

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

CAIRNS

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20 October 2022

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

Dear Sir/Madam,

Re: Application for Building Works Assessable Against the Planning Scheme

GMA Certification Group has been engaged to assess an application for a caretakers residence to be located on Lot 282/RP897734, 2 Bells Road, Newell. The allotment is zoned Rural Zone and is assessable against the following codes;

- Rural Zone Code
- Acid Sulfate Soils Overlay Code
- Bushfire Hazard Overlay Code
- Coastal Processes Overlay Code
- Flood Storm Overlay Code
- Access and Parking and Servicing Code
- Filling and Excavation Code
- Vegetation Management Code

It is acknowledged that the development does not comply with the Rural Zone Code of Flood Storm overlay code. The non compliances are;

- The development is located with a flood overlay area
- The development is location less than 20m from the road frontage

Accordingly, an application for Material Code of Use is enclosed for council's consideration which includes:

- Planning Report in accordance with Part 5.4 of the Planning Scheme
- 1 x copy of plans
- DA Form 2
- DA Form 2 Referral Checklist for Building Work
- DA Form 1

Should you require any further information or wish to discuss the application, please contact me on 07 4098 5150 or by email adminpd@gmacert.com.au

Kind Regards

Rebekah Mulligan

www.gmacert.com.au

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	NQ Homes Tropical Living Pty Ltd
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	P O Box 863
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	
Contact number	07 4098 5518
Email address <i>(non-mandatory)</i>	07 4098 5518
Mobile number <i>(non-mandatory)</i>	07 4098 5518
Fax number <i>(non-mandatory)</i>	07 4098 5518
Applicant's reference number(s) <i>(if applicable)</i>	

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

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
		2	Bells Rd	NEWELL
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	282	RP 897734	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

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

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

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

5) Are there any existing easements over the premises? <i>Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.</i>	
<input checked="" type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input type="checkbox"/> No	

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

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>			
New Construction of Caretakers Residence			
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
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 <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.3) Additional aspects of development			
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application			
<input checked="" type="checkbox"/> Not required			

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (<i>include each definition in a new row</i>)	Number of dwelling units (<i>if applicable</i>)	Gross floor area (m ²) (<i>if applicable</i>)
Caretakers Residence	Caretakers Residence	1	97

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

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?				

9.2) What is the nature of the lot reconfiguration? (<i>tick all applicable boxes</i>)	
<input type="checkbox"/> Subdivision (<i>complete 10</i>)	<input type="checkbox"/> Dividing land into parts by agreement (<i>complete 11</i>)
<input type="checkbox"/> Boundary realignment (<i>complete 12</i>)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (<i>complete 13</i>)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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:			
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)			
<input type="checkbox"/> Yes – specify number of new lots:			
<input type="checkbox"/> No			
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)			
\$			

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application	
GMA Certification	
16) Has the local government agreed to apply a superseded planning scheme for this development application?	
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No	

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

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

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

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity : <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: By not agreeing to accept an information request I, the applicant, acknowledge:
<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.
Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

23) Further legislative requirements	
<u>Environmentally relevant activities</u>	
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i>?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No	
<i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<u>Hazardous chemical facilities</u>	
23.2) Is this development application for a hazardous chemical facility?	
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No	
<i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>	

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au 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)	NQ HOMES TROPICAL LIVING PTY LTD
Contact name (only applicable for companies)	Cindy SMALL
Postal address (PO Box or street address)	PO BOX 863
Suburb	PORT DOUGLAS
State	QUEENSLAND
Postcode	4877
Country	AUSTRALIA
Contact number	07 4098 5518
Email address (non-mandatory)	cindy@nqhomes.com.au / sharon@nqhomes.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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 <i>DA Forms Guide: Relevant plans</i> .	
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
	2	BELLS ROAD	NEWELL
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	282	RP897734	DOUGLAS SHIRE COUNCIL

2.2) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

3) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – FURTHER DETAILS

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

- ☒ Yes – proceed to 8)
- ☐ No

5) Identify the assessment manager(s) who will be assessing this development application

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

7) Information request under Part 3 of the DA Rules

- ☐ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

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

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

Yes – a copy of the receipted QLeave form is attached to this development application

☐ 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

X 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)
\$		

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:

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

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)	Carlo & Cecilia PILAT
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	25 Snapper Island Drive
Suburb	Wonga Beach
State	QLD

Postcode	4873
Country	AUSTRALIA
Contact number	0447987206
Email address <i>(non-mandatory)</i>	carlopilat@bigpond.com.au
Mobile number <i>(non-mandatory)</i>	0447987206
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>	NQ HOMES TROPICAL LIVING PTY LTD
Contact name <i>(applicable for companies)</i>	Cindy SMALL
QBCC licence or owner – builder number	15031495
Postal address <i>(P.O. Box or street address)</i>	PO BOX 863
Suburb	PORT DOUGLAS
State	QUEENSLAND
Postcode	4877
Contact number	07 4098 5518
Email address <i>(non-mandatory)</i>	cindy@nqhomes.com.au / sharon@nqhomes.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.

