

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



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17 January 2020

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

Attention: Development Assessment

Dear Sir,

Re: Hillslopes Referral
Lot 8 SP204454 [No. 42] Grays Creek Terrace, Mowbray

GMA Certification Group has been engaged to assess an application for the construction of a Roofed Deck on the abovementioned allotment. The subject site is located zone Rural Residential 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, an application for Building Work Assessable Against a Planning Scheme is enclosed for Council's consideration, which includes:

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

Assessment

The proposal is Self-Assessable Development pursuant to the tables of assessment contained within the Scheme and complies with applicable Codes. 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

BUILDING CERTIFICATION

Cloncurry
(07) 4742 2022

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	
PO1 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 the deck. The colours of the proposed deck will include: Roof – Colorbond - Pale Eucalypt Exterior Walls – N/A (decking timber – spotted gum) Gutters and trims – Colorbond - Pale Eucalypt 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 4041 0111 or by email admincns@gmcert.com.au

Kind Regards,



Kyall 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)	Michael Lancaster
Contact name (only applicable for companies)	Michael Lancaster
Postal address (PO Box or street address)	2/5 Grogan St
Suburb	MOSSMAN
State	QLD
Postcode	4873
Country	
Contact number	
Email address (non-mandatory)	jodadge@hotmail.com
Mobile number (non-mandatory)	0400 200 015
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)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), OR	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	42	Grays Creek Tce	MOWBRAY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	8	SP 204454	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 checked="" type="checkbox"/> Not applicable		
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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached
<input checked="" type="checkbox"/> No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application			
<input type="checkbox"/> 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?
<input type="checkbox"/> Yes – the Referral checklist for building work is attached to this development application
<input checked="" type="checkbox"/> No – proceed to Part 5

13) 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 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

14) Owner's details	
<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>	Joe & Bianca Berwick
Contact name <i>(applicable for companies)</i>	Joe & Bianca Berwick
Postal address <i>(P.O. Box or street address)</i>	P O Box 9
Suburb	PORT DOUGLAS
State	QLD
Postcode	4877
Contact number	
Email address <i>(non-mandatory)</i>	joseph@eclipsefnq.com.au
Mobile number <i>(non-mandatory)</i>	0408 733 271
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>	Michael Lancaster
Contact name <i>(applicable for companies)</i>	Michael Lancaster
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	2/5 Grogan St
Suburb	MOSSMAN
State	QLD
Postcode	4873
Contact number	
Email address <i>(non-mandatory)</i>	jodadge@hotmail.com
Mobile number <i>(non-mandatory)</i>	0400 200 015
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 checked="" 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 Deck

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

f) Existing building use/classification? (if applicable)		
g) New building use/classification? (if applicable)		
10b		
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .		
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application		

17) What is the monetary value of the proposed building work?	\$28,000.00
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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
\$380.80	10/12/19	014005431

PART 6 – CHECKLIST AND APPLICANT DECLARATION

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

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

10b

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	

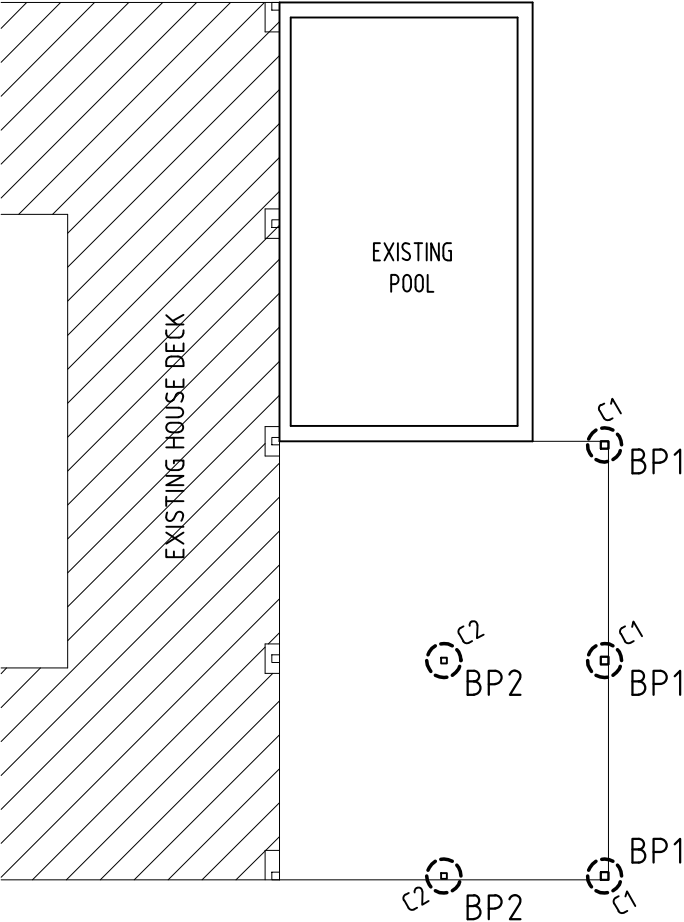
Additional information required by the local government

