

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

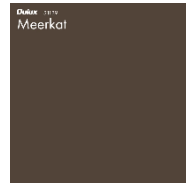
8.2.5.1 Application

- (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		
P01 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	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.	Does not Comply with AO1.1 Complies with P01 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.
For assessable development		
P02 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site. AO2.3 Access ways and driveways are: (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.	Complies with AO2.1 Complies with AO2.3 Complies with AO2.4 Complies with AO2.6 Complies with AO2.7 – The dwelling alterations are to be finished in James Hardie Axon cladding with grained texture in Dulux Weather Shield Meerkat s11b9.  The roofing sheets are to be colourbond ultra, finished in woodland grey.



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>

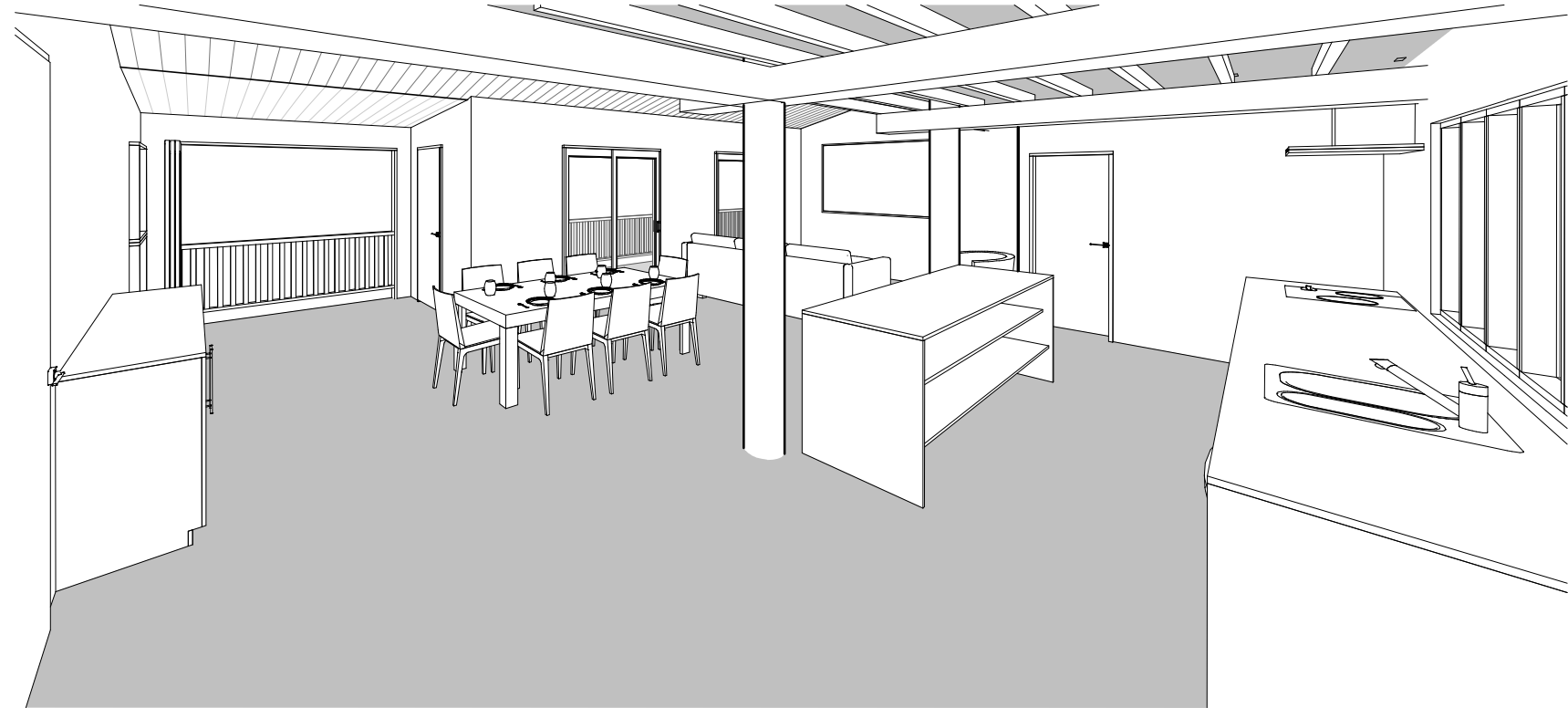
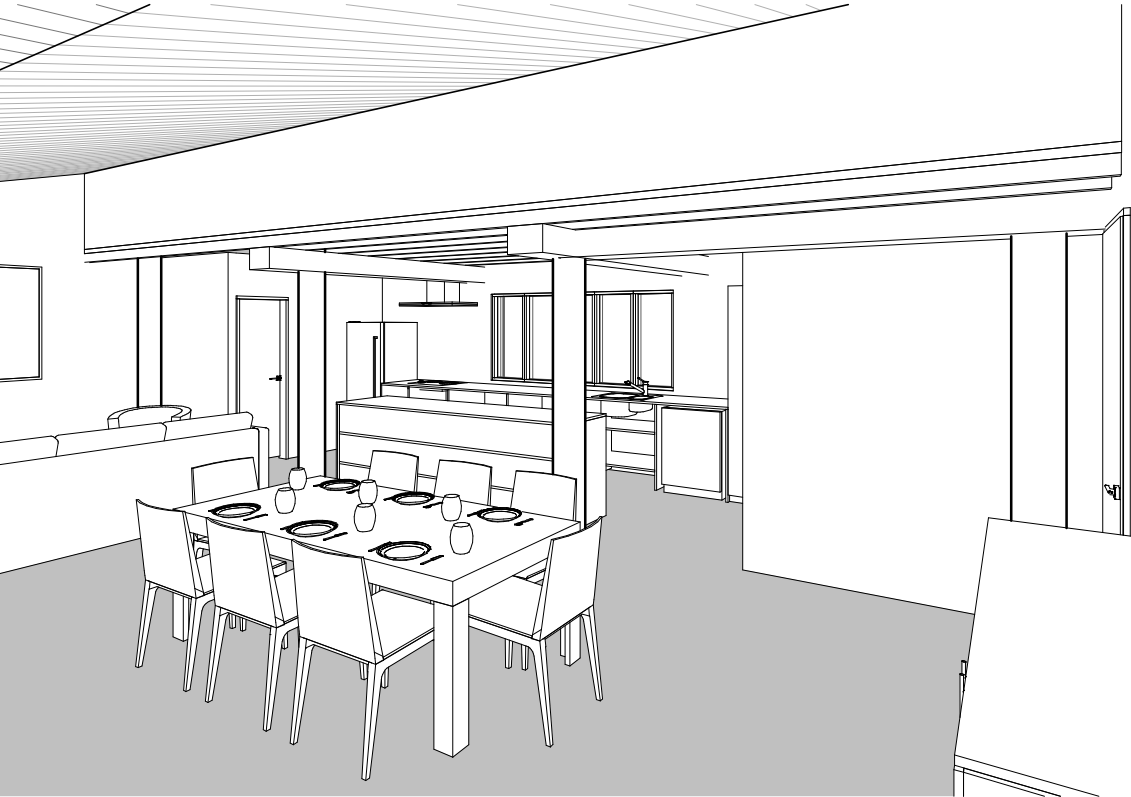


Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</p> <p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened 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. 	Complies



Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
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.	AO4.1 The frontage and depth of all lots is of sufficient width to: (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. 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. Note – The size of rectangular areas is outlined within each zone code. AO4.3 Development does not alter ridgelines. AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not Applicable

TAMASINE DALE - 24 MURPHY ST



DRAWING REGISTER		
SHEET	TITLE	REV
A01	WINDOWS	
C01	TITLE PAGE, GENERAL NOTES & LEGEND	
C02	SITE PLANS	
C03	DEMOLTION	
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 450ꝯ. Studs over 3600 long max ꝯ 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 ve 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 dimensinos 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 -	
	LINTEL NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	SECTION MARKER
	ELEVATION KEY
	DETAIL CALLOUT
	ROOM NAME
	CEILING HEIGHT
	CEILING MATERIAL
	FLOOR FINISH
	REDUCED LEVEL
	SLAB SETDOWN
	SLAB FALL
	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

Angel Construction
PO Box 303 Port Douglas 4877 Qld Australia

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

Over 25 years of Construction Experience

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CERTIFIED AS
STRUCTURALLY ADEQUATE

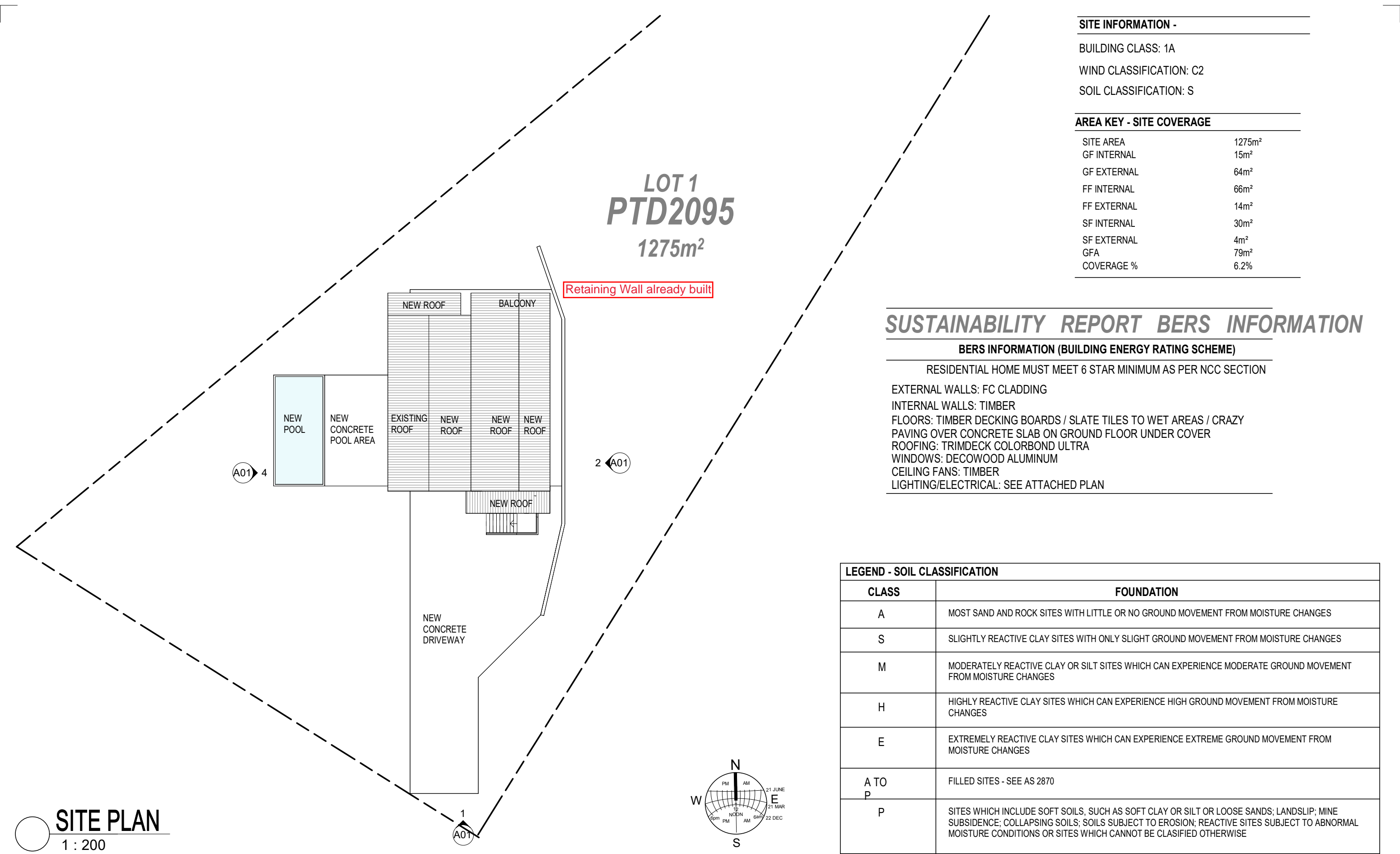
CERTIFIED BY THE BUILDING
APPROVAL COMPANY

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	1275m²
GF INTERNAL	15m²
GF EXTERNAL	64m²
FF INTERNAL	66m²
FF EXTERNAL	14m²
SF INTERNAL	30m²
SF EXTERNAL	4m²
GFA	79m²
COVERAGE %	6.2%

SUSTAINABILITY REPORT BERS INFORMATION

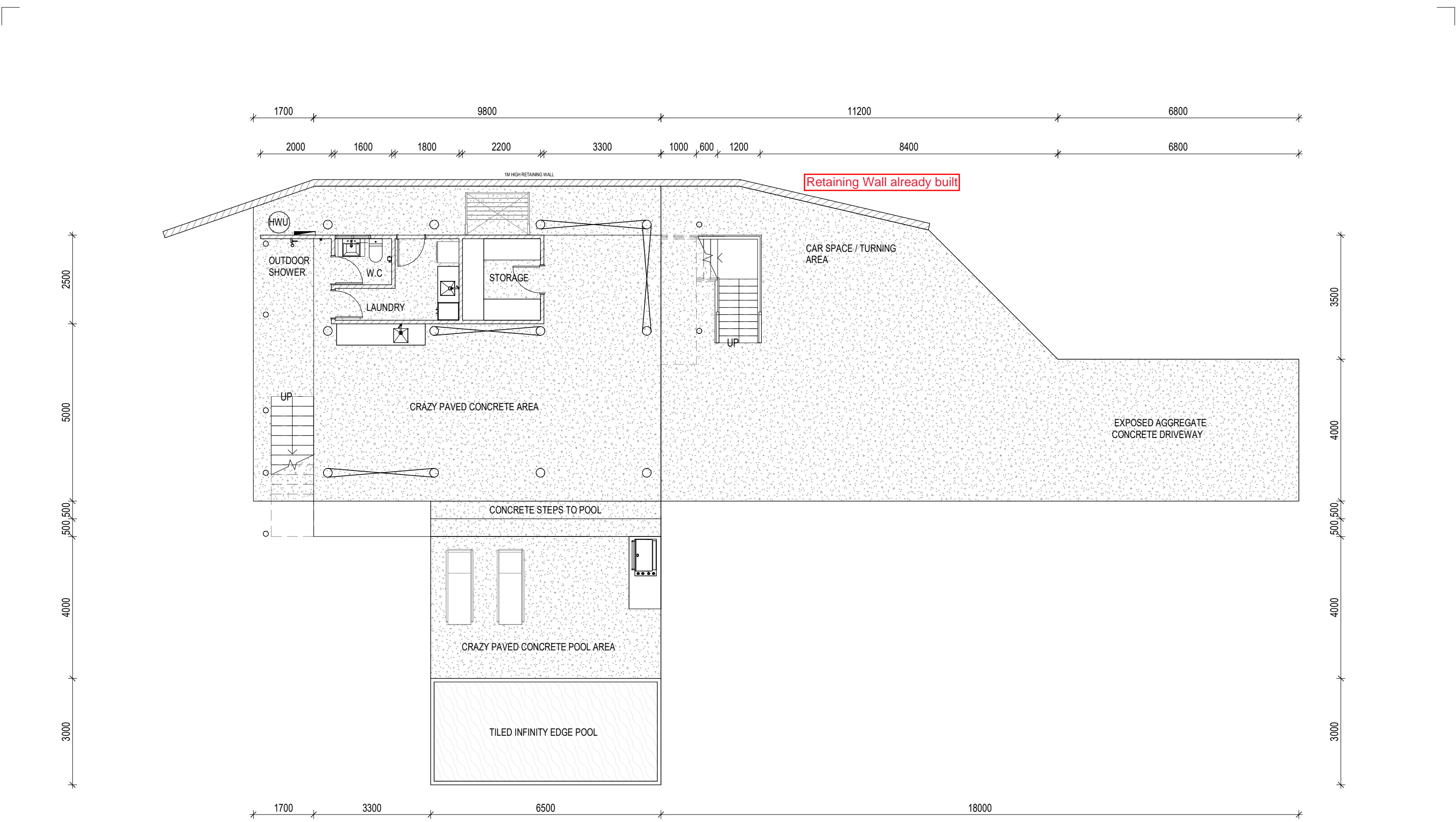
BERS INFORMATION (BUILDING ENERGY RATING SCHEME)

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

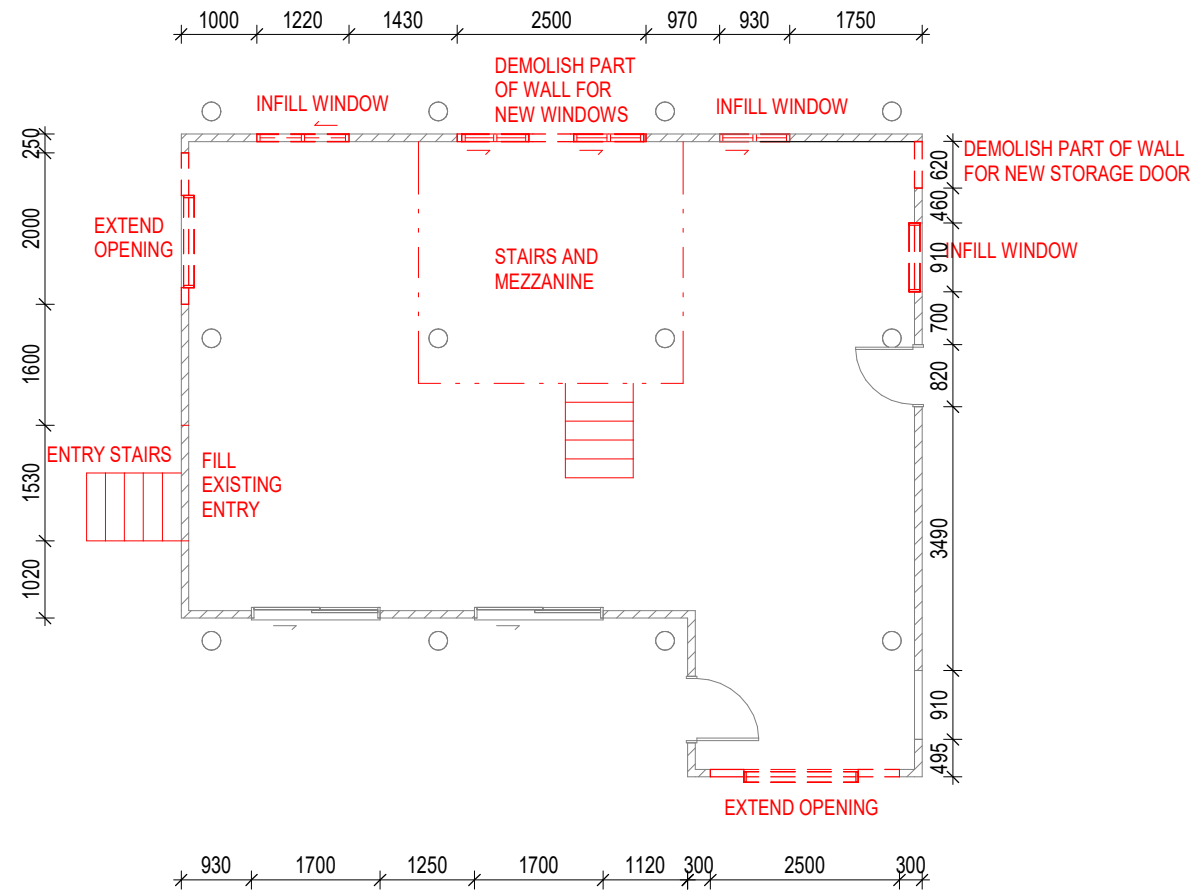
LEGEND - SOIL CLASSIFICATION	
CLASS	FOUNDATION
A	MOST SAND AND ROCK SITES WITH LITTLE OR NO GROUND MOVEMENT FROM MOISTURE CHANGES
S	SLIGHTLY REACTIVE CLAY SITES WITH ONLY SLIGHT GROUND MOVEMENT FROM MOISTURE CHANGES
M	MODERATELY REACTIVE CLAY OR SILT SITES WHICH CAN EXPERIENCE MODERATE GROUND MOVEMENT 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



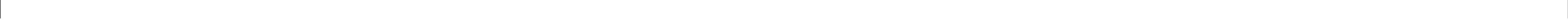
GROUND FLOOR PLAN
1 : 100

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					SHEET: GROUND FLOOR PLAN DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 281122 SCALE AS SHOWN @ A3 SHEET: C04 REV: C

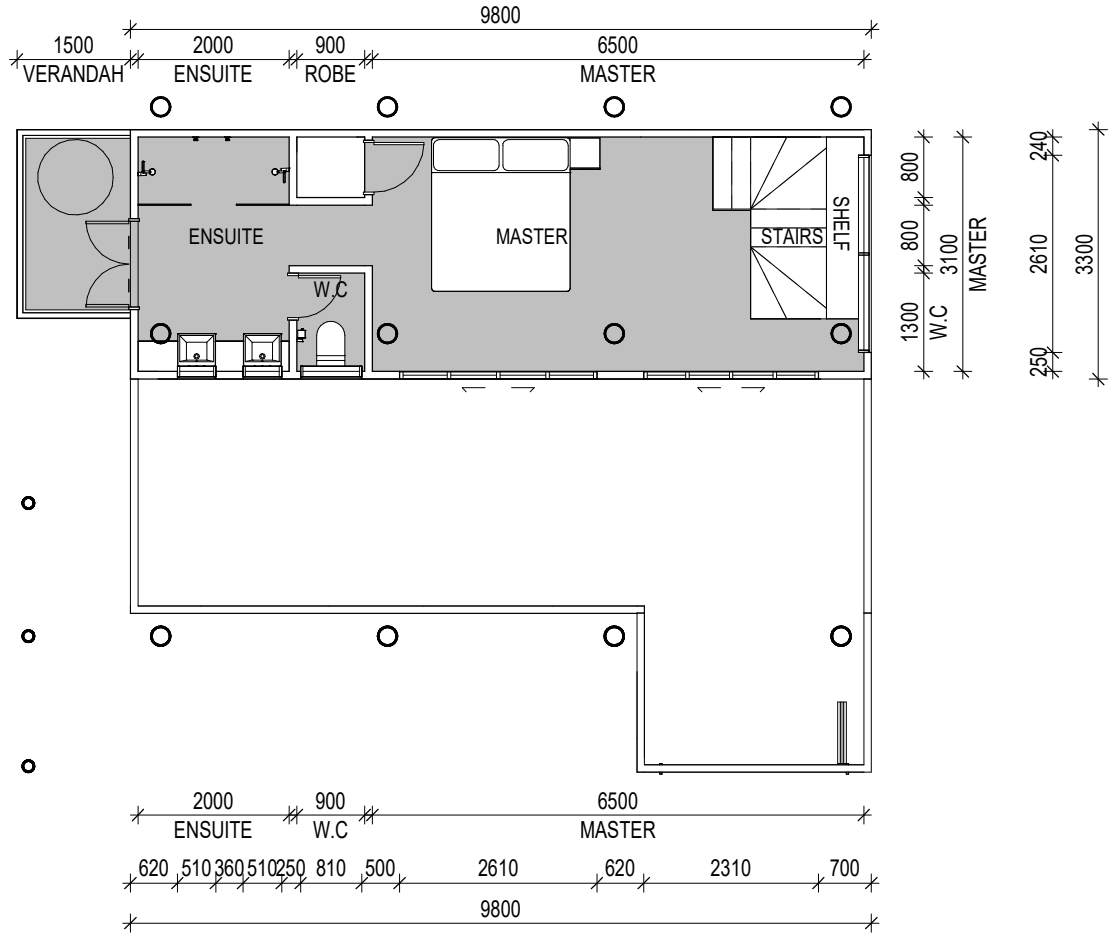
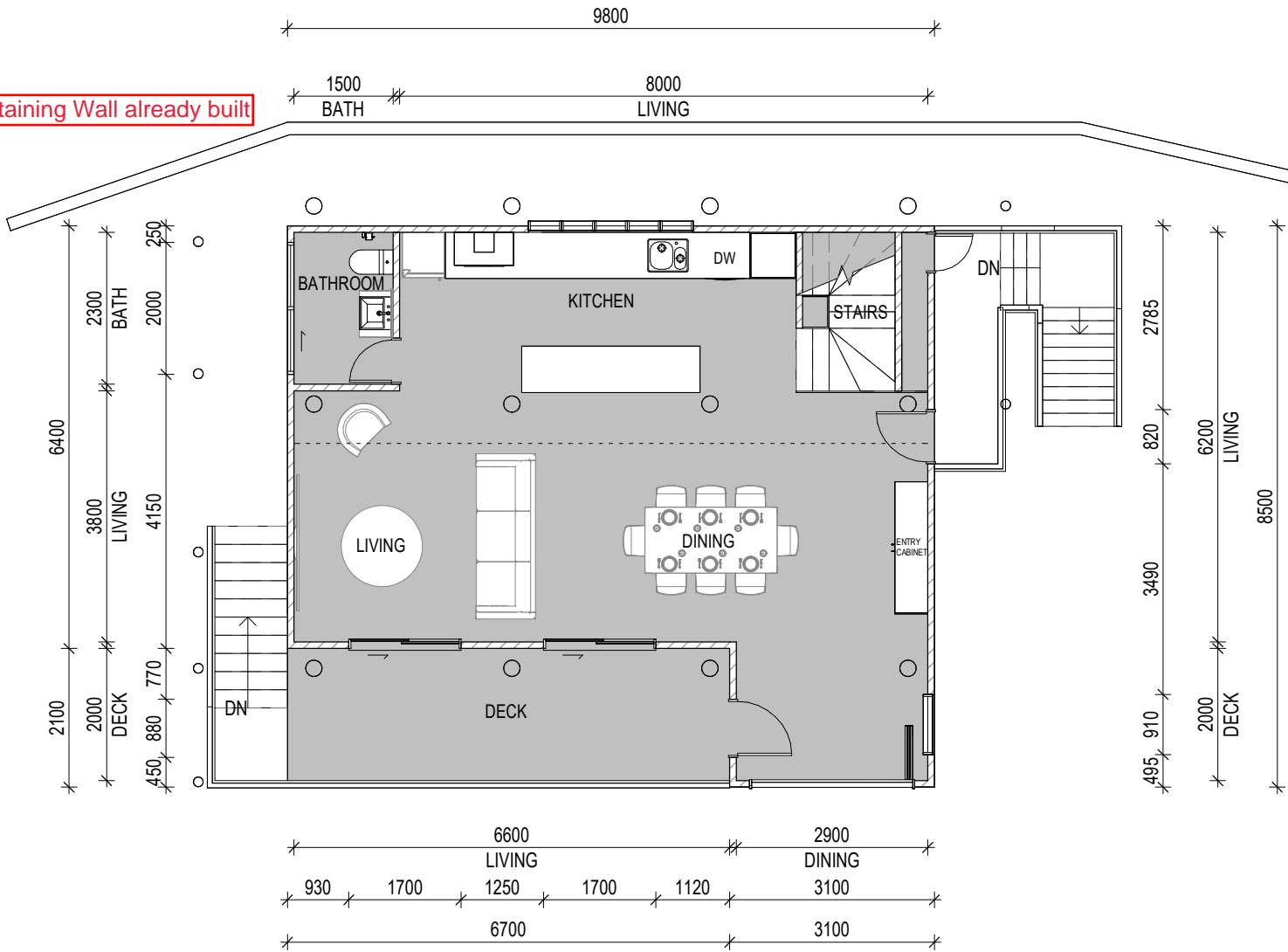


