

# DA Form 1 – Development application details

**Approved form (version 1.3 effective 28 September 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)	Megan Milford
Contact name (only applicable for companies)	Megan Milford
Postal address (P.O. Box or street address)	280 Bamboo Crk Rd
Suburb	BAMBOO
State	QLD
Postcode	4873
Country	
Contact number	4041 0111
Email address (non-mandatory)	admin@ncns@gmacer.com.au
Mobile number (non-mandatory)	na
Fax number (non-mandatory)	na
Applicant's reference number(s) (if applicable)	

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

## 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
		280	Bamboo Creek Rd	BAMBOO
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	12	SP 204463	Douglas Shire Council
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. Only one set of coordinates is required for this part.

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

Longitude(s)	Longitude(s)	Zone Ref	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

#### 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

<input type="checkbox"/>	In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer: <input type="text"/>
<input type="checkbox"/>	On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land: <input type="text"/> Name of port authority for the lot: <input type="text"/>
<input type="checkbox"/>	In a tidal area	Name of local government for the tidal area (if applicable): <input type="text"/> Name of port authority for tidal area (if applicable): <input type="text"/>
<input type="checkbox"/>	On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	Name of airport: <input type="text"/>
<input type="checkbox"/>	Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	

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

<b>5) Are there any existing easements over the premises?</b> <i>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.</i>	
<input checked="" type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input type="checkbox"/> 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 <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
Alterations to existing Dwelling - 1 Storey & New Construction of Garage			
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed 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 <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>			
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed 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 – <i>Building work details</i>

### 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 ( <i>include each definition in a new row</i> )	Number of dwelling units ( <i>if applicable</i> )	Gross floor area (m <sup>2</sup> ) ( <i>if applicable</i> )

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input 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? ( <i>tick all applicable boxes</i> )	
<input type="checkbox"/> Subdivision ( <i>complete 10</i> )	<input type="checkbox"/> Dividing land into parts by agreement ( <i>complete 11</i> )
<input type="checkbox"/> Boundary realignment ( <i>complete 12</i> )	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road ( <i>complete 13</i> )

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	
<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? (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	
Douglas Shire Council	
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"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No	

17) Do any aspects of the proposed development require referral for 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 have 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 corridors and future State transport corridors
- ☐ 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 have been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

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

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

☐ Yes – referral response(s) received and listed below are attached to this development application

☐ No

Referral requirement	Referral agency	Date 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 *(if applicable)*.

## PART 6 – INFORMATION REQUEST

**19) 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.

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<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 references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

<b>22) 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 checked="" type="checkbox"/> No	

<b>23) Further legislative requirements</b>	
<b><u>Environmentally relevant activities</u></b>	
<b>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 <i>Environmental Protection Act 1994</i>?</b>	
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No	
<i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b><u>Hazardous chemical facilities</u></b>	
<b>23.2) Is this development application for a hazardous chemical facility?</b>	
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No	
<i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	



### **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 within an assessable development area 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 <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:	
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### 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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

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

## 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 ☒ Yes

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](#)

Relevant plans of the development are attached to this development application ☒ Yes

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

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>	Megan Milford
Contact name <i>(only applicable for companies)</i>	Megan Milford
Postal address <i>(PO Box or street address)</i>	280 Bamboo Crk Rd
Suburb	BAMBOO
State	QLD
Postcode	4873
Country	
Contact number	na
Email address <i>(non-mandatory)</i>	meganmilford11@gmail.com
Mobile number <i>(non-mandatory)</i>	0411 200 465
Fax number <i>(non-mandatory)</i>	na
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 checked="" 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
	280	Bamboo Creek Rd	BAMBOO
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	12	SP 204463	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

GMA Certification Group

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

<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 checked="" 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 checked="" 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)	Megan Milford
Contact name (applicable for companies)	Megan Milford
Postal address (P.O. Box or street address)	280 Bamboo Crk Rd
Suburb	BAMBOO
State	QLD
Postcode	4873
Contact number	na
Email address (non-mandatory)	meganmilford11@gmail.com
Mobile number (non-mandatory)	0411 200 465
Fax number (non-mandatory)	na

**15) Builder's details**

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

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

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

a) What type of approvals is being sought?

- ☒ Development permit  
☐ Preliminary approval

b) What is the level of assessment?

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

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

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

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

Alterations to existing Dwelling - 1 Storey & New Construction of Garage

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input checked="" 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 checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input checked="" type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

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



g) New building use/classification? (if applicable)		
1a & 10a		
h) Relevant plans <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 checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <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 checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
20) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <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. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <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:

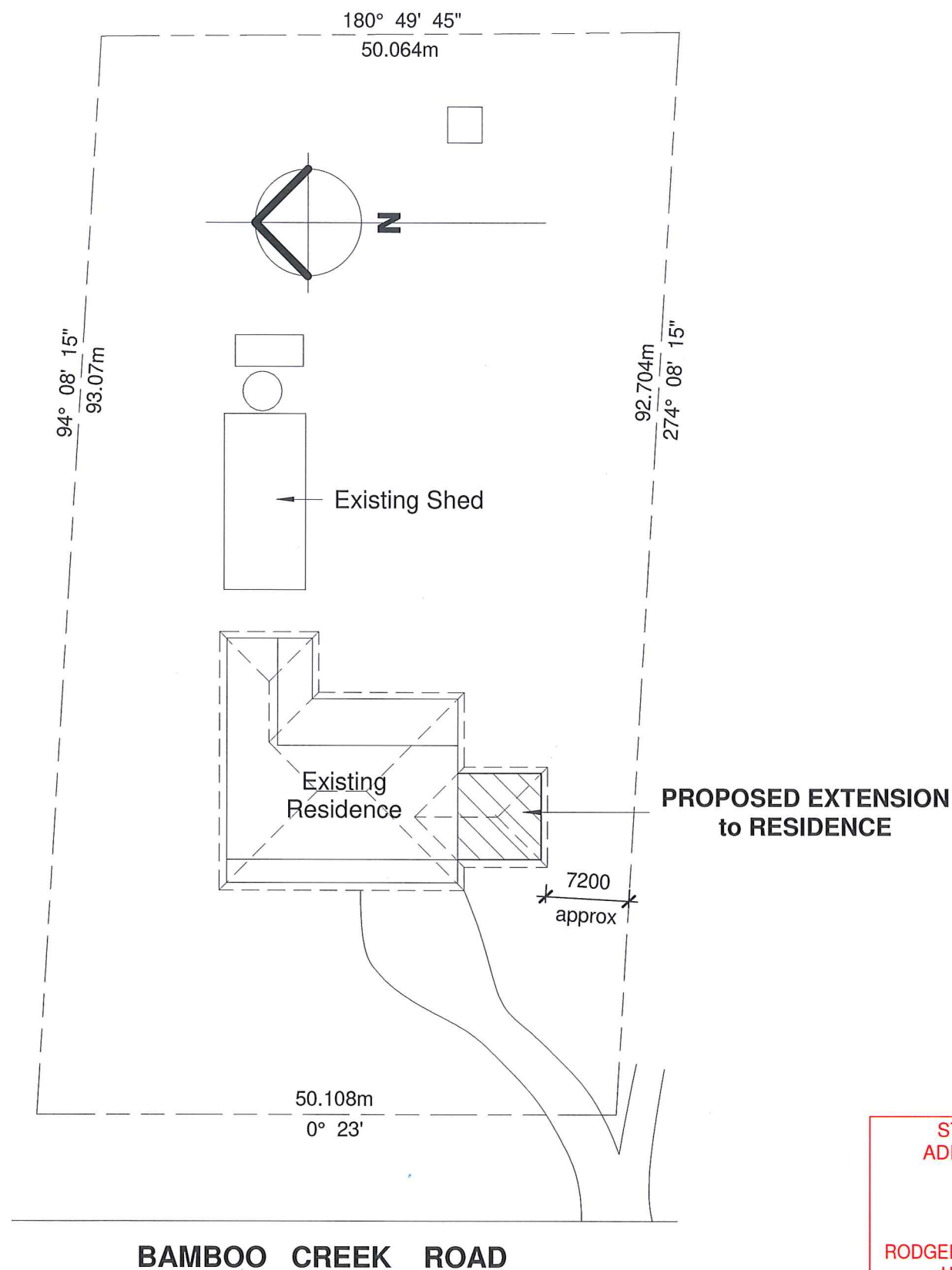
For completion by the building certifier		
Classification(s) of approved building work		
1a & 10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
GMA Certification Group		

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 checked="" 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 checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input checked="" 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> )	4683	Floor area (m <sup>2</sup> )	54



1 Site Plan  
1 : 500



## Sheet List

Sheet Number	Sheet Name
1 of 5	Site Plan, Notes, Sheet List
2 of 5	Part Floor Plan and Elevations
3 of 5	Foundation Plan, Details
4 of 5	Wall and Roof Framing Plan, Details
5 of 5	Section 1, Notes

REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

## DOCUMENTS

The following documents have been referenced to produce these plans and form part of these plans:

- AS 1684.3 – residential timber-framed construction
- AS 1720.1 – timber structures, design methods
- AS 2870 – residential slabs and footings, construction
- Australian Domestic Construction Manual
- Lysaght cyclonic area design manual
- Stramit cyclonic area technical supplement
- Timber Solutions design program
- CMAA – single leaf masonry design manual
- PAA structural plywood wall bracing design manual
- James Hardie technical manuals
- CSR technical manuals

## GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.

Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.

All dimensions must to be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled.

Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work.

This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,  
Mossman Q. 4873

Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

## PROJECT

Proposed Extension to Residence,  
L12 SP204463,  
280 Bamboo Creek Road,  
BAMBOO