Confirm proposed construction materials:

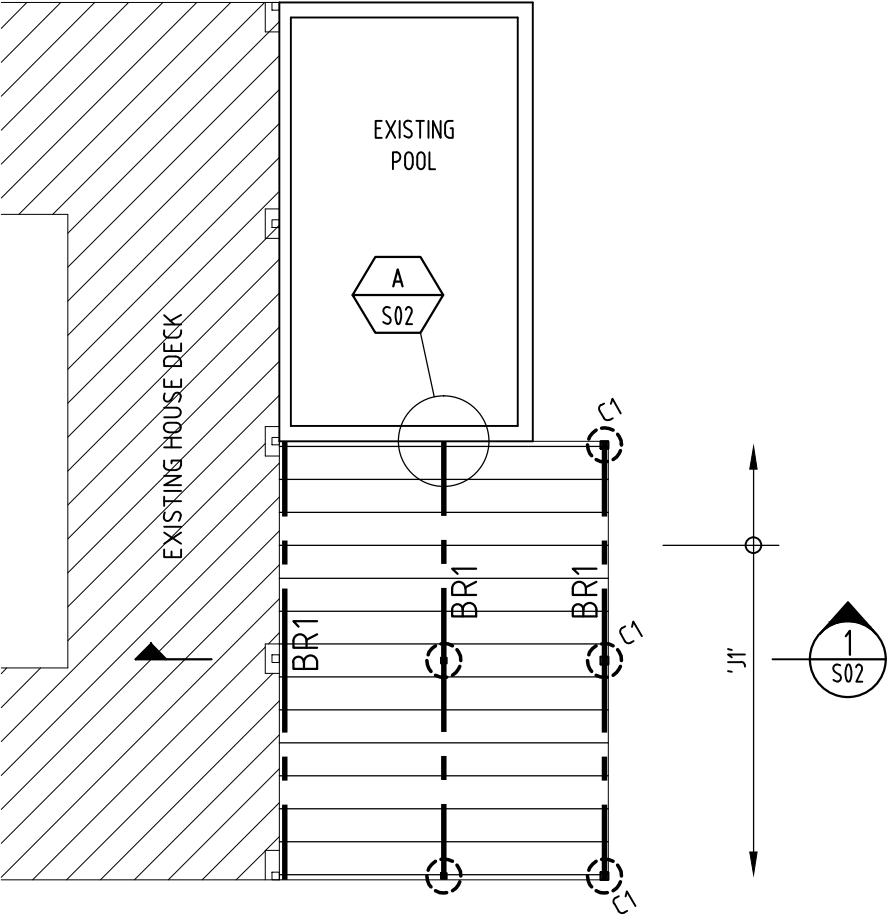
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <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