LOW SET CARETAKERS DWELLING WITH COLORBOND ROOF

e) Proposed construction materials

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

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

g) New building use/classification? (if applicable)
SINGLE DETACHED CARE TAKERS
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?
\$145,966

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input checked="" type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$839.60	10/10/2022	014497111

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 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)	Yes X <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 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 DA Rules 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. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

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		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other	
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	

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

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

Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The Planning Regulation 2017 will determine if referral is required for a development application.

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

- ☐ Premises seaward of coastal building line
- ☐ Declared fish habitat area
- ☐ State transport corridor
- ☐ Future State transport corridor
- ☐ Queensland heritage place
- ☐ Koala habitat in SEQ region

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

- ☐ Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- ☐ Particular buildings for residential purposes
- ☒ Design and siting
- ☐ Fire safety in particular budget accommodation buildings
- ☐ Higher risk personal appearance services
- ☐ Building work for residential services
- ☐ Building work for removal or rebuilding
- ☐ Building work for particular class 1 buildings relating to material change of use
- ☐ Temporary accommodation buildings
- ☐ Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- ☐ Building work for class 1 building on premises with on-site wastewater management system
- ☒ Flood hazard area
- ☐ Local heritage place

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

- ☐ Fire safety systems – special fire services required or alternative solution proposed
- ☐ Fire safety systems – budget accommodation building
- ☐ Fire safety systems – residential care building
- ☐ Water-based fire safety installations
- ☐ Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD:**

- ☐ Retail meat premises

Matters requiring referral to the **Chief Health Officer under the Hospital and Health Boards Act 2011:**

- ☐ Private health facilities

Matters requiring referral to the **Chief Executive of the Pastoral Workers' Accommodation Act 1980:**

- ☐ Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider:**

- ☐ Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4



Planning Report

**2 Bells Road, Newell
Lot 282 on RP897734**

Application Details

Table 1. Summary of relevant details of the application.

Applicant	NQ Homes Tropical Living Pty Ltd
Registered Owner of Land	Carlo and Cecilia Pilat
Contact	Rebekah Mulligan GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150
Real Property Description	Lot 282 on RP 897734
Location	2 Bells Road, Newell
Tenure	Free Hold
Total Area	53,000m ²
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Caretakers Residence
Local Government Authority	Douglas Shire Council
Planning Scheme	Douglas Shire Planning Scheme 2018 Version 1.0
Planning Area	Rural Zone
Overlays	Acid Sulfate - <5m AHD Bushfire Hazard – Potential Impact Buffer Coastal Processes – Erosion Prone Area Flood Storm – Medium Storm tide Hazard, High Storm Tide Hazard and Floodplain Assessment Overlay Landscape Values – Scenic Route and Medium Landscape Values

Douglas Shire Planning Scheme Code Assessment

Assessment under Douglas Shire Council – Rural Zone Code

The purpose of the Rural zone code is details under part 6.2.10.2 of the Rural Zone Code.

The purpose of the code will be achieved through the following overall outcomes:

- a) Areas for use for primary production are conserved and fragmentation is avoided.
- b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
- c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
- d) Areas of remnant and riparian vegetation are retained or rehabilitated.

The following table represents an assessment of the proposal with respect to the Douglas Shire Council Conservation Zone Code with consideration to the purpose of the Code.

Table 2. Assessment against the Douglas Shire Council Rural Zone Code

Performance Criteria	Acceptable Solutions	Compliance
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height	The development would involve a caretakers residence
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: <ol style="list-style-type: none"> (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (a) 6 metres from side and rear property boundaries 	The caretakers is proposed to be 13.733m from Bells Road frontage. The character of the area will not be adversely affected by the decreased setback as; <ol style="list-style-type: none"> (a) There are multiple dwellings and other buildings within 20m of the Bells Road frontage including on Lot 281/RP897734, Lot 280/SR382, Lot 1/RP730528 (b) Separation from existing buildings on neighbouring allotments is in excess of 250m (c) The caretakers residence is small in nature representing just 1.2% of the total premises and measuring 13.99m by 6.99m. (d) Half of the caretakers residence is of open carport construction
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	The caretakers residence will be constructed of reinforced masonry block. No surfaces will be white or shining metallic.
For assessable development		

Performance Criteria	Acceptable Solutions	Compliance
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	The proposed use is a caretakers residence with an existing dwelling. The use is not identified in Table 6.2.10.3.b
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	The caretakers residence will be used in conjunction with the existing use of the premises to provide accommodation to person/s required to maintain and work on the premises.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed.	The caretakers residence is proposed in an existing clear area and will therefore not affect any natural environments.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	AO7 No acceptable outcomes are prescribed.	NA

Assessment under Douglas Shire Council Flood Storm Overlay Code

The purpose of the Flood and storm tide hazard overlay code is to:

- (a) implement the policy direction in the Strategic Framework, in particular:
 - a. Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - b. Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories

The purpose of the code will be achieved through the following overall outcomes:

- (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
- (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
- (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;

- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event

The following table represents an assessment of the proposal with respect to the Flood Storm Overlay Code with consideration of the purpose of the code

Table 5. Assessment against the Douglas Shire Council Flood Storm Overlay Code

Performance Criteria	Acceptable Solutions	Compliance
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p>	<p>AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or For dwelling houses,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p> <p>AO1.3 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>The finished floor level of dwellings on the premises is required to be a minimum of 3.316m AHD. The land is estimated to be 10m AHD (see appendices for mapping).</p>
<p>For assessable development</p>		