## CLIENT

N. & M. Milford

## WIND CLASS

C2

## PLAN NUMBER

506-22

## SHEET

1 of 5

## SCALES

1 : 500

## PLAN TITLE

Site Plan, Notes, Sheet List

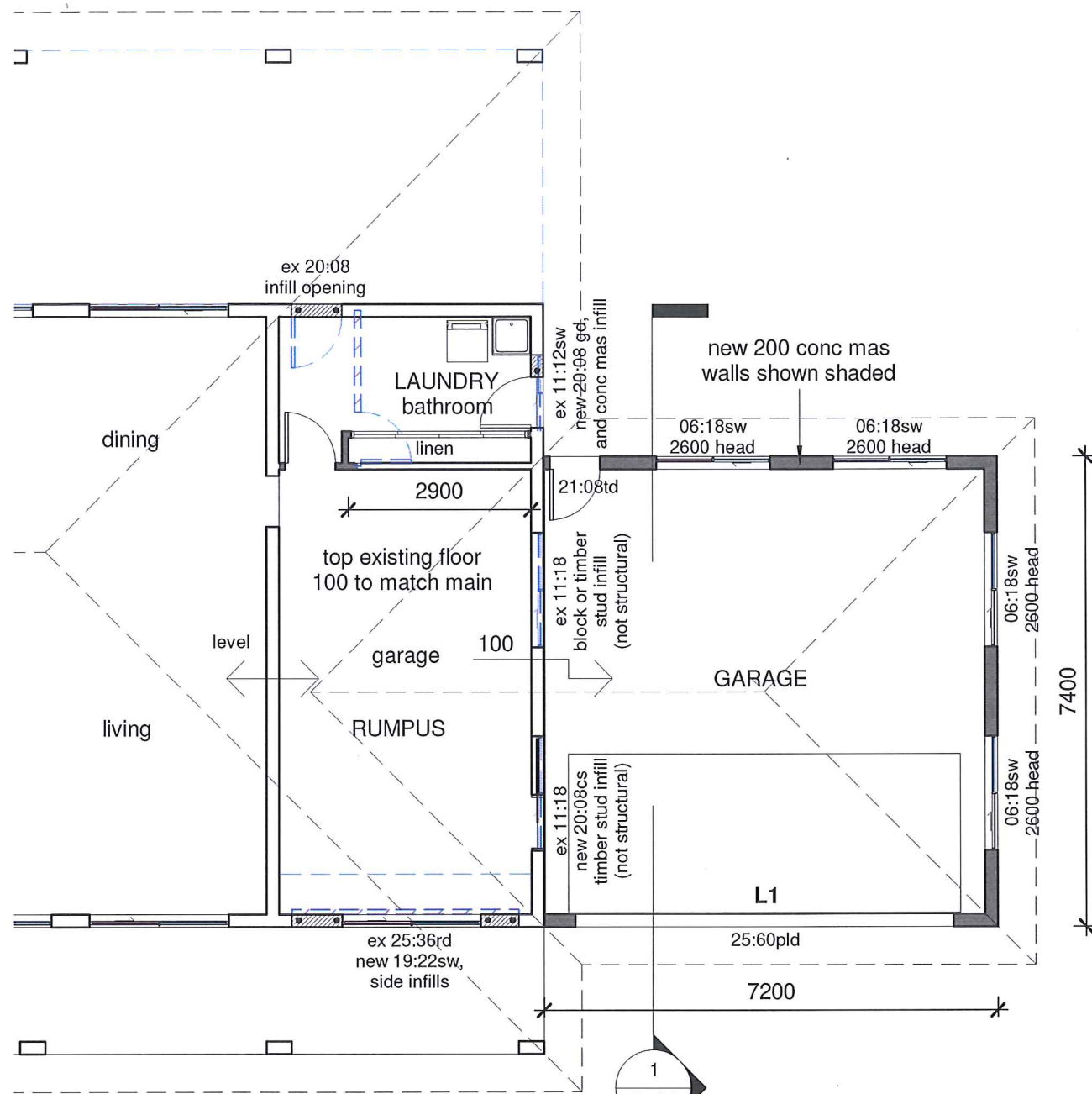
## DATE OF ISSUE

01.08.22

## REV

A





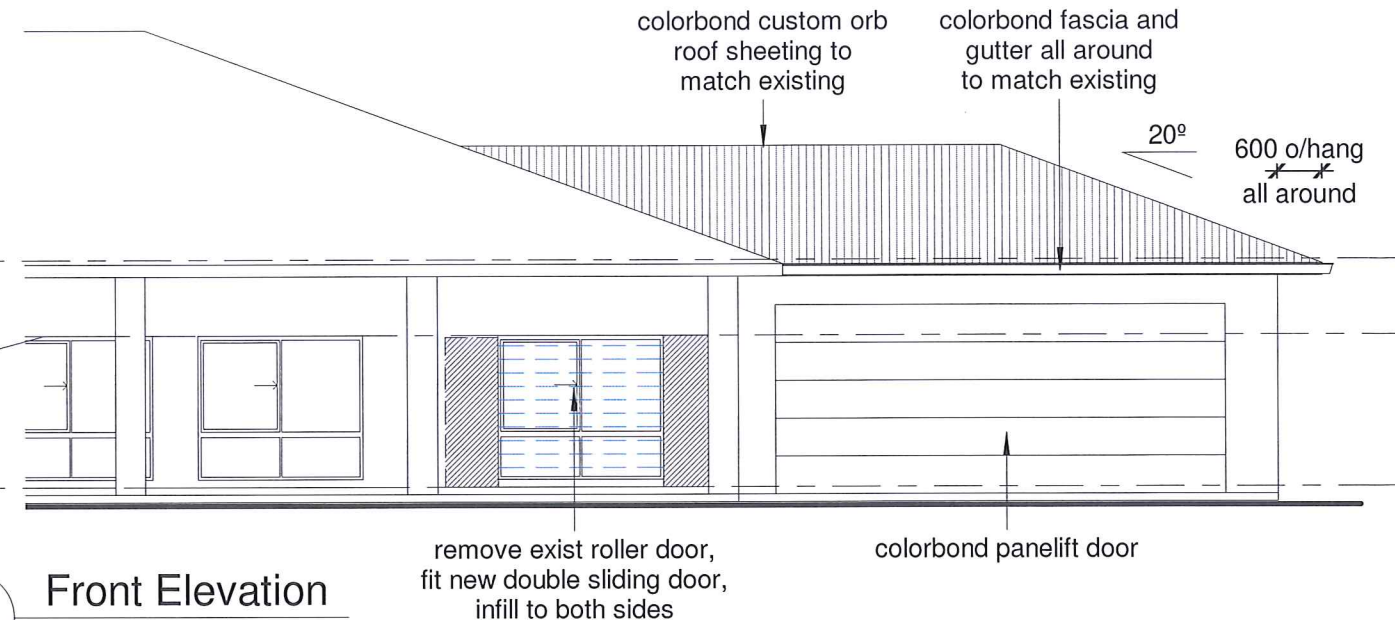
1 Floor Plan  
1 : 100

**NOTE:**  
wall sections shown hatched  
are the only structural wall  
infills required, refer to Details