DEMOLITION
1 : 100

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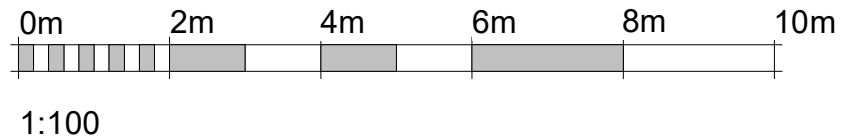
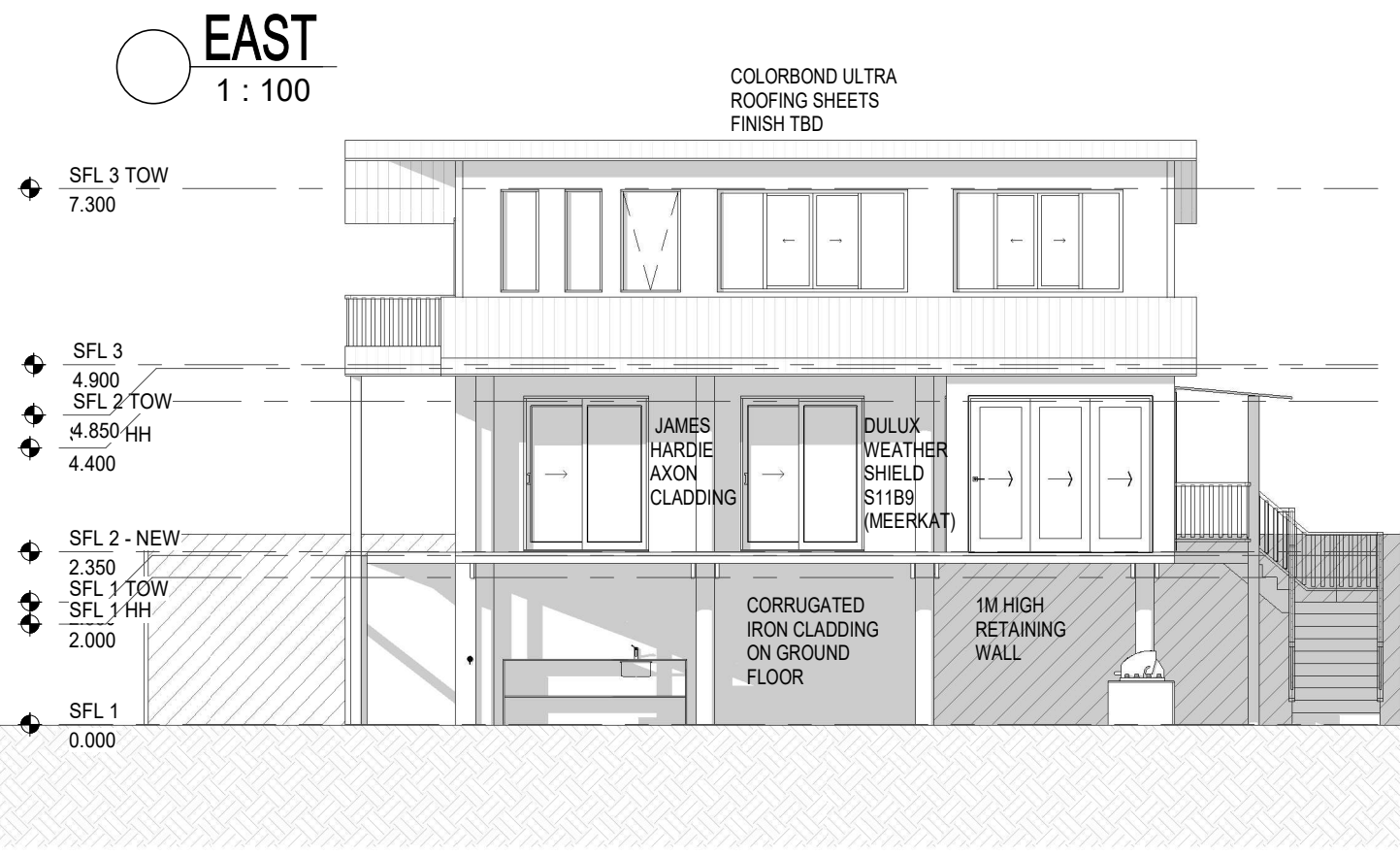
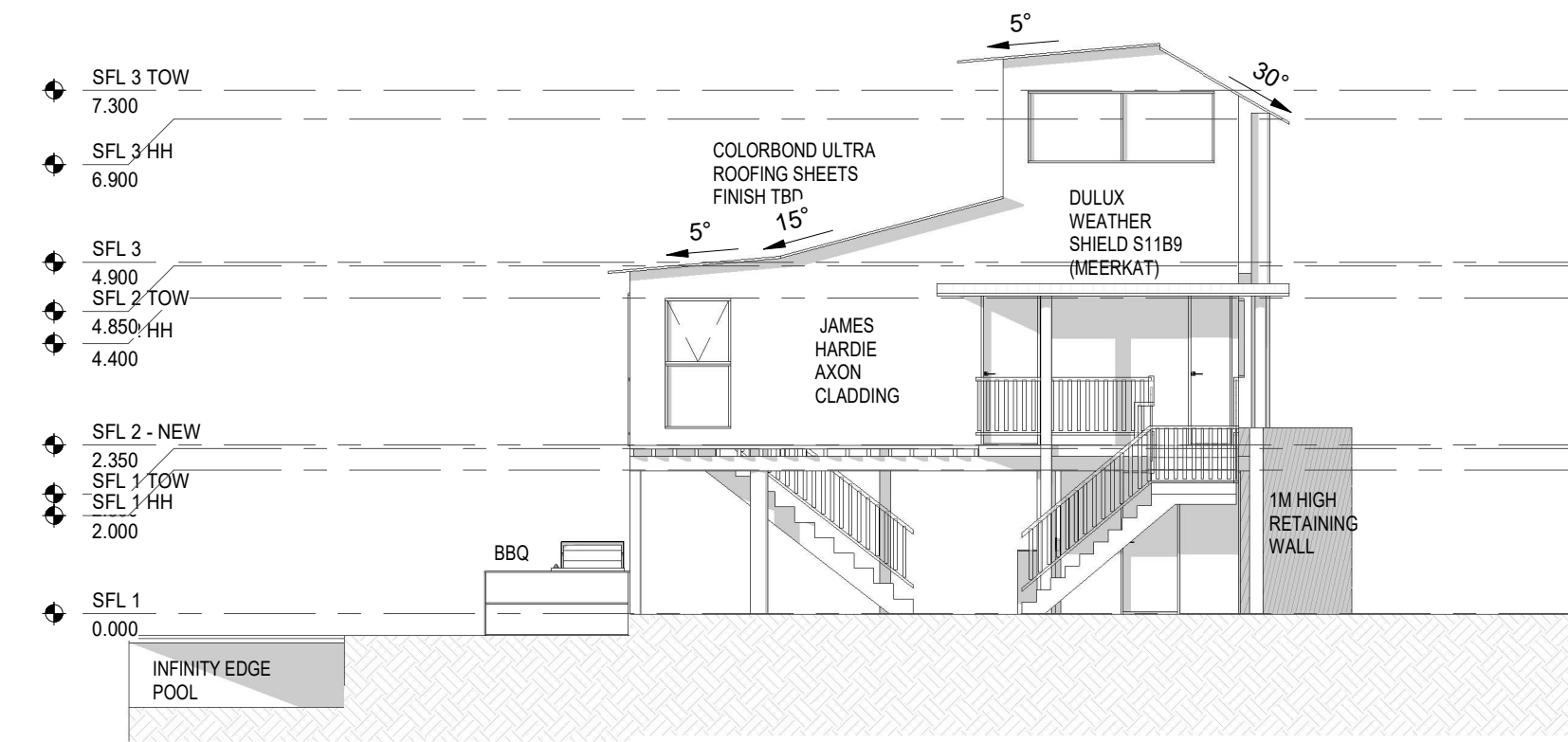
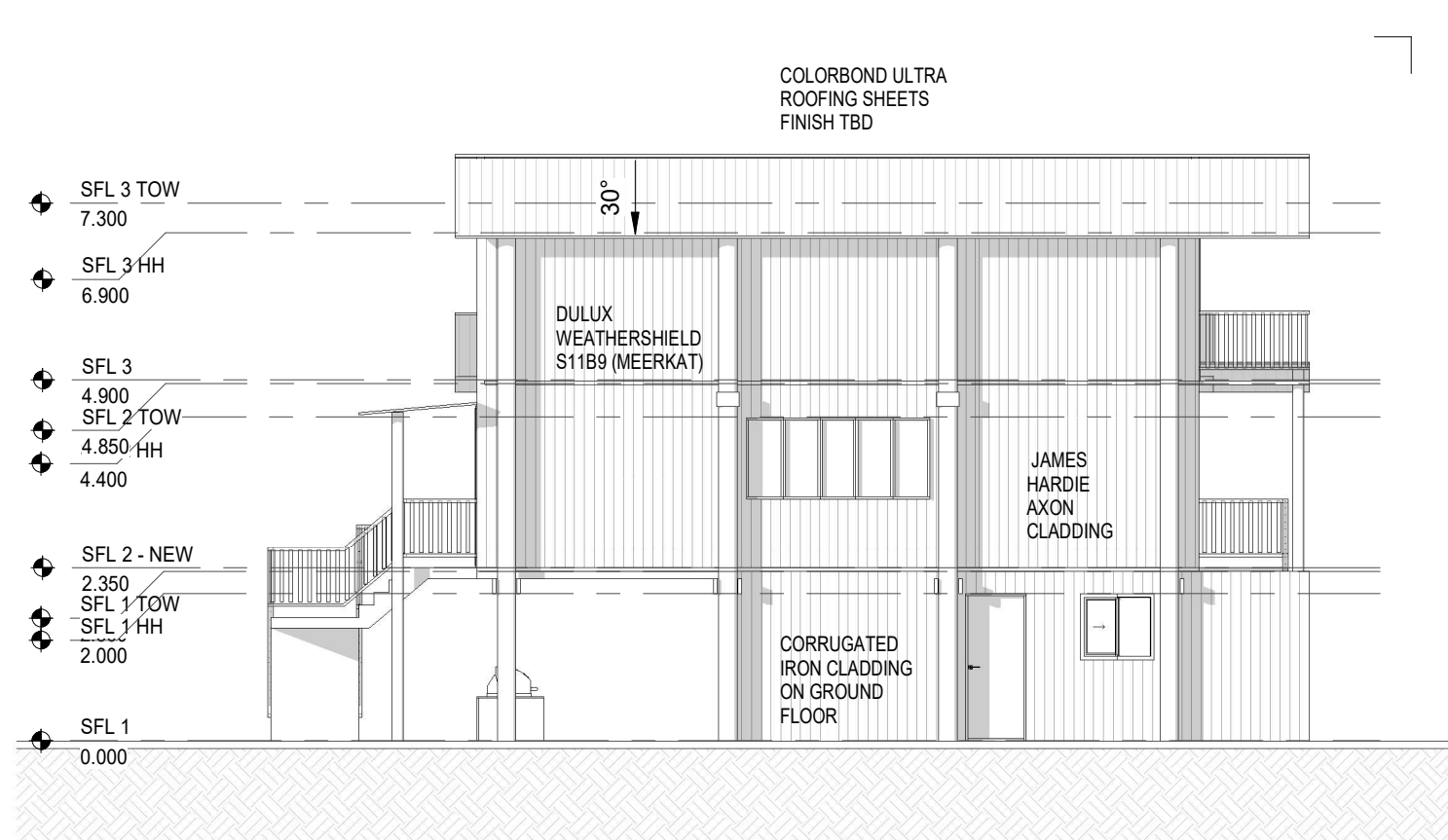
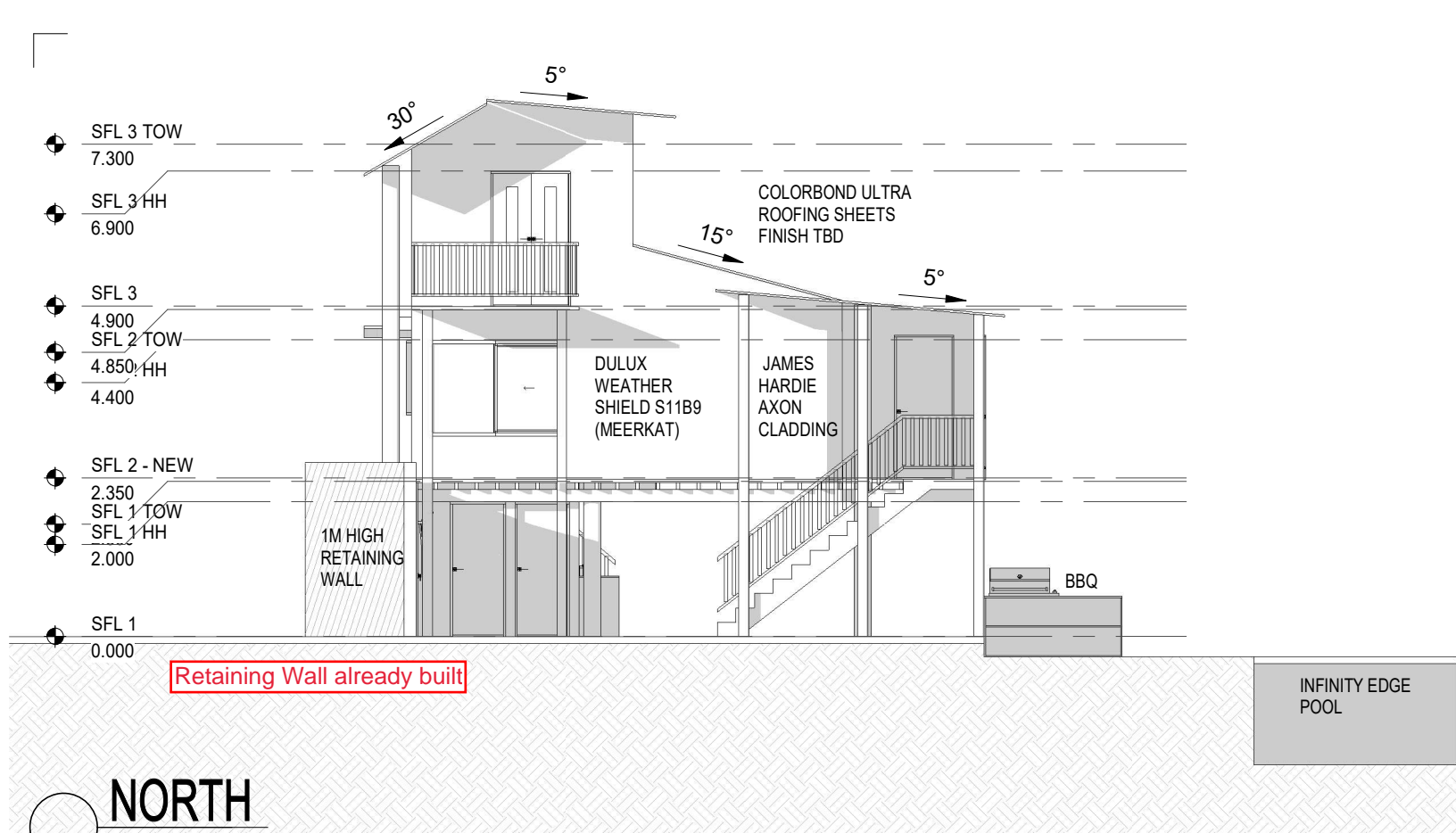
Retaining Wall already built

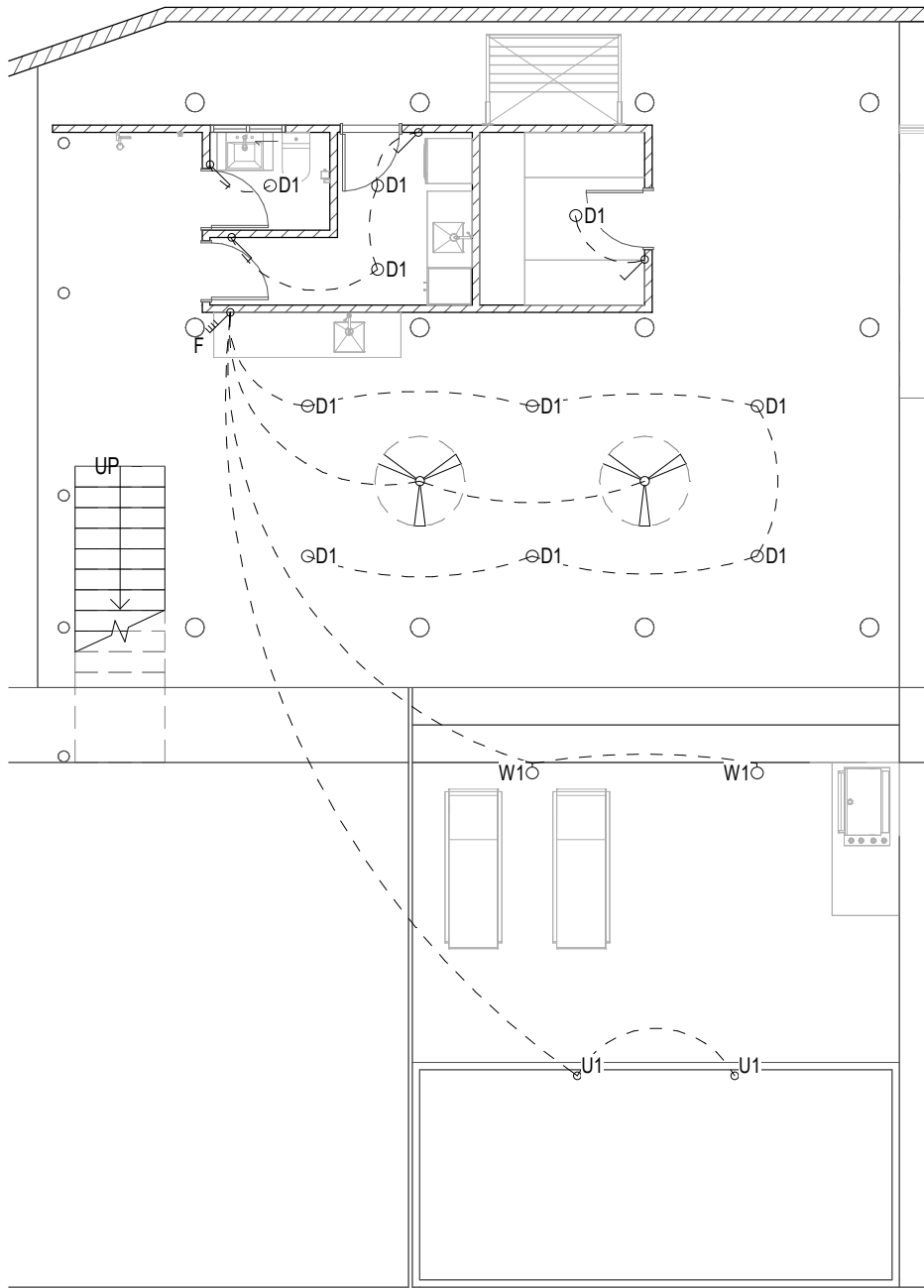


FIRST FLOOR PLAN
1 : 100

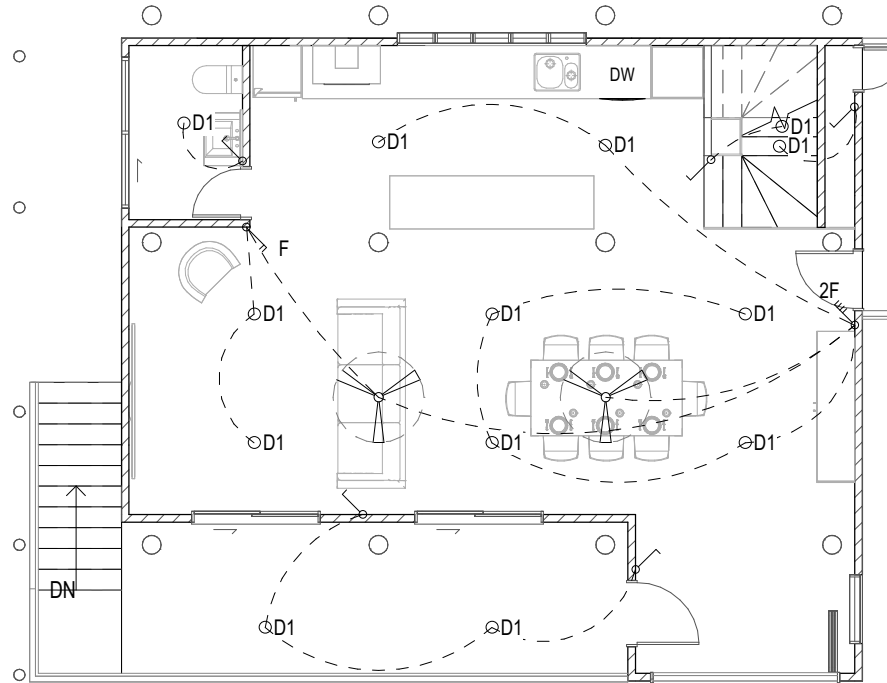
SECOND FLOOR PLAN
1 : 100

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

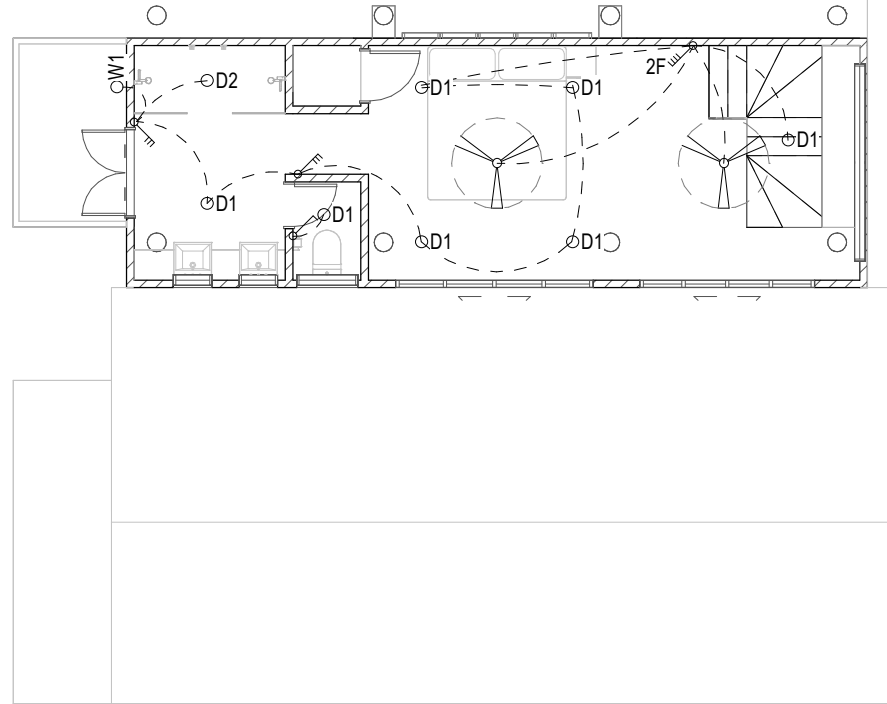




SFL1 LIGHTING PLAN
1 : 100



SFL 2 LIGHTING PLAN
1 : 100



SFL 3 LIGHTING PLAN
1 : 100

LEGEND - LIGHT & POWER

○D1	LED RECESSED DOWNLIGHT WHITE IN TIMBER CEILING
○D2	FAN / LIGHT COMBO WHITE IN TIMBER CEILING
◊W1	EXTERNAL WALL LIGHT
○U1	FEATURE POOL LIGHT
⎓	SWITCH
⎓ F	FAN SWITCH
⊙	1400 DIA. CEILING FAN

