

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) | JAMES MEECHAM |
| Contact name (only applicable for companies) | |
| Postal address (P.O. Box or street address) | QMA CERTIFICATION GROUP |
| Suburb | P.O. Box 831 PORT DOUGLAS |
| State | QLD |
| Postcode | 4877 |
| Country | |
| Contact number | 40985150 |
| Email address (non-mandatory) | admin@qma-cert.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 checked="" type="checkbox"/> | Yes – the written consent of the owner(s) is attached to this development application |
| <input 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 |
| | | 39 | SNAPPER ISLAND DA | WONGLA |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4873 | 33 | RP903504 | 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. Only one set of coordinates is required for this part.

- 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 their details have been attached in a schedule to this 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):*

Dwelling

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 DA Form 2 – Building work details |

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) |
|---|---|--|--|
| NEW DWELLING | DWELLING HOUSE | 1 | 200m 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 construction road (complete 13)) |

10) Subdivision

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

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

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

| | |
|---|--|
| How many stages will the works include? | |
| What stage(s) will this development application apply to? | |

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

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

| Current lot | | Proposed lot | |
|-------------------------|------------------------|-------------------------|------------------------|
| Lot on plan description | Area (m 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"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

| | |
|--|--|
| <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

DOUGLAS SHIRE COUNCIL

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

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- Local heritage places

Matters requiring referral to the **chief executive of the distribution entity or transmission entity**:

Electricity infrastructure

Matters requiring referral to:

- The **Chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

Oil and gas infrastructure

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

Brisbane core port land

Matters requiring referral to the **Minister under the Transport Infrastructure Act 1994**:

Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons)

Strategic port land

Matters requiring referral to the **relevant port operator**:

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

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

Land within limits of another port (below high-water mark)

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

Tidal works, or work in a coastal management district in Gold Coast waters

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

Tidal works marina (*more than six vessel berths*)

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

Yes -- referral response(s) received and listed below are attached to this development application

No

| Referral requirement | Referral agency | Date of referral response |
|----------------------|-----------------|---------------------------|
| | | |
| | | |

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

| Amount paid | Date paid (dd/mm/yy) | QLeave levy number |
|-------------|----------------------|--------------------|
| \$ | | |

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.eld.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: | |
| | |

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

Hazardous chemical facilities

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 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 conservation

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

Yes

No

Note: See 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.dsdmip.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.dsdmip.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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i> | <input checked="" type="checkbox"/> Yes |
| 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 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable |
| Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i> | <input checked="" type="checkbox"/> Yes |
| Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i> | <input checked="" type="checkbox"/> Yes |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable |

| 25) Applicant declaration | |
|---|--|
| <input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct | |
| <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> | |
| <i>Note: It is unlawful to intentionally provide false or misleading information.</i> | |
| <p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p> | |

PART 9 – 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 | |
| Date receipted form sighted by assessment manager | |
| Name of officer who sighted the form | |

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

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PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150
FAX: (07) 4098 5180

Lot 9 Unit 5
Craiglie Business Park
Owen Street
CRAIGLIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

11 October 2018

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir,

**Re: Proposed Dwelling – 39 Snapper Island Drive, Wonga
Lot 33 RP903504**

GMA Certification Group has been engaged to assess and application for the construction of a new dwelling on the abovementioned allotment.

The property is within the Flood and Storm Tide Inundation overlay (Storm Tide Medium Hazard & Floodplain Assessment Overlay). Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. DA form 1;
2. Assessment against the applicable Acceptable Solutions & Outcomes of the applicable Codes;
3. 1 x copy of plans; &
5. Owners consent.

The waste water assessment will be forwarded when received.

Assessment – Flood & storm tide hazard overlay code

The following table provides an assessment of the proposed development with regards to Performance Outcomes of the flood & storm tide hazard overlay code.

| Flood and storm tide hazards overlay code | | |
|---|---|--|
| Performance Outcomes | Acceptable Outcomes | Comment |
| For assessable and self assessable development | | |
| PO1 Development is located and designed to: ensure the safety of all persons; | For dwelling houses, AO1.2 Development within the Flood and Storm Tide | The dwelling is to be constructed within a developed area of Wonga Beach. The current ground level where the dwelling is to be constructed is |

