

# DA Form 1 – Development application 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 code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |                            |
|---|----------------------------|
| Applicant name(s) (individual or company full name) | DANI MORAN                 |
| Contact name (only applicable for companies)        |                            |
| Postal address (P.O. Box or street address)         | 4-GMA CERTIFICATION GROUP  |
| Suburb  | P.O. Box 831, PORT DOUGLAS |
| State   | Q                          |
| Postcode  | 4877                       |
| Country   | AUS                        |
| Contact number                                      | 0448 743 101               |
| Email address (non-mandatory)                       | adminpd@gmacent.com.au     |
| Mobile number (non-mandatory)                       |                            |
| Fax number (non-mandatory)                          |                            |
| Applicant's reference number(s) (if applicable)     |                            |

| 2) Owner's consent  |  |
|---|--|
| 2.1) Is written consent of the owner required for this development application?   |  |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application |  |
| <input type="checkbox"/> No – proceed to 3)   |  |



Queensland  
Government

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

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

☒ Street address **AND** lot on plan (all lots must be listed), **or**

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

|    |          |            |                                    |                          |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          | 17-19      | REYNOLDS ROAD                      | OAK BEACH                |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4877     | 16         | RP 846936                          | DOUGLAS                  |
| b) | Unit No. | Street No. | Street Name and Type               | Suburb                   |
|    |          |            |                                    |                          |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    |          |            |                                    |                          |

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

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

☐ Coordinates of premises by longitude and latitude

|              |             |   |  |
|--------------|-------------|---|--|
| Longitude(s) | Latitude(s) | Datum   | Local Government Area(s) (if applicable) |
|              |             | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |  |

☐ Coordinates of premises by easting and northing

|            |             |   |   |  |
|------------|-------------|---|---|--|
| Easting(s) | Northing(s) | Zone Ref.   | Datum   | Local Government Area(s) (if applicable) |
|            |             | <input type="checkbox"/> 54<br><input type="checkbox"/> 55<br><input type="checkbox"/> 56 | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |  |

#### 3.3) 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

#### 4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

|   |
|---|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="text"/>   |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>        |
| CLR site identification: <input type="text"/>   |

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

|   |
|---|
| <b>6.1) Provide details about the first development aspect</b>  |
| a) What is the type of development? <i>(tick only one box)</i>  |
| <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input checked="" type="checkbox"/> Building work  |
| b) What is the approval type? <i>(tick only one box)</i>  |
| <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval   |
| c) What is the level of assessment?   |
| <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>  |
| d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):   |
| <b>CARPORT</b>  |
| e) Relevant plans<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>   |
| <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application  |
| <b>6.2) Provide details about the second development aspect</b>   |
| a) What is the type of development? <i>(tick only one box)</i>  |
| <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work   |
| b) What is the approval type? <i>(tick only one box)</i>  |
| <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval  |
| c) What is the level of assessment?   |
| <input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>   |
| d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):   |
|   |
| e) Relevant plans<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>   |
| <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application   |
| <b>6.3) Additional aspects of development</b>   |
| <input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application |
| <input checked="" type="checkbox"/> Not required  |

## Section 2 – Further development details

| 7) Does the proposed development application involve any of the following? |  |
|--|--|
| Material change of use   | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot  | <input type="checkbox"/> Yes – complete division 2   |
| Operational work   | <input type="checkbox"/> Yes – complete division 3   |
| Building work  | <input checked="" type="checkbox"/> Yes – complete DA Form 2 – Building work details                 |

### Division 1 – Material change of use

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

| 8.1) Describe the proposed material change of use |   |  |  |
|---|---|--|--|
| Provide a general description of the proposed use | Provide the planning scheme definition (include each definition in a new row) | Number of dwelling units (if applicable) | Gross floor area (m <sup>2</sup> ) (if applicable) |
| PROPOSED CARPORT                                  | DWELLING HOUSE  | 1  | —  |
|   |   |  |  |
|   |   |  |  |

| 8.2) Does the proposed use involve the use of existing buildings on the premises? |  |
|---|--|
| <input type="checkbox"/> Yes  |  |
| <input checked="" type="checkbox"/> No  |  |

### Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

| 9.1) What is the total number of existing lots making up the premises?          |   |
|---|---|
|   |   |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) |   |
| <input type="checkbox"/> Subdivision (complete 10))                             | <input type="checkbox"/> Dividing land into parts by agreement (complete 11))   |
| <input type="checkbox"/> Boundary realignment (complete 12))                    | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |

| 10) Subdivision   |             |            |            |                        |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: |             |            |            |                        |
| Intended use of lots created  | Residential | Commercial | Industrial | Other, please specify: |
|   |             |            |            |                        |
| Number of lots created  |             |            |            |                        |
| 10.2) Will the subdivision be staged?   |             |            |            |                        |
| <input type="checkbox"/> Yes – provide additional details below   |             |            |            |                        |
| <input type="checkbox"/> No   |             |            |            |                        |
| How many stages will the works include?   |             |            |            |                        |
| What stage(s) will this development application apply to?   |             |            |            |                        |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? |             |            |            |                        |
|---|-------------|------------|------------|------------------------|
| Intended use of parts created   | Residential | Commercial | Industrial | Other, please specify: |
| Number of parts created   |             |            |            |                        |

| 12) Boundary realignment  |                        |                         |                        |
|---|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? |                        |                         |                        |
| Current lot   |                        | Proposed lot            |                        |
| Lot on plan description   | Area (m <sup>2</sup> ) | Lot on plan description | Area (m <sup>2</sup> ) |
|   |                        |                         |                        |
|   |                        |                         |                        |
| 12.2) What is the reason for the boundary realignment?                              |                        |                         |                        |
|   |                        |                         |                        |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?<br>(attach schedule if there are more than two easements) |           |            |   |   |
|--|-----------|------------|---|---|
| Existing or proposed?  | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
|  |           |            |   |   |
|  |           |            |   |   |

### Division 3 – Operational work

*Note: This division is only required to be completed if any part of the development application involves operational work.*

| 14.1) What is the nature of the operational work?  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work   | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work   | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: _____   |                                     |  |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)     |                                     |  |
| <input type="checkbox"/> Yes – specify number of new lots: _____                                       |                                     |  |
| <input type="checkbox"/> No  |                                     |  |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) |                                     |  |
| \$ _____   |                                     |  |

## PART 4 – ASSESSMENT MANAGER DETAILS

| 15) Identify the assessment manager(s) who will be assessing this development application   |
|---|
| <i>QMA CERTIFICATION GROUP</i>  |
| 16) 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  |

