

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



### PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150  
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Lot 9 Unit 5  
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CRAIGLIE QLD 4877

POSTAL:  
P.O. Box 831,  
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Web: [www.gmacert.com.au](http://www.gmacert.com.au)

13 February 2020

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

Attention: Development Assessment

Dear Sir,

**Re: Hillslopes Referral**  
**Lot 4 RP749731 [53R] Whiteley Road, Miallo**

GMA Certification Group has been engaged to assess an application for the construction of dwelling additions on the abovementioned allotment. The subject site is located zone Environmental Management and is subject to the Hillslopes Overlay. The development complies with the zone code, however it does not comply with Acceptable Outcome AO1.1 of the Hillslopes Overlay Code.

Accordingly, a referral application is enclosed for Council's consideration, which includes:

1. DA Form 2
2. Confirmation Notice
3. Assessment under the Hillslopes Overlay Code
4. 1 x copy of plans

### Assessment

The proposal is Code Assessable pursuant to the tables of assessment contained within the Scheme. An exemption application will be made under separate cover. The following table addresses Performance Outcome PO1 of the Hillslopes Overlay Code.

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

Cloncurry  
(07) 4742 2022

#### BUILDING CERTIFICATION

Chinchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Atherton  
(07) 4091 4196

Childers  
(07) 4126 3069

Table 8.2.5.3.a – Hillslopes overlay code – self-assessable development	
Performance outcomes	Compliance
For self-assessable development	
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	The proposal is for the construction of dwelling additions. The colours of the proposed dwelling additions will include: Exterior Walls – Colorbond Monument Window frames – Black  Therefore, the landscape character and visual quality of the hillslopes area will be retained.

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

Kind Regards,



Jeff Evans  
GMA Certification Group

# DA Form 2 – Building work details

**Approved form (version 1.1 effective 22 JUNE 2018) 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**, 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)	Kevin Smith
Contact name (only applicable for companies)	Kevin Smith
Postal address (PO Box or street address)	P O Box 652
Suburb	MOSSMAN
State	QLD
Postcode	4873
Country	
Contact number	
Email address (non-mandatory)	k.smith54@bigpond.com
Mobile number (non-mandatory)	0419 988 359
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/>	Street address AND lot on plan (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
	53	Whiteley Rd	MIALLO
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	4	RP 749731	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

## 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 – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application

<input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid		
<input type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

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

## PART 4 – REFERRAL DETAILS

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

<b>13) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application <i>(if applicable)</i>		

## PART 5 – BUILDING WORK DETAILS

<b>14) Owner's details</b>	
<input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) <i>(individual or company full name)</i>	Ben Pratt & Laura Curnow
Contact name <i>(applicable for companies)</i>	Ben Pratt & Laura Curnow
Postal address <i>(P.O. Box or street address)</i>	53 Whiteley Rd
Suburb	MIALLO
State	QLD
Postcode	4873
Contact number	
Email address <i>(non-mandatory)</i>	ben.s.pratt@icloud.com
Mobile number <i>(non-mandatory)</i>	
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>	Kevin Smith
Contact name <i>(applicable for companies)</i>	Kevin Smith
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	P O Box 652
Suburb	MOSSMAN
State	QLD
Postcode	4873
Contact number	
Email address <i>(non-mandatory)</i>	k.smith54@bigpond.com
Mobile number <i>(non-mandatory)</i>	0419 988 359
Fax number <i>(non-mandatory)</i>	

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

a) 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 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.

New Construction of Dwelling Addition - 1 Storey

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input 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 type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input 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)		
1a		
h) Relevant plans <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .		
<input 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?	\$40,000.00
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18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below <input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	<input type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration	
<input 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> <b>Note:</b> It is unlawful to intentionally provide false or misleading information.	
<b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where: <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

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

Date received:  Reference numbers:

## For completion by the building certifier

Classification(s) of approved building work

1a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
GMA Certification Group	-	

## Notification of engagement of alternate chosen assessment manager

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

## Additional information required by the local government

Confirm proposed construction materials:

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

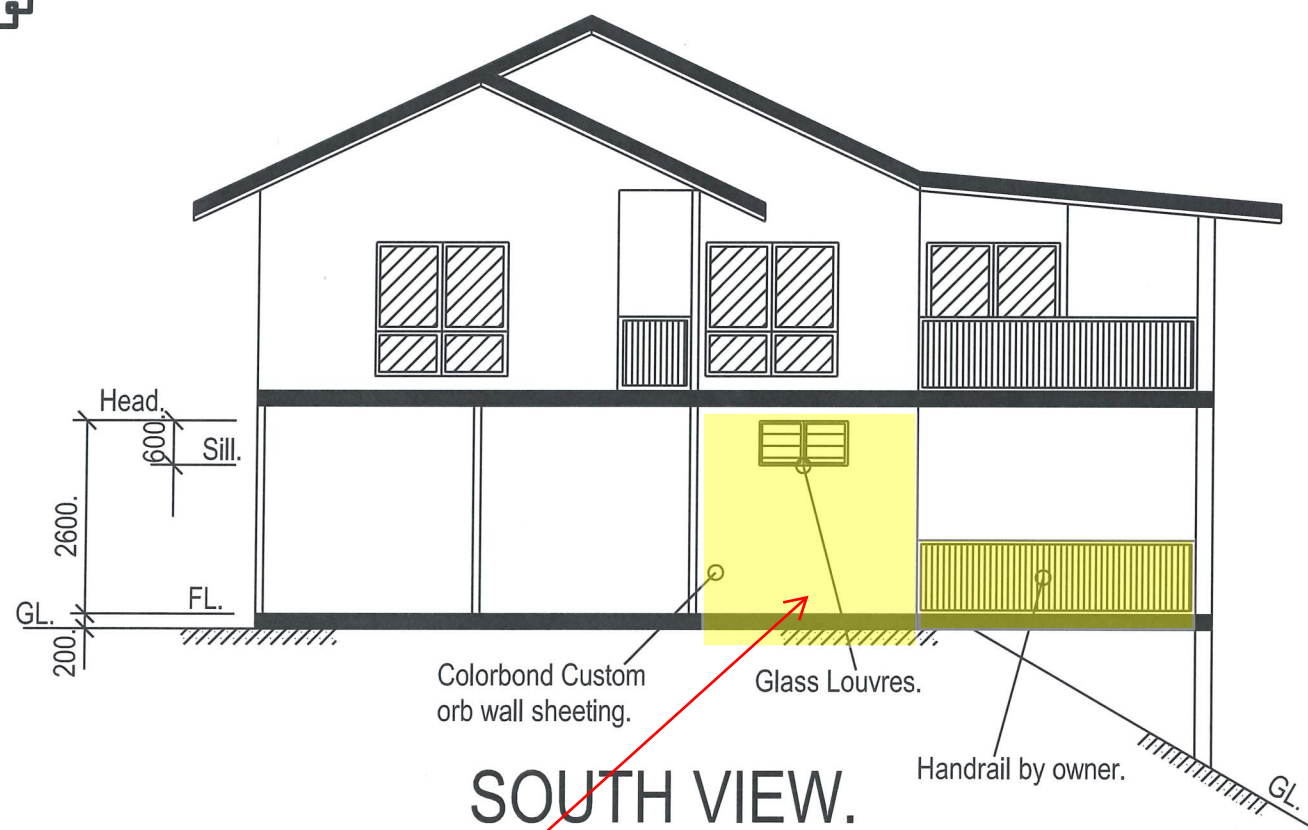
## Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?		1a	
Site area (m <sup>2</sup> )	0	Floor area (m <sup>2</sup> )	0



