

# DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

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

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

For a development application involving **building work associated and any other type of assessable development**, 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)	Skull's Concrete Pools
Contact name (only applicable for companies)	Gary Atkinson
Postal address (PO Box or street address)	P O Box 788
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0412 584 568
Email address (non-mandatory)	<a href="mailto:skullspools@conxx.com">skullspools@conxx.com</a>
Mobile number (non-mandatory)	0412 584 568
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 Form Guide: Relevant plans](#).

#### 2.1) Street address and lot on plan

- Street address AND lot on plan (all lots must be listed), or
- Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).



Queensland  
Government

Unit No.	Street No.	Street Name and Type	Suburb
	19-21	Finlay Crescent	Oak Bch.
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4817	4	SP 212657	DSC

**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

X  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**

X  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

X  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
- X  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
- X  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.des.qld.gov.au](http://www.des.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
- X  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)	Dean Miller
Contact name (applicable for companies)	

Postal address (P.O. Box or street address)	19-21 Finlay Crescent
Suburb	Oak Bch.
State	QLD
Postcode	4877
Contact number	
Email address (non-mandatory)	seadean@gmail.com
Mobile number (non-mandatory)	0426 778 085
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)	Skull's Concrete Pools
Contact name (applicable for companies)	Gary Atkinson
QBCC licence or owner – builder number	71261
Postal address (P.O. Box or street address)	P O Box 788
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	0412 584 568
Email address (non-mandatory)	skullspools@conxx.com
Mobile number (non-mandatory)	0412 584 568
Fax number (non-mandatory)	

### 16) Provide details about the proposed building work

a) What type of approval is being sought?

X  Development permit

Preliminary approval

b) What is the level of assessment?

X  Code assessment

Impact assessment (requires public notification)

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

New building or structure

Change of building classification (involving building work)

Demolition

Repairs, alterations or additions

X  Swimming pool and/or pool fence

Relocation or removal

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

Swimming 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 type="checkbox"/> Other		

Floor	<input 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)			
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 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?	\$ 31,300
---------------------------------------------------------------	-----------

18) Has Queensland Home Warranty Scheme Insurance been paid?		
X <input type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$ 393.75	3-7-19	013 938 351

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	X <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 X <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>	X <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 X <input type="checkbox"/> Not applicable

20) Applicant declaration
X <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>
<b>Privacy</b> – 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"> <li>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</li> </ul>

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

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt 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	

### 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 type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input 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

### Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

# 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](mailto:adminpd@gmacert.com.au)  
Web: [www.gmacert.com.au](http://www.gmacert.com.au)

10 July 2019

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Q 4873

Attention: Daniel Lamond - Development Assessment

Dear Sir,

**Re: Application for Building Work Assessable Against a Planning Scheme  
Lot 4 SP212657 [no. 19-21] Finlay Crescent, Oak Beach**

GMA Certification Group has been engaged to assess an application for the construction of a swimming pool, deck and unroofed pergola on the abovementioned allotment. The subject site is located zone Rural Residential and is subject to the Hillslopes Overlay. The development complies with the zone code, however it does not comply with Acceptable Outcome AO1.1 of the Hillslopes Overlay Code.

Accordingly, an application for Building Work Assessable Against a Planning Scheme is enclosed for Council's consideration, which includes:

1. DA Form 2
2. Assessment
3. 1 x copy of plans

### Assessment

The proposal is Self-Assessable Development pursuant to the tables of assessment contained within the Scheme and complies with applicable Codes. The following table addresses Performance Outcome PO1 of the Hillslopes Overlay Code.

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

#### BUILDING CERTIFICATION

Cloncurry  
(07) 4742 2022

Chinchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Atherton  
(07) 4091 4196

Childers  
(07) 4126 3069

Table 8.2.5.3.a – Hillslopes overlay code – self-assessable development	
Performance outcomes	Compliance
<b>For self-assessable development</b>	
<p><b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>The proposal is for the construction of an unroofed deck, swimming pool and unroofed pergola attached to an existing dwelling. The deck is to be constructed from steel supporting columns, deck and pergola are to be timber, therefore the colours will be consistent with the existing dwelling. Therefore, the landscape character and visual quality of the hillslopes area will be retained.</p>

