

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.

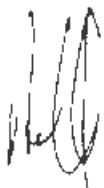
This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. 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)	Richard Olfen
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	P.O. Box 679
Suburb	Smithfield
State	Qld
Postcode	4878
Country	Australia
Contact number	0437 824 576
Email address (non-mandatory)	richard@rlo pools.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)	



OWNERS CONSENT:
ALEXANDER JEFFERYS
12 JUNE 2018



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
		20	Anchor Court	Killaloe
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	3	PR 843 599	Port Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. 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):*

Concrete Pool and Surrounds

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 type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

<input type="checkbox"/> Yes		
<input 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?

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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?

<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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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? <i>(e.g. pedestrian access)</i>	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: <table border="1" style="display: inline-table; width: 400px; height: 20px;"></table> | | |

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**

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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 (below high-water mark and within port limits)
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 <i>(if applicable)</i> .		

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:	
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Proposed ERA name:	
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- ☐ 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:	
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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*

<input type="checkbox"/> No
<u>Decision under section 62 of the <i>Transport Infrastructure Act 1994</i></u>
23.15) Does this development application involve new or changed access to a state-controlled road?
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)
<input type="checkbox"/> 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 type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input 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 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 type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input 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 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 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 <i>Planning Act 2016</i> , Planning Regulation 2017 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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; 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 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	

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	
<i>Note: For completion by assessment manager if applicable</i>	
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	

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.

11th June 2018

Douglas Shire Council
PO Box 723
MOSSMAN Q 4873

Attention: Planning Section

Dear Sir/Madam,

Re: Proposed swimming pool and deck at 20 Anchor Court, Killaloe, Lot 3 on RP843599

Baker Building Certification has been engaged to assess an application for the proposed new swimming pool and deck on the abovementioned allotment. A preliminary assessment of the proposal has indicated that the proposed pool will be sited within a number of overlays as outlined in the Douglas Shire Planning Scheme 2016.

Applicant: RLO Pools Construction, c/ Baker Building Certification.

Table 1.1 Code Applicability

Assessment Criteria	Applicability
Excavation and Filling code	No
Environmental Zone	Yes
Airport and Environs	No
Coastal Processes	No
Flood and Inundation	No
Hillslopes	Yes
Landscape values	Yes
Bushfire potential	No
Natural Areas	No
Neighbourhood Character	No
Potential Landslip	Yes

6.2.4 Environmental management zone code

Table 6.2.4.3.a – Environmental management zone code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	COMPLIES Proposed swimming pool will not be more than 8.5m high. No roof is proposed.
PO2 Buildings and structures are set back to: (a) maintain the character and amenity of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2.1 Buildings and structures are set back not less than or 40 metres from the (a) frontage of a state controlled road; 25 metres from the (b) frontage to Cape Tribulation Road; (c) 6 metres from any other road; 6 metres from the side and (d) rear boundaries of the site.	COMPLIES The proposed swimming pool is approximately 35m away from Anchor Court road and approximately 23m from the left side boundary.
For assessable development		
PO3 Development is consistent with the purpose of the environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	COMPLIES The proposal is for a swimming pool on a residential allotment which has an existing family dwelling on site.
PO4 The site coverage of all buildings	PO4 No acceptable outcomes are	COMPLIES The site coverage of all buildings

Performance outcomes	Acceptable outcomes	Applicant response
and structures and associated services does not have an adverse effect on the environmental.	provided.	and structures and associated services does not have an adverse effect on the environmental.

<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. <p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>	<p>COMPLIES The proposed pool is located in an area that was cleared at sub-division stage, minimal if any vegetation will be require to be cleared. Any vegetation required to be removed will be vegetation that was planted by the allotment owners for visual aesthetics.</p> <p>PROPOSED The proposed pool is located in an area that is greater than 1 in 6 (16.6%) and not on a ridgeline, the proposed pool has been stepped to follow that natural constraints of the land and reduce the need for additional excavation and fill.</p>
<p>PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise visual impacts; (d) minimise the overall height of development. 	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p>AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site. 	<p>PROPOSED See above: The proposed pool is located in an area that is greater than 1 in 6 (16.6%) but the proposed pool has been designed to follow that natural constraints of the land and reduce the need for additional excavation and fill.</p> <p>N/A The proposed is for a swimming pool</p>
<p>PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p>AO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green blue and brown olive green, brown, green, blue, or the development is not visible external to the site.</p>	<p>COMPLIES The proposed pool will match existing colours of the dwelling and complement the surround area. The Interior finish of the pool is light blue and the painted external retained wall will be Basalt. The decking is standard hardwood</p>

PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8.1 No acceptable outcomes are provided.	COMPLIES The proposed will not affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts as it's a swimming pool.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9.1 The maximum residential density is one dwelling house per lot.	N/A The proposed is for a swimming pool
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10.1 No acceptable outcomes are provided.	N/A The proposed is for a swimming pool