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

|  |
|--|
| <input type="checkbox"/> Heritage places – Local heritage places   |
| Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b>  |
| <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure   |
| Matters requiring referral to:   |
| <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> |
| <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure   |
| Matters requiring referral to the <b>Brisbane City Council:</b>  |
| <input type="checkbox"/> Ports – Brisbane core port land   |
| Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b>   |
| <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>  |
| <input type="checkbox"/> Ports – Strategic port land   |
| Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator:   |
| <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>   |
| Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b>   |
| <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>   |
| Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>   |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>  |
| Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>  |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>  |

|  |                 |                           |
|--|-----------------|---------------------------|
| <b>18) Has any referral agency provided a referral response for this development application?</b>  |                 |                           |
| <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 of 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 <i>(if applicable)</i> . |                 |                           |
|  |                 |                           |

## PART 6 – INFORMATION REQUEST

|  |
|--|
| <b>19) Information request under Part 3 of the DA Rules</b>  |
| <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  |
| <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:   |
| <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> |
| Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .   |

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application  
☒ No

| List of approval/development application references                                   | Reference number | Date | Assessment manager |
|---|------------------|------|--------------------|
| <input type="checkbox"/> Approval<br><input type="checkbox"/> Development application |                  |      |                    |
| <input type="checkbox"/> Approval<br><input type="checkbox"/> Development application |                  |      |                    |

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application  
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
☒ Not applicable (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) |
|-------------|----------------------|--------------------------------|
| \$          |                      |                                |

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached  
☒ No

### 23) Further legislative requirements

#### **Environmentally relevant activities**

#### 23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
☒ No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

|                      |  |                         |  |
|----------------------|--|-------------------------|--|
| Proposed ERA number: |  | Proposed ERA threshold: |  |
| Proposed ERA name:   |  |                         |  |

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

#### **Hazardous chemical facilities**

#### 23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.



### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

*Note:* 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

*Note:* The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

*Note:* If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

*Note:* Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

*Note:* See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

*Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.*

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

*Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application  
☒ No

*Note: See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.*

### Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title
- ☒ No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below  
☒ No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.*

|                             |  |           |  |
|-----------------------------|--|-----------|--|
| Name of the heritage place: |  | Place ID: |  |
|-----------------------------|--|-----------|--|

### Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
☒ No

### Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
☒ No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

*Note: See the Planning Regulation 2017 for referral requirements*

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application

☒ Yes  
☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

*Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes  
☒ Not applicable

### 25) 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 relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *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 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

|   |  |
|---|--|
| Prescribed assessment manager                           |  |
| Name of chosen assessment manager                       |  |
| Date chosen assessment manager engaged                  |  |
| Contact number of chosen assessment manager             |  |
| Relevant licence number(s) of chosen assessment manager |  |

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

|   |                      |
|---|----------------------|
| 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              |                      |

# 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) <i>(individual or company full name)</i> | Matthew Dew & Dani Jones |
| Contact name <i>(only applicable for companies)</i>        | Matthew Dew & Dani Jones |
| Postal address <i>(PO Box or street address)</i>           | 17-19 Reynolds Rd        |
| Suburb   | OAK BEACH                |
| State  | QLD                      |
| Postcode   | 4877                     |
| Country  |                          |
| Contact number   |                          |
| Email address <i>(non-mandatory)</i>                       | matt dew76@gmail.com     |
| Mobile number <i>(non-mandatory)</i>                       | 0448 743 101             |
| Fax number <i>(non-mandatory)</i>                          |                          |
| Applicant's reference number(s) <i>(if applicable)</i>     |                          |

## PART 2 – LOCATION DETAILS

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

|          |            |                                    |                          |
|----------|------------|------------------------------------|--------------------------|
| Unit No. | Street No. | Street Name and Type               | Suburb                   |
|          | 17-19      | Reynolds Rd                        | OAK BEACH                |
| Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| 4877     | 16         | RP 846936                          | 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

## 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 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) |
| \$   |                      |                                 |

|   |
|---|
| <b>10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b> |
| <input type="checkbox"/> Yes – show cause or enforcement notice is attached   |
| <input type="checkbox"/> No   |

|   |  |           |  |
|---|--|-----------|--|
| <b>11) Identify any of the following further legislative requirements that apply to any aspect of this development application</b>  |  |           |  |
| <input type="checkbox"/> The proposed development is on a place entered in the <b>Queensland Heritage Register</b> or in a local government's <b>Local Heritage Register</b> . See the guidance provided at <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a> about the requirements in relation to the development of a Queensland heritage place |  |           |  |
| Name of the heritage place:   |  | Place ID: |  |

## PART 4 – REFERRAL DETAILS

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

|   |                 |                        |
|---|-----------------|------------------------|
| <b>13) Has any referral agency provided a referral response for this development application?</b>   |                 |                        |
| <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application  |                 |                        |
| <input 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 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

|  |                          |
|--|--------------------------|
| <b>14) Owner's details</b>   |                          |
| <input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information. |                          |
| Name(s) (individual or company full name)  | Matthew Dew & Dani Jones |
| Contact name (applicable for companies)  | Matthew Dew & Dani Jones |
| Postal address (P.O. Box or street address)  | 17-19 Reynolds Rd        |
| Suburb   | OAK BEACH                |
| State  | QLD                      |
| Postcode   | 4877                     |
| Contact number   |                          |
| Email address (non-mandatory)  | matt dew76@gmail.com     |
| Mobile number (non-mandatory)  | 0448 743 101             |
| Fax number (non-mandatory)   |                          |

| 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>   | Matthew Dew & Dani Jones |
| Contact name <i>(applicable for companies)</i>   | Matthew Dew & Dani Jones |
| QBCC licence or owner – builder number   |                          |
| Postal address <i>(P.O. Box or street address)</i>   | 17-19 Reynolds Rd        |
| Suburb   | OAK BEACH                |
| State  | QLD                      |
| Postcode   | 4877                     |
| Contact number   |                          |
| Email address <i>(non-mandatory)</i>   | mattdew76@gmail.com      |
| Mobile number <i>(non-mandatory)</i>   | 0448 743 101             |
| Fax number <i>(non-mandatory)</i>  |                          |

