

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

Port Douglas

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Unit 5 "Craiglie Business Centre" Owen Street, Port Douglas, QLD, 4877

P.O. Box 2760, Nerang Qld 4211



11 April 2025

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attention: Building Services / Development Assessment

Dear Sir/Madam,

Re: Application for Alternative Siting Assessment

Lot 14 on SP178687, 21 Ocean Avenue, Cooya Beach

It is acknowledged that the proposed dwelling house does not comply with the allowable rear boundary clearances identified under the acceptable solutions of the *Queensland Development Code MP1.2* Acceptable Solution A2. The proposed encroachment as depicted on the plans:

- 1458mm of outermost projection of fascia to the rear boundary in lieu of 1500mm.

As a consequence, in providing a concurrence agency response the Council is required to have regard to Performance Outcome P2. In particular, the Council would have to determine that the proposed development would adversely affect the provision of adequate daylight and ventilation and the amenity and privacy of the adjoining residents.

It is submitted that, in this instance and in the context of the existing development of the site and area, the proposed dwelling house would not have any adverse impacts on the light, ventilation or amenity provisions of either its occupants or adjoining residents. The table below provides a detailed assessment against these applicable assessment benchmarks.

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Limited Liability By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme

Table 1 Queensland Development Code MP 1.2.

Performance Criteria	Acceptable Solutions	Compliance																																				
<p>P2</p> <p>Buildings and structures –</p> <ul style="list-style-type: none"> (a) provide adequate daylight and ventilation to habitable rooms; and (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots. (c) do not adversely impact on the amenity and privacy of residents on adjoining lots. <p>Table A2</p> <table border="1"> <thead> <tr> <th>Road Frontage in metres</th><th colspan="2">Side and Rear Boundary Clearances Height in metres</th></tr> <tr> <th></th><th>4.5 or less</th><th>4.5 to 7.5</th></tr> </thead> <tbody> <tr> <td>14.501 – 15.000</td><td>1.425</td><td>1.900</td></tr> <tr> <td>14.001 – 14.500</td><td>1.350</td><td>1.800</td></tr> <tr> <td>13.501 – 14.000</td><td>1.275</td><td>1.700</td></tr> <tr> <td>13.001 – 13.500</td><td>1.200</td><td>1.600</td></tr> <tr> <td>12.501 – 13.000</td><td>1.125</td><td>1.500</td></tr> <tr> <td>12.001 – 12.500</td><td>1.050</td><td>1.400</td></tr> <tr> <td>11.501 – 12.000</td><td>0.975</td><td>1.300</td></tr> <tr> <td>11.001 – 11.500</td><td>0.900</td><td>1.200</td></tr> <tr> <td>10.501 – 11.000</td><td>0.825</td><td>1.100</td></tr> <tr> <td>10.500 or less</td><td>0.750</td><td>1.000</td></tr> </tbody> </table>	Road Frontage in metres	Side and Rear Boundary Clearances Height in metres			4.5 or less	4.5 to 7.5	14.501 – 15.000	1.425	1.900	14.001 – 14.500	1.350	1.800	13.501 – 14.000	1.275	1.700	13.001 – 13.500	1.200	1.600	12.501 – 13.000	1.125	1.500	12.001 – 12.500	1.050	1.400	11.501 – 12.000	0.975	1.300	11.001 – 11.500	0.900	1.200	10.501 – 11.000	0.825	1.100	10.500 or less	0.750	1.000	<p>A2</p> <p>(a) The side and rear boundary clearance for a part of the building or structure is –</p> <ul style="list-style-type: none"> (i) where the height of that part is 4.5m or less - 1.5m; and (ii) where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii) where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m. <p>(b) For a rectangular or near rectangular narrow lot with a 15m or less frontage, the minimum side and rear setbacks for that part are –</p> <ul style="list-style-type: none"> (i) where the height is not more than 7.5m – in accordance with Table A2; and (ii) where the height is more than 7.5m – 2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m. <p>(c) Structures may be exempted from A2 (a) and (b) where –</p> <ul style="list-style-type: none"> (i) the structure is not a deck, patio, pergola, verandah, gazebo or the like other than one permitted under A2 (c) (v) (ii) the structure is not used for entertainment, 	<p>Complies with P2</p> <p>The proposed 1458mm siting in lieu of 1500mm is catering to the layout of the land whilst still maintaining an address to the street in terms of built form. Whilst there is a disparity of 42mm, the encroachment would not create any restriction the passage of ventilation or daylight to either this residence or the adjoining residence due. The adjoining residence is sited well beyond 1.5m from the neighbouring fence which allows more than adequate cross breezes and daylight to enter each.</p> <p>On this basis it would neither result in an adverse impact on the amenity of the adjoining residents.</p> <p>It is of my professional opinion that the proposed development would not result in a development that is inconsistent with the requirements of the Performance Outcome.</p>
Road Frontage in metres	Side and Rear Boundary Clearances Height in metres																																					
	4.5 or less	4.5 to 7.5																																				
14.501 – 15.000	1.425	1.900																																				
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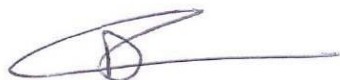
Performance Criteria	Acceptable Solutions	Compliance
	<p>recreational purposes or the like</p> <p>(iii) a screen, fence or retaining wall or a combination of screens, fences or retaining walls is not more than 2m in height or</p> <p>(iv) a rainwater tank, including any supporting structure such as a stand, is not more than 2.4m high.</p> <p>(v) subject to (ii), it is a pergola or other structure which is-</p> <ul style="list-style-type: none"> A. not enclosed by walls or roofed; and B. not more than 2.4m in height at the boundary; and C. primarily ornamental or for horticultural purposes. <p>(d) Subject to A2(c), class 10a buildings or parts may be within the boundary clearances nominated in A2(a) and (b) where –</p> <ul style="list-style-type: none"> (i) the height of a part within the boundary clearance is not more than 4.5m and has a mean height of not more than 3.5m; and (ii) the total length of all buildings or parts, of any class, within the boundary clearance is not more than 9m along any one boundary; and (iii) the class 10a buildings or parts within the boundary clearance are located no 	