⎓	DOUBLE 10A GPO AT 300 HEIGHT ABOVE FFL UNO
⎓	DOUBLE 10A GPO AT 1100 HEIGHT ABOVE FFL UNO
⎓ WP	DOUBLE 10A GPO WEATHERPROOF AT 300 HEIGHT ABOVE FFL
⎓ CT	COOKER POINT POWER SUPPLY
TV	TV / FOXTEL CABLE AERIAL POINT
TEL	TELEPHONE POINT
Ⓢ	SMOKE DETECTOR
HOOD	EXTRACT HOOD / LIGHT

⎓	METER BOX / SWITCHBOARD (INCLUDING GENERATOR INPUT)
⊙ HWU	ELECTRIC HOT WATER SERVICE

NOTE :

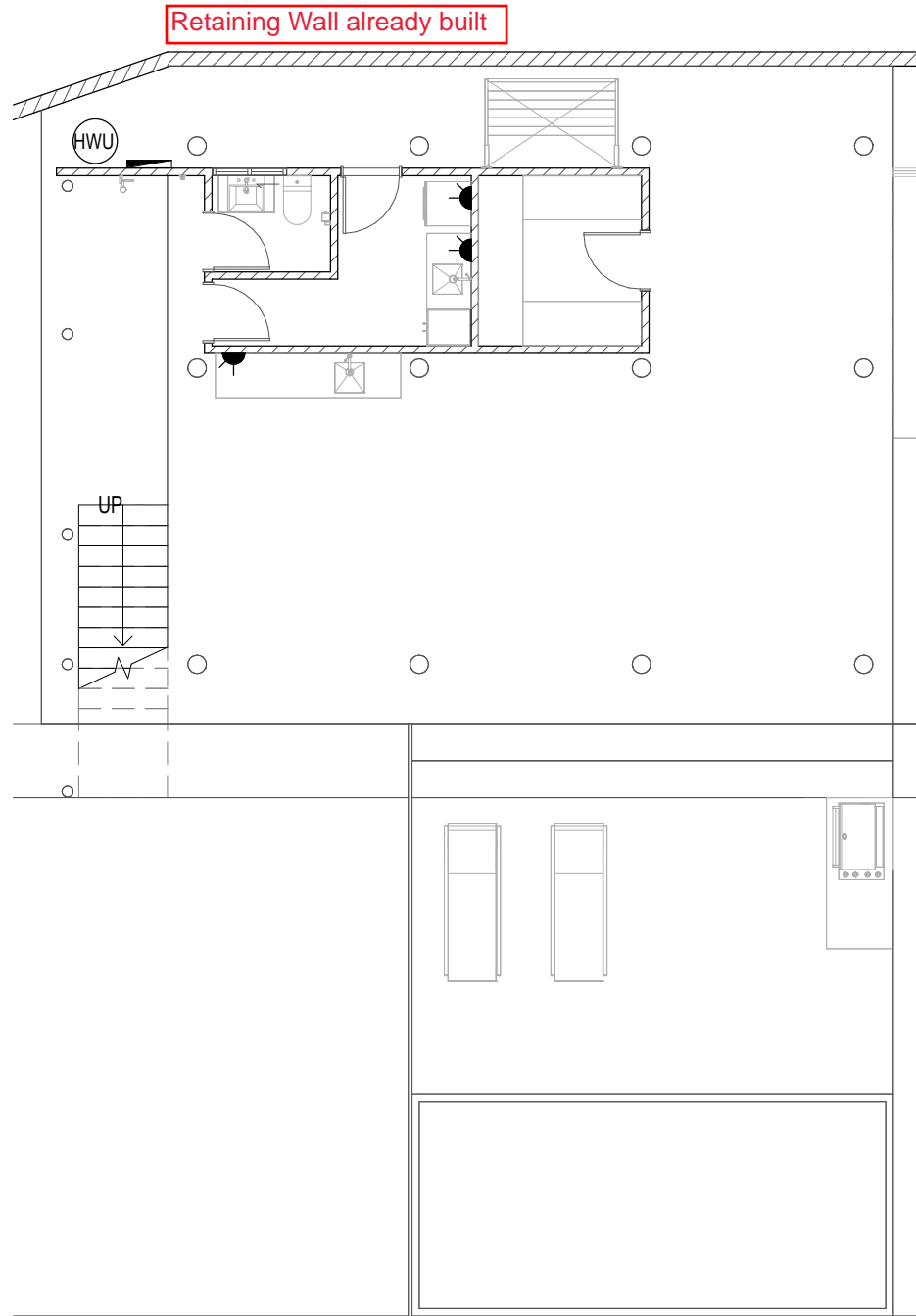
A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT).

IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING.

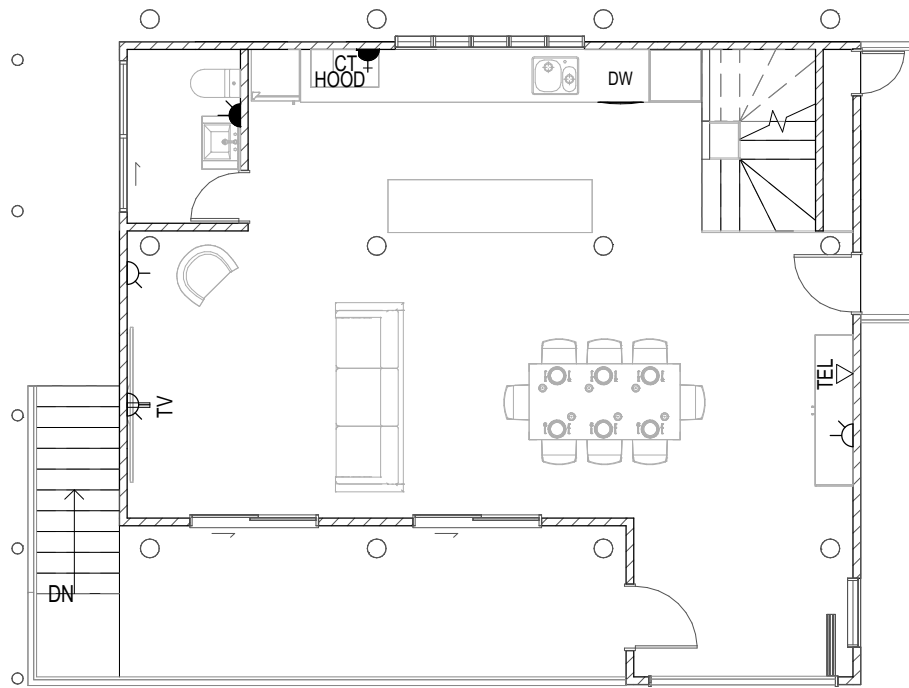
ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS THAT HAVE BEEN COMPLIED WITH.

PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

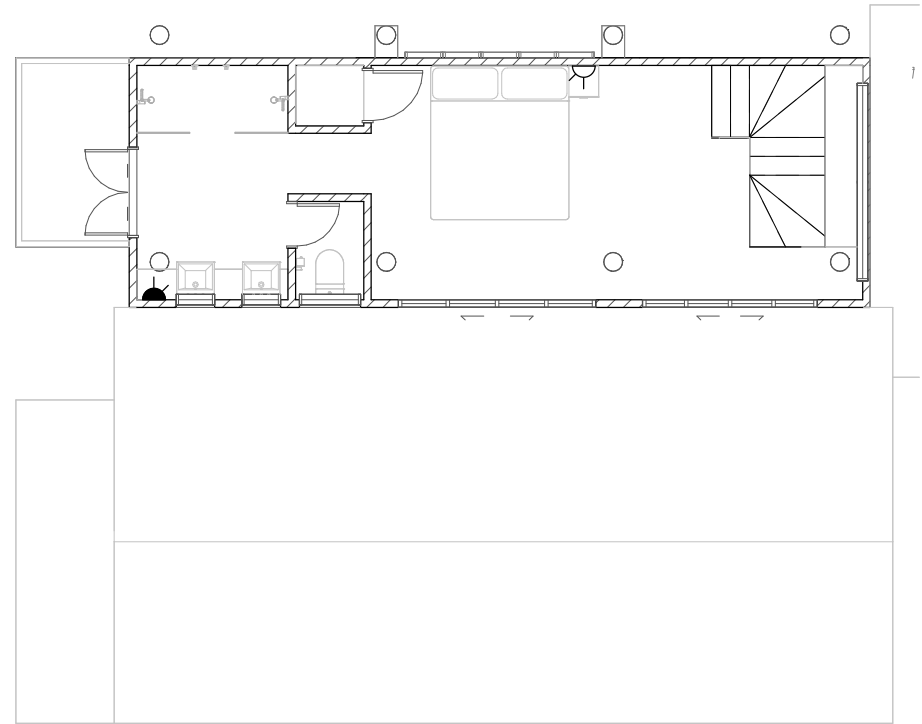
ALL OVENS, RANGE HOODS, DISHWASHERS, HOT WATER SYSTEMS TO HAVE POWER SUPPLIED AS REQ IF NOT NOTED ON PLAN.



SFL1 POWER PLAN
1 : 100



SFL 2 POWER PLAN
1 : 100



SFL 3 POWER PLAN
1 : 100

LEGEND - LIGHT & POWER

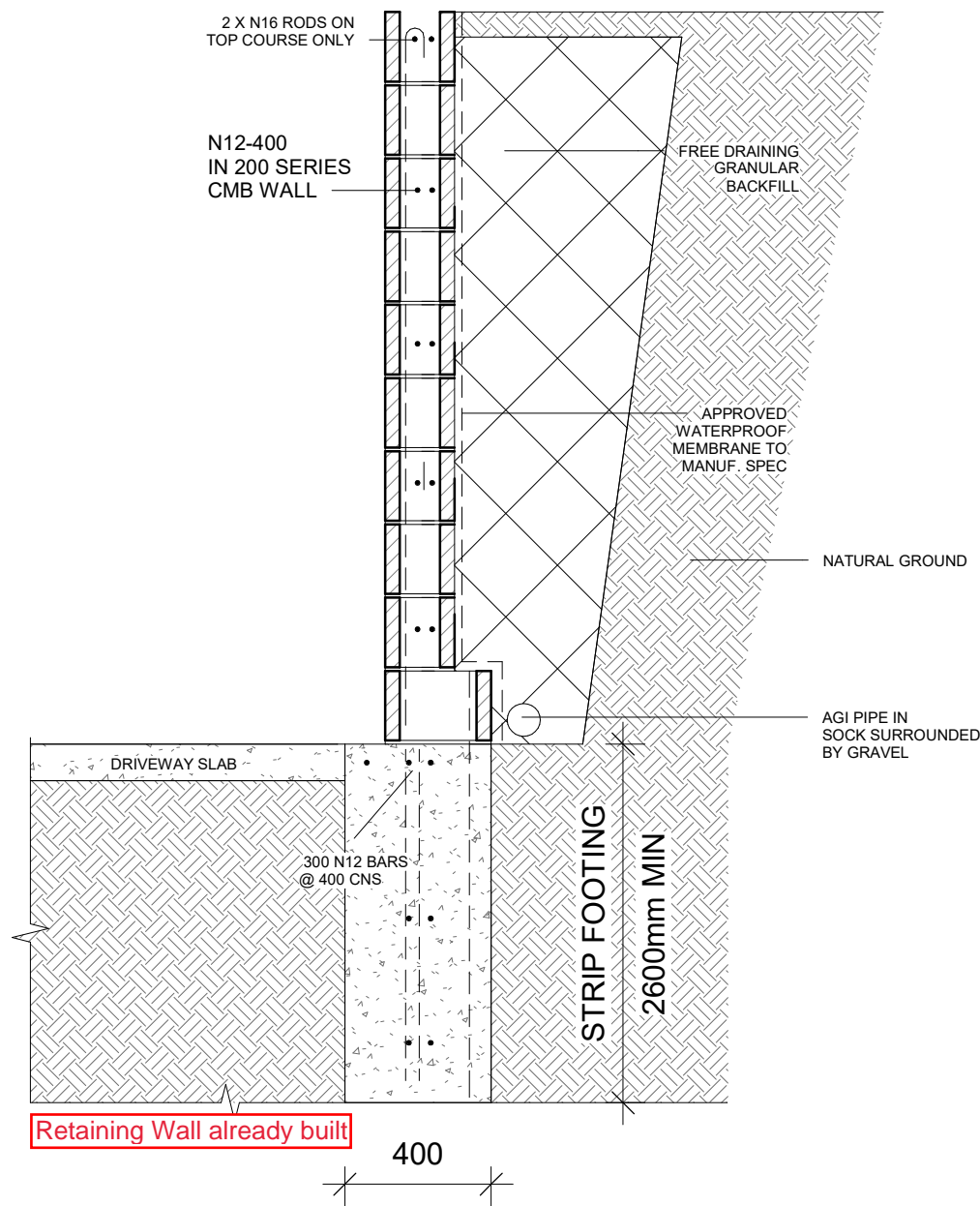
○D1	LED RECESSED DOWNLIGHT WHITE IN TIMBER CEILING
○D2	FAN / LIGHT COMBO WHITE IN TIMBER CEILING
◊W1	EXTERNAL WALL LIGHT
○U1	FEATURE POOL LIGHT
⎓	SWITCH
⎓ F	FAN SWITCH
⊙	1400 DIA. CEILING FAN

⎓	DOUBLE 10A GPO AT 300 HEIGHT ABOVE FFL UNO
⎓	DOUBLE 10A GPO AT 1100 HEIGHT ABOVE FFL UNO
⎓ WP	DOUBLE 10A GPO WEATHERPROOF AT 300 HEIGHT ABOVE FFL
⎓ CT	COOKER POINT POWER SUPPLY
TV	TV / FOXTEL CABLE AERIAL POINT
TEL	TELEPHONE POINT
⊙	SMOKE DETECTOR
HOOD	EXTRACT HOOD / LIGHT

⎓	METER BOX / SWITCHBOARD (INCLUDING GENERATOR INPUT)
(HWU)	ELECTRIC HOT WATER SERVICE


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 MAX 2600

1 : 20

<div>Angel Construction</div> <div>PO Box 303 Port Douglas 4877 Qld Australia</div> <div>Ph: 07 4099 4516</div> <div>www.angelconstruction.com.au</div> <div>designs@angelconstruction.com.au</div> <div>Over 25 years of Construction Experience</div> <div>© All designs are protected by copyright Act 1968</div> <div>Angel Construction QBCC LIC NO. 15128072</div> <div>licenced builders</div>	<div></div>	CERTIFIED AS STRUCTURALLY ADEQUATE	CERTIFIED BY THE BUILDING APPROVAL COMPANY	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 PROJECT NUMBER: 281122 SCALE AS SHOWN @ A3 SHEET: C09 REV: C

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. THE PRIMARY CONTACT FOR THESE DRAWINGS IS FOR STRUCTURAL ENGINEERING PURPOSES ONLY IN ALL OTHER MATTERS, THE APPROVED ARCHITECTS' DRAWINGS SHALL TAKE PRECEDENCE. ALL DISCREPANCIES THAT COULD RESULT IN CHANGES TO THE STRUCTURAL DETAILS SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
IF IN DOUBT - ASK.
3. CONSTRUCTION FROM THESE DRAWINGS AND ASSOCIATED CONSULTANTS' DRAWINGS SHALL NOT COMMENCE UNTIL APPROVED BY THE LOCAL AUTHORITIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES AND THE NCC EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
5. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. ENGINEERS' DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
6. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO KEEP WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
7. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE FOR ALL ENGINEERING INSPECTIONS.
8. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

1. THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT ORDINANCES FOR THE FOLLOWING DESIGN CRITERIA :

DESIGN LOADS		
AREA	LIVE LOAD	SUPERIMPOSED DEAD LOAD
GENERAL	1.5 kPa	NIL
DECK	2 kPa	NIL
ROOF	0.25 kPa	NIL

2. WIND
WIND LOADS ARE IN ACCORDANCE WITH AS1170.2 AS FOLLOWS:
DESIGN WIND VELOCITY (V_{des}) 61 m/s
REGION C
WIND CLASSIFICATION C2
TERRAIN CATEGORY 2
3. BCS STRUCTURE IMPORTANCE LEVEL 2
CONCRETE ELEMENTS HAVE BEEN DESIGNED FOR THE FOLLOWING
DURABILITY EXPOSURE TO AS 3600 (B1 EXPOSURE U.N.O.)
EXTERNAL B1
FOOTINGS B1
4. FOOTINGS
ASSUMED 100 kPa ALLOWABLE BEARING PRESSURE AND 25 kPa SKIN FRICTION.
CONTRACTOR SHALL CONFIRM ON SITE.
5. RETAINING WALLS
FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF 100 kPa.
SURCHARGE LOAD 5 kPa
ACTIVE PRESSURE COEFFICIENT (K_a) 0.4
PASSIVE PRESSURE COEFFICIENT (K_p) 2.5

1. CONSTRUCTION WORK UNDERTAKEN BY THE BUILDER/CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE WORK PLACE HEALTH AND SAFETY ACT.
2. CONSTRUCTION ACTIVITY CAN BE HAZARDOUS. POTENTIAL SAFETY HAZARDS CONSIDERED BY THE DESIGNERS TO HAVE A HIGHER RISK THAN NORMAL CONSTRUCTION ACTIVITY ARE IDENTIFIED WITH APPROPRIATE NOTATION ON THE DRAWINGS. IT IS RECOGNIZED THAT DESIGNERS HAVE A LOWER LEVEL OF UNDERSTANDING OF THE RISKS INVOLVED IN CONSTRUCTION COMPARED TO THAT OF A COMPETENT CONTRACTOR. IT IS THEREFORE ESSENTIAL THAT AN ADEQUATE SAFETY PLAN IS PREPARED BY THE CONTRACTOR FOR THE WORKS. SAFETY PLANS ARE TO BE PREPARED IN COMPLIANCE WITH THE STATUTORY REQUIREMENTS. THE DESIGNERS MAY NOT BE AWARE OF ALL SAFETY RISKS AND HAZARDS INVOLVED IN THIS PROJECT AND THE ABSENCE OF COMMENT DOES NOT IMPLY THAT THERE ARE ONLY LOW LEVEL RISKS OR HAZARDS INVOLVED IN THIS PROJECT. APPROPRIATE WORK METHOD STATEMENTS ARE TO BE PREPARED FOR ANY HIGH RISK ACTIVITY BY THE CONTRACTOR. THE DESIGNERS ARE REQUIRED TO BE CONSULTED WHEN REQUIRED CONCERNING THEIR AREA OF CONTROL, WITH REGARD TO SAFETY PLANS.
3. PRIOR TO FABRICATION OF STEELWORK THE CONTRACTOR SHALL AGREE WITH THE ENGINEER ON AREAS OF RISK WHICH HAVE BEEN ADDRESSED BY THE DESIGN WHERE POSSIBLE AND AGREE ON SUITABLE CONSTRUCTION PROCEDURES WHERE AREAS OF RISK STILL EXIST.
4. PRIOR TO ANY FABRICATION THE CONTRACTOR SHALL HAVE COMPLETED A RISK ASSESSMENT OF ALL CONSTRUCTION PROCEDURES AND ENSURED THAT WHERE POSSIBLE, ALL RISKS HAVE BEEN ELIMINATED AND WHERE NOT POSSIBLE THEIR SAFETY PLAN HAS ADDRESSED THOSE ISSUES AND IT HAS BEEN FORMULATED AND DOCUMENTED FOR STRICT ADHERENCE AFTER COMMISSIONING.
5. PRIOR TO THE USE OF THE PROJECT AS DESIGNED, THE OWNER SHALL HAVE COMPLETED A RISK ASSESSMENT OF ALL WORK PRACTICES AND ENSURED THAT WHERE POSSIBLE, ALL RISKS HAVE BEEN ELIMINATED AND WHERE NOT POSSIBLE THEIR SAFETY PLAN HAS ADDRESSED THOSE ISSUES AND IT HAS BEEN FORMULATED AND DOCUMENTED FOR STRICT ADHERENCE AFTER COMMISSIONING.