Hillslopes overlay code

Table 8.2.5.3.a – Hillslopes overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The landscape character and scenic amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	PROPOSED The proposed will require minimal earthworks as the allotment was benched at subdivision stage. The proposed pool has been stepped to follow that natural constraints of the land and reduce the need for additional excavation and fill.
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect The scenic backdrop to the region.	AO2.1 AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	PROPOSED Minimal earthworks are required for the proposed pool as the allotment was benched at subdivision stage. The proposed pool has been stepped to follow that natural constraints of the land and reduce the need for additional excavation and fill. No driveways or access ways form part of this application.
	AO2.3 Access ways and driveways are: constructed with surface (a) materials that blend with the surrounding environment; landscaped with dense (b) planting to minimise the visual impact of the construction; provided with erosion (c) control measures immediately after construction. AO2.4	Development will not alter the skyline as it's below the existing dwelling height. The proposed pool has been designed to be sited and respond to the natural constraints of the land and require minimal earthworks. The Interior finish of the pool is light blue and the painted external retained wall will be Basalt. The decking is standard hardwood, in effect dark to moderated colours.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none">(a) is necessary for the construction of driveways;(b) is necessary to contain the proposed development;(c) minimises canopy clearing or disturbance;(d) minimises riparian clearing or disturbance. <p>AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p> <p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces:</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;</p> <p>(ii) reflective surfaces.</p> <p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: with a gradient of 1 in 6 (a) (16.6%) or more; are designed to be sited (b) and respond to the natural constraints of the land and require Minimal earthworks.</p>	
For assessable development		

Scenic amenity and landscape character**PO3**

Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:

- (a) loss of privacy; loss of access to
- (b) sunlight;
- (c) intrusion of visual or overbearing impacts; complex engineering
- (d) solutions.

AO3

Excavation or fill:

- is not more than 1.2
- (a) metres in height for each batter or retaining wall; is setback a minimum of
- (b) 2 metres from property boundaries;
- (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; does not exceed a maximum of 3 batters
- (d) and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.

PROPOSED

The proposed pool will require a retaining wall >1.2m in height to follow the natural constraints of the land and reduce the need for excavation. The proposed pool is greater than 20m from any boundary. Landscaping will be provided upon completion to compliment the surrounding area. It could be considered a maximum of 2 berms will be required as the pool is stepped.

Lot reconfiguration		
PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	AO4.1 The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.	N/A The proposed is for a swimming pool
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade and a nominated driveway/access arrangement is contained within the new lots to accommodate the intended land use, with the balance left in their natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within the lot reconfiguration outcomes identified in each zone code	AS ABOVE
	AO4.3 Development does not alter ridgelines.	AS ABOVE
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	AS ABOVE

8.2.9 Potential landslip hazard overlay code

Table 8.2.9.3.a– Potential landslip hazard overlay code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste water disposal areas.	AO1.1 Development is located on the part of the site that is not affected by the Potential landslip hazard overlay. or AO1.2 Development is on an existing benched site and requires no further earthworks. or AO1.3 A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste	PROPOSED The proposed pool is to be on an existing benched site previously approved at subdivision stage and requires minimal earthworks as the pool is designed to follow the natural constraints of the land. The predominant excavation will be for the bored piers. The engineer has taken full responsibility on the pool through his engineered design.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>water disposal.</p> <p>Note – Planning scheme policy sc6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p> <p>Note – development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure its final disbursement is as per pre-developed conditions.</p> <p>Consideration for location, velocity, volume, and quality should be given.</p>	
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual impact on the landscape character or scenic amenity quality of the hillslopes areas.</p>	<p>AO2</p> <p>Excavation or fill:</p> <p>(a) is not more than 1.2 metres in height for each batter or retaining wall;</p> <p>(b) is set back a minimum of 2 metres from property boundaries;</p> <p>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with the requirements of Planning scheme policy SC6.7 - Landscaping;</p> <p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in total height) on any one lot.</p>	<p>PROPOSED</p> <p>The proposed pool is on an existing benched site and requires minimal excavation.</p> <p>The required retaining/swimming pool wall will be no greater than 1.8m high for each, and the pool will be greater than 20m from any boundary.</p> <p>All works have been designed by an RPEQ engineer to site specific soil conditions and land topography.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Community infrastructure		
PO3 Development for Community infrastructure: (a) is not at risk from the landslide hazards; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to elevated risk of landslide to adjoining properties.	AO3 Development is designed in accordance with the recommendations of a site specific geotechnical assessment which makes reference to the Community infrastructure and its needs and function. Note – A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	N/A The proposed is for a swimming pool and not community infrastructure.