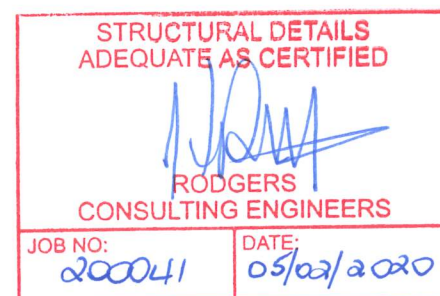






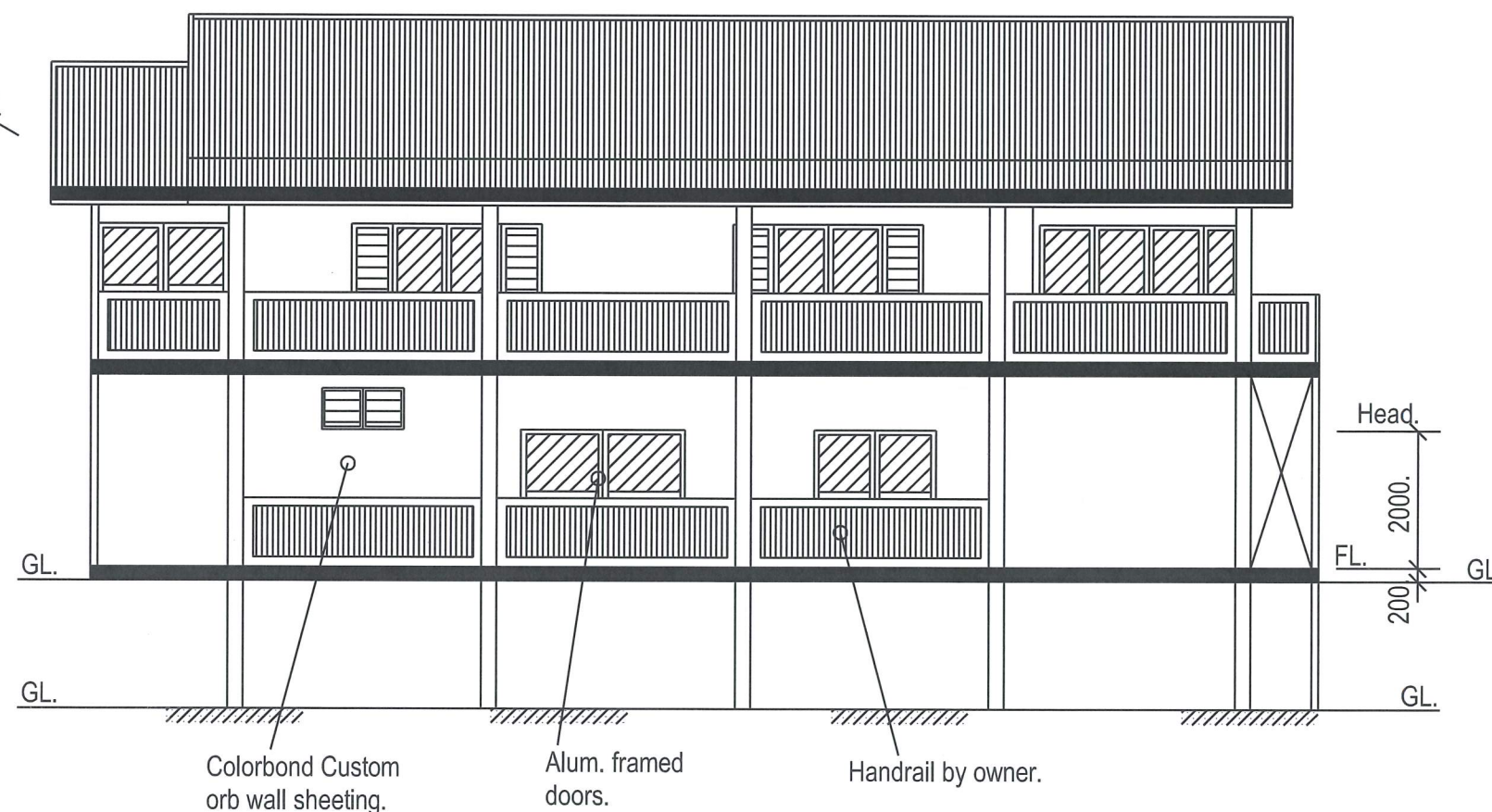
**SOUTH VIEW.**

Extent of additions



## GENERAL NOTES.

1. Carry out termite treatment to AS. 3660-1.2000. Naturally termite resistant timber is to be in accordance with Appendix 'C' of AS. 3660-1. Preservative treated timber is to be in accordance with Appendix 'D' of AS. 3660-1.
2. All timber strengths, sizes, and fixings, are to be in accordance with AS. 1684. Part 3.
3. These drawings are to be read in conjunction with the attached Engineering and Footing notes.



**EAST VIEW.**

Dwg.No.	1 - 1 - 20.
Sheet.	2 of 6.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC.66619.
Date.	7/2/20.

Do not scale off this drawing.

## PROJECT.

PROPOSED ADDITIONS.  
B. & L. PRATT.  
Lot. 53. Whitely Road.  
Miallo.

**CLARKEVILLE  
DESIGNS**

*Custom Building Designs.*

Mob: 0428183638.



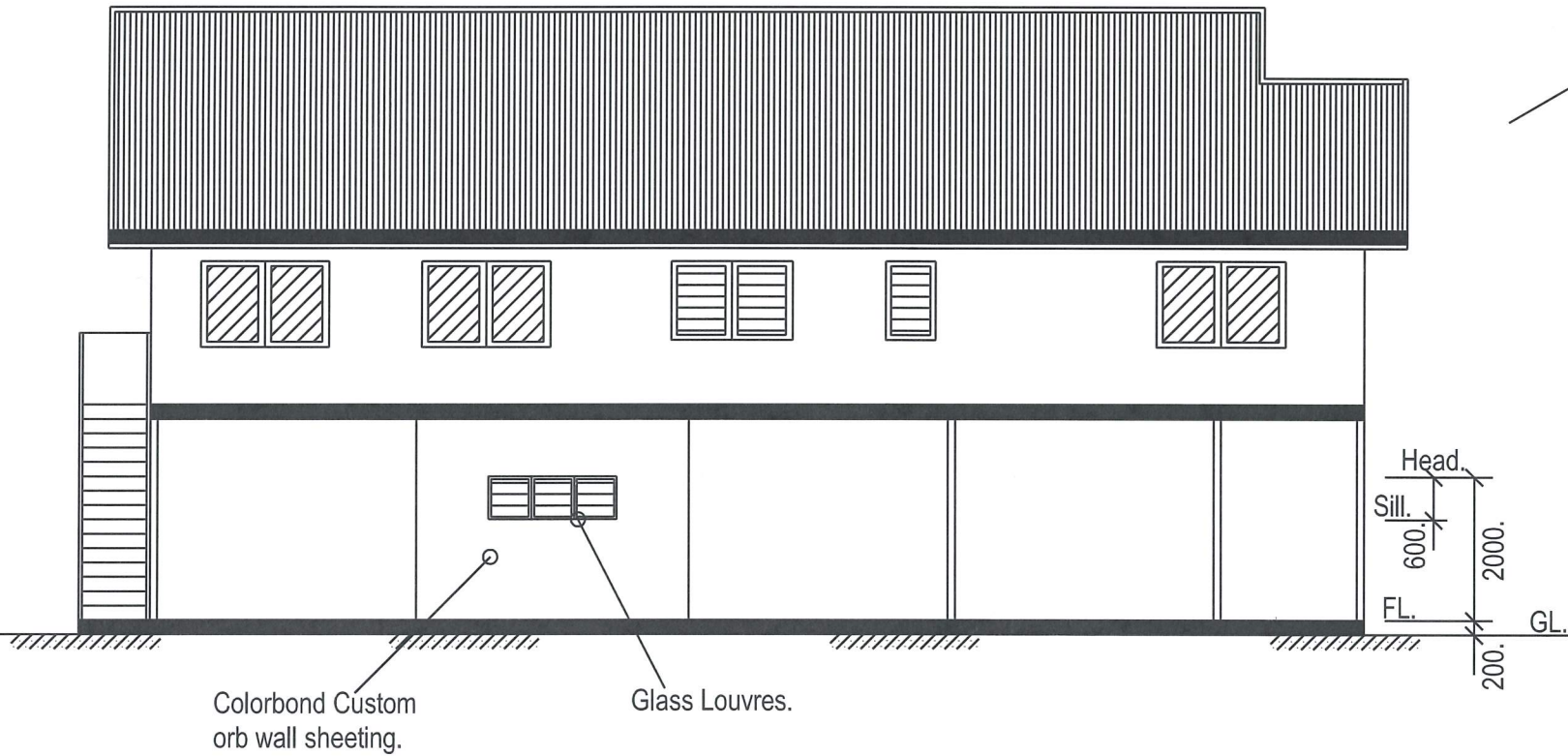
EXTERNAL STUD WALLS.