| 16) Provide details about the proposed building work   |   |
|--|---|
| a) What type of approvals is being sought?   |   |
| <input type="checkbox"/> Development permit<br><input type="checkbox"/> Preliminary approval   |   |
| b) What is the level of assessment?  |   |
| <input type="checkbox"/> Code assessment<br><input type="checkbox"/> Impact assessment <i>(requires public notification)</i>   |   |
| c) Nature of the proposed building work (tick all applicable boxes)  |   |
| <input type="checkbox"/> New building or structure<br><input type="checkbox"/> Change of building classification <i>(involving building work)</i><br><input type="checkbox"/> Demolition |   |
| <input type="checkbox"/> Repairs, alterations or additions<br><input type="checkbox"/> Swimming pool and/or pool fence<br><input type="checkbox"/> Relocation or removal                 |   |
| d) Provide a description of the work below or in an attached schedule.   |   |
| New Construction of Car Port   |   |
| e) Proposed construction materials   |   |
| External walls   | <input type="checkbox"/> Double brick<br><input type="checkbox"/> Brick veneer<br><input type="checkbox"/> Stone/concrete |
|  | <input type="checkbox"/> Steel<br><input type="checkbox"/> Timber<br><input type="checkbox"/> Fibre cement                |
|  | <input type="checkbox"/> Curtain glass<br><input type="checkbox"/> Aluminium<br><input type="checkbox"/> Other            |
| Frame  | <input type="checkbox"/> Timber<br><input type="checkbox"/> Other   |
|  | <input type="checkbox"/> Steel<br><input type="checkbox"/> Aluminium  |
| Floor  | <input type="checkbox"/> Concrete<br><input type="checkbox"/> Timber  |
|  | <input type="checkbox"/> Other  |
| Roof covering  | <input type="checkbox"/> Slate/concrete<br><input type="checkbox"/> Aluminium   |
|  | <input type="checkbox"/> Tiles<br><input type="checkbox"/> Steel  |
|  | <input type="checkbox"/> Fibre cement<br><input type="checkbox"/> Other   |
| f) Existing building use/classification? <i>(if applicable)</i>  |   |
|  |   |



|  |                      |                  |
|--|----------------------|------------------|
| g) New building use/classification? (if applicable)  |                      |                  |
| 10a  |                      |                  |
| h) Relevant plans<br><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . |                      |                  |
| <input type="checkbox"/> Relevant plans of the proposed works are attached to the development application  |                      |                  |
| 17) What is the monetary value of the proposed building work?  |                      |                  |
| \$0.00   |                      |                  |
| 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 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<br><input type="checkbox"/> Not applicable |
| Relevant plans of the development are attached to this development application<br><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>   | <input type="checkbox"/> Yes  |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued  | <input type="checkbox"/> Yes<br><input type="checkbox"/> Not applicable |
| 20) Applicant declaration   |   |
| <input type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct<br><input type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i><br><b>Note:</b> It is unlawful to intentionally provide false or misleading information.  |   |
| <b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.<br>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.<br>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> . |   |

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

Date received:  Reference numbers:

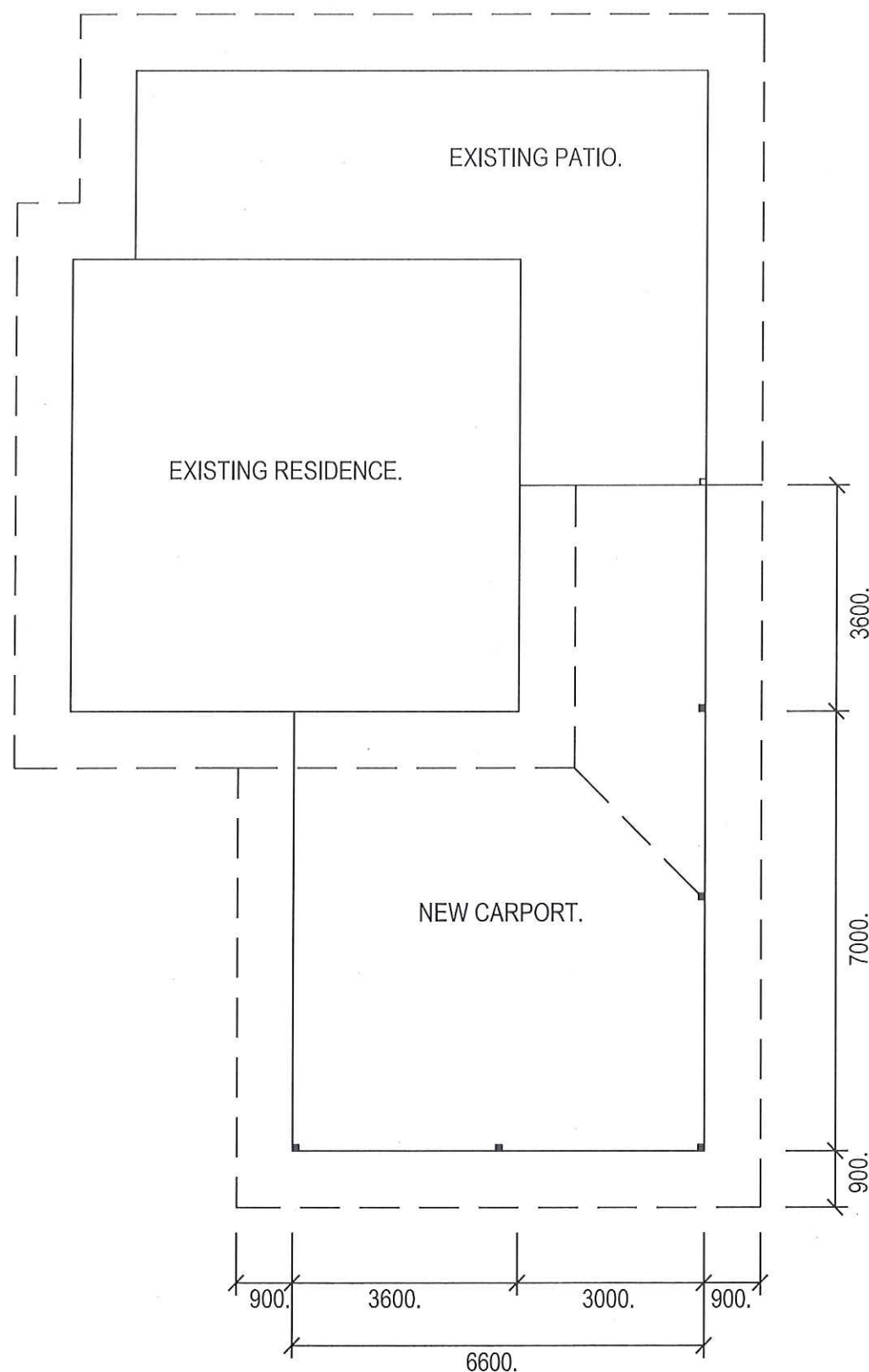
| For completion by the building certifier    |                                   |                               |
|---|-----------------------------------|-------------------------------|
| Classification(s) of approved building work |                                   |                               |
| 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"/> Steel        | <input type="checkbox"/> Curtain glass |  |
|   | <input type="checkbox"/> Brick veneer   | <input type="checkbox"/> Timber       | <input type="checkbox"/> Aluminium     |  |
|   | <input type="checkbox"/> Stone/concrete | <input type="checkbox"/> Fibre cement | <input type="checkbox"/> Other         |  |
| Frame   | <input type="checkbox"/> Timber         | <input type="checkbox"/> Steel        | <input type="checkbox"/> Aluminium     |  |
|   | <input type="checkbox"/> Other          |                                       |  |  |
| Floor   | <input type="checkbox"/> Concrete       | <input type="checkbox"/> Timber       | <input type="checkbox"/> Other         |  |
| Roof covering   | <input type="checkbox"/> Slate/concrete | <input type="checkbox"/> Tiles        | <input type="checkbox"/> Fibre cement  |  |
|   | <input type="checkbox"/> Aluminium      | <input type="checkbox"/> Steel        | <input type="checkbox"/> Other         |  |