Performance Criteria	Acceptable Solutions	Compliance
	<p>closer than 1.5m to a required window in a habitable room of an adjoining dwelling.</p> <p>(e) Swimming pools may be within the boundary clearances nominated in A2(a) and (b) where –</p> <ul style="list-style-type: none">(i) a solid wall or fence, constructed to prevent water entry onto adjoining lots, at least 1.8m high above finished ground level, is erected between the swimming pool and the boundary of the lot; and(ii) the top of the wall or fence is at least 1.0m above the top of the coping of the pool	

On the basis of the above assessment, it is considered that the development is able to satisfy the Performance Outcomes and therefore satisfies the Assessment Benchmarks. On that basis, Council is obligated, in accordance with the requirements of the *Planning Act 2016* to provide a positive concurrence agency response.

Should you require any further information or wish to discuss the application, please contact me on 07 4098 5150 or by email daniel.c@gmacert.com.au

Kind Regards



Daniel Cobain
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)	NQ Homes Tropical Living Pty Ltd
Contact name (only applicable for companies)	Cindy Small
Postal address (PO Box or street address)	P O Box 863
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 4098 5518
Email address (non-mandatory)	cindy@nqhomes.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

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

Unit No.	Street No.	Street Name and Type	Suburb
	21	Ocean Ave	COOYA BEACH
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	14	SP 178687	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?

