

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

CAIRNS

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183 Aumuller Street, Bungalow, Qld, 4870

P.O. Box 2760, Nerang Qld 4211



6 June 2023

The Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Attention: Development Assessment

Dear Sir/Madam,

Re: Application for Building Works Assessable Against a Planning Scheme
- **New Construction of Swimming Pool, of Deck at Lot 2 RP 804919 Grays Creek Terrace, Mowbray**

GMA Certification Group has been engaged to assess an application for a Swimming Pool and Deck on the abovementioned allotment as illustrated on the enclosed plans. The allotment is zoned Rural Residential, and is affected by the following overlays:

- Hillslopes Overlay Code

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

- DA Form 2
- Assessment against the relevant codes
- 1 x copy of plans

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

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Cairns

Port Douglas

Childers

Kingscliff



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Member Australian Institute of Building Surveyors Professional Standards Scheme

8.2.5 Hillslopes overlay code

8.2.5.2 Purpose

(1) The purpose of the Hillslopes overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.

(b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

((a) development on hillslopes is safe, serviceable and accessible;

(b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;

(c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;

(d) Development responds to the constraints of the site including gradient and slope stability;

(e) Works do not involve complex engineering solutions.

Table 8.2.5.3a – Hillslopes overlay code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
For self-assessable development		
PO1 The landscape character and visual 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 subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	N/A
For assessable development		
PO2	AO2.1	The development is located on sloped land, however, the design is sympathetic to the natural landslope and

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	<p>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)</p> <p>Or</p> <p>AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.</p> <p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (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>	<p>incorporates a raised deck platform on posts in lieu of a slab on ground design to minimise cuts. Furthermore, the above ground pool design limits earthworks and follows the natural contours of the site.</p> <p>AO2.3 Development does not interfere with access ways and driveways as it is setback from road frontage and the existing access ways remain.</p> <p>AO2.4 The pool and deck are proposed in an existing cleared area. No further vegetation is being cleared or disturbed due to the development.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<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: (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; (ii) reflective surfaces.</p>	<p>AO2.5 As above, the design the pool and deck are above ground following the contours of the land with minimal cuts.</p> <p>AO2.6 The pool and deck are below the existing roof line of the house and do not alter the sky line.</p> <p>AO2.7 The deck will be constructed of dark stained timbers. The pool shell will not be visible from the surrounding area due to the deck surrounds, however, the pool shell will be painted a dark brown colour to match the existing house.</p>

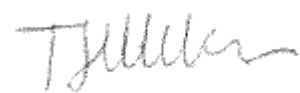
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Part 8: Page 28 Performance outcomes Acceptable outcomes tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.</p>	<p>AO2.8 The exterior finishes are of darker, stained timber appearance as hardwood decking timbers are proposed.</p> <p>AO2.9 The associated decking is screened by natural vegetation at the front of the lot.</p> <p>AO2.10 The design of the structure is proposed to respond to the natural constraints of the land, require minimal earthworks and is sited on a percentage of land that has already undergone benching.</p>
<p>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; (b) loss of access to sunlight;</p>	<p>AO3 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries;</p>	<p>AO3.0 The land on which the proposed structures are located has already been battered, setback from property boundaries in excess of 10m each direction, has the capacity to include landscaping and does not extend greater than 3.6m in height. The earthworks required for the pool is minor and will not affect the amenity,</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
(c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.	safety, stability or function of the site or surrounding sites.
For 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 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 is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.	NA

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<p>Note – The size of rectangular areas is outlined within each zone code</p> <p>AO4.3</p> <p>Development does not alter ridgelines</p> <p>AO4.4</p> <p>Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>	

Should you require any further information or wish to discuss the application, please contact me on 0481364468 or by email tyler.w@gmacert.com.au

Kind Regards



Tyler Wilson
GMA Certification Group
Encl.

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) 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** (i.e. material change of use, operational work or reconfiguring a lot), 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)	John Lewis
Contact name (only applicable for companies)	John Lewis
Postal address (PO Box or street address)	PO Box 617
Suburb	PORT DOUGLAS
State	QLD
Postcode	4877
Country	Australia
Contact number	na
Email address (non-mandatory)	4burntsticks@gmail.com
Mobile number (non-mandatory)	0466 456 022
Fax number (non-mandatory)	na
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
	22	Grays Creek Tce	MOWBRAY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	2	RP 804919	Douglas Shire Council

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
- ☒ Not required

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

Douglas Shire Council

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 – a copy of the receipted QLeave form is attached to this development application

<input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid		
<input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLLeave 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input type="checkbox"/> No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application				
<input type="checkbox"/> 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 about the requirements in relation to the development of a Queensland heritage place				
<table border="1"> <tr> <td>Name of the heritage place:</td> <td></td> <td>Place ID:</td> <td></td> </tr> </table>	Name of the heritage place:		Place ID:	
Name of the heritage place:		Place ID:		