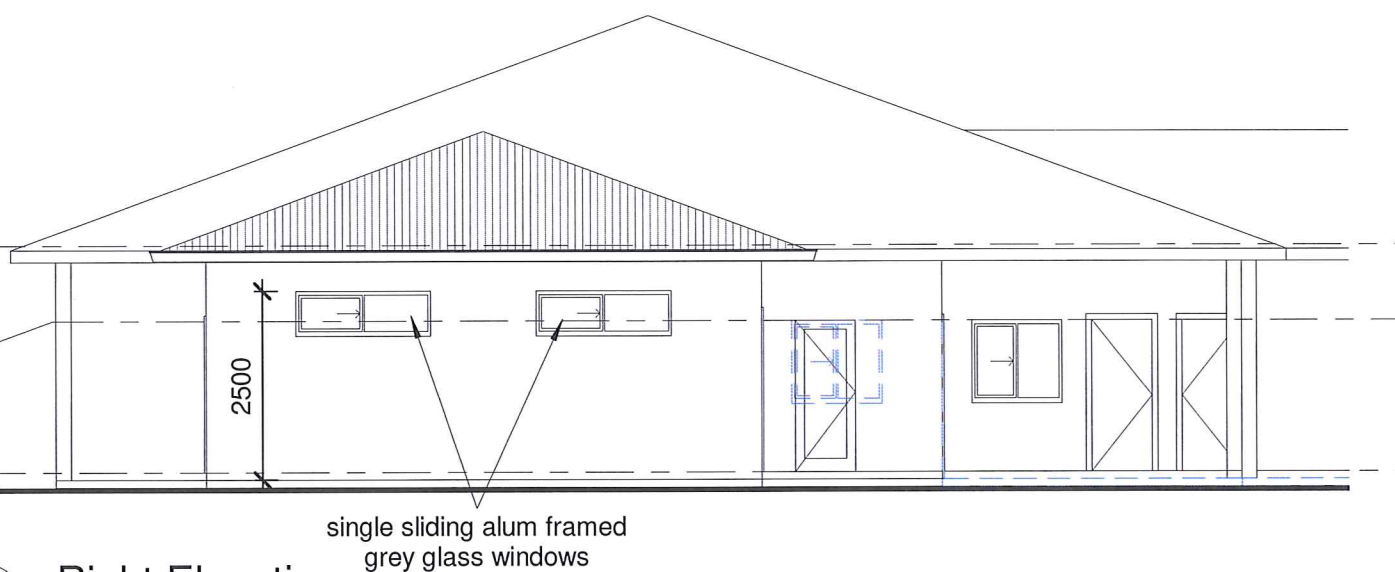
▼ Ceiling Line  
3000  
▼ Heads UNO  
2000  
▼ Floor Plan  
0

2 Front Elevation  
1 : 100



▼ Ceiling Line  
3000  
▼ Heads UNO  
2000  
▼ Floor Plan  
0

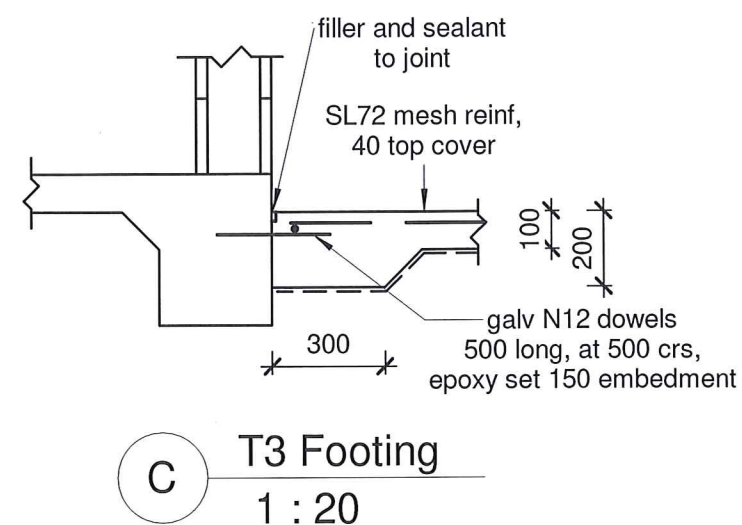
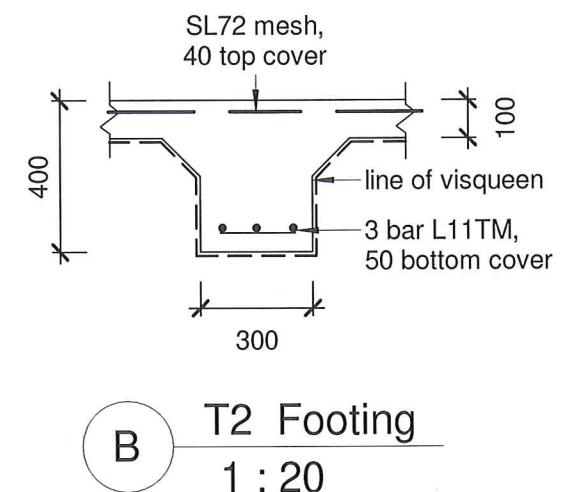
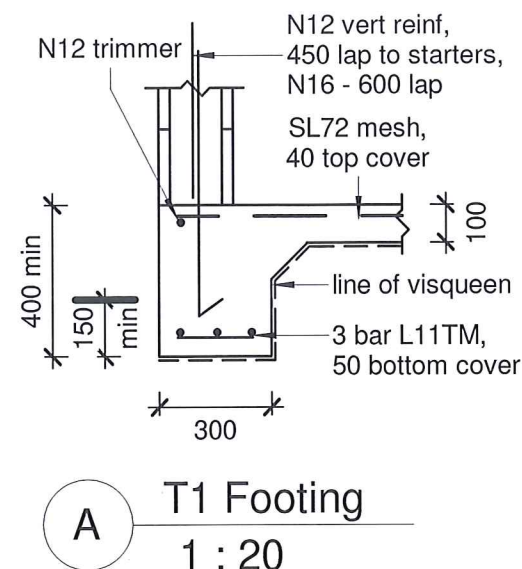
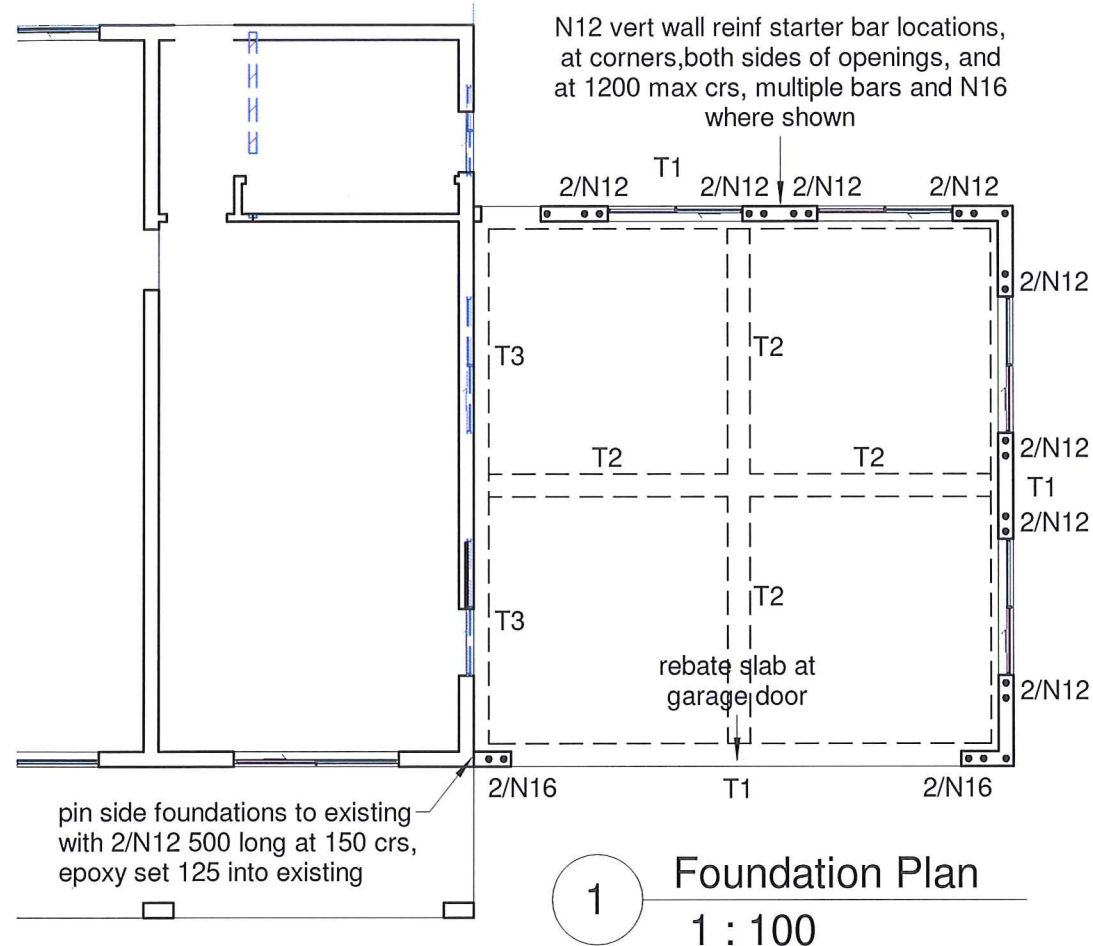
3 Right Elevation  
1 : 100