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

FIRE SAFETY AUDITS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

Cloncurry
(07) 4742 2022

Chinchilla
(07) 4669 1166

Atherton
(07) 4091 4196

Childers
(07) 4126 3069

| | | |
|---|---|--|
| <p>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>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>approximately 3.20m AHD. Therefore, the finished floor level of the dwelling will be approximately 3.50m AHD.</p> <p>It is considered the proposed finished floor level of 3.50m AHD will provide an acceptable level of flood immunity and request Council continue with the assessment on the basis that the proposed is infill development.</p> <p>The owners have accepted the risks associated with possible inundation via the attached acknowledgement letter.</p> <p>Further, the design life of the building would be limited to approximately 25-50 years. Accordingly, the assumed sea level rise by 2100 would not affect the dwelling as by that time redevelopment would have occurred.</p> |
| <p>PO3 Development siting and layout responds to flooding potential and maintains personal safety</p> | <p>For Material change of use AO3.1 New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>Or AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to</p> | <p>The proposed dwelling will be located on the highest part of the site so as to minimize the entrance of flood waters.</p> <p>To the owner's knowledge the property has not been inundated previously. Therefore, the proposed floor level is well above any perceived flooding potential other than that projected out to 80 years.</p> <p>Should flooding be envisaged from a cyclonic event, there are early mandatory evacuation periods for which residents can evacuate the site, should this be necessary.</p> |

| | | |
|--|--|---|
| | <p>accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> | |
| <p>PO6 Development avoids the release of hazardous materials into floodwaters.</p> | <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level;</p> <p>or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a</p> | <p>No manufacture or storage of hazardous or noxious materials is proposed.</p> |

| | | |
|---|---|--|
| | <p>result of inundation by the DFE.</p> <p>AO6.4</p> <p>If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> | |
| <p>PO7</p> <p>The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p> | <p>AO7</p> <p>Development does not:</p> <p>(a) increase the number of people calculated to be at risk of flooding;</p> <p>(b) increase the number of people likely to need evacuation;</p> <p>(c) shorten flood warning times; and</p> <p>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</p> | <p>The proposal is for one dwelling. Therefore, the proposal does not affect envisaged disaster management response or recovery capabilities.</p> <p>Evacuation is self-managed at times of a cyclonic event with long lead times for mandatory evacuation.</p> <p>Wonga Beach is a small community therefore, evacuation routes will not be blocked by excessive traffic.</p> |

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

Kind Regards,



GMA Certification Group

11 October 2018

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir,

Re: Proposed Dwelling – 37-39 Snapper Island Drive, Wonga Beach
Lot 33 RP903504

I refer to the application for Material Change of Use submitted to Council for the abovementioned allotment.

The existing ground level in the location of the proposed dwelling is approximately 3.2m AHD. Accordingly, the floor level of the dwelling will be approximately 3.50m AHD. It is understood that Council requires habitable rooms of buildings to have a minimum floor level of 3.7m AHD, so as to comply with Q100 flood data.

As the owner of the property, I acknowledge the risks associated with flooding and believe the proposed floor level of the subject dwelling will adequately provide for an acceptable level of flood immunity.

Regards,



Jim Meecham & Joy Meecham

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

I, JAMES MEECHAN &
JBY MEECHAN

[Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

39 SWAPPER ISLAND DR, WONGA

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

AMA CERTIFICATION GROUP

[Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

Dwelling

X / / / / /
X JJ Meachon

[signature of owner and
date signed]

STORM WATER NOTES
 DOWNPIPES TO DISCHARGE STREET KERB & CHANNEL.

ENSURE STORMWATER RUNOFF IS DIRECTED AWAY FROM RESIDENCE AND ADJOINING PROPERTIES.

DOWNPIPE LOCATIONS TO VERIFIED ON SITE BY LICENSED PLUMBER IN ACCORDANCE WITH B.C.A. REQUIREMENTS.

BUILDER IS TO CONFIRM NO WASTE OR SOIL RUN OFF IS ALLOWED TO ENTER STORMWATER DRAINS.

SITE NOTES
 EXCAVATE FOOTINGS TO THE REQUIRED SIZES AND DEPTHS. CONFIRM THAT BEARING CAPACITY IS ADEQUATE.

CHECK EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.

INSTALL APPROVED SOIL EROSION BARRIERS AROUND SITE IN ACCORDANCE WITH E.P.A. AND LOCAL AUTHORITY REQUIREMENTS.