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?
<input type="checkbox"/> Yes – the Referral checklist for building work is attached to this development application <input type="checkbox"/> No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?									
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No									
<table border="1"> <thead> <tr> <th>Referral requirement</th> <th>Referral agency</th> <th>Date referral response</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Referral requirement	Referral agency	Date referral response						
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																				
<input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.																				
<table border="1"> <tr> <td>Name(s) (individual or company full name)</td> <td>John Lewis</td> </tr> <tr> <td>Contact name (applicable for companies)</td> <td>John Lewis</td> </tr> <tr> <td>Postal address (P.O. Box or street address)</td> <td>PO Box 617</td> </tr> <tr> <td>Suburb</td> <td>PORT DOUGLAS</td> </tr> <tr> <td>State</td> <td>QLD</td> </tr> <tr> <td>Postcode</td> <td>4877</td> </tr> <tr> <td>Contact number</td> <td>na</td> </tr> <tr> <td>Email address (non-mandatory)</td> <td>4burntsticks@gmail.com</td> </tr> <tr> <td>Mobile number (non-mandatory)</td> <td>0466 456 022</td> </tr> <tr> <td>Fax number (non-mandatory)</td> <td>na</td> </tr> </table>	Name(s) (individual or company full name)	John Lewis	Contact name (applicable for companies)	John Lewis	Postal address (P.O. Box or street address)	PO Box 617	Suburb	PORT DOUGLAS	State	QLD	Postcode	4877	Contact number	na	Email address (non-mandatory)	4burntsticks@gmail.com	Mobile number (non-mandatory)	0466 456 022	Fax number (non-mandatory)	na
Name(s) (individual or company full name)	John Lewis																			
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State	QLD																			
Postcode	4877																			
Contact number	na																			
Email address (non-mandatory)	4burntsticks@gmail.com																			
Mobile number (non-mandatory)	0466 456 022																			
Fax number (non-mandatory)	na																			

15) Builder's details	
<input type="checkbox"/> Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.	
Name(s) <i>(individual or company full name)</i>	John Lewis
Contact name <i>(applicable for companies)</i>	John Lewis
QBCC licence or owner – builder number	1111050
Postal address <i>(P.O. Box or street address)</i>	PO Box 617
Suburb	PORT DOUGLAS
State	QLD
Postcode	4877
Contact number	na
Email address <i>(non-mandatory)</i>	4burntsticks@gmail.com
Mobile number <i>(non-mandatory)</i>	0466 456 022
Fax number <i>(non-mandatory)</i>	na

16) Provide details about the proposed building work	
a) What type of approvals is being sought?	
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	
b) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
c) Nature of the proposed building work (tick all applicable boxes)	
<input checked="" type="checkbox"/> New building or structure <input type="checkbox"/> Change of building classification <i>(involving building work)</i> <input type="checkbox"/> Demolition	
<input type="checkbox"/> Repairs, alterations or additions <input type="checkbox"/> Swimming pool and/or pool fence <input type="checkbox"/> Relocation or removal	
d) Provide a description of the work below or in an attached schedule.	
New Construction of Swimming Pool & New Construction of Deck	
e) 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 checked="" type="checkbox"/> Timber <input type="checkbox"/> Other
	<input type="checkbox"/> Steel <input type="checkbox"/> Aluminium
Floor	<input 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
f) Existing building use/classification? <i>(if applicable)</i>	

g) New building use/classification? (if applicable)		
10b & 10b		
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>		
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application		
17) What is the monetary value of the proposed building work?		
\$60,000.00		
18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input 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 <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<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 checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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

Date received: Reference numbers:

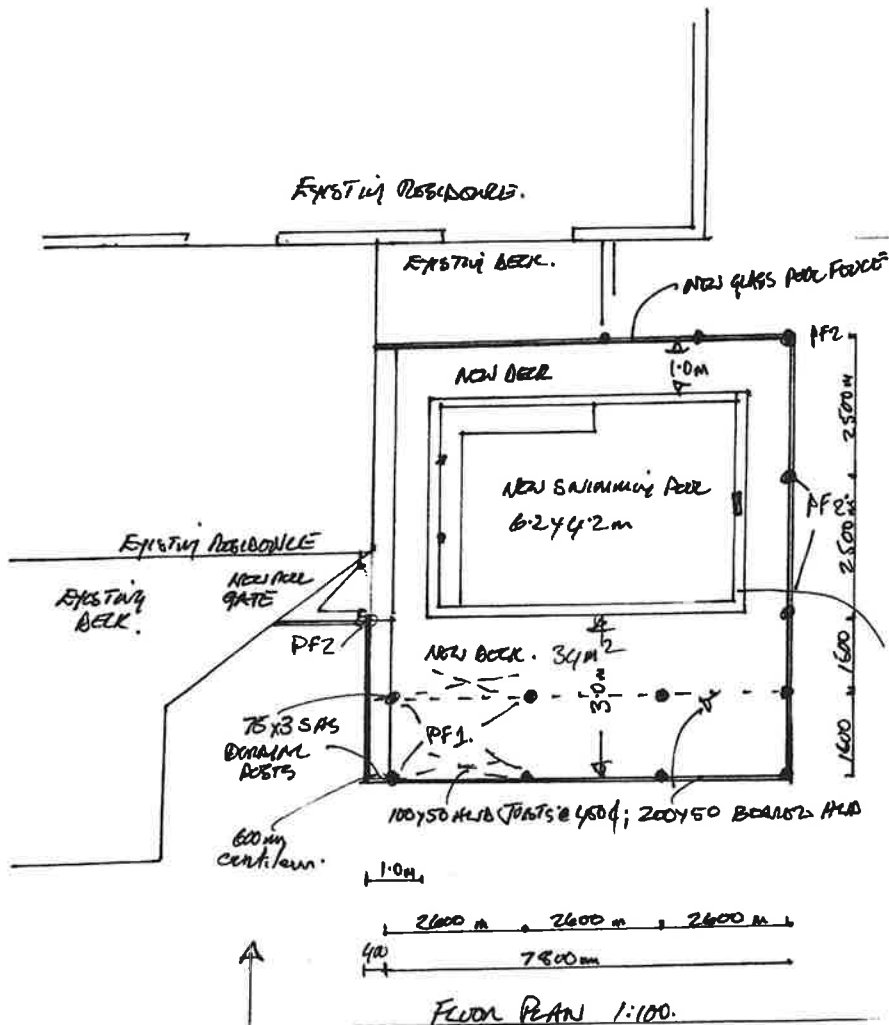
For completion by the building certifier		
Classification(s) of approved building work		
10b & 10b		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
GMA Certification Group		