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

Kind Regards,



Jeff Evans  
GMA Certification Group



1 SITE PLAN 1:250

THESE PLANS ARE TO BE READ AS A TOTAL SET

**FOR BUILDING APPLICATION ONLY - NOT FOR CONSTRUCTION**

Project PROPOSED DECK AND PERGOLA  
 Location LOT 4 FINLAY CRESENT , OAK BEACH  
 Client PAPILLON LANDSCAPE, PORT DOUGLAS  
 PROJECT 59-2019

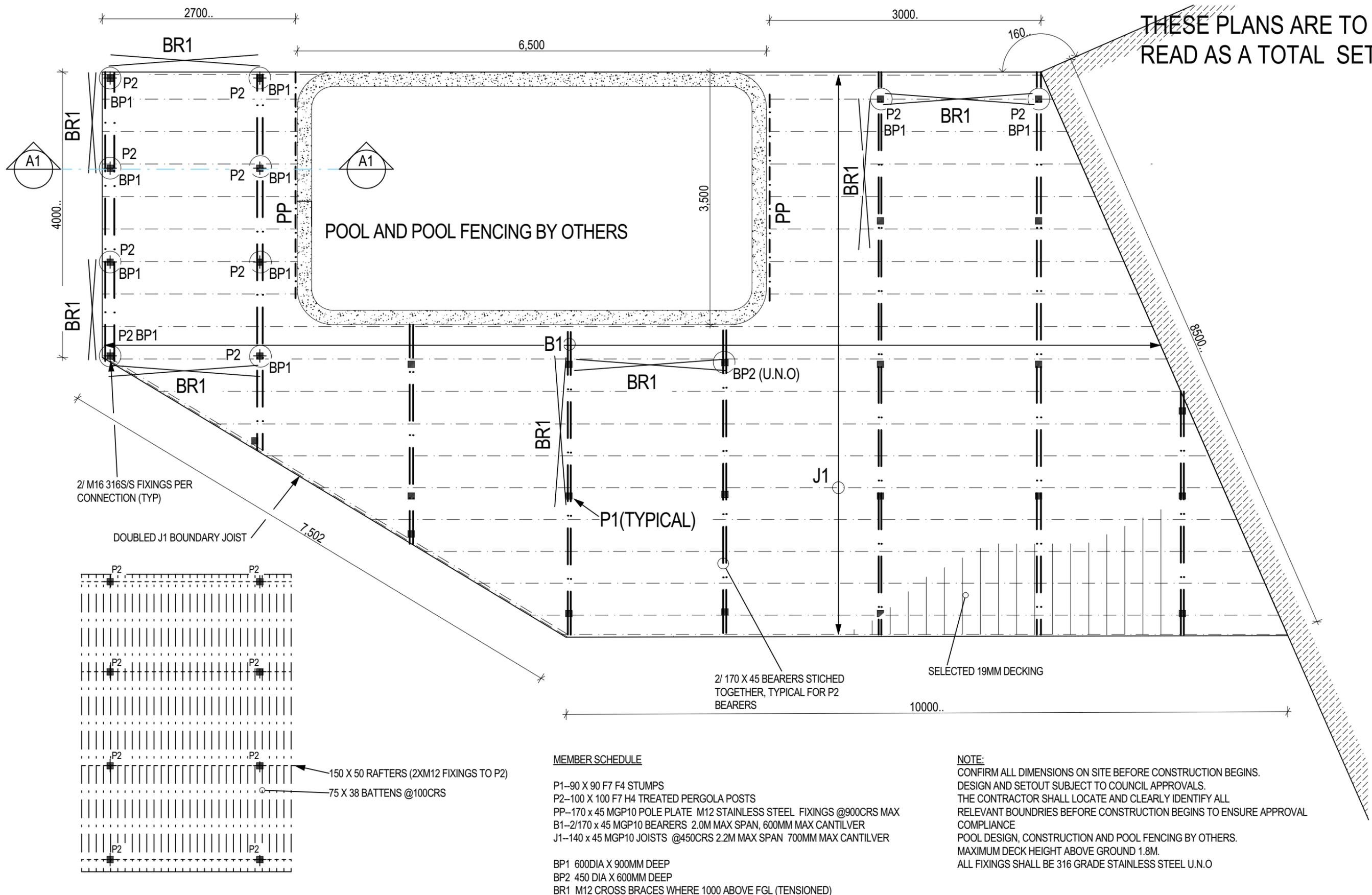
**RECS CONSULTING ENGINEERS & BUILDING DESIGNERS**  
 RPEQ No.5412  
 QBCC No.1106533  
 RECS PTY.LTD., SHOP 22 / LEVEL 2, SLATWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,  
 P. 07 4099 6010 F. 07 4099 6020 E. admin@reco.net.au ABN 95081197006

CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION.