1. THE BUILDER SHALL ALLOW TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE EARTHWORKS AND THE BORED PIER SECTIONS OF THE SPECIFICATIONS TO CARRY OUT ALL INSPECTIONS AND TESTING TO CERTIFY THAT THE FOUNDING MATERIAL FOR HIGH LEVEL FOOTINGS AND OR THE CAPACITY OF BORED PIERS COMPLIES WITH THAT NOMINATED IN THE DOCUMENTATION. THE CERTIFICATION IS TO BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND.
2. THE SLAB HAS BEEN DESIGNED AS A 'S' SITE CLASSIFICATION IN ACCORDANCE WITH AS2870. THE ENGINEER SHALL BE CONTACTED IF THE SITE CONDITIONS VARY.
3. AN ALLOWABLE BEARING PRESSURE FOR HIGH LEVEL FOOTINGS OF 100 kPa HAS BEEN ASSUMED IN THE DESIGN OF THE FOOTINGS. FOR BORED PIERS AN ULTIMATE END BEARING PRESSURE OF 100 kPa AND SKIN FRICTION OF 25 kPa HAS BEEN ASSUMED IN THE DESIGN OF THE FOOTINGS.
4. WHERE REQUIRED FOUNDING MATERIAL IS DEEPER THAN THE UNDERSIDE OF THE HIGH LEVEL FOOTINGS AS DETAILED ALLOW TO BACKFILL ADDITIONAL EXCAVATION WITH N20 CONCRETE.
5. WHERE EXCAVATION WORK IS TO BE CARRIED OUT ADJACENT TO EXISTING FOOTINGS THE EXACT LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE DETERMINED BY TEST PITS PRIOR TO EXCAVATION. UNDERPINNING SHALL BE CARRIED OUT AS DETAILED OR REQUIRED BY THE STRUCTURAL ENGINEER
6. ALL FOOTING EXCAVATIONS SHALL BE FORMED AS NECESSARY WHEN EXCAVATED FACE IS NOT STABLE, DEWATERED AND CLEANED OF LOOSE AND SOFT MATERIAL PRIOR TO PLACING CONCRETE.
7. ALL WALLS AND COLUMNS SHALL BE CONCENTRIC WITH SUPPORTING FOOTINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS 1379, AS 3600 AND AS3610 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. REFER ALSO TO INTSU CONCRETE FORMWORK AND REINFORCEMENT SECTION OF THE SPECIFICATIONS.
2. CONCRETE STRENGTH GRADE FOR PARTICULAR ELEMENTS SHALL BE AS NOTED ON THE DRAWINGS.
3. SIZE OF ELEMENTS IS EXCLUSIVE OF APPLIED FINISHES. BEAMS DEPTHS INCLUDE SLAB THICKNESS AND ARE THE FIRST DIMENSION SPECIFIED, FOLLOWED BY WIDTH. UNLESS NOTED OTHERWISE ALL FORMED EDGES AND CORNERS OF CONCRETE MEMBERS SHALL HAVE 20mm CHAMFERS.
4. CONSTRUCTION JOINTS SHALL BE MADE ONLY AT APPROVED LOCATIONS, AND, IN BEAMS AND SLABS SHALL BE CONSTRUCTED WITH A SHEAR KEY TO ENGINEER'S DETAIL U.N.O. SURFACES OF CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY MECHANICALLY SCABBLED, FULLY EXPOSING THE AGGREGATE MIX, UNLESS OTHERWISE NOTED.
5. REINFORCEMENT SHALL BE TO ASINZS 4671 AND REINFORCEMENT GRADE IS DESIGNATED AS FOLLOWS:
 - R: PLAIN ROUND BAR, GRADE 250
 - N: DEFORMED BAR, GRADE 500
 - SL/R: WIRE REINFORCING FABRIC GRADE 500
6. REINFORCEMENT SHALL BE BENT COLD IN ACCORDANCE WITH AS3600 EXCEPT WHERE APPROVED BY THE STRUCTURAL ENGINEER. NO REBENDING SHALL BE PERMITTED.
7. DO NOT CUT REINFORCEMENT ON SITE TO CLEAR PENETRATIONS. DISPLACE REINFORCEMENT SLIGHTLY AS NECESSARY TO CLEAR BLOCKOUTS.
8. CONCRETE COVER AND LAPS TO REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS.
9. APPLY EVAPORATION RETARDER AND CURE ALL CONCRETE IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS.
10. FORMWORK SHALL REMAIN UNDISTURBED FOR THE MINIMUM STRIPPING TIMES SPECIFIED IN AS3610, UNLESS OTHERWISE APPROVED.

TABLE 1 - CONCRETE QUALITY			
ELEMENT	STRENGTH GRADE	SUMP (mm)	MAX. AGGREGATE SIZE (mm)
BORED PIERS	N25	80 ± 15	20
FOOTINGS	N25	80 ± 15	20
SLAB ON GROUND	N25	80 ± 15	20
POOL SLAB & WALL	N32	80 ± 15	20
BLINDING	N7	80 ± 15	

ELEMENT	TOP (mm)	BOTTOM (mm)	SIDE (mm)
BORED PIERS	70	100	70
FOOTINGS	50	50	50
INT SLAB ON GROUND	30	50	50
EXT SLAB ON GROUND	40	50	50
POOL SLAB	50	50	50

1. ALL REINFORCING BARS SHALL BE GRADE D500N TO A5671 UNLESS NOTED OTHERWISE. IT SHALL BE CUT AND BENT IN ACCORDANCE WITH A53600. ACCEPTABLE MANUFACTURERS AND PROCESSORS OF STEEL REINFORCEMENT MUST HOLD A VALID CERTIFICATE OF APPROVAL, ISSUED BY THE AUSTRALIAN CERTIFICATION AUTHORITY FOR REINFORCING STEELS (ACRS), OR TO SUCH AN EQUIVALENT CERTIFICATION SYSTEM AS MAY BE APPROVED IN WRITING BY THE SPECIFIER. EVIDENCE OF COMPLIANCE WITH THIS CLAUSE MUST BE OBTAINED WHEN CONTRACT BIDS ARE RECEIVED. ALL MESH SHALL BE GRADE 500L TO A5671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
2. THE FABRICS FOLLOWING THE FABRIC SYMBOLS RL, SL, L, TM IS THE REFERENCE NUMBER FOR FABRIC TO A5671.
3. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
4. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR, AS SHOWN IN THE TABLE BELOW.

BAR DIA.	LENGTH (mm)	BAR DIA.	LENGTH (mm)
R6	300	N20	800
R10	400	N24	1000
N12	500	N28	1800
N16	600	N32	2200

4. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER. WHERE APPROVED, WELDING MUST COMPLY WITH AS1554.3 STANDARD STEEL WELDING, PART 3 : WELDING OF REINFORCING STEEL. NO WELDING IS ALLOWED WITHIN 120mm OF BENDS.
5. FABRIC SHALL BE LAPPED TWO TRANSVERSE WIRES PLUS 25mm. BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETER CENTRES WITH 3 WRAPS OF THE WIRE.
6. WELDED TRANSVERSE BARS ARE NOT SHOWN PROVIDED N12-300 SPICED WHERE NECESSARY AND LAP WITH MAIN BARS 400 mm UNLESS NOTED
7. JOGGLES TO BARS SHALL COMPRISE A LENGTH OF 12 BAR DIAMETERS BETWEEN BEGINNING AND END OF A OFFSET OF 1 BAR DIAMETER.
8. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS, AND 800 EACH WAY FOR FABRIC. WHEN POURED ON GROUND AS FORMWORK PROVIDE PLATES UNDER ALL BARS. PLASTIC TIPPED STEEL CHAIRS SHALL NOT BE USED ON EXPOSED FACES IN EXPOSURE CLASSIFICATION B1, B2 AND ONLY PLASTIC OR CONCRETE CHAIRS.
9. SITE BENDING OF REINFORCEMENT SHALL BE AVOIDED IF POSSIBLE. WHERE SITE BENDING IS UNAVOIDABLE IT SHALL BE CARRIED OUT COLD, WITHOUT THE APPLICATION OF HEAT, AND IN ACCORDANCE WITH THE PRACTICE NOTE REIN OF THE STEEL REINFORCEMENT INSTITUTE OF AUSTRALIA. REINFORCEMENT SHALL NOT BE REBENT WITHOUT APPROVAL OF THE SUPERINTENDENT
10. THE STRUCTURAL ENGINEER SHALL BE GIVEN 24 HOURS NOTICE FOR REINFORCEMENT INSPECTION AND CONCRETE SHALL NOT BE DELIVERED UNTIL FINAL APPROVAL HAS BEEN OBTAINED FROM THE STRUCTURAL ENGINEER.

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS4100, AS/NZS 1554 - 1 AND 2 AND AS4600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. REFER ALSO TO THE STRUCTURAL STEELWORK SECTION OF THE SPECIFICATIONS.

2. ALL STEEL SHALL COMPLY WITH THE FOLLOWING U.N.O. :
- WELDED SECTION - GRADE 300 TO AS/NZS 3678.2
- ROLLED SECTION - GRADE 300 TO AS/NZS 3679.2
- SHS AND RHS - GRADE 350/GRADE 450 TO AS 1163
- CHS - GRADE 250/GRADE 350 TO AS 1163
- FLAT PLATE - GRADE 300 TO AS/NZS 3679.2
- STANDARD PLATE - GRADE 250 TO AS/NZS 367

3. THE CONTRACTOR SHALL UNLESS SPECIFIED OTHERWISE:
(a) PROVIDE AND EMPLOY ANY ADDITIONAL TEMPORARY BRACING ETC. NECESSARY TO ADEQUATELY HOLD STEELWORK IN POSITION DURING CONSTRUCTION. CARRY OUT ERECTION OF STEELWORK IN ACCORDANCE WITH AS3628 GUIDELINES FOR THE ERECTION OF BUILDING STEELWORK
(b) PROVIDE ALL PACKS, CLEATS, BOLTS (INCL. H.D. BOLTS) ETC. REQUIRED FOR TEMPORARY AND PERMANENT ERECTION OF STEELWORK AND FOR ATTACHMENT OF TIMBER AND MISCELLANEOUS FRAMING.
(c) SUBMIT TWO (2) COPIES OF WORKSHOP DRAWINGS TO THE ENGINEER FOR PERUSAL. FABRICATION SHALL NOT COMMENCE WITHOUT A WRITTEN RESPONSE. THE CONTRACTOR IS TO ALLOW 14 BUSINESS DAYS FOR REVIEW AND APPROVAL OF SHOP DRAWINGS.

4. ALL STRUCTURAL STEELWORK TO BE HOT DIP GALVANISED. UNLESS NOTED OTHERWISE.

5. PROPRIETARY ITEMS (E.G. PURLIN, ROOF/WALL SHEETING, BOLTS ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. FOR LAPPED PURLINS/GIRTS USE M12 4/6'S PURLIN BOLTS AND FOR UNLAPPED PURLINS/GIRTS USE M12 4/6'S SHOULDERED PURLIN BOLTS. SHOULDERED PURLIN BOLT HEAD TO BE AGAINST COLD FORMED SECTION. ALL PURLIN/GIRTS BOLTS SHALL HAVE INTEGRAL WASHERS.

6. MINIMUM WELDING REQUIREMENTS IF NOT OTHERWISE SPECIFIED SHALL BE AS FOLLOWS:-
- ALL WELDS CATEGORY S P 6mm CONTINUOUS FILLET WELDS, OR WHERE NOTED, COMPLETE PENETRATION BUTT WELDS (C.P.W.) USING E48XX ELECTRODES WITH CATEGORY S.P. INSPECTION WITH ALL WELDS 100% VISUALLY SCANNED. ALL TO AS/NZS 1554.1 UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER IN ACCORDANCE WITH AS/NZS 1554.1.

7. EXTENT OF WELD INSPECTION/TESTING TO BE:
- VISUAL SCANNING : 100% OF WELDS
- VISUAL EXAMINATION: 100% OF BUTT WELDS IN TENSION MEMBERS AND 50% OF OTHER WELDS.
- RADIOGRAPHIC OR ULTRASONIC: 10% OF BUTT WELDS IN TENSION MEMBERS AND 5% OF OTHER WELDS.
- GRIND WELDS SMOOTH AND FLUSH WITH PARENT METAL WHERE NOMINATED ON DRAWINGS.
- GRIND UNID IN LONGITUDINAL DIRECTION OF MEMBER. WELDS TO BE INSPECTED BY INDEPENDENT NATA ACCREDITED QUALIFIED WELDING INSPECTOR TO AS2214. PROVIDE WELDING INSPECTORS REPORT TO SUPERINTENDENT.

8. STEELWORK TO BE ORDERED/NOTED IN THE DOCUMENTATION SHALL BE THOROUGHLY WIRE BRUSHED CLEANED AND PAINTED IN ACCORDANCE WITH THE SPECIFICATION.

9. THE ENGINEER MAY ORDER NON-DESTRUCTIVE TESTING OF SELECTED WELDS. WELDS PROVED TO BE BELOW THE SPECIFIED QUALITY SHALL BE CUT OUT, REWELDED AND RE-TESTED AT CONTRACTOR'S EXPENSE.

10. ALL BOLTS, NUTS AND WASHERS, INCLUDING HOLD DOWN BOLTS, CAST-IN FERRULES, CAST-IN PLATES AND MASONRY ANCHORS ARE TO BE HOT DIP GALVANIZED U.N.O. ALL GALVANIZED COMPONENTS TO BE CAST INTO CONCRETE MUST BE PASSIVATED. UNLESS NOTED OTHERWISE STEEL TO STEEL CONNECTIONS ARE M20 8/8'S AND HOLD DOWN BOLTS ARE M20 4/6'S.

11. BOLT TYPES SHALL BE AS FOLLOWS:-
- '4/6'S - COMMERCIAL BOLTS TO AS1111 AND AS1112, SNUG TIGHTENED
- '8/8'S - HIGH STRENGTH STRUCTURAL BOLTS TO AS/NZS 1252, SNUG TIGHTENED ONLY.
- USE BOLTS WITH THREADS IN COMPLIANCE WITH AS1275.
- USE BOLT AND NUTS 8/8 SHAT PROTECTION BEYOND NUT IS AT LEAST TWO (2) THREADS, AND NOT MORE THAN 10 mm. PROVIDE A COLOUR FLASH AT LOCATIONS OF TF AND TB BOLTS. SLIP FACTOR ASSUMED FOR FRICTION TYPE BOLTS = 0.35. TREAT CONTACT SURFACES BY WIRE BRUSHING OR BLASTING AS REQUIRED TO ACHIEVE ASSUMED SLIP FACTOR. DEGREASE AND LIGHTLY OIL TF AND TB BOLTS PRIOR TO INSTALLATION. TENSION TF AND TB BOLTS USING PART-TURN METHOD OR TAMPER PROOF LOAD INDICATING WASHERS TO AS1400. DO NOT USE CALIBRATED TORQUE WRENCHES. PROVIDE WITNESS MARKS ON BOLT AND NUT. PROVIDE A HARDENED WASHER UNDER BOLT HEAD OR NUT, WHICHEVER IS ROTATED. DO NOT REUSE TB OR TF BOLTS ONCE TENSIONED.

12. ALL STRUCTURAL STEEL FIXING DETAILS ARE TO BE BASED ON AISC STANDARDIZED STRUCTURAL CONNECTIONS U.N.O

13. ALL PLATES ARE TO BE 10mm THICK UNO. ALL PLATES TO BE FROM STANDARD SQUARE EDGE FLATS U.N.O.

14. THE FABRICATION AND ERECTION OF THE STRUCTURAL STEELWORK SHALL BE SUPERVISED BY A QUALIFIED PERSON EXPERIENCED IN SUCH SUPERVISION, IN ORDER TO ENSURE THAT ALL REQUIREMENTS OF THE DESIGN ARE MET. ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP. BEAMS AND TRUSSES OVER 6m SHALL BE PRECAMBERED 1 IN 500 UNLESS NOTED OTHERWISE. MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTHS. SPLICES SHALL ONLY BE PERMITTED IN LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS.

15. THE CONTACT SURFACES FOR HIGH STRENGTH FULLY TENSIONED BOLT CONNECTIONS SHALL BE CLEAN "AS ROLLED" AND NOT PAINTED. FULLY TENSION BOLTS BY THE "PART TURN METHOD OF TIGHTENING", OR BY LOAD INDICATING WASHERS.

16. GROUT TO BE BASE PLATES: A SPACE FOR 40mm OF 2:1 SAND:CEMENT MORTAR OF DAMP EARTH CONSISTENCY RAMMED FOR COMPACTION. ALTERNATIVELY USE NON-SHRINK GROUT APPLIED TO MANUFACTURER'S SPECIFICATIONS.

17. COATING REPAIRS: REINSTATE COATING TO DAMAGED AREAS TO PROTECTIVE COATINGS SPECIFICATION. FIELD WELD REPAIRS: DO NOT WELD THROUGH EXISTING GALVANISING OR COATINGS. REMOVE WELD SPATTER, RESIDUAL FLUX etc BY CHIPPING, GRINDING OR ABRASIVE BLAST CLEANING, GRIND FLUSH WITH WELD BEADS. PREPARE SURFACE FOR PAINTING AS PER COATING SPECIFICATION. REMOVE RUST, LOOSE AND PAINT OVER. REINSTATE SOUND COATING SO PAINT EDGE IS FEATHERED AND SMOOTH. STRIP COAT ALL WELDS, EDGES AND ROUGH SURFACES USING A BRUSH. REINSTATE COATING AS PER PROTECTIVE COATINGS SPECIFICATION.

18. REPAIR DAMAGE TO GALVANIZED COATING TO AS/NZS 4680 SECTION 8 REPAIR AFTER GALVANIZING. USE ORGANIC TWO-PACK ZINC RICH EPOXY COATING COMPLYING WITH AS/NZS 3750.9 APPLIED IN TWO COATS EACH 50 MICRON, MINIMUM TOTAL DRY FILM THICKNESS 100 MICRONS. DO NOT USE SPRAY CANS OF 'COLD GALT' OR ZINC ALLOY SOLDER 'STICKS'. SURFACE PREPARATION OF EXPOSED BARE STEEL TO BE ABRASIVE BLAST CLEANED TO AS 1627.4, CLASS 2* (PREFERRED) OR POWER TOOL CLEANED TO AS 1627.2 CLASS ST.3. LIGHTLY SWEPT BLAST GALVANIZED SURFACES.

19. PROTECTIVE COATINGS ARE TO BE SHOP APPLIED AND CURED IN WORKSHOP IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS APPROVED OTHERWISE IN WRITING BY SUPERINTENDENT. PROTECTIVE COATINGS ARE TO BE SMOOTH, UNIFORM AND WITHOUT RUNS, BEADS, PINHOLES, SURFACE CRAZING OR OTHER IMPERFECTIONS.

20. UNLESS NOTED OTHERWISE THE DRAWINGS OR IN THE SPECIFICATION, SURFACE TREATMENT OF EXPOSED STEELWORK FOR ATMOSPHERIC CORROSION PROTECTION TO BE PURS. APPLY PROTECTIVE COATINGS AS PER SYSTEMS/SYSTEMS PURS OF AS/NZS2312 PROTECT 6.3 IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REPORT QA RECORDS IN A FORMAT SIMILAR TO AS3894 PARTS 10 TO 14. NON-SPECIFIED COLOURS WILL BE SELECTED BY THE SUPERINTENDENT.

21. DISSIMILAR METALS TO BE SEPERATED WITH INERT MATERIAL.

22. REFER SPECIFICATION AND ARCHITECTURAL DRAWINGS FOR DECORATIVE COATINGS.

1. ALL MATERIALS AND WORKSMANSHIP SHALL CONFORM WITH THE CURRENT EDITION OF BS3700 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 20 MPa IN ACCORDANCE WITH THE REQUIREMENTS OF BSINZS 4455.1.
3. PROVIDE ADEQUATE TEMPORARY PROPPING TO WALLS DURING CONSTRUCTION IN ACCORDANCE WITH BSINZS 4455.1 AND AS 4456.0.
4. PROVIDE VERTICAL CONTROL JOINTS IN WALLS AT MAXIMUM 8 METRE CENTRES OR WHERE INDICATED ON DRAWINGS.
5. ALL WALLS SHALL BE FULLY BONDED OR TIED AT THEIR INTERSECTIONS UNLESS DETAILED OTHERWISE.
6. MORTAR SHALL BE MECHANICALLY MIXED AND TYPE M3 U.N.O. CONSISTING OF 1 PART CEMENT, 1 PART HYDRATED LIME AND 6 PARTS OF WELL GRADED SAND, AND SHALL COMPLY WITH THE REQUIREMENTS OF AS 3700. MORTAR SHALL BE SAMPLED AND TESTED, IN ACCORDANCE WITH THE SPECIFICATION.
7. CORES OF ALL BLOCKS SHALL BE CLEAN AND FREE FROM PROJECTING MORTAR. PROVIDE CLEAN OUT OPENINGS AT BASE OF EACH LIFT. FORM THE FACE OF CLEAN OUT BLOCKS. INFILL BLOCK SHELLS SHALL NOT BE USED WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
8. CORES OF CONCRETE SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH THE SPECIFICATION. MAXIMUM SLUMP OF 230mm. CONCRETE SHALL BE PLACED TO COMPLETELY FILL CORES WITHOUT SEGREGATION OR VOIDS. COMPACT BY INTERNAL VIBRATION OR RODDING AND STRENGTH TEST IN ACCORDANCE WITH THE MASONRY SPECIFICATION.
9. FILL CORES TO MAXIMUM 24 METRE HIGH FREE DROP IN ANY ONE POUR.
10. BACKFILL RETAINING WALLS, ON ENGINEER'S APPROVAL, WITH CLEAN 20mm GRAVEL FILLING FREE FROM CLAY OR OTHER ORGANIC MATTER.
11. RETAINING WALLS SHOULD NOT BE BACKFILLED UNTIL A MINIMUM OF 14 DAYS AFTER GROUT FILLING. PROPPED RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL THE SLAB OVER HAS BEEN CAST A MINIMUM OF 14 DAYS AFTER THE WALL HAS BEEN GROUT FILLED A MINIMUM OF 14 DAYS.
12. PROVIDE ALL AGRICULTURAL PIPES OR WEEPHOLES TO EARTH FACE OF ALL RETAINING WALLS AS NOTED IN THE DOCUMENTATION. ALL AGRICULTURAL PIPES OR WEEPHOLES TO BE PROTECTED FROM SILTATION BY THE USE OF GEOTEXTILE. AGRICULTURAL DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM TO HYDRAULIC ENGINEERS DETAILS.
13. PROVIDE WATERPROOF MEMBRANE & D.P.C. AS REQUIRED BY THE ARCHITECTURAL SPECIFICATION.

1. ALL TIMBER DESIGN, MATERIAL AND CONSTRUCTION SHALL BE TO AS 1720.1 AND AS1720.2.
2. SOFTWOOD TO BE MINIMUM STRESS GRADE F7 UNO. HARDWOOD TO BE MINIMUM GRADE F14 UNLESS NOTED OTHERWISE. SUBMIT SUPPLIERS CERTIFICATE AS TO STRESS GRADE OF TIMBER MEMBERS. ALL TIMBER SHALL BE BRANDED.
3. EXTERNAL TIMBER SHALL BE EITHER SEASONED HARDWOOD WITH DURABILITY CLASS I OR II, JOINT CLASS J02 OR J03 TO AS 1720.2 OR IMPREGNATED PINE GRADE F7. PRESSURE TREATED MINIMUM H3 TREATMENT UNLESS SPECIFIED OTHERWISE. TO AS 1604 AND RE-DRIED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES. SUPPLY SUPPORTING DOCUMENTATION FOR PRESERVATIVE TREATMENT.
4. ALL BOLTS IN TIMBER CONSTRUCTION SHALL BE MINIMUM M16 UNLESS NOTED AND SHALL BE GALVANISED. BOLTS SHALL BE RETIGHTENED AT THE END OF THE MAINTAINANCE PERIOD. BOLT HOLES SHALL BE DRILLED NO MORE THAN 1 mm OVERSIZE.
FLAT WASHERS ARE TO BE USED ANYWHERE THE HEAD OF A BOLT OR COACH SCREW, A NUT, OR SPRING WASHER WOULD OTHERWISE BEAR ON A TIMBER ELEMENT. FLAT WASHERS ARE NOT REQUIRED WHERE THE HEAD OR NUT BEARS ON A STEEL PLATE. UNLESS NOTED OTHERWISE, FLAT WASHERS BEARING AGAINST TIMBER SHALL HAVE THE FOLLOWING MINIMUM OUTSIDE DIAMETER

WASHERS				
NOMINAL FASTENER SIZE	M8	M16	M20	M24
NOMINAL OUTSIDE DIAMETER	36mm	55mm	65mm	75mm

SPRING WASHERS SHALL BE STANDARD HELICAL SPRING-LOCK WASHERS. SPRING WASHERS ARE TO BE INSTALLED UNDER THE NUT ON ALL BOLTS CONNECTING TIMBER ELEMENTS.

5. TIMBER DIMENSIONS SHALL BE NOT LESS THAN:


TIMBER DIMENSIONS TOLERANCES	
SEASONED SOFTWOOD	+5mm , -0mm
UNSEASONED SOFTWOOD	< F7 +3mm , -3mm
UNSEASONED SOFTWOOD	> F7 +2mm , -4mm
SEASONED HARDWOOD	+2mm , -0mm
UNSEASONED HARDWOOD	+3mm , -3mm
SEE ALSO CLAUSE 1.6.2 IN AS 2082	

6. ALL TIMBER JOINTS AND NOTCHES ARE TO BE 100mm MINIMUM AWAY FROM LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS. ALL TRUSSES AND RAFTERS SHALL BE FIXED TO TOP PLATE WITH METAL PLATE CONNECTORS.
7. FIELD-CUT SURFACES ARE TO BE TREATED TO REFUSAL / SATURATION WITH COPPER NAPHTHENE PRESERVATIVE. END GRAIN IS TO BE COATED WITH ANCHOR SEAL, PARAFFIN SEALANT, TREAT BEAMS AS SOON AS POSSIBLE AFTER CUTTING. ENSURE CUTS ARE CLEAN AND FREE OF SAWDUST OR DEBRIS PRIOR TO TREATING.

