

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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**, 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)	JEFF EUGSTER
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- GMA CERTIFICATION GROUP
Suburb	P.O. Box 831 PORT DOUGLAS
State	Q
Postcode	4877
Country	
Contact number	40985750
Email address (non-mandatory)	adminpd@gmacert.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
		77	SNAPPER ISLAND PR	WONUNA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		11	SP 192589	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:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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 HOUSE	DWELLING HOUSE	1	219m ²

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

- ☐ Yes
☒ 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?

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

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

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

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

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

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | | |

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

- ☐ Yes – specify number of new lots:
- ☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS**15) Identify the assessment manager(s) who will be assessing this development application**DOUGLAS SHIRE COUNCIL**16) Has the local government agreed to apply a superseded planning scheme for this development application?**

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ 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)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

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 – the yellow local government/private certifier's 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

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

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements**Environmentally relevant activities**

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

☐ Yes – the required attachment (form EM941) 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 "EM941" 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:			

☐ 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

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.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

☒ No*Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.***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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:

Place ID:

Brothels23.14) 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

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

If building work is associated with the proposed development, Parts 4 to 6 of 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 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 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	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

DA Form 2 – Building work details

Approved form (version 1.0 effective 3 July 2017) made under Section 282 of the Planning Act 2016.

This form must be used to make a development application involving building work.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated with any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	JEFF EUGSTER
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	77 SNAPPER ISLAND DRIVE
Suburb	WONGA BEACH
State	QLD
Postcode	4873
Country	Australia
Contact number	0419746288
Email address (non-mandatory)	jeffugster79@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

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

Unit No.	Street No.	Street Name and Type	Suburb
	77	Snapper Island drive	Wonga beach
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	11		DOUGLAS SHIRE

2.2) 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

3) 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 the [DA Forms Guide](#)

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
☒ No

PART 3 – FURTHER DETAILS**4) Is the application only for building work assessable against the building assessment provisions?**

☒ Yes – proceed to 8)
☐ No

5) Identify the assessment manager(s) who will be assessing this development application**6) Has the local government agreed to apply a superseded planning scheme for this development application?**

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

7) 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](#).

8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- ☐ Yes – the yellow local government/private certifier's 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

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

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland heritage register** or in a local government's **Local Heritage Register**. See the guidance provided at www.ehp.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS**12) Does this development application include any building work aspects that have any referral requirements?**

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☐ No – proceed to Part 5

13) 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 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 5 – BUILDING WORK DETAILS**14) Owner's details**

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	

State	
Postcode	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

15) Builder's details

☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	Peter Erhaudson
Contact name (applicable for companies)	-
QBCC licence or owner – builder number	24290
Postal address (P.O. Box or street address)	73 Snapper Island Drive
Suburb	Wonga Beach
State	Qld
Postcode	4873
Contact number	0418700243
Email address (non-mandatory)	p.ericho1@bigpond.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

16) Provide details about the proposed building work

a) What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|--|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Driveway

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
Frame	<input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Other		
	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? (if applicable)
g) New building use/classification? (if applicable)
h) Relevant plans <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"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below <input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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 type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration
<input type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input 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>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <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. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR OFFICE USE ONLY - FOR COMPLETION BY THE ASSESSMENT MANAGER

Additional building details required for the Australian Bureau of Statistics		
Existing building use/classification? (if applicable)		
New building use/classification?		
Site area (m ²)		Floor area (m ²)

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input checked="" type="checkbox"/> Other <i>Block</i>
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work	QBCC Insurance receipt number	QBCC Certification Licence number

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

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



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

30 July 2018

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

Attention: Development Assessment

Dear Sir,

**Re: Material Change of Use Application
Proposed Dwelling - 77 Snapper Island Drive, Wonga Beach
Lot 11 SP192589**

GMA Certification Group have been engaged to assess an application for the construction of a dwelling on the abovementioned property. The property is within the Flood and Storm Tide Inundation overlay (Storm Tide Medium Hazard & Floodplain Assessment Overlay).

Further, the proposed dwelling does not comply with the side boundary setbacks as prescribed under the Queensland Development Code MP 1.2.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. DA forms 1;
2. Assessment against the applicable Acceptable Solutions & Outcomes of the overlay Code;
3. Assessment under Queensland Development Code MP 1.2
4. 1 x copy of plans;
5. Owners consent;
6. Owner acknowledgement regarding floor height

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.

BUILDING APPROVALS & INSPECTIONS		BUILDING CERTIFICATION		FIRE SAFETY AUDITS	
Gold Coast	Sunshine Coast	Cloncurry	Chinchilla	Atherton	Childers
(07) 5578 1622	(07) 5449 0383	(07) 4742 2022	(07) 4669 1166	(07) 4091 4196	(07) 4126 3069

Flood and storm tide hazards overlay code		
Performance Outcomes	Acceptable Outcomes	Comment
For assessable and 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>For dwelling houses, 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. 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>The dwelling is to be constructed within a developed area of Wonga Beach and will therefore have a similar floor level to existing dwellings in the vicinity.</p> <p>The current ground level where the dwelling is to be constructed is approximately 3.2m AHD. Therefore, the finished floor level of the dwelling will be approximately 3.45m AHD.</p> <p>It is considered the proposed finished floor level of 3.45m AHD will provide an acceptable level of flood immunity consistent with other dwellings in the vicinity.</p> <p>NA</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;</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.</p>

	<p>(e) located on the highest part of the site to minimise entrance of flood waters;</p> <p>(f) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>Or</p> <p>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 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>Therefore, the proposed floor level is 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>NA</p> <p>NA</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</p>	<p>No manufacture or storage of hazardous or noxious materials is proposed.</p>

	<p>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 result of inundation by the DFE.</p> <p>AO6.4 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 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 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>

Assessment under the Queensland Development Code MP 1.2

The location of the proposed dwelling does not comply with the side boundary clearances prescribed under the acceptable solutions of the *Queensland Development Code MP1.2*. However, the proposal can be shown to be consistent with the Performance Criteria of the *Code*.

The encroachment includes:

- The outermost projection of the eave is to be sited up to 1200mm from the northern side boundary.

As the concurrence agency for the application, Council is requested to consider the proposal under the Performance Criteria of the *Code*.

P2 of the *Code* provides that:

'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 on adjoining lots.'

The following table represents an assessment of the proposal with respect to P2 of the *Queensland Development Code MP 1.2*.

Performance Requirement	Proposal	Conclusion
Provide adequate daylight and ventilation to habitable rooms	The proposed dwelling is designed such that there are no habitable rooms requiring natural light and ventilation on the elevation facing the side boundary. Therefore, there will be adequate daylight and ventilation will be provided to habitable rooms.	Proposal complies
Allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.	Adequate light and ventilation will be afforded to any adjacent residence proposed in the future.	Proposal complies
Do not adversely impact on the amenity and privacy on adjoining lots.	The proposal, when constructed will not detrimentally impact on the amenity and privacy of the adjoining lot. The proposal will have a similar impact on the privacy and amenity of residents on the adjoining lot as one in a compliant location.	Proposal complies

As demonstrated from the above assessment, the proposed dwelling alterations as illustrated on the attached plans will satisfy performance criteria *P2* of The *Queensland Development Code MP1.2*, with regards to privacy, light and ventilation.

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

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jeff Evans', with a stylized, cursive script.

GMA Certification Group

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

I, **JEFFREY EUGSTER**

as owner of the premises identified as follows:

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

77 SNAPPER ISLAND DRIVE, WONGIA (LOT 11 SP192589)

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

JEFFREY EUGSTER

[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.]