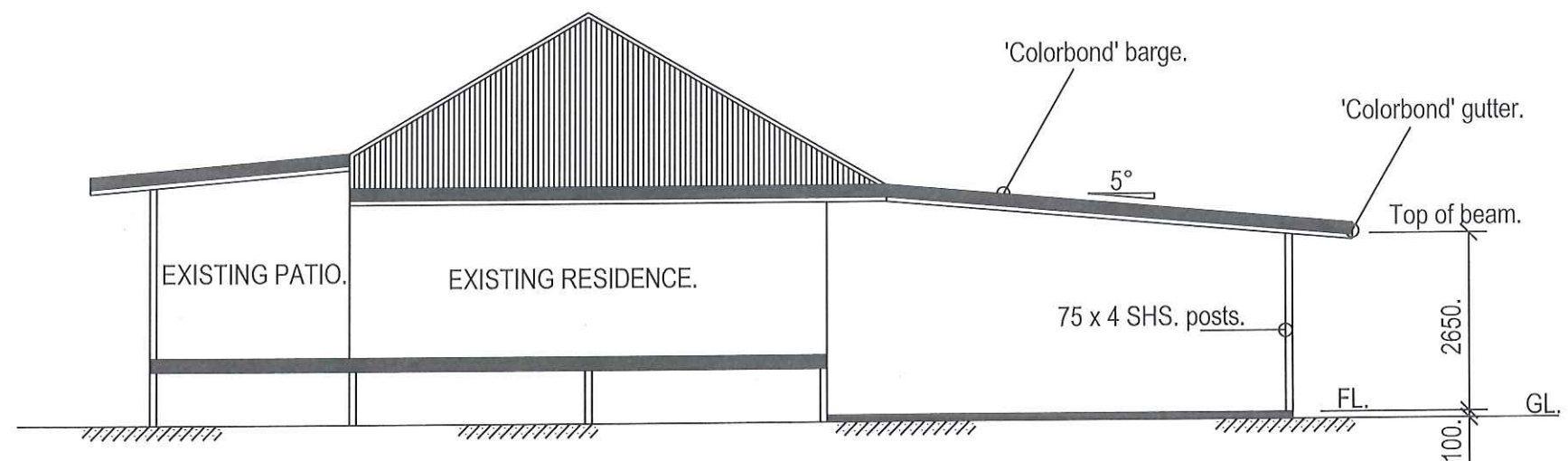
| QLeave notification and payment                                 |  |                      |  |
|---|--|----------------------|--|
| <i>Note: For completion by assessment manager if applicable</i> |  |                      |  |
| Description of the work   |  |                      |  |
| QLeave project 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? (if applicable)                        |   |                              |    |
| New building use/classification?   |   |                              |    |
| Site area (m <sup>2</sup> )  | 0 | Floor area (m <sup>2</sup> ) | 50 |

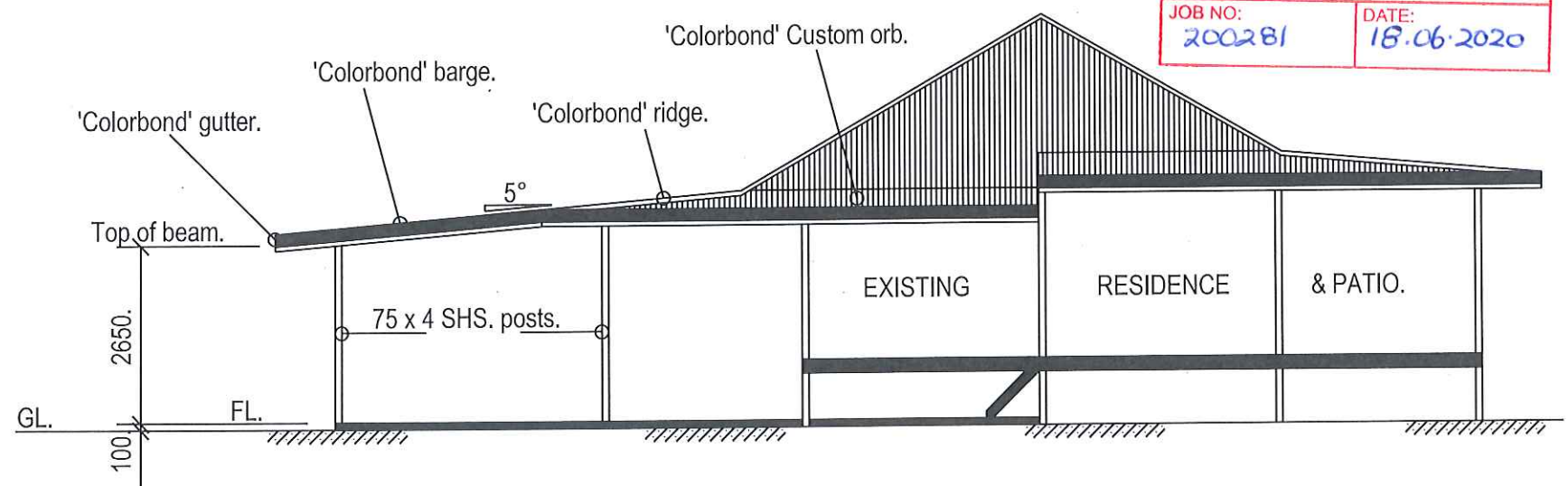


**PLAN.**

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.



**FRONT VIEW.**



**REAR VIEW.**



|         |                    |
|---------|--------------------|
| Dwg.No. | 1 - 5 - 20.        |
| Sheet.  | 1 of 4.            |
| Scale.  | 1:100 or as shown. |
| Drawn.  | B.M.C. QBCC.66619. |
| Date.   | 22/6/20.           |

**PROJECT.**

PROPOSED CARPORT.  
M. DEW & D. JONES.  
17-19. Reynolds Road.  
Oak Beach.