<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input checked="" 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 type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$2,664.00	08.04.2025	S-0001993

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 checked="" 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 checked="" 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>TARIT PTY LTD</td> </tr> <tr> <td>Contact name (applicable for companies)</td> <td>Michael Mbaogu</td> </tr> <tr> <td>Postal address (P.O. Box or street address)</td> <td>8 Angela bvd</td> </tr> <tr> <td>Suburb</td> <td>SOLDIERS HILL</td> </tr> <tr> <td>State</td> <td>QLD</td> </tr> <tr> <td>Postcode</td> <td>4825</td> </tr> <tr> <td>Contact number</td> <td> </td> </tr> <tr> <td>Email address (non-mandatory)</td> <td>mmbaogu@yahoo.com</td> </tr> </table>	Name(s) (individual or company full name)	TARIT PTY LTD	Contact name (applicable for companies)	Michael Mbaogu	Postal address (P.O. Box or street address)	8 Angela bvd	Suburb	SOLDIERS HILL	State	QLD	Postcode	4825	Contact number		Email address (non-mandatory)	mmbaogu@yahoo.com
Name(s) (individual or company full name)	TARIT PTY LTD															
Contact name (applicable for companies)	Michael Mbaogu															
Postal address (P.O. Box or street address)	8 Angela bvd															
Suburb	SOLDIERS HILL															
State	QLD															
Postcode	4825															
Contact number																
Email address (non-mandatory)	mmbaogu@yahoo.com															

Mobile number <i>(non-mandatory)</i>	0477 028 447
Fax number <i>(non-mandatory)</i>	

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) <i>(individual or company full name)</i>	NQ Homes Tropical Living Pty Ltd
Contact name <i>(applicable for companies)</i>	Cindy Small
QBCC licence or owner – builder number	15031495
Postal address <i>(P.O. Box or street address)</i>	P O Box 863
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	07 4098 5518
Email address <i>(non-mandatory)</i>	cindy@nqhomes.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

a) What type of approvals is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

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

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

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

New Construction of Dwelling - 1 Storey & New Construction of Attached Garage & New Construction of Attached Porch & New Construction of Attached Alfresco

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 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 checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

g) New building use/classification? (if applicable)		
1a & 10a & 10a & 10a		
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?		
\$509,753.00		

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
\$5,294.20	08.04.2025	014926373

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 checked="" type="checkbox"/> Yes <input 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>, Planning Regulation 2017 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 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. <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		
1a & 10a & 10a & 10a		
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"/> 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 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	DWELLING - HOUSE		
QLeave project number	S-0001993		
Amount paid (\$)	2,664.00	Date paid (dd/mm/yy)	08.04.2025
Date receipted form sighted by assessment manager	10.4.2025		
Name of officer who sighted the form	GMA Certification Group		

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?	1a, 10a, 10a, 10a		
Site area (m ²)	995	Floor area (m ²)	214.14

Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The Planning Regulation 2017 will determine if referral is required for a development application.

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Premises seaward of coastal building line
- ☐ Declared fish habitat area
- ☐ State transport corridor
- ☐ Future State transport corridor
- ☐ Queensland heritage place
- ☐ Koala habitat in SEQ region

Matters requiring referral to the **local government:**

- ☐ Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- ☐ Particular buildings for residential purposes
- ☐ Design and siting
- ☐ Fire safety in particular budget accommodation buildings
- ☐ Higher risk personal appearance services
- ☐ Building work for residential services
- ☐ Building work for removal or rebuilding
- ☐ Building work for particular class 1 buildings relating to material change of use
- ☐ Temporary accommodation buildings
- ☐ Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- ☐ Building work for class 1 building on premises with on-site wastewater management system
- ☐ Flood hazard area
- ☐ Local heritage place

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

- ☐ Fire safety systems – special fire services required or alternative solution proposed
- ☐ Fire safety systems – budget accommodation building
- ☐ Fire safety systems – residential care building
- ☐ Water-based fire safety installations
- ☐ Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD:**

- ☐ Retail meat premises

Matters requiring referral to the **Chief Health Officer under the Hospital and Health Boards Act 2011:**