8.2.6 Landscape values overlay code

Table 8.2.6.3.a – Landscape values overlay code

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development within the High landscape value area		
<p>PO1</p> <p>Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</p> <p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on</p>	<p>AO1.1</p> <p>Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p> <p>AO1.2</p> <p>Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p>AO1.3</p> <p>Development is screened from view from roads or other public places by an existing natural landform or a native vegetation buffer.</p> <p>AO1.4</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO1.5</p> <p>The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue</p>	<p>PROPOSED</p> <p>The proposed pool will be no greater than 8.5m in height and below the existing dwelling on site, the pool will be less than 50m from the front boundary, approximately 35m which is setback further than others in the area. The proposed pool will be screened from roads or other public places by a native vegetation buffer which will complement the surrounding area.</p> <p>The proposed pool will follow the natural contours of the site to reduce excavation. The Interior finish of the pool is light blue and the painted external retained wall will be Basalt. The decking is standard hardwood. The pool has been designed to follow the natural contours of the site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of a performance outcome</p>	<p>grey, and green yellow.</p> <p>AO1.6</p> <p>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO1.7</p> <p>Where for accommodation activities or reconfiguration of a lot in a High landscape value area development demonstrates that the height, design, scale, position on site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note – A visual impact assessment undertaken in accordance with Planning scheme policy – Landscape values may be required.</p> <p>AO1.8</p> <p>Advertising devices do not occur.</p>	<p>No clearing of native vegetation is required due to the close proximity the proposed pool is to the existing dwelling.</p> <p>No Accommodation activities, reconfiguring of the lot and advertising devices are forming part of this approval.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) Is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) Retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) Incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) Avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale,	A02.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height. Note – Height is inclusive of the roof height. A02.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. A02.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: development follows the (a) natural; contours of the site; buildings are split level or (b) suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. A02.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note – Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue	N/A See above: The proposed pool is within the High landscape overlay

Performance outcomes	Acceptable outcomes	Applicant response
<p>design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) Avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) Extractive industry operations are avoided or screened from view.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy – Landscape values in satisfaction of performance outcomes.</p>	<p>grey, and green yellow.</p> <p>A02.5</p> <p>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>A02.6</p> <p>Advertising devices do not occur.</p>	
Development within a scenic route buffer / view corridor area		
<p>PO3</p> <p>Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p>	<p>A03.1</p> <p>Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>A03.2</p> <p>No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>A03.3</p> <p>Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing</p>	<p>N/A</p> <p>See above: The proposed pool is within the High landscape overlay</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <p>(i) the scale, height and setback of buildings;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p> <p>(iii) the scale, extent and visual prominence of advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p>AO3.4</p> <p>Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	

Development within the coastal scenery zone

<p>PO4</p> <p>The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrate and limit the visual impact of development.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcomes</p>	<p>AO4.1</p> <p>The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2</p> <p>Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10m from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the landscaping code.</p> <p>AO4.3</p> <p>Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <p>(a) where no adjoining development, a minimum of 6</p>	<p>N/A</p> <p>See above: The proposed pool is within the High landscape overlay</p>
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<p>PO5</p> <p>Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters where practicable.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcomes</p>	<p>metres from the coastward property boundary. The setback area is landscape in accordance with the requirements of the landscaping code; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining . The setback area is landscaped in accordance with the requirements of the landscaping code.</p> <p>AO5</p> <p>No clearing of native vegetation is undertaken within a Coastal scenic area, except for vegetation damage undertaken in accordance with the Vegetation management code.</p>	
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Recommendation

The application request generally appears to satisfy the performance criteria outlined in the Douglas Shire Planning Scheme, it could be considered acceptable to approve the request for the proposed swimming pool at 20 Anchor Court.

Should you have any further queries please do not hesitate to contact the Officer involved Aaron Sweeney on 0437127724 or aaron@bakerbuildingcert.com.au

Yours faithfully.

Prepared by *Aaron Sweeney* A1215391



Baker Building Certification.

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)	RLO Pool Construction
Contact name (only applicable for companies)	Richard Olfen
Postal address (PO Box or street address)	P.O. Box 679
Suburb	Smithfield
State	QLD
Postcode	4878
Country	Australia
Contact number	40 577 112
Email address (non-mandatory)	richard@rlo pools.com.au
Mobile number (non-mandatory)	0437 824 576
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
	20	Anchor Court	Killaloe
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	3	PR 843 599	Port Douglas

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:	
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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)	Alex Jefferies
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	20 Anchor Court
Suburb	Killaloe

State	Qld
Postcode	4877
Contact number	0408 136 222
Email address (non-mandatory)	alex@tidd.com.au
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)	RLO Pool Construction
Contact name (applicable for companies)	Richard Olfen
QBCC licence or owner – builder number	1101029
Postal address (P.O. Box or street address)	P.O. Box 679
Suburb	Smithfield
State	QLD
Postcode	4870
Contact number	4057 7112
Email address (non-mandatory)	richard@rlo pools.com.au
Mobile number (non-mandatory)	0437 824 576
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 type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input checked="" 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.

Concrete Inground Pool

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
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input checked="" 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 type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? (if applicable)
g) New building use/classification? (if applicable)
10b
h) 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 . <input 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?	\$65,000
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18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input checked="" type="checkbox"/> Yes – provide details below <input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$596.45	03/05/18	013776395

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 checked="" 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 checked="" type="checkbox"/> Not applicable
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 .	<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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) 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 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> 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 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 <i>DA Rules</i> 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? <i>(if applicable)</i>	
New building use/classification?	10b
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"/> Brick veneer <input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <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
10b	013776395	A1215391

Notification of engagement of alternate chosen assessment manager

Prescribed assessment manager	Baker Building Certification Pty Ltd
Name of chosen assessment manager	Aaron Sweeney
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	0437 127 724
Relevant licence number(s) of chosen assessment manager	A1215391

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.