Performance Criteria	Acceptable Solutions	Compliance
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: <ul style="list-style-type: none"> (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	The development is a caretakers residence
PO3 Development siting and layout responds to flooding potential and maintains personal safety	AO3.1 New buildings are: <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>Or</p> AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. <p>Or</p> AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m ² gross floor area.	The building is provided with a clear evacuation route to the road. Furthermore, the land is higher than the flood level of 3.316m AHD.
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. <p>AO4.3 Materials are stored on-site:</p>	The development is a residential building. <p>Materials for the caretakers are not stored on-site</p>

Performance Criteria	Acceptable Solutions	Compliance
	<p>(a) are those that are readily able to be moved in a flood event;</p> <p>(a) (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p>	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p>	For Operational Works	Minimal cuts and fills are required as the land is flat.
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level; or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p>	The caretakers residence will not change any existing use or material storage on-site.

Performance Criteria	Acceptable Solutions	Compliance
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes 	<p>The development will not increase the number of people at risk due to the land being well above the defined flood event level.</p> <p>The development is minor in nature and will not adversely increase the number of people needed to be evacuated, shorten the flood warning time of impact on the evacuation route.</p>
<p>PO8 Development involving community infrastructure:</p> <ul style="list-style-type: none"> (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event. 	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). <p>Or</p> <p>AO8.2 The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; 	<p>The development is a caretakers residence.</p> <p>All infrastructure relevant to the caretakers is located well above the defined flood event level.</p>

Performance Criteria	Acceptable Solutions	Compliance
	<p>(d) galleries;</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <p>(a) correctional facilities;</p> <p>(b) emergency services;</p> <p>(c) power stations;</p> <p>(d) major switch yards.</p> <p>And/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <p>(a) community residence; and</p> <p>(b) emergency services; and</p> <p>(c) hospitals; and</p> <p>(d) residential care facility; and</p> <p>(e) sub stations; and</p> <p>(f) utility installations involving water and sewerage treatment plants.</p> <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) (a) located above DFE/Storm tide or the</p>	

Performance Criteria	Acceptable Solutions	Compliance
	<p>highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

Conclusion

The development application seeks a Development Permit for a Caretakers Residence on land describes as Lot 282 on RP897734, 2 Bells Road, Newell.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Planning Act 2016; &
- The proposal is consistent with the existing and future use of the property.

APPENDIX A

Finished Floor Level Requirements

The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at 2.816 (without freeboard). The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

Finished Floor Level

The total required Finished Floor Level for habitable rooms is 3.316 m AHD

Note - Finished floor level is usually 225mm above the pad level.

APPENDIX B

Contours



APPENDIX C

Aerial Views



APPENDIX D

Title Statement



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50139607	Search Date:	12/10/2022 16:08
Date Title Created:	10/09/1996	Request No:	42515819
Previous Title:	21321052		

ESTATE AND LAND

Estate in Fee Simple

LOT 282 REGISTERED PLAN 897734
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721328897 10/12/2021

CARLO PILAT
CECILIA ANN PILAT

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21321052 (Lot 281 on CP SR382)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