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

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 (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?		10b, 10b	
Site area (m ²)	6329	Floor area (m ²)	63.96



PF1: 6000 x 750

PF2: 6000 x 600

75x3 S&S DECKING JOISTS

200x50 H&S BEAMS CONT. F14 UNS HWD

100x50 H&S JOISTS CONT. @ 450mm F14 UNS HWD

90x19 NON-BEARING DECKING @

100x50 POLE PLATE TO BLOCK WALL

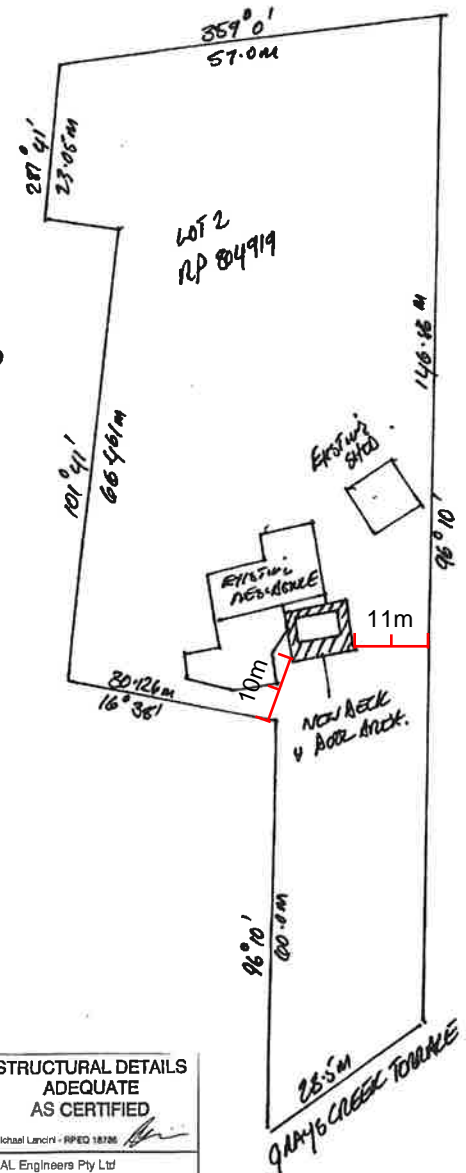
SS 12mm DYNAMILT @ 600mm

SS TIGHT GRIPS TO JOISTS.

