

13/07/2023

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

Dear Sir/Madam,

Building Works application for a Dwelling, Swimming Pool and Swimming Pool Fence located at 24 Murphy Street, Port Douglas QLD 4877 (1 PTD2095)

Please find our Building Works application and report which demonstrates compliance with the relevant performance requirements of Douglas Shire Planning Scheme 2018 for a proposed Dwelling, Swimming Pool and Swimming Pool Fence located at 24 Murphy Street, Port Douglas QLD 4877 (Lot1 PTD2095)

The subject property is located within the Environmental Management under the Douglas Shire Planning Scheme 2018. Within this zone, building work is Code assessable development. As such, an assessment against the relevant acceptable outcomes has revealed No departures from the acceptable outcomes. Given there are no departures, the building work is deemed acceptable.

As the proposed works is for dwelling alterations and additions and an in-ground swimming pool, the use of the land is not changing or intensifying. Therefore, it is believed that a bushfire assessment would've been completed when the original dwelling was constructed, and is not required now.

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

If you have any queries or require any additional information, please do not hesitate to contact Michael Kunze on 07 4222 9888

Yours faithfully,



Michael Kunze
The Building Approval Company

8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on hillslopes is safe, serviceable and accessible;
 - (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
 - (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
 - (d) Development responds to the constraints of the site including gradient and slope stability;
 - (e) Works do not involve complex engineering solutions.

Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

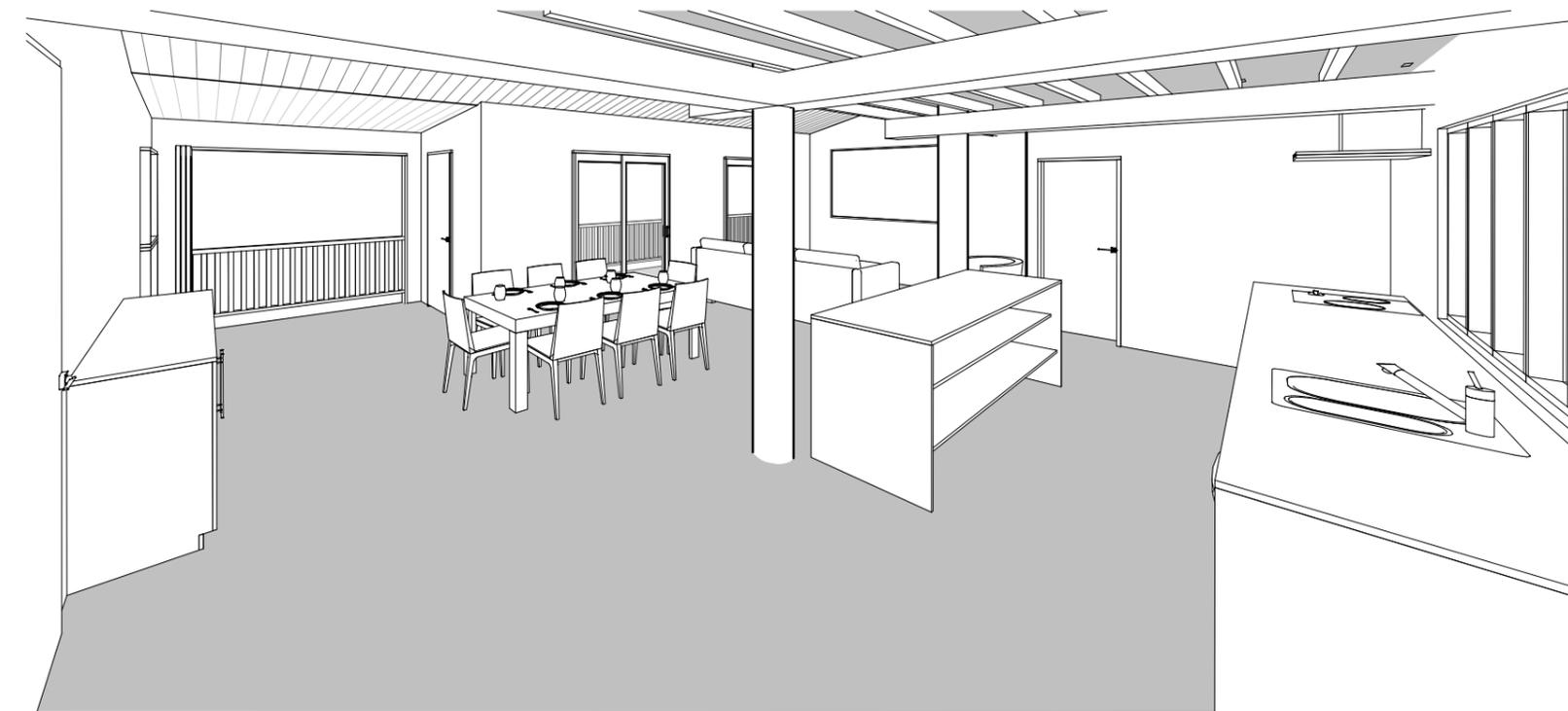
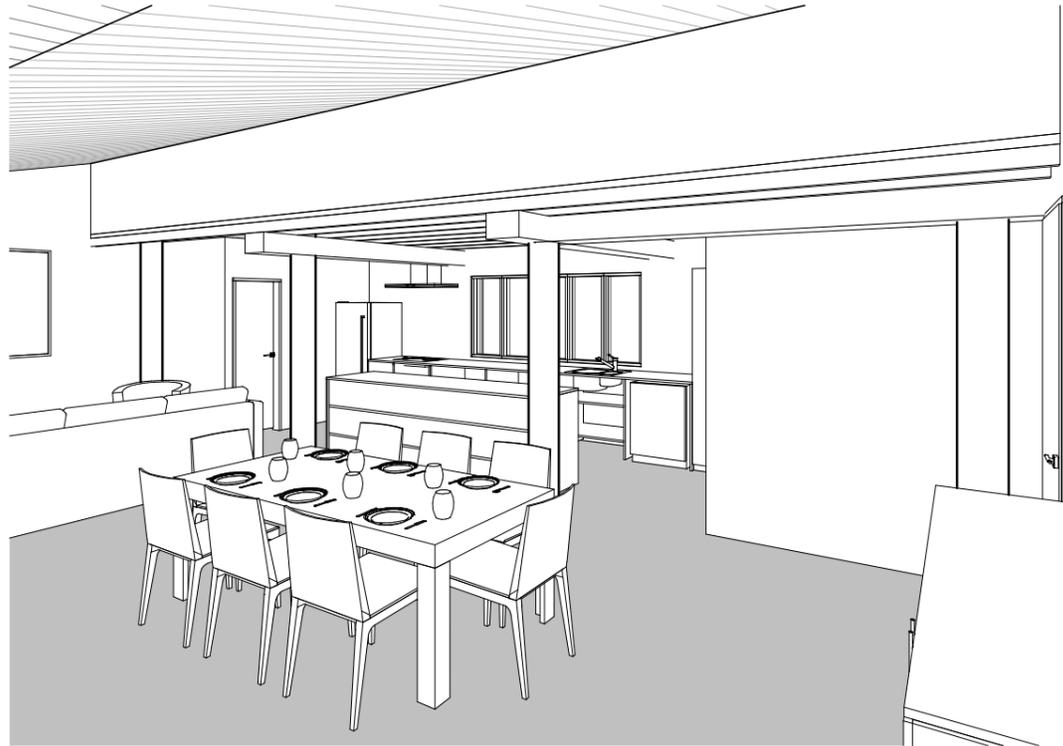
Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
<p>PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.</p>	<p>Does not Comply with AO1.1 Complies with PO1 The proposed building works are to be a re-roof, internal alterations on the dwelling, and an in-ground swimming pool. Because of this, the external look of the dwelling will stay very similar to the existing and as such, the landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>
For assessable development		
<p>PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)</p> <p>or</p> <p>AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p> <p>AO2.3 Access ways and driveways are:</p> <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	<p>Complies with AO2.1 Complies with AO2.3 Complies with AO2.4 Complies with AO2.6 Complies with AO2.7 –</p> <p>The dwelling alterations are to be finished in James Hardie Axon cladding with grained texture in Dulux Weather Shield Meerkat s11b9.</p>  <p>The roofing sheets are to be colourbond ultra, finished in woodland grey.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance. <p>AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).</p> <p>AO2.6 Development does not alter the sky line.</p> <p>AO2.7 Buildings and structures:</p> <ul style="list-style-type: none"> (a) are finished predominantly in the following exterior colours or surfaces: (b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (d) are not finished in the following exterior colours or surfaces: (e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (f) reflective surfaces. 	 <p>Complies with AO2.8 Complies with AO2.9 Complies with AO2.10</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p> <p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks 	
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<p>AO3 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	<p>Complies</p>

Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
<p>PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1 The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. <p>AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible.</p> <p>Note – The size of rectangular areas is outlined within each zone code.</p> <p>AO4.3 Development does not alter ridgelines.</p> <p>AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>	<p>Not Applicable</p>

TAMASINE DALE - 24 MURPHY ST



DRAWING REGISTER		
SHEET	TITLE	REV
A01	WINDOWS	
C01	TITLE PAGE, GENERAL NOTES & LEGEND	
C02	SITE PLANS	
C03	DEMOLITION	
C04	GROUND FLOOR PLAN	
C05	FIRST & SECOND FLOOR PLAN	
C06	ELEVATIONS	
C07	ELECTRICAL CEILING PLAN	
C08	ELECTRICAL WALL PLAN	
C09	ENGINEERING DETAILS	

GENERAL:
Poles:
 Turpentine poles F17 with 250 dia min. at first floor level
Stud Walls:
 100x50 studs at 450 ϕ . Studs over 3600 long max ϕ to be 300.
 100x50 top and bottom plates spiked to joists and purlins with 2x75x3.15 nails.
 100x75 studs to sides of all openings.
 100x100 lintels to all openings.
 Double joists under walls.
 All internal sheeting to walls to be flushed 'villa boards'
 All external cladding to be weatherboard.
 All ceiling to be vee jointed pinus fixed directly to purlins.
 Trim between purlins as required for top plate fixings.
 Noggings @ 1/3 pts to all stud walls > 3000
 Noggings @ hip height to all stud walls < 3000
Washers to bolts
 M10 + M12 Bolts ----- 50SQ x 3PL
 M20 Bolts ----- 65SQ x 5PL
 M24 Bolts ----- 75SQ x 6PL
Roofing
 Trimdek hiten fixed in accordance with manufacturers spec. for ter. Cat. 2.
 125x50 purlins F17 at spacings as shown in roof plan.
 Found poles in sound natural ground.

Drawing terms
 Drawing dimensions are to be checked and confirmed onsite by builder.
 Furniture and display items within plans and renders are for drawing purposes and not to be included in tendering documentation unless noted on plan.
 Artistic drawing and renders are for visual representation only and may not be the exact finish, colour, item, pattern or material to be used. Always consult building specifications for exact finish, colour, item or material.

LEGEND -

	L01	LINTEL NUMBER
	D01	DOOR NUMBER
	W01	WINDOW NUMBER
	A 04	SECTION REFERENCE SHEET REFERENCE
	03	VIEW DIRECTION SHEET REFERENCE
	01 04	DETAIL REFERENCE SHEET REFERENCE
	LOUNGE 2800 PB CT	ROOM NAME CEILING HEIGHT CEILING MATERIAL FLOOR FINISH
	RL 00.000	REDUCED LEVEL
	100	SLAB SETDOWN
	FALL	SLAB FALL
	-100-	SLAB THICKNESS

@	ACCORD.	AT	ACCORDING
AL	SELECT ALUCOBOND FINISH		
AS	AUSTRALIAN STANDARD CODES		
B	BENCHTOP		
BFC	BROOM FINISH CONCRETE		
CMB	CONCRETE MASONRY BLOCK		
CONC	CONCRETE		
COS	CONFIRM ON SITE		
CPT	SELECT CARPET		
CPD	CUPBOARD		
CRS	CENTRES		
CS	CAVITY SLIDER		
CSK	COUNTERSUNK		
CT	SELECT CERAMIC TILE		
CKT	COOKTOP		
CFW	CONTINUOUS FILLET WELD		
DIA.	DIAMETER		
DPC	DAMP PROOF COURSE		
DK	DECKING		
DW	DISHWASHER		
D.P	DOWN PIPE		
EA	EQUAL ANGLE		
EJ	EXPANSION JOINT		
FC	FIBRE-CEMENT		
FFL	FINISHED FLOOR LEVEL		
FH	FLAT HEAD NAILS		
g	GAUGE (BOLTS, SCREWS)		
GAL	GALVANIZING		
GB	SELECT GLASS BALUSTRADE		
HH	HEAD HEIGHT		
HEX.	HEXAGONAL HEAD (BOLT)		
HR	SELECT SS HANDRAIL		
HT	HEIGHT		
HWD	HARDWOOD		
HWS	HOT WATER SYSTEM		
LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE		
MM	MILLIMETRES		
MANUF.	MANUFACTURER		
MAX.	MAXIMUM		
MIN.	MINIMUM		
MGP	MACHINE GRADED PINE		
MIC	MICROWAVE OVEN		
MS	MILD STEEL		
NCH	NICHE		
NCC	NATIONAL CONSTRUCTION CODE		
NGL	NATURAL GROUND LEVEL		
OFC	OFF-FORM CONCRETE FINISH		
OG	OBSCURE GLASS		
OHC	OVERHEAD CUPBOARD		
PB	PLASTERBOARD LINING		
PC	POLISHED CONCRETE		
PF	SELECT 1200H POOL FENCE		
PL	PLATE		
PVC	POLYVINYL CHLORIDE		
REINF	REINFORCING		
RGH	ROUGHER HEADER H3 TREATED PINE		
RHS	RECTANGULAR HOLLOW SECTION		
SCJ	SAW CUT JOINT		
SFL	STRUCTURAL FLOOR LEVEL		
SHS	SQUARE HOLLOW SECTION		
SLC	SELECT HWD SHIPLAPPED CLADDING		
SS	STAINLESS STEEL		
ST	SELECT TILES		
SW	STONE WALL		
SPEC	SPECIFICATION		
SHS	SQUARE HOLLOW SECTION		
TBR	SELECT TIMBER LAMINATE FLOORING		
TC	SELECT TIMBER CEILING		
TOW	TOP OF WALL		
UA	UNEQUAL ANGLE		
UNO	UNLESS NOTED OTHERWISE		

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**CERTIFIED BY THE BUILDING
 APPROVAL COMPANY**

PLAN ISSUE: 29/06/2023 10:17:40 AM
ISSUED FOR CONSTRUCTION

PROJECT: DALE RESIDENCE
 PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877
 SHEET: TITLE PAGE, GENERAL NOTES & LEGEND SCALE AS SHOWN @ A3
 DESIGNED BY: ANGEL CONSTRUCTION
 DRAWN BY: JAYDEN CHADWICK
 PROJECT NUMBER: 281122 SHEET: **C01** REV: **C**

SITE INFORMATION -

BUILDING CLASS: 1A
 WIND CLASSIFICATION: C2
 SOIL CLASSIFICATION: S

AREA KEY - SITE COVERAGE

SITE AREA	1275m ²
GF INTERNAL	15m ²
GF EXTERNAL	64m ²
FF INTERNAL	66m ²
FF EXTERNAL	14m ²
SF INTERNAL	30m ²
SF EXTERNAL	4m ²
GFA	79m ²
COVERAGE %	6.2%

**LOT 1
 PTD2095
 1275m²**

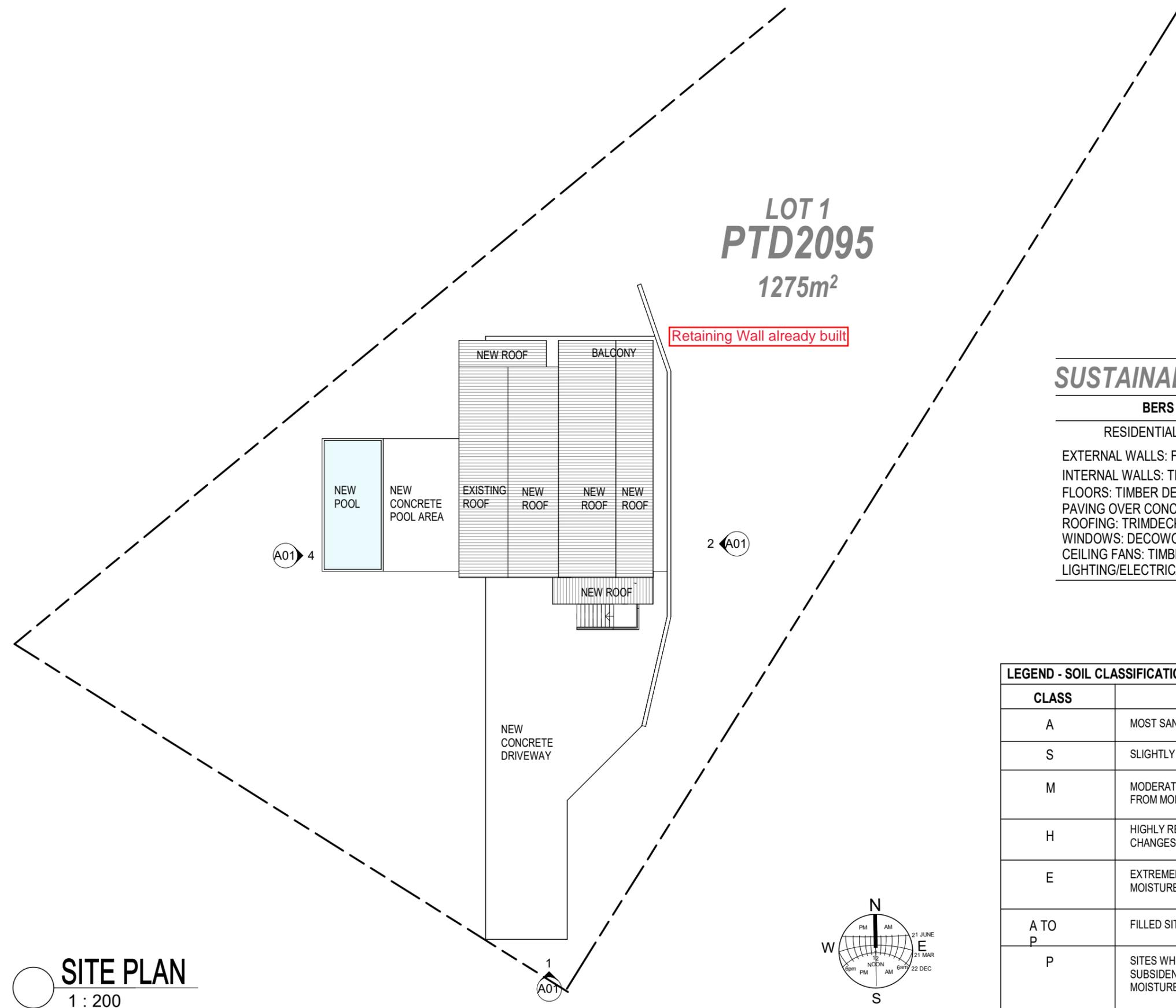
Retaining Wall already built

SUSTAINABILITY REPORT BERS INFORMATION

BERS INFORMATION (BUILDING ENERGY RATING SCHEME)