▼ Ceiling Line  
3000  
▼ Heads UNO  
2000  
▼ Floor Plan  
0

4 Rear Elevation  
1 : 100





REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

#### FOOTING AND SLAB NOTES

- Remove grass and topsoil (min. 100 mm), from new slab locations.
- Any localised loose or soft soil encountered in footing trenches shall be excavated to a depth where soil becomes firm.
- Compact sub-base to min 98% relative density.
- Compact approved non-plastic fill in max 200 mm deep layers and test to AS 3798.
- Provide adequate site drainage to ensure natural runoff is directed away from the building.
- Concrete to slab and footings to be N20, 80 mm slump, and 20 mm max aggregate.
- SL72 mesh reinforcing to slab, 40 top cover, lap all mesh by two cross wires.
- N12 trimmer all around to slab perimeters, 50 min edge cover, 500 laps.
- 200 um visqueen below slab, lap minimum 200 and tape.
- Minimum 100 mm deep sand bedding below slab, compacted to 70% density index.
- Vibrate all concrete, cure slabs for 14 days minimum.
- Use expansive glues below all floor tiles, min 3 months after slab pour.
- Footings have been designed to conform to a minimum Class 'M' site. Refer to plan Author or Engineer should site conditions vary.
- Materials and construction requirements to AS 3600.



#### PROJECT

Proposed Extension to Residence,  
L12 SP204463,  
280 Bamboo Creek Road,  
BAMBOO