ISSUE A FOR BUILDING APPLICATION ONLY 10-7-19  
 ISSUE B  
 ISSUE C  
 ISSUE D  
 DRAWN MG DEISGN PD PROJECT STATUS:BUILDING APPLICATION  
 SITE

SHEET	BA 1
REVISION	A

THESE PLANS ARE TO BE READ AS A TOTAL SET



PERGOLA ROOF FRAMING PLAN

1 DECK PLAN 1:50

FOR BUILDING APPLICATION ONLY - NOT FOR CONSTRUCTION

Project PROPOSED DECK AND PERGOLA  
 Location LOT 4 FINLAY CRESENT , OAK BEACH  
 Client PAPILLON LANDSCAPE, PORT DOUGLAS  
 PROJECT 59-2019

**RECS CONSULTING ENGINEERS & BUILDING DESIGNERS**

RPEQ No.5412  
 QBCC No.1106533

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 P. 07 4099 6010 F. 07 4099 6020 E. admin@reccs.net.au ABN 95081197006

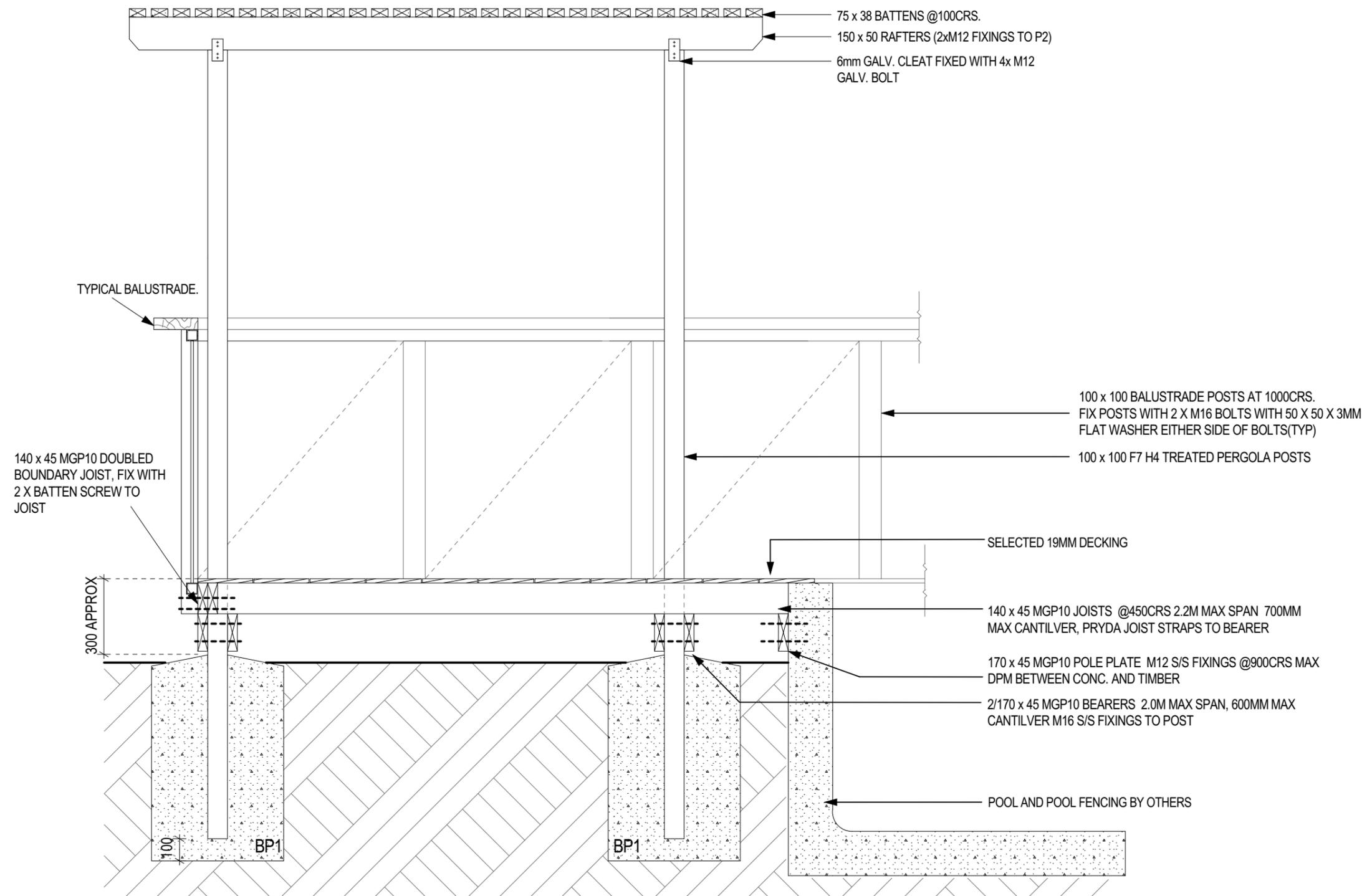
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ISSUE A FOR BUILDING APPLICATION ONLY 10-7-19  
 ISSUE B  
 ISSUE C  
 ISSUE D