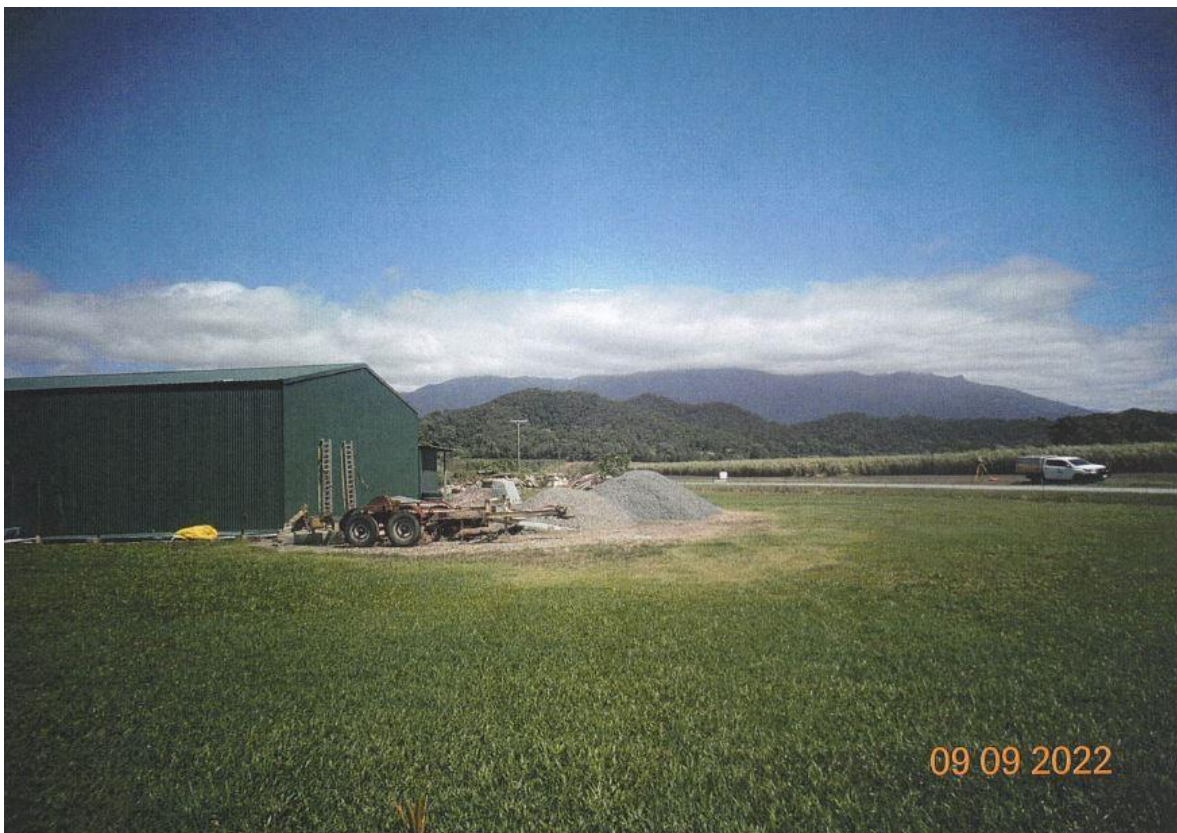
NIL

** End of Current Title Search **



APPENDIX F

Site photos





PLATFORM LEVEL APPROX -

R.L. 3.00 (+/-0.05)

FINISH FLOOR LEVEL APPROX -

R.L. 3.25

* IMPORT FILL - 300mm APPROX at worse point after scrape.

* STORMWATER TO FALL ON SITE.

* DISCHARGE WASTE TO CLIENT'S SEPTIC.

NOTES -

- ANY RETAINING REQUIRED, BY CLIENT
- ANY TREE REMOVAL REQUIRED, BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 OF 10 FOR PLUMB. PLAN.

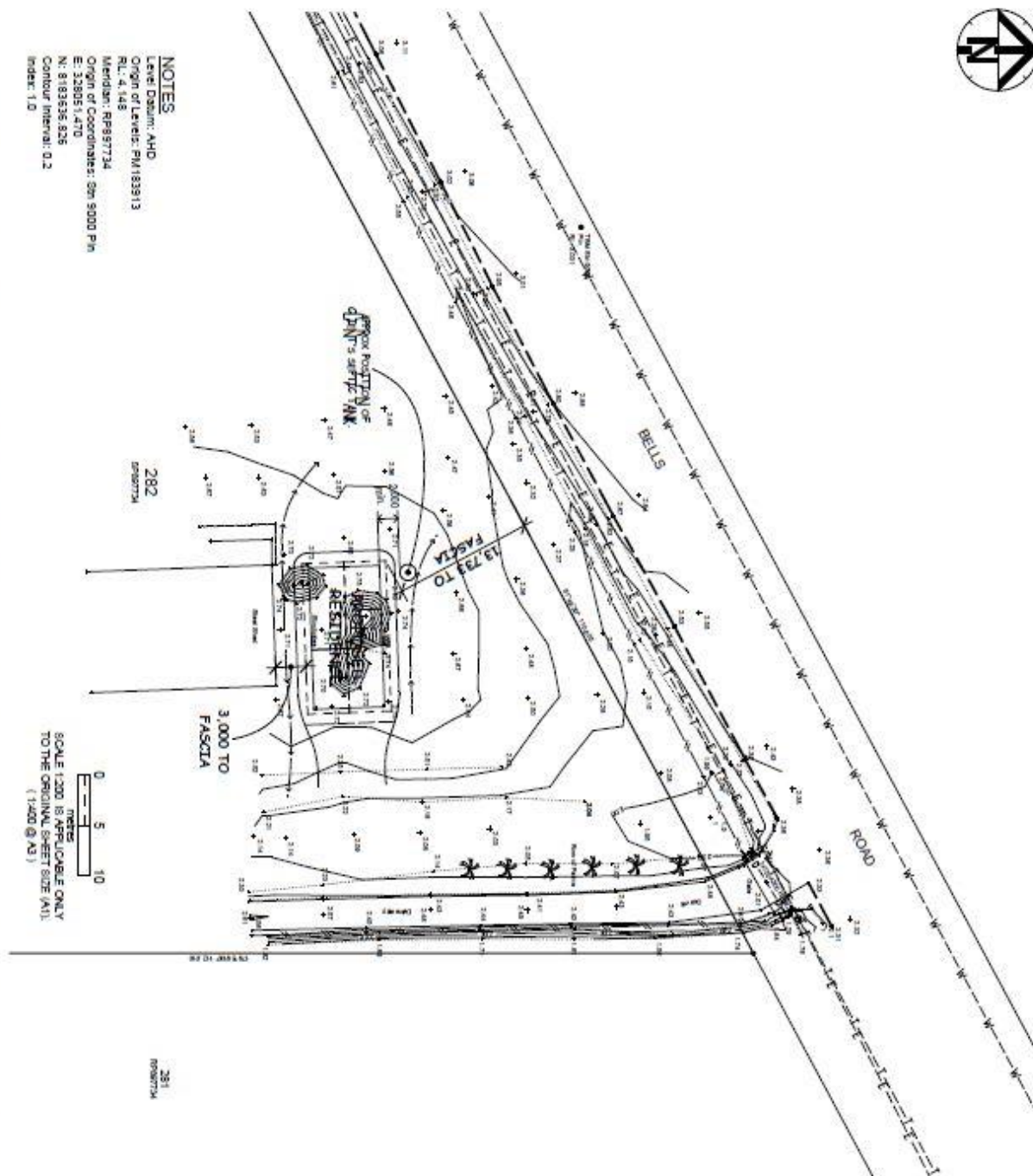
INDICATES 400mm WIDE x 75mm
DEEP GRADED TABLE DRAIN

* FILL BATTER @ 1.2 MAX
* CUT BATTER @ 1.2 MAX

*NOTE - EXACT SETOUT TO BE CONFIRMED ON SITE BY CLIENT WITH BUILDER.

