

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

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Owen Street
CRAIGLIE QLD 4877

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22 February 2019

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Application for Building Work Made Assessable Development under the Planning Scheme
Lot 23 SP108625 [no. R264] Mowbray River Road, Mowbray**

GMA Certification Group has been engaged to assess an application for the construction of a shed on the abovementioned allotment. The subject site is located within a Rural Residential Zone and the proposed shed does not comply with the prescribed building footprint in the Code.

Accordingly, please find the application for Building Work Made Assessable Development under the Planning Scheme, which includes:

1. DA Form 2;
2. Assessment; &
3. Plans

Assessment - Rural Residential Zone Code

The following table provides an assessment of the proposed development with regards to applicable section of the Performance Outcomes of the Rural Residential Zone 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

Rural Zone Code		
Performance Outcomes	Acceptable Outcomes	Comment
For assessable and self assessable development		
PO3 Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity	AO3.1 The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m2. AO3.2 An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above.	The shed is to have a floor area of 192sqm. The shed is to be located behind the existing dwelling. It will be obscured from view by existing vegetation and the existing dwelling. Accordingly, the proposed location will not detrimentally impact on visual landscape amenity.

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email Jevans@gmacert.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)	Alan Jenkins
Contact name (only applicable for companies)	Alan
Postal address (PO Box or street address)	65 Morrish road
Suburb	Julatten
State	QLD
Postcode	4871
Country	Australia
Contact number	0419792710
Email address (non-mandatory)	alcon@westnet.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/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

- 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).



Queensland
Government

Unit No.	Street No.	Street Name and Type	Suburb
	R264	Mowbray river road	Mowbray
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	23	SP108625	Douglas Shire

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
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable

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:	
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PART 4 – REFERRAL DETAILS

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

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

13) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date referral response

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 *(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) <i>(individual or company full name)</i>	Gordon Golby
Contact name <i>(applicable for companies)</i>	Gordon

Postal address (P.O. Box or street address)	Lot 23 Mowbray river road
Suburb	Mowbray
State	QLD
Postcode	4877
Contact number	0407087315
Email address (non-mandatory)	Gordon@devlyn.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

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) (individual or company full name)	Alan Jenkins
Contact name (applicable for companies)	
QBCC licence or owner – builder number	1057096
Postal address (P.O. Box or street address)	65 Morrish road
Suburb	Julatten
State	QLD
Postcode	4871
Contact number	0419792710
Email address (non-mandatory)	alcon@westnet.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

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)

- New building or structure
 Change of building classification (involving building work)
 Demolition
 Repairs, alterations or additions
 Swimming pool and/or pool fence
 Relocation or removal

d) Provide a description of the work below or in an attached schedule.

Proposed new shed

e) Proposed construction materials

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

Floor	<input checked="" 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)			
shed			
h) 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 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?	\$68000.00
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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
\$637.70	21.02.19	013885009

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 checked="" type="checkbox"/>
Relevant plans of the development are attached to this development application <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"/> 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 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>
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>
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 *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 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 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	