Client: _____ Address _____ Date _____

RLOPOOL
CONSTRUCTION

complete poolscaping service

Richard Olfen
07 4057 7112
51-61 Ardisia Street
Smithfield QLD 4878

Pool

Size _____

Style _____

Coping Tile

Style _____

Size _____

Finish _____

Waterline Tile

Style _____

Size _____

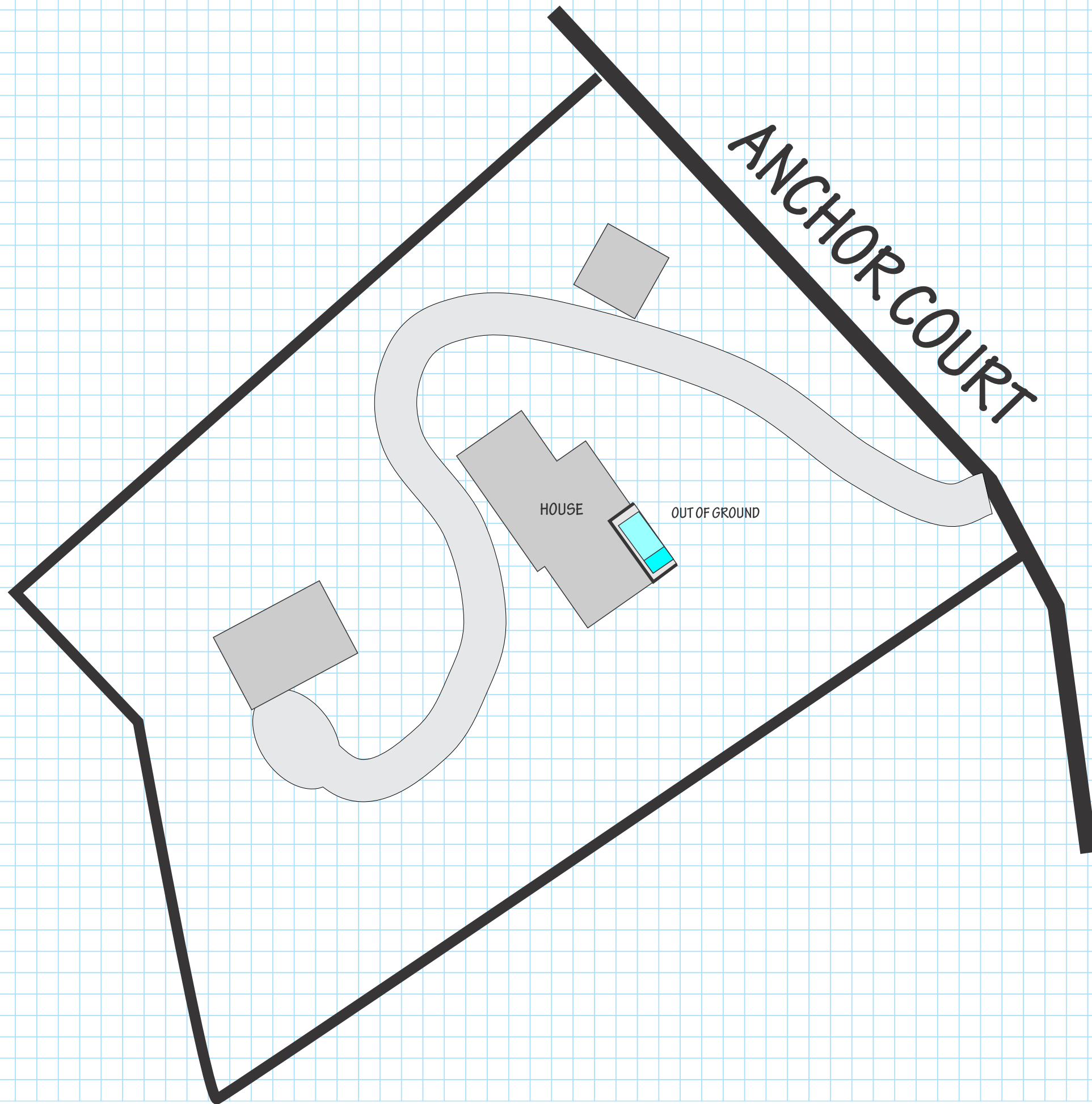
Finish _____

Surrounds

Style _____

Size _____

Finish _____



Client:

Address 20 Anchor Court

- Date



RLOPOOL
CONSTRUCTION

complete poolscaping service

Richard Olfen
07 4057 7112
51-61 Ardisia Street
Smithfield QLD 4878

Pool

Size _____

Style_____

Coping Tile

Style _____

Size _____

Finish_____

Waterline Tile

Style _____

Size _____

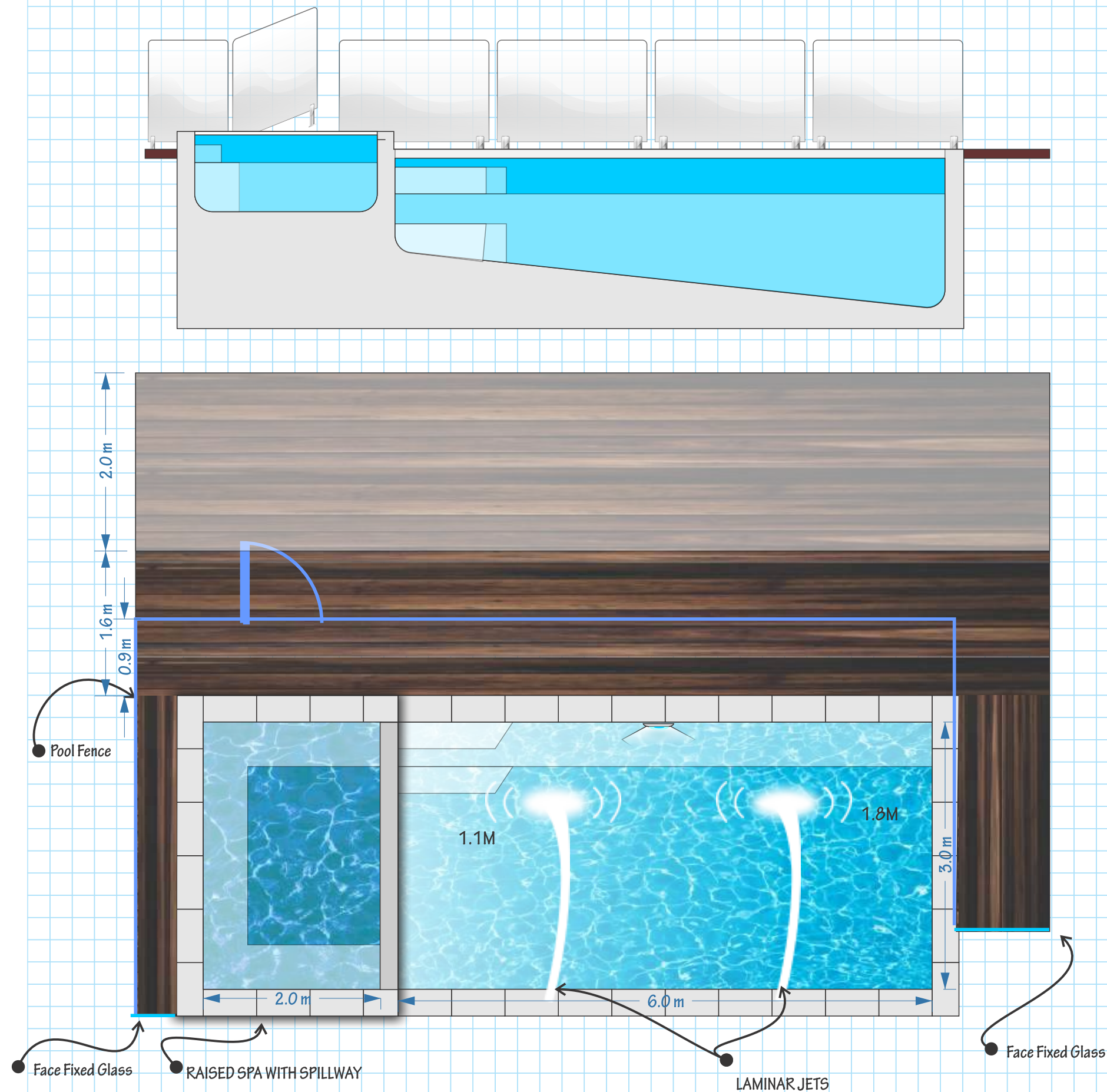
Finish_____

Surrounds

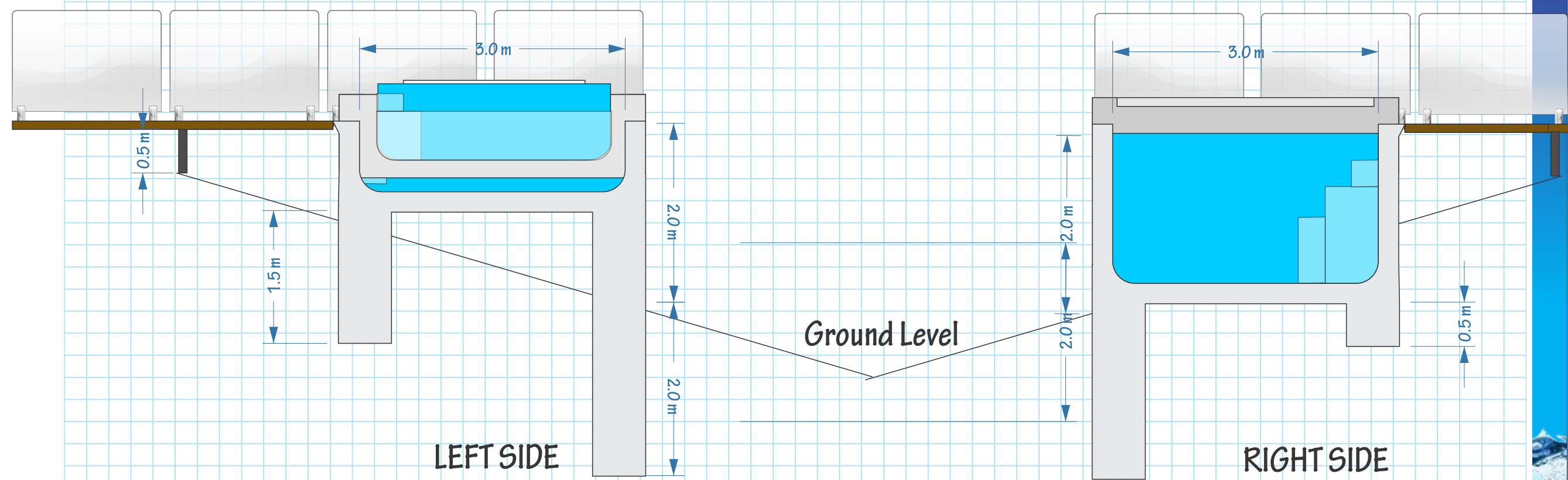
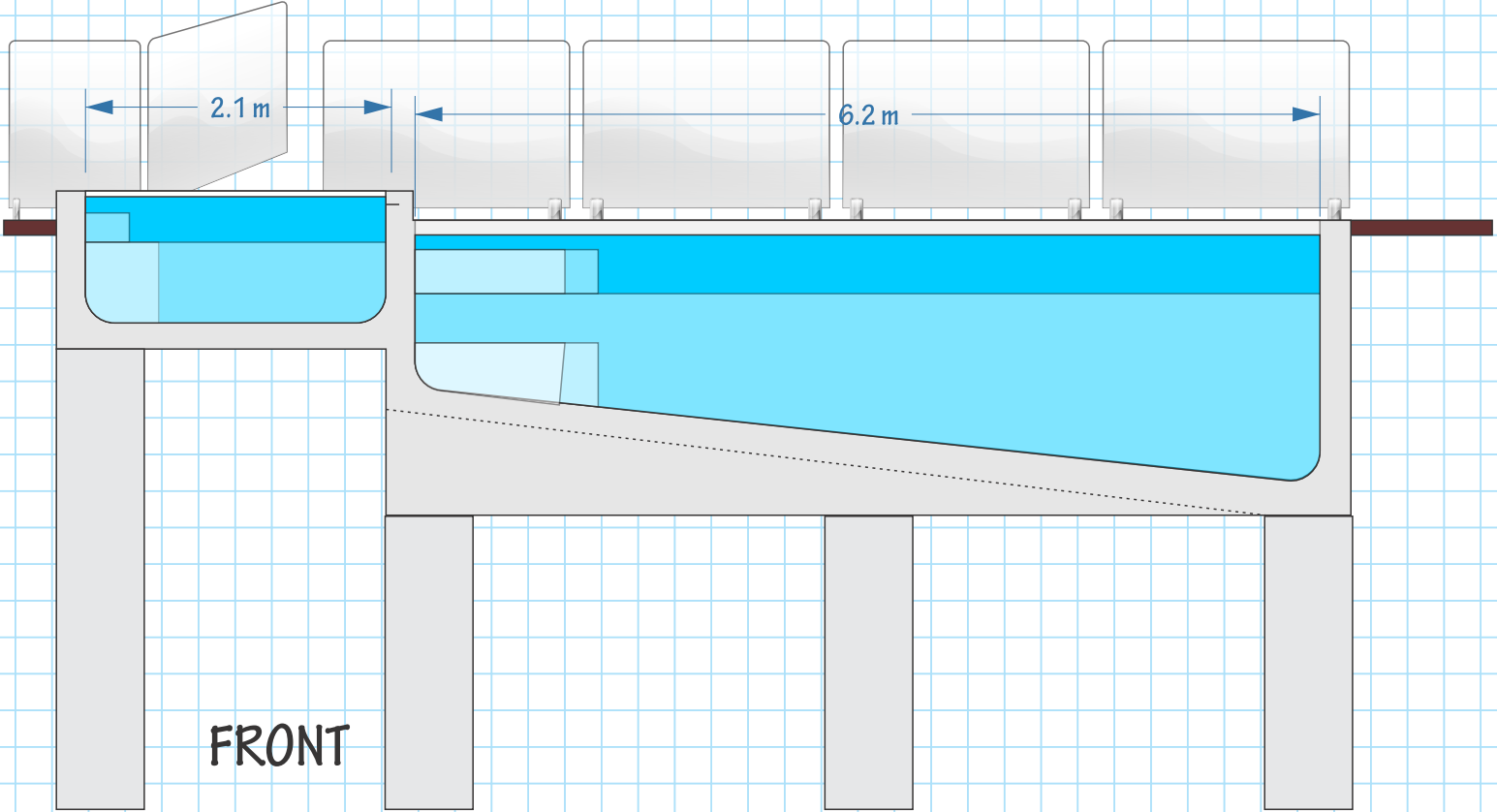
Style _____