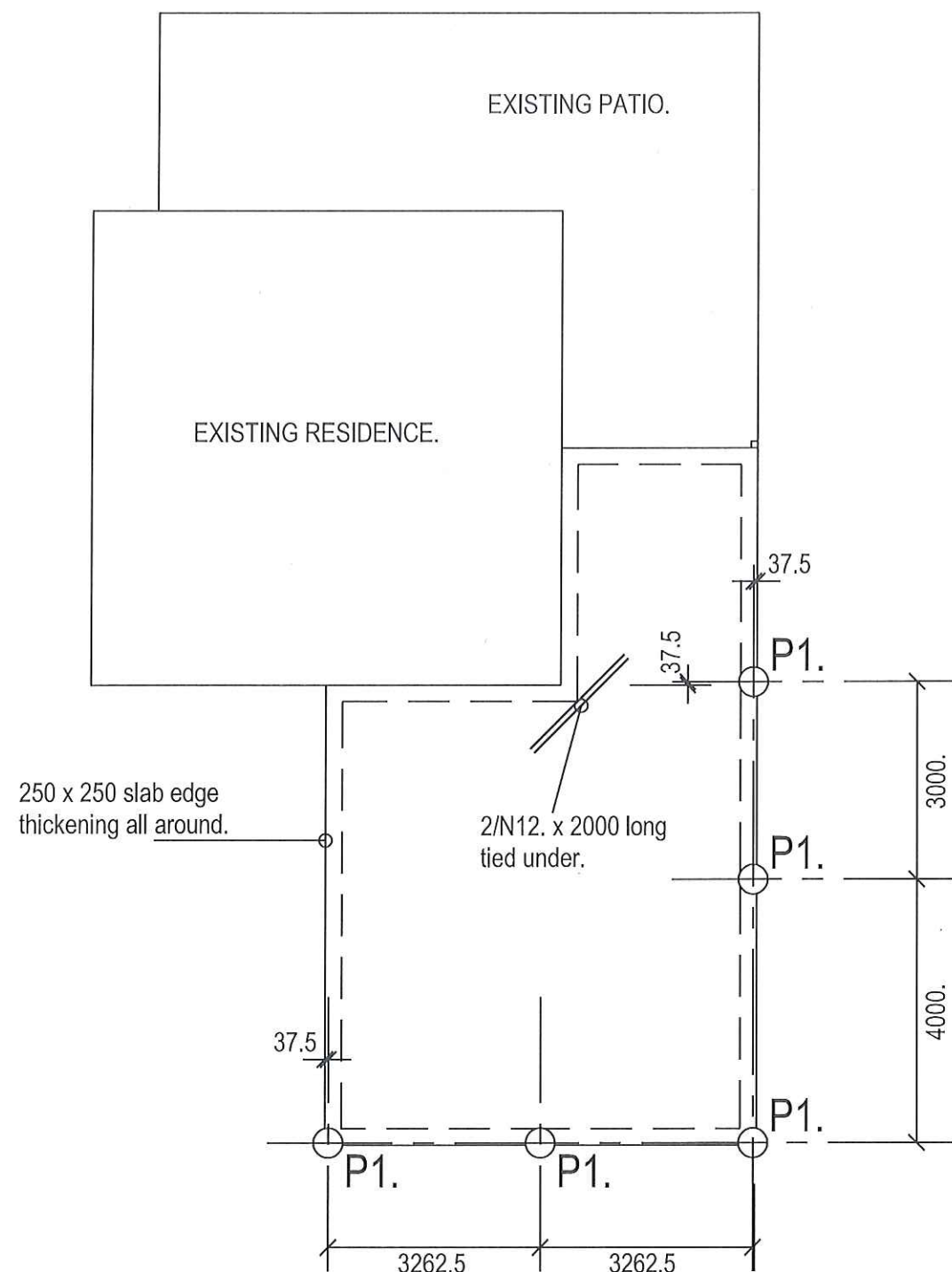
Do not scale off this drawing.

**CLARKEVILLE  
DESIGNS**

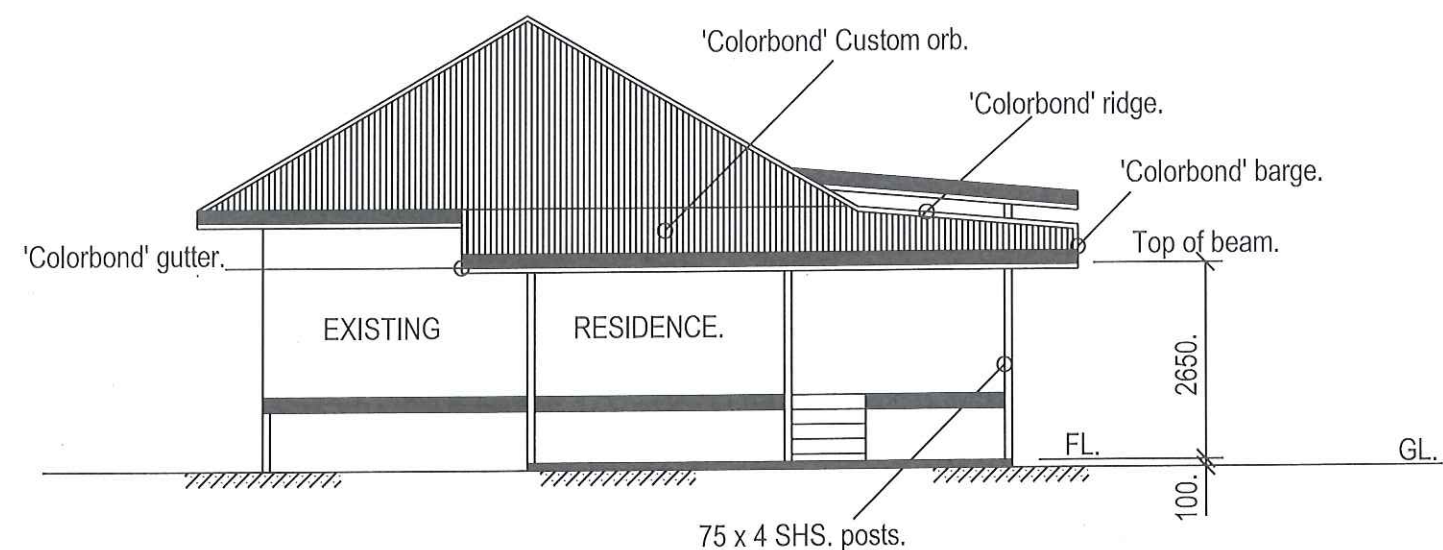
*Custom Building Designs.*

Mob: 0428183638.

