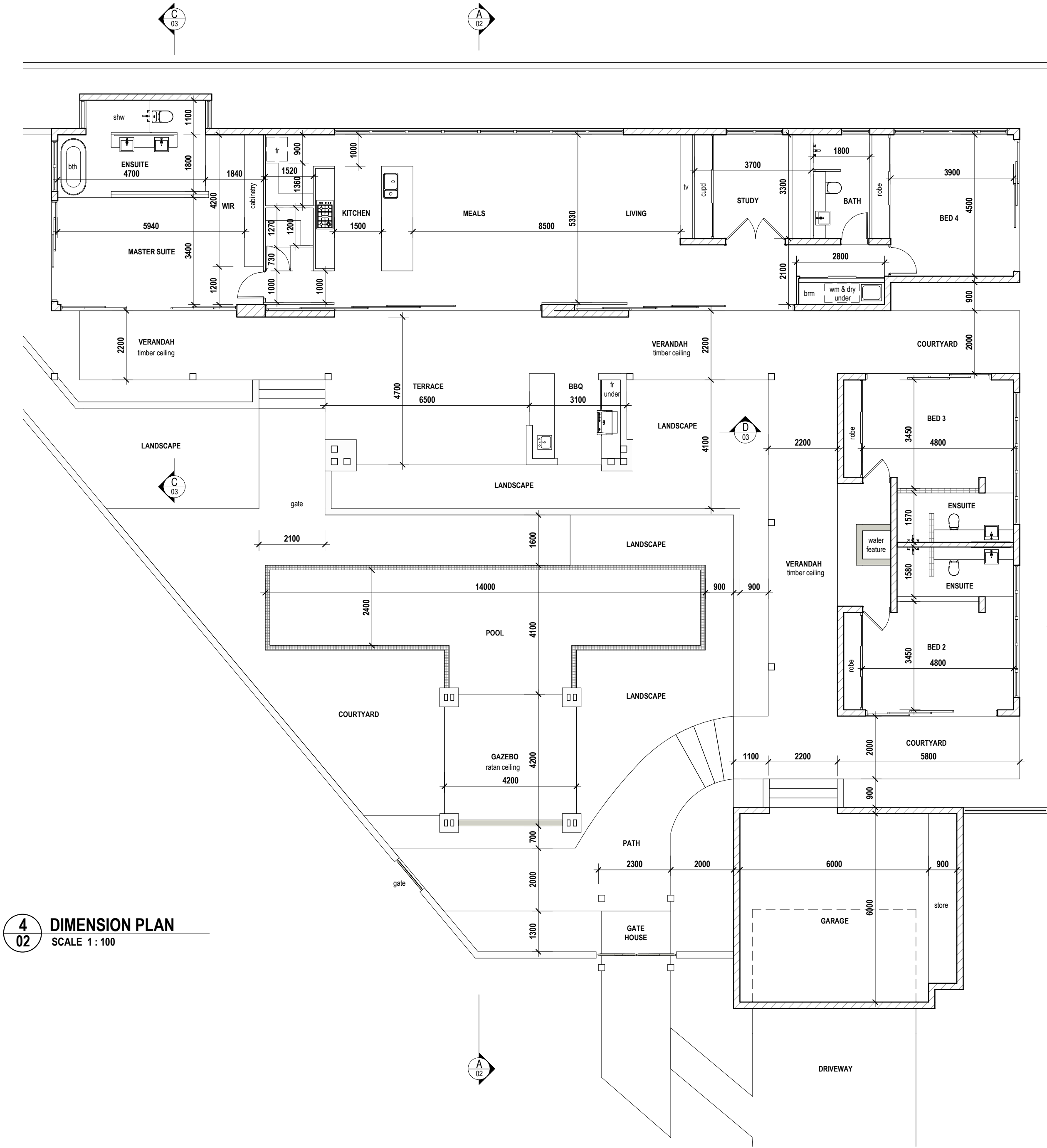
Drawing Title...