#### CLIENT

N. & M. Milford

#### WIND CLASS

C2

#### PLAN NUMBER

506-22

#### SHEET

3 of 5

#### SCALES

As indicated

#### PLAN TITLE

Foundation Plan, Details

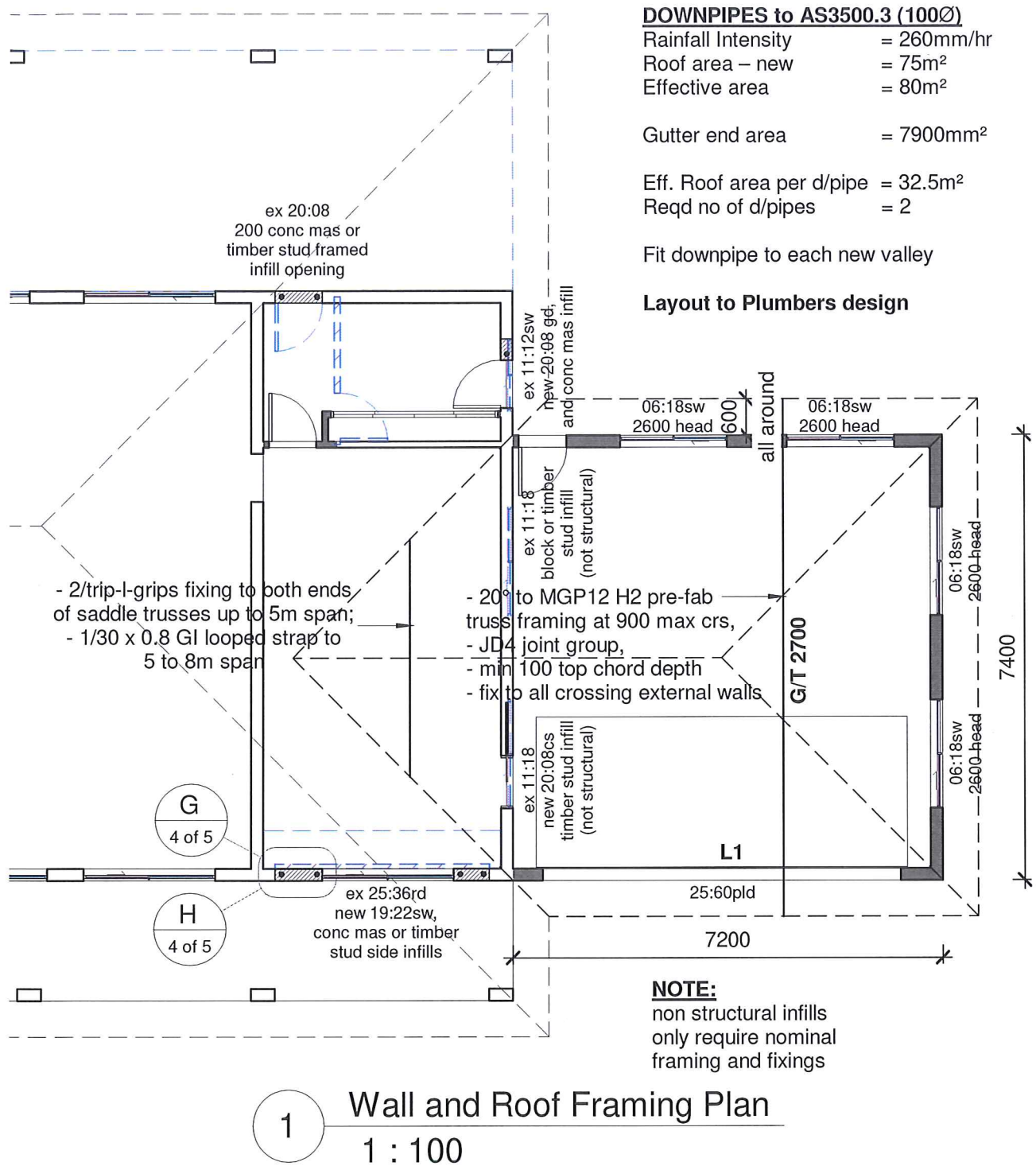
#### DATE OF ISSUE

01.08.22

#### REV

A

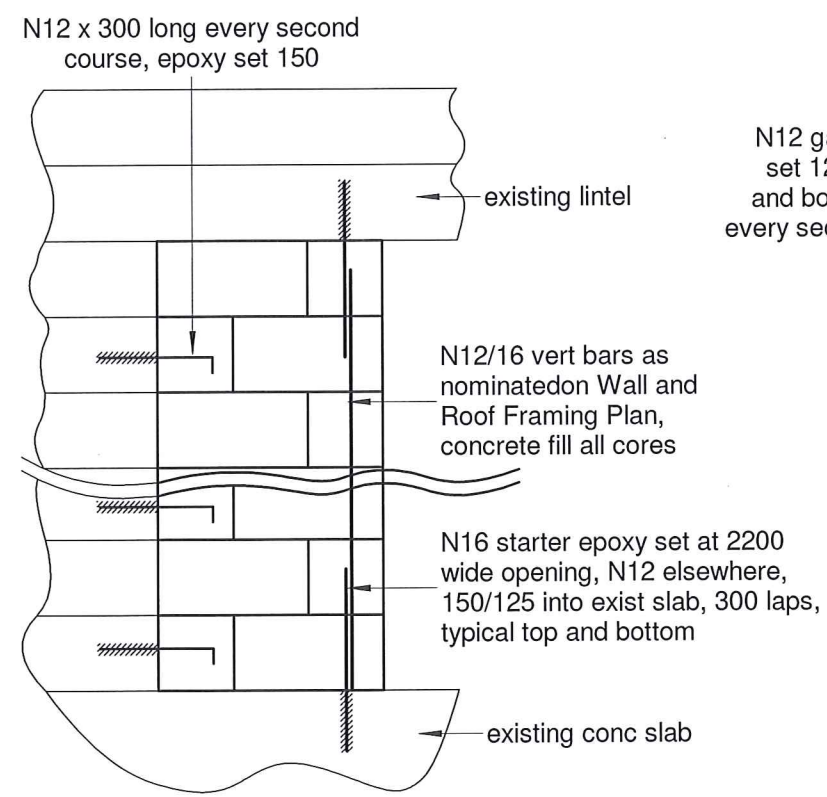




**D B/beam 2 course**  
1 : 20

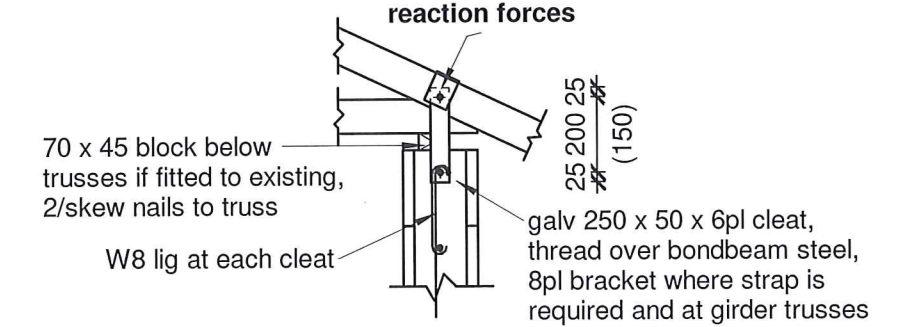
**E 400D Lintel**  
1 : 20

**F L1 - 600D Lintel**  
1 : 20



**H Wall Opening Stud Infill**  
1 : 20 (external walls only)

**TYPE 1** - M16 galv bolt thru truss nail plate generally (16kn capacity)  
 (M12 at hip and jack trusses);  
**TYPE 2** - 50 x 3 galv strap extra, tight over truss and cleat, fit timber wedge as reqd, nail fixed to truss (23kn capacity)  
**Refer to truss manufacturer for truss reaction forces**