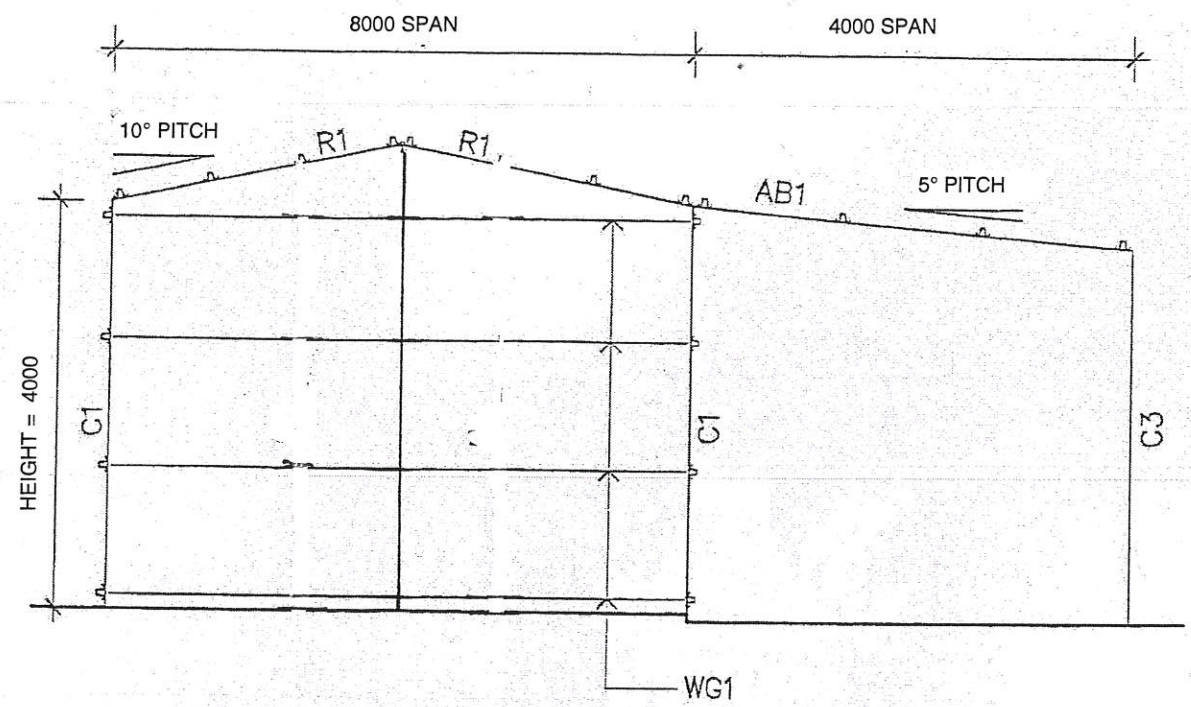
Additional information required by the local government

Confirm proposed construction materials:

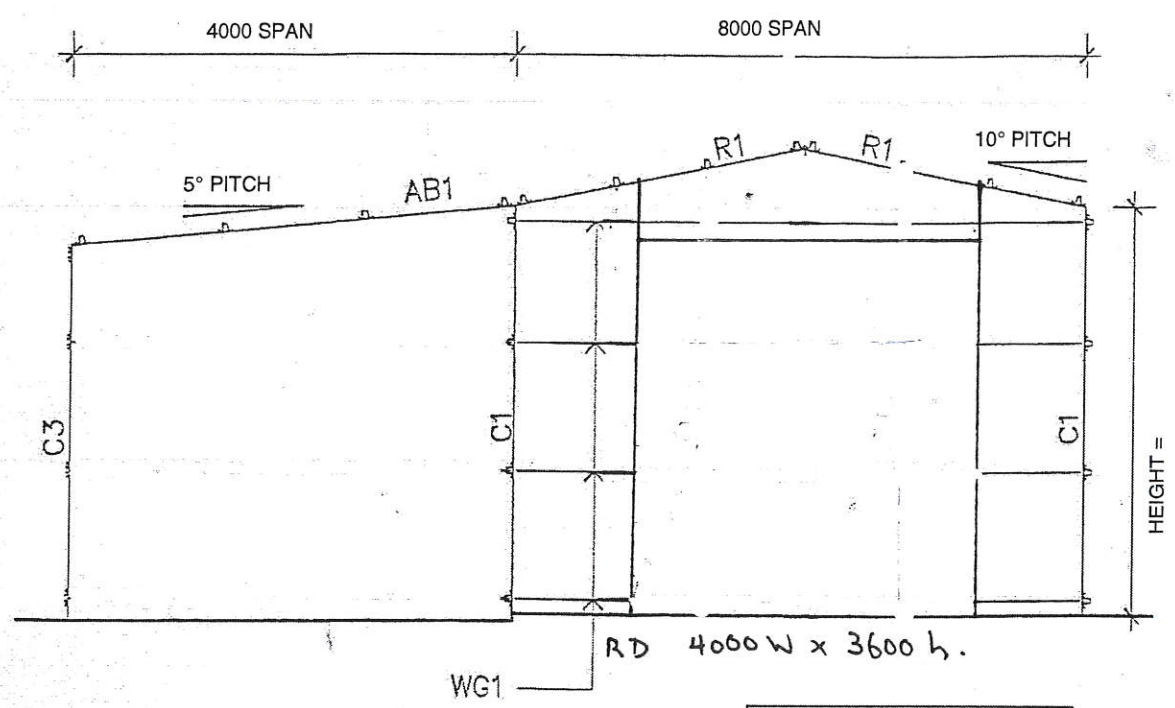
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre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