Size _____

Finish _____



Richard Olfen
07 4057 7112
51-61 Ardisia Street
Smithfield QLD 4878



Pool

Size _____

Style _____

Coping Tile

Style _____

Size _____

Finish _____

Waterline Tile

Style _____

Size _____

Finish _____

Surrounds

Style _____

Size _____

Finish _____

Form 15 -Compliance Certificate for building Design or Specification

Version 4 - July 2017

NOTE	<p>NOTE: This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>.</p> <p>RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p>1. Property description This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application.</p> <p>The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb / locality & postcode)</i></p> <p>28 Anchor Court (39395L1)</p> <p>Killaloe</p> <p>Lot & plan details <i>(attach list if necessary)</i></p> <p>In which local government area is the land situated?</p> <p>Douglas Shire Council</p>
<p>2. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>Reinforced Concrete Swimming pool</p>
<p>3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>Local Authority Regulations</p> <p>Australian Standard Codes- AS 2783, AS 3600</p>
<p>4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>CMG Consulting Engineers Drawing 39395 Sheet 1</p>
<p>5. Building certifier reference number</p>	<p>Building certifier reference number</p>
<p>6. Competent person details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.</p> <p>If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.</p> <p>If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.</p>	<p>Name <i>(in full)</i></p> <p>Charles Michael Gianarakis RPEQ 1370</p> <p>Company name <i>(if applicable)</i></p> <p>CMG Consulting Engineers Pty Ltd</p> <p>Contact person</p> <p>Charles Gianarakis</p> <p>Phone no. <i>business hours</i></p> <p>07 40 312775</p> <p>Mobile no.</p> <p>Fax no.</p> <p>Email address</p> <p>chas@cmgengineers.com.au</p> <p>Postal address</p> <p>P.O. Box 5901, Cairns Qld 4870</p> <p>Licence or registration number <i>(if applicable)</i></p> <p>RPEQ 1370</p>
<p>7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.</p>	<p>Signature</p> <p><i>Charles Michael Gianarakis</i></p> <p>Date</p> <p>31 May 2018</p>

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s	Approved form 15 Version 4 2017
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NOTES

FOUNDATIONS

THE POOL SHALL BE FOUNDED IN MATERIAL OF MINIMUM SAFE BEARING CAPACITY OF 100 kPa.
THE 50 THICK LAYER OF COURSE SAND OR GRAVEL UNDER THE POOL FLOOR SHALL BE COMPACTED TO A MINIMUM DENSITY INDEX OF 85%.
ALL FILL MATERIAL TO BE PLACED IN LAYER OF NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO AS3798 TO A MINIMUM DRY DENSITY RATIO OF 98% SRDD.
SHOULD EXCESSIVE GROUND WATER BE ENCOUNTERED DURING EXCAVATION, REFER TO THE ENGINEER.

CONCRETE

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
(i) AS 3600.
(ii) AS 2783
(iii) ACCEPTABLE BUILDING PRACTICE
ALL CONCRETE TO POOLS SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE PUBLICATION BY THE CONCRETE INSTITUTE OF AUSTRALIA, "RECOMMENDED PRACTICE, SPRAYED CONCRETE."
USE AN APPROVED EVAPORATIVE RETARDANT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND CURE CONCRETE FOR SEVEN DAYS.
ALL CONCRETE TO BE GRADE N32 U.N.O..
METHOD OF PLACEMENT – SPRAYED CONCRETE.
CONCRETE THICKNESS – 200mm U.N.O..

U.N.O. MINIMUM CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS:
– 65mm FROM FACE IN CONTACT WITH EARTH
– 50mm TO EXPOSED OR WATER FACES.
ALL REINFORCEMENT SHALL BE N12 U.N.O.
ALL BARS SHALL HAVE SPLICE LENGTHS AS NOTED 600mm WHERE NO NOTATION EXISTS.
HORIZONTAL BARS SHALL HAVE STAGGERED SPLICES AND A MINIMUM CLEARANCE BETWEEN BARS OF 50mm.
ENSURE THAT EQUIPOTENTIAL BONDING IS CARRIED OUT TO REINFORCING AND POOL SURROUNDS IN ACCORDANCE WITH ERGON ENERGY SPECIFICATIONS.

GENERAL

PROVIDE SKIMMER BOXES AND ANY OTHER OPENINGS /CHASES ETC. REQUIRED FOR POOL FILTRATION.
PROVIDE AN INSPECTION OPENING TO FACILITATE CHECKING GROUND WATER WHERE GROUND WATER LEVEL COULD CAUSE UPLIFT WHEN DEWATERING THE POOL.

POOL SAFTEY FENCE

POOL SAFETY FENCE IS NOT SHOWN ON THE DRAWINGS.

POOL SAFETY FENCING IS TO BE PROVIDED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD CODES AND LOCAL AUTHORITY REGULATIONS.

HYDROSTATIC VALVE

RESISTANCE OF THE POOL AGAINST UPLIFT RELIES ON THE POOL WATER BEING MAINTAINED ABOVE GROUND WATER LEVEL AT ALL TIMES. ENSURE THAT THE HYDROSTATIC VALVE FUNCTIONS ADEQUATELY. DO NOT OBSTRUCT THE VALVE IN SERVICE. DO NOT ALLOW THE POOL WATER LEVEL TO FALL BELOW GROUND WATER LEVEL. DO NOT PUMP OUT POOL AT A RATE WHICH EXCEEDS THE FLOW CAPACITY OF THE HYDROSTATIC VALVE. DO NOT DISCHARGE POOL WATER ONTO THE THE GROUND NEAR POOL.