NOTES

Level Datum: AHD
Origin of Levels: PM153913
R.L.: 4.148
Mendian: RP897734
Origin of Coordinates: 50m 9000 PM
E: 328051.470
N: 8189356.826
Contour Interval: 0.2
Index: 1.0



LEGEND

- Edge of Gravel Road
- Edge of Gravel Driveway
- Change of Grade
- Wire Fence
- Overhead Electricity
- Underground Water (from records)
- Underground Trenches (from records)

THOMAS & HATCHER, INC., LTD.
ATTN: MR. JIM
CONTRACTS DEPARTMENT
PO. Box 10
PRACTICALITY COMPANY
SACRAMENTO, CALIFORNIA 95833

CONTOUR PLAN

WIND-C2

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NO HOMES PTY. LTD.

Chlorine

CARETAKER'S CABIN
LOT 282 - BELLS ROAD,

Chang

DESIGN: CUSTOM DESIGN
FABRIC: TRADITIONAL GABRIELE

Drinking

S.C.	06/10/2022
------	------------

Author's address:

Job Number: 455TL



ABN: 72914919086
GPOC: 19031469
Address: P.O. BOX 983,
PO BOX 983, QLD 4677
Tel: (07) 46983512

BLOCK PLAN

WIND: C2

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NO HOMES PTY. LTD.

Client:

CARETAKER'S CABIN
LOT 282 - BELLS ROAD,
NEWELL

Model:

CUSTOM DESIGN

S.C.

455TL

Block: TRADITIONAL 6/BLE

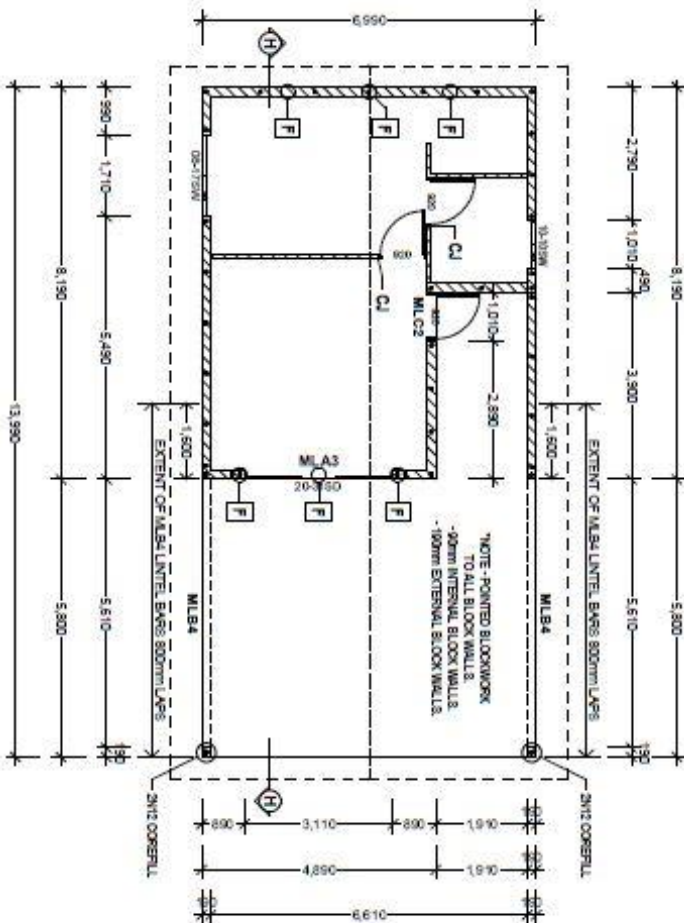
Date: 06/10/2022

4 of 10

Version: PREMIUM

Scale: 1:100

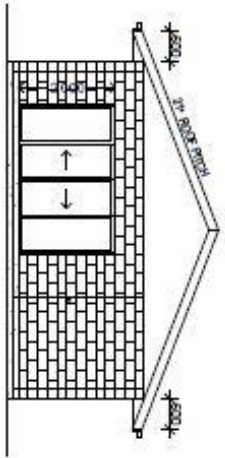
NO HOMES PTY. LTD.
CERTIFIED DESIGN
18.10.2022
PROJECT NO: 455TL
SECTION: 600 WALL/DOOR/CEILING