- ☐ Private health facilities

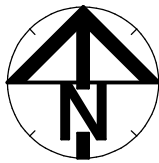
Matters requiring referral to the **Chief Executive of the Pastoral Workers' Accommodation Act 1980:**

- ☐ Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider:**

- ☐ Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4





6
RP851582

NOTES

Level Datum: AHD
Origin of Levels: PM76389
RL: 3.363
Origin of Coordinates: Stn JH1 Screw in Kerb
E: 5000.000
N: 10000.000
Meridian: SP178687
Contour Interval: 0.2
Index: 1.0

14
SP178687

15
SP178687

16
SP178687

PLATFORM LEVEL APPROX -
R.L. 4.95 (+/-0.05)
FINISH FLOOR LEVEL APPROX -
R.L. 5.335
* IMPORT FILL - 300mm APPROX
AFTER SITE SCRAPE.
* STORMWATER TO STREET.
* DISCHARGE WASTE TO SEPTIC.

DRIVEWAY GRADIENT 1:10 @ 7m APPROX

NOTES -

- ANY RETAINING REQUIRED. BY CLIENT
- ANY TREE REMOVAL REQUIRED. BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY
SLAB EDGE OR PATIO COLUMNS. IF LESS
THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
- REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.

* FILL BATTER @ 1:2 MAX
* CUT BATTER @ 1:2 MAX

INDICATES 400mm WIDE x 75mm
DEEP GRADED TABLE DRAIN

LEGEND

- | | | | |
|-------|--|---|----------------|
| □ | Sewer HCB | ⊙ | Light Pole |
| ⊙ | Sewer Manhole | ○ | Flushing Point |
| ■ | Electricity Pillar | ⊠ | Fire Hydrant |
| ⊠ | Telstra Pit | ⊗ | Stop Valve |
| ⊥ | Kerb Inlet Pit | ↑ | Street Sign |
| + | Road Crown | | |
| — | Top of Mountable Kerb | | |
| — | IL of Mountable Kerb | | |
| — | Timber Paling Fence | | |
| —W—W— | Underground Water (from records) | | |
| —E—E— | Underground Electricity (from records) | | |
| —T—T— | Underground Telstra (from records) | | |
| —S—S— | Underground Sewer (from records) | | |



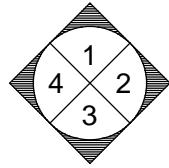
SCALE 1:200 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A3).

CONTOUR PLAN WIND-'C2'