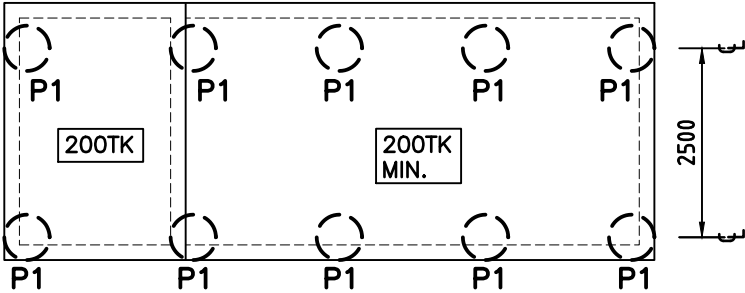
DESIGN LIMITATIONS

THIS DESIGN APPLIES WHERE POOL WALL DOES NOT PROJECT MORE THAN 600mm. ABOVE GROUND LEVEL. IF POOL WALL EXTENDS BETWEEN 600mm AND 1500mm ABOVE GROUND REFER ALTERNATIVE DECK SECTION. SHOULD THE POOL EXCEED THESE PARAMETERS REFER TO THE ENGINEER.

THE DEEP END OF THE POOL SHALL HAVE AT LEAST 1000mm OF SUPPORTING EARTH FOR THIS DESIGN TO APPLY.

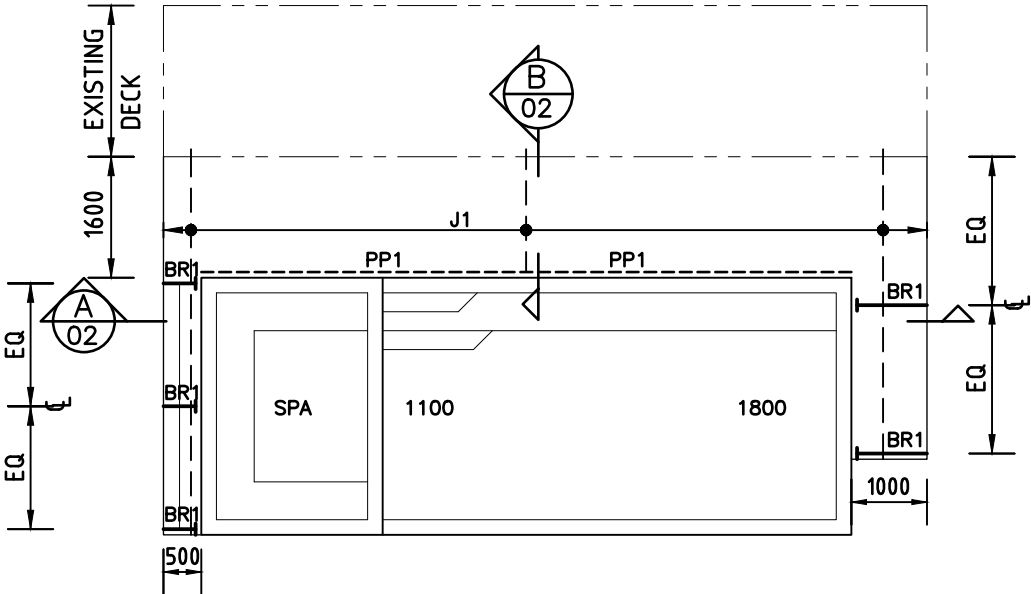
POOL FINISH

POOL FINSH SHALL BE AS SPECIFIED BY THE OWNER ON WATERPROOF RENDER WHERE NO APPROVED ADDITIVE IS ADDED TO CONCRETE FOR WATERPROOFING.



FOUNDATION PLAN

SCALE: 1:100



DECK FRAMING & POOL PLAN

SCALE 1:100

MEMBER SCHEDULE	
BR1	– 125x75x4.0 RHS BEARER
J1	– 125x50 F14 HWD JOISTS AT 450
PP1	– 100x50 F14 HWD POLE PL. FIXED TO BLOCKWORK WITH M12 AT 600CTS

NOTE:
REFER ARCHITECTS DRAWINGS FOR ALL DIMENSIONS AND DEPTHS TO POOL. HORIZONTAL WALL REINF TO CONTINUE UP ALL WALLS AND MATCH FLOOR REINF AS SHOWN ON POOL REINF PLAN. ALL REINFORCEMENT TO BE LAPPED 600 MINIMUM

CONCRETE GRADE =N32

C.M.G. CONSULTING ENGINEERS PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street
CAIRNS, 4870.
Phone: (07) 4031 2775
P.O. Box 5901
Cairns Mail Centre
Fax: (07) 4051 9013

SCALE	N.T.S.	DRAWN	AGM
		DESIGNED	C.M.G.
DATE	MAY 18	CHECKED	C.M.G.
APPROVED			
DWG NUMBER	39395-01	AMDT	C

RLO POOL CONSTRUCTION
FOR .
AT 20 ANCHOR COURT KILLALOE

TITLE: POOL LAYOUT PLAN