FINISHED GROUND FLOOR LEVEL TO BE MINIMUM 225mm ABOVE FINISHED GROUND LEVEL.

GENERAL NOTES
 ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL CONSTRUCTION & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AUST. STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL COUNCIL REQUIREMENTS.

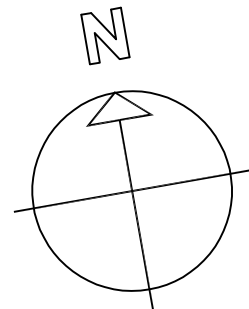
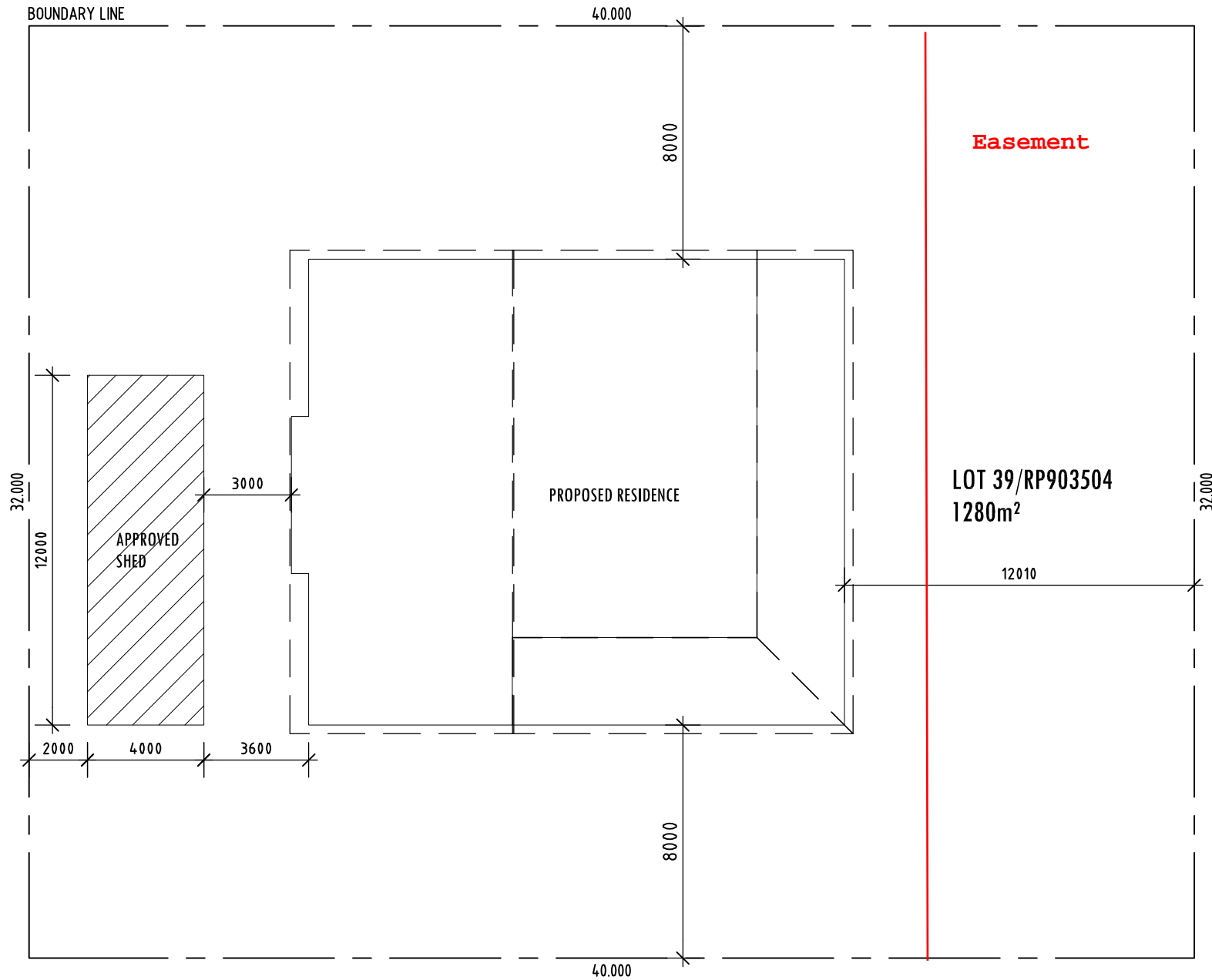
ALL PRIMARY BUILDING ELEMENTS TO BE TERMITE RESISTANT.