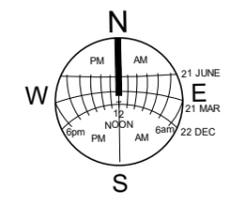
RESIDENTIAL HOME MUST MEET 6 STAR MINIMUM AS PER NCC SECTION

- EXTERNAL WALLS: FC CLADDING
- INTERNAL WALLS: TIMBER
- FLOORS: TIMBER DECKING BOARDS / SLATE TILES TO WET AREAS / CRAZY PAVING OVER CONCRETE SLAB ON GROUND FLOOR UNDER COVER
- ROOFING: TRIMDECK COLORBOND ULTRA
- WINDOWS: DECOWOOD ALUMINUM
- CEILING FANS: TIMBER
- LIGHTING/ELECTRICAL: SEE ATTACHED PLAN



LEGEND - SOIL CLASSIFICATION

CLASS	FOUNDATION
A	MOST SAND AND ROCK SITES WITH LITTLE OR NO GROUND MOVEMENT FROM MOISTURE CHANGES
S	SLIGHTLY REACTIVE CLAY SITES WITH ONLY SLIGHT GROUND MOVEMENT FROM MOISTURE CHANGES
M	MODERATELY REACTIVE CLAY OR SILT SITES WHICH CAN EXPERIENCE MODERATE GROUND MOVEMENT FROM MOISTURE CHANGES
H	HIGHLY REACTIVE CLAY SITES WHICH CAN EXPERIENCE HIGH GROUND MOVEMENT FROM MOISTURE CHANGES
E	EXTREMELY REACTIVE CLAY SITES WHICH CAN EXPERIENCE EXTREME GROUND MOVEMENT FROM MOISTURE CHANGES
A TO P	FILLED SITES - SEE AS 2870
P	SITES WHICH INCLUDE SOFT SOILS, SUCH AS SOFT CLAY OR SILT OR LOOSE SANDS; LANDSLIP; MINE SUBSIDENCE; COLLAPSING SOILS; SOILS SUBJECT TO EROSION; REACTIVE SITES SUBJECT TO ABNORMAL MOISTURE CONDITIONS OR SITES WHICH CANNOT BE CLASIFIED OTHERWISE



SITE PLAN
 1 : 200

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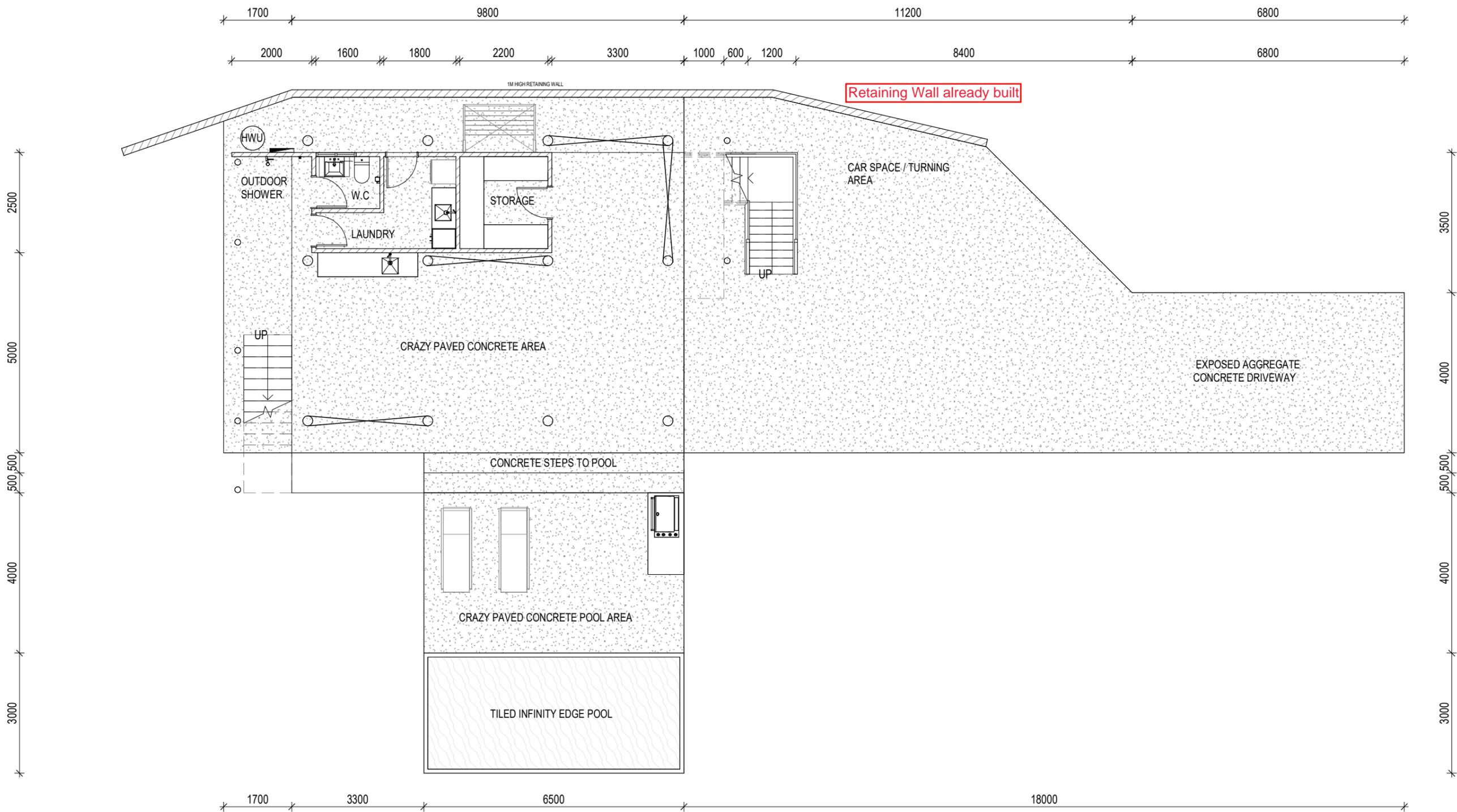


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PROJECT: DALE RESIDENCE
 PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877
 SHEET: SITE PLANS SCALE AS SHOWN @ A3
 DESIGNED BY: ANGEL CONSTRUCTION
 DRAWN BY: JAYDEN CHADWICK
 PROJECT NUMBER: 281122 SHEET: **C02** REV: **C**



GROUND FLOOR PLAN

1 : 100

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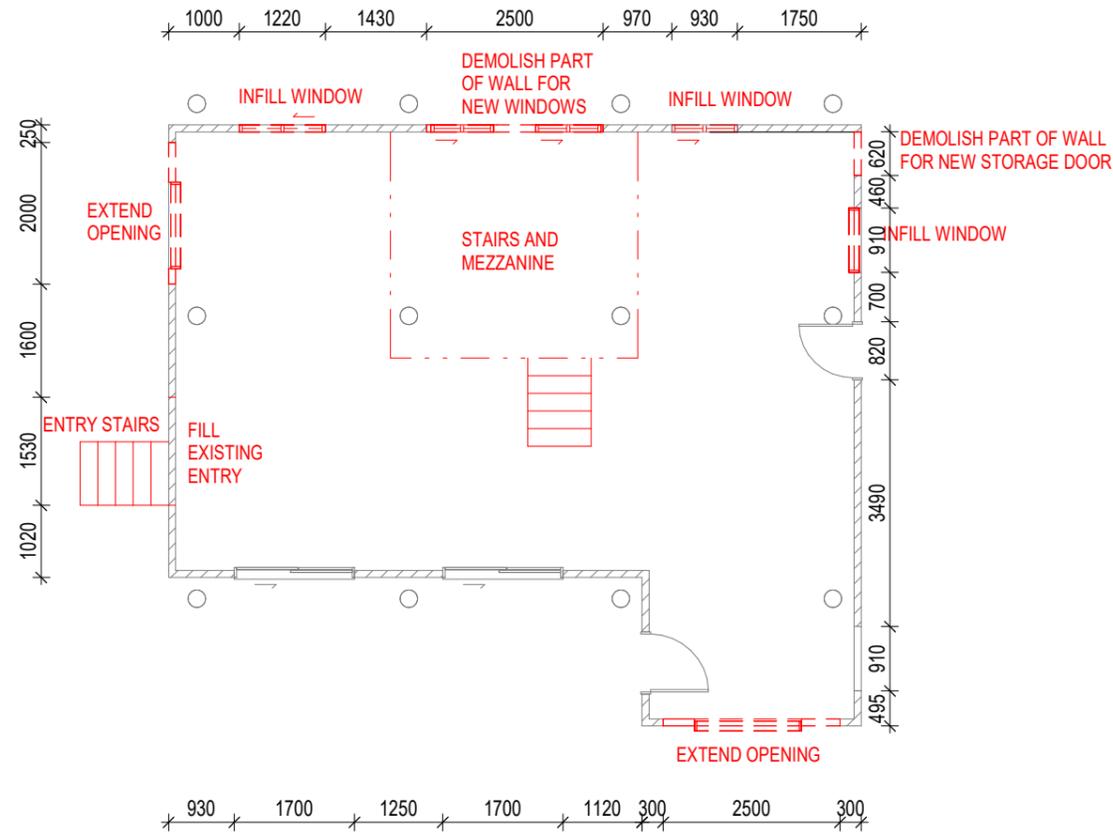
PROJECT: DALE RESIDENCE
 PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877

SHEET: GROUND FLOOR PLAN
 DESIGNED BY: ANGEL CONSTRUCTION
 DRAWN BY: JAYDEN CHADWICK

SCALE AS SHOWN @ A3

PROJECT NUMBER: 281122

SHEET: **C04** REV: **C**



DEMOLITION
1 : 100

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PROJECT: DALE RESIDENCE
PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877

SHEET: DEMOLITION

SCALE AS SHOWN @ A3

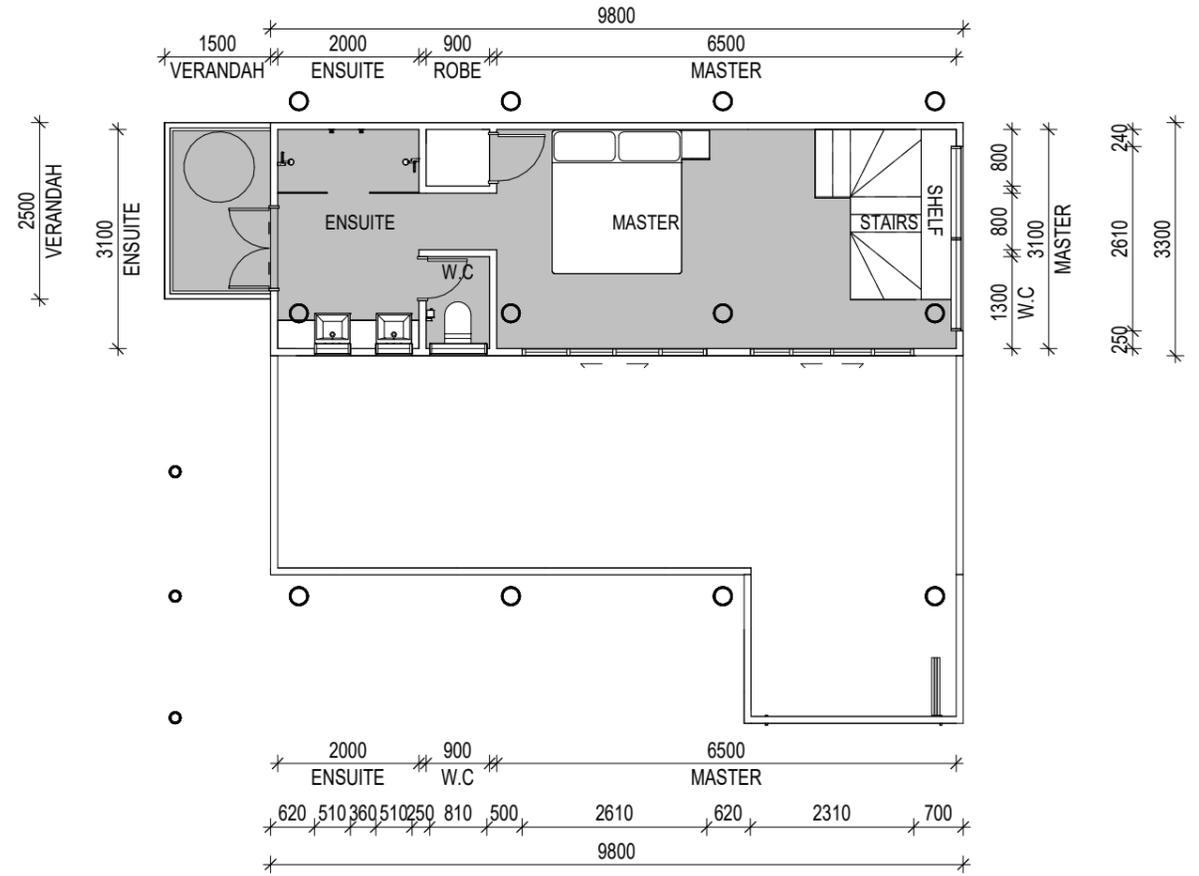
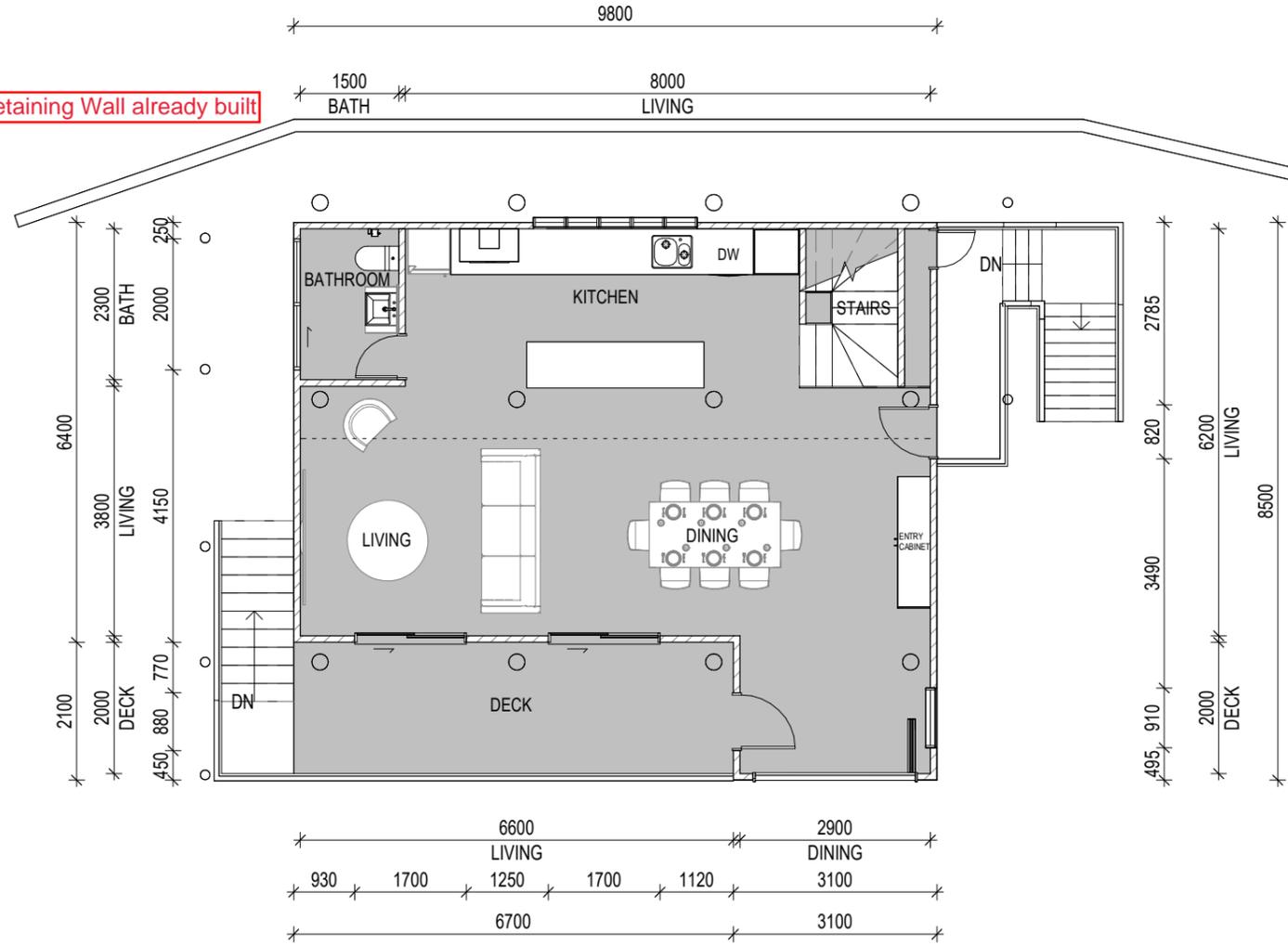
DESIGNED BY: ANGEL CONSTRUCTION