MATERIAL CHANGE OF USE - DWELLING



31 JULY 2018

30 July 2018

The Chief Executive Officer

Douglas Shire Council

PO Box 723

MOSSMA Q 4877

Attention: Development Assessment

Dear Sir,

Re: Proposed Dwelling - 77 Snapper Island Drive, Wonga Beach

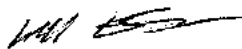
Lot 11 SP192589

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

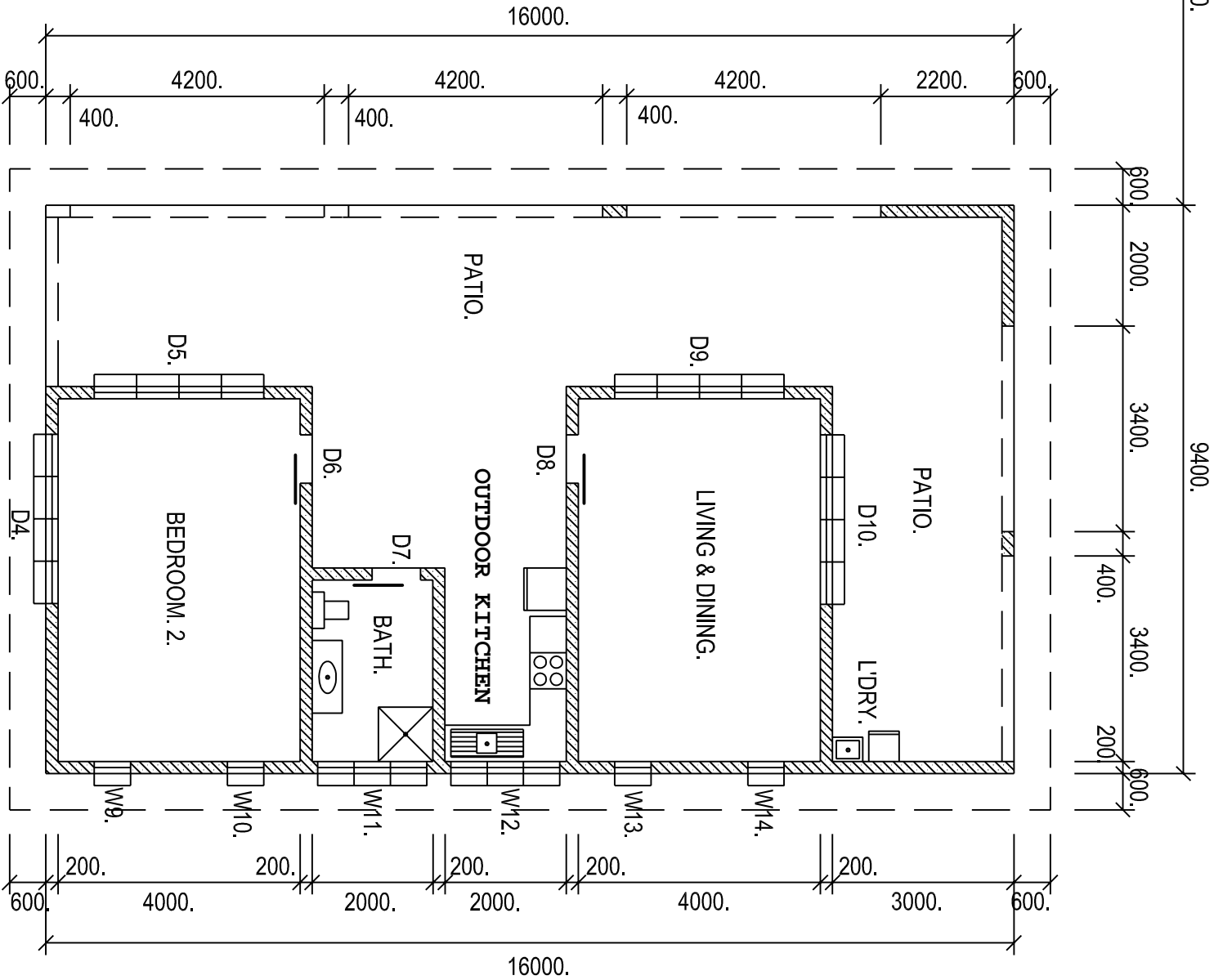
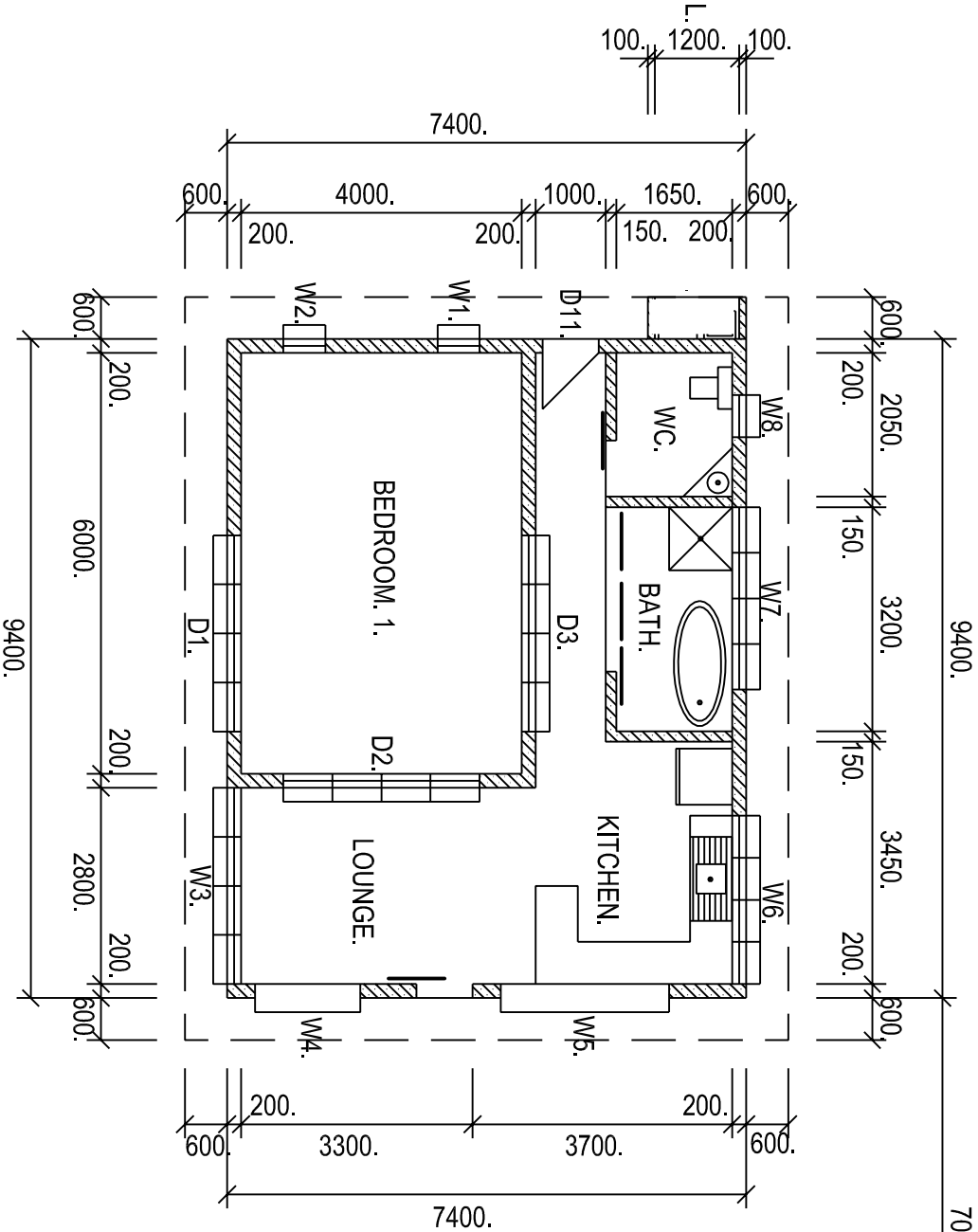
The existing ground level in the location of the proposed dwelling is approximately 3.2m AHD. Accordingly, the floor level of the dwelling will be 3.4m AHD.

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,



Jeff Eugster



PLAN.

GENERAL NOTES.

