

05/01/2026

File No: 202511383

Denise Brennan, Angel Construction
32 Macrossan Street
Port Douglas QLD 4877

Confirmation Notice**To Whom it May Concern:**

(Given under section 2 OR section 3.4 OR section 3.6 OR section 26.2 of the Development Assessment Rules) [note: section 2 where determined to be properly made within 10b.d. of lodgement date OR section 3.4 or 3.6 after an action notice has been issued OR after a change to an application that results in Part 4 being applicable]

The development application described below was properly made to Buildable Approvals Pty Ltd on 25/11/2025.

Applicant Name	Denise Brennan Angel Construction
Applicant Contact	0478 841 735
Our Reference	202511383
Description of Works	Carport
Address	Lot 13, 29 Barrier Street, Port Douglas QLD 4877
Lot and Plan	13 SP144732

Public notification details

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

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application. 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.

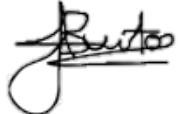
The development application must be referred to the following referral agencies if applicable:

Douglas Shire Council

Information Request

The assessment manager does intend to make an information request, and if you need further clarification please contact Buildable Approvals on 07 4222 9899 who will be happy to assist.

Yours sincerely



Building Certifier: Jess Burton
QBCC Accreditation No: A15316233

05/01/2026

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

Dear Sir/Madam,

Referral Agency Application for a Patio located at Lot 13, 29 Barrier Street, Port Douglas QLD 4877 (13 SP144732)

Please find our referral agency application and report which demonstrates compliance with the relevant performance requirements of Cairns Plan 2016 and the Queensland Development Code for a proposed Carport located at Lot 13, 29 Barrier Street, Port Douglas QLD 4877 (13 SP144732).

The subject property is located within the Tourism Accommodation Zone under the Douglas Shire Planning Scheme 2018. Within this zone, building work is self-assessable development, provided the development meets all the acceptable outcomes of the self-assessable criteria of the relevant Codes. As such, an assessment against the relevant acceptable outcomes has revealed one departure from the acceptable outcomes. Given this departure, the building work is deemed code assessable development requiring compliance with the applicable performance requirements.

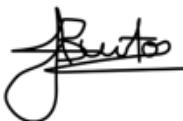
This referral agency application is in relation to the non-compliance issues with the Douglas Shire Planning Scheme 2018, Table 6.2.14.3a:-

- Acceptable rear setbacks

Please find below our code assessment of the building work which demonstrates compliance with the applicable performance criteria.

If you have any queries or require any additional information, please do not hesitate to contact Jess Burton on 07 4222 9899.

Yours sincerely



Building Certifier: Jess Burton
QBCC Accreditation No: A15316233

CONSTRUCTION DRAWINGS

VINCHENZO DI CUGNO
29 BARRIER ST, PORT DOUGLAS

THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF
OBTAINING BUILDING APPROVAL

THESE PLANS ARE TO BE ACCCOMPANIED AND READ IN
CONJUNCTION BY THE OTHER CONSULTANTS DOCUMENTATION,
INCLUDING BUT NOT LIMITED TO:

- GEOTECHNICAL ENGINEERS SOIL TEST AND REPORT
- BYDA RESPONSE ENQUIRY
- STRUCTURAL ENGINEERS DESIGN SPECIFICATIONS
- DEVELOPMENT NOTICE IF APPLICABLE