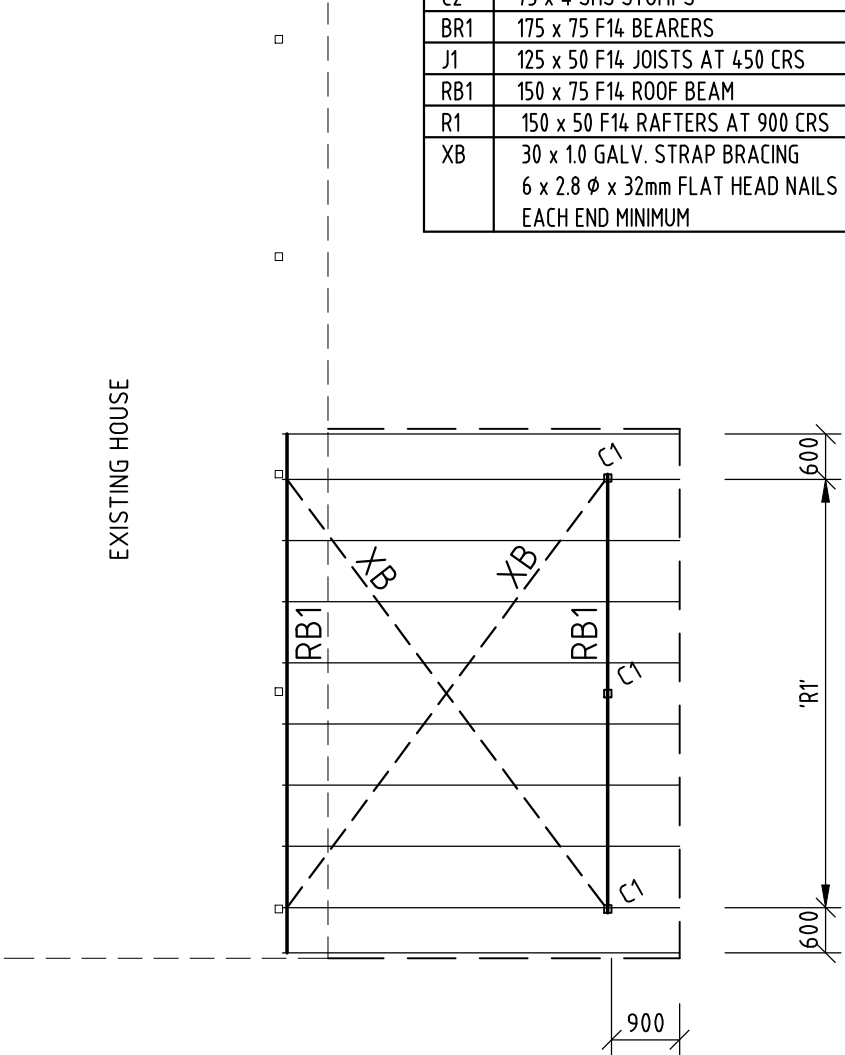
Existing building use/classification? (if applicable)			
New building use/classification?		10b	
Site area (m ²)	6463	Floor area (m ²)	0