1. Carry out termite treatment to AS 3660-1:2000. Naturally termite resistant timber is to be in accordance with Appendix 'C' of AS 3660-1. Preservative treated timber is to be in accordance with Appendix 'D' of AS 3660-1.
2. All timber strengths, sizes, and fixings, are to be in accordance with AS 1684. Part 3.
3. These drawings are to be read in conjunction with the attached Engineering and Foundation notes.

Dwg.No.	1 - 10 - 17.
Sheet.	1A of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.C.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT

PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

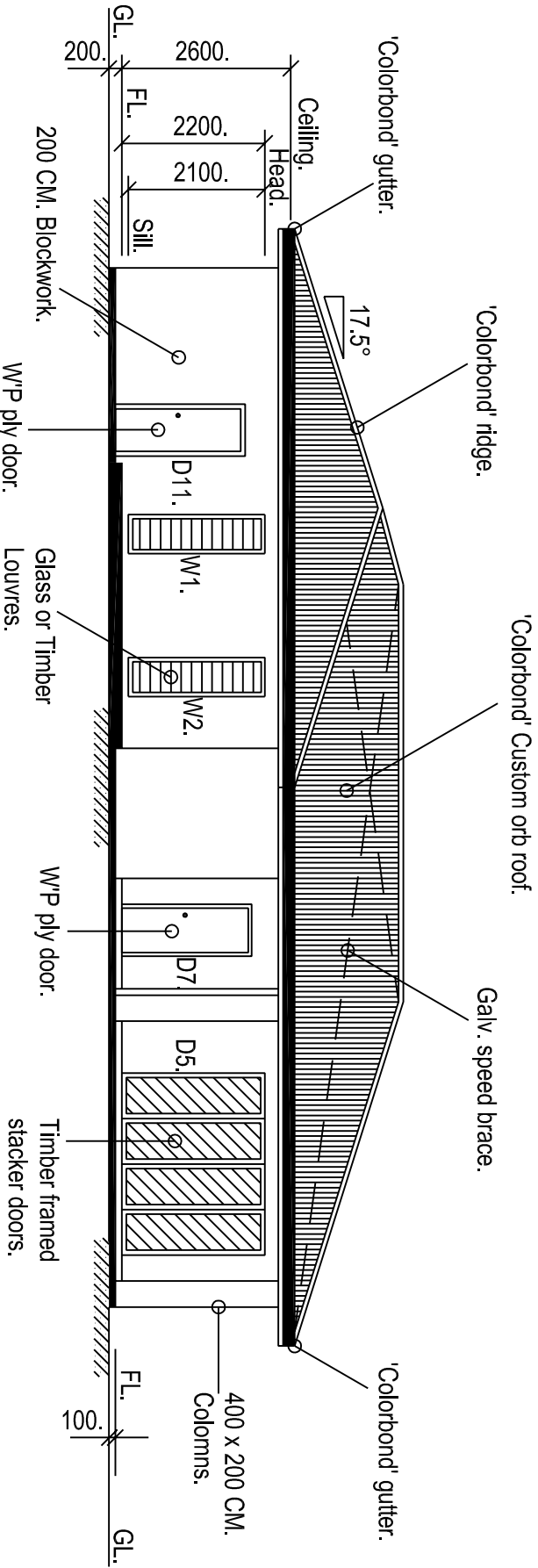
CLARKVILLE

DESIGNS

Custom Building Designs.

Mob: 0428183638.

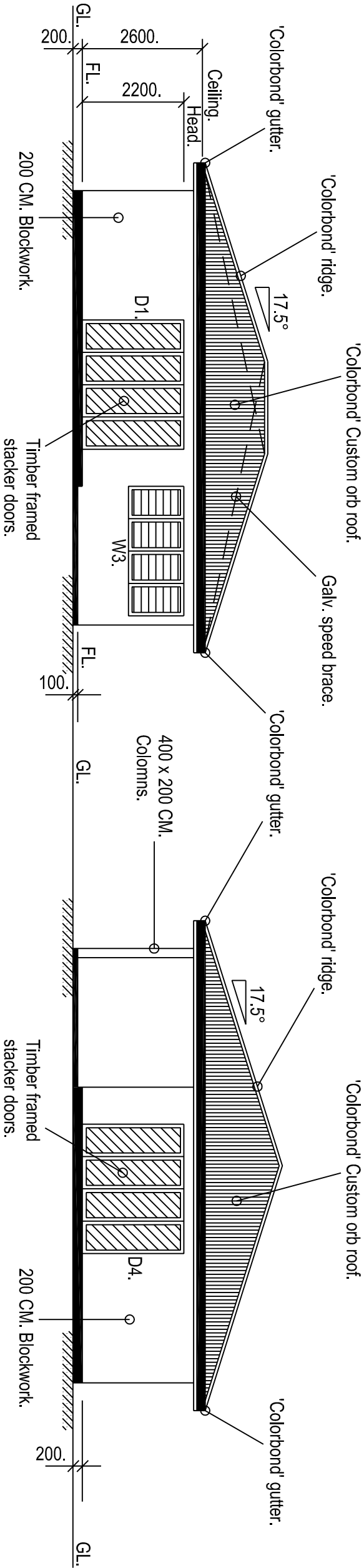
Do not scale off this drawing.



WINDOWS AND DOORS.

- W1. - 2106. GLASS OR TIMBER LOUVRES.
W2. - 2106. GLASS OR TIMBER LOUVRES.
W3. - 1228. GLASS OR TIMBER LOUVRES.
D1. - 2228. TIMBER FRAMED STACKER DOOR.
D4. - 2228. TIMBER FRAMED STACKER DOOR.
D5. - 2228. TIMBER FRAMED STACKER DOOR.
D7. - 2008. WATERPROOF PLY SLIDING DOOR.
D11. - 2008. WATERPROOF PLY HINGED DOOR.

FRONT VIEW.



SIDE VIEW.

Dwg.No.	1 - 10 - 17.
Sheet.	2A of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.C.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT.

PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

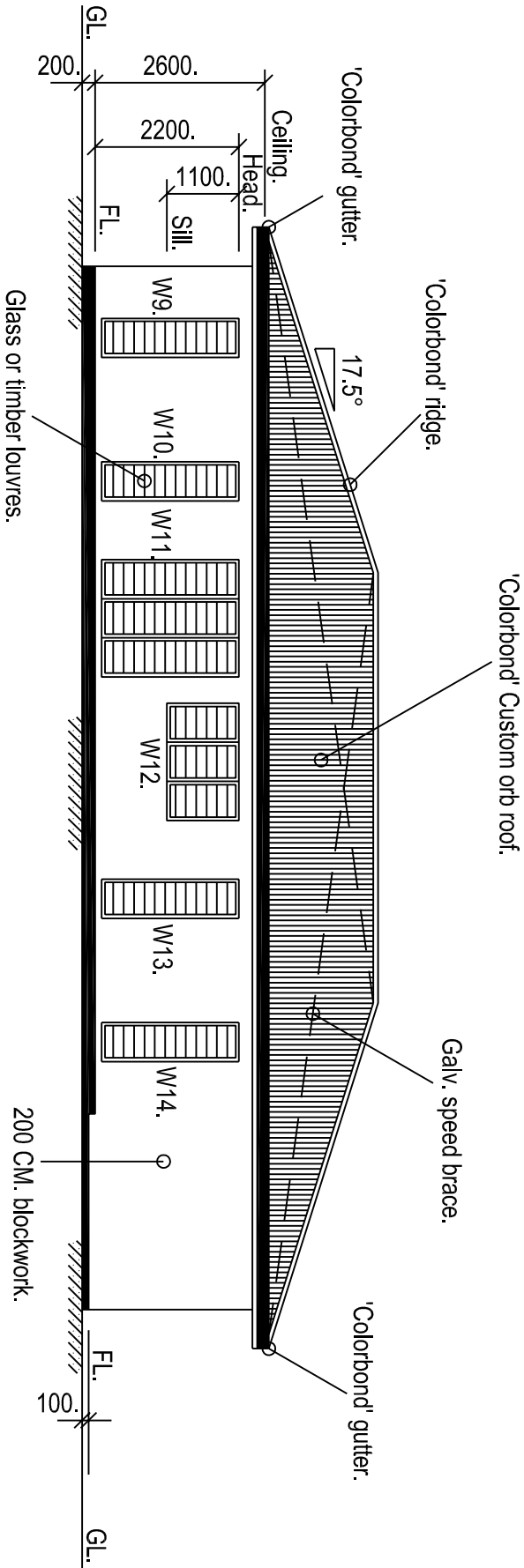
CLARKVILLE

DESIGNS

Custom Building Designs.