1/90 x 45 MGP 12. top plate. Power fix to RHS. first floor bearers at 600 crs.  
Fix top plate to first floor joists at each joist location opposite direction.  
1/90 x 45 MGP 12. bottom plate. Power fix to existing slab at 600 crs.  
90 x 45 MGP 12. studs at 450 crs. Powerfix last studs to RHS posts  
at top and bottom and 1/3 points. 1 row nogging.

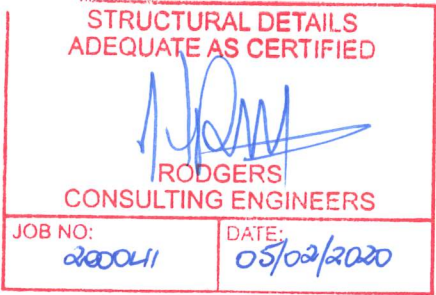
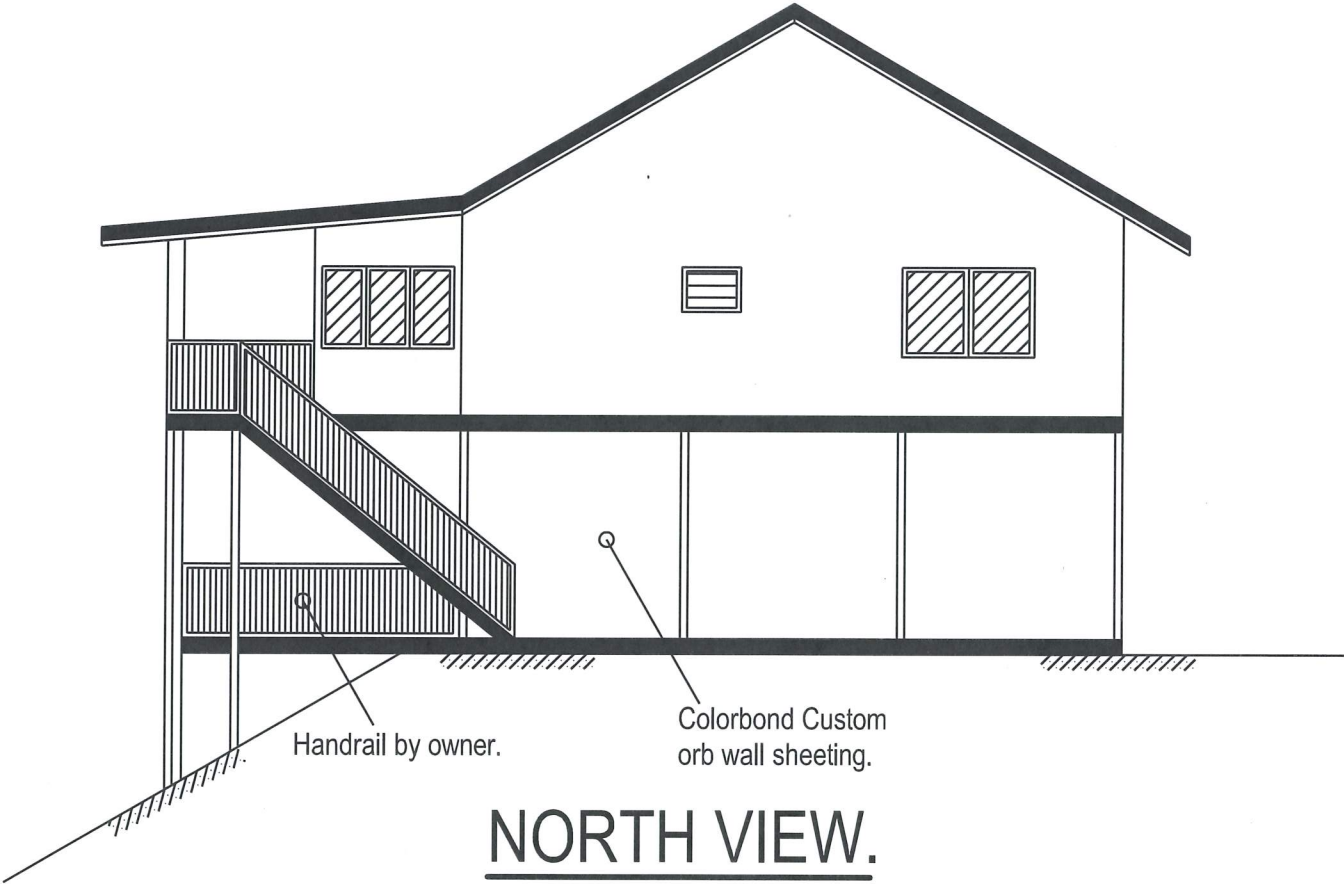
INTERNAL STUD WALLS.