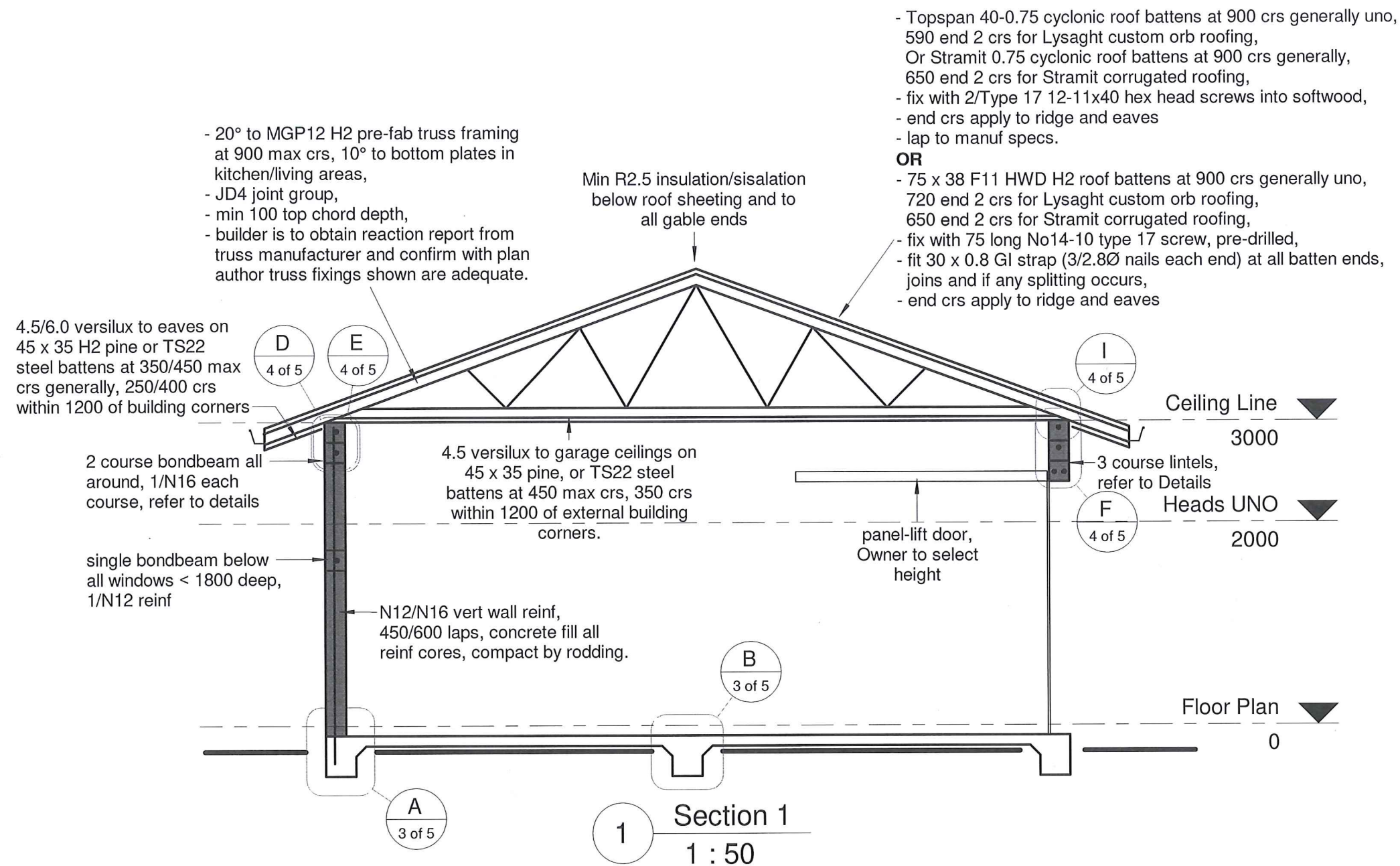
REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

**ROOF SHEETING & BATTEN FIXINGS**

All roof sheeting and batten fixings are to be in accordance with the manufacturer's specification for the required wind speed. The fixing systems for metal roof assemblies supplied by the manufacturer, are to comply with the Low-High-Low Cyclic testing requirements of the 'Building Code of Australia' (Specification B1.2 Volume 1 for Class 2 to 9 buildings) or (Section 3.10.1 Volume 2 for Class 1 & 10 buildings). A 'Compliance Certificate' will be requested from the 'Manufacturer' & the 'Installer'.







- Topspan 40-0.75 cyclonic roof battens at 900 crs generally uno, 590 end 2 crs for Lysaght custom orb roofing, Or Stramit 0.75 cyclonic roof battens at 900 crs generally, 650 end 2 crs for Stramit corrugated roofing,
- fix with 2/Type 17 12-11x40 hex head screws into softwood,
- end crs apply to ridge and eaves
- lap to manuf specs.

OR

- 75 x 38 F11 HWD H2 roof battens at 900 crs generally uno, 720 end 2 crs for Lysaght custom orb roofing, 650 end 2 crs for Stramit corrugated roofing,
- fix with 75 long No14-10 type 17 screw, pre-drilled,
- fit 30 x 0.8 GI strap (3/2.8Ø nails each end) at all batten ends, joins and if any splitting occurs,
- end crs apply to ridge and eaves

REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

#### TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites.

Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

#### TRUSS NAIL PLATES

At bolt fixings nominated as through truss nail plates, the bolt must pass through the nail plate within 20 mm clear of plate sides and top, and 40 mm of plate bottom. Use of cup-head bolts is not allowed.