CROSS SECTIONS

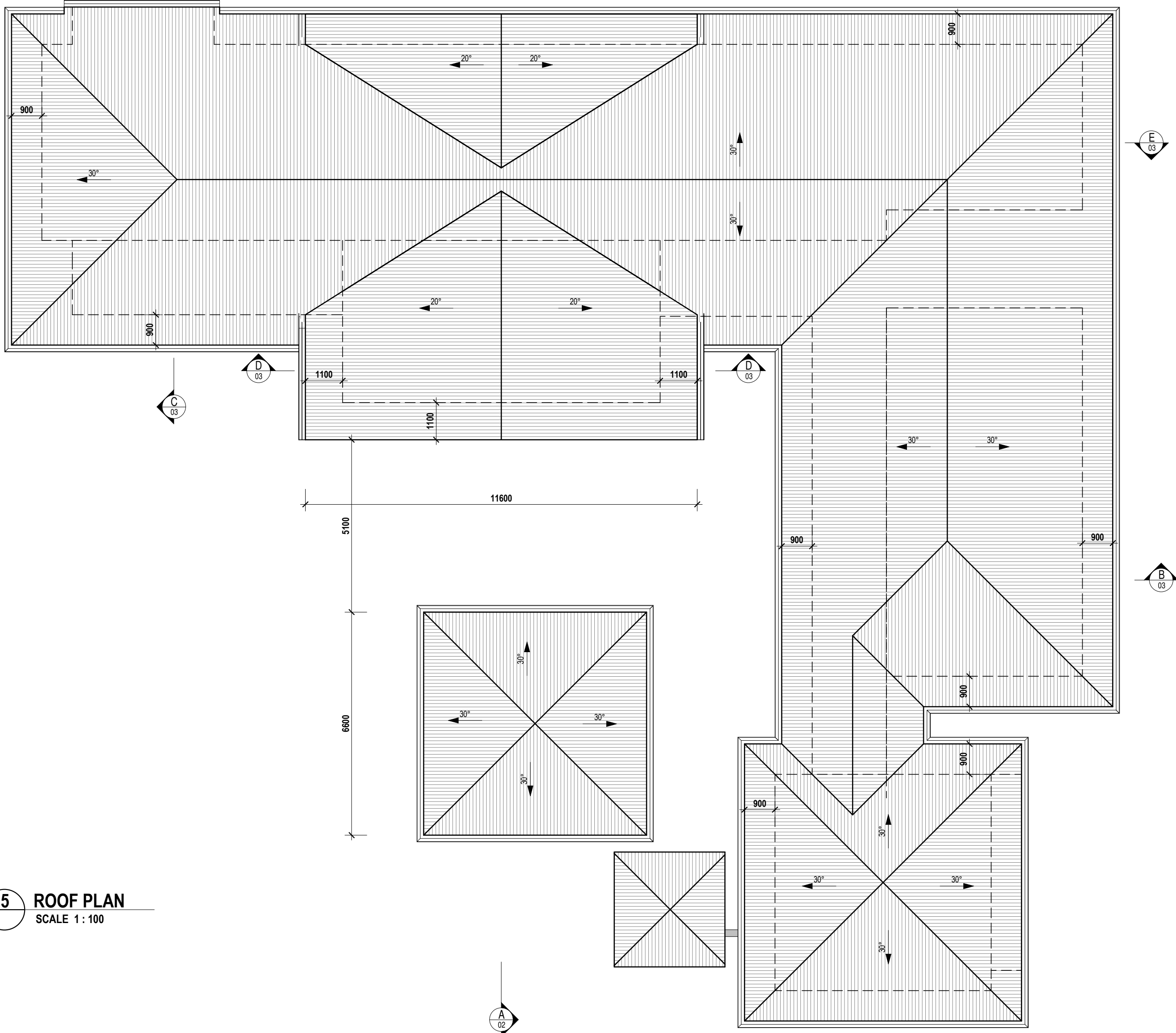
Designed by **matt piromalli**

Issue... **D** Job #... **171744**

03



4
02 DIMENSION PLAN
SCALE 1:100



5
02 ROOF PLAN
SCALE 1:100



6
02 LOCALITY MAP
SCALE 1:1500

DA SUBMISSION DRAWINGS

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION

WIND CLASS
(CYCLONIC)

DATE

C.M.G. CONSULTING ENGINEERS
ACN 011 065 375

208 BUCHAN ST.
CAIRNS QLD 4870
PH (07) 4031 2775
FAX (07) 4031 9013

C2

D REVISED DA SUBMISSION DRAWINGS 24/05/2021
C DA SUBMISSION DRAWINGS 17/05/2021
B ADDITIONAL CHANGES 23/04/2021
A CHANGES TO DESIGN DEVELOPMENT DRAWINGS 02/04/2021

Issue Revision Description Date

bá lay Vandyke
BUILDING DESIGN

208 Buchan Street CAIRNS PHONE 40518228
admin@balayvandyke.com.au QBCC LIC 15065698

THIS DRAWING & THE MANUFACTURER OF ITS CONTENTS IS THE PROPERTY OF
bá lay Vandyke AND IS COPYRIGHT © THIS DESIGN REMAINS THE COPYRIGHT OF
bá lay Vandyke AND SHALL NOT BE RETAINED, REPRODUCED OR TRANSMITTED
WITHOUT WRITTEN PERMISSION & AUTHORITY FROM A COMPANY DIRECTOR

GENERAL NOTES

- ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
* THE BUILDING CODE OF AUSTRALIA (BCA)
* THE QUEENSLAND DEVELOPMENT CODE (QDC)
* BUILDING REGULATIONS
* CURRENT ISSUES OF AUSTRALIAN STANDARDS
- MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.
2. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES
PROVIDED IN THIS SET OF DRAWINGS.
- REFER TO BUILDERS SPECIFICATION WHERE A FINISH OR BUILDING COMPONENT HAS
NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET
OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER
INCLUSIONS NOMINATED IN BUILDERS SPECIFICATION.
- DO NOT SCALE FROM DRAWINGS. ONLY FIGURED DIMENSIONS SHALL BE USED. ANY
DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY
WILL BE TAKEN BY BALAY VANDYKE. IF IN DOUBT - JUST ASK.
- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PRITCHARD

12 REEF STREET PORT DOUGLAS

Drawing Title...

ROOF & CEILING PLANS

Designed by matt piromalli

Issue... D Job #... 171744

04