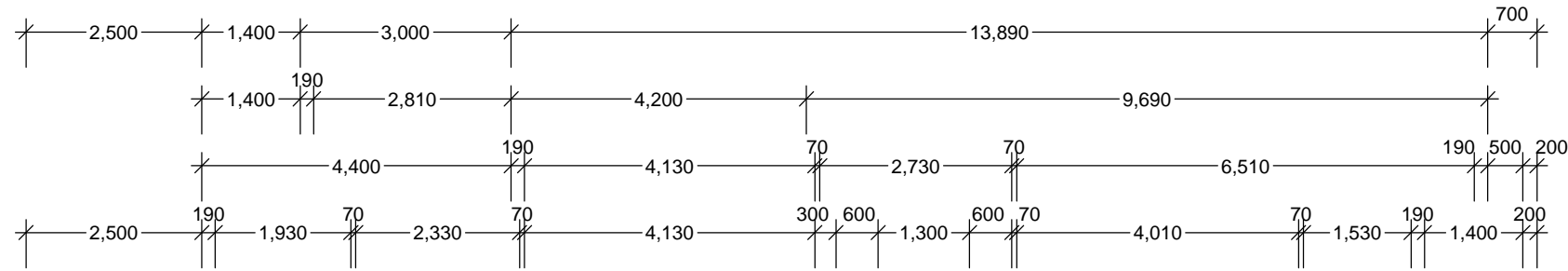
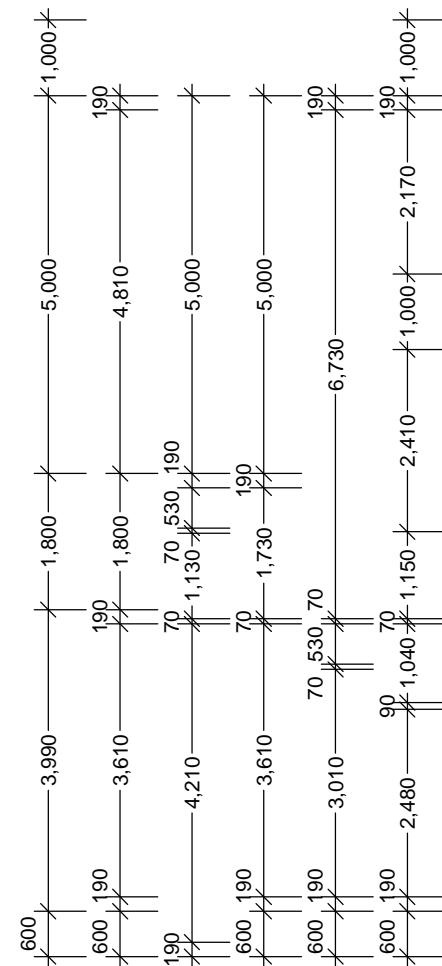
Amendments:	Drawn By: S.C.	Design: Modified PANDANUS 203	Client: TARIT Pty. Ltd.	ABN: 73614916086
Job Number: 490TL	Date: 16/03/2025	Facade: TRADITIONAL	LOT 14 - OCEAN AVENUE,	QBCC: 15031495
Sheet Number: 1 of 11	Scale: 1 : 200	Inclusions: PREMIUM	COOYA BEACH	Address: P.O. BOX 863,
				Pt. DOUGLAS Qld. 4877
				Phone: (07)40985518
				Fax: (07)40985512

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.