1/70 x 35 MGP 10. top plate.  
1/70 x 35 MGP 10. bottom plate.  
70 x 35 MGP 10. studs at 450 crs. 1 row nogging.

Sheet walls externally with Custm orb.  
Sheet walls internally wit Gyprock and Villaboard to wet areas.



WEST VIEW.

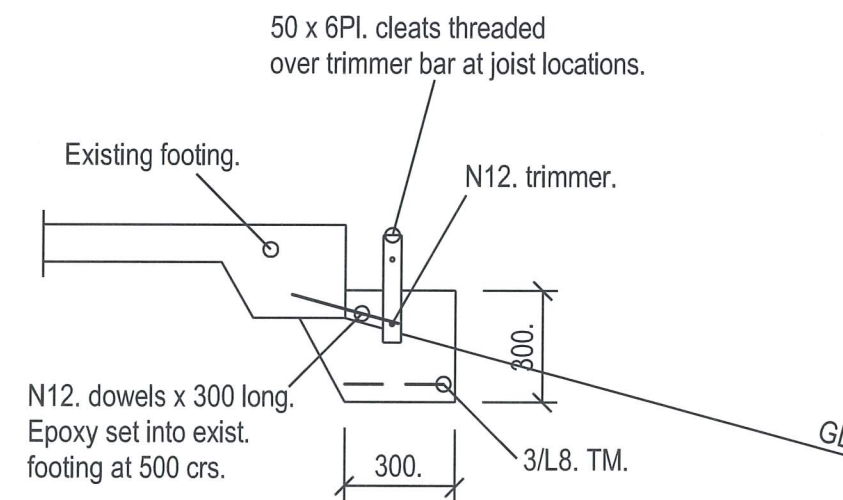
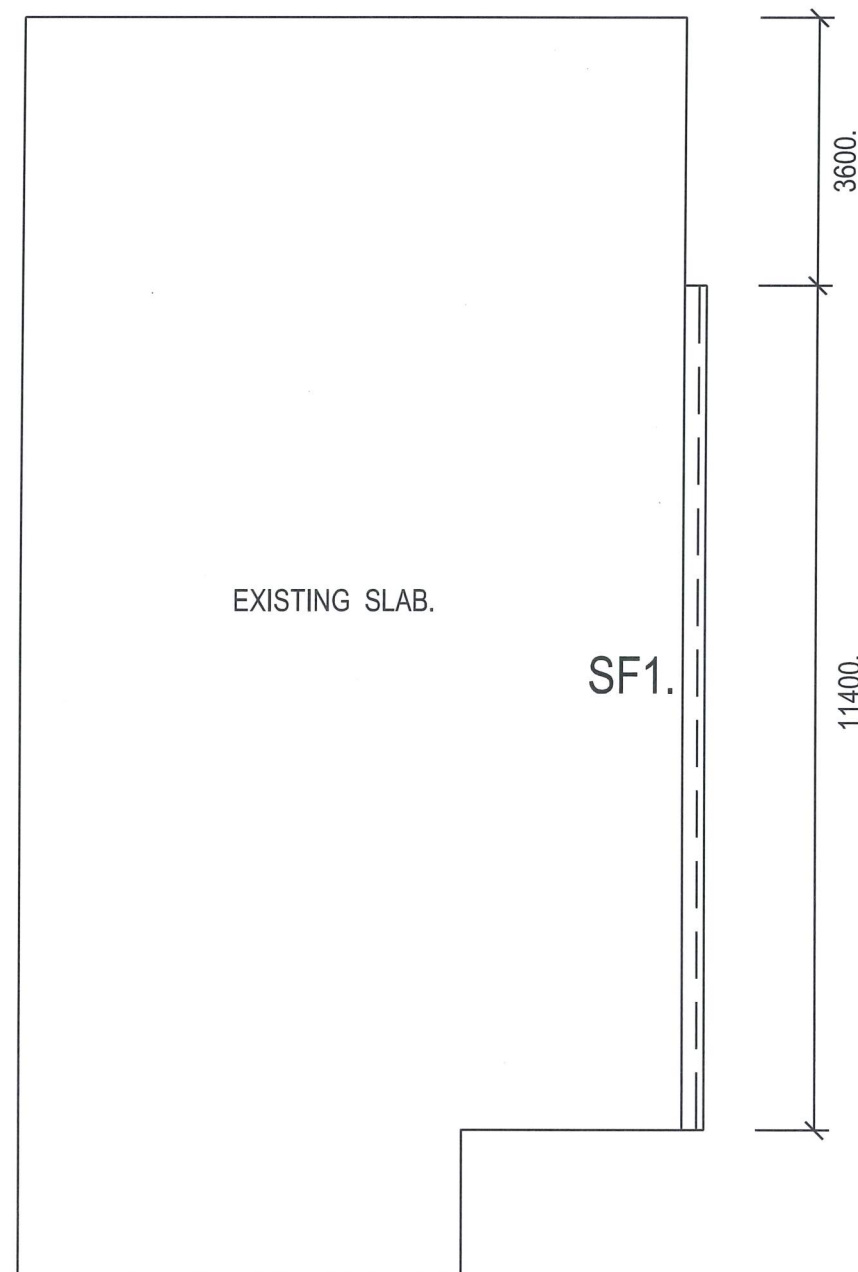