If these clearances are not achieved, a 65 x 3 mm galv strap is to be fitted, tight over truss and fixing bracket (wedge if reqd.)

#### FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head.



#### PROJECT

Proposed Extension to Residence,  
 L12 SP204463,  
 280 Bamboo Creek Road,  
 BAMBOO

#### CLIENT

N. & M. Milford

#### SCALES

1 : 50

#### PLAN TITLE

Section 1, Notes

#### WIND CLASS

C2

#### PLAN NUMBER

506-22

#### DATE OF ISSUE

01.08.22

#### SHEET

5 of 5

#### REV

A

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PORT DOUGLAS**

**P: 07 4098 5150 F: 07 4098 5180 E: [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)**

**Unit 5, Craiglie Business Park, Owen Street, Craiglie**

**P.O. Box 831, Port Douglas Qld 4877**



8 June 2023

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

Attention: – Development Services

Dear Sir/Mam,

**Re: Application for Building Works Assessable Against The Planning Scheme & Exemption Certificate for Building Works Within Floodplain Assessment Overlay  
Lot 12 SP204463 [no. 280] Bamboo Creek Road, Bamboo**

GMA Certification Group has been engaged to assess an application for the new construction of a garage on the abovementioned allotment.

A preliminary assessment of the proposal has revealed the allotment is located within the Environmental Management Zone and is affected by the Floodplain Assessment Overlay. However, for the following reason, Council is requested to exempt the Garage from the application process for Building Works.

The construction of the would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

Accordingly, this referral includes:

1. DA Form 1
2. DA Form 2
3. Assessment
4. 1 x copy of plans

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## Assessment

The following table addresses the applicable Performance Outcomes of the Environmental Management Zone

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	<b>AO1.1</b> Buildings and structures are not more than 8.5 metres and two storeys in height.  Note – Height is inclusive of the roof height.  <b>AO1.2</b> Buildings have a roof height not less than 2 metres.	<b>AO1.1</b> <b>Proposed development does not exceed 8.5m in height or two storeys.</b>  <b>AO1.2</b> <b>Proposed development has a roof height greater than 2m.</b>
<b>PO2</b> Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	<b>AO2</b> Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	<b>AO2</b> <b>Proposed development has a road frontage of 22m.</b>
<b>For assessable development</b>		
<b>PO3</b> Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	<b>AO3</b> Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	<b>AO3</b> <b>NA</b>
<b>PO4</b> The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	<b>PO4</b> No acceptable outcomes are prescribed.	<b>PO4</b> <b>Complies</b>
<b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and	<b>AO5.1</b> Buildings, structures and associated access, infrastructure and private open space are sited:	<b>AO5.1</b> <b>Proposed development is sited within areas of the site that are already cleared.</b>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p>constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>(a) within areas of the site which are already cleared; or</p> <p>(b) within areas of the site which are environmentally degraded;</p> <p>(c) to minimise additional vegetation clearing.</p> <p><b>AO5.2</b></p> <p>Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>	<p><b>AO5.2</b></p> <p><b>Proposed development is not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</b></p>
<p><b>PO6</b></p> <p>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <p>(a) maintain the geotechnical stability of slopes;</p> <p>(b) minimise cut and/or fill;</p> <p>(c) minimise the overall height of development.</p>	<p><b>AO6.1</b></p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p><b>AO6.2</b></p> <p>Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <p>(a) minimise erosion;</p> <p>(b) minimise cut and fill;</p> <p>(c) follow the natural contours of the site.</p>	<p><b>AO6.1</b></p> <p><b>NA</b></p> <p><b>AO6.2</b></p> <p><b>Proposed development does not impact erosion, include extensive cut and filling or affect the natural contours of the site.</b></p>
<p><b>PO7</b></p> <p>The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p><b>PO7</b></p> <p>The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>	<p><b>PO7</b></p> <p><b>The proposed development is to simulate the exterior finishes of the existing dwelling on site and include the following colours:</b></p> <p><b>Proposed Development Colours;</b></p> <p><b>Roof – Monument (Graphite/Charcoal)</b></p> <p><b>Exterior Walls – Lexicon Half (creamy white)</b></p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
		The existing house is proposed to be re-painted in the same colour scheme and would match existing residences in the surrounding area.
<b>PO8</b> Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b> No acceptable outcomes are prescribed.	<b>AO8</b> Proposed development does not adversely affect the amenity of the zone and adjoining land uses.
<b>PO9</b> The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	<b>AO9</b> The maximum residential density is one dwelling house per lot.	<b>AO9</b> NA – only one existing dwelling on site.
<b>PO10</b> Lot reconfiguration results in no additional lots.  Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	<b>AO10</b> No acceptable outcomes are prescribed.	<b>AO10</b> NA

## Exemption

The following is an exemption request for the abovementioned lot that is affected by the Floodplain Assessment Overlay Subcategory of the Flood and Storm tide Hazard Overlays:

A preliminary assessment of the proposal has revealed the allotment is located affected by the Floodplain Assessment Overlay Subcategory of the Flood and Storm Tide Hazard Overlays. The new structures are proposed within the overlay and therefore does not comply with the Acceptable Outcomes of the Flood and Storm Tide Hazard Overlay Code. However, for the following reasons, Council is requested to exempt the proposal from an assessable Building Works application process.

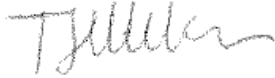
The finished floor levels of the garage is proposed to be 200mm above the existing ground level. Given the non-habitable nature of the garage to that of the existing dwelling house on the allotment, the garage is considered to be minor and in-consequential nor impose any undue effects to that of the already present dwelling house, should there be a flood event.

Should you require any further information or wish to discuss the application, please contact me on 4098

# GMA Certification Group Pty Ltd

5150 or by email [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tyler Wilson', with a stylized, cursive script.

Tyler Wilson  
GMA Certification Group