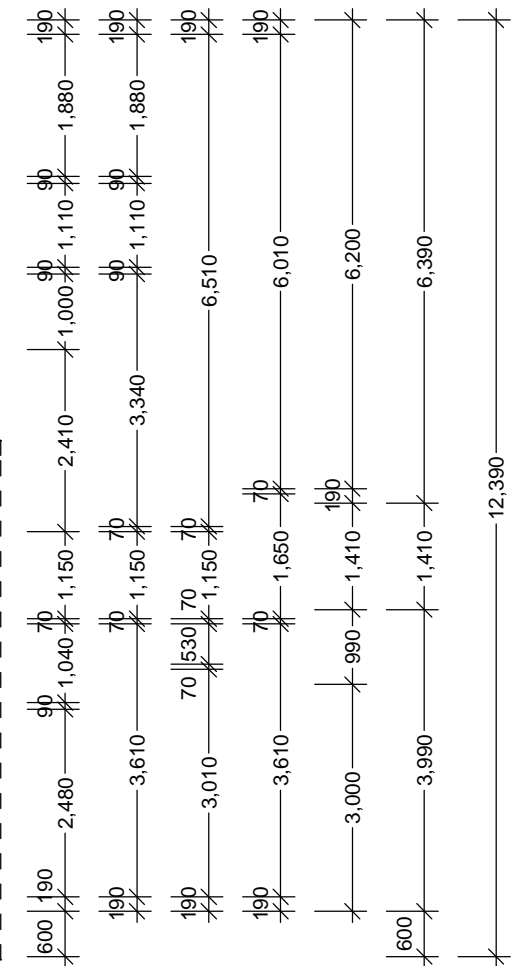
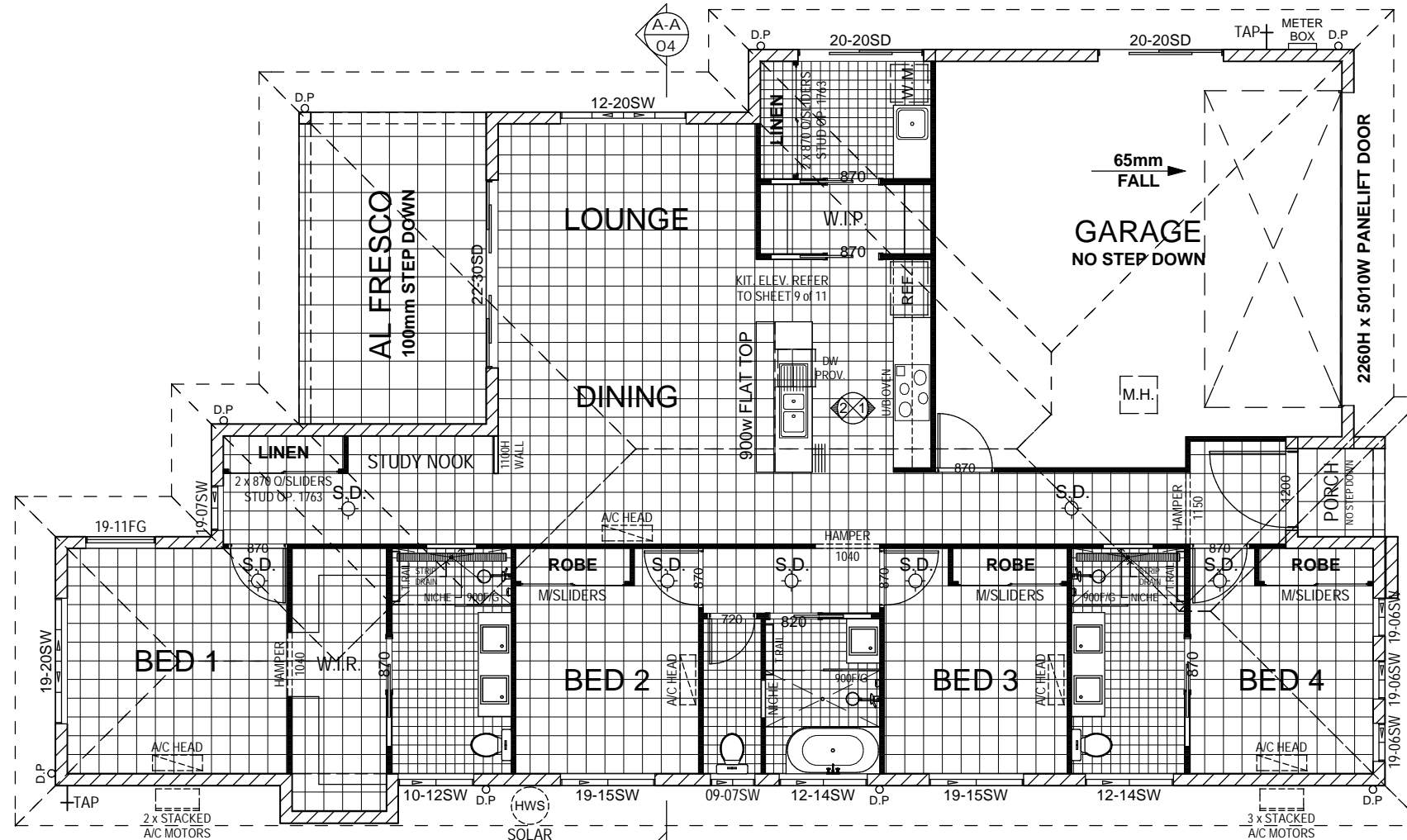