DRAWN BY: JAYDEN CHADWICK

PROJECT NUMBER: 281122

SHEET: **C03** REV: **C**

Retaining Wall already built



FIRST FLOOR PLAN

1 : 100

SECOND FLOOR PLAN

1 : 100

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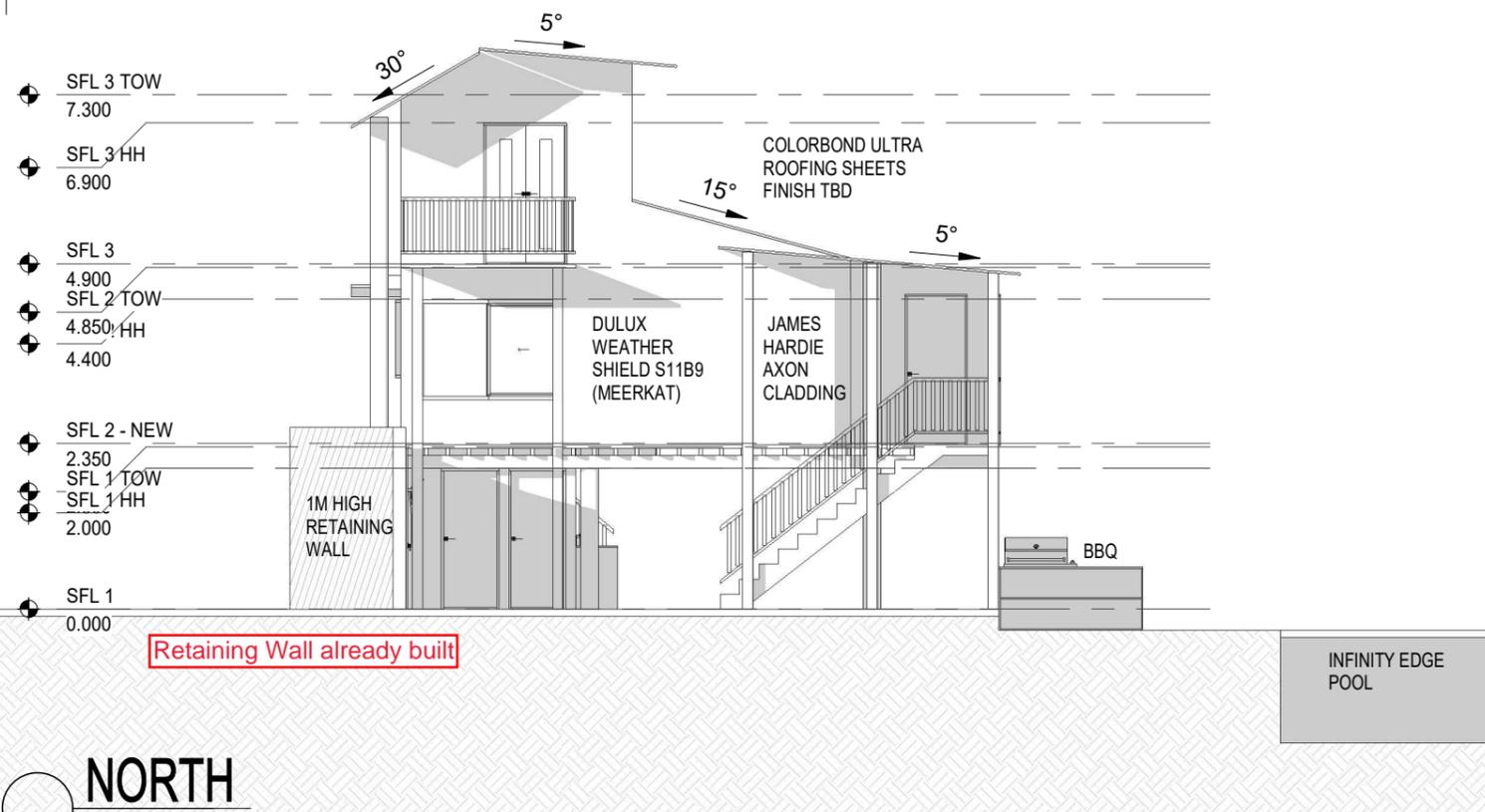
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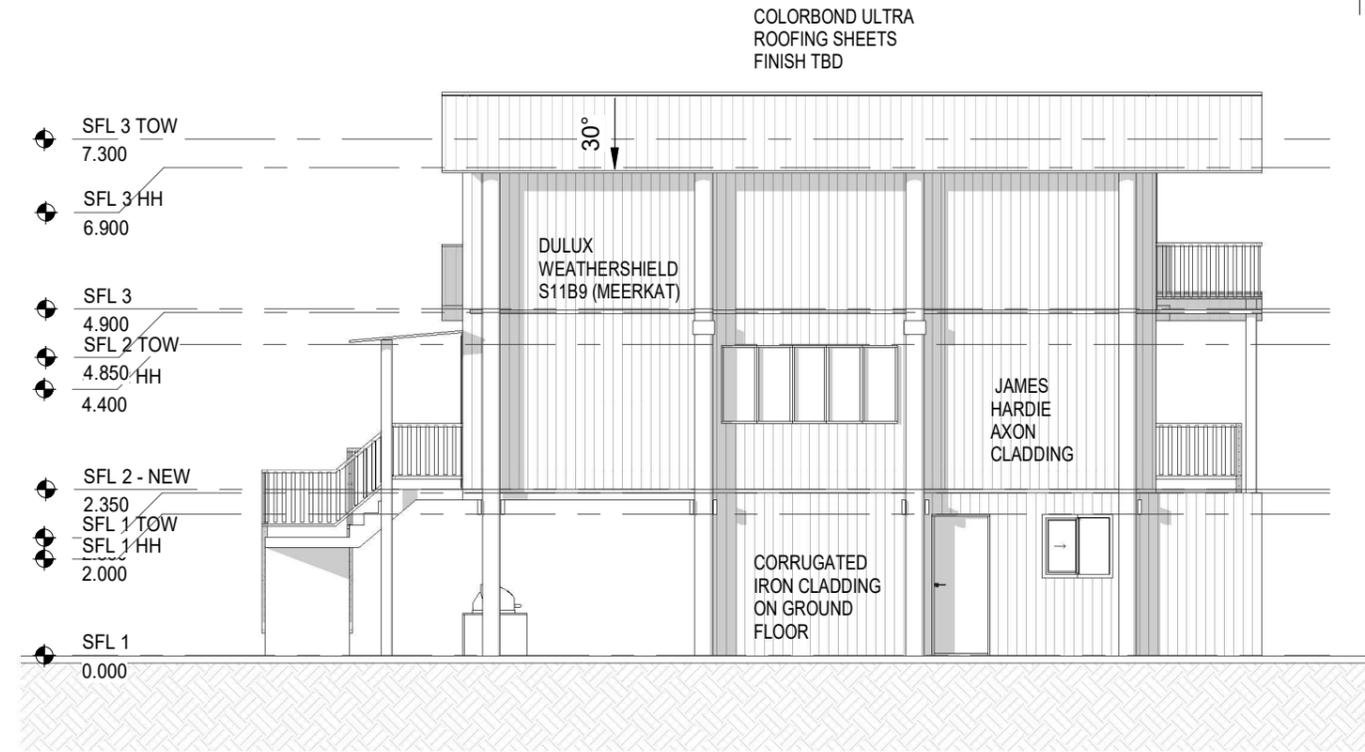
ISSUED FOR CONSTRUCTION

PROJECT: DALE RESIDENCE
 PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877

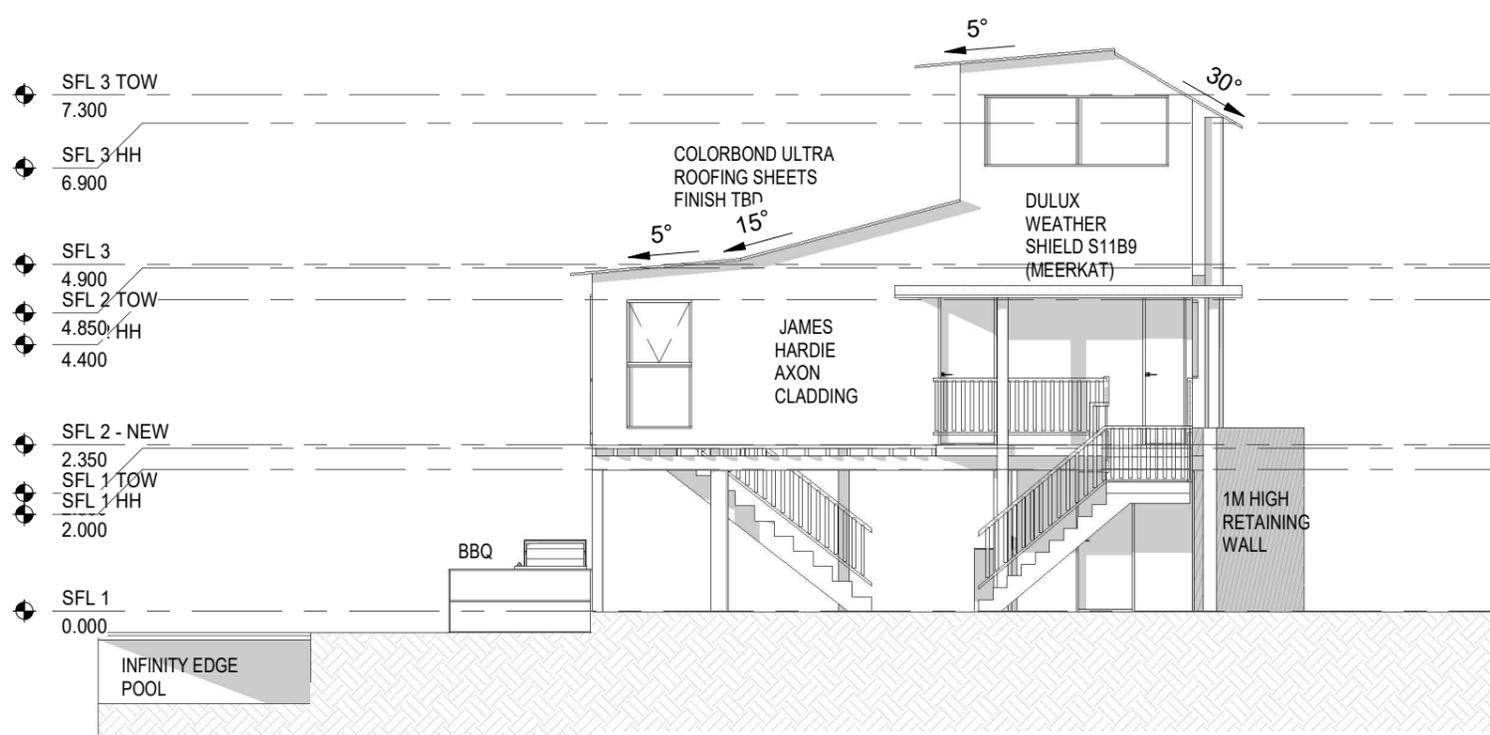
SHEET: FIRST & SECOND FLOOR PLAN SCALE AS SHOWN @ A3
 DESIGNED BY: ANGEL CONSTRUCTION
 DRAWN BY: JAYDEN CHADWICK
 PROJECT NUMBER: 281122 SHEET: C05 REV: C



NORTH
1 : 100



EAST
1 : 100



SOUTH
1 : 100



WEST
1 : 100



1:100

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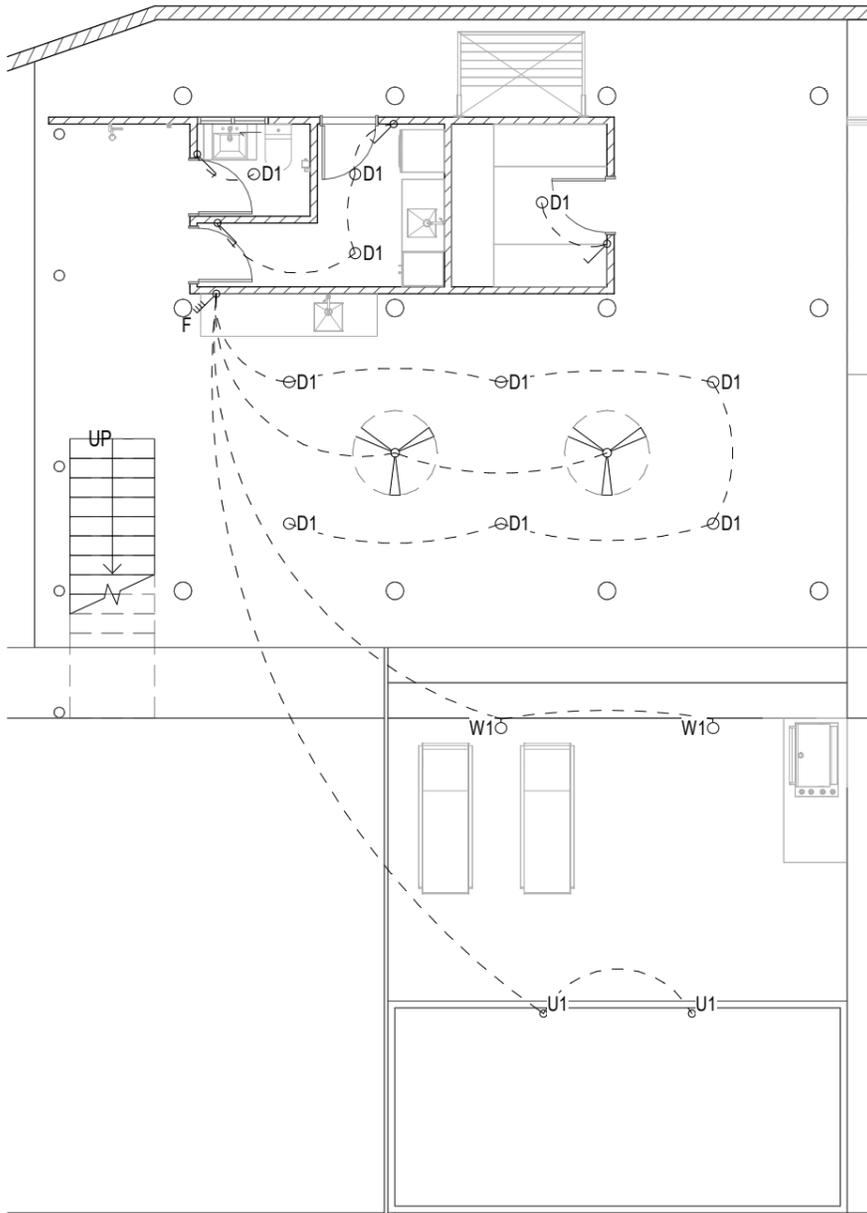


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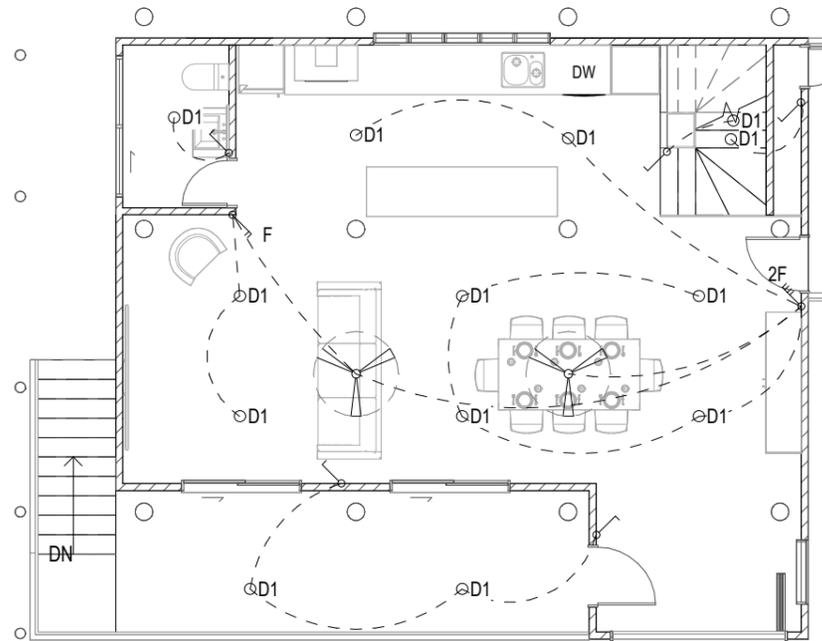
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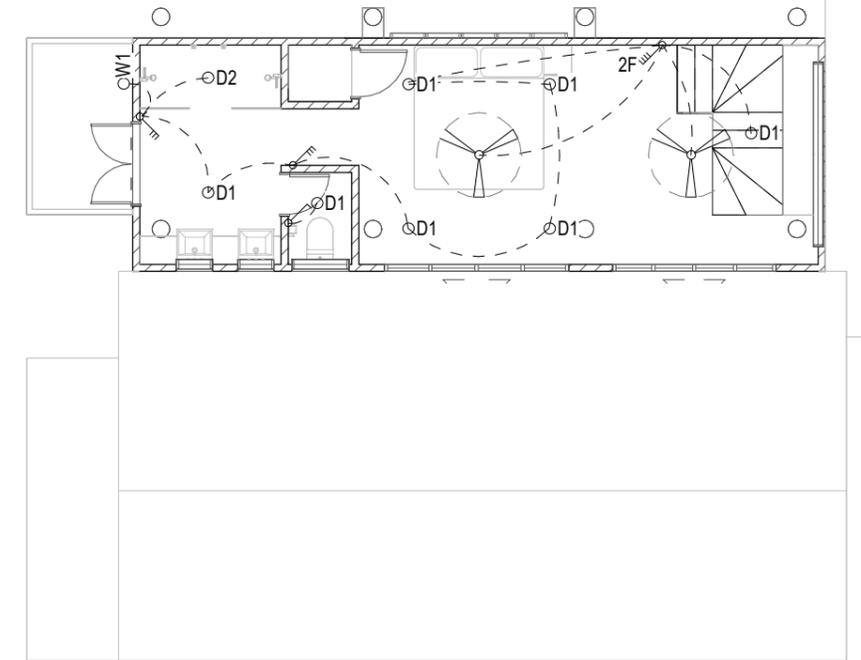
PROJECT: DALE RESIDENCE
PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877
SHEET: ELEVATIONS
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 281122
SCALE: AS SHOWN @ A3
SHEET: C06 REV: C