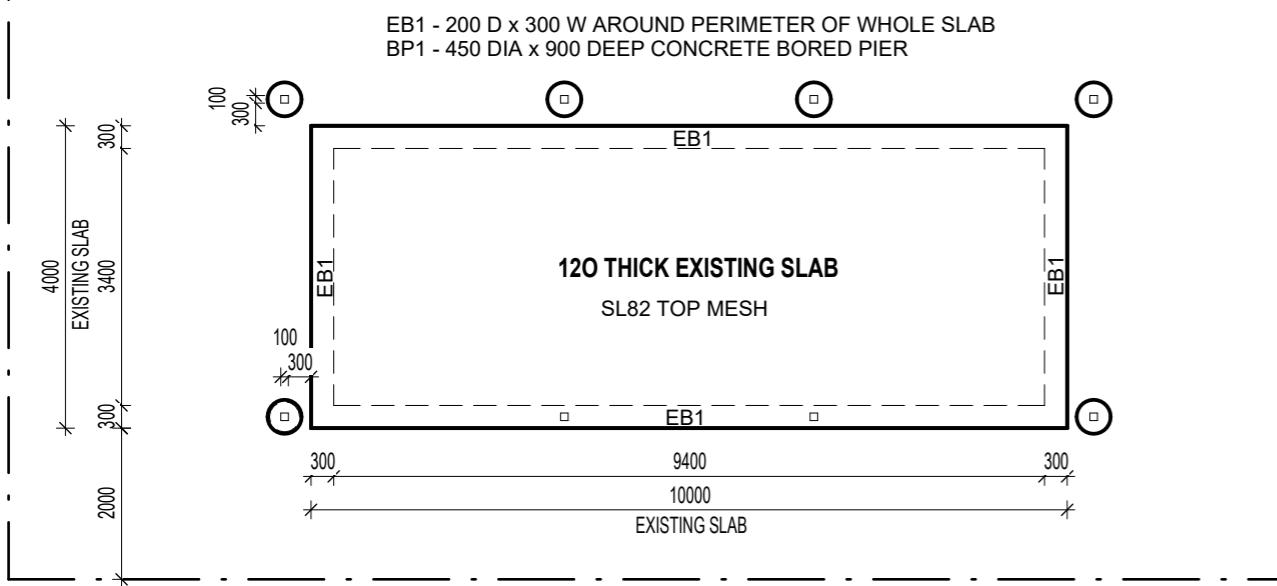
SITE INFORMATION -

CLIENTS NAME: VINCHENZO DI CUGNO
PROJECT ADDRESS: 29 BARRIER ST, PORT DOUGLAS
STATE: QLD
POST CODE: 4877
RP/SP NUMBER: 13 SP133732
BUILDING CLASS: 10a
WIND CLASS: C2 (ASSUMED)
SOIL CLASS: S (ASSUMED)
AVG ANNUAL RAINFALL: 2010mm
AVG LOW TEMPERATURE: 23.5°C
AVG HIGH TEMPERATURE: 29.3°C

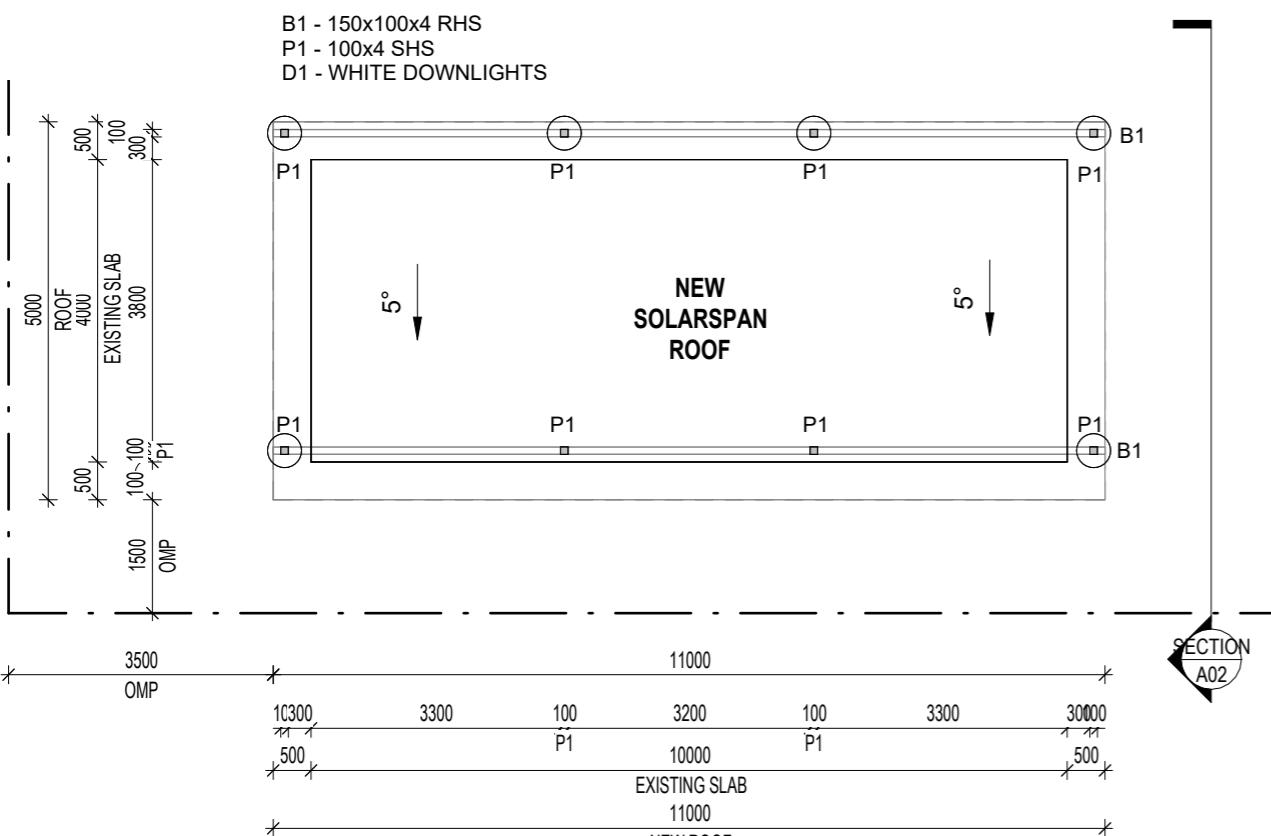
STRUCTURAL DETAILS
ADEQUATE
AS CERTIFIED
Michael Lancini - RPEQ 18786
MAL Engineers Pty Ltd
ABN : 30636773781