ELEVATION KEY

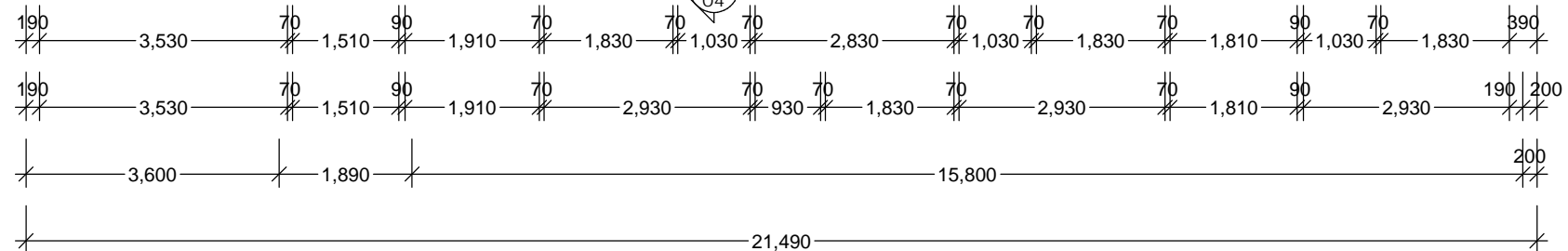


ENERGY EFFICIENCY NOTES:

- : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
- : ALL TOILETS TO BE 4 STAR min.
- : SOLAR HOT WATER SYSTEM TO BE INSTALLED.



FLOOR AREAS
LIVING - 153.36
GARAGE - 43.72
AL FRESCO - 15.00
PORCH - 2.07
TOTAL - 214.14m²
23.04 SQUARES



*NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 11 FOR DETAILS

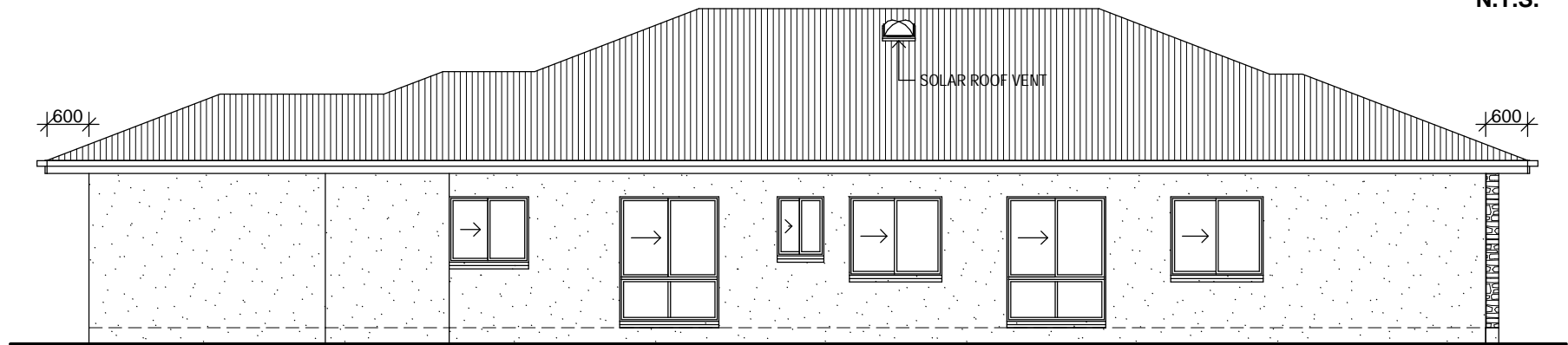
NOTE - ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

GENERAL NOTES :

- : Solar block 2 to all alum. framed glass doors and windows.
- : Dishwasher prov. with SPP and cold water plumbing.
- : Lift off hinges to wc.
- : Mechanical exhaust to wc with no external opening.
- : Niches - 900H base with a 2100H head U.N.O.
- : Hampers and Openings - 2100H head U.N.O.
- : Bulkheads - 2100H U.N.O.