SS DECKING STRIPS

X Denotes 12m Pool Bracing

H BLOCK WALL

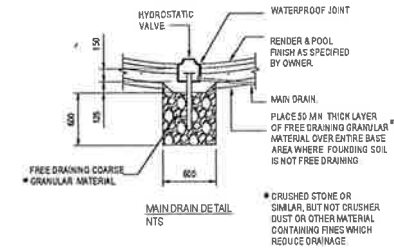
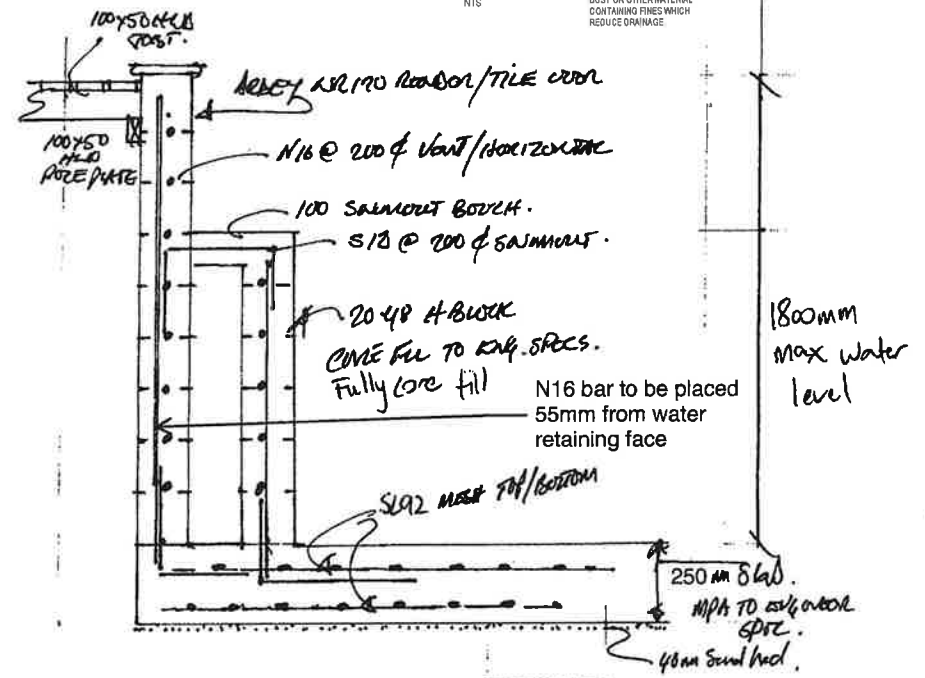
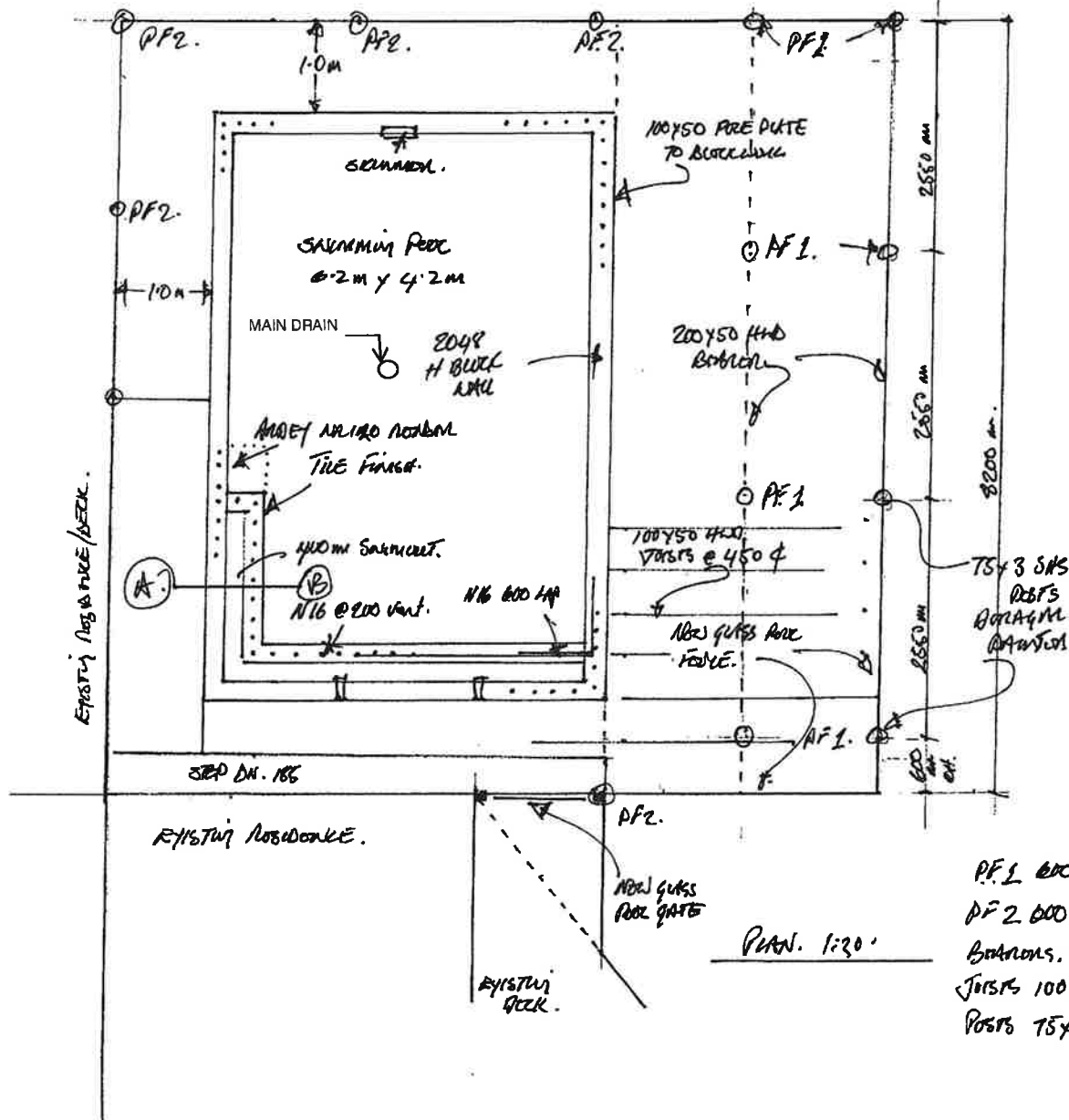