SFL1 LIGHTING PLAN
1 : 100



SFL2 LIGHTING PLAN
1 : 100



SFL3 LIGHTING PLAN
1 : 100

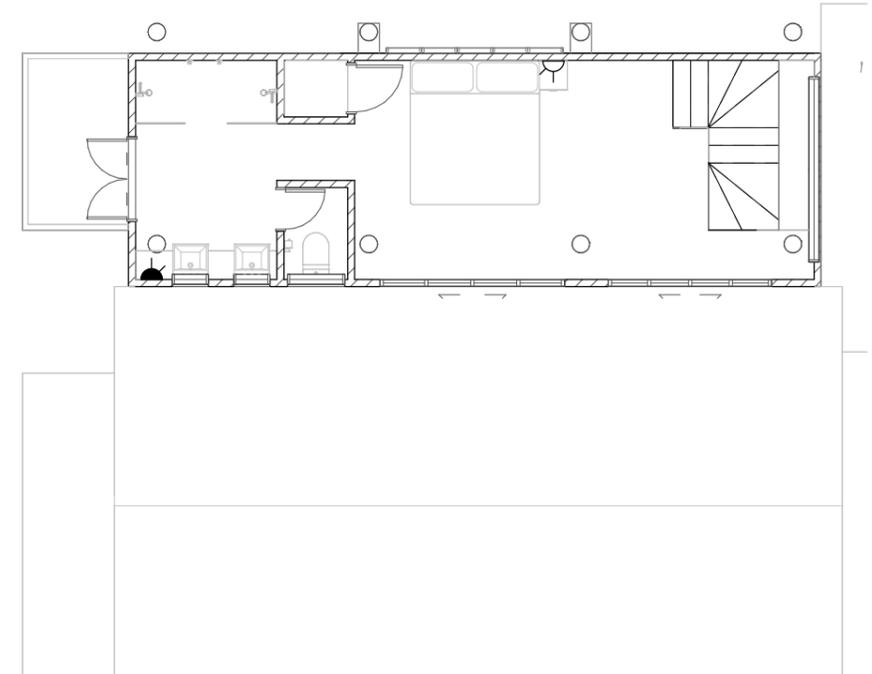
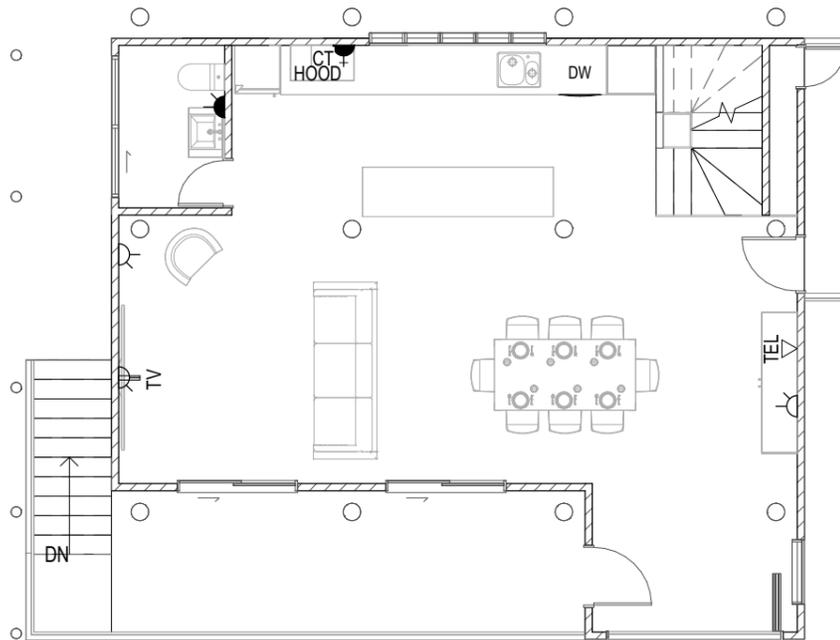
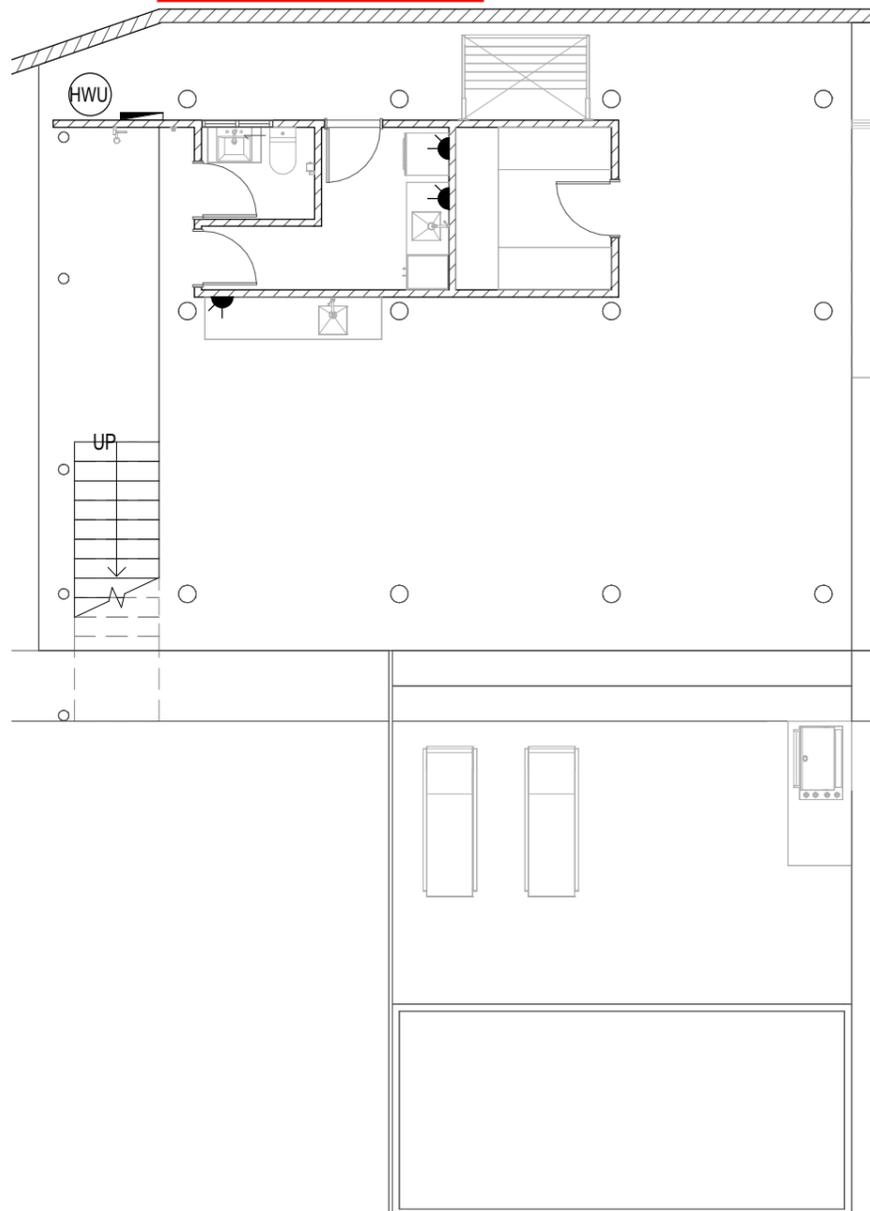
LEGEND - LIGHT & POWER

○D1	LED RECESSED DOWNLIGHT WHITE IN TIMBER CEILING	⚡	DOUBLE 10A GPO AT 300 HEIGHT ABOVE FFL UNO	⚡	METER BOX / SWITCHBOARD (INCLUDING GENERATOR INPUT)
○D2	FAN / LIGHT COMBO WHITE IN TIMBER CEILING	⚡	DOUBLE 10A GPO AT 1100 HEIGHT ABOVE FFL UNO	⚡	
◐W1	EXTERNAL WALL LIGHT	⚡WP	DOUBLE 10A GPO WEATHERPROOF AT 300 HEIGHT ABOVE FFL	⚡	
⊙U1	FEATURE POOL LIGHT	⚡CT	COOKER POINT POWER SUPPLY	⚡	
⚡	SWITCH	TV	TV / FOXTEL CABLE AERIAL POINT	⚡	
⚡F	FAN SWITCH	TEL	TELEPHONE POINT	⚡	
⊙	1400 DIA. CEILING FAN	Ⓢ	SMOKE DETECTOR	⚡	
		HOOD	EXTRACT HOOD / LIGHT		

NOTE :

A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT).
IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING.
ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS THAT HAVE BEEN COMPLIED WITH.
PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.
ALL OVENS, RANGE HOODS, DISHWASHERS, HOT WATER SYSTEMS TO HAVE POWER SUPPLIED AS REQ IF NOT NOTED ON PLAN.

Retaining Wall already built



SFL 2 POWER PLAN
1 : 100

SFL 3 POWER PLAN
1 : 100

LEGEND - LIGHT & POWER

○D1	LED RECESSED DOWNLIGHT WHITE IN TIMBER CEILING		DOUBLE 10A GPO AT 300 HEIGHT ABOVE FFL UNO		METER BOX / SWITCHBOARD (INCLUDING GENERATOR INPUT)
○D2	FAN / LIGHT COMBO WHITE IN TIMBER CEILING		DOUBLE 10A GPO AT 1100 HEIGHT ABOVE FFL UNO		ELECTRIC HOT WATER SERVICE
◊W1	EXTERNAL WALL LIGHT		DOUBLE 10A GPO WEATHERPROOF AT 300 HEIGHT ABOVE FFL	NOTE :	A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS THAT HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT. ALL OVENS, RANGE HOODS, DISHWASHERS, HOT WATER SYSTEMS TO HAVE POWER SUPPLIED AS REQ IF NOT NOTED ON PLAN.
○U1	FEATURE POOL LIGHT		COOKER POINT POWER SUPPLY		
	SWITCH		TV / FOXTEL CABLE AERIAL POINT		
	FAN SWITCH		TELEPHONE POINT		
	1400 DIA. CEILING FAN		SMOKE DETECTOR		
			EXTRACT HOOD / LIGHT		

SFL1 POWER PLAN
1 : 100

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Ph: 07 4099 4516
www.angelconstruction.com.au
designs@angelconstruction.com.au
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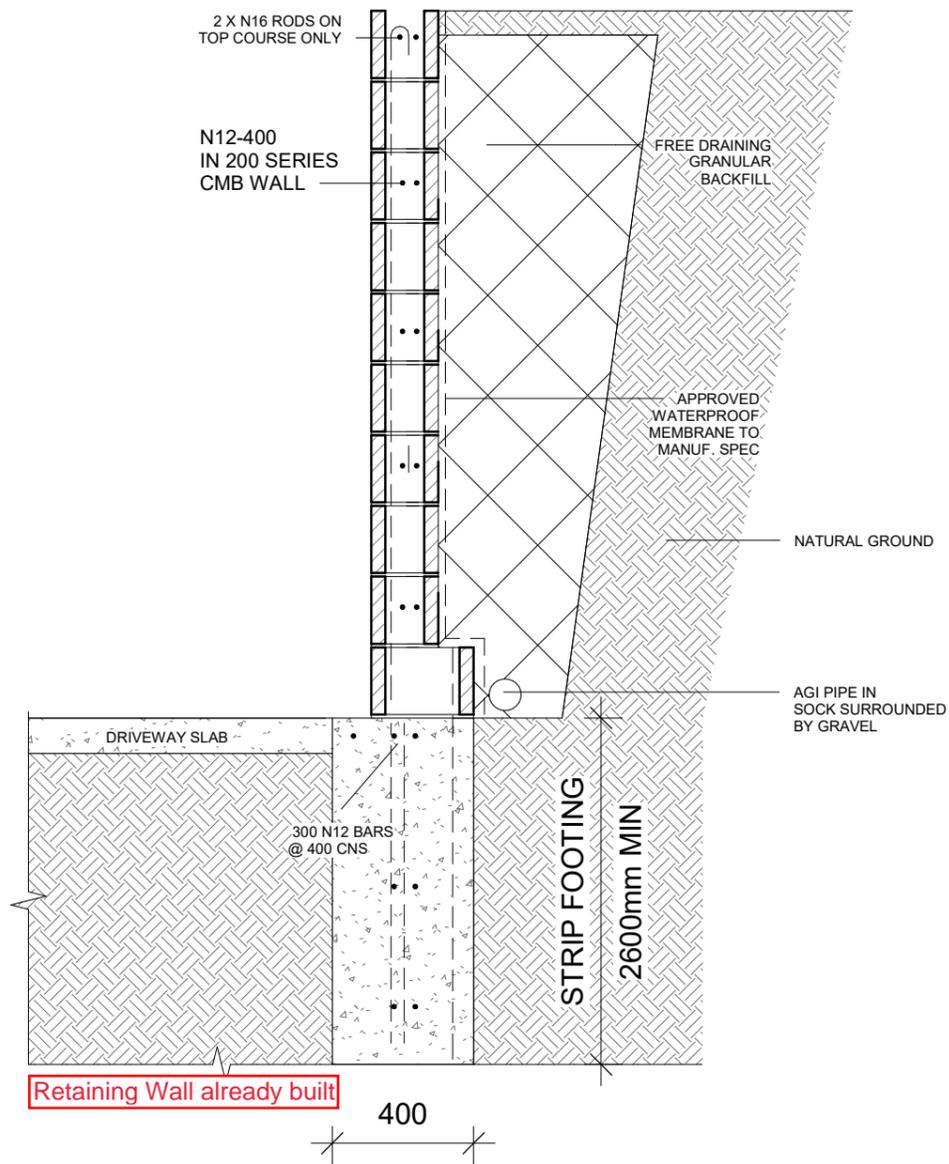
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COMPANY

PLAN ISSUE: 29/06/2023 10:17:44 AM

CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: DALE RESIDENCE
PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877

SHEET: ELECTRICAL WALL PLAN SCALE AS SHOWN @ A3
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 281122 SHEET: **C08** REV: **C**



RETAINING WALL MAX 2600

1 : 20

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 PO Box 303 Port Douglas 4877 Qld Australia
 Ph: 07 4099 4516
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PLAN ISSUE: 29/06/2023 10:17:44 AM

ISSUED FOR CONSTRUCTION

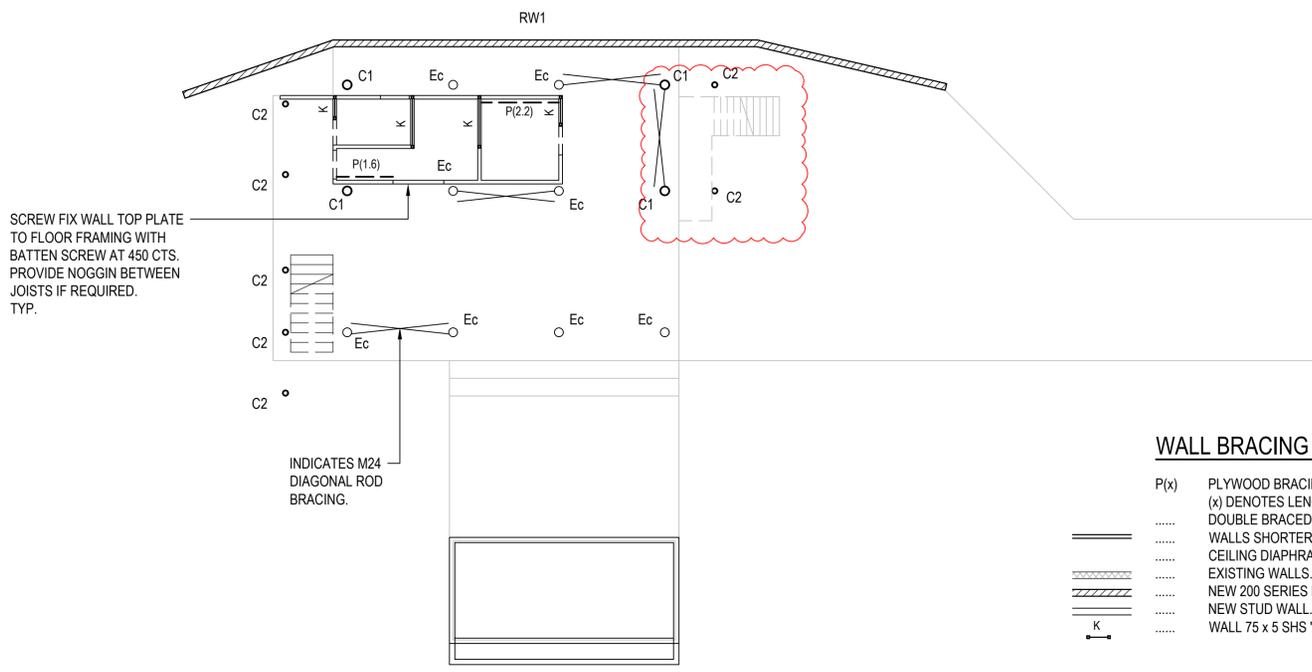
PROJECT: DALE RESIDENCE
 PROJECT ADDRESS: 24 MURPHY ST, PORT DOUGLAS, 4877

SHEET: ENGINEERING DETAILS
 DESIGNED BY: ANGEL CONSTRUCTION
 DRAWN BY: JAYDEN CHADWICK

SCALE AS SHOWN @ A3

PROJECT NUMBER: 281122

SHEET: **C09** REV: **C**



GROUND FLOOR WALL PLAN
SCALE 1:100

WALL BRACING SCHEDULE AND NOTES

- P(x) PLYWOOD BRACING (6kNm RATING) FIXED IN ACCORDANCE WITH AS1684.2 TABLE 8.18(h).
 (x) DENOTES LENGTH OF PLY BRACING. REFER DRAWING ST-13.
 DOUBLE BRACED WALLS TO HAVE M16 TIE DOWN RODS.
 WALLS SHORTER THAN 900mm TO HAVE M12 TIE DOWN RODS EACH END.
 CEILING DIAPHRAGM ACTION IS REQUIRED TO DISTRIBUTE LOADS TO BRACING WALLS.
 EXISTING WALLS.
 NEW 200 SERIES BLOCKWORK.
 NEW STUD WALL.
 WALL 75 x 5 SHS 'K' BRACE. REFER DWG ST-12.