ALL WORK PRACTICE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011. THE WORK HEALTH & SAFETY REGULATION 2011, AND RELEVANT CODES OF PRACTICE THEREIN.

WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING, LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION.

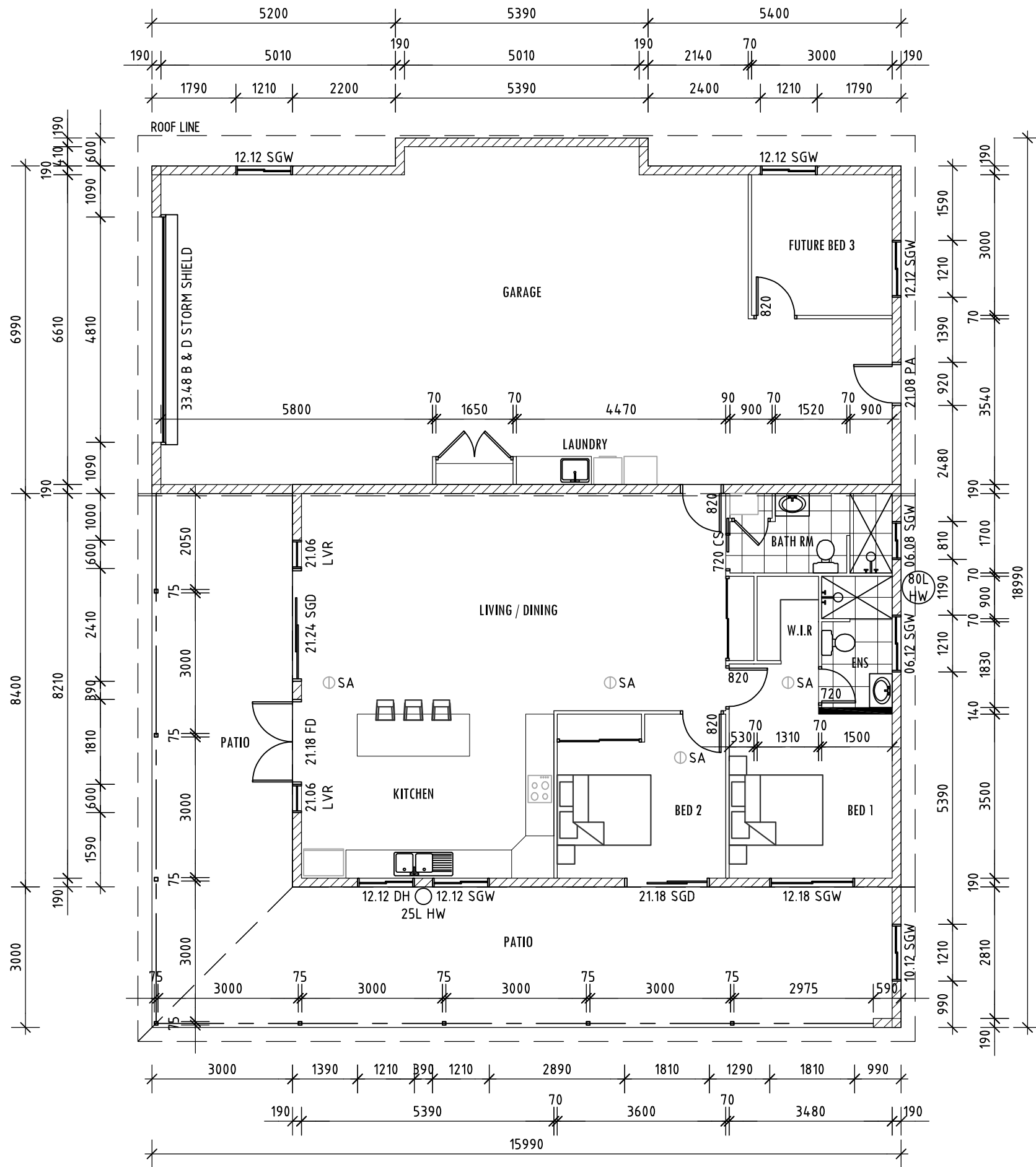
ALL SPECIFIED & GENERIC BUILDING PRODUCTS & COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & PROJECT DOCUMENTATION.