 SITE PLAN
1 : 200



SLAB PLAN



A circular icon representing a floor plan, positioned to the left of the text "FLOOR PLAN".

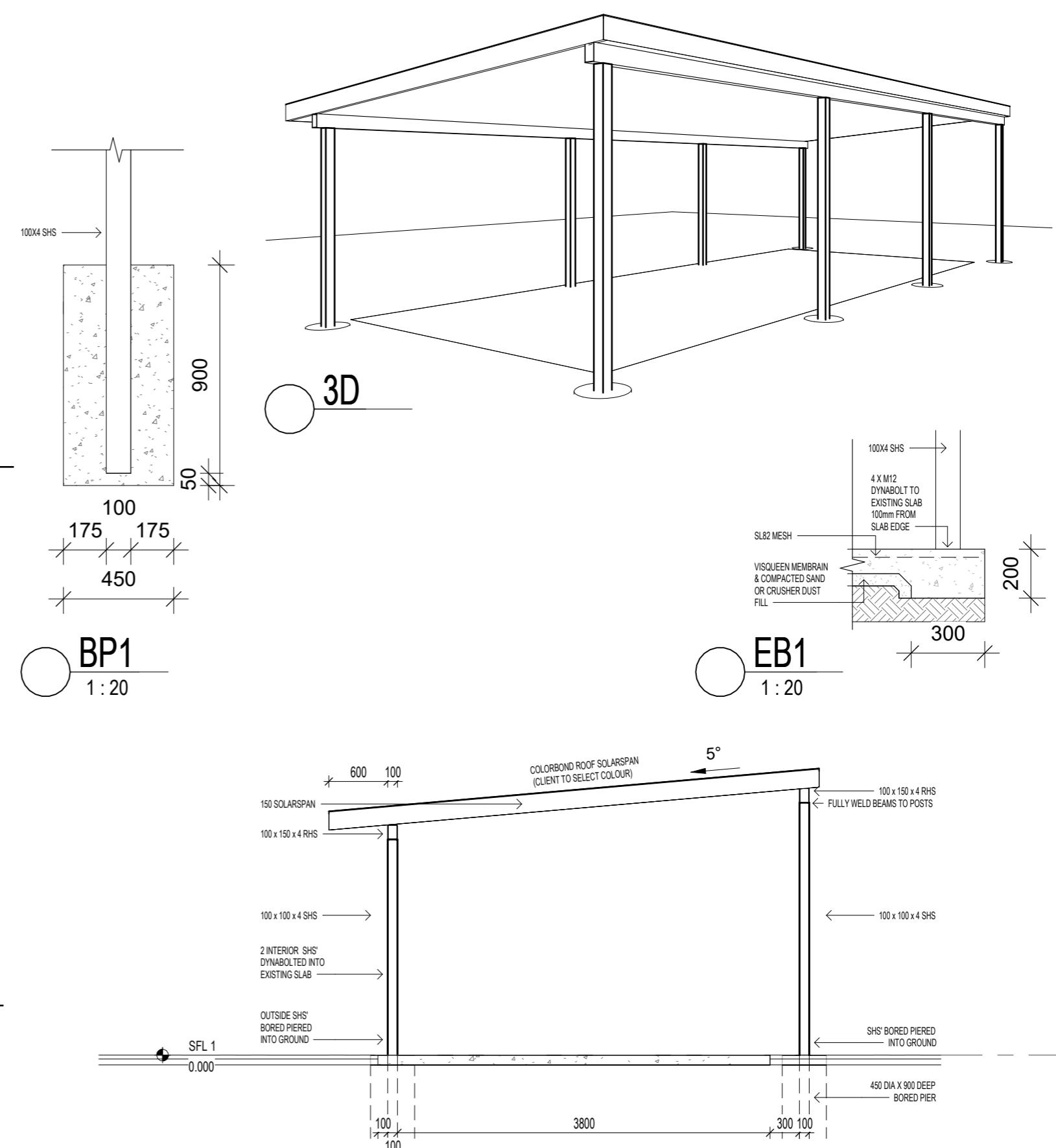
**STRUCTURAL DETAILS
ADEQUATE
AS CERTIFIED**

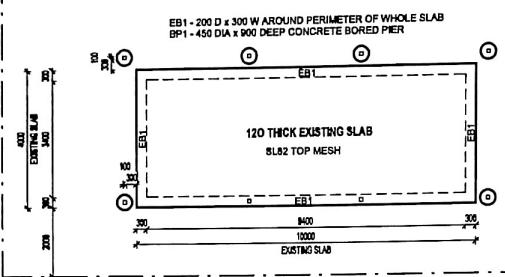


CERTIFIED AS
STRUCTURALLY ADEQUATE

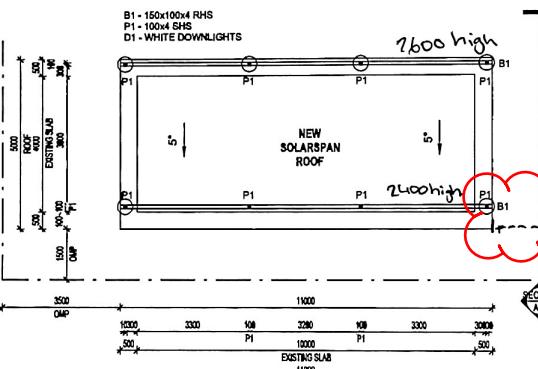


SECTION





SLAB PLAN
1:100