STRUCTURAL DETAILS
ADEQUATE
AS CERTIFIED

Michael Luncz - RPED 18786

MAL Engineers Pty Ltd
ABN : 30636773781

<p>TOTAL LEAS BURDON LUC 111050 0466 466 022</p>	<p>SWIMMING POOL & DECK ADDITION TO EXISTING RESIDENCE LOT 2 RP 84919 GRAYS CREEK TOWNSHIP</p>	<p>CLIENT: JIMMY KENT'S</p> <p>SCALE: 1:100; 1:750</p>	<p>UND. CRT. C2</p> <p>PLAN: SITE / FLOOR.</p>	<p>DATE: 17.03.23.</p> <p>DESIGNED: ①</p>	<p>SITE PLAN 1:750 Q23106 - SK01</p>
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PF 1 600x750
 PF 2 600 ϕ x 600
 BRIMONS, 200x50 H20 CONT.
 JOISTS 100x50 CONT. F14 VMS H20
 POSTS 75x3 SWS CORRUGAL

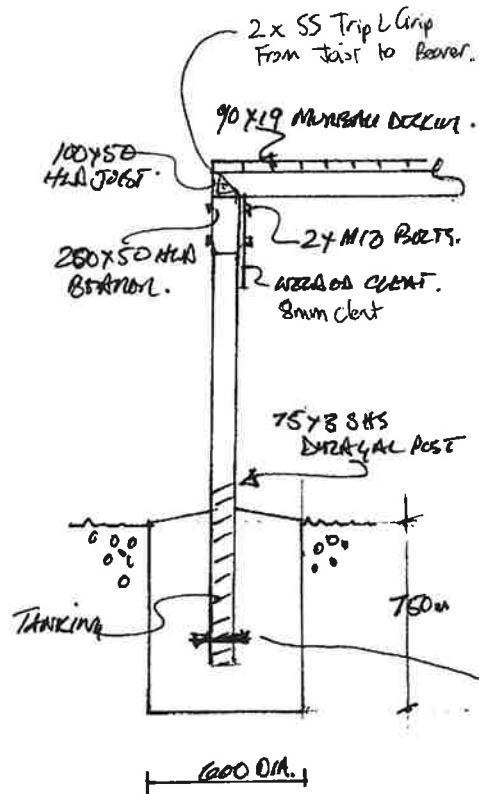
SECTION A/B. 1:20

STRUCTURAL DETAILS
 ADEQUATE
 AS CERTIFIED
 Michael Landini - RPEQ 18788
 MAL Engineers Pty Ltd
 ABN : 30636773781

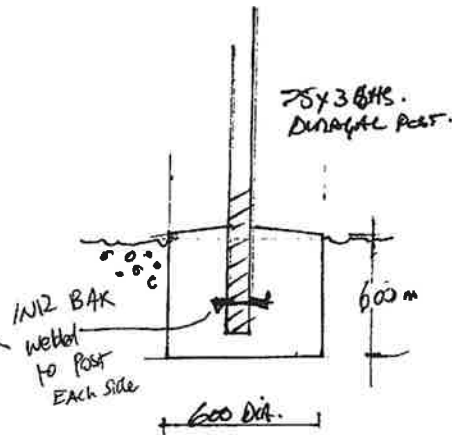
JOHN HEARS BUILDING LNC 1111050 0466 456 022	SWIMMING POOL & DECK ADDITION TO EXISTING, NEBRUCKE L2 RP 804919 GLAYS CREEK TOLLAGE MOTORWAY	CLIENT: JOHN HEARS SCALE: 1:20 / 1:50	NIND ATTACHED C2. PAGE: PLAN / SECTION.	17/03.23 DRAWN: (2).	Q23106 - SK02
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NOTES:

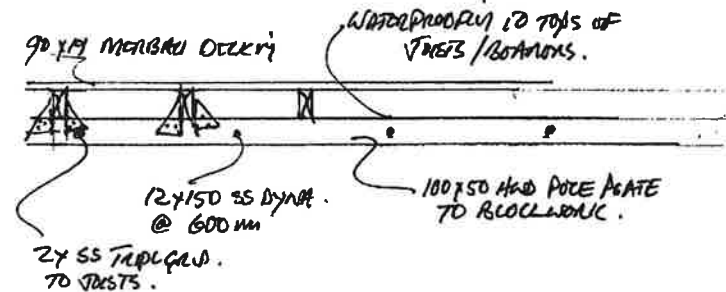
1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS2783 CONCRETE SWIMMING POOLS CODE, 3600, AS3700 AND ACCEPTED BUILDING PRACTICE
2. ALL CONCRETE TO N25.
3. ALL SUPPORTING SOIL TO BE SOUND NATURAL SOIL WITH ALLOWABLE BEARING PRESSURE OF 100KPA AND ALLOWABLE SKIN FRICTION OF 25KPA.
4. POOL HAS NOT BEEN DESIGNED FOR UPLIFT AND A HYDROSTATIC VALVE SHOULD BE PROVIDED.
5. POOL HAS NOT BEEN DESIGNED AS A WATER RETAINING STRUCTURE AND RELIES UPON A WATERPROOFING SYSTEM TO RETAIN WATER.