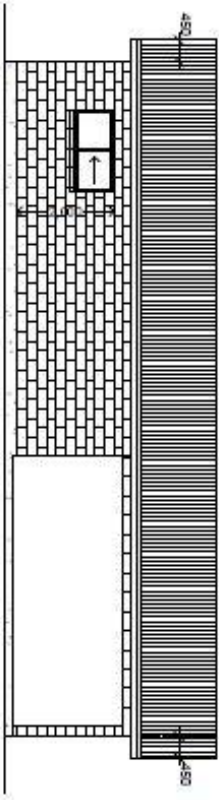
BLOCK REINFORCEMENT & ROOF LAYOUT PLAN WIND: C2

- 200mm MASONRY BLOCK WALL CONSTRUCTION NOTES**
 - * 2 COURSE IN18 or 2N12 EACH COURSE BOND BEAM AT THE TOP OF THE 200mm MASONRY WALLS, CONTINUOUS AROUND THE BUILDING PERIMETER, LAP'S IN BOND BEAM REINFORCEMENT 600mm.
 - * IN18 or 2N12 TO UNTELS, UNLESS NOTED OTHERWISE, WITH N12 TIES AT 400mm CENTRES.
 - * IN18 or 2N12 TO WINDOW SILLS.
 - * N12 VERTICAL CORNFILL AT CENTRES SHOWN ON LAYOUT.
 - * MASONRY WALL CONCRETE CORNFILL 120, 250mm SLUMP, 10mm AGGREGATE, MINIMUM 300KG/M3 CEMENTITIOUS (FLYASH CEMENT) MATERIAL CONTENT IN CONCRETE CORNFILL.
- 90mm MASONRY BLOCK WALL STEEL REINFORCEMENT**
 - * ALL 90mm BLOCK WALLS TO HAVE 1 LAYER OF BRICKTOR (4 x 1.2mm DIAMETER STRAND GALVANISED WIRE AZION EVERY 2nd COURSE + 1 COURSE FROM THE TOP OF THE WALL + 1 COURSE FROM THE BOTTOM OF THE WALL.
 - * PROVIDE GALVANISED WIRE TIES TO AS 2888 TO MATCH BRICKTOR SPACING ABOVE AT INTERSECTIONS OF 90mm BLOCK WALLS TO 140mm OR 180mm BLOCK WALLS.
- C1 90mm MASONRY BLOCK WALLS**
 - C1 - CONTROL JOINT IN 90mm BLOCK WALLS.
 - STAY AND 90mm BLOCKS EACH SIDE OF CONTROL JOINT.
 - PROVIDE GALVANISED WIRE TIES AS 2888 TO CONTROL JOINT WHICH ALLOW SLIP ALONG THE LENGTH OF THE TIE.
 - PROVIDE SLIP TIES EVERY 400mm BLOCK COURSE, AT 1 BLOCK COURSE FROM THE TOP OF THE WALL AND AT 1 BLOCK COURSE FROM BOTTOM OF BLOCK WALL OR 1 BLOCK COURSE FROM THE BOTTOM OF A BLOCK COURSE.
 - PROVIDE A BLOCK COURSE FILLER TIE/ARLEX AT OR EQUIVALENT AND WITH PVC BONDING ROD.

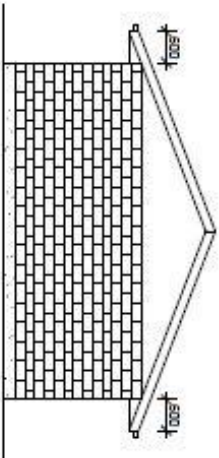
NOTE: ALL UNTELS 'MLA2' UNLESS NOTED OTHERWISE



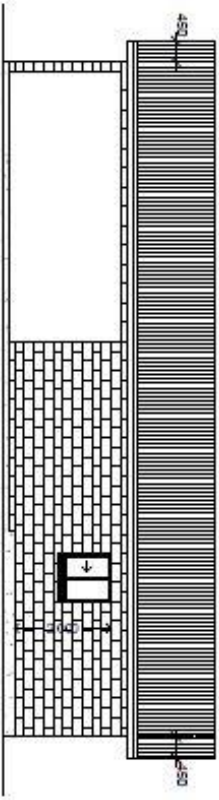
Elevation 1



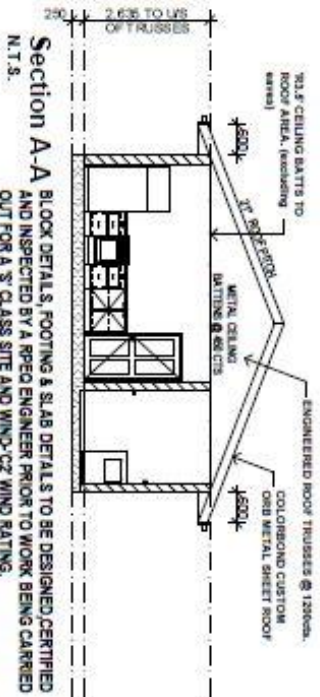
Elevation 2



Elevation 3



Elevation 4



Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED / CERTIFIED AND INSPECTED BY A RPE ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-C2 WIND RATING.

ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



ALB. 7381491836
GEOCC. 19031463
Address: 70, BOX 963,
PO BOX 963, BOX 963,
Phone: 0746055518
Fax: 0746055512

ELEVATIONS

WIND-'C2'

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - 1985 DESIGN IS THE EXCLUSIVE PROPERTY OF NO HOMES Pty. Ltd.