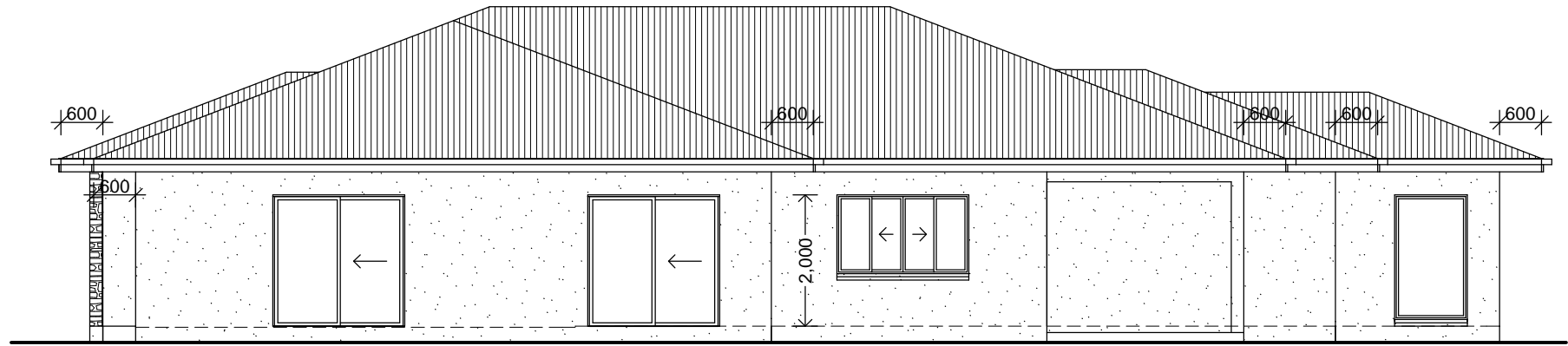
Elevation 1



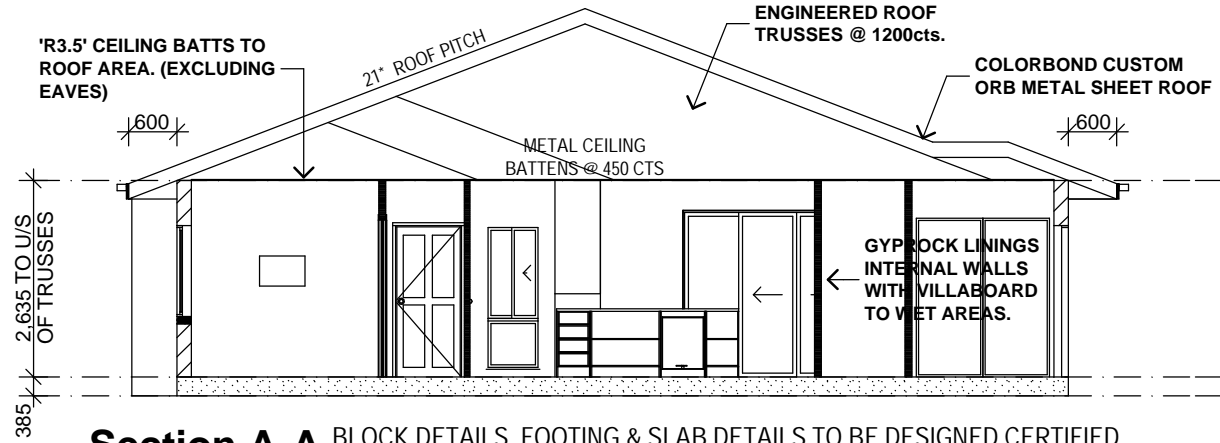
Elevation 2



Elevation 3



Elevation 4



Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C2' WIND RATING.

ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



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QBCC: 15031495
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Pt. DOUGLAS Qld. 4877
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ELEVATIONS **WIND-'C2'**
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: TARIT Pty. Ltd.
LOT 14 - OCEAN AVENUE,
COOYA BEACH

Design:	Modified PANDANUS 203	Drawn By:	S.C.	Amendments:
Facade:	TRADITIONAL	Date:	16/03/2025	Job Number:
Inclusions:	PREMIUM	Scale:	1 : 100	Sheet Number:
				490TL 4 of 11