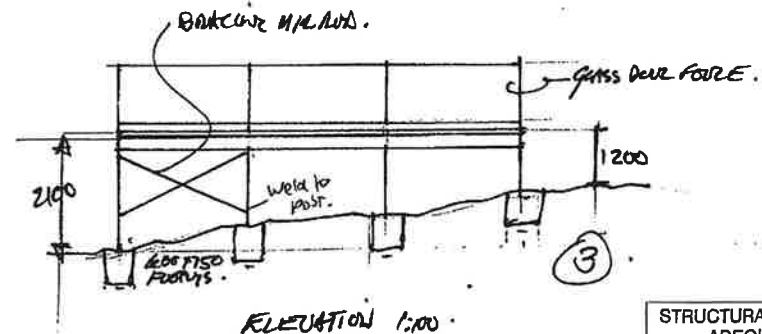
DETAIL PF 1 1:20



DETAIL PF 2 1:20



DETAIL POLE PLATE 1:20

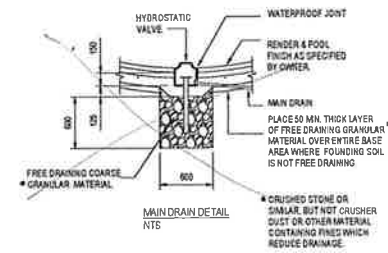
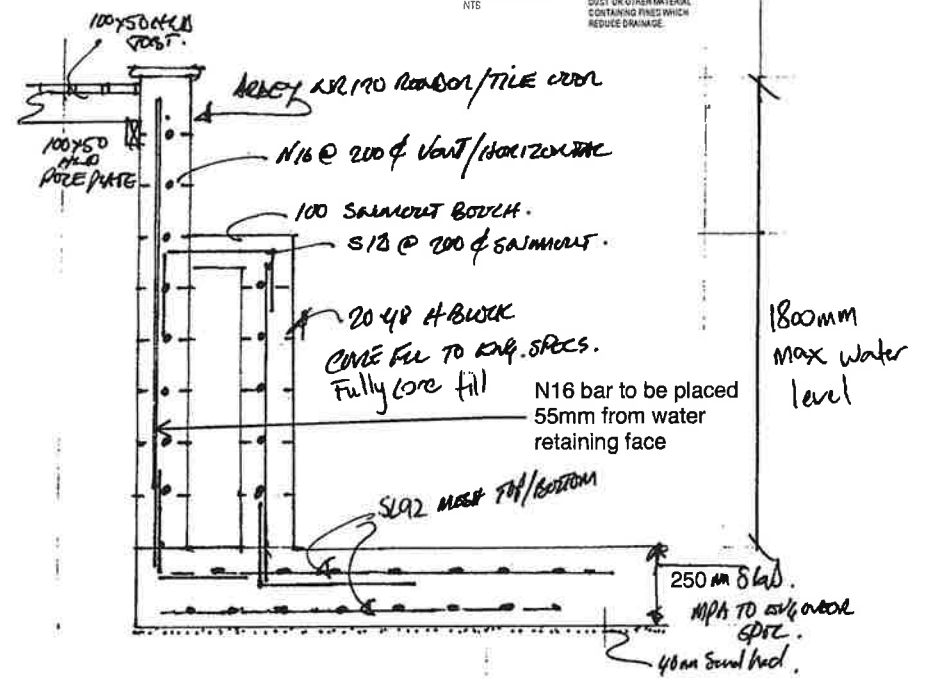
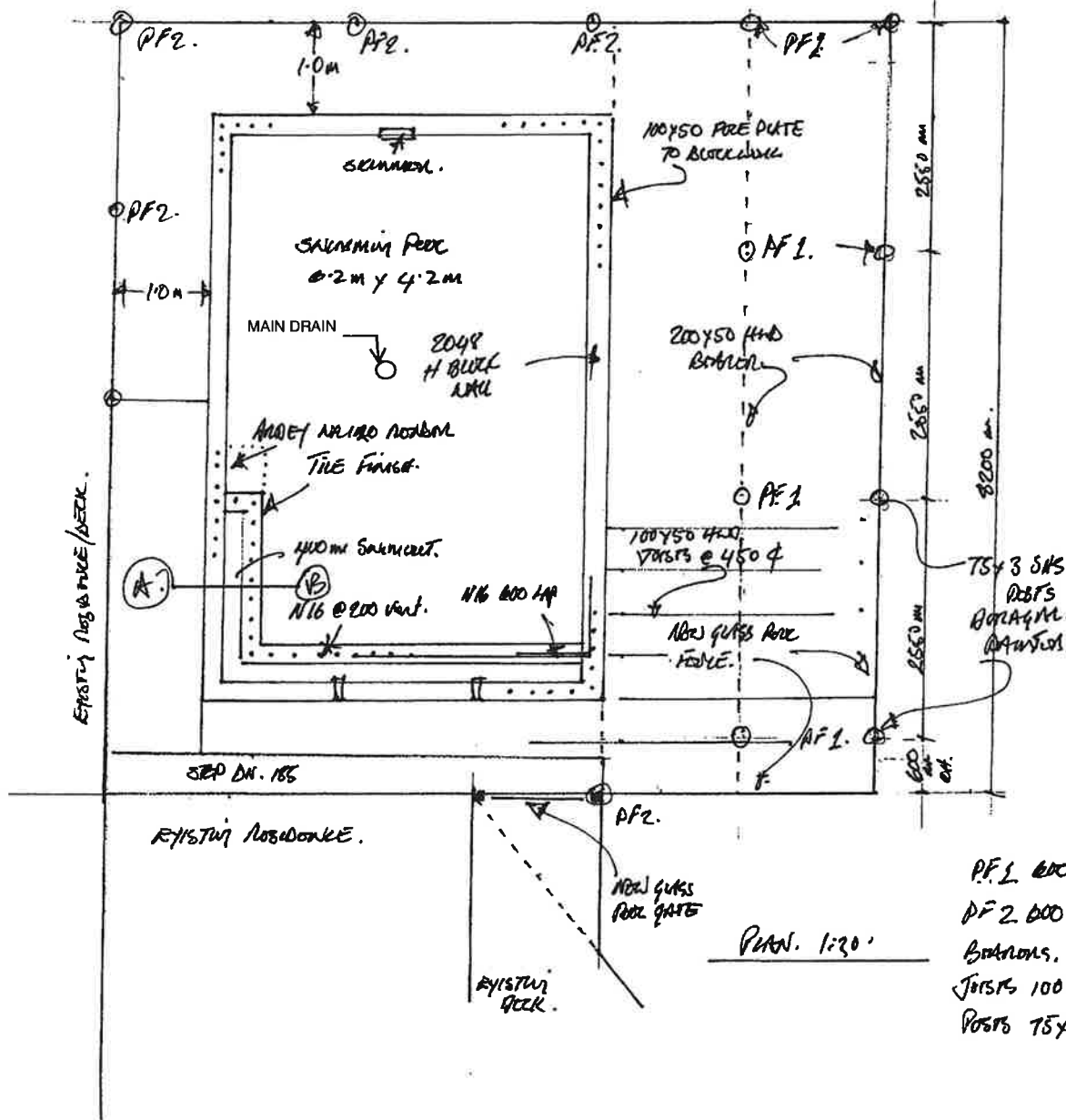