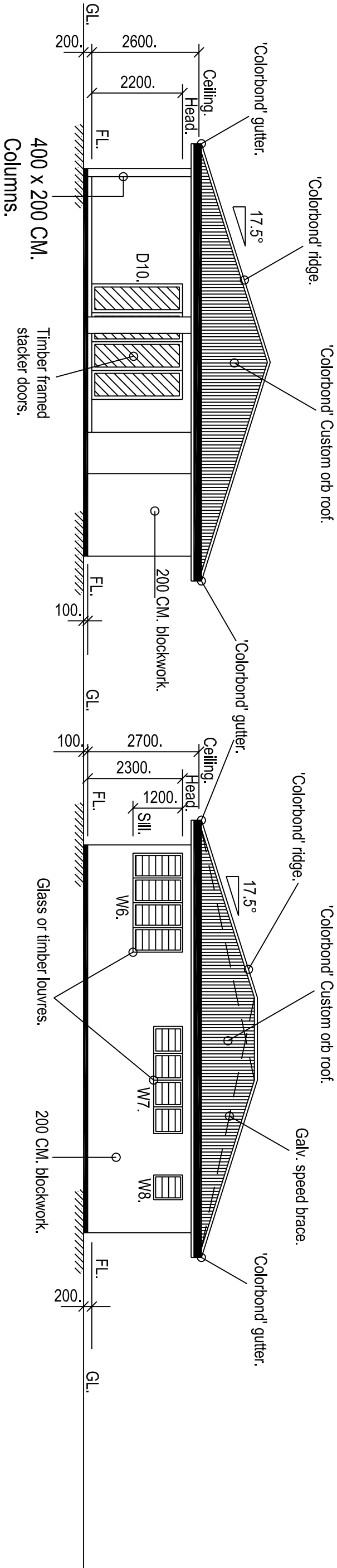
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Do not scale off this drawing.



REAR VIEW.

- WINDOWS AND DOORS.**
- W6. - 1224. GLASS OR TIMBER LOUVRES.
W7. - 0726. GLASS OR TIMBER LOUVRES.
W8. - 0706. GLASS OR TIMBER LOUVRES.
W9. - 2106. GLASS OR TIMBER LOUVRES.
W10. - 2106. GLASS OR TIMBER LOUVRES.
W11. - 2118. GLASS OR TIMBER LOUVRES.
W12. - 1118. GLASS OR TIMBER LOUVRES.
W13. - 2106. GLASS OR TIMBER LOUVRES.
W14. - 2106. GLASS OR TIMBER LOUVRES.
HIDDEN.
W4. - 1215. ALUM. FRAMED.
W5. - 1224. ALUM. FRAMED.
D2. - 2228. TIMBER FRAMED STACKER DOORS.
D3. - 2228. TIMBER FRAMED STACKER DOORS.
D6. - 2008. WATERPROOF PLY SLIDING DOOR.
D8. - 2008. WATERPROOF PLY SLIDING DOOR.
D9. - 2228. TIMBER FRAMED STACKER DOORS.
D12. - 2008. WATERPROOF PLY SLIDING DOOR.



SIDE VIEW.

Dwg.No.	1 - 10 - 17.
Sheet.	3A of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.C.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT.

PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

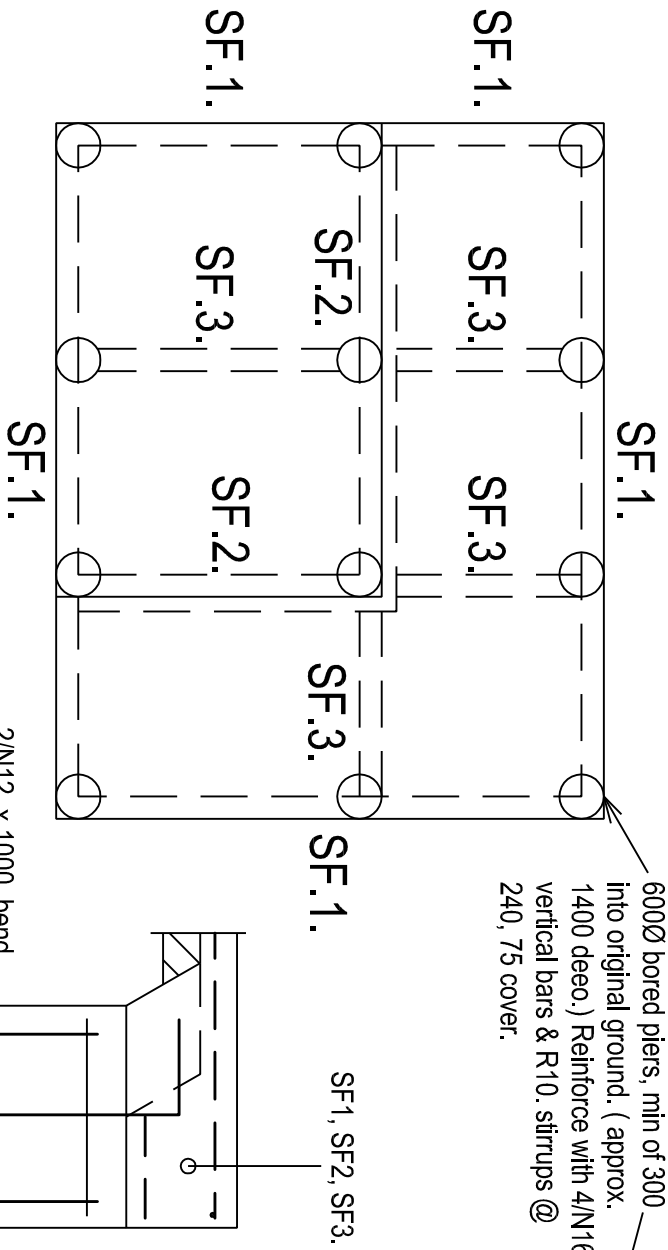
CLARKVILLE

DESIGNS

Custom Building Designs.

Mob: 0428183638.