CARETAKER'S CABIN
LOT 282 - BELLS ROAD,
NEWELL

DESIGN: CUSTOM DESIGN
PROJECT: TRADITIONAL GABLE
SCHEME: PREMIUM

DATE: 06/10/2022
SCALE: 1 : 100
SHEET NO: 3 OF 10

NO HOMES PTY. LTD.
CERTIFIED BUILDING
18.10.2022
STRUCTURAL CHECKED
SIGNED: [Signature]
SIGNED: [Signature]

ASIN: 75814816286
 ISBN: 19031465
 Address: P.O. BOX 853
 PL. DOUGLAS OIL 4877
 Phone: (0774055518
 Fax: (0774055512

WIND-'C2'

THE EXCLUSIVE PROPERTY OF INGROMETS Pty. Ltd.

214

CARETAKER'S CABIN
LOT 282 - BELLS ROAD
NEWELL

Subject:

CUSTOM DESIGN

TRADITIONAL GABLE

PREMIUM

Drawn by: S.C

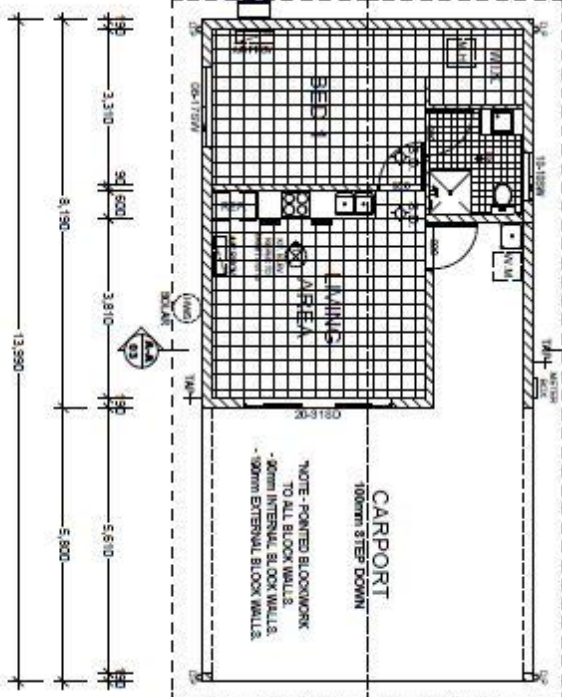
06/10/2022

APPROPRIATE

455TL

NOTE: ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

FLOOR AREAS
LIVING - 49.06
GARAGE - 48.73
TOTAL - 97.79m²
10.52 SQUARES



GENERAL NOTES:

- Solar glass 2 to all alum. framed glass doors and windows.
- Dishwasher prov. with SPP and cold water plumbing.
- Lift off hinges to wc.
- Mechanical exhaust to wc with no external opening.
- Niches - 500H base with a 2100H head U.N.O.
- Handpans and Openings - 2100H head U.N.O.
- Bulkheads - 2100H U.N.O.

ELEVATION KEY



ENERGY EFFICIENCY NOTES:

- : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
- : ALL TOILETS TO BE 4 STAR min.
- : SOLAR HOT WATER SYSTEM TO BE INSTALLED.

5000 E. 10th Street, Suite 100, Denver, CO 80202
 Tel: 303.733.1111 Fax: 303.733.1112
 E-mail: info@harsco.com
 Web: www.harsco.com



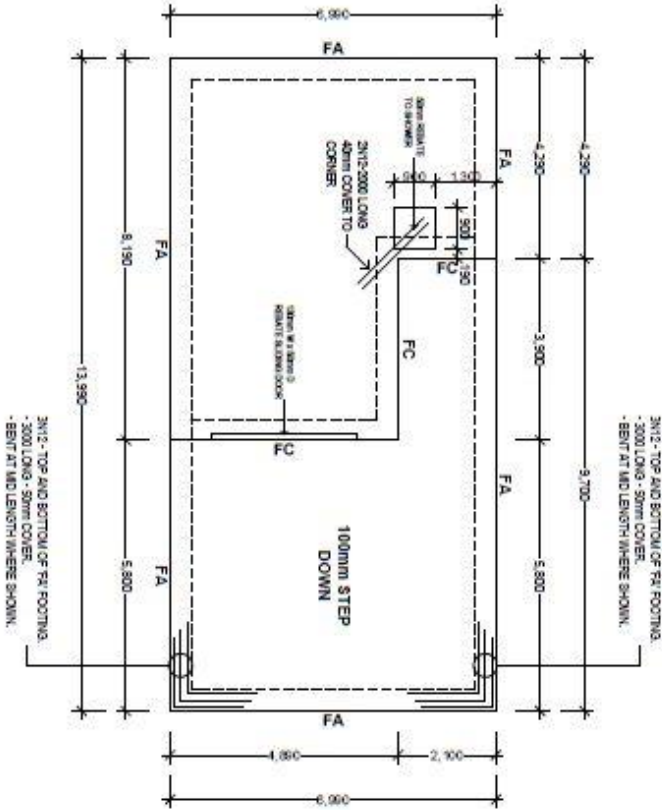
ABN: 73814918286
GPOC: 19031485
P.O. BOX 983,
P. DOUGLAS QLD 4877
Phone: 07 49555118
Fax: 07 49555112

SLAB PLAN
WIND: 'C2'
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMS - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NO HOME PTY. LTD.