ELEVATION 1:100

STRUCTURAL DETAILS
ADEQUATE
AS CERTIFIED

Michael Lacey - RPEQ 18788
MAL Engineers Pty Ltd
ABN : 30636773781

JOHN LACEY BUILDING LIC. 1111050 0466 456 022	SWIMMING POOL & DECK ADDITION TO EXISTING RESIDENCE L2, RD 804 919 GRAYS CREEK TENNIS MOUNTAIN	CLIENT JOHN LACEY DRAWINGS 1:20, 1:100.	WINDLIFT C2. PAGES: PF.1, PF.2, POLE PLATE ELEV.	DATE 17.03.23	Q23106 - SK03 DRAWN: (3)
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PF.1 600x750
 PF.2 600 ϕ x 600
 BRICKS, 200x50 HND CONT.
 JOISTS 100x50 CONT. F14 VNS HND
 POSTS 75x3 SWS DORAGAL

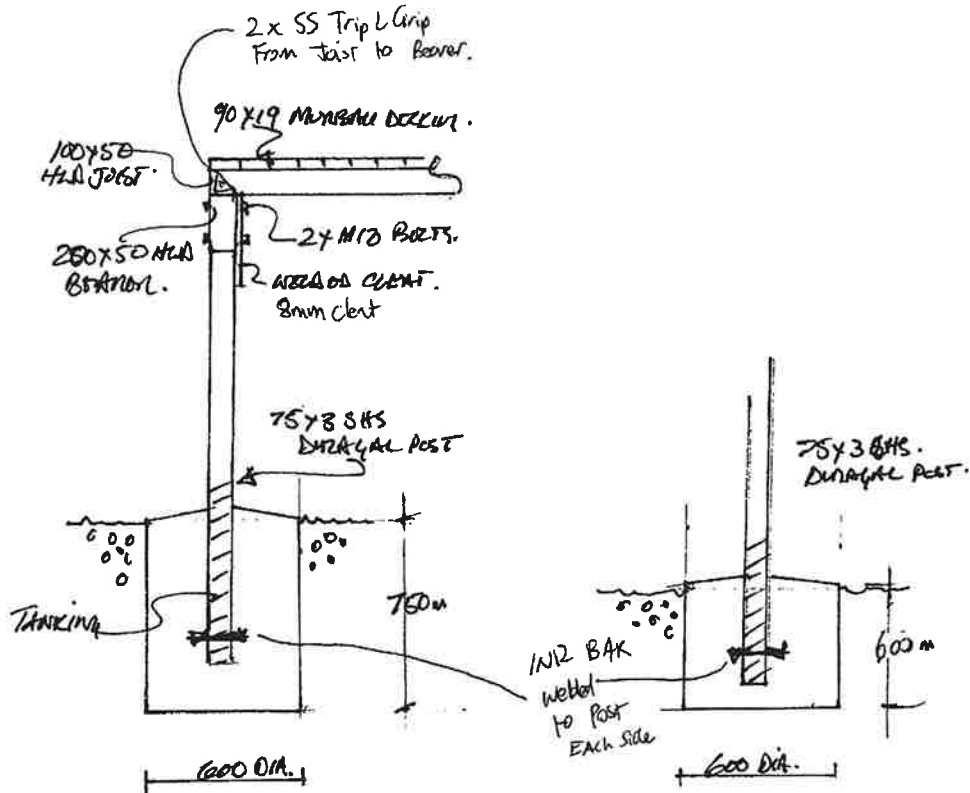
SECTION A/B. 1:20

STRUCTURAL DETAILS
 ADEQUATE
 AS CERTIFIED
 MAL Engineers Pty Ltd
 ABN : 30636773781