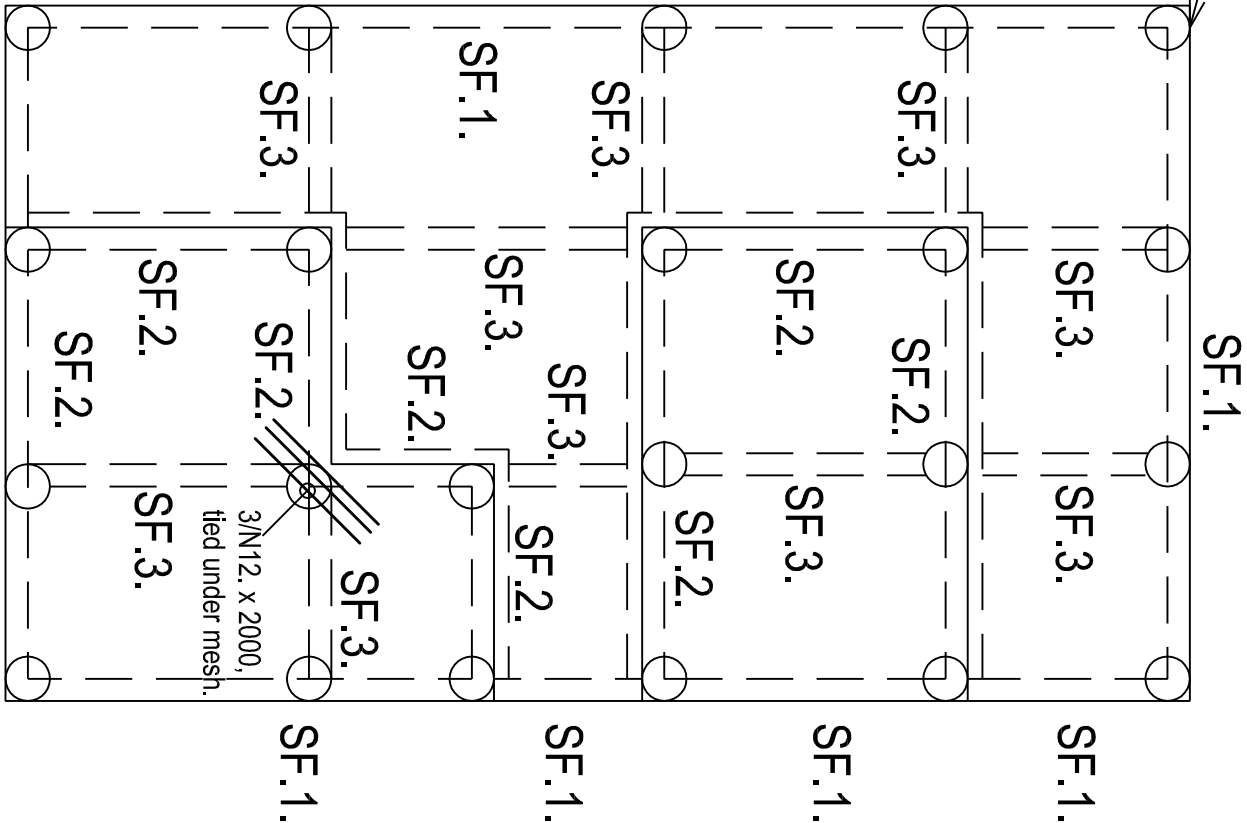
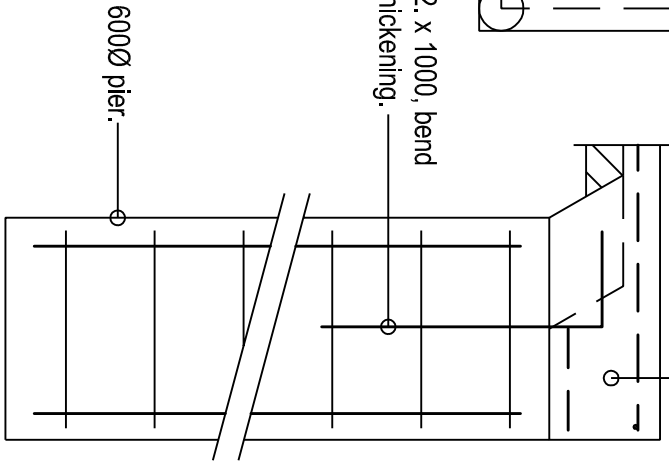
Do not scale off this drawing.



FOUNDATION PLAN.

SLABS.

100mm. concrete slabs. Reinforce with SL 82. mesh, on 40mm. chairs. N12. trimmer all around. 'Visqueen' 200um under.



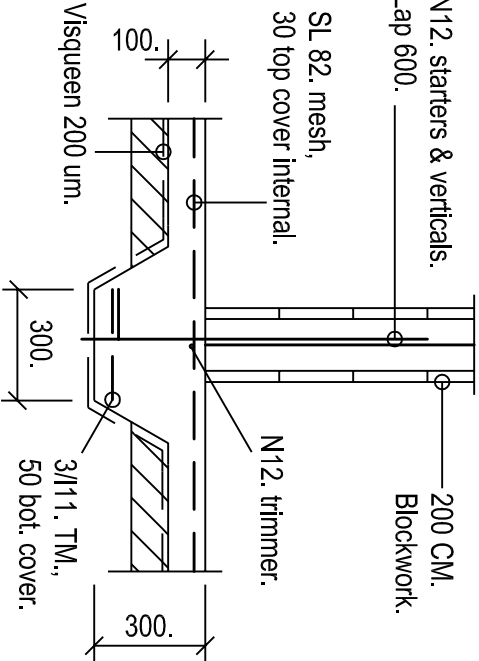
PIER DETAIL. 1:20.

FOOTING NOTES.

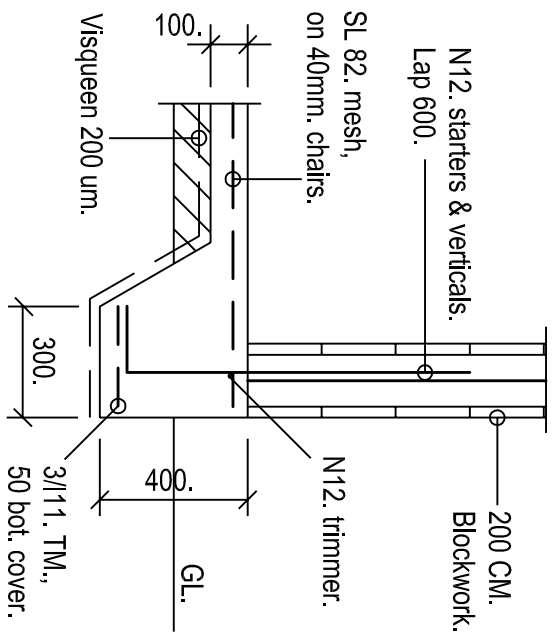
Remove all grass and topsoil containing roots from slab sites. Compact approved imported fill in 150mm. max. layers to 98% SRDD. Concrete N25. 80mm. slump. 20mm. max. aggregate. Cure concrete 7 days before loading.

Footings have been designed as per Site Investigation Report No. 19292. by The Dirt Professionals.

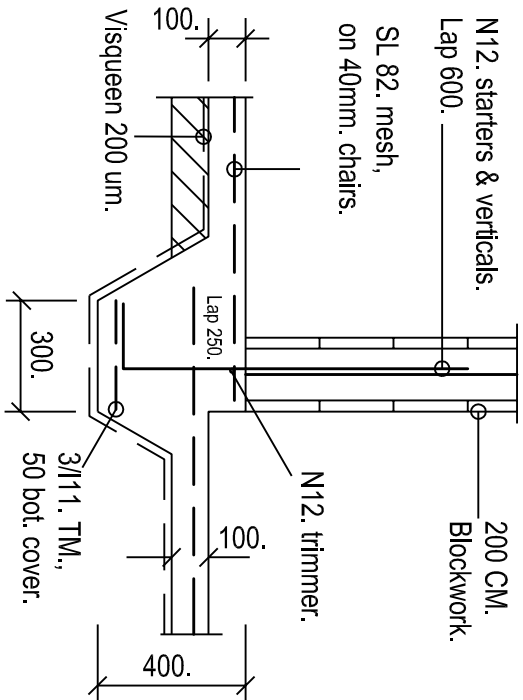
Site Classification 'Class P'.



FOOTING SF.3. 1:20



FOOTING SF.1. 1:20.



FOOTING SF.2. 1:20.

Do not scale off this drawing.

Dwg.No.	1 - 10 - 17.
Sheet.	4A of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.C.</i> QBSA. 66619.
Date.	25/4/18.