DRAWN MG DEISGN PD PROJECT STATUS: BUILDING APPLICATION

PLAN

SHEET	BA 2
REVISION	A



THESE PLANS ARE TO BE READ AS A TOTAL SET

1 SECTION A-A 1:20

FOR BUILDING APPLICATION ONLY - NOT FOR CONSTRUCTION

Project PROPOSED DECK AND PERGOLA  
 Location LOT 4 FINLAY CRESENT , OAK BEACH  
 Client PAPILLON LANDSCAPE, PORT DOUGLAS  
 PROJECT 59-2019

RECS



CONSULTING ENGINEERS & BUILDING DESIGNERS

RPEQ No.5412  
 QBCC No.1106533

RECS PTY.LTD., SHOP 22 / LEVEL 2, SLATWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P. 07 4099 6010 F. 07 4099 6020 E. admin@reco.net.au ABN 95081197006

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ISSUE A FOR BUILDING APPLICATION ONLY 10-7-19  
 ISSUE B  
 ISSUE C  
 ISSUE D  
 DRAWN MG DEISGN PD PROJECT STATUS:BUILDING APPLICATION  
 SECTION

SHEET	BA 3
REVISION	A

## TIMBER

Structural timber shall comply with AS1720 timber structures code and all relevant codes mentioned therein.

Timber shall be stress grade as noted unless specified otherwise.

Timber is rough sawn appearance grade hardwood & either preservative treated in accordance with the 'Timber Utilisation and Marketing Act 1987', or milled free of sapwood.

All timber to be rough sawn with all edges and corners arrissed 5 mm minimum wide

All timber to be appearance grade to AS2082, free from major defects, splinters, large knots and major imperfections..

Chamfer edges and corners 5mm minimum wide.

Seasoning to an equilibrium moisture content of 10-15% is preferred.

All cuts, checks, mortises or holes to be flood filled with an approved water repellant timber preservative prior to assembly.

Seal end grain of timber with CN timber preservative emulsion prior to assembly.

CODE NOTES:  
CONSTRUCTION SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2018 AND ALL SUBSEQUENCE AMENDMENTS, ALL RELEVANT AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REGULATIONS AND APPROVALS.

GENERAL NOTES:  
DO NOT SCALE FROM THIS DOCUMENTATION. FIGURED DIMENSIONS TAKE PRECEDENCE. COMPLETE THE WORKS EVEN IF NOT SPECIFICALLY INDICATED ON THE PLANS TO CONFORM WITH THE GENERAL INTENT AND SPIRIT OF THE PLANS, ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND ALL SUB CONSULTANTS DOCUMENTATION. ALL MATERIALS SHALL BE TERMITE RESISTANCE. ONLY DRAWINGS STAMPED "CERTIFIED" OR "FOR CONSTRUCTION" SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT.. WIND ZONE C2

## CONCRETE AND REINFORCMENT

- All concrete work shall be in accordance with AS 3600 Concrete Structure Code.
- Concrete Specification shall be:

ELEMENT	GRADE	SLUMP	MAX AGG
Ground Slab & Footings	N25	80+15	20
- Reinforcement is shown diagrammatically; it is not necessarily shown in true projection. Where transverse tie bars are not shown, provide N12-300.
- All reinforcement shall be in accordance with AS 4671.