FRAMING LEGEND

- Ec EXISTING HWD POLE.
 C1 250Ø F17 UNS HWD F5 TREATED POLE.
 C2 150Ø F17 UNS HWD F5 TREATED POLE.
 FB1 225 x 75 F17 H4 TREATED FLOOR BEARER.
 J1 150 x 50 F17 H4 TREATED JOIST.
 RB1 225 x 50 F17 ROOF BEAM.
 R1 125 x 50 F14 RAFTER AT 900 CTS MAX.
 P1 125 x 50 F14 PURLINS AT 600 CTS MAX.
 PP1 100 x 50 F14 POLE PLATE

LEGEND

- BP1 600 DIA. x 2000 DEEP MIN. BORED PIER.
 BP2 450 DIA. x 1500 DEEP MIN. BORED PIER.
 BP3 450 DIA. BORED PIER. SEE DWG ST-12.
 RW# RETAINING WALL TYPE.
 ET1 200 DEEP x 300 WIDE SLAB EDGE THICKENING.
 EB1 300 DEEP x 300 WIDE SLAB EDGE BEAM.
 IB1 300 DEEP x 300 WIDE SLAB INTERNAL BEAM.
 DJ SLAB DOWEL JOINT TYPE.
 SJ SLAB SAWCUT JOINT.
 BJ SLAB BUTT JOINT.

SLAB LEGEND

- 100 THK EXTERNAL PATH SLAB.
 SL82 MESH TOP AND N12 SLAB EDGE TRIMMER BAR.
 WET AREA

GROUND SLAB AND FOOTING PLAN
SCALE 1:100

- FOOTING DESIGN BASED ON ASSUMED STIFF CLAY/DENSE SAND WITH 100 kPa ALLOWABLE BEARING PRESSURE AND 20 kPa ALLOWABLE SKIN FRICTION ON SITE, AND CLASS 'S' SITE.
 SOIL CONDITIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
 REFER ARCHITECT'S DRAWINGS FOR ALL SETOUT, FINISHES, STEPS AND FALLS TO SLAB.
 100mm MINIMUM THICK SLAB ON GROUND. (UNO)
 1 LAYER SL72 MESH TOP THROUGHOUT. 350mm LAP MINIMUM. 0.2mm THK POLYETHYLENE MEMBRANE WITH TAPED JOINTS ON 50mm THK COMPACTED SAND BEDDING UNDER SLAB ON GROUND.
 N12 TRIMMER CONTINUOUS TOP UNDER SLAB REINFORCEMENT TO ALL SLAB EDGES. LAP 600 MINIMUM.

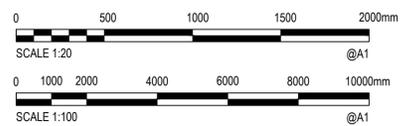
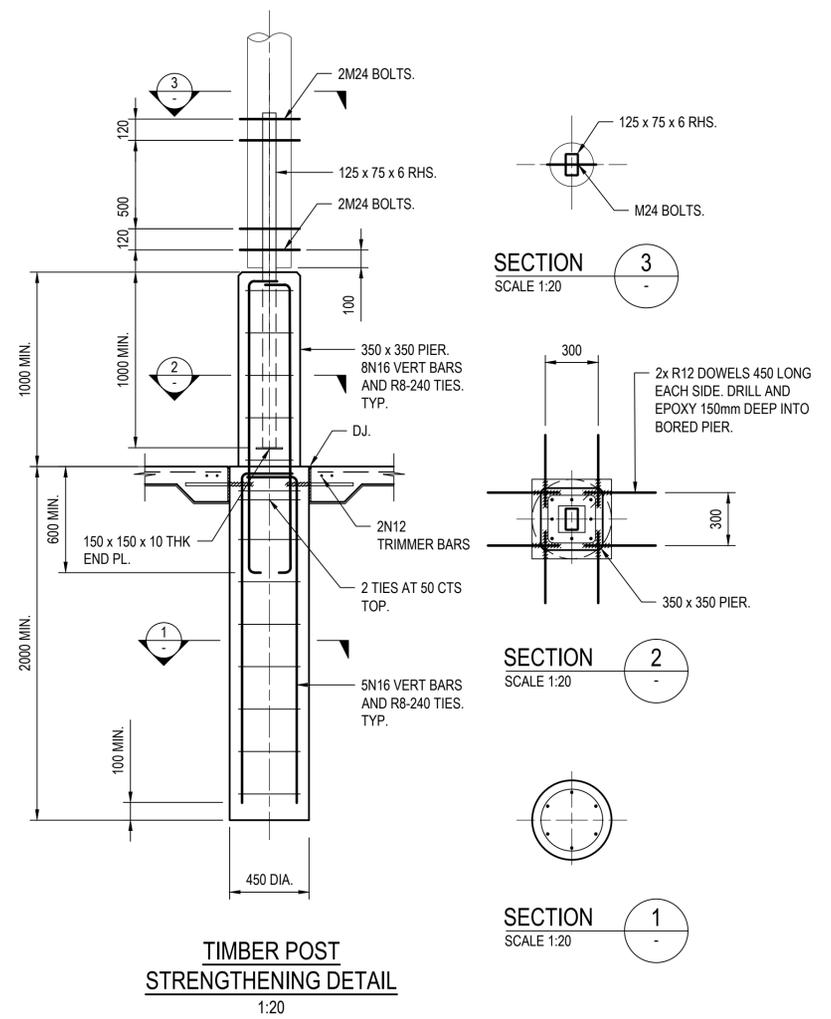
CONDITION OF TIMBER POSTS TO BE CONFIRMED ON SITE. IF SECTION LOSS HAS OCCURRED, REPLACEMENT OF TIMER POST WILL BE REQUIRED. REFER TO TIMBER STRENGTHENING DETAIL THIS DRAWING WHERE SECTION LOSS AT BASE HAS OCCURRED ONLY.

PROVIDE N12 TRIMMER BARS TO EXISTING POSTS. SEE DETAIL.

BP3 1500 CTS MAX.

STEP RW2 FOOTING AS REQUIRED.

WET EDGE



Rev.	Date	Description	Des.	Verif.	Appd.
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CERTIFICATION

M. LANCINI RPEQ 18786

ANGEL CONSTRUCTION
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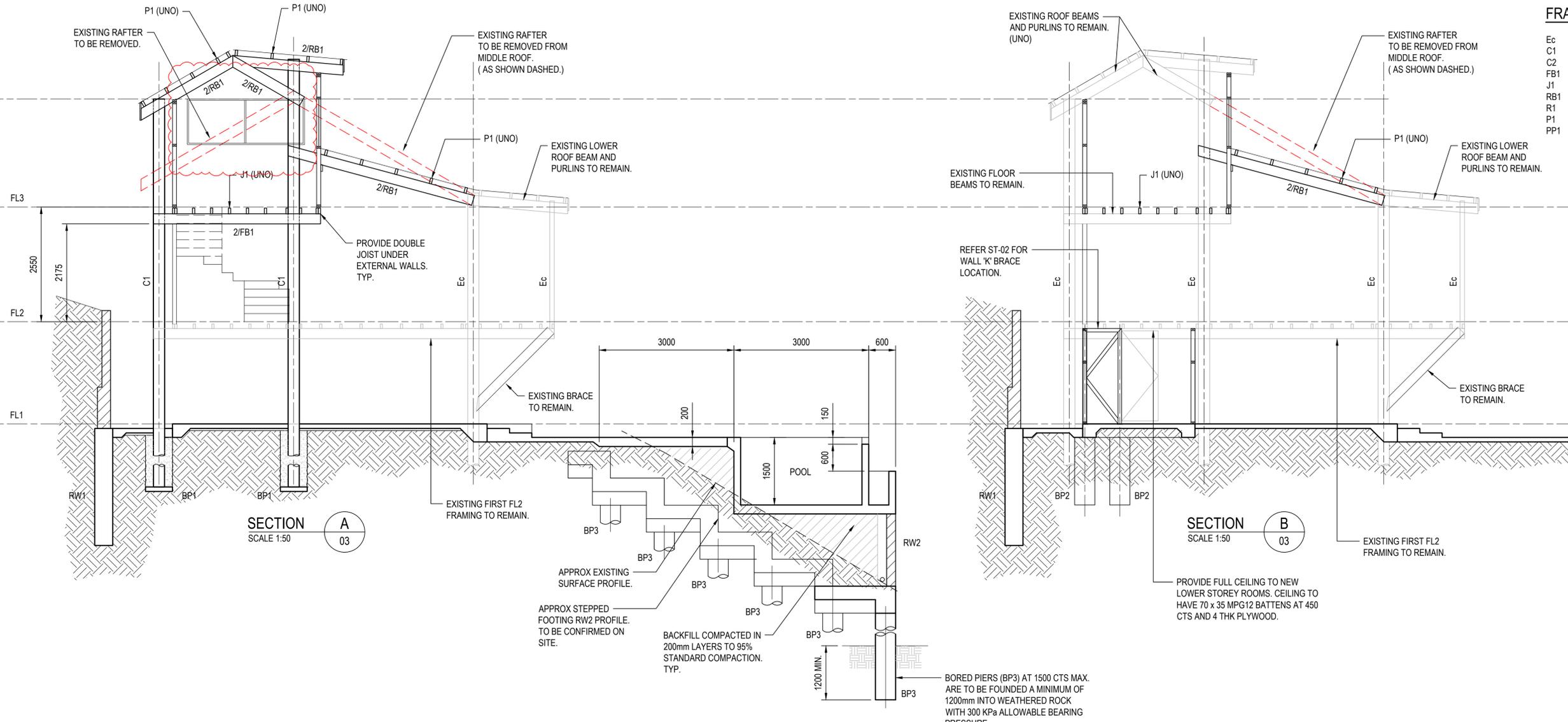
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Drawn	Date	Client
NB	22.3.23	
Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	24 MURPHY STREET, PORT DOUGLAS
ML	22.3.23	
Verified	Date	
ML	22.3.23	
Approved	Date	Title
M. LANCINI	16.5.23	GROUND FLOOR SLAB PLAN

Status		
FOR CONSTRUCTION		
Datum	Scale	Size
AHD	AS SHOWN	A1
Drawing Number	Revision	
Q23076-ST-02	B	

DATE PLOTTED: 12 June 2023 6:01 PM BY: NEIL BROWNING

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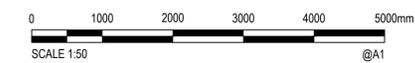


FRAMING LEGEND

Ec	EXISTING HWD POLE.
C1	250Ø F17 UNS HWD F5 TREATED POLE.
C2	150Ø F17 UNS HWD F5 TREATED POLE.
FB1	225 x 75 F17 H4 TREATED FLOOR BEARER.
J1	150 x 50 F17 H4 TREATED JOIST.
RB1	225 x 50 F17 ROOF BEAM.
R1	125 x 50 F14 RAFTER AT 900 CTS MAX.
P1	125 x 50 F14 PURLINS AT 600 CTS MAX.
PP1	100 x 50 F14 POLE PLATE

SECTION A
SCALE 1:50
03

SECTION B
SCALE 1:50
03



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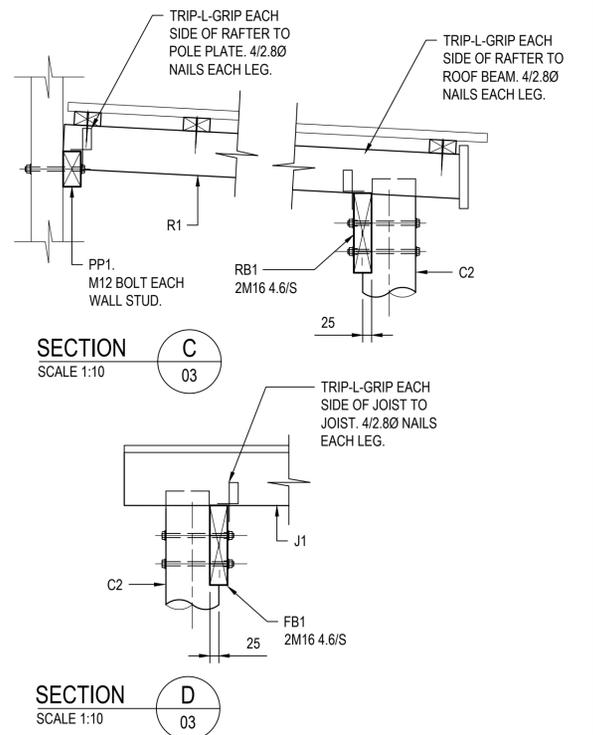
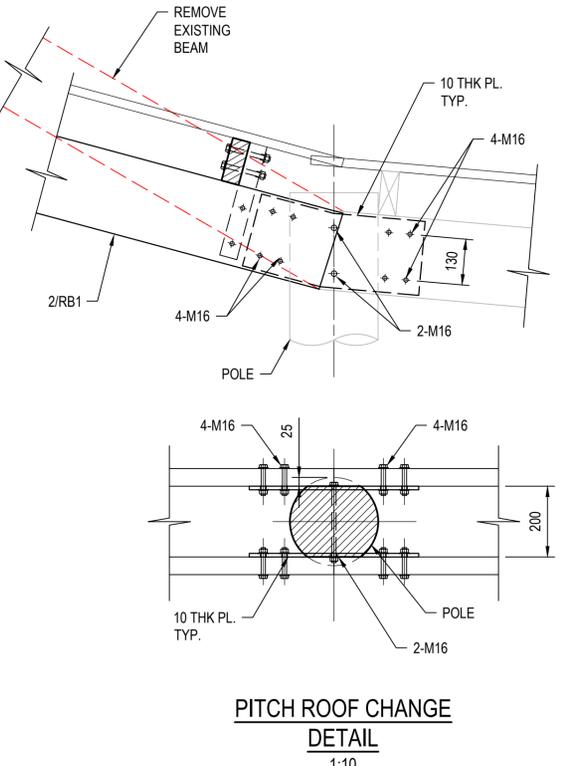
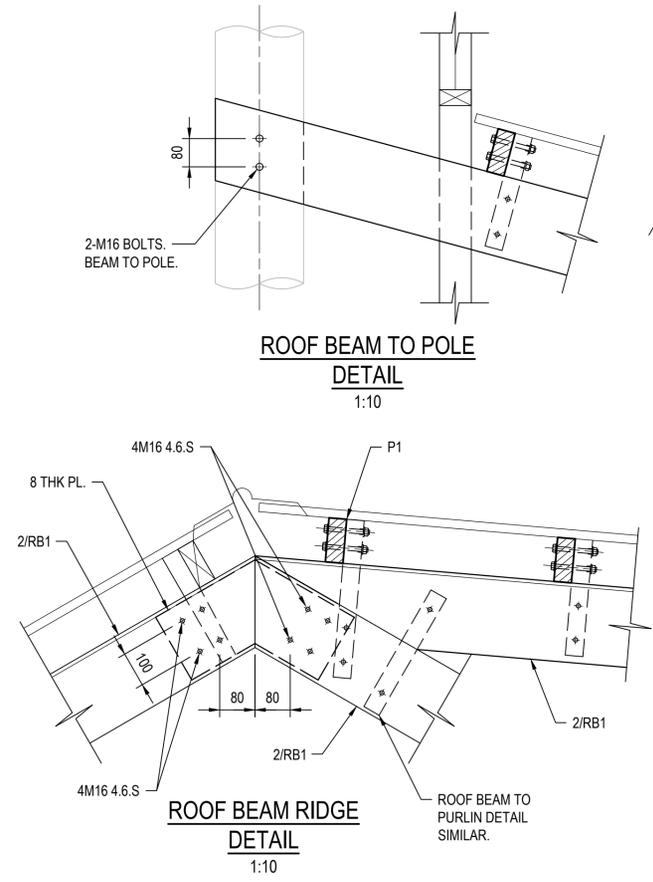
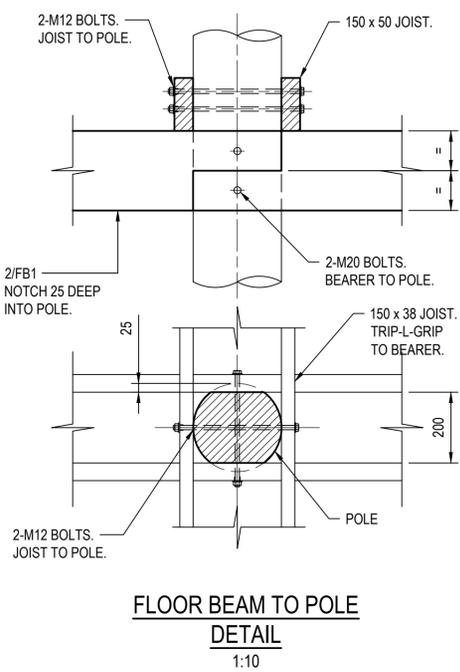
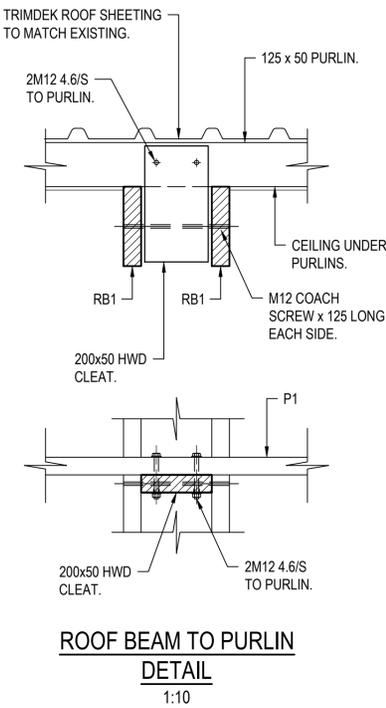
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Verified	ML	Date	22.3.23
Approved	M. LANCINI	Date	16.5.23