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

[illegible]

CERTIFICATION



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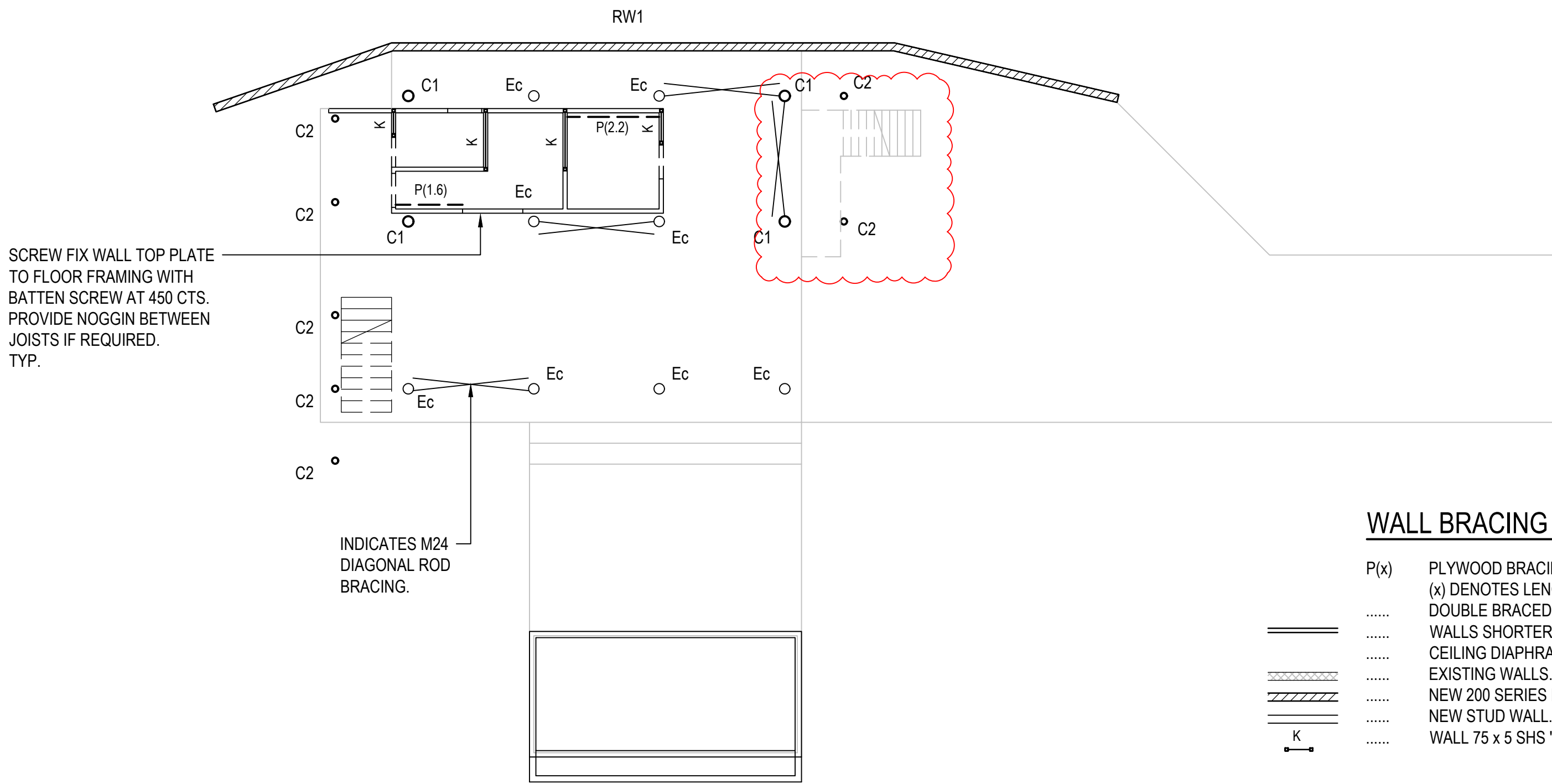
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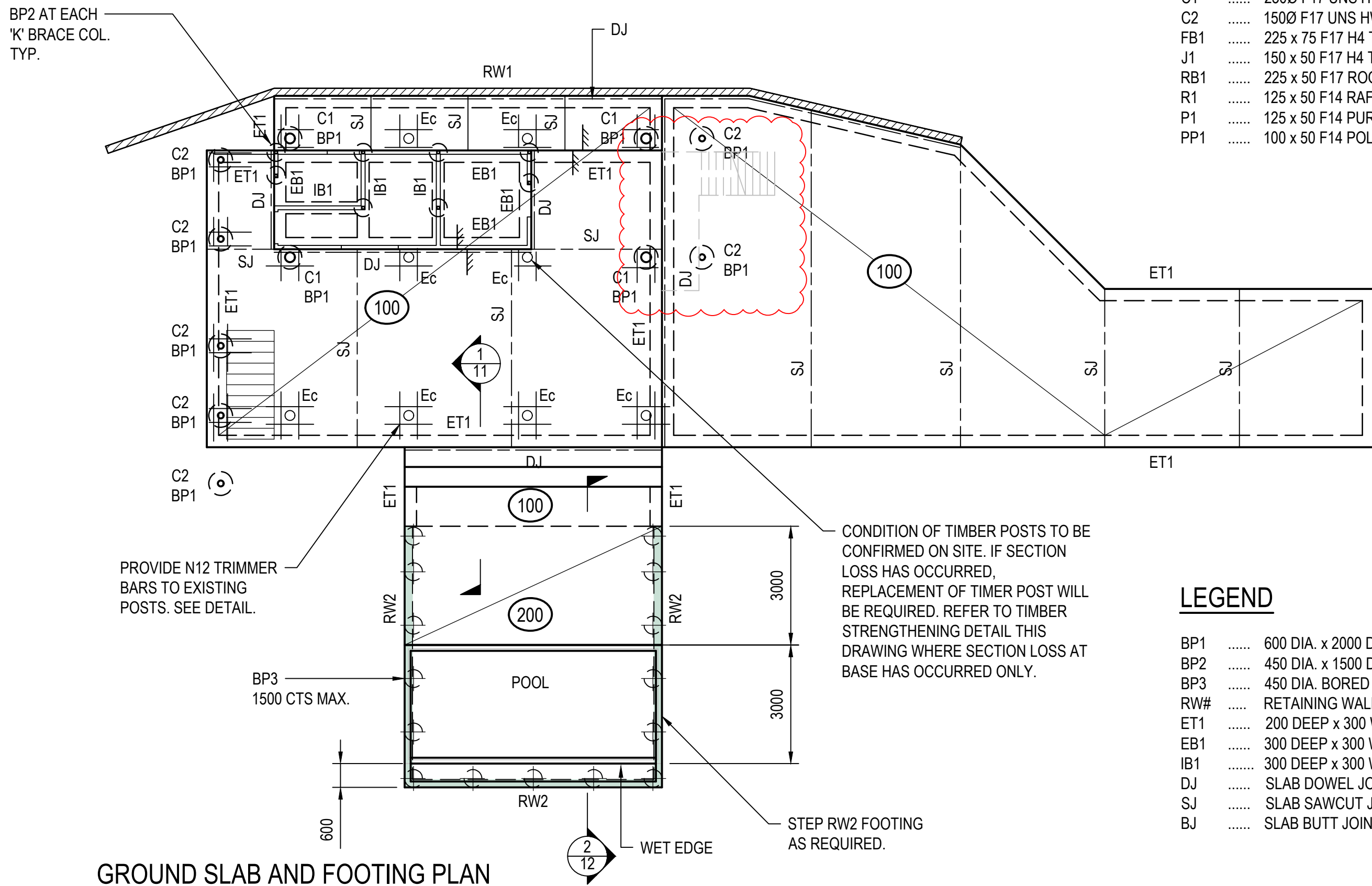
MAL
Engineers

wn 3	Date 22.3.23	Client
hecked	Date 22.3.23	Project
igned L	Date 22.3.23	DALE RESIDENCE 24 MURPHY STREET, PORT DOUGLAS
ified L	Date 22.3.23	
roved		Title
LANCINI	16.5.23	GENERAL CONSTRUCTION NOTES

Status			
FOR CONSTRUCTION			
Date	Scale	Size	
AHD	AS SHOWN	A1	
Drawing Number			Revision
Q23076-ST-01			A



GROUND FLOOR WALL PLAN
SCALE 1:100



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.

WALL BRACING SCHEDULE AND NOTES

- P(x) PLYWOOD BRACING (6kN/m 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

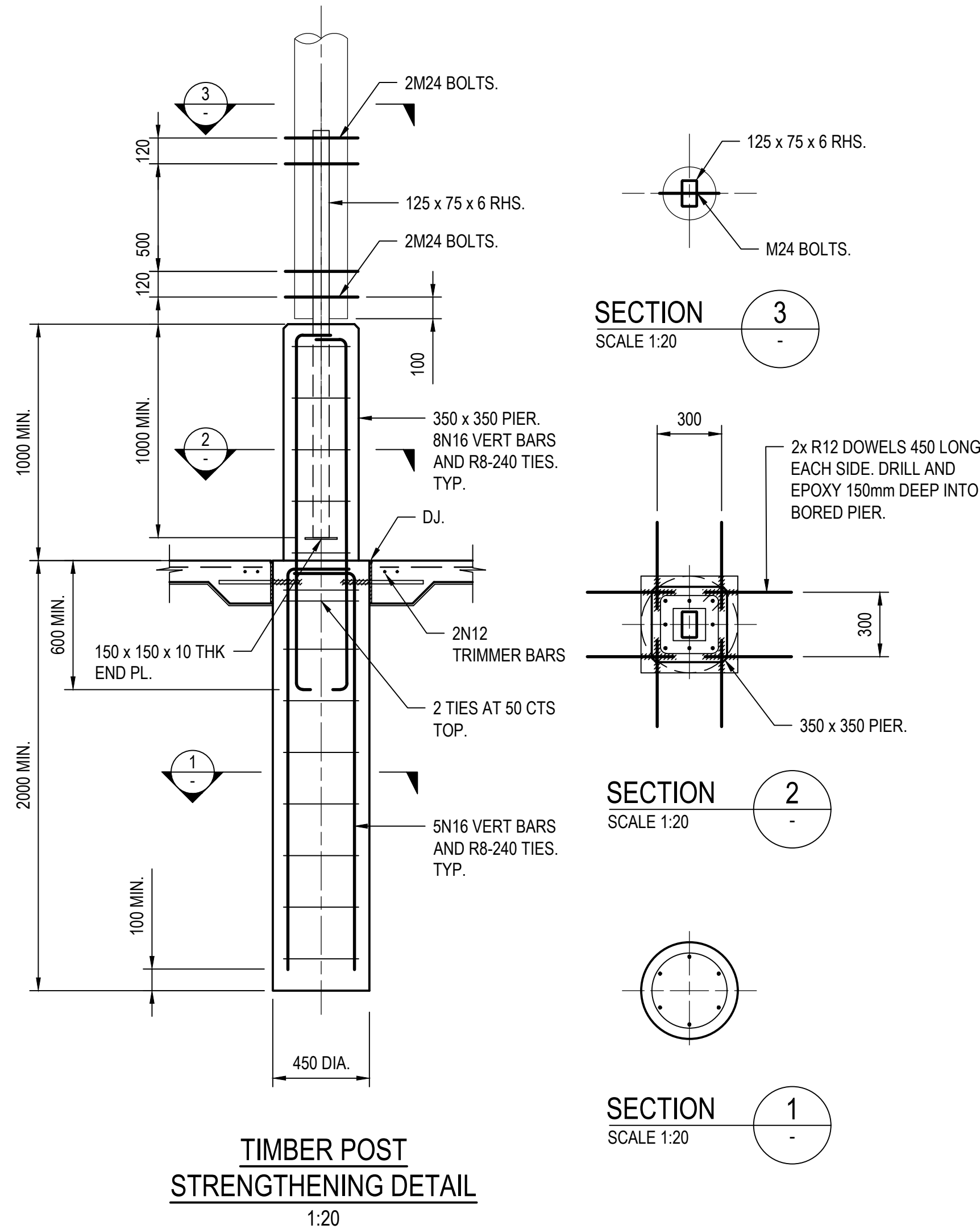
- Ec EXISTING HWD POLE.
C1 250Ø F17 UNS HWD F5 TREATED POLE.
C2 150Ø F17 UNS HWD F5 TREATED POLE.
FB1 225 x 75 F17 H4 TREATED FLOOR BEARER.
J1 150 x 50 F17 H4 TREATED JOIST.
RB1 225 x 50 F17 ROOF BEAM.
R1 125 x 50 F14 RAFTER AT 900 CTS MAX.
P1 125 x 50 F14 PURLINS AT 600 CTS MAX.
PP1 100 x 50 F14 POLE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

LEGEND

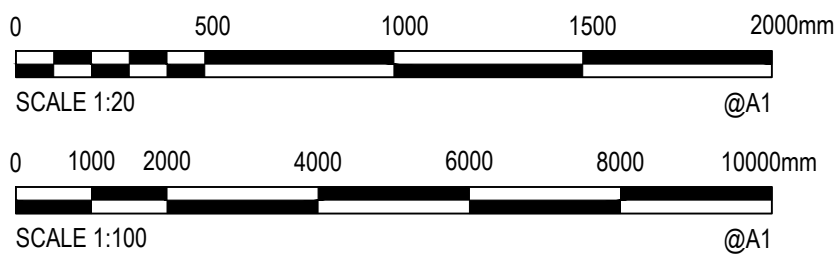
- BP1 600 DIA. x 2000 DEEP MIN. BORED PIER.
BP2 450 DIA. x 1500 DEEP MIN. BORED PIER.
BP3 450 DIA. BORED PIER. SEE DWG ST-12.
RW# RETAINING WALL TYPE.
ET1 200 DEEP x 300 WIDE SLAB EDGE THICKENING.
EB1 300 DEEP x 300 WIDE SLAB EDGE BEAM.
IB1 300 DEEP x 300 WIDE SLAB INTERNAL BEAM.
DJ SLAB DOWEL JOINT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



TIMBER POST
STRENGTHENING DETAIL
1:20



Rev.	Date	Description	Des.	Verif.	Appd.
B	12.6.23	REVISED AS CLOUDED	ML	ML	ML
A	16.5.23	ISSUED FOR CONSTRUCTION	ML	ML	ML



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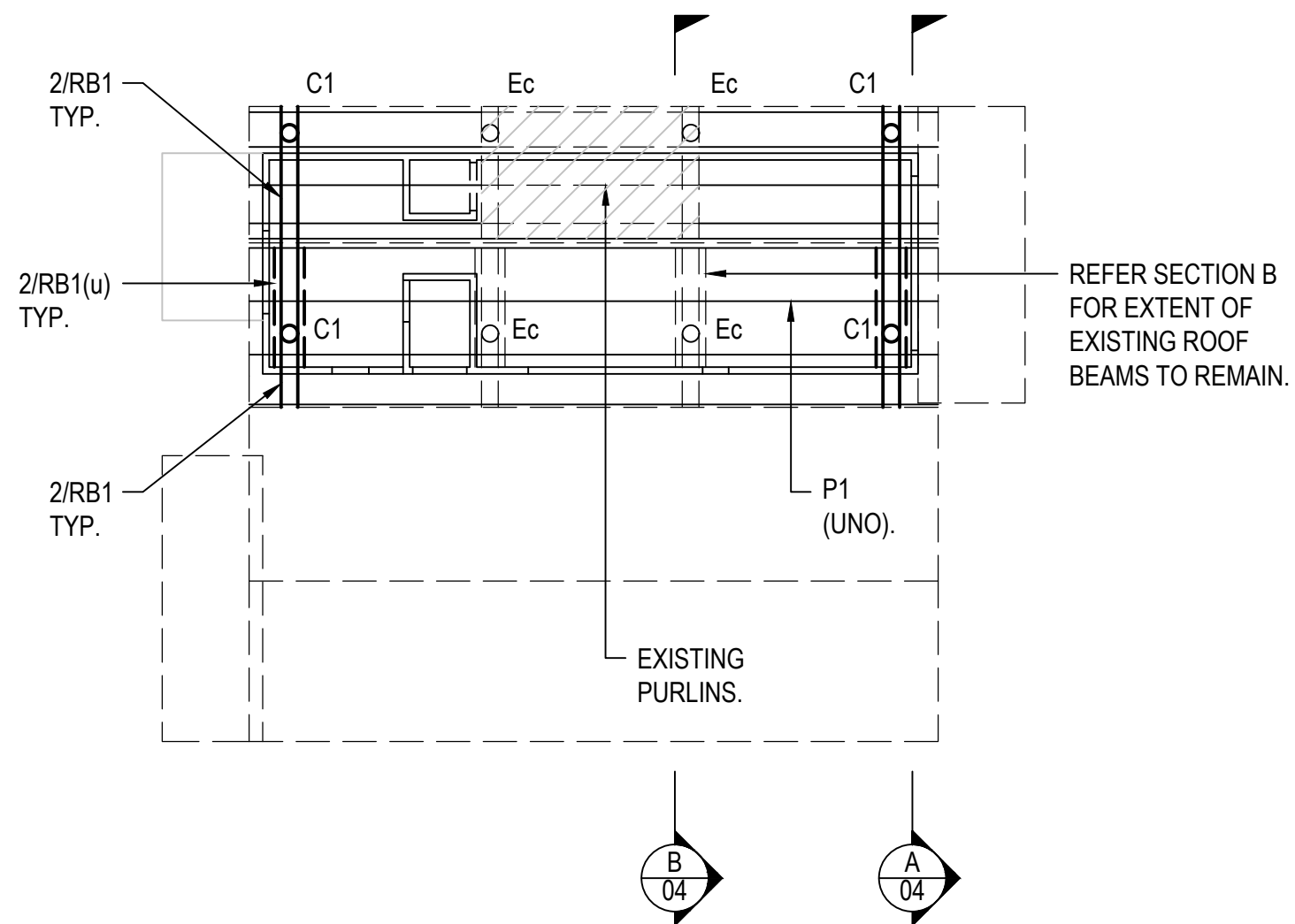
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Verified	Date	
ML	22.3.23	
Approved	Date	
M. LANCINI	16.5.23	

Project DALE RESIDENCE
24 MURPHY STREET, PORT DOUGLAS
Title GROUND FLOOR SLAB PLAN

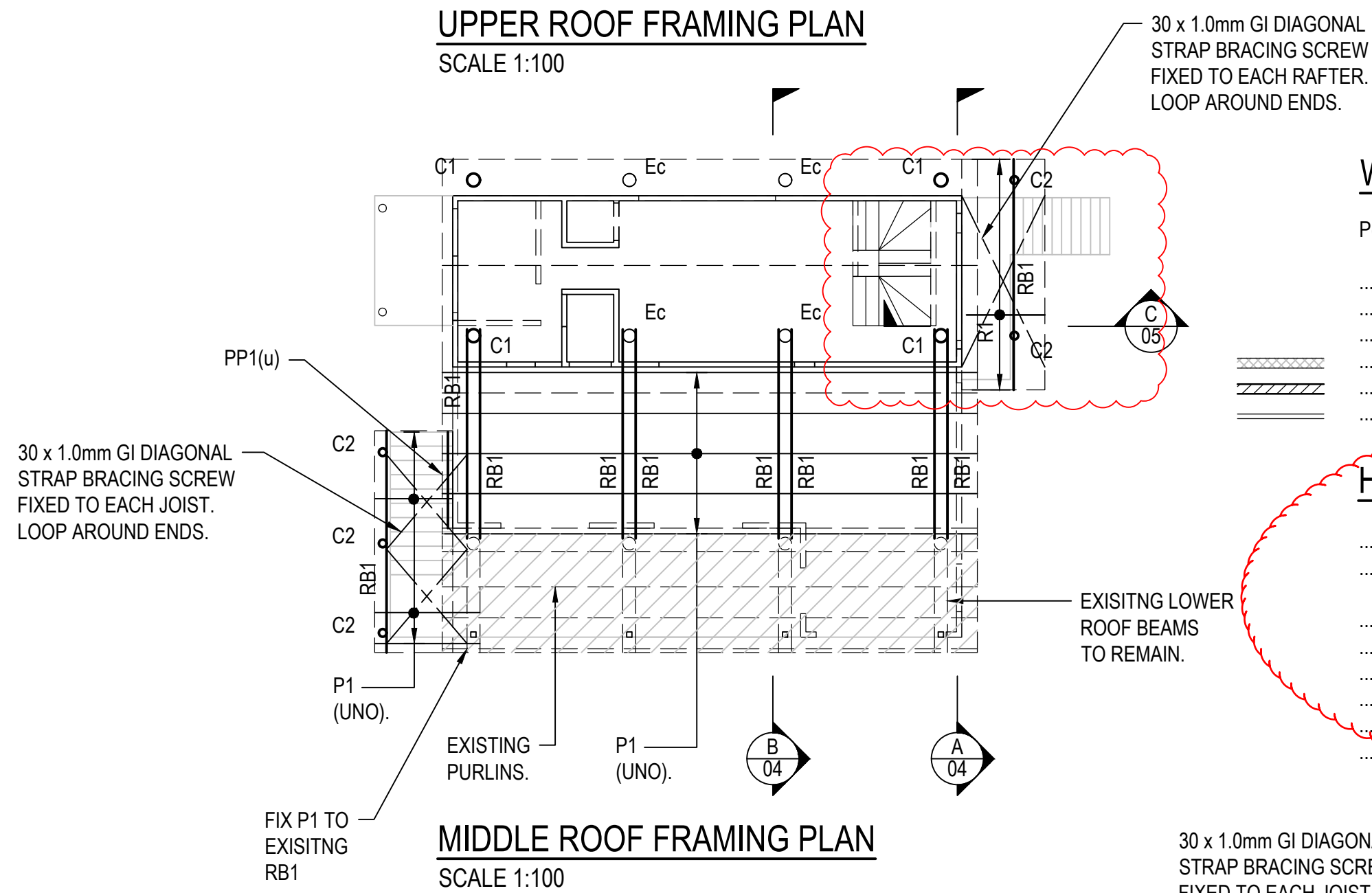
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Revision	B