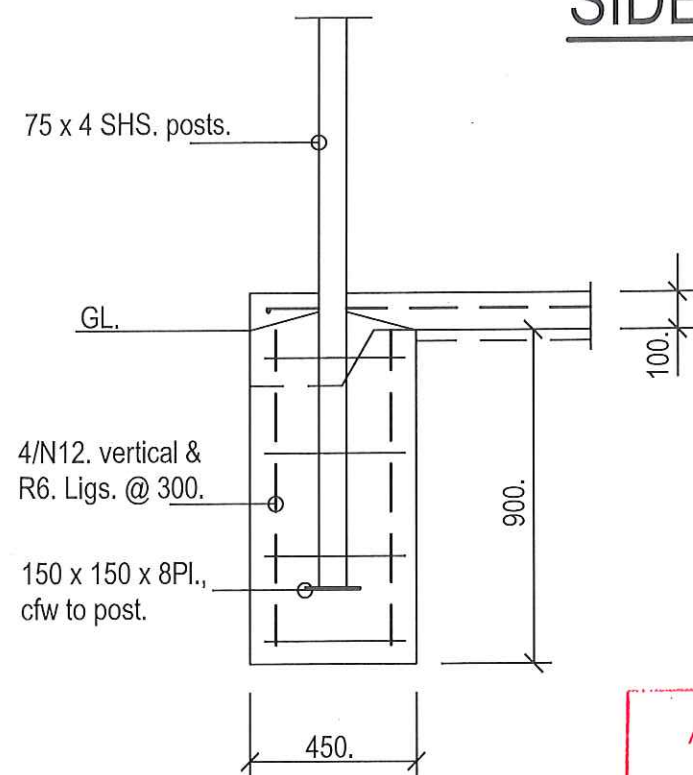




**FOUNDAION PLAN.**



**SIDE VIEW.**



**FOOTING P1. 1:20**

**FOOTING NOTES.**

Remove all grass and topsoil containing roots from slab and footings site. Compact approved imported fill, if necessary, in 150mm. max. layers. to 98% SRDD.  
Concrete N20., 80mm. slump, 20mm. max. aggregate.  
Cure concrete 7 days before loading.  
Footings have been designed to match existing.

**SLAB.**

100mm. concrete slab. Reinforce with SL 82. mesh, 40 top cover.  
N12. trimmer all around.  
'Visqueen' 200 um. under.



NOTE: ALL DIMENTIONS TO BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION.

|         |                    |
|---------|--------------------|
| Dwg.No. | 1 - 5 - 20.        |
| Sheet.  | 2 of 4.            |
| Scale.  | 1:100 or as shown. |
| Drawn.  | B.M.C. QBCC.66619. |
| Date.   | 22/6/20.           |

**PROJECT.**

PROPOSED CARPORT.  
M. DEW & D. JONES.  
17-19. Reynolds Road.  
Oak Beach.

**CLARKEVILLE  
DESIGNS**

*Custom Building Designs.*

Mob: 0428183638.

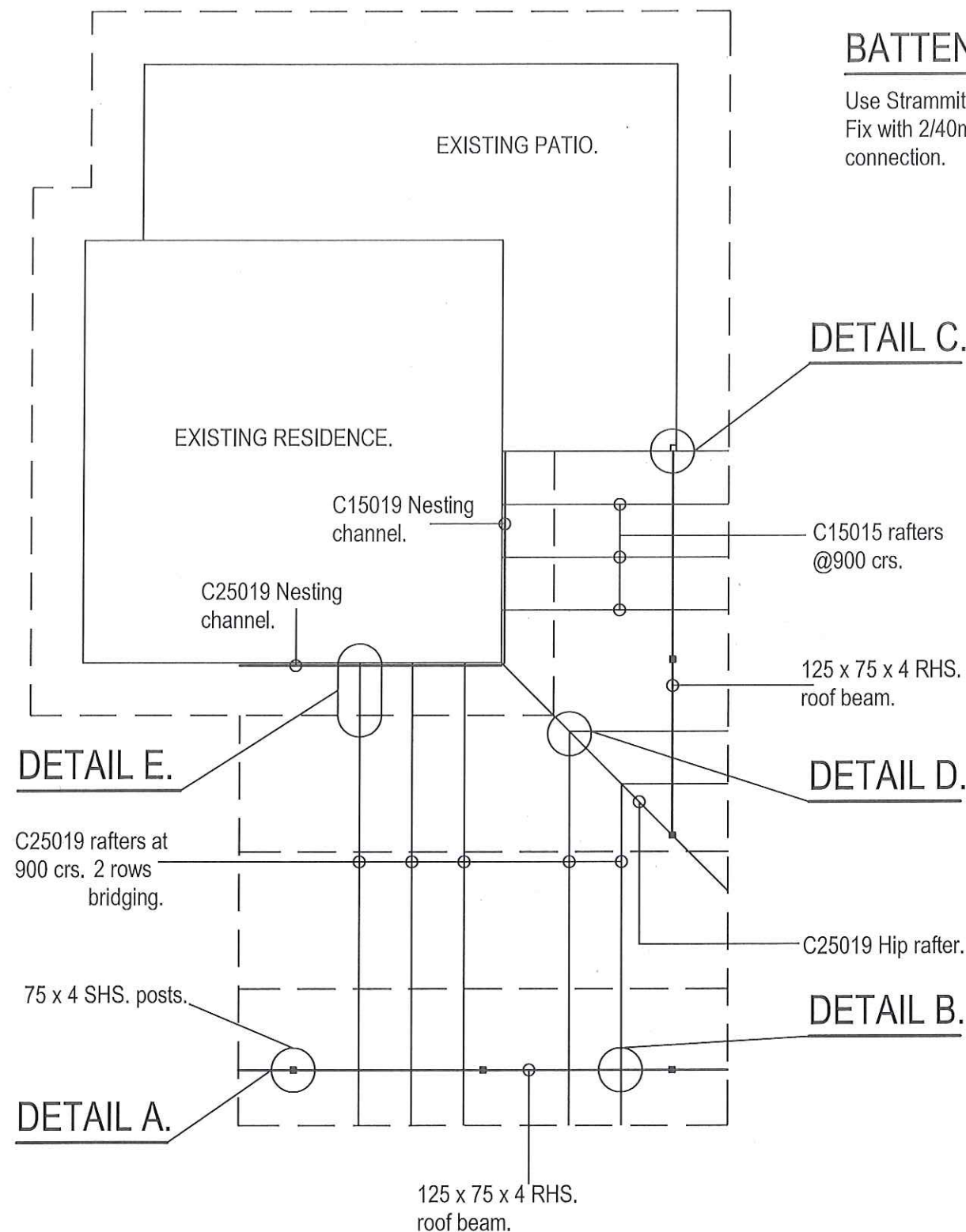
Do not scale off this drawing.