Dwg.No.	1 - 1 - 20.
Sheet.	3 of 6.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC.66619.
Date.	7/2/20.

Do not scale off this drawing.

**PROJECT.**  
PROPOSED ADDITIONS.  
B. & L. PRATT.  
Lot. 53. Whitely Road.  
Miallo.

**CLARKEVILLE  
DESIGNS**  
*Custom Building Designs.*  
Mob: 0428183638.



**FOOTING SF1. 1:20.**

### FOOTING NOTES.

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

## FOUNDATION PLAN.



Dwg.No.	1 - 1 - 20.
Sheet.	4 of 6.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC.66619.
Date.	7/2/20.

Do not scale off this drawing.

### PROJECT.

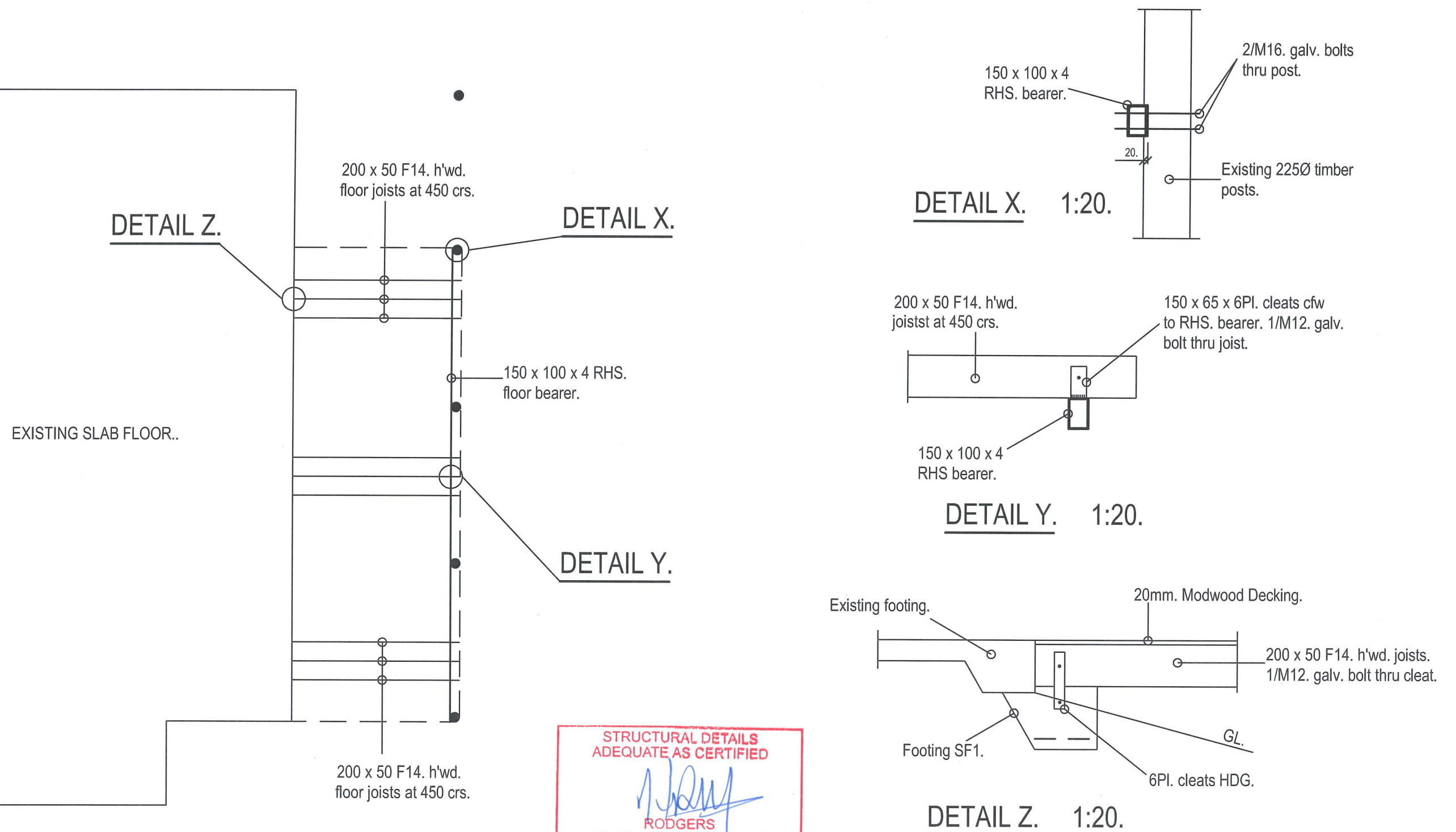
PROPOSED ADDITIONS.  
B. & L. PRATT.  
Lot. 53. Whitely Road.  
Miallo.