WET AREA FLOORS TO HAVE SELECTED CERAMIC TILES & COMPATIBLE TILE ADHESIVE, WATERPROOFING MEMBRANE.



SITE PLAN
 SCALE 1:200

| REV | DESCRIPTION | APP'D | DATE | ROBERT F COLEFAX CONSULTING ENGINEER | | J & J MEECHAM | | PROPOSED RESIDENCE AT: No. 39, LOT 33 SNAPPER ISLAND DRIVE, WONGA BEACH | | DRAFTED: HC | APPROVED: | |
|-----|------------------------------|-------|----------|---|--|---|--|--|--|-------------------------|-------------|--|
| BA | ISSUED FOR BUILDING APPROVAL | | 09/10/18 | LOT 10 / 48 MASON RD KURANDA | PHONE: 07 40938718 MOBILE: 0409 482 970 | THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF THE NOTED CLIENTS. DO NOT SCALE FROM THIS DRAWING. THE CONTRACTS ARE TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK. | | TITLE: SITE PLAN | | DESIGNED: J & JM | DWG NO: DD1 | |
| | | | | bob@cofax.net | RPEQ: 993 | | | | | SCALE: AS NOTES @ A3 | REV: BA | |



JOINERY NOTES
 SPECIFIC DETAILS OF KITCHEN & BATHROOM JOINERY AS SPECIFIED BY OWNER.
 CUPBOARD SHELVING REQUIREMENTS AS SPECIFIED BY OWNER,

DOOR NOTES
 REBATE SLIDING GLASS DOOR SILLS IN SLAB

ROBE SLIDING DOORS & CUPBOARD DOORS
 2400 HIGH.

INTERNAL DOORS
 2040H x WIDTH SHOWN

WINDOW NOTES
 PROPRIETARY WINDOWS TO BE INSTALLED AND SEALED ALL ROUND IN ACCORDANCE WITH WRITTEN INSTRUCTIONS FROM WINDOW MANUFACTURER.

CONFIRM ALL SLIDE DIRECTIONS WITH OWNER PRIOR TO ORDERING WINDOWS.

SMOKE ALARMS NOTE
 I) BE PHOTOELECTRIC (AS 3786-2014); AND
 II) NOT ALSO CONTAIN AN IONISATION SENSOR; AND
 III) BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (I.E. BATTERY); AND
 IV) BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.
 SMOKE ALARMS MUST BE INSTALLED ON EACH STOREY:
 I) IN EACH BEDROOM; AND
 II) IN HALLWAYS WHICH CONNECT BEDROOMS AND THE REST OF THE DWELLING; OR
 III) IF THERE IS NO HALLWAY, BETWEEN THE BEDROOMS AND OTHER PARTS OF THE STOREY; AND
 IV) IF THERE ARE NO BEDROOMS ON A STOREY AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE MOST LIKELY PATH OF TRAVEL TO EXIT THE DWELLING.

FLOOR PLAN

SCALE 1:100

LEGEND & NOTES:

- 12.18 (SGW) 1200 HIGH x 1800 WIDE (SLIDING GLASS WINDOW)
 - LVR LOUVRE
 - SGD SLIDING GLASS DOOR
 - PA PERSONAL ACCESS DOOR
 - FD FRENCH DOOR
 - SA SMOKE ALARM
 - HW HOT WATER TANK
- ALL DOORS & WINDOWS TO HAVE ALUMINIUM FRAMES & CLEAR GLASS
 PLASTERBOARD LINING INTERNALLY TO WALLS & CEILING
 RENDER TO OUTSIDE OF EXTERNAL BLOCK WALLS
 TO INTERNAL FLOORS
 TILES TO ENSUITE & BATHROOM
 TO GARAGE FLOOR, SET DOWN 100mm FROM HOUSE SLAB
 TO PATIO FLOOR, 25mm STEP DOWN FROM HOUSE SLAB
 WITH 1:100 FALL AWAY FROM HOUSE

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

ACCEPTABLE SOLUTIONS:

TAPWARE:
 SHOWER ROSES TO BE AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2004 OR A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS).

MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING FOR TAPS SERVING:
 LAUNDRY TUBS
 KITCHEN SINKS
 AND
 BASINS

WATER SUPPLY:
 IN A SERVICE AREA FOR RETAIL WATER SERVICE UNDER THE WATER ACT 2000, THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZ 3550.1:2003 AND IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500 Kpa, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT THE OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500 Kpa.

VOLUME OF WATER USED IN TOILET:
 TOILET CISTERNS TO HAVE DUAL FLUSH CAPABILITY AND HAVE A MINIMUM 4 STAR WATER LABELLING AND STANDARDS RATING.

ENERGY EFFICIENT LIGHTING:
 A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

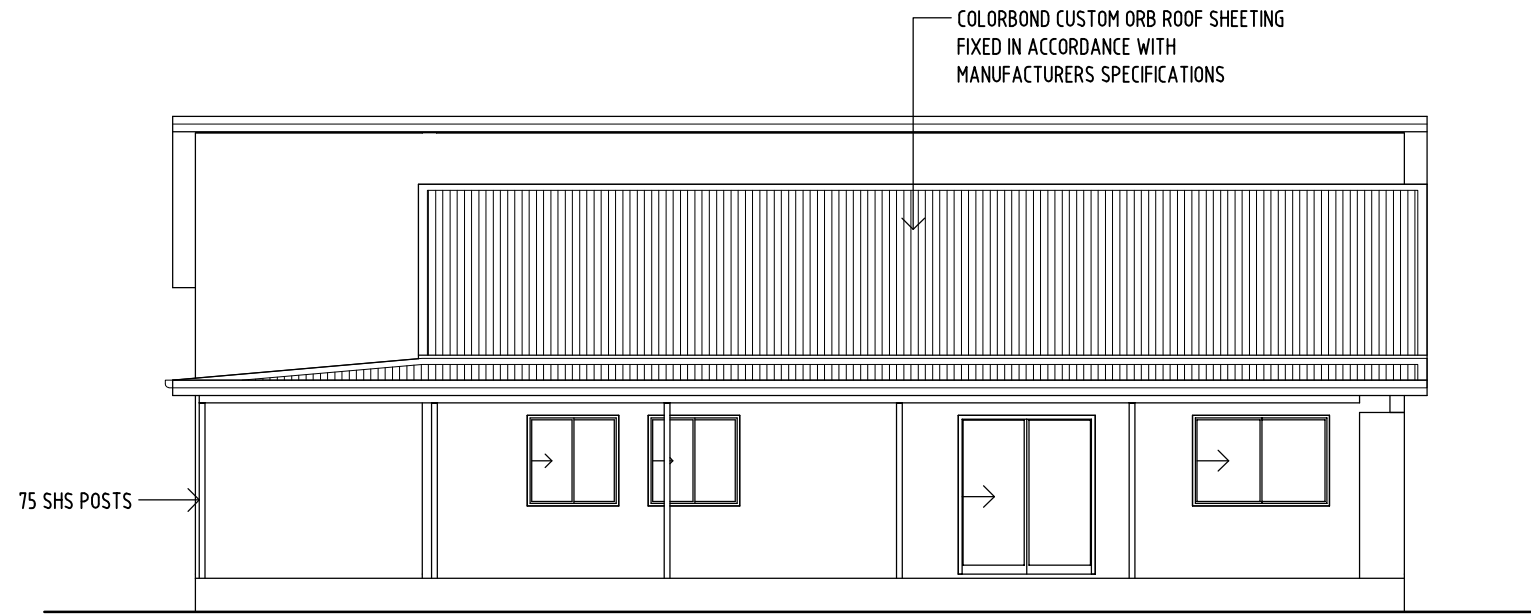
| REV | DESCRIPTION | APP'D | DATE |
|-----|------------------------------|-------|----------|
| BA | ISSUED FOR BUILDING APPROVAL | | 09/10/18 |

ROBERT F COLEFAX CONSULTING ENGINEER
 LOT 10 / 48 MASON RD KURANDA
 PHONE: 07 40938718 MOBILE: 0409 482 970
 bob@coifax.net RPEQ: 993