## BATTENS.

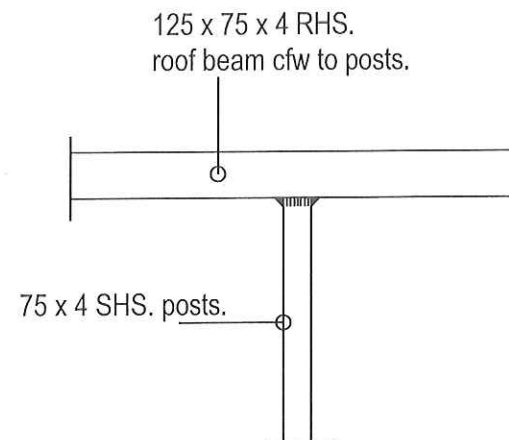
Use Strammit metal Cyclone battens at 600 spacings.  
Fix with 2/40mm. No. 14. Type 17. Tek screws per connection.

## ROOF NOTE.

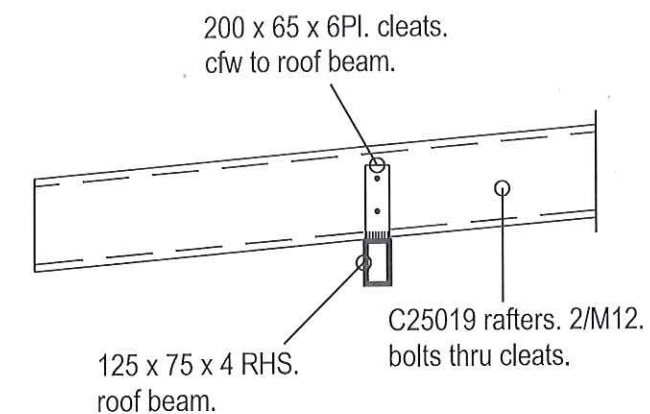
'Colorbond' Custom orb roof is to be screwed down  
in strict accordance with the code of recommendations  
for 'Cyclonic' conditions.  
Design wind gust speed  $V_{zu} = 61\text{m/sec}$ .  
Wind classification C2.



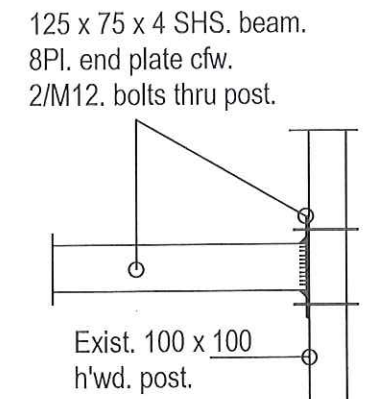
DETAIL C.



DETAIL A. 1:20.

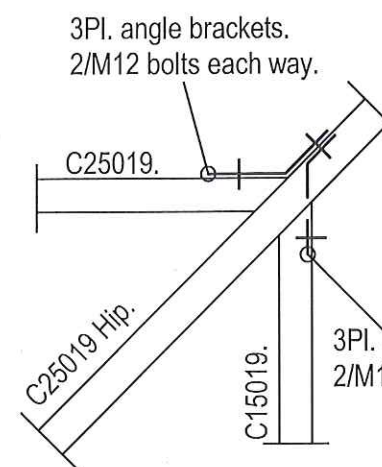


DETAIL B. 1:20.



DETAIL C. 1:20.

DETAIL D.



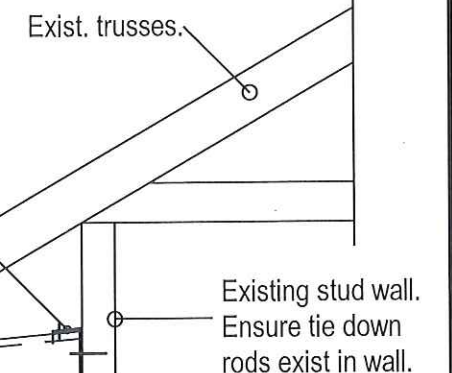
DETAIL D. 1:20.

C25019 Unlapped 'Nesting'  
channel. 2/14g screws  
each stud.

C25019 rafter. 1/M12. bolt  
thru existing truss tail.

3 PL. angle brackets.  
2/M12 bolts each way.

12g. screws top & bottom.



DETAIL E. 1:20.

## ROOF FRAMING PLAN.

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION.

|         |                    |
|---------|--------------------|
| Dwg.No. | 1 - 5 - 20.        |
| Sheet.  | 3 of 4.            |
| Scale.  | 1:100 or as shown. |
| Drawn.  | B.M.C. QBCC.66619. |
| Date.   | 22/6/20.           |



## PROJECT.

PROPOSED CARPORT.  
M. DEW & D. JONES.  
17-19. Reynolds Road.  
Oak Beach.