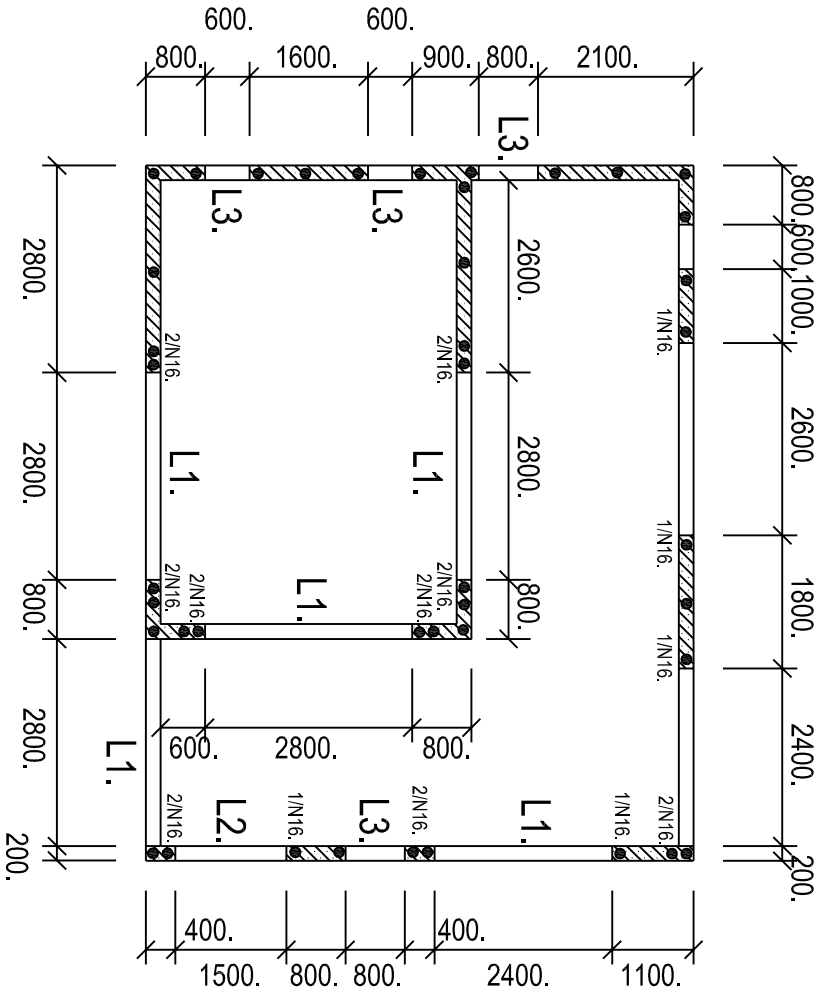
PROJECT

PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

CLARKEVILLE

DESIGNS

Custom Building Designs.
Mob: 0428183638.

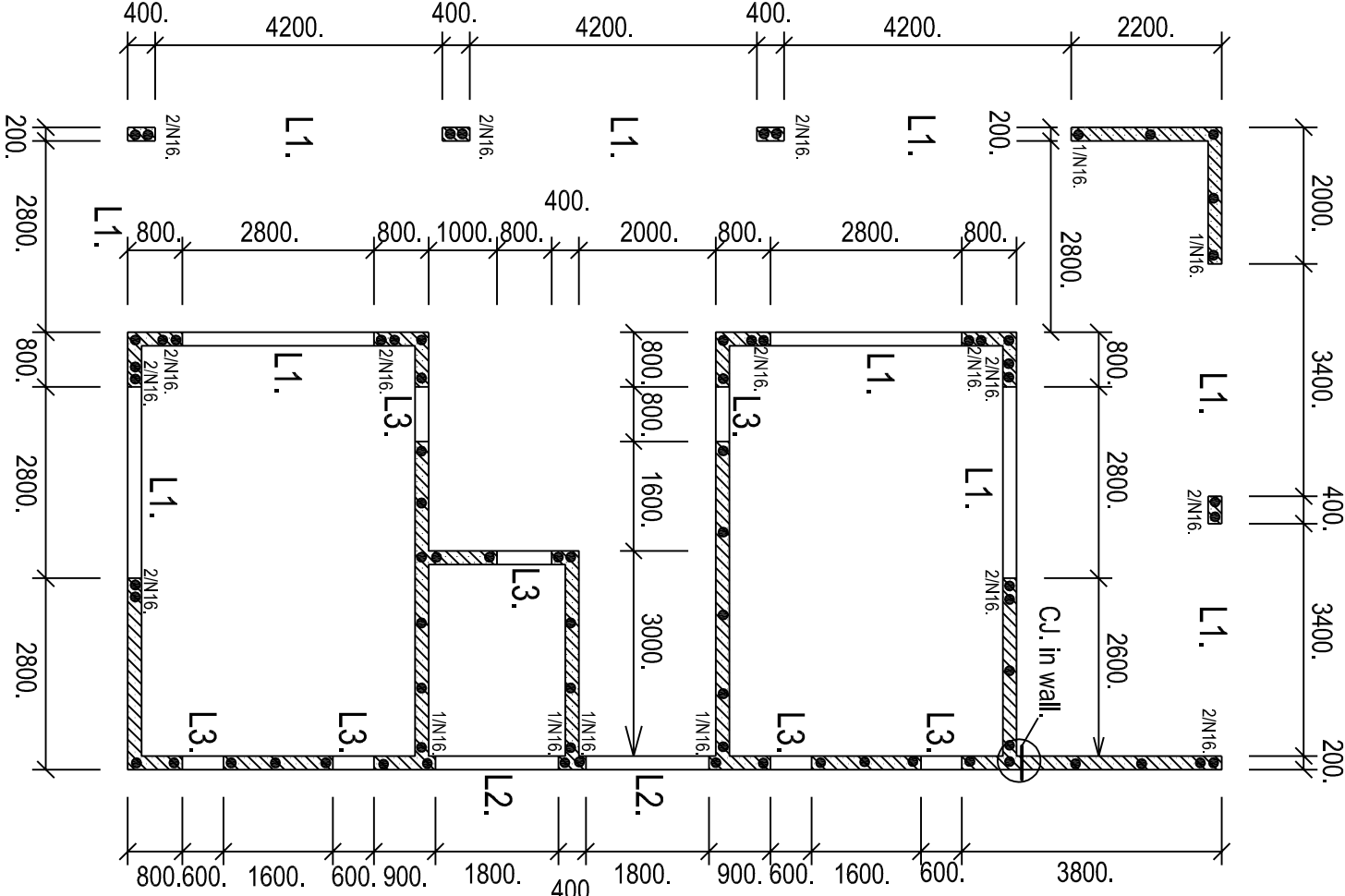


200 CM. BLOCKWORK NOTES.

- Vertical N12. bars at corners, wall intersections, beside openings, and at 1200mm.
- max. crs. elsewhere. N16. where shown.
- 2 coarse bond beam at top of wall. 2/N12. or 1/N16. each coarse.
- 1 coarse bond beam under windows. 2/N12. or 1/N16.
- LINTEL L1. - 400 deep. 2/N16. top and bottom and L8. stirrups at 200 crs.
- LINTEL L2. - 400 deep. 2/N12. or 1/N16. top and bottom and L8. stirrups at 200 crs.
- LINTEL L3. - 400 deep. 2/N12. or 1/N16. top and bottom and L8. stirrups at truss locations.

C.J. in wall.

- Stop bond beam reinforcing both sides of C.J.
- Provide Galv. greased R16. dowel x 300 long to each bond beam coarse across joints.



200 CM. BLOCKWORK LAYOUT.

Do not scale off this drawing.