FOOTING PLAN
SCALE 1: 100



DECK FRAMING PLAN
SCALE 1: 100

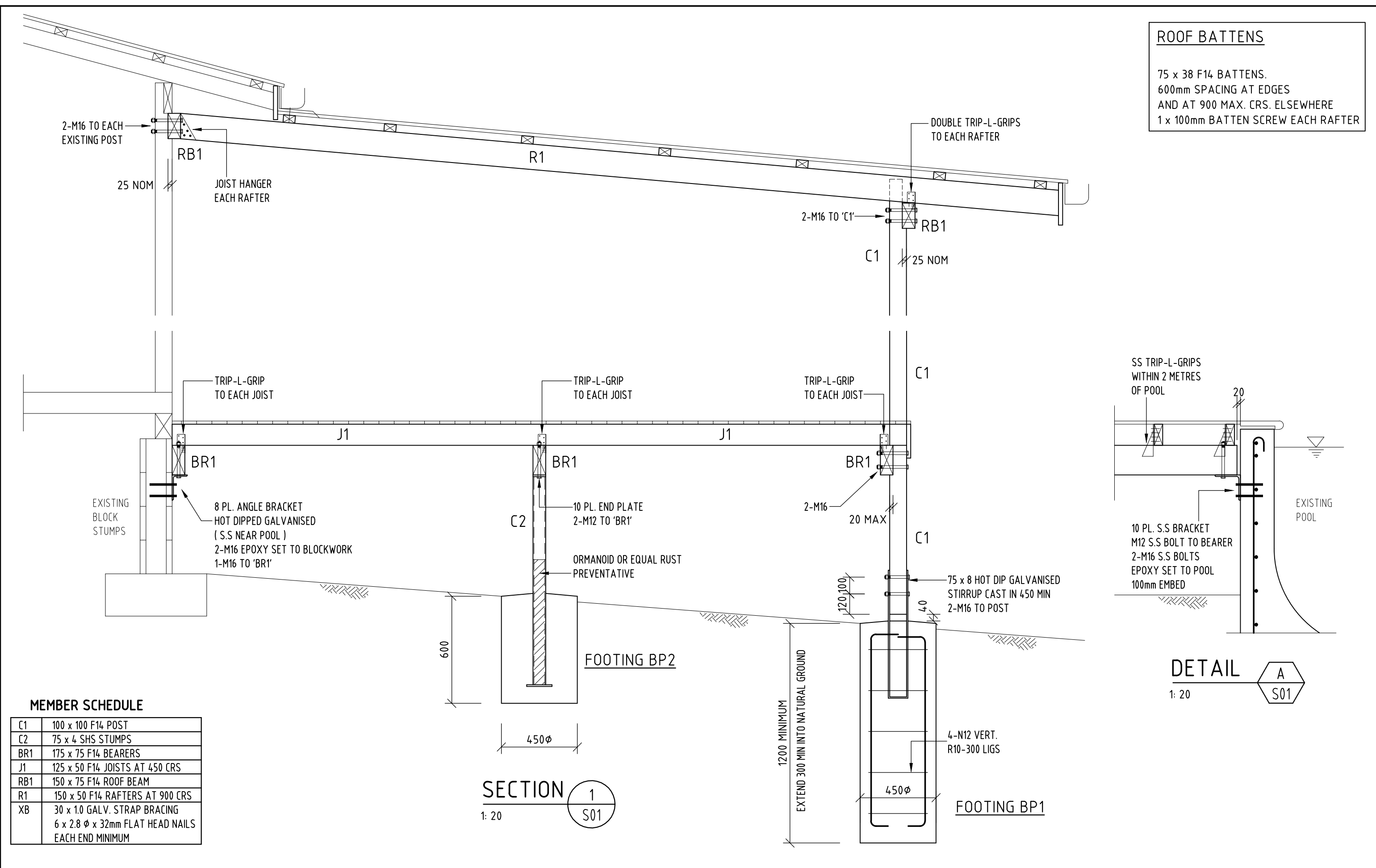


ROOF FRAMING PLAN
SCALE 1: 100

MEMBER SCHEDULE

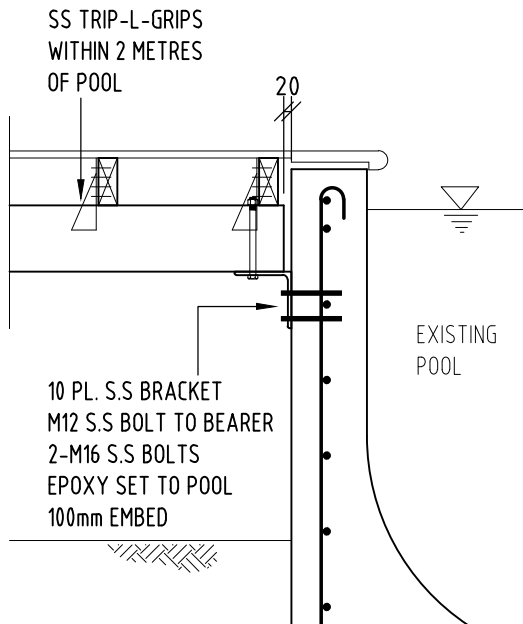
C1	100 x 100 F14 POST
C2	75 x 4 SHS STUMPS
BR1	175 x 75 F14 BEARERS
J1	125 x 50 F14 JOISTS AT 450 CRS
RB1	150 x 75 F14 ROOF BEAM
R1	150 x 50 F14 RAFTERS AT 900 CRS
XB	30 x 1.0 GALV. STRAP BRACING 6 x 2.8 ϕ x 32mm FLAT HEAD NAILS EACH END MINIMUM