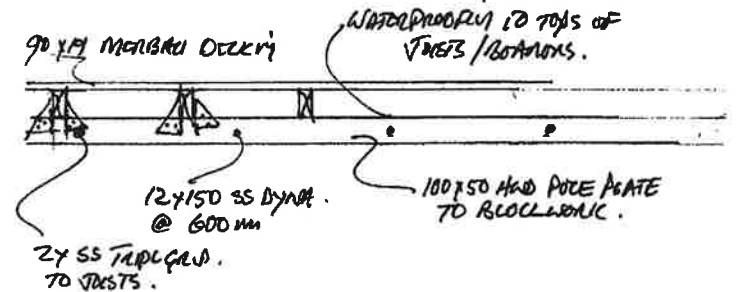
JOHN KENIS BUILDING LK 111050 0466 456 022	SWIMMING POOL & DECK ADDITION TO EXISTING RESIDENCE L2 RP 804919 GLAYS CREEK TOWNLE MOWBRAY	CLIENT: JOHN KENIS SCALE: 1:20 / 1:50	NIND OFFICE C-2. DATE: PLAN / SECTION.	17/03.23 DRAWN: (2). Q23106 - SK02
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NOTES:

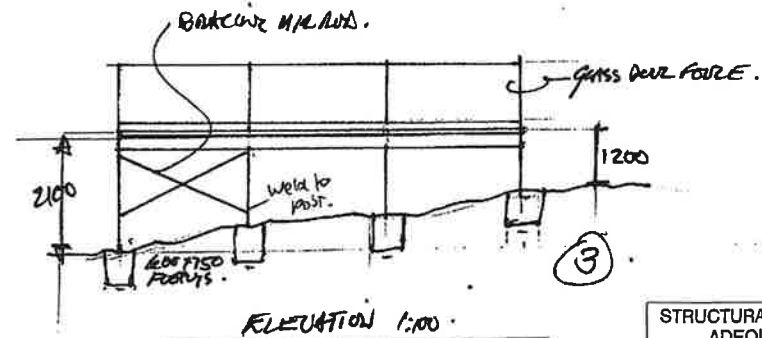
1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS2783 CONCRETE SWIMMING POOLS CODE, 3600, AS3700 AND ACCEPTED BUILDING PRACTICE
2. ALL CONCRETE TO N25.
3. ALL SUPPORTING SOIL TO BE SOUND NATURAL SOIL WITH ALLOWABLE BEARING PRESSURE OF 100KPA AND ALLOWABLE SKIN FRICTION OF 25KPA.
4. POOL HAS NOT BEEN DESIGNED FOR UPLIFT AND A HYDROSTATIC VALVE SHOULD BE PROVIDED.
5. POOL HAS NOT BEEN DESIGNED AS A WATER RETAINING STRUCTURE AND RELIES UPON A WATERPROOFING SYSTEM TO RETAIN WATER.



DETAIL PF 1 1:20



DETAIL POLE PLATE 1:20



ELEVATION 1:100

STRUCTURAL DETAILS
ADEQUATE
AS CERTIFIED

Michael Landini - RPEQ 18788
MAL Engineers Pty Ltd
ABN : 30636773781

JOHN VERRIS BUILDING LIC. 1111050 0466 456 022	SWIMMING POOL & DECK ADDITION TO EXISTING RESIDENCE 1/2 RD 804 914 GRAYS CREEK TENANT MOUNTAIN	CLIENT JOHN VERRIS DRAWINGS 1:20, 1:100	WIND CLASS C2 DATE: PF1, PF2, POLE PLATE ELEV.	ISSUED 17.03.23	Q23106 - SK03 DRAW. (3)
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GMA Certification Group

BUILDING SURVEYORS

A.C.N 150 435 617

Leaders in Building Certification Services



Port Douglas Office

P: 07 4098 5150 **F:** 07 4098 5180 **E:** adminpd@gmacert.com.au

Unit 5, Owen Street

Craigie Business Park Craigie

PO Box 2760 Nerang QLD 4211

06 Jun 2023

John Lewis
PO Box 617
PORT DOUGLAS QLD 4877

Dear John

Confirmation notice

Re: GMA Certification Group Ref No. 20231130

Lot 2 on RP 804919

22 Grays Creek Tce MOWBRAY 22 4877

**Development Permit for Building Works for New Construction of Swimming Pool &
New Construction of Deck**

The development application described above was properly made to the GMA Certification Group on 8 May 2023

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral details

Part 2 of the Development Assessment Rules is applicable. GMA, as the assessment manager intent to make an information request (where applicable) and the applicant has not indicated that they do not wish to receive an information request.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Daniel Cobain
GMA Certification Group