Dwg.No.	1 - 10 - 17.
Sheet.	5A of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT

PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

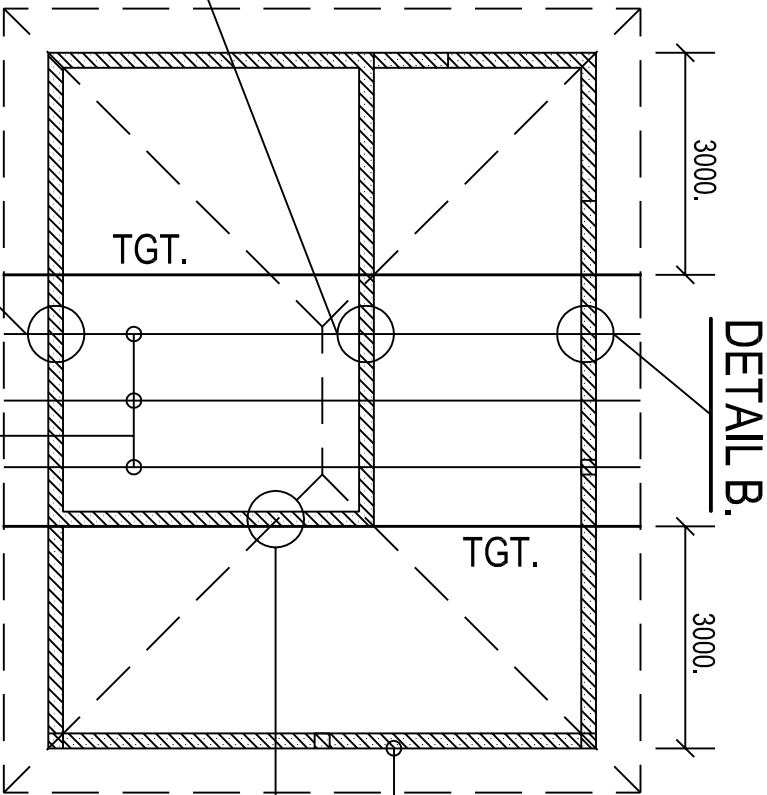
CLARKVILLE

DESIGNS

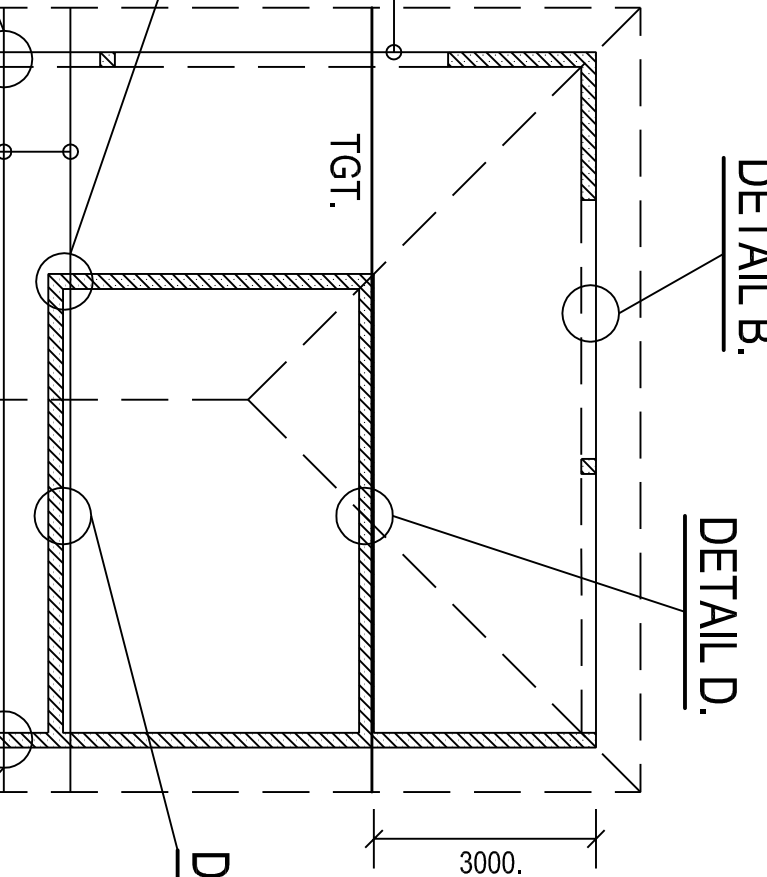
Custom Building Designs.
Mob: 0428183638.

ROOF FRAMING PLAN.

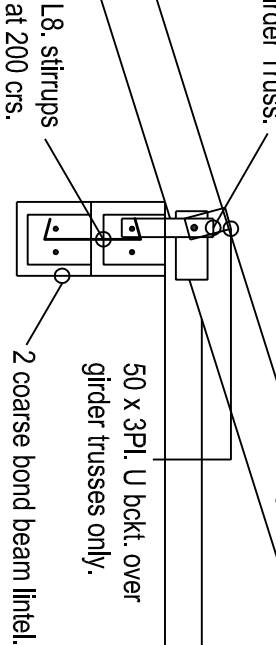
(FOR DETAILS C AND D,
SEE SHEET 6A.)



J2. h'wd. or JD4. treated pine
trusses at 900 crs.

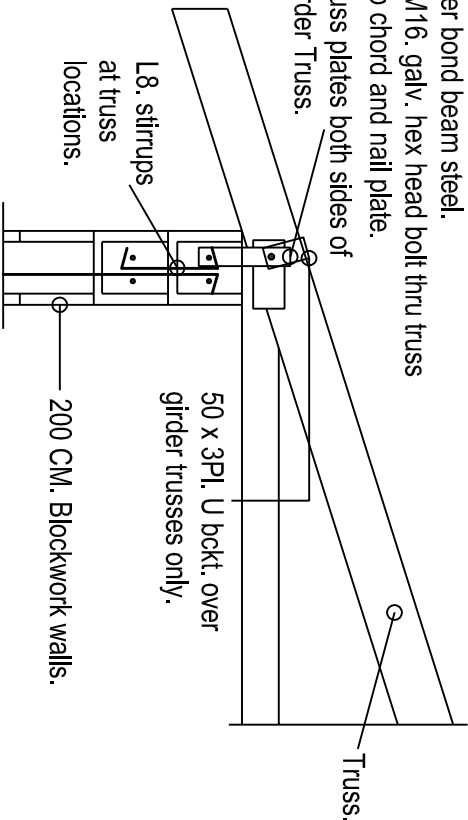


50 x 6Pl. truss plates threaded
over bond beam steel.
1/M16. galv. hex head bolt thru truss
top chord and nail plate.
Truss plates both sides of
Girder Truss.



DETAIL B. 1:20.

50 x 6Pl. truss plates threaded
over bond beam steel.
1/M16. galv. hex head bolt thru truss
top chord and nail plate.
Truss plates both sides of
Girder Truss.



DETAIL A. 1:20.

BATTENS.

Provide 75 x 38 F14. h'wd. battens at 600 top and bottom first two
spacings, and 900 spacings between.
Fix with 1/75mm. No 14. Type 17. screw per connection , strap joints.
OR - Use Strammit metal Cyclone battens at 600 spacings,
and fix with 2/40mm. No 14. Type 17. screws per connection.

ROOF NOTE.

'Colorbond' Custom orb roof is to be screwed down in strict
accordance with the code of recommendations for
'Cyclonic' conditions.
Design wind gust speed Vzu = 61m/sec. Strength Limit State.
Wind classification C2.

Dwg.No.	1 - 10 - 17.
Sheet.	6B of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.C.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT.

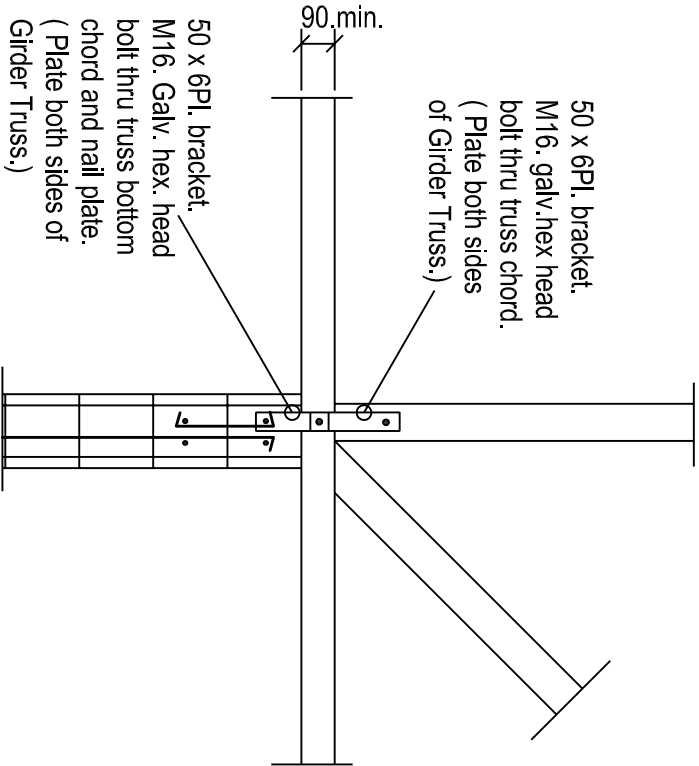
PROPOSED RESIDENCE.
JEFF EUGSTER.
Lot. 11. No. 77. Snapper Island Drive.
Wonga Beach.