REV	DESCRIPTION	APP'D	DATE	COMMERCIAL IN CONFIDENCE - COPYRIGHT RESERVED THIS DRAWING AND ALL INFORMATION CONTAINED THEREON SHALL REMAIN THE PROPERTY OF RODGERS CONSULTING AND SHALL BE RETURNED ON DEMAND. IT IS ISSUED ON THE CONDITION THAT EXCEPT WITH WRITTEN PERMISSION IT MUST NOT BE REPRODUCED, COPIED OR COMMUNICATED TO ANY OTHER PARTY NOR BE USED FOR ANY PURPOSE OTHER THAN THAT STATED IN THE PARTICULAR ENQUIRY, ORDER OR CONTRACT WITH WHICH IT WAS ISSUED.	RODGERS CONSULTING ENGINEERS		CLIENT:	BERWICK	DRAFTED:	REVIEWED:	APPROVED:					
					124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 admin@rodgersconsulting.com.au	PHONE: 07 4051 9466 FAX: 07 4051 947 HEATH RODGERS RPEQ 7859	PROJECT:	PROPOSED POOL DECK at: 42 GRAYS TERRACE MOWBRAY	RF		A3 TITLE					
							TITLE:	FOOTING PLAN, DECK FRAMING PLAN AND ROOF FRAMING PLAN	DESIGNED:	HR						
									SCALE:	AS SHOWN	PROJECT NO:	190293	DWG NO:	S01	REV:	A
A	CONSTRUCTION ISSUE		13-11-2019													



ROOF BATTENS

75 x 38 F14 BATTENS.
600mm SPACING AT EDGES
AND AT 900 MAX. CRS. ELSEWHERE
1 x 100mm BATTEN SCREW EACH RAFTER



DETAIL A
1: 20 S01

MEMBER SCHEDULE	
C1	100 x 100 F14 POST
C2	75 x 4 SHS STUMPS
BR1	175 x 75 F14 BEARERS
J1	125 x 50 F14 JOISTS AT 450 CRS
RB1	150 x 75 F14 ROOF BEAM
R1	150 x 50 F14 RAFTERS AT 900 CRS
XB	30 x 1.0 GALV. STRAP BRACING 6 x 2.8 ϕ x 32mm FLAT HEAD NAILS EACH END MINIMUM

SECTION 1
1: 20 S01

REV	DESCRIPTION	APP'D	DATE	COMMERCIAL IN CONFIDENCE - COPYRIGHT RESERVED THIS DRAWING AND ALL INFORMATION CONTAINED THEREON SHALL REMAIN THE PROPERTY OF RODGERS CONSULTING AND SHALL BE RETURNED ON DEMAND. IT IS ISSUED ON THE CONDITION THAT EXCEPT WITH WRITTEN PERMISSION IT MUST NOT BE REPRODUCED, COPIED OR COMMUNICATED TO ANY OTHER PARTY NOR BE USED FOR ANY PURPOSE OTHER THAN THAT STATED IN THE PARTICULAR ENQUIRY, ORDER OR CONTRACT WITH WHICH IT WAS ISSUED.		RODGERS CONSULTING ENGINEERS 124 SPENCE STREET PHONE: 07 4051 9466 P.O. BOX 1769 FAX: 07 4051 947 CAIRNS 4870 HEATH RODGERS RPEQ 7859 admin@rodgersconsulting.com.au		CLIENT: BERWICK	DRAFTED: RF	REVIEWED:	APPROVED: 	
								PROJECT: PROPOSED POOL DECK at: 42 GRAYS TERRACE MOWBRAY	DESIGNED: HR	A3 TITLE		
A	CONSTRUCTION ISSUE		13-11-2019					TITLE: STRUCTURAL DETAILS	SCALE: AS SHOWN	PROJECT NO: 190293	DWG NO: S02	REV: A

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

14 Jan 2020

Michael Lancaster
2/5 Grogan St
MOSSMAN QLD 4873

Dear Michael

Confirmation notice

Re: GMA Certification Group Ref No. 20195117
Lot 8 on SP 204454
42 Grays Creek Tce MOWBRAY 42 4877

The development application described above was properly made to the GMA Certification Group on 06 Dec 2019

Public notification details

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

Referral details

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

Kyall Evans
GMA Certification Group