Symbols:

F, RF, SL	Hard drawn wire reinforcing fabric
R	Structural grade 230R round bar
S	Structural grade 230S deformed bar
N	Grade 500N deformed bar
- Cover to reinforcement shall be:

(i)	Footings in ground	75mm bottom, 65mm sides and top
(ii)	Footings on membrane	50mm bottom
(iii)	Slab on Ground	30mm nominal, 20mm minimum top 50mm bottom
(vii)	Within concrete masonry block	10mm.
- Reinforcement shall be supported on approved chairs at 800mm centres.
- Splice laps unless shown otherwise:

Fabric - 1 complete mesh + 50mm, Deformed bar - 30 X bar diameter minimum.
- Construction joints shall be scabbled and cleaned and coated with cement/water slurry immediately prior to placing concrete.
- Concrete shall be compacted using mechanical vibrators.
- Concrete shall be cured to AS 3799 for a minimum of 7 days by a method approved by the Engineer.
- Control joints shall be constructed as specified. Saw cutting shall be carried out within 6 hours of concrete hardening.
- Rigid floor finishes shall be bedded in abaflex or equal tile adhesive to manufacturers specification as applicable with movement joints expressed.

## GENERAL NOTES

- The Engineering notes under the job number above are part of the drawings, and are to be attached to each set of drawings to be worked from.
- Engineering drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specifications, and with such other written instructions as may be issued during the course of the construction. Any discrepancies shall be referred to the Engineer before proceeding with the work.
- All materials and workmanship shall be in accordance with the relevant and current SAA codes, and by-laws and ordinances of the relevant building authorities, except where varied by the project specification.
- All relevant dimensions shown shall be verified by the builder on site. Engineers' drawings shall not be scaled for dimensions.
- During construction the structure with it's all structural elements shall not be overstressed, and shall be maintained in a stable condition. Temporary shoring, propping and bracing shall be provided by the builder to keep all excavations and the structure stable at all times.
- Unless noted otherwise all levels are in metres and all dimensions are in millimetres.
- The structural components detailed on the drawings have been designed in accordance with the relevant codes and Local Government ordinances for the loadings indicated.
- UNO stands for 'unless noted otherwise'.

### SERVICE LOADS

- Live Loads to AS 1170, Part 1

Roof	0.25 kPa
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- Wind Loads to AS 1170, Part 2

Design Gust Wind Speed, 86m/s ultimate limit state.

### FOOTINGS

- The builder shall familiarise himself with the contents of the Soils Report where available and strictly adhere to the Building Pad Preparation specification.
- Footings shall be located centrally under columns and walls, and strip footings shall be cast on horizontally excavated benches, unless specifically detailed otherwise.
- The design of the structure has been based on the foundation having a minimum bearing capacity of 100 kPa.
- Footings are to be constructed and back filled as soon as possible following excavation to avoid softening or drying out due to exposure.

THESE PLANS ARE TO BE  
READ AS A TOTAL SET

FOR BUILDING APPLICATION ONLY - NOT FOR CONSTRUCTION

Project	PROPOSED DECK AND PERGOLA	RECS	 <b>CONSULTING ENGINEERS &amp; BUILDING DESIGNERS</b>	RPEQ No.5412	<small>CONTRACTORS AND SUBCONTRACTORS MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. USE WRITTEN DIMENSIONS ONLY. COPYRIGHT OF THIS DRAWING OR DESIGN IS HELD BY THE DESIGNER. RECS CONSULTING ENGINEERS. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE BUILDER AND SUB CONTRACTORS ARE RESPONSIBLE FOR ARRANGING ANY NECESSARY INSPECTIONS OF THE WORKS AND OBTAINING ANY NECESSARY COMPLIANCE OR CERTIFICATION DOCUMENTATION.</small>	ISSUE A FOR BUILDING APPLICATION ONLY 10-7-19	SHEET	BA 4	
Location	LOT 4 FINLAY CRESENT , OAK BEACH			QBCC No.1106533		ISSUE B ISSUE C ISSUE D			REVISION
Client	PAPILLON LANDSCAPE, PORT DOUGLAS	RECS PTY.LTD., SHOP 22 / LEVEL 2, SLATWATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877, P: 07 4099 6010 F: 07 4099 6020 E: admin@reccs.net.au ABN 95081197006				DRAWN MG	DEISGN PD	PROJECT STATUS:BUILDING APPLICATION	ENGINEERING NOTES
PROJECT	59-2019								