CLARKVILLE

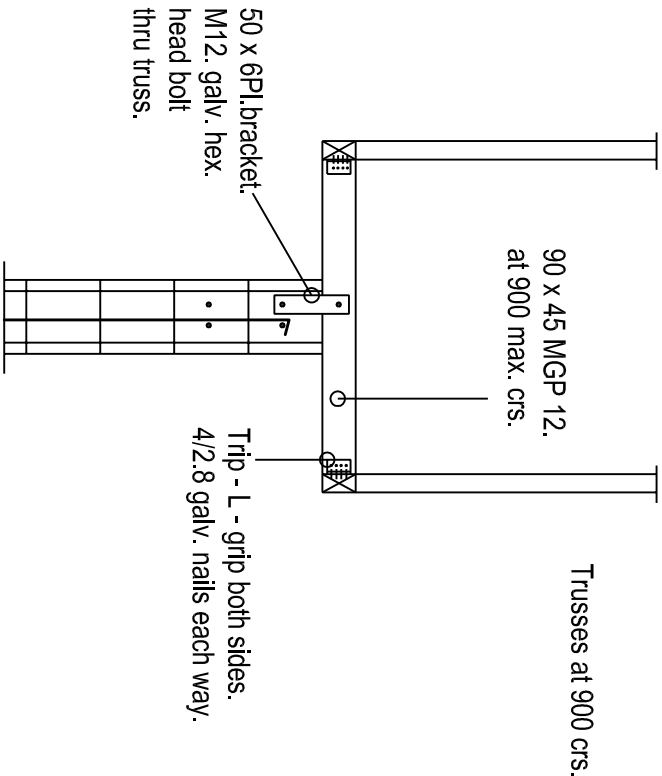
DESIGNS

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Do not scale off this drawing.



DETAIL C. 1:20.



DETAIL D. 1:20.

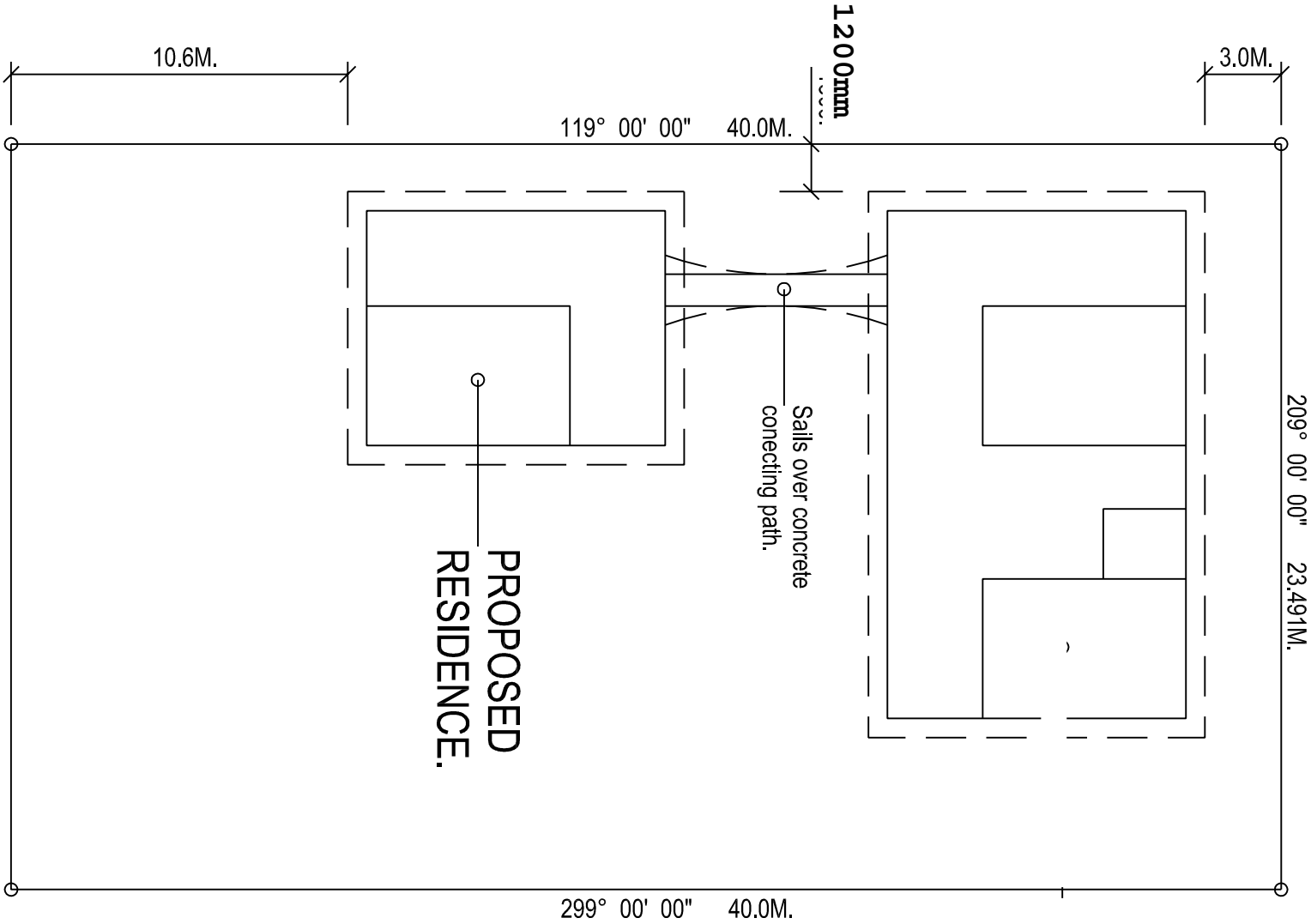
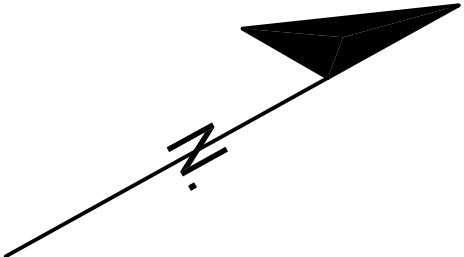
Do not scale off this drawing.

Dwg.No.	1 - 10 - 17.
Sheet.	6C of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT.
 PROPOSED RESIDENCE.
 JEFF EUGSTER.
 Lot. 11. No. 77. Snapper Island Drive.
 Wonga Beach.

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PROPERTY DESCRIPTION.
Lot. 11. No. 77. South Arm Drive.
Wonga Beach.
Parish of Whyanbeel.
County of Solander.
SP. 192589.
PROPERTY AREA.
940 sq. mtrs.



**PROPOSED
RESIDENCE.**

SOUTH ARM DRIVE.
SITE PLAN. 1:200.

Dwg.No.	1 - 10 - 17.
Sheet.	7 of 7.
Scale.	1:100 or as shown.
Drawn.	<i>B.W.</i> QBSA. 66619.
Date.	25/4/18.

PROJECT.
PROPOSED RESIDENCE.
JEFF EUGSTER.
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Wonga Beach.

**CLARKVILLE
DESIGNS**
Custom Building Designs.
Mob: 0428183638.

Do not scale off this drawing.