**CLARKEVILLE  
DESIGNS**

*Custom Building Designs.*

Mob: 0428183638.





Do not scale off this drawing.

Dwg.No.	1 - 1 - 20.
Sheet.	5 of 6.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC.66619.
Date.	7/2/20.

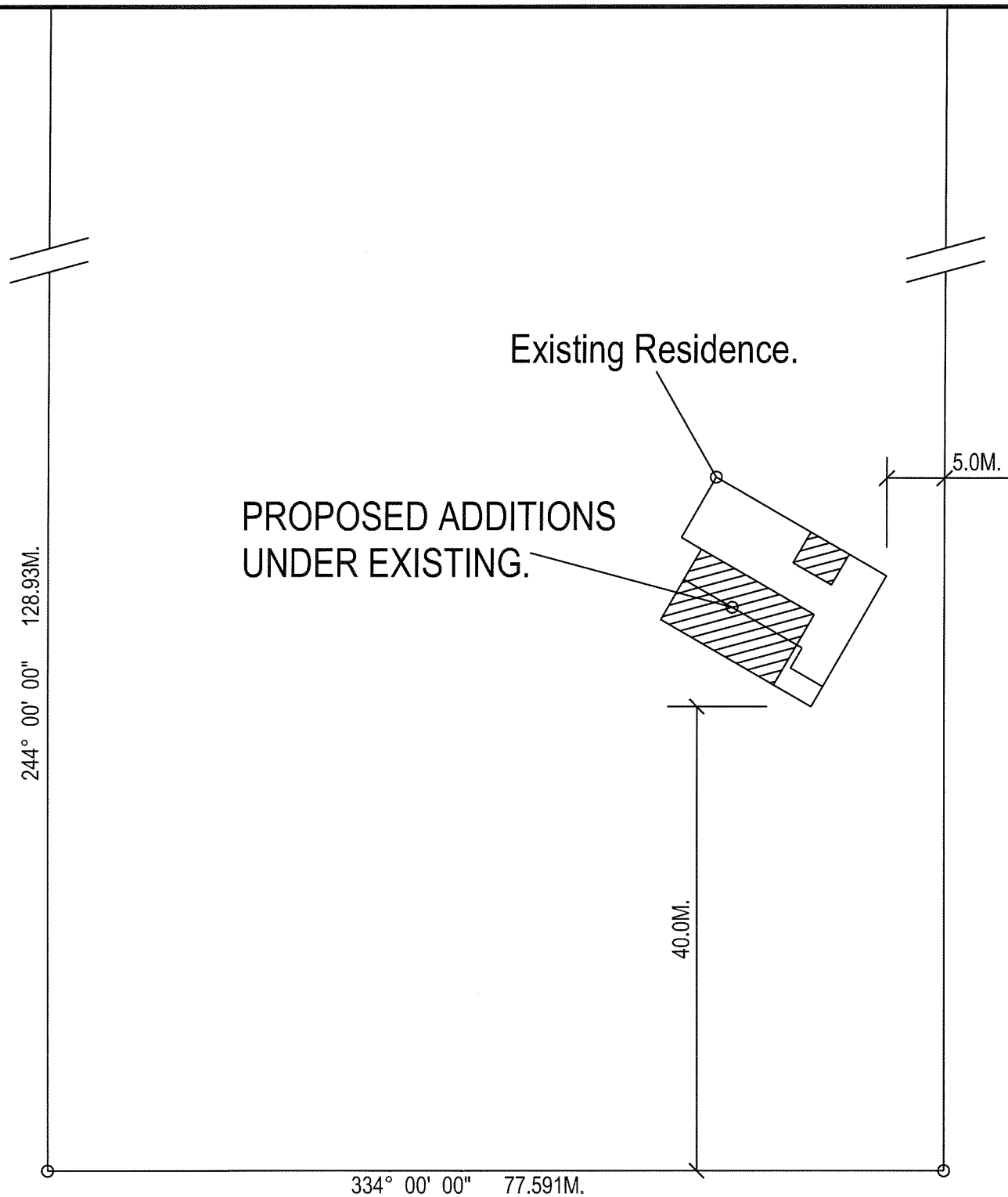
## PROJECT.