Client	DALE RESIDENCE
Project	24 MURPHY STREET, PORT DOUGLAS
Title	BUILDING SECTIONS

Status	FOR CONSTRUCTION		
Datum	AHD	Scale	AS SHOWN
Size	A1	Revision	B
Drawing Number	Q23076-ST-04		



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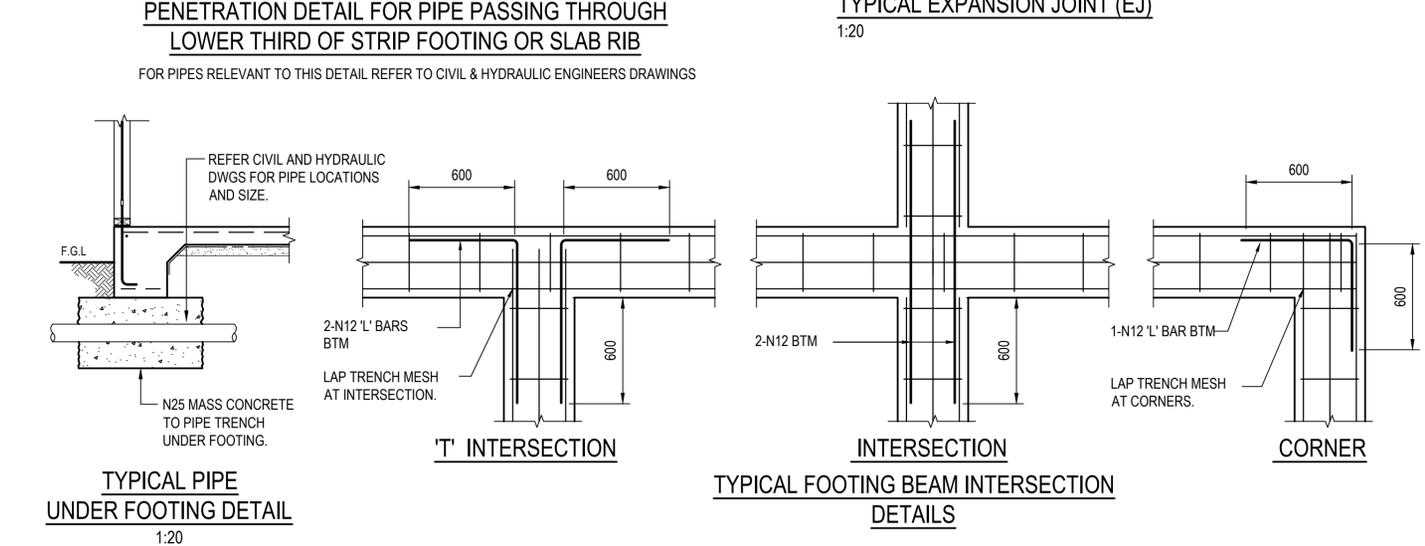
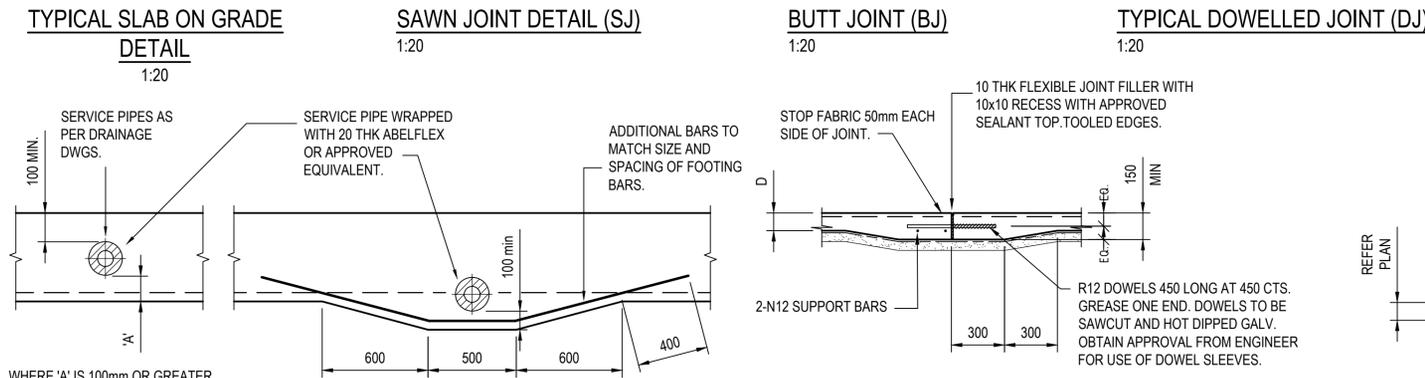
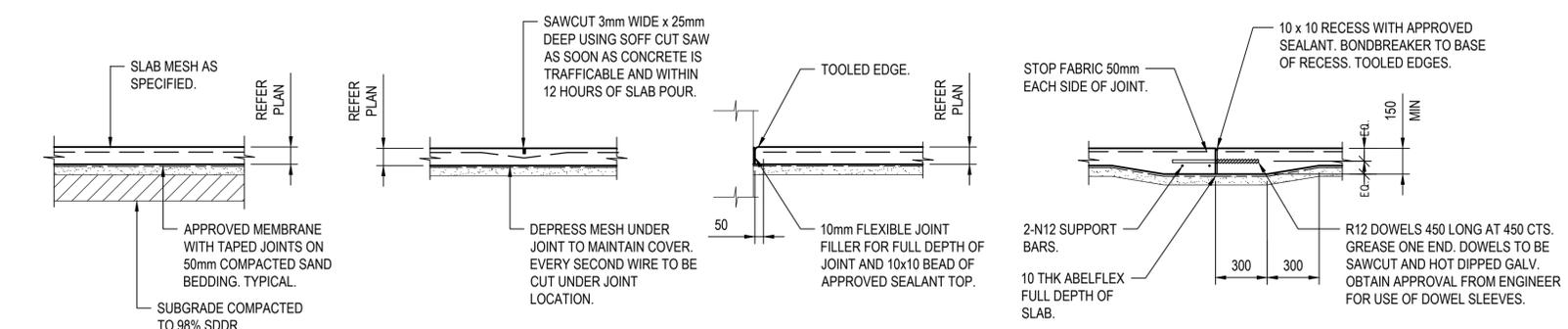
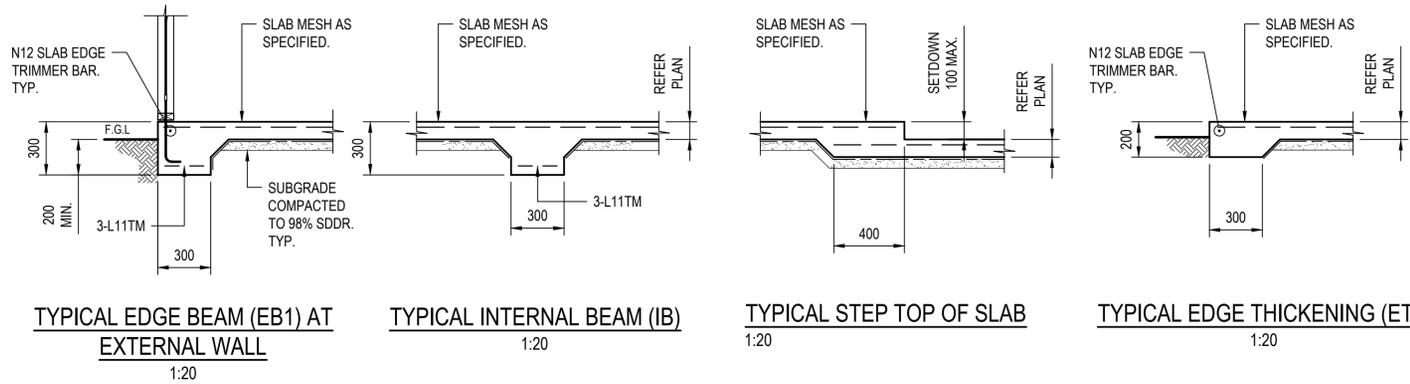
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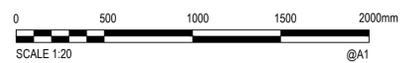
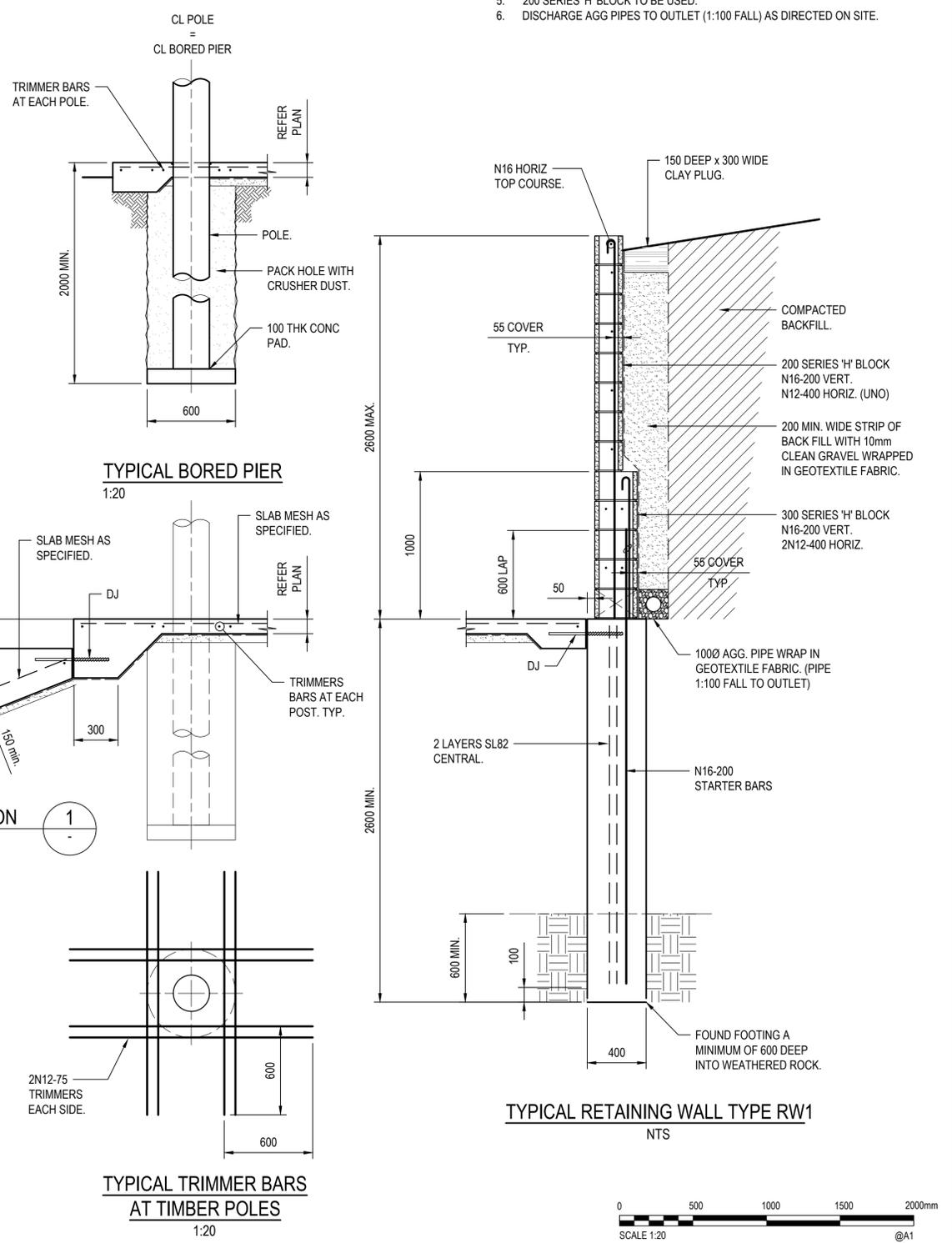
MAL Engineers

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NB	22.3.23	
Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	Status
ML	22.3.23	FOR CONSTRUCTION
Verified	Date	Datum
ML	22.3.23	AHD
Approved	Date	Scale
M. LANCINI	16.5.23	AS SHOWN
		Size
		A1
		Drawing Number
		Q23076-ST-05
		Revision
		A

ROOF FRAMING DETAILS



- RETAINING WALL NOTES:**
- ALL RETAINING WALLS TO BE CONSTRUCTED ON SOIL WITH 100 KPa ALLOWABLE BEARING PRESSURE.
 - PROVIDE TANKING BEHIND ALL RETAINING WALLS. WATERPROOFING MEMBRANE TO FULL EXTENT OF RETAINING WALL. PROVIDE 3 COATS OF ORMIDOL AS PER MANUFACTURER'S REQUIREMENTS. PLACE 4.5mm FC SHEET BEHIND WALL ONCE DRY AND PRIOR TO BACKFILLING.
 - REFER CIVIL/ARCHITECTURAL DWGS FOR ALL RETAINING WALL LOCATIONS AND TOP RL'S.
 - CONTRACTOR TO ENSURE THAT ALL RETAINING WALL FOOTINGS FOUND BELOW ADJACENT STORMWATER PIPES AND DRAINS REFER TO CIVIL PLANS FOR LEVELS OF PIPES.
 - 200 SERIES 'H' BLOCK TO BE USED.
 - DISCHARGE AGG PIPES TO OUTLET (1:100 FALL) AS DIRECTED ON SITE.



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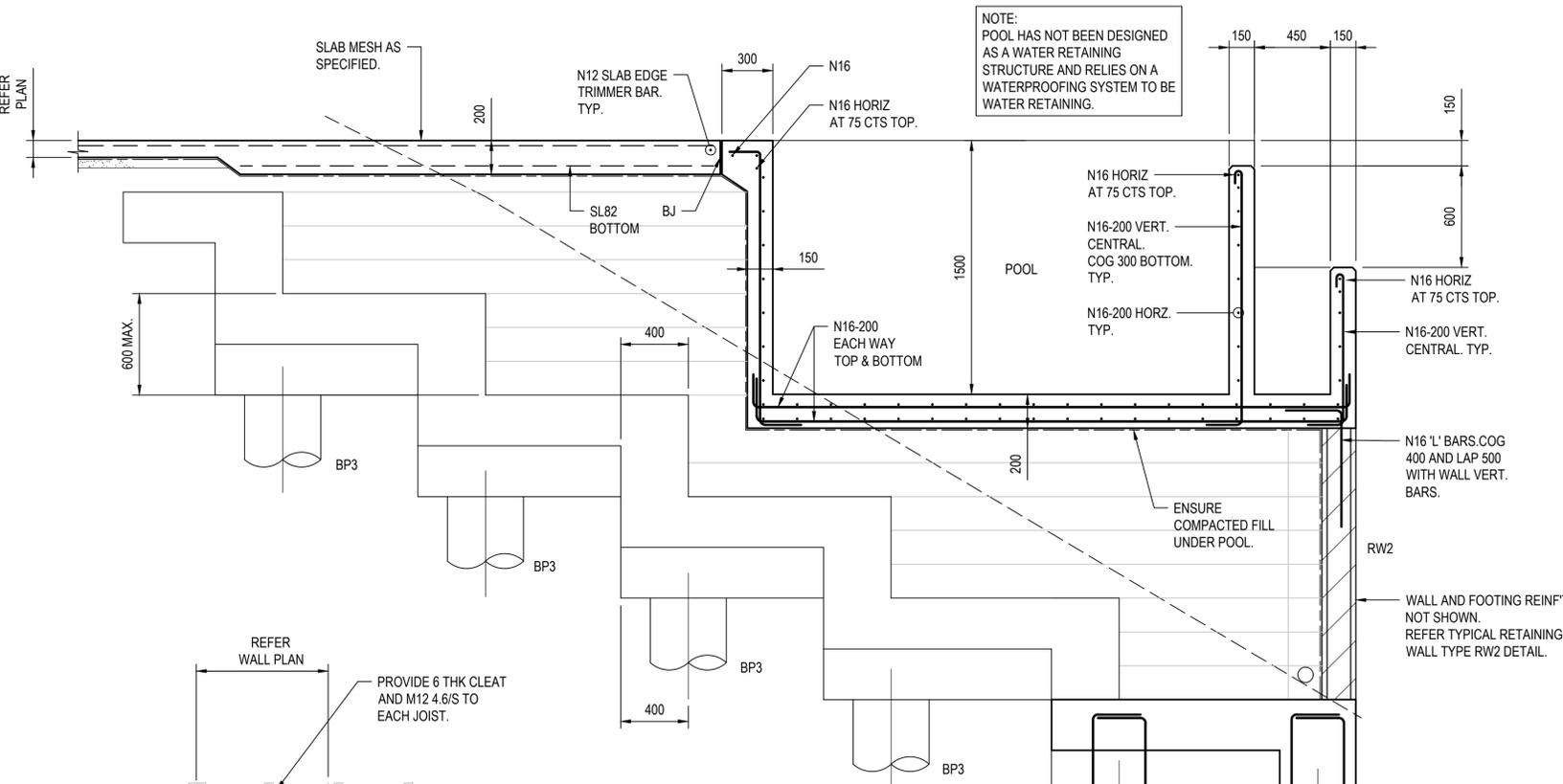
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NB	22.3.23	
Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	24 MURPHY STREET, PORT DOUGLAS
ML	22.3.23	
Verified	Date	Title
ML	22.3.23	TYPICAL SLAB AND FOOTING DETAILS
Approved	Date	
M. LANCINI	16.5.23	