 **FLOOR PLAN** 1:100

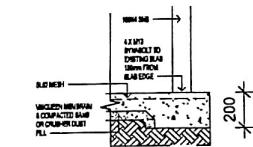
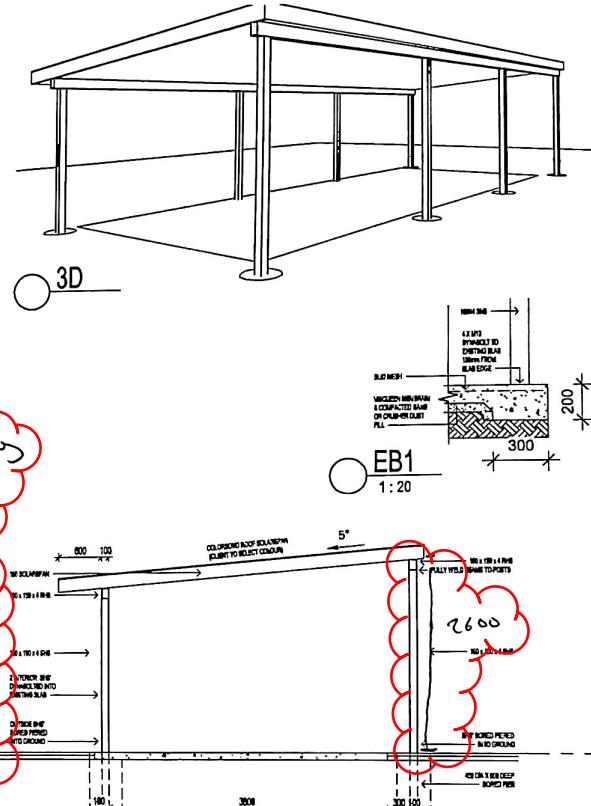
Angel Construction
PO Box 303 Port Douglas 4877 Old Australia
Ph: 87 4099 4516
www.angelconstruction.com.au
angel@angelconstruction.com.au
Over 25 years of Construction Experience
© All designs are protected by copyright Act 1998
Angel Construction QBCC LIC NO. 1612367
licensed builders