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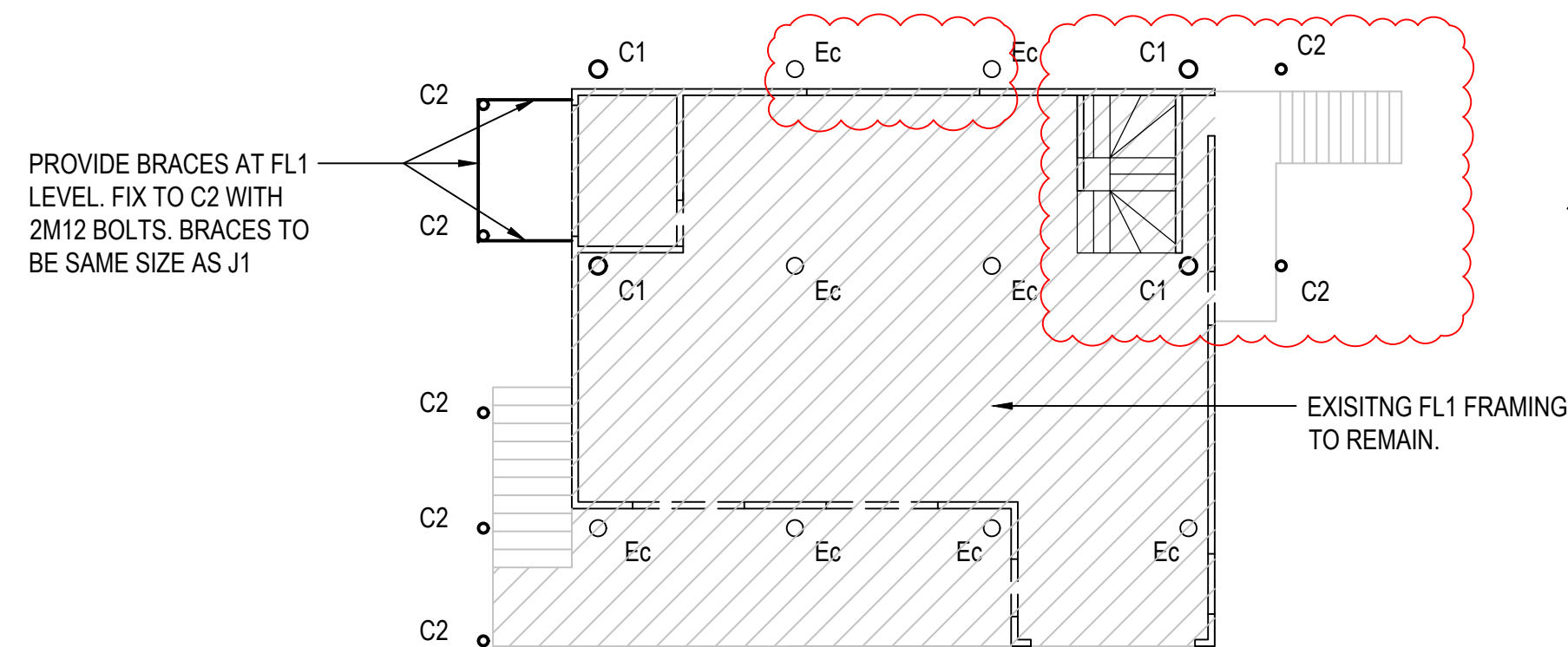
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UPPER ROOF FRAMING PLAN
SCALE 1:100



MIDDLE ROOF FRAMING PLAN
SCALE 1:100



FL1 FLOOR WALL PLAN
SCALE 1:100

FRAMING LEGEND

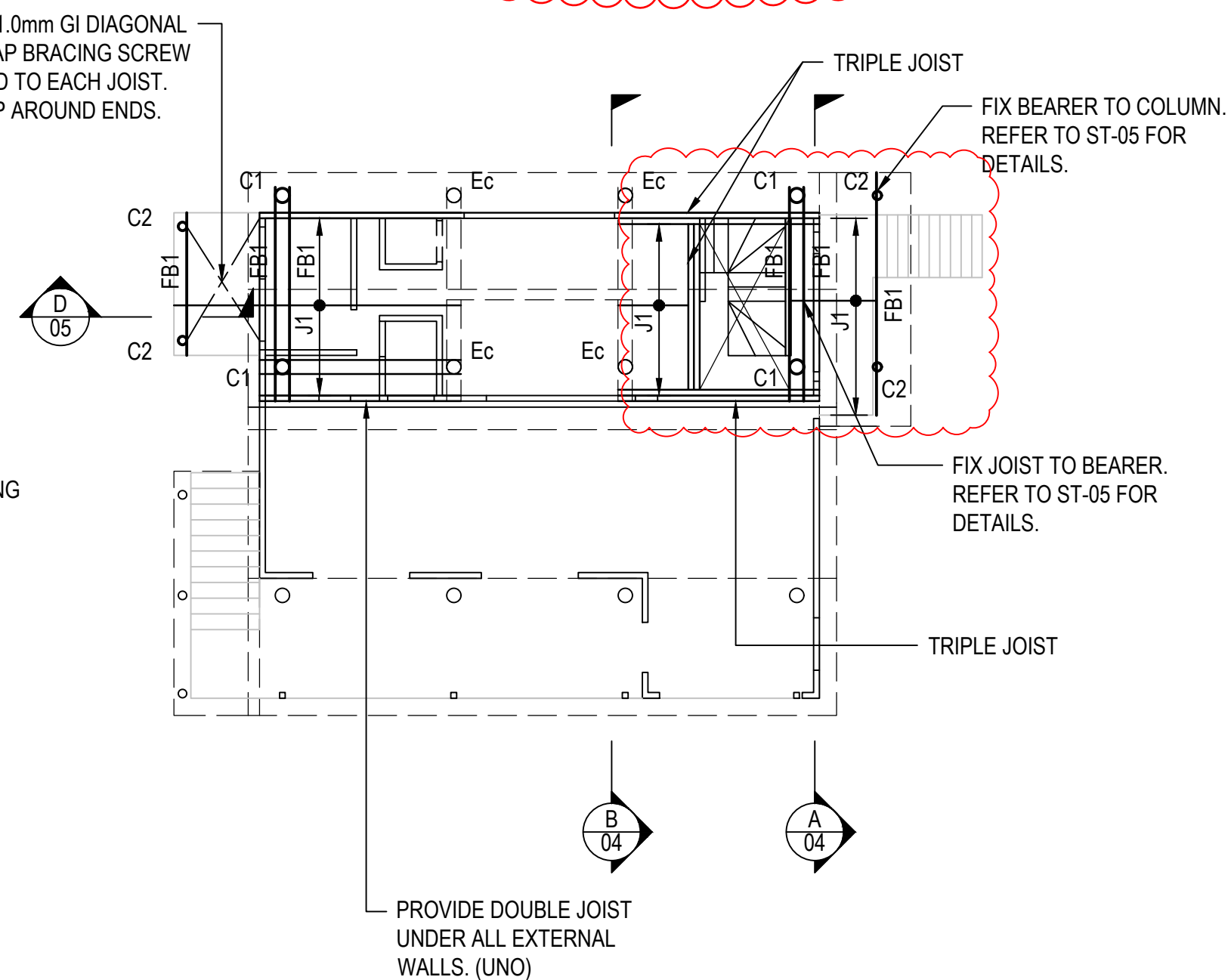
Ec	EXISTING HWD POLE.
C1	250Ø F17 UNS HWD F5 TREATED POLE.
C2	150Ø F17 UNS HWD F5 TREATED POLE.
FB1	225 x 75 F17 H4 TREATED FLOOR BEARER.
J1	150 x 50 F17 H4 TREATED JOIST.
RB1	225 x 50 F17 ROOF BEAM.
R1	125 x 50 F14 RAFTER AT 900 CTS MAX.
P1	125 x 50 F14 PURLINS AT 600 CTS MAX.
PP1	100 x 50 F14 POLE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

WALL BRACING SCHEDULE AND NOTES

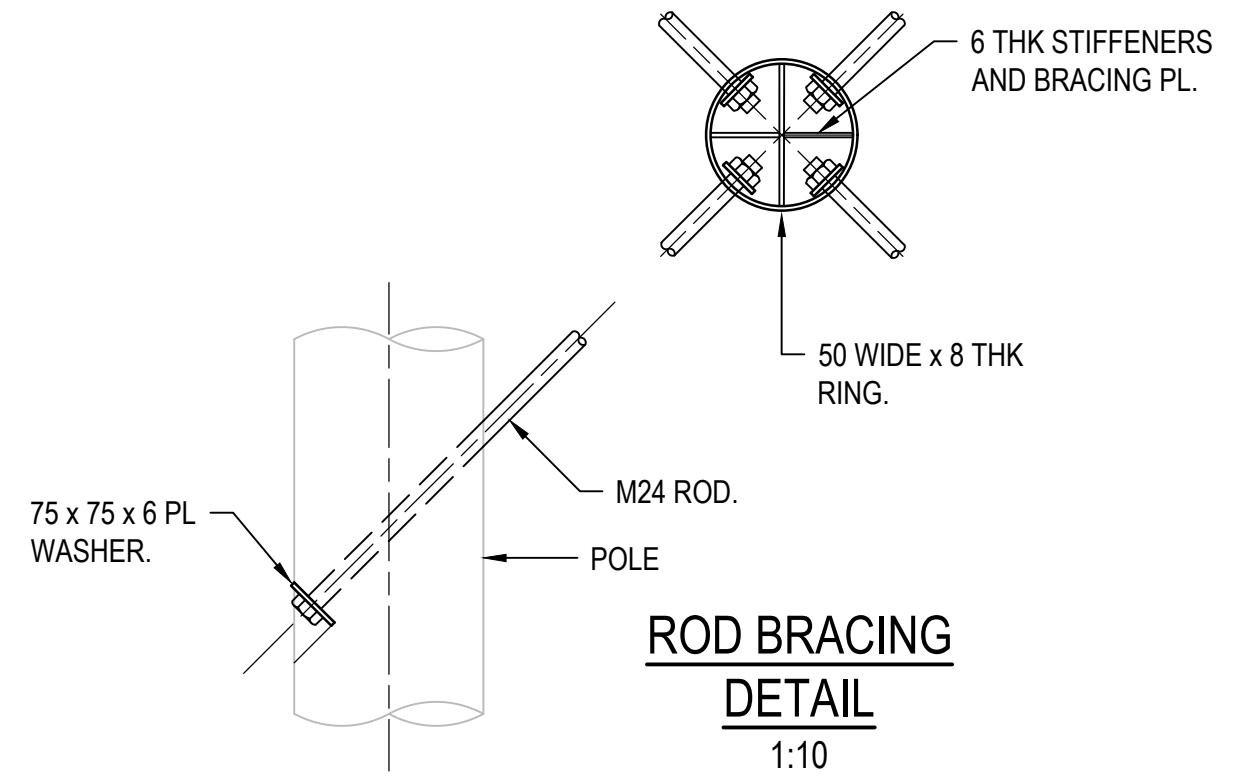
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(x)	DENOTES LENGTH OF PLY BRACING. REFER DRAWING ST-12.
.....	DOUBLE BRACED WALLS TO HAVE M16 TIE DOWN RODS.
.....	WALLS SHORTER THAN 900mm TO HAVE M12 TIE DOWN RODS EACH END.
.....	CEILING DIAPHRAGM ACTION IS REQUIRED TO DISTRIBUTE LOADS TO BRACING WALLS.
.....	EXISTING WALLS.
.....	NEW 200 SERIES BLOCKWORK.
.....	NEW STUD WALL.

HARDWOOD TIMBER WALL FRAMING NOTES:

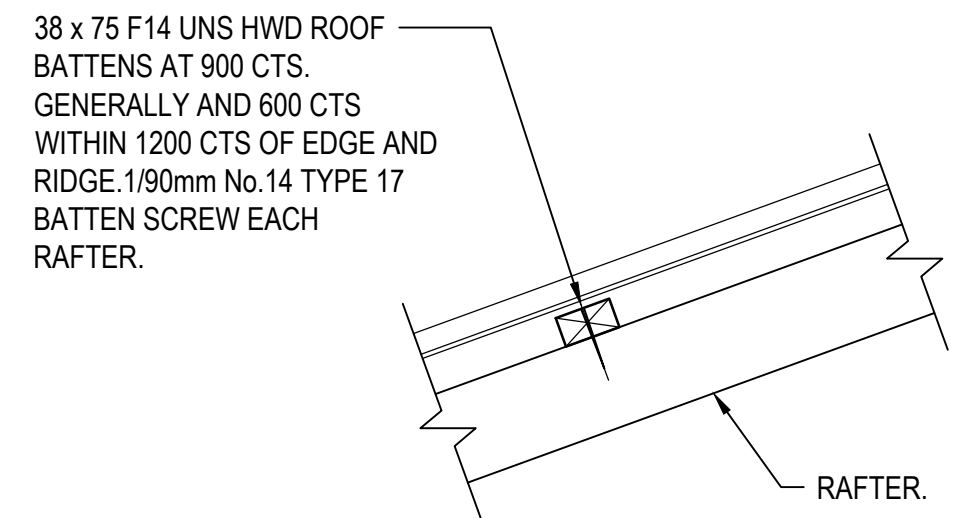
.....	STUDS TO BE 100 x 50 F14 AT 450 CTS. STUDS OVER 3600mm LONG TO BE AT 300 CTS.
.....	100 x 50 TOP AND BOTTOM PLATE BATTEN SCREWED TO JOISTS AND PURLINS ADJACENT TO JOISTS (MAX 450 CTS)
.....	100 x 75 F14 STUD NEXT TO OPENINGS UP TO 2000mm.
.....	100 x 100 F14 STUD NEXT TO OPENINGS UP TO 3000mm.
.....	2/75 x 100 F14 STUDS NEXT TO OPENINGS UPTO 3500mm.
.....	100 x 100 F14 LINTELS TO OPENINGS UP TO 2000mm.
.....	2/150 x 50 F14 LINTELS TO OPENINGS UP TO 3000mm.
.....	2/175 x 50 F14 LINTELS TO OPENINGS 3001mm UPTO 3500mm.



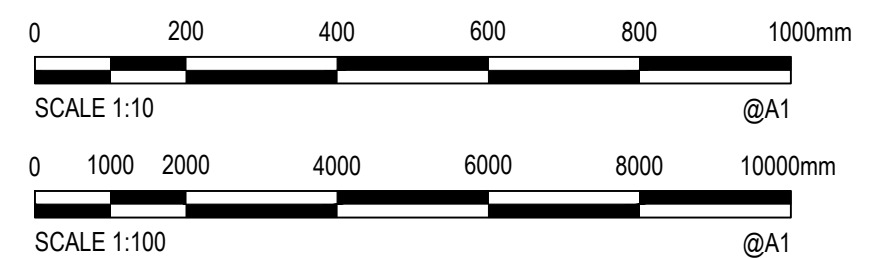
FL2 FLOOR PLAN
SCALE 1:100



ROD BRACING
DETAIL
1:10



TYPICAL BATTEN FIXING
1:10



Rev.	Date	Description	Des.	Verif.	Appd.
B	12.6.23	REVISED AS CLOUDED	ML	ML	ML
A	16.5.23	ISSUED FOR CONSTRUCTION	ML	ML	ML



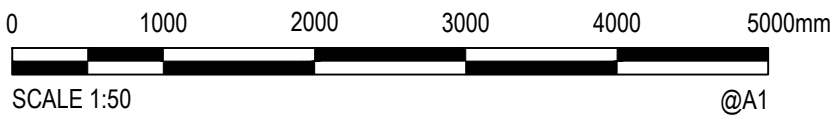
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Designed	ML	Date	22.3.23
Verified	ML	Date	22.3.23
Approved	M. LANCINI	Date	16.5.23

Client	DALE RESIDENCE 24 MURPHY STREET, PORT DOUGLAS
Project	UPPER FLOORS AND ROOF PLANS
Title	

Status	FOR CONSTRUCTION
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	Q23076-ST-03
Revision	B



B	12.6.23	REVISED AS CLOUDED	ML	ML	ML
A	16.5.23	ISSUED FOR CONSTRUCTION	ML	ML	ML
Rev.	Date	Description	Des.	Verif.	Appd.

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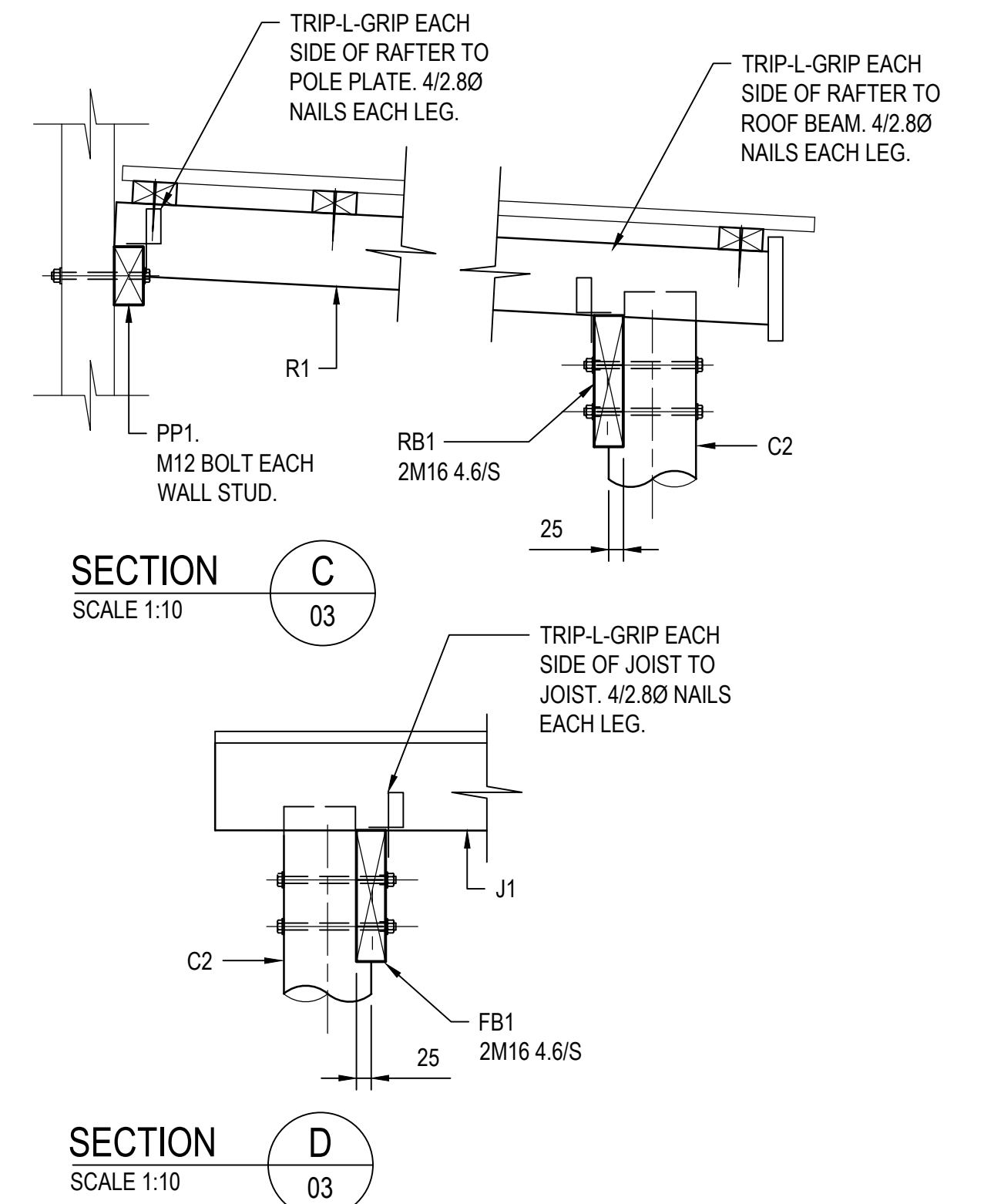
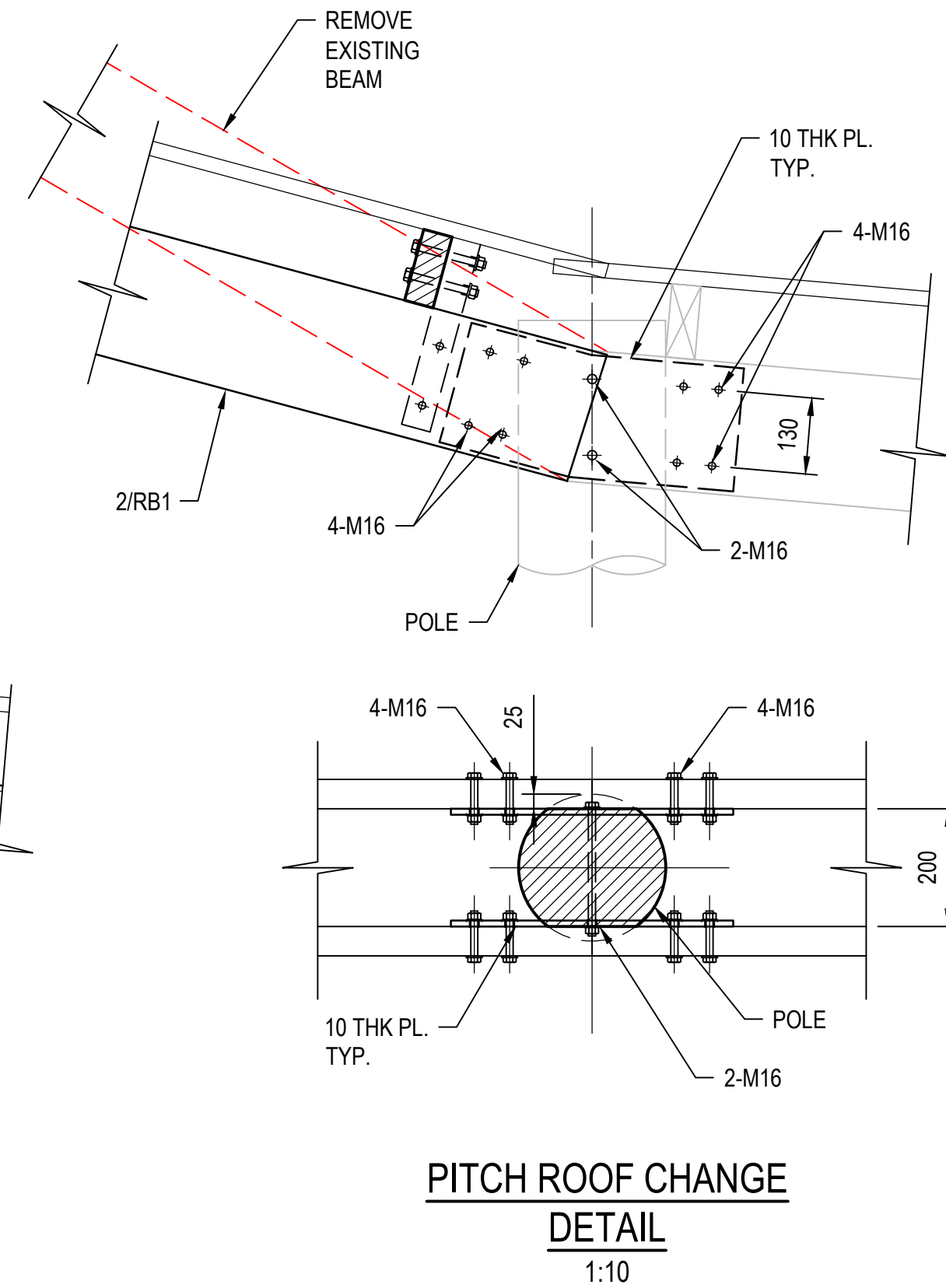
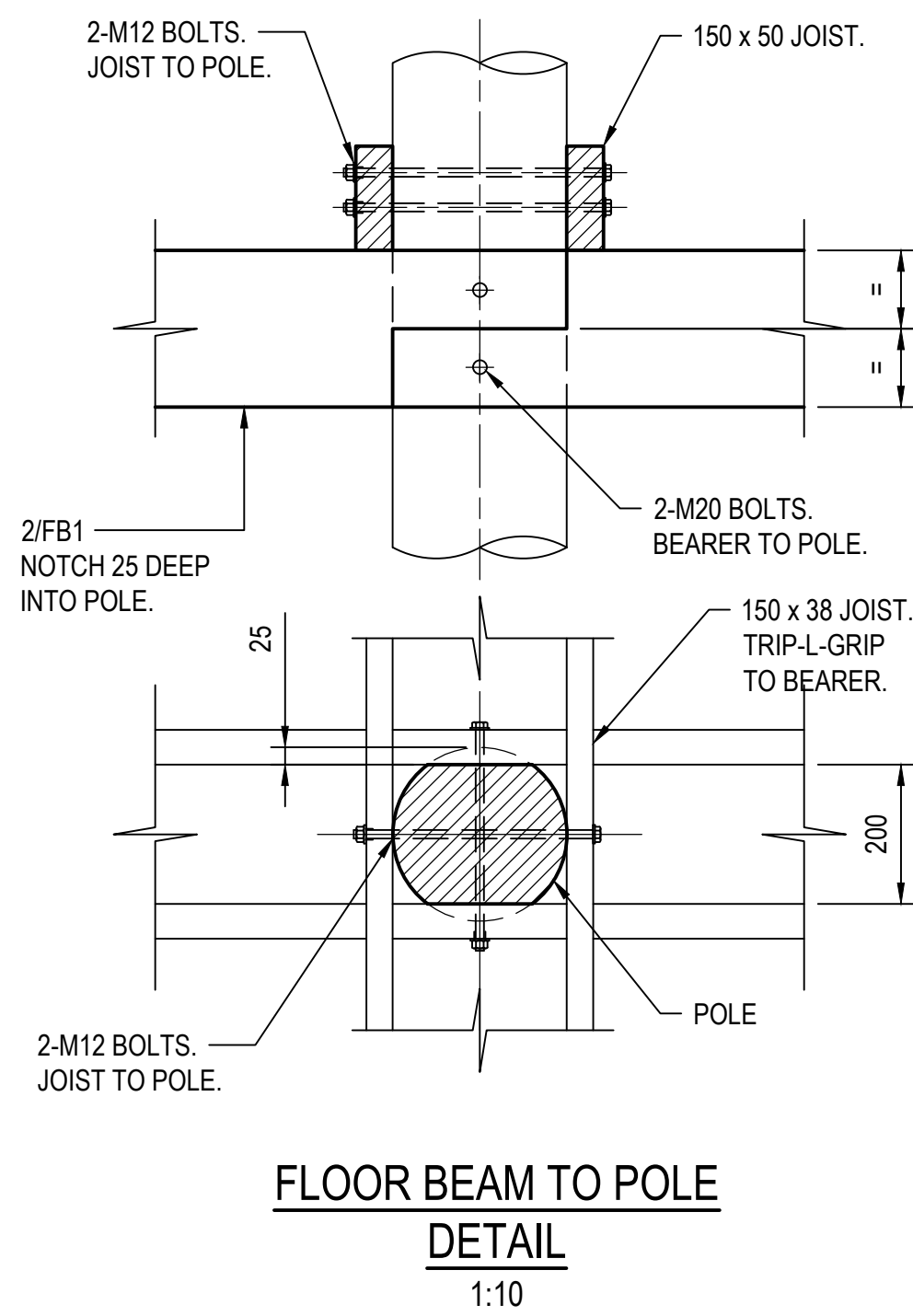
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ML	22.3.23
Designed	Date
ML	22.3.23
Verified	Date
ML	22.3.23
Approved	
M. LANCINI	
	16.5.23