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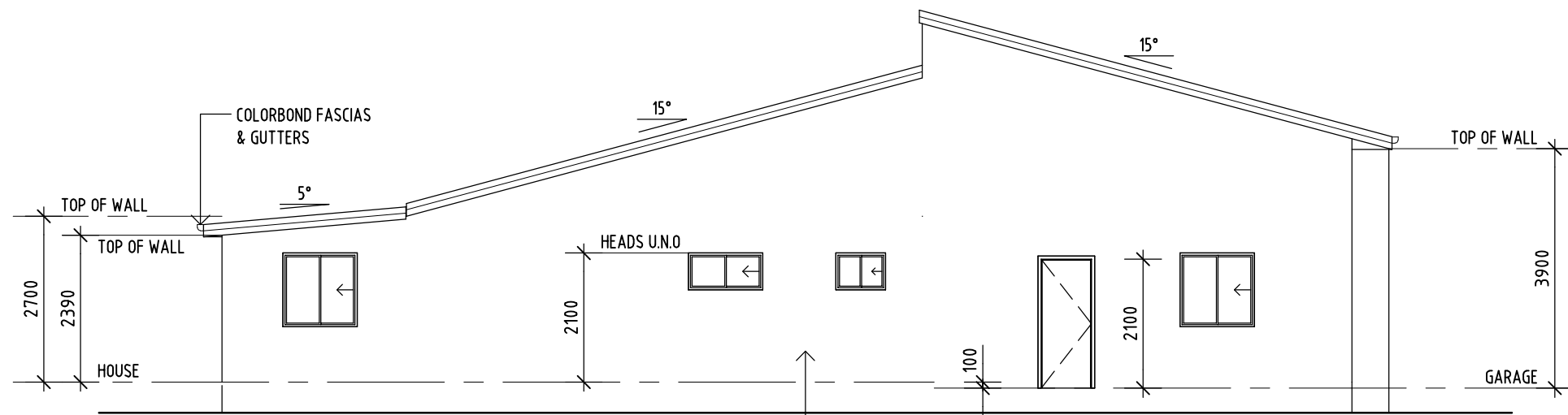
PROPOSED RESIDENCE AT:
 No. 39, LOT 33 SNAPPER ISLAND DRIVE, WONGA BEACH
TITLE: FLOOR PLAN

| | |
|----------------------|-------------|
| DRAFTED: HC | APPROVED: |
| DESIGNED: J & J M | |
| SCALE: AS NOTES @ A3 | DWG NO: DD2 |
| | REV: BA |



EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

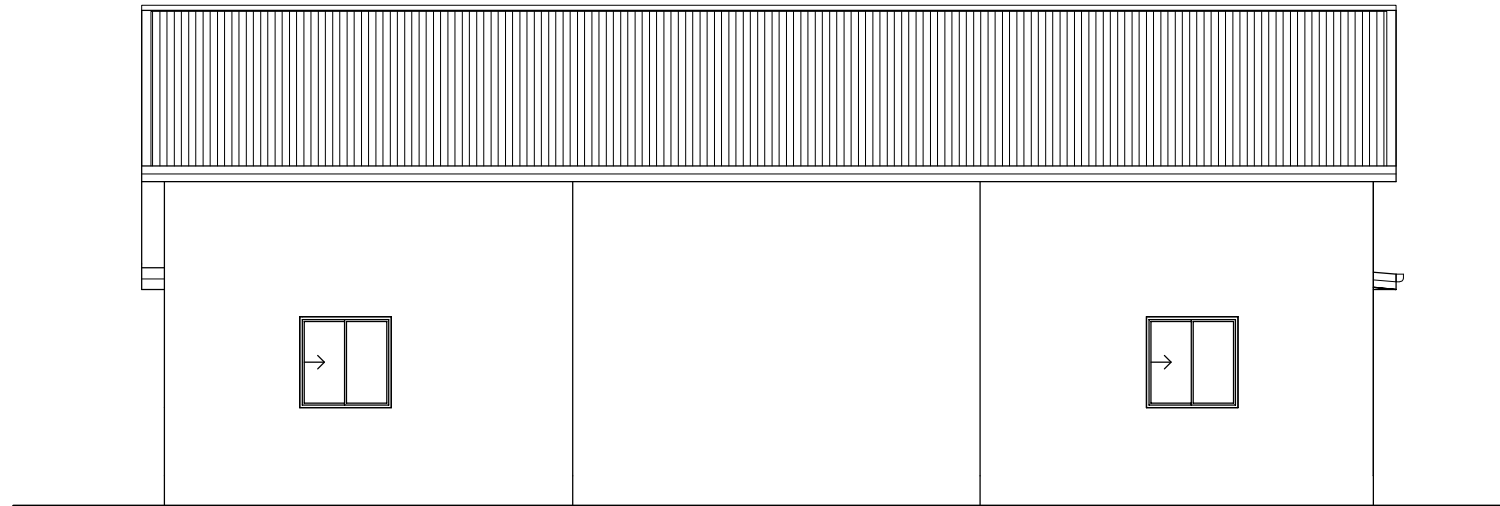
| REV | DESCRIPTION | APP'D | DATE |
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| BA | ISSUED FOR BUILDING APPROVAL | | 09/10/18 |