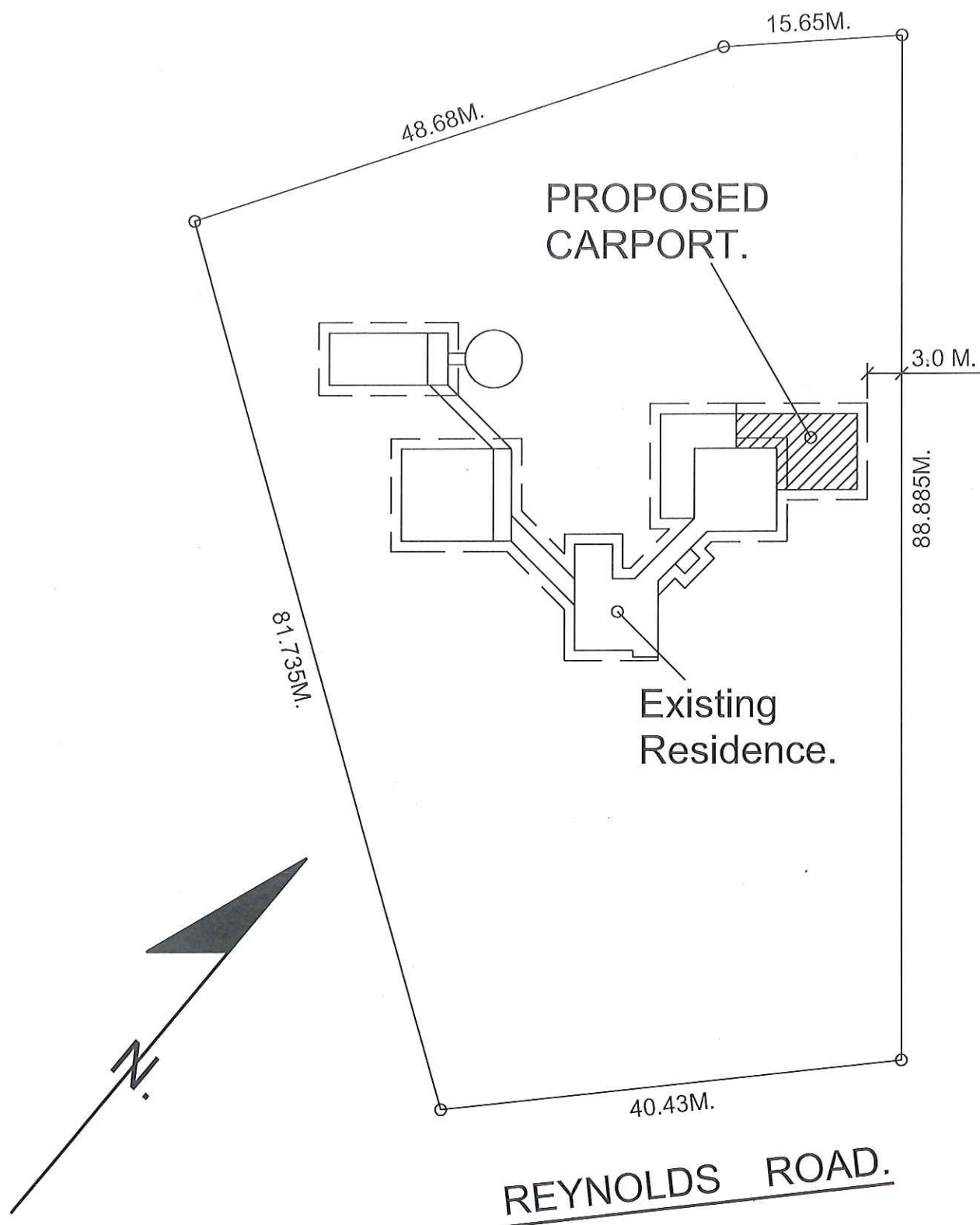
**CLARKEVILLE  
DESIGNS**

*Custom Building Designs.*

Mob: 0428183638.

Do not scale off this drawing.





SITE PLAN. 1:500.

PROPERTY DESCRIPTION.

Lot. 16. Reynolds Road.  
Oak Beach.  
RP. 846936.  
Parish of Mowbray.  
County of Solander.  
PROPERTY AREA.

**PROJECT.**

PROPOSED CARPORT.  
M. DEW & D. JONES.  
17-19 Reynolds Road.  
Oak Beach.

|         |                   |
|---------|-------------------|
| Dwg.No. | 1 - 5 - 20.       |
| Sheet.  | 4 of 4.           |
| Scale.  | 1:100 or as shown |
| Drawn.  | <i>B.M.C.</i>     |
| Date.   | 22/6/20.          |

**CLARKEVILLE**  
**DESIGNS.** 

Do not scale off this drawing.

[www.clarkevilledesigns.com](http://www.clarkevilledesigns.com)

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



### PORT DOUGLAS OFFICE

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Owen Street  
CRAIGLIE QLD 4877

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Web: [www.gmacert.com.au](http://www.gmacert.com.au)

23 June 2020

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

Attention: Development Assessment

Dear Sir,

**Re: Application for Building Work Assessable Against a Planning Scheme  
Lot 16 RP846936 [no. 17-19] Reynolds Road, Oak Beach**

GMA Certification Group has been engaged to assess an application for the construction of carport on the abovementioned allotment. The site is zoned rural residential and is subject to the setback requirements of the Rural Residential Zone Code.

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

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

### Assessment

The proposal is for a carport which is to be sited 3000mm from the side boundary of the allotment. The following table addresses applicable requirements of the Rural Residential Zone Code.

| BUILDING APPROVALS & INSPECTIONS |                                  | BUILDING CERTIFICATION      |                              | FIRE SAFETY AUDITS         |                            |
|----------------------------------|----------------------------------|-----------------------------|------------------------------|----------------------------|----------------------------|
| Gold Coast<br>(07) 5578 1622     | Sunshine Coast<br>(07) 5449 0383 | Cloncurry<br>(07) 4742 2022 | Chinchilla<br>(07) 4669 1166 | Atherton<br>(07) 4091 4196 | Childers<br>(07) 4126 3069 |

| Performance outcomes  | Acceptable outcomes  | Compliance   |
|---|--|--|
| <b>For self-assessable and assessable development</b>   |  |  |
| <b>PO1</b><br>The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.       | <b>AO1.1</b><br>Dwelling houses are not more than 8.5 metres in height.<br><br>Note – Height is inclusive of roof height.  | <b>The carport has a maximum height of approximately 3.3m.</b>   |
|   | <b>AO1.2</b><br>Rural farm sheds and other rural structures are not more than 10 metres in height.   | <b>N/A</b>   |
| <b>PO2</b><br>Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties. | <b>AO2</b><br>Buildings are setback not less than:<br>(a) 40 metres from the property boundary and a State-controlled road;<br>(b) 25 metres from the property boundary adjoining Cape Tribulation Road;<br>(c) 20 metres from the boundary with any other road;<br>(d) 6 metres from side and rear property boundaries. | <b>The carport is to be located up to 3000mm from the eastern side boundary.</b><br><br><b>The adjacent land use includes commercially grown hydroponics. The adjacent sheds are situated approximately 1000mm from the side boundary.</b><br><br><b>Accordingly, the proposed carport with a 3000mm setback will maintain the existing character of the area. A 3000mm setback from the side boundary is considered adequate for the separation of buildings on adjoining properties.</b> |
| <b>PO3</b><br>Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.                | <b>AO3.1</b><br>The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m <sup>2</sup> .   | <b>Total footprint of existing dwelling and proposed carport is approximately 260sqm.</b>  |
|   | <b>AO3.2</b><br>An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above.  | <b>N/A</b>   |
| <b>PO4</b><br>Buildings/structures are designed to maintain the rural character of the area.  | <b>AO3</b><br>White and shining metallic finishes are avoided on external surfaces of buildings.   | <b>Colours scheme will not include white and/or shining metallic finishes. The roof colour will match the existing which is Colorbond® Blue Ridge.</b>   |



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

Kind Regards,

A handwritten signature in black ink that reads "Jeff Evans". The signature is written in a cursive style with a large, stylized 'J' and 'E'.

Jeff Evans  
GMA Certification Group