BUILDING SECTIONS

Datum	Scale	Size
AHD	AS SHOWN	A1

Drawing Number
Q23076-ST-04

B



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Verified	Date
ML	22.3.23
Approved	
M. LANCINI	16.5.23

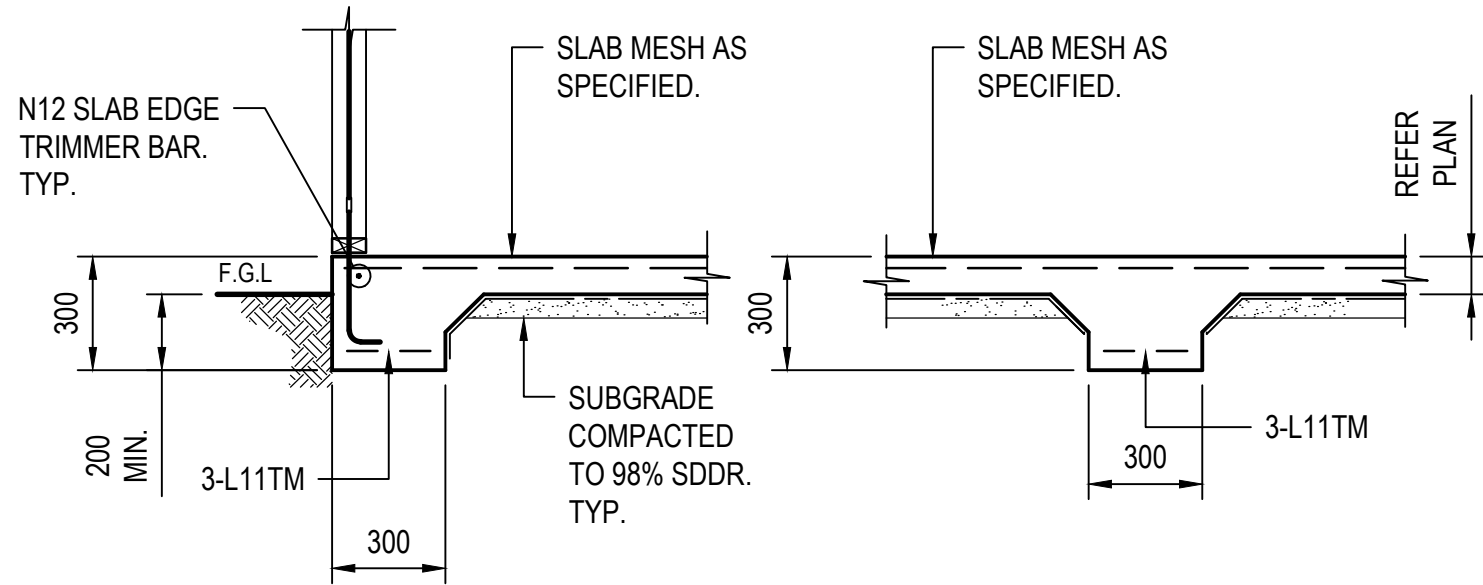
3	Title
	ROOF FRAMING DETAILS

FOR CONSTRUCTION

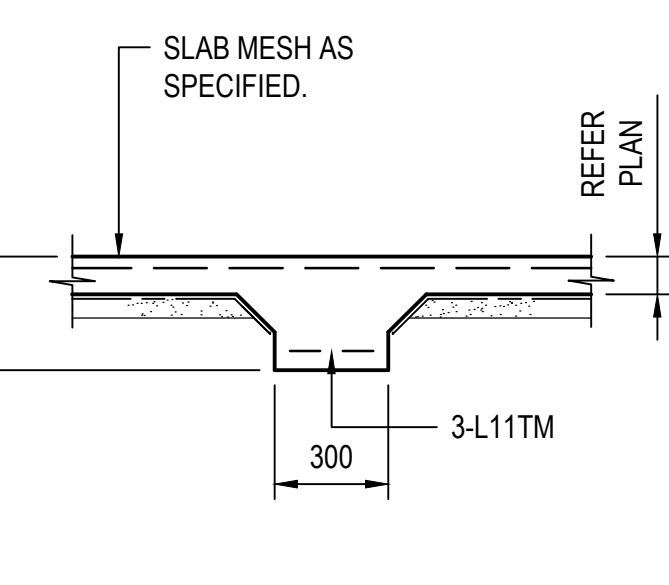
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Drawing Number Q23076-ST-05		Revision A

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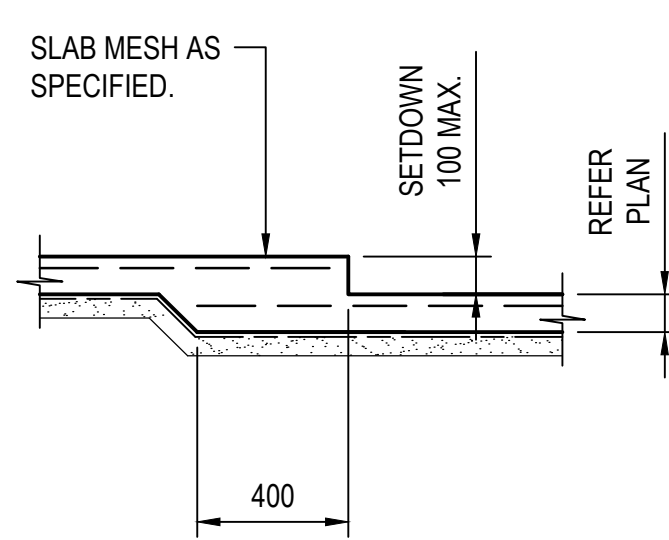
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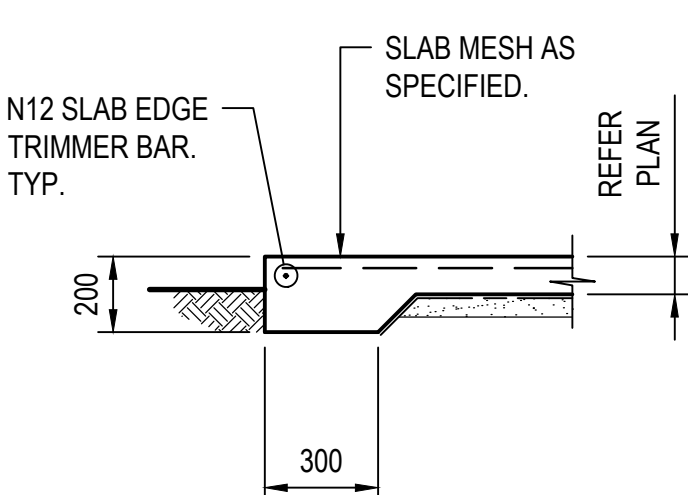
TYPICAL EDGE BEAM (EB1) AT EXTERNAL WALL
1:20