ROBERT F COLEFAX
 CONSULTING ENGINEER
 LOT 10 / 48 MASON RD
 KURANDA
 bob@coifax.net
 PHONE: 07 40938718
 MOBILE: 0409 482 970
 RPEQ: 993

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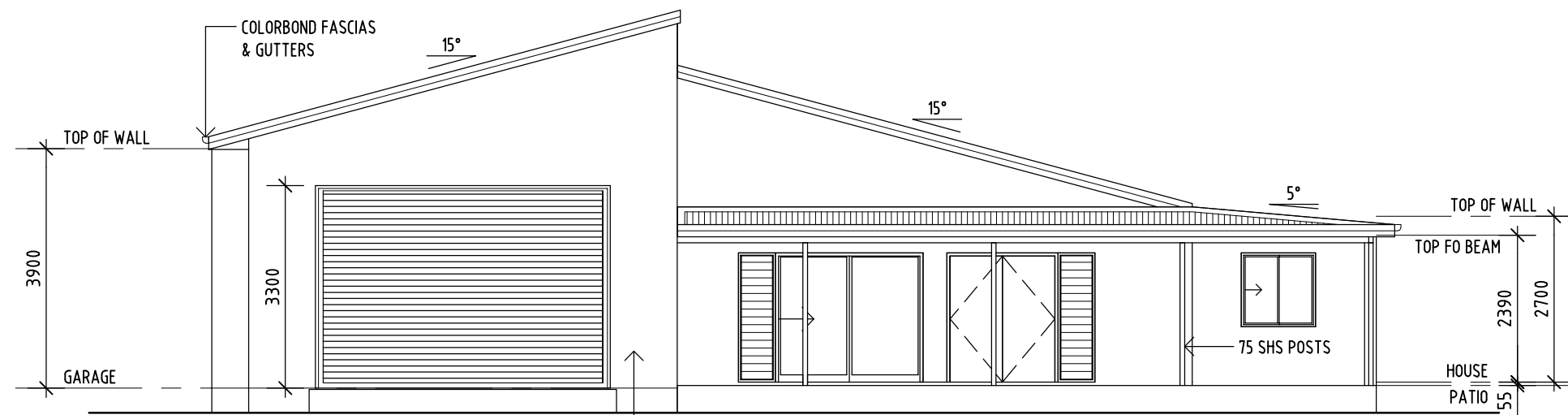
PROPOSED RESIDENCE AT:
 No. 39, LOT 33 SNAPPER ISLAND DRIVE, WONGA BEACH
TITLE: ELEVATIONS

| | |
|----------------------|---------------|
| DRAFTED: HC | APPROVED: |
| DESIGNED: J & JM | |
| SCALE: AS NOTES @ A3 | DWG NO: DD3 |
| | REV: BA |



WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

| REV | DESCRIPTION | APP'D | DATE |
|-----|------------------------------|-------|----------|
| BA | ISSUED FOR BUILDING APPROVAL | | 09/10/18 |

ROBERT F COLEFAX CONSULTING ENGINEER
 LOT 10 / 48 MASON RD KURANDA
 PHONE: 07 40938718 MOBILE: 0409 482 970
 bob@coifax.net RPEQ: 993

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PROPOSED RESIDENCE AT:
 No. 39, LOT 33 SNAPPER ISLAND DRIVE, WONGA BEACH
TITLE: ELEVATIONS

DRAFTED: HC
 DESIGNED: J & JM
 SCALE: AS NOTES @ A3

APPROVED:

 DWG NO: DD4 REV: BA