MAL
Engineers

The logo for Buildable Approvals, featuring the word "buildable" in a large, bold, sans-serif font inside a black-bordered box, with "APPROVALS" in a smaller font below it.

PLAN ISSUE: 25/11/2025 4:24:59 PM



EB1
1:20

1.20

PROJECT: THE BEACH SHACK FLY OVER
PROJECT ADDRESS: 29 BARRIER STREET, PORT DOUGLAS, QLD, 4877

SHEET: NEW SCALE AS SH
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 061125 SHEET: A0

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

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)	Denise Brennan Angel Construction C/- Buildable Approvals Pty Ltd
Contact name (only applicable for companies)	Jess Burton
Postal Address (PO Box or street Address)	Suite 2.7, 2 Chelsea Lane
Suburb	Redlynch
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4222 9899
Email Address (non-mandatory)	nqcommercial@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	202511383

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 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

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).

Unit No.	Street No.	Street Name and Type	Suburb
	29	Barrier Street	Port Douglas

Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	13	SP144732	Douglas Shire Council
2.2) Additional premises			
<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> 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](#)

<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application <input checked="" type="checkbox"/> No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

<input type="checkbox"/> Yes – proceed to 8) <input checked="" type="checkbox"/> 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?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

7) Information request under Part 3 of the DA Rules

<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> 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?

<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No

List of approval/development application	Reference	Date	Assessment manager
<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 received 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)	QLeave levy number (A, B or E)
		NA

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

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?

<input checked="" type="checkbox"/> Yes – the <i>Referral checklist for building work</i> 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 checked="" type="checkbox"/> 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 this development application, 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)	Vincenzo Di Cugno
Contact name (applicable for companies)	Vincenzo Di Cugno
Postal Address (P.O. Box or street Address)	29 Barrier Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	07 3472 6987
Email Address (non-mandatory)	hello@beachshackportdouglas.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

15) Builder's details

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

Name(s) (individual or Company full name)	
Contact name (applicable for companies)	Adrian Whittaker
QBCC licence or owner – builder number	15046978
Postal Address (P.O. Box or street Address)	32 Macrossan Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	
Email Address (non-mandatory)	info@angelconstruction.com.au
Mobile number (non-mandatory)	0438 729 329
Fax number (non-mandatory)	

16) Provide details about the proposed building work

What type of approval is being sought?

Development permit
 Preliminary approval

b) What is the level of assessment?

Code assessment
 Impact assessment (requires public notification)

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

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

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

Carport

e) Proposed construction materials

External walls	<input type="checkbox"/> Double Brick <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input 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? (if applicable)

g) New building use/classification? (if applicable)

10a

h) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed works are attached to the development application

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

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

No

Amount paid	Date paid (dd/mm/yy)	Reference number
		NA

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 (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct
 Where an Email Address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: 25/11/2025

Reference numbers: 202511383

For completion by the building certifier

Classification(s) of approved building work

10a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Jess Burton	A15316233	NA

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

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double Brick <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input 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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Carport	
QLeave project number		NA	
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form		Jess Burton	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?		10a	
Site area (m ²)	801	Floor area (m ²)	55.00