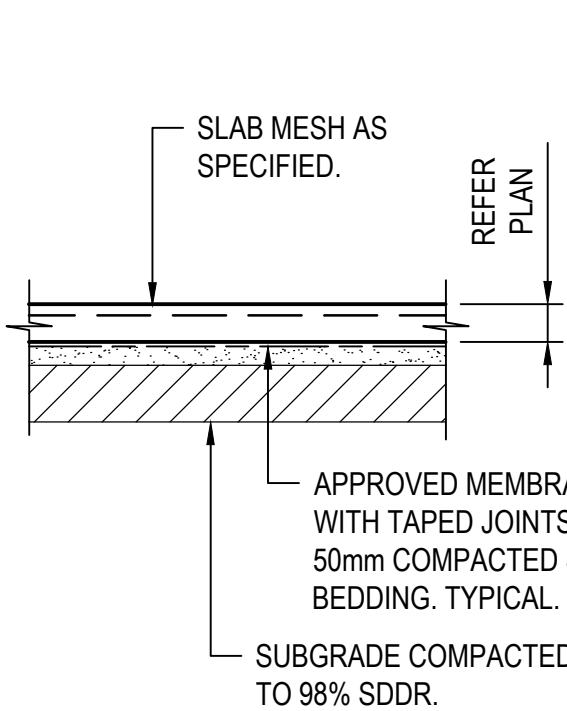
TYPICAL INTERNAL BEAM (IB)
1:20



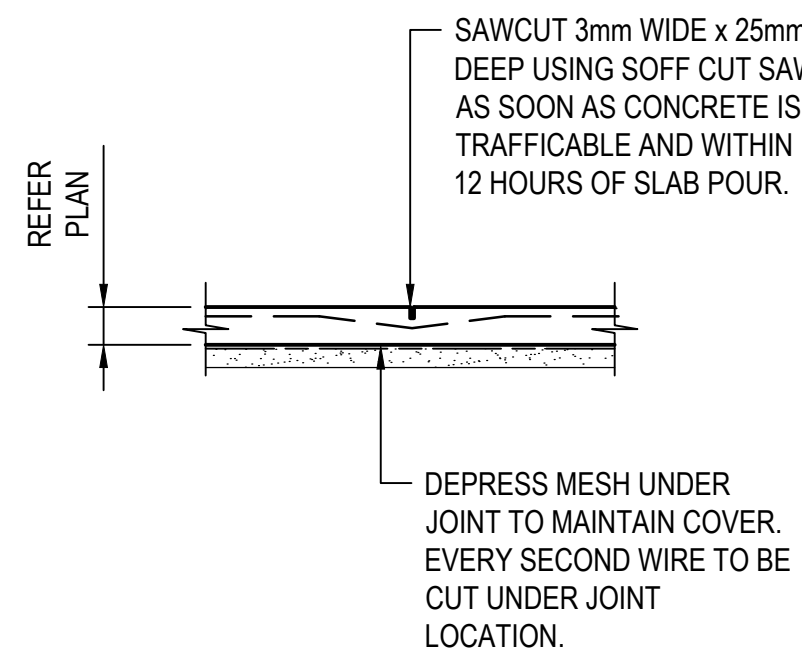
TYPICAL STEP TOP OF SLAB
1:20



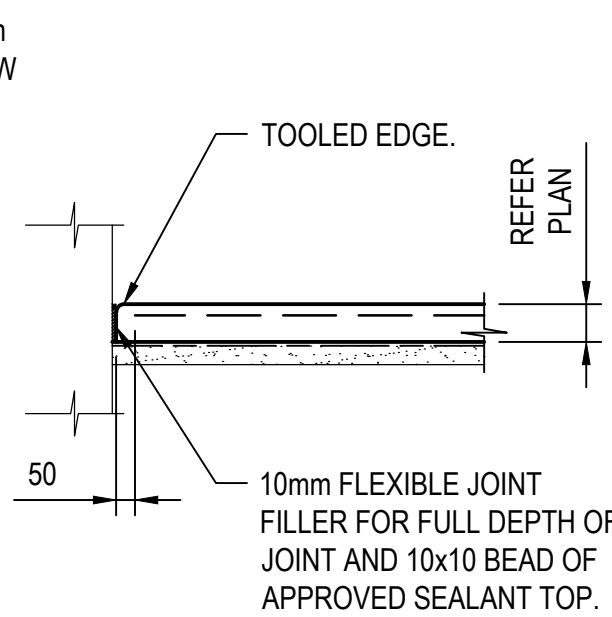
TYPICAL EDGE THICKENING (ET1)
1:20



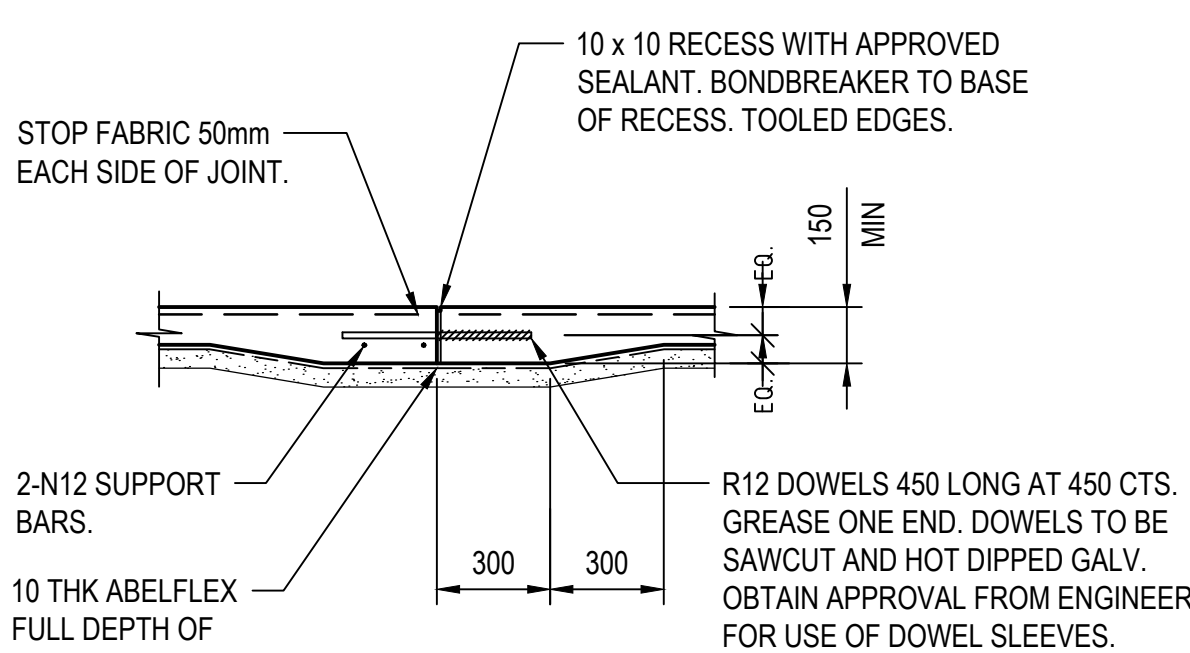
TYPICAL SLAB ON GRADE DETAIL
1:20



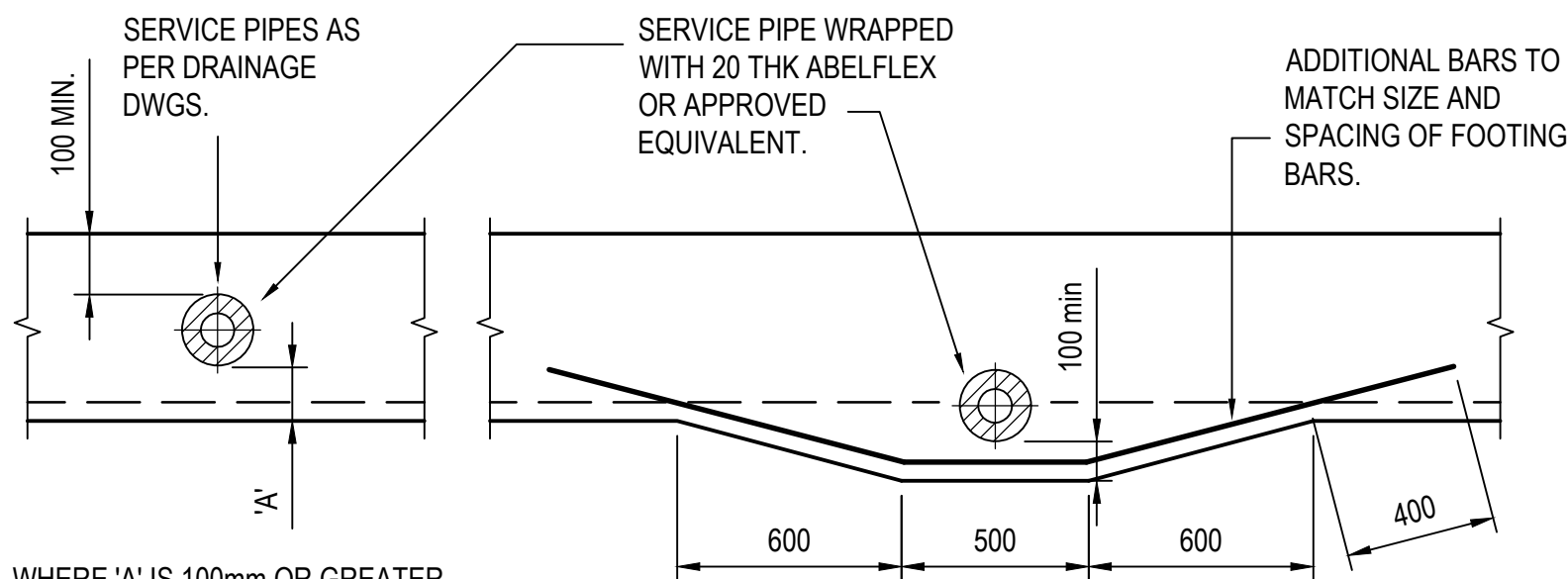
SAWN JOINT DETAIL (SJ)
1:20



BUTT JOINT (BJ)
1:20

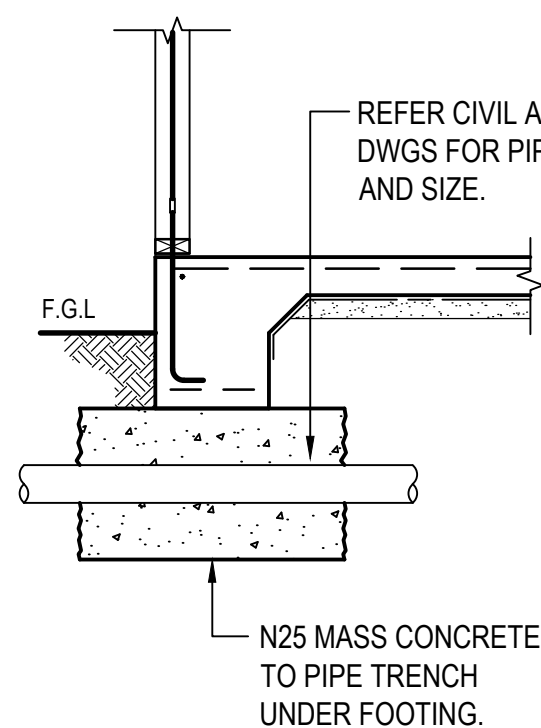


TYPICAL DOWELLED JOINT (DJ)
1:20

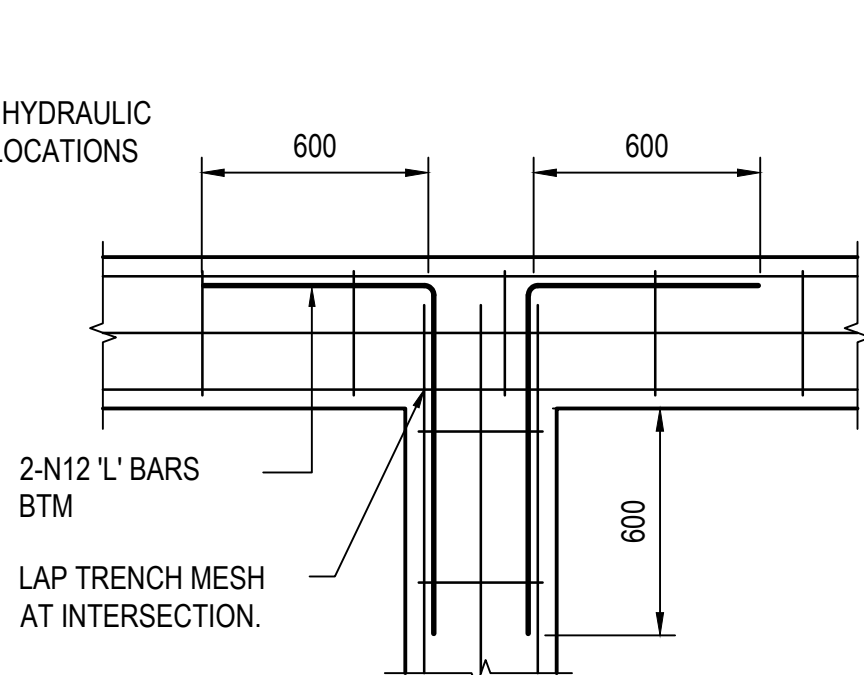


PENETRATION DETAIL FOR PIPE PASSING THROUGH LOWER THIRD OF STRIP FOOTING OR SLAB RIB

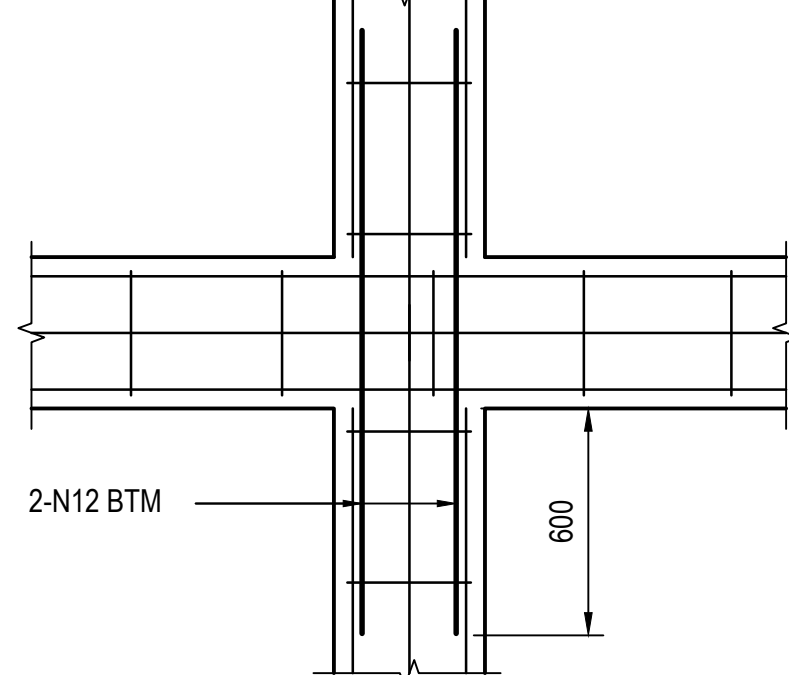
FOR PIPES RELEVANT TO THIS DETAIL REFER TO CIVIL & HYDRAULIC ENGINEERS DRAWINGS



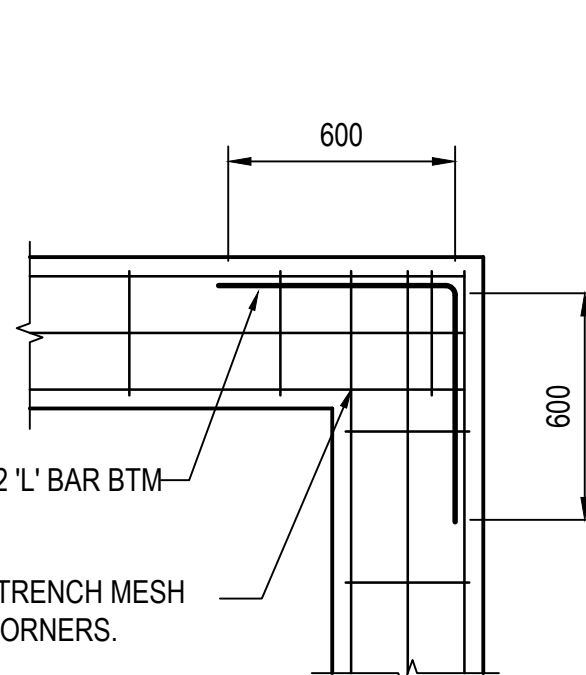
TYPICAL PIPE UNDER FOOTING DETAIL
1:20



'T' INTERSECTION

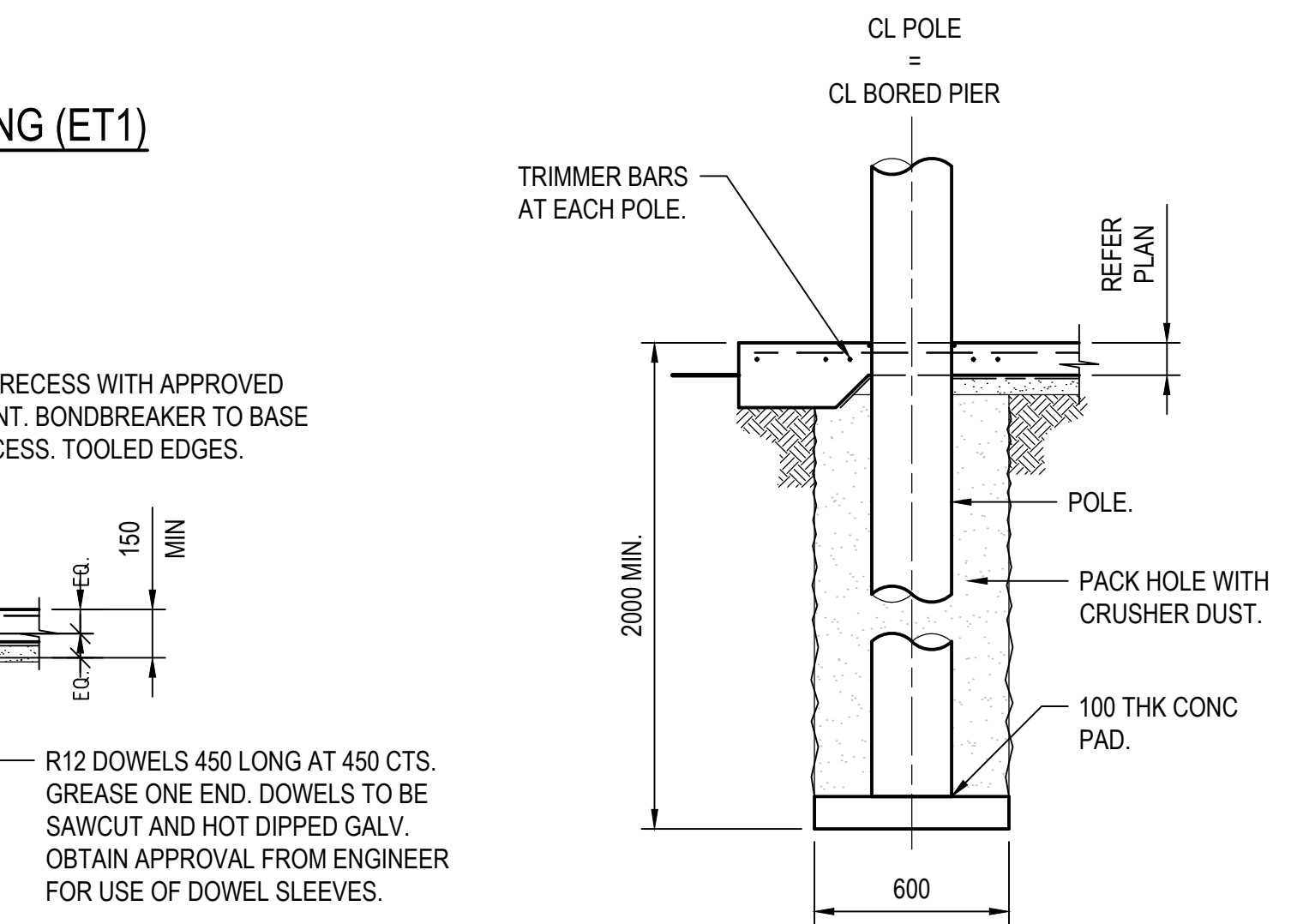


INTERSECTION

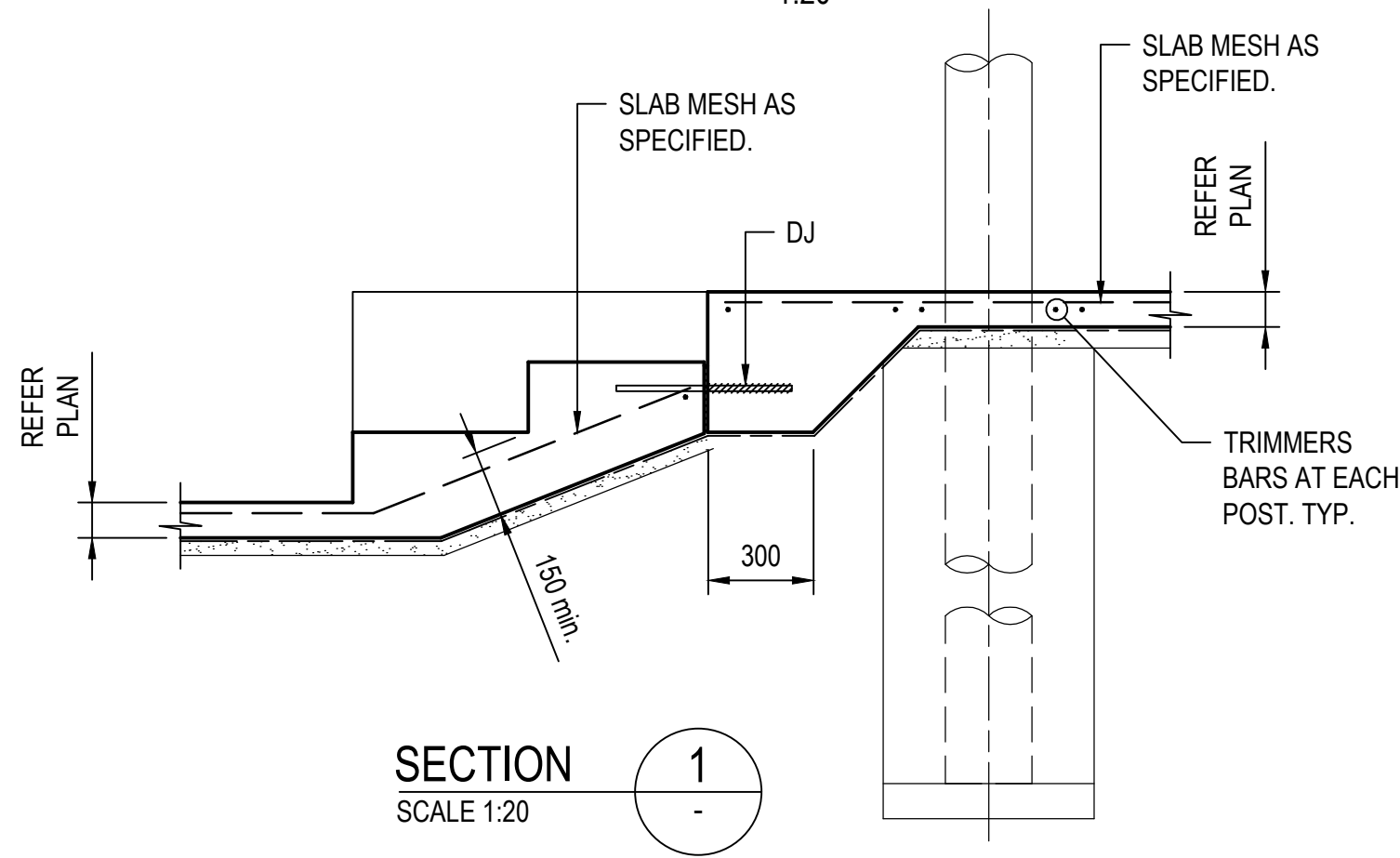


CORNER

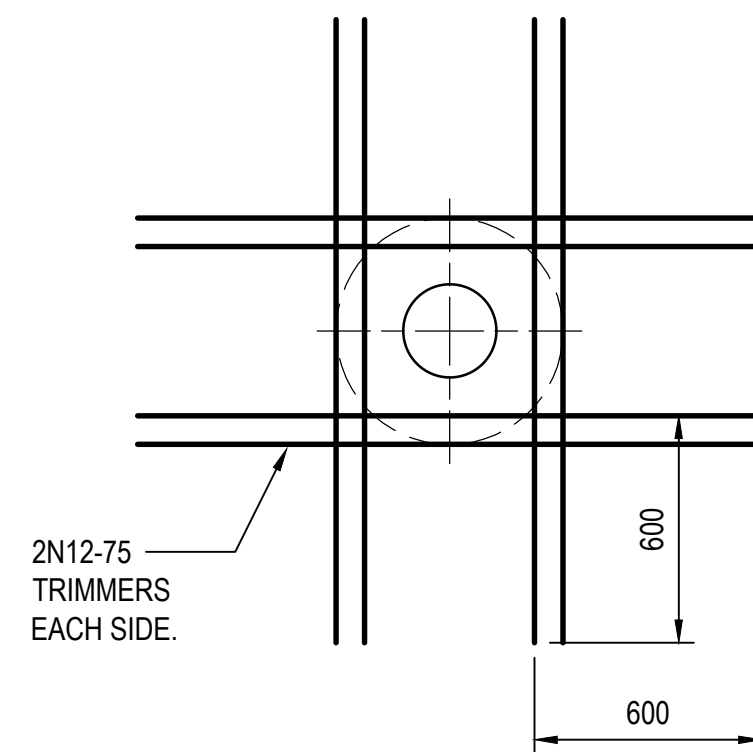
TYPICAL FOOTING BEAM INTERSECTION DETAILS



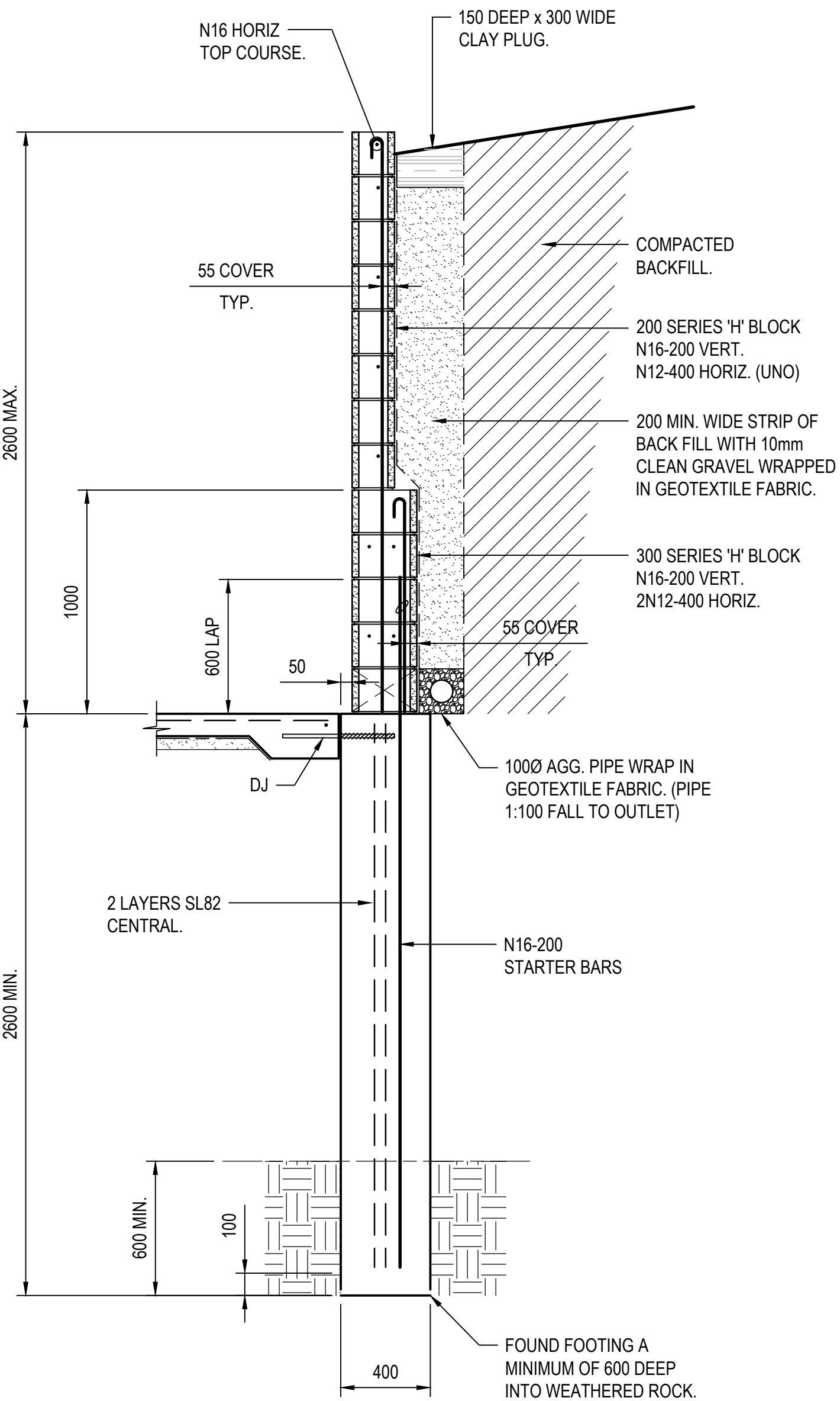
TYPICAL BORED PIER
1:20



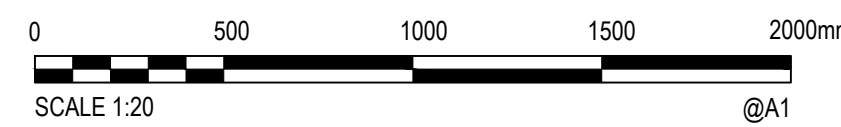
SECTION 1
SCALE 1:20



TYPICAL TRIMMER BARS AT TIMBER POLES
1:20



TYPICAL RETAINING WALL TYPE RW1
NTS



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 ORMINOID 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.

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

ANGEL
CONSTRUCTION
QBCC 15128072

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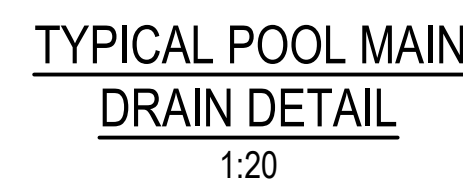
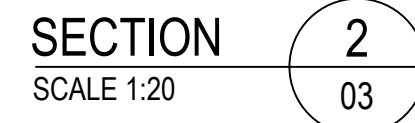


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Checked	ML	Date	22.3.23
Designed	ML	Date	22.3.23
Verified	ML	Date	22.3.23
Approved	M. LANCINI	Date	16.5.23

Client
Project DALE RESIDENCE
24 MURPHY STREET, PORT DOUGLAS
Title TYPICAL SLAB AND FOOTING DETAILS

Status
FOR CONSTRUCTION

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



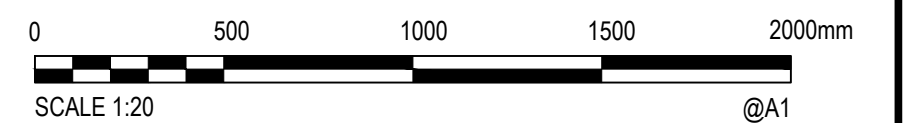
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QBCC 15128072

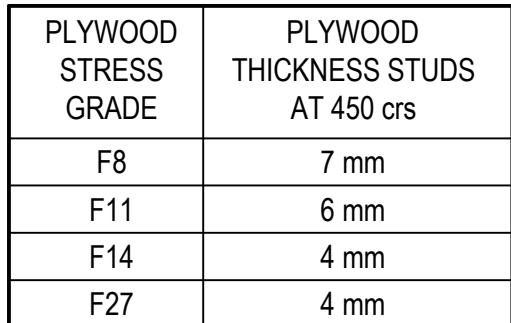
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MAL
Engineers

TYPICAL RETAINING WALL TYPE RW2
NTS





2700 MAX HIGH WALL
TYPICAL PLYWOOD BRACING WALL

-

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	
NOGGINS	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	
NOGGINS	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.		

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

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

[illegible]

M. LANCINI RPEQ 18786

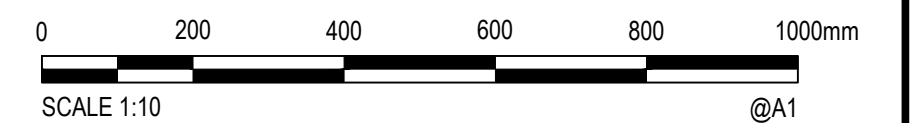
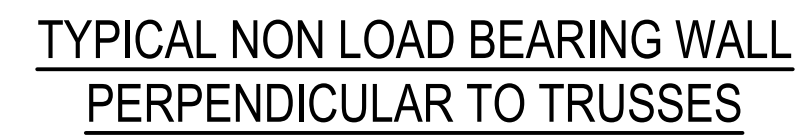
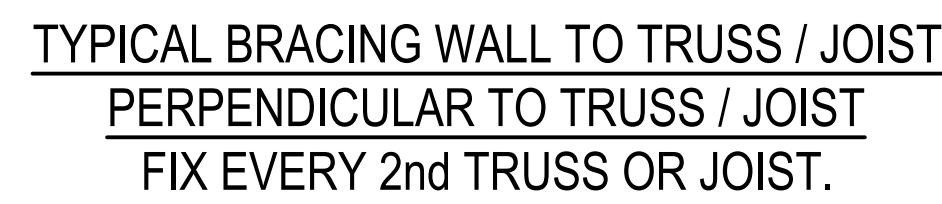
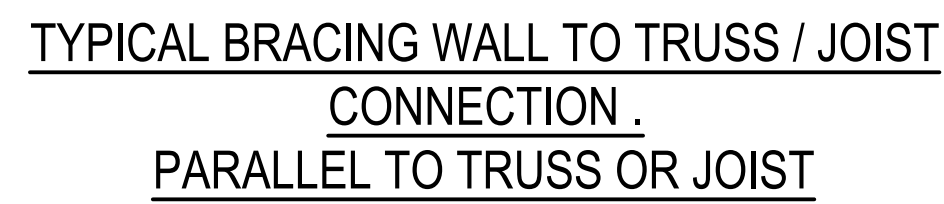
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Drawn	Date
NB	22.3.23
Checked	Date
ML	22.3.23
Designed	Date
ML	22.3.23
Verified	Date
ML	22.3.23
Approved	
M. LANCINI	16.5.23

Client	
Project	DALE RESIDENCE 24 MURPHY STREET, PORT DOUGLAS
Title	TYPICAL STUD WALL FRAMING DETAILS

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

[illegible]

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Drawn	Date
NB	22.3.23
Checked	Date
ML	22.3.23
Designed	Date
ML	22.3.23
Verified	Date
ML	22.3.23
Approved	
M. LANCINI	16.5.23

Client	
Project	DALE RESIDENCE 24 MURPHY STREET, PORT DOUGLAS
Title	TYPICAL BRACING WALL DETAILS

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

16°28'52"S 145°27'54"E

16°28'52"S 145°28'1"E



16°28'59"S 145°27'54"E

16°28'59"S 145°28'1"E

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

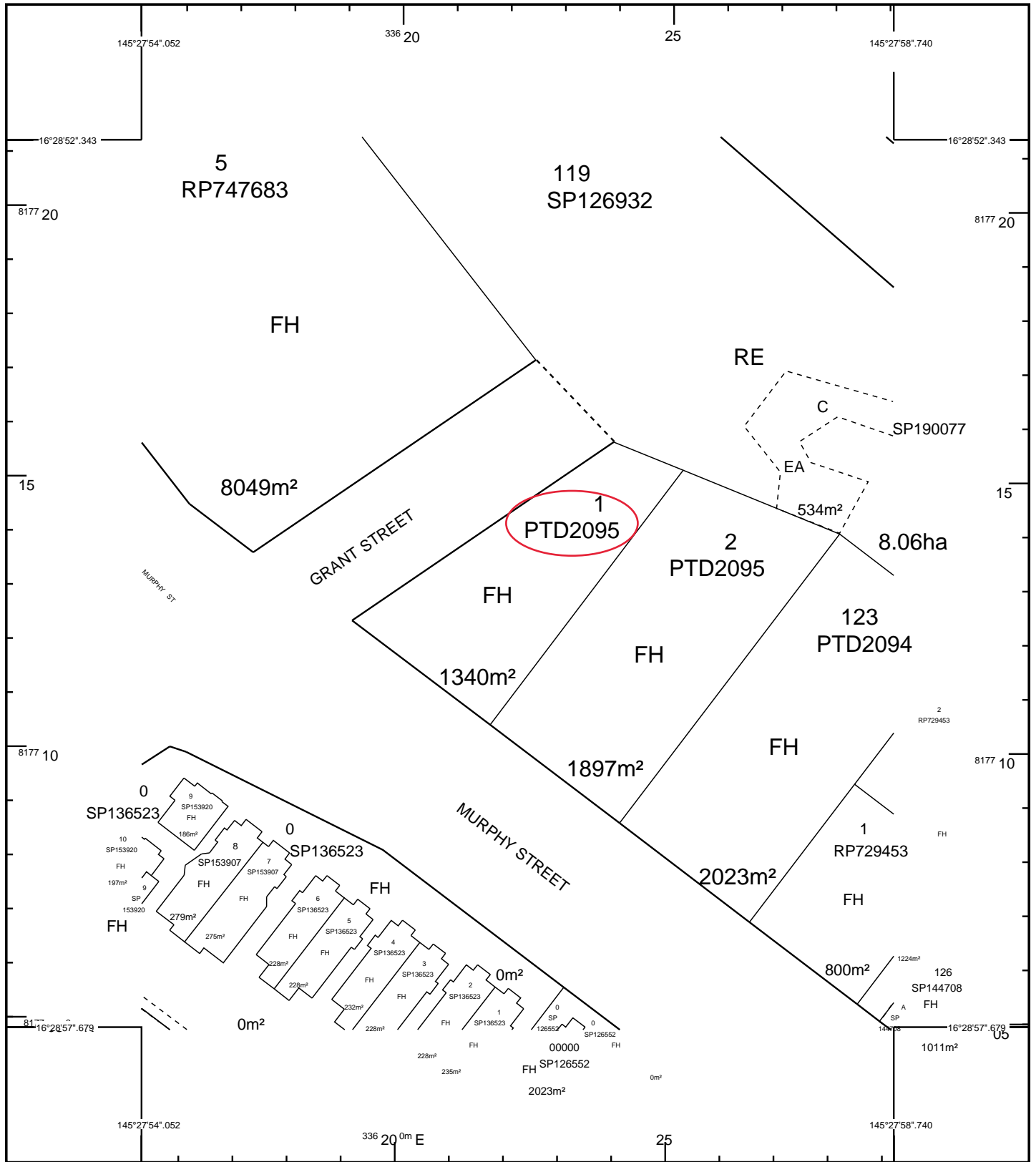
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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**Queensland
Government**
Department of Resources



STANDARD MAP NUMBER
7965-22231

MAP WINDOW POSITION &
NEAREST LOCATION

145°27'56".336
16°28'55".011
PORT DOUGLAS
0.17 KM



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/PTD2095
Area/Volume	1340m²
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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Based upon an extraction from the
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**Queensland
Government**

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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) (individual or company full name)	Angel Construction C/- The Building Approval Company
Contact name (only applicable for companies)	Michael Kunze
Postal address (P.O. 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

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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling, Swimming Pool and Swimming Pool Fence
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
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 (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ 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: 400px; 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"> • 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.

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

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

DA Form 2 – Building work details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (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	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	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?

☒ Yes – provide details below

☐ 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.
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <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 type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input 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

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 receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics

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

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