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AHD	AS SHOWN	A1	
Drawing Number	Revision		
Q23076-ST-11	A		

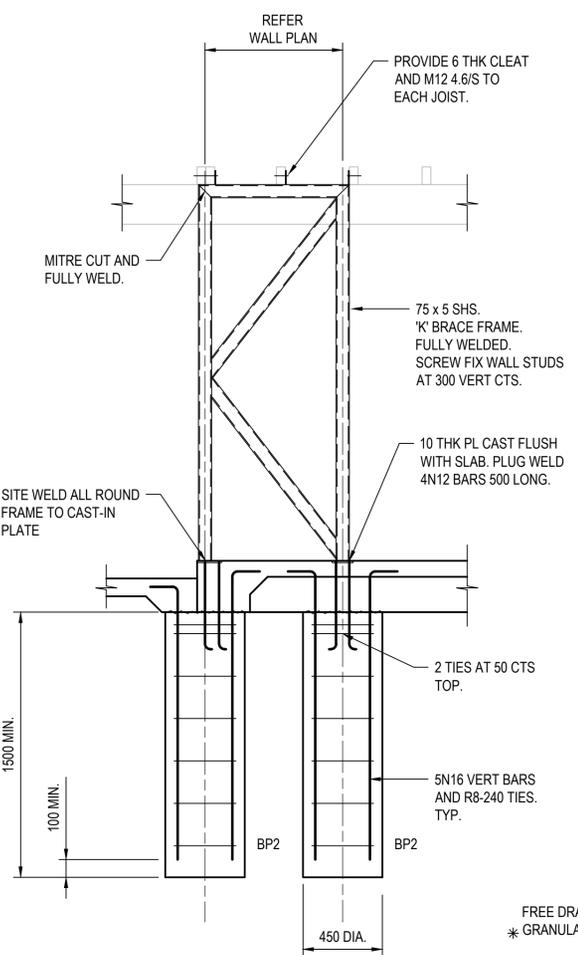
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NOTE:
 POOL HAS NOT BEEN DESIGNED
 AS A WATER RETAINING
 STRUCTURE AND RELIES ON A
 WATERPROOFING SYSTEM TO BE
 WATER RETAINING.

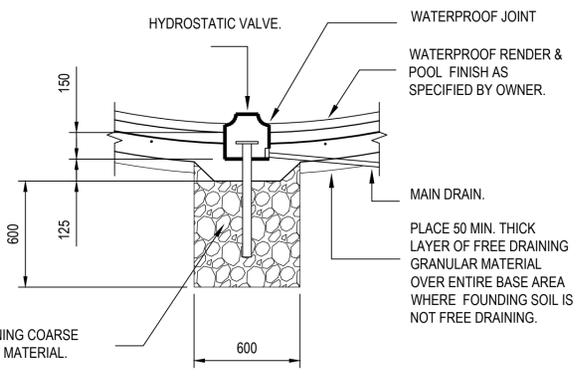


TYPICAL POOL SECTION

SECTION 2
 SCALE 1:20 03

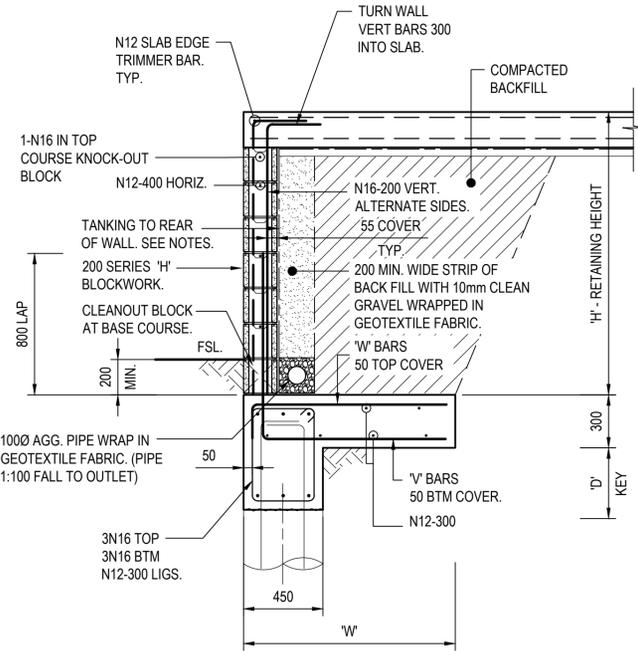


TYPICAL 'K' BRACE DETAIL
 1:20



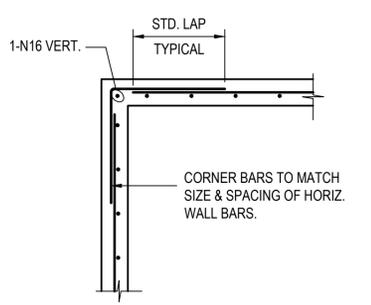
TYPICAL POOL MAIN DRAIN DETAIL
 1:20

* CRUSHED STONE OR SIMILAR, BUT NOT CRUSHER DUST OR OTHER MATERIAL CONTAINING FINES WHICH REDUCE DRAINAGE.

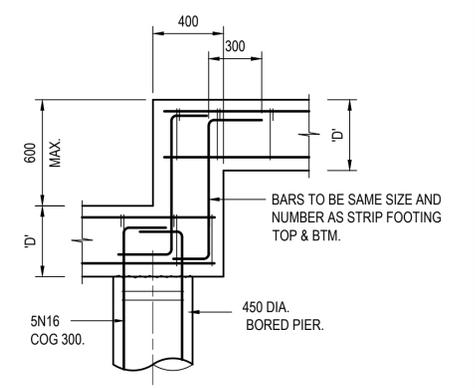


WALL HT. 'H'(mm.)	BASE WIDTH 'W'(mm.)	'V' BARS	'W' BARS	KEY DEPTH 'D'(mm.)
200-800	600	N12-400	N12-400	200
801-1200	1000	N12-400	N12-400	200
1201-1600	1400	N16-400	N12-400	300
1601-1800	1600	N16-400	N12-400	400
1801-2000	1800	N16-200	N12-400	400

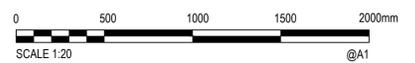
TYPICAL RETAINING WALL TYPE RW2
 NTS



TYPICAL 150 THK CONCRETE WALL CORNER



STEPPED FOOTING AT BORED PIER
 NTS



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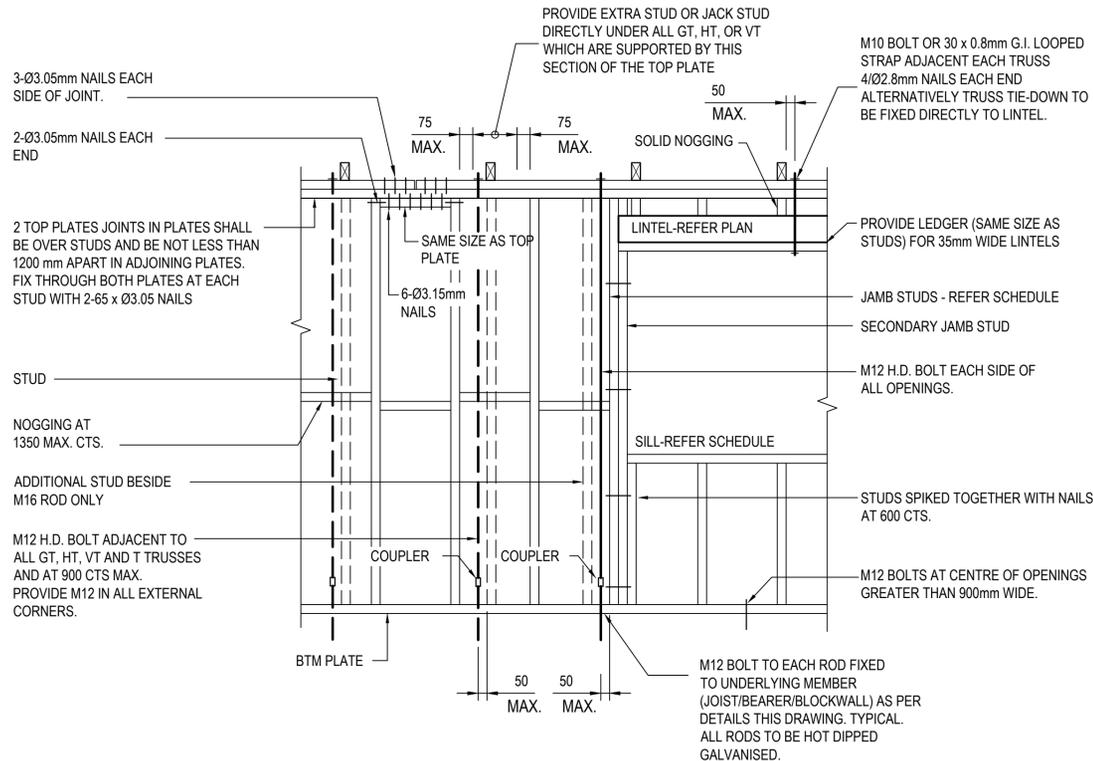
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NB	22.3.23	
Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	24 MURPHY STREET, PORT DOUGLAS
ML	22.3.23	
Verified	Date	Title
ML	22.3.23	POOL DETAILS
Approved	Date	
M. LANCINI	16.5.23	

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Datum	Scale	Size
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Drawing Number		Revision
Q23076-ST-12		A

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TYPICAL LOAD-BEARING TIMBER WALL FRAME U.N.O
NTS

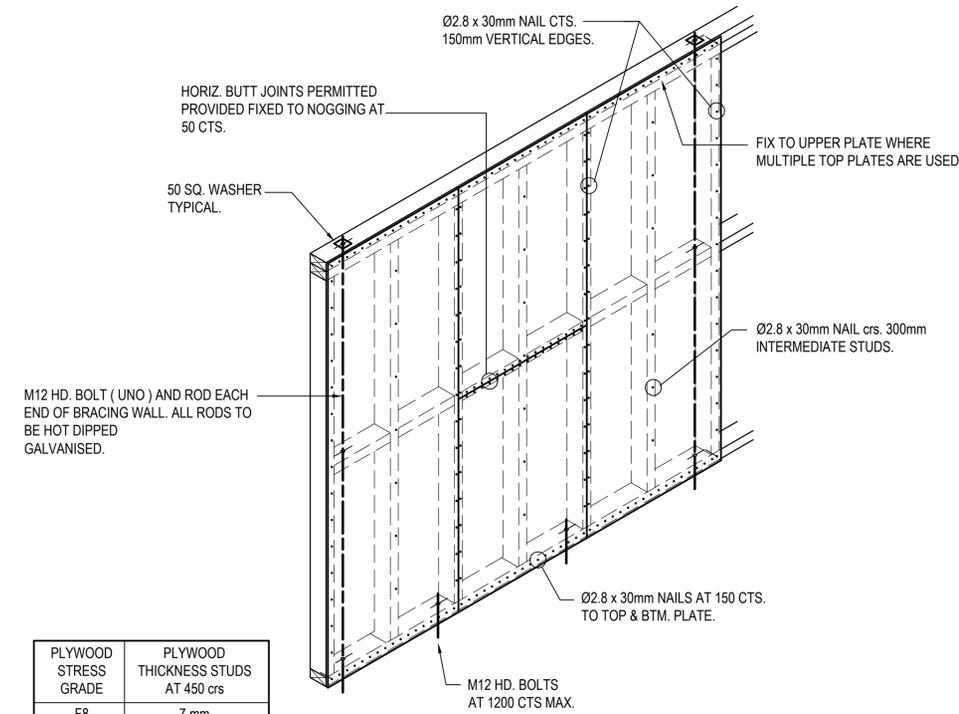
TIMBER WALL FRAMING SCHEDULE - CYCLONIC AREA		
EXTERNAL LOAD BEARING WALLS (LBW) - MGP12 UNO.		
MEMBER	SIZE	FIXING & TIE-DOWN
TOP PLATE	45 x 90	SPACING OF TIE-DOWN FIXINGS: M12 4.6/S CYCLONE ROD / HOLD DOWN BOLT TO BE AT 900 MAX. CTS
STUDS		
< 2700	35 x 90 AT 450 CTS	
2700 UPTO 3000	45 x 90 AT 450 CTS	
3000 UPTO 3300	45 x 90 AT 300 CTS	
3300 UPTO 4000	2/45 x 90 AT 300 CTS	
BTM PLATE	35 x 90	
NOGGINGS	35 x 90 AT 1350 MAX CTS	
SILLS	SEE SILL SCHEDULE	
INTERNAL NON LOAD BEARING WALLS (NLBW) - MGP10 UNO.		
MEMBER	SIZE	FIXING & TIE-DOWN
TOP PLATE	35 x 70	FIX BTM PLATES TO FLOOR STRUCTURE WITH M12 4.6/S AT ENDS OF WALL, EACH END OF LINTEL AND INTERMEDIATE AT 1200 MAX. CTS
STUDS		
< 2700	35 x 70 AT 450 CTS	
2700 UPTO 3600	2/35 x 70 AT 450 CTS or 1/35 x 90 AT 450 CTS	
3600 UPTO 4200	2/35 x 90 AT 450 CTS	
BTM PLATE	35 x 90	
NOGGINGS	35 x 90 AT 1350 MAX CTS	
WALL STUDS, TOP AND BTM PLATES SHALL NOT BE NOTCHED OR TRENCHED. WALL FRAMING TO BE SEASONED AND L.O.S.P. TREATED. RIBBON TOP PLATE SPLICES TO BE STAGGERED.		

JAMB STUD SCHEDULE	
OPENING WIDTH	No. OF STUDS
< 2400	2
< 3300	3
3300 AND ABOVE	4

NOTE: THE No. OF STUDS INCLUDES THE SECONDARY JAMB STUD.

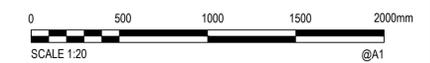
WINDOW SILL SCHEDULE	
OPENING WIDTH	SILL MEMBER
< 1500	SAME AS COMMON STUD
1800	90x35 MGP12
2100	90x35 MGP12
2400	90x35 MGP12
2700	90x45 MGP12
3000	2/ 90x35 MGP12
3300	2/ 90x35 MGP12
3600	3/ 90x35 MGP12

NOTE: USE 70 or 90mm TO MATCH NOMINAL STUD SIZE.



PLYWOOD STRESS GRADE	PLYWOOD THICKNESS STUDS AT 450 crs
F8	7 mm
F11	6 mm
F14	4 mm
F27	4 mm

- TYPICAL PLYWOOD BRACING WALL**
- RACKING CAPACITY 6 kN/m (U.L.T.) REFER PLAN FOR LENGTH OF BRACING WALL.
 - AT INTER TENANCY WALLS VILLABOARD 9mm THICK IS TO BE USED INSTEAD OF PLYWOOD. BRACING IS TO BE TAKEN DOWN TO SLAB OR BLOCKWORK.