CARETAKER'S CABIN
LOT 282 - BELLS ROAD,
NEWELL

Design:	Customer:	Drawn By:	Checked By:
CUSTOM DESIGN	TRADITIONAL 6/8/16	S.C.	06/10/2022
ESTIMATE:	PREMIUM	Scale:	1:100
		Sheet Number:	7 of 10

NO HOME PTY. LTD.
GPOC: 19031485
P.O. BOX 983,
P. DOUGLAS QLD 4877
Phone: 07 49555118
Fax: 07 49555112
18.10.2022
PROJECT: 19031485
SIGNED: [Signature]
DRAWN: [Signature]



CLASS 'S' SITE
NOTE - REBATES FOR SLIDING AND STACKER DOORS, AS SHOWN ON PLAN
BUILDER TO GRUB OUT AND CLEAR SLAB AREA AND ANY FILL AREA OF ORGANIC MATERIAL AND BOULDERS. COMPACT NATURAL FOUNDATIONS & FILL TO 95% SRDD. MIN. SAFE GROUND BEARING CAPACITY TO BE 100KPa.
1) 100mm SLAB REINFORCED WITH RFB2 MESH, 30mm COVER INTERNALLY, 40mm COVER EXTERNALLY. LAP MESH 2 CROSSWIRES.
2) CONCRETE M20, 80mm SLUMP, 20mm AGGREGATE.
3) SLAB LAID ON 200UM PVC MEMBRANE LAPPED 200mm AT JOINTS AND TAPED.
4) UNDER SLAB PROVIDE COMPACTED SAND FILL TO 95% SRDD.
5) VIBRATE ALL CONCRETE.
6) ALL SERVICE TRENCHES (SEWERAGE, STORMWATER, PRESSURE WATER MAIN TO BE MINIMUM OF 1000mm FROM SLAB EDGE).
7) SLOPE GROUND AWAY FROM SLAB EDGE, 1:10 FOR 1 metre MINIMUM AND PROVIDE A GRADED 400mm WIDE X 75mm DEEP TABLE DRAIN TO DIRECT ALL SURFACE WATER AWAY FROM THE SLAB EDGE AND TO DRAIN THE BUILDING PAD.
8) CURE SLAB MINIMUM 7 DAYS.

Form 15**Compliance certificate for building design or specification**

This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	No. 2 BELLS ROAD		
		Suburb/locality	NEWELL
State	QLD	Postcode	4873

Lot and plan details (attach list if necessary)

Lot 282 on RP 897734

Local government area the land is situated in

DOUGLAS SHIRE COUNCIL

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Structural design of CARETAKER'S RESIDENCE's structural elements :-

foundations, concrete slabs, masonry walls, load bearing Walls, internal non load bearing Walls

Beams, Lintels, Columns / Posts, Wall Bracing, Building Bracing, Roof Truss tie down fixing, Roof Battens

Note : No need for articulation joints in the residence's waste pipes

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

Class S soil classification to AS2870

C2 Cyclonic Wind to AS4055

AS1170.2 Cyclonic Wind Coefficients to AS1170.2

Australian Standards AS2870, AS1170.0, AS1170.1, AS1170.2, AS1170.4,

AS4055, AS4100, AS4600, AS3600, AS1720, AS3700, AS1684

Queensland Development Code (QDC) MP1.4 Performance Requirement P1

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

DRAWINGS 455TL SHEET 1 TO 10

Letter 17th October 2016 - ALTERNATE METHOD for FIXING the TOP OF INTERNAL NON-LOADBEARING TIMBER STUD WALLS TO ROOF TRUSSES

5. Building certifier reference number and building development approval number

Building certifier reference number

Building development application number (if available)


6. Appointed competent person details

Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	GLEN THWAITE		
Company name (if applicable)	THWAITE & ASSOCIATES Pty Ltd		
Contact person	GLEN THWAITE		
Business phone number	07 40513351	Mobile	0407 159 196
Email address	glenthwaite@gmail.com		
Postal address	PO BOX 536		
		Suburb/locality	MANUNDA
State	QLD	Postcode	4870
Licence class or registration type (if applicable)	Registered Professional Engineer of Queensland RPEQ		
Licence or registration number	1448		

9. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

	Date 18th October 2022
Signature	
NQHOMESTL4XI	
LOCAL GOVERNMENT USE ONLY	
Date received	Reference number/s

Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (sections 10 of the *Building Act 1975* (Building Act) and 73 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

What is the purpose of this form? (section 10 of the *Building Act 1975*)

The information in this form informs the building certifier's decision making when they are assessing a building development application and issuing the building development approval for the building work the subject of the certificate (form).

When is this form not required?

The assessment of some building applications will be entirely within the expertise of the relevant building certifier and therefore they may not seek the help of a competent person. In these instances, this form is not required.

Is a manufacturer or supplier required under the BR 2021 to complete and sign this Form 15, if requested?

No. A manufacturer or supplier of building materials is not required to complete and give this form or any aspect and inspection certificates if requested by a construction contractor, builder, appointed competent person, or a building certifier.

However, a manufacturer or supplier may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a manufacturers statement for an aspect or material that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and