PROPOSED ADDITIONS.  
B. & L. PRATT.  
Lot. 53. Whitely Road.  
Miallo.

**CLARKEVILLE  
DESIGNS**

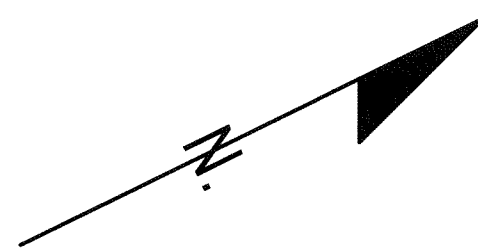
*Custom Building Designs.*

Mob: 0428183638.



PROPERTY DESCRIPTION.

Lot. 53. Whitley Road.  
Miallo.  
Via Mossman.  
PROPERTY AREA.



SITE PLAN. 1:500.

Dwg.No.	1 - 1 - 20.
Sheet.	6 of 6.
Scale.	1:100 or as shown.
Drawn.	<i>B.M.C.</i> QBCC.66619.
Date.	7/2/20.

Do not scale off this drawing.

**PROJECT.**

PROPOSED ADDITIONS.  
B. & L. PRATT.  
Lot. 53. Whitley Road.  
Miallo.

**CLARKEVILLE  
DESIGNS**

*Custom Building Designs.*

Mob: 0428183638.

# GMA Certification Group

BUILDING SURVEYORS

A.C.N 150 435 617

*Leaders in Building Certification Services*



**Port Douglas Office**

**P:** 07 4098 5150 **F:** 07 4098 5180 **E:** adminpd@gmcert.com.au

**Unit 5, Owen Street**

**Craigie Business Park Craigie**

**PO Box 831 Port Douglas QLD 4877**

13 Feb 2020

Kevin Smith  
P O Box 652  
MOSSMAN QLD 4873

Dear Kevin

**Confirmation notice**

**Re: GMA Certification Group Ref No. 20200531**  
**Lot 4 on RP 749731**  
**53 Whiteley Rd MIALLO 53 4873**

The development application described above was properly made to the GMA Certification Group on 11 Feb 2020

**Public notification details**

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Part 4 of the Development Assessment Rules is not applicable to this development application.

**Referral details**

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Part 2 of the Development Assessment Rules is applicable.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Jeff Evans  
GMA Certification Group

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PORT DOUGLAS**

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

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

P.O. Box 831, Port Douglas Qld 4877



14 February 2020

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

Attention: – Development Services

Dear Sir,

**Re: Application for Exemption Certificate  
Lot 4 RP749731 No. 53 Whiteley Road, Miallo**

GMA Certification Group has been engaged to assess an application for the construction of dwelling additions on the abovementioned allotment as illustrated on the attached plans.

A preliminary assessment of the proposal has revealed the allotment is located within an Environmental Management Zone. Additionally, the allotment is affected by the bushfire and natural areas overlays. However, for the following reasons, Council is requested to exempt the dwelling additions from the application process for Material Change of Use.

The proposed additions are within the footprint of the existing dwelling. Therefore, the proposal would be considered as minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

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

Kind Regards

Jeff Evans  
GMA Certification Group Pty Ltd  
Encl.

## **GOLD COAST**

**39-47 Lawrence Drive  
Nerang Q 4211**

P.O. Box 2760,  
Nerang Q 4211

**T:** 07 5578 1622  
**F:** 07 5596 1294

**E:** [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

## **PORT DOUGLAS**

**Craiglie Business  
Park Owen Street  
Craiglie Q 4877**

**T:** 07 4098 5150  
**F:** 07 4098 5180

**E:** [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

## **CAIRNS**

**310 Gatton Street  
Manunda Q 4870**

PO Box 2760  
Nerang Q 4211

**T:** 07 4041 0111  
**F:** 07 4041 0188

**E:** [admincnd@gmacert.com.au](mailto:admincnd@gmacert.com.au)

## **TOWNSVILLE**

**1-3 Smith Street  
Hermit Park Q 4814**

PO Box 2760  
Nerang Q 4211

**T:** 07 4771 6532  
**F:** 07 4771 2165

**E:** [admintsv@gmacert.com.au](mailto:admintsv@gmacert.com.au)

## **CHILDERS**

**4 Randall St  
Childers Q 4660**

PO Box 181  
Childers Q 4660

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