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CERTIFICATION

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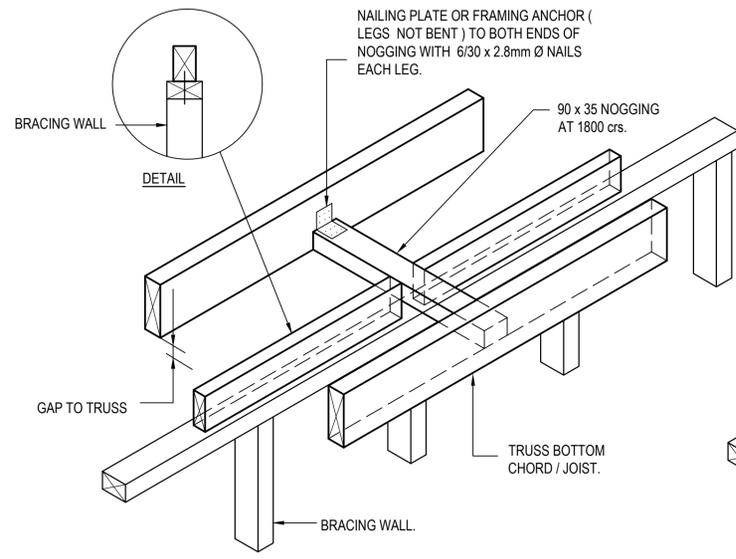
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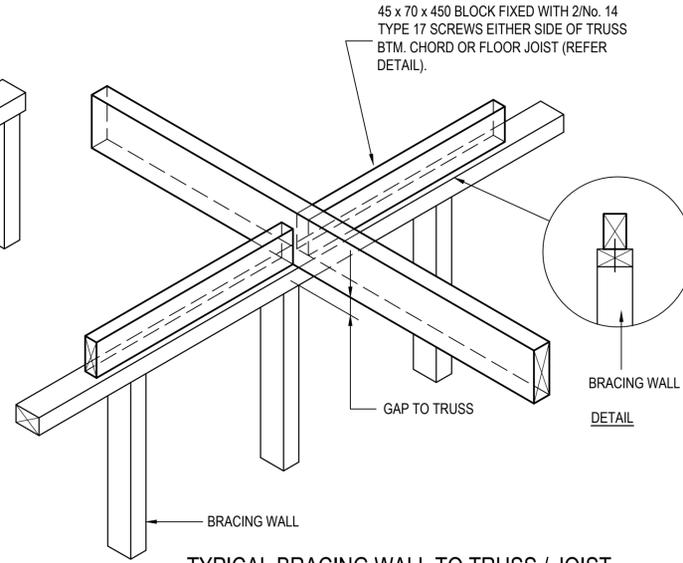
MAL Engineers

Drawn	Date	Client
NB	22.3.23	
Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	24 MURPHY STREET, PORT DOUGLAS
ML	22.3.23	
Verified	Date	Title
ML	22.3.23	TYPICAL STUD WALL FRAMING DETAILS
Approved	Date	
M. LANCINI	16.5.23	

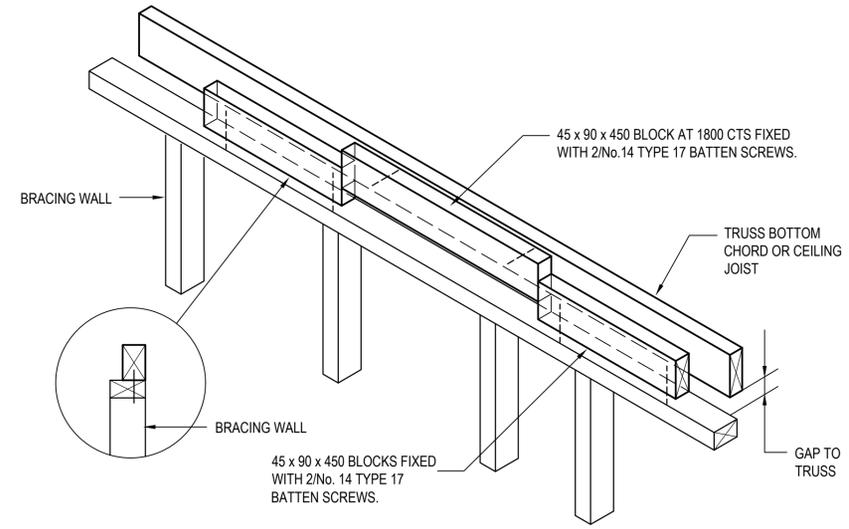
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FOR CONSTRUCTION		
Datum	Scale	Size
AHD	AS SHOWN	A1
Drawing Number	Revision	
Q23076-ST-13	A	



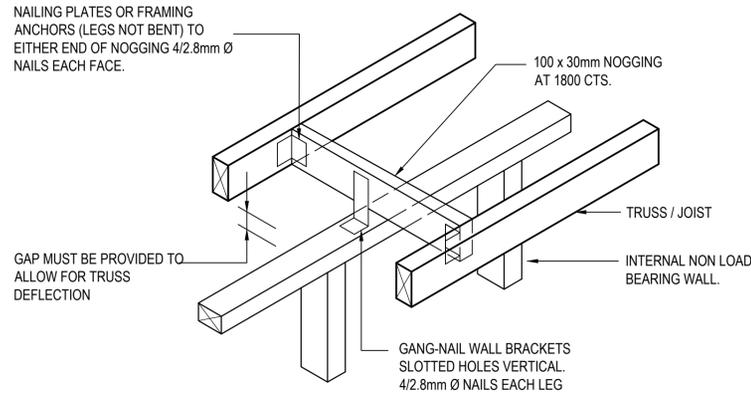
**TYPICAL BRACING WALL TO TRUSS / JOIST CONNECTION .
PARALLEL TO TRUSS OR JOIST**



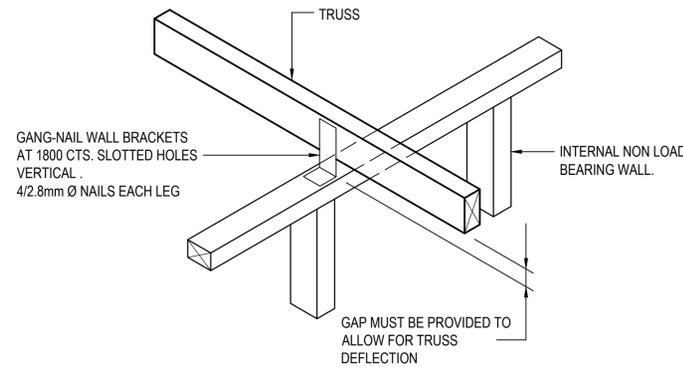
**TYPICAL BRACING WALL TO TRUSS / JOIST PERPENDICULAR TO TRUSS / JOIST
FIX EVERY 2nd TRUSS OR JOIST.**



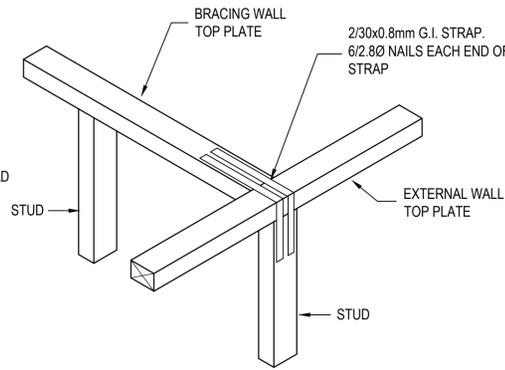
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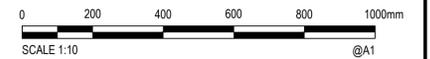
TYPICAL NON LOAD BEARING WALL PARALLEL TO TRUSS OR JOIST



TYPICAL NON LOAD BEARING WALL PERPENDICULAR TO TRUSSES



TYPICAL BRACING WALL TO EXTERNAL WALL CONNECTION



Rev.	Date	Description	Des.	Verif.	Appd.
A	16.5.23	ISSUED FOR CONSTRUCTION	ML	ML	ML

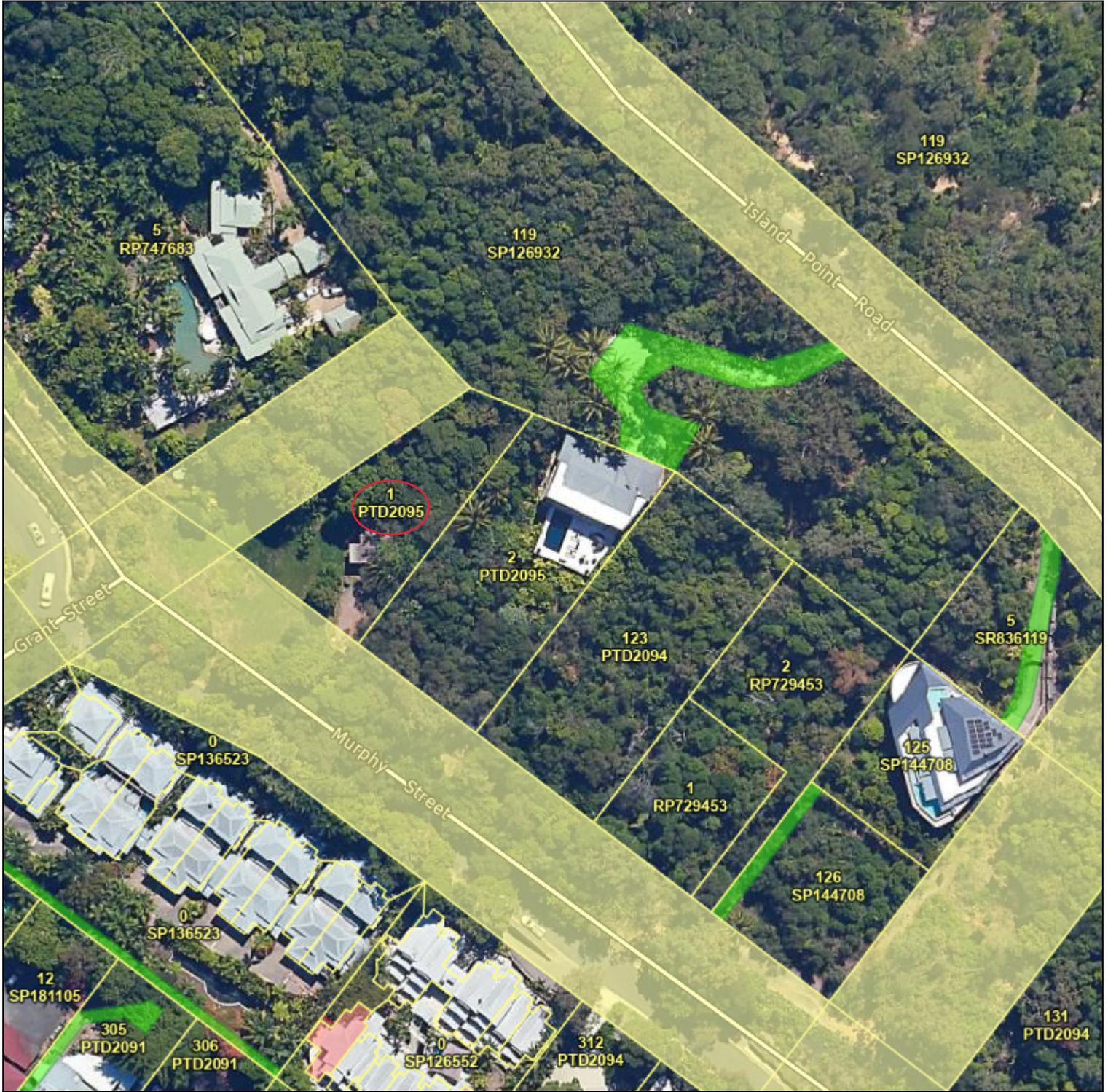


CERTIFICATION
 M. LANCINI RPEQ 18786
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Checked	Date	Project
ML	22.3.23	DALE RESIDENCE
Designed	Date	24 MURPHY STREET, PORT DOUGLAS
ML	22.3.23	
Verified	Date	Title
ML	22.3.23	TYPICAL BRACING WALL DETAILS
Approved	Date	
M. LANCINI	16.5.23	

Status		
FOR CONSTRUCTION		
Datum	Scale	Size
AHD	AS SHOWN	A1
Drawing Number		Revision
Q23076-ST-14		A



A product of



Legend located on next page



0 25 metres

Scale: 1:1177

Printed at: A4

Print date: 29/6/2023

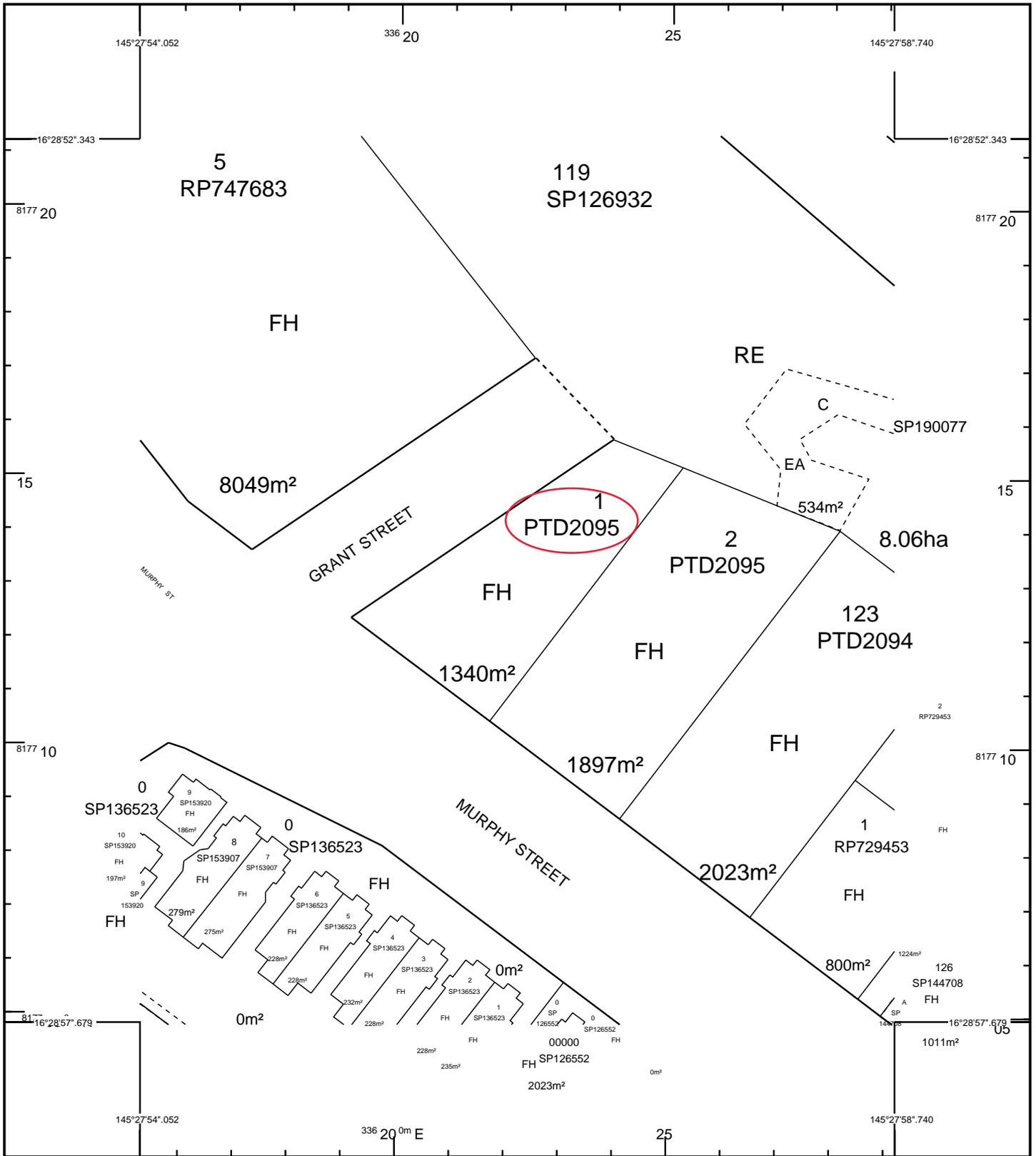
Not suitable for accurate measurement.
 Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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STANDARD MAP NUMBER
7965-22231



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/PTD2095
Area/Volume	1340m ²
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	PORT DOUGLAS
Segment/Parcel	8697/2

CLIENT SERVICE STANDARDS

PRINTED	29/06/2023
DCDB	28/06/2023
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For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps	



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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) <i>(individual or company full name)</i>	Angel Construction C/- The Building Approval Company
Contact name <i>(only applicable for companies)</i>	Michael Kunze
Postal address <i>(P.O. Box or street address)</i>	PO Box 74
Suburb	Redlynch
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4222 9844
Email address <i>(non-mandatory)</i>	mkunze@tbac.com.au
Mobile number <i>(non-mandatory)</i>	0460 664 909
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	231305/01

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
		24	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	PTD2095	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.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(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

Easting(s)	Northing(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

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

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

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

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):*

Dwelling, Swimming Pool and Swimming Pool Fence

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

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

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

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

6.3) Additional aspects of development

- 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
- 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 <i>DA Form 2 – 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 ²) <i>(if applicable)</i>
Dwelling, Swimming Pool and Swimming Pool Fence			0

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- 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 <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 constructed 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?

- Yes – provide additional details below
- 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 ²)	Lot on plan description	Area (m ²)

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: <table border="1" style="display: inline-table; width: 500px; height: 20px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- Yes – specify number of new lots:
- 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

Cairns Regional Council

16) 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

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*)

<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land
<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i>
<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • 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
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:
<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 relevant port operator, 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 Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date 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

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>

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 <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <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)
\$5,289.00	16/05/23	S339429

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. An ERA requires an environmental authority to operate. See 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 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 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 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 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 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 and 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 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 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 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 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 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			
<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			

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Angel Construction C/- The Building Approval Company
Contact name (only applicable for companies)	Michael Kunze
Postal address (PO Box or street address)	PO Box 74
Suburb	Redlynch
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4222 9844
Email address (non-mandatory)	mkunze@tbac.com.au
Mobile number (non-mandatory)	0460 664 909
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	231305/01

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)

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

2.1) Street address and lot on plan

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

Unit No.	Street No.	Street Name and Type	Suburb
	24	Murphy Street	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	1	PTD2095	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

Michael Kunze – The Building Approval Company

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
- 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)
\$5,289.00	16/05/23	S339429

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) 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 referral response
	Douglas Shire Council	

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	Tamasine Dale
Contact name (applicable for companies)	Angela Whittaker

Postal address (<i>P.O. Box or street address</i>)	24 Murphy Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0411 444 463
Email address (<i>non-mandatory</i>)	tamasinedale@outlook.com
Mobile number (<i>non-mandatory</i>)	0411 444 463
Fax number (<i>non-mandatory</i>)	

15) Builder's details

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

Name(s) (<i>individual or company full name</i>)	Angel Construction
Contact name (<i>applicable for companies</i>)	Angela Whittaker
QBCC licence or owner – builder number	15128072
Postal address (<i>P.O. Box or street address</i>)	10/50 Macrossan Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Contact number	07 4099 4516
Email address (<i>non-mandatory</i>)	admin@angelconstruction.com.au
Mobile number (<i>non-mandatory</i>)	
Fax number (<i>non-mandatory</i>)	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

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

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (<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.

Dwelling, Swimming Pool and Swimming Pool Fence

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" 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 checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		

Floor	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
g) New building use/classification? (if applicable)			
Class 1a, 10b			
h) Relevant plans			
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .			
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

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

18) Has Queensland Home Warranty Scheme Insurance been paid?

<input checked="" type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
7779.75	08/05/2023	014583883

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 Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration

<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> Note: It is unlawful to intentionally provide false or misleading information.
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or

- otherwise required by law.

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

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

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Class 1a, 10b

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Michael Kunze	A719002	014583883

Notification of engagement of alternative assessment manager

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

Additional information required by the local government

Confirm proposed construction materials:

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	Dwelling, Swimming Pool and Swimming Pool Fence		
QLeave project number	N/A		
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>	
New building use/classification?	Class1a, 10b

Site area (m ²)	1275m ²	Floor area (m ²)	
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