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



1 ELEVATION
N.T.S.



2 ELEVATION
N.T.S.

MEMBER SCHEDULE

C1	=	C20024
C2	=	C20024 X 2
R1	=	C20024
R2	=	C20024 X 2
C3	=	75x75x4.0
AB1	=	C15019
AB2	=	C15019 X 2
M1	=	C15019
RB1	=	30x1.2 GI STRAP
WB1	=	30x1.2 GI STRAP
PL1	=	METROLL 100x1.0
WG1	=	TOPSPAN BATTENS

BS = BAY SPACING = 4.00 M
HT = HEIGHT = 4.00 M

RB1 & WB1 = MIN 2x NO.14 TEK SCREWS AT EACH END OF BRACING

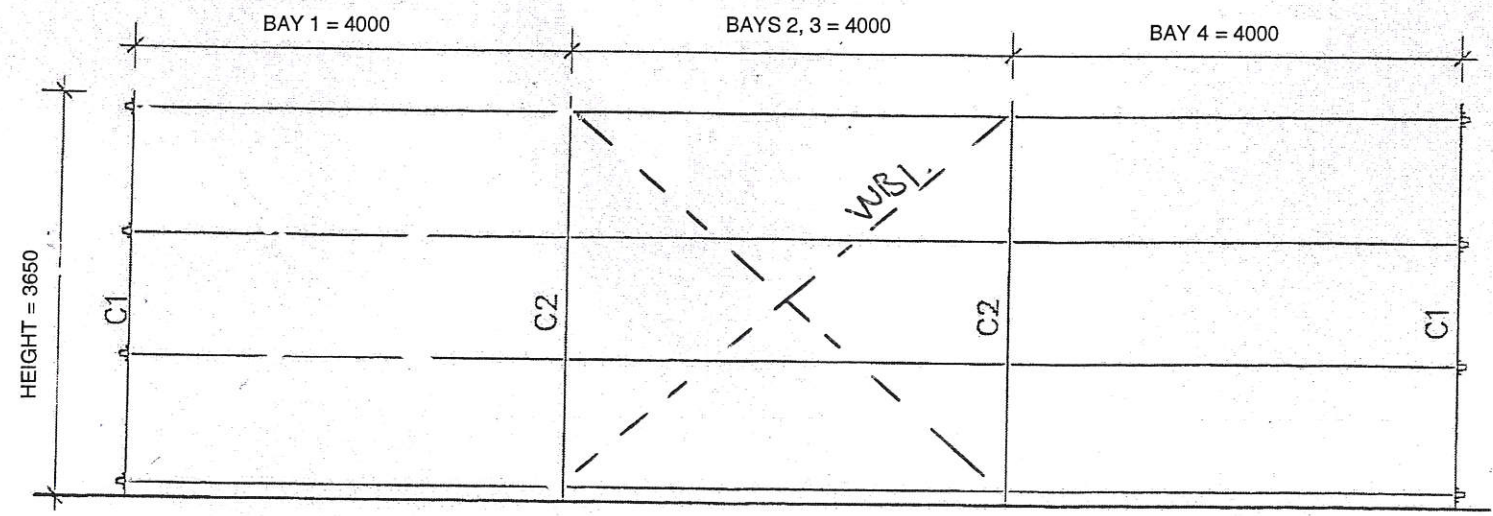
P1 & P2 = 600x600x600 DEEP MASS CONCRETE FOOTING

P3 = 400x400x400 DEEP MASS CONCRETE FOOTING

RF1 = 150x150 SLAB EDGE THICKENING

SJ = 25mm DEEP SAW CUT WITHIN 24 HRS OF PLACEMENT OF CONCRETE

BASED ON "M" OR "S" CLASS SITE ONLY



3 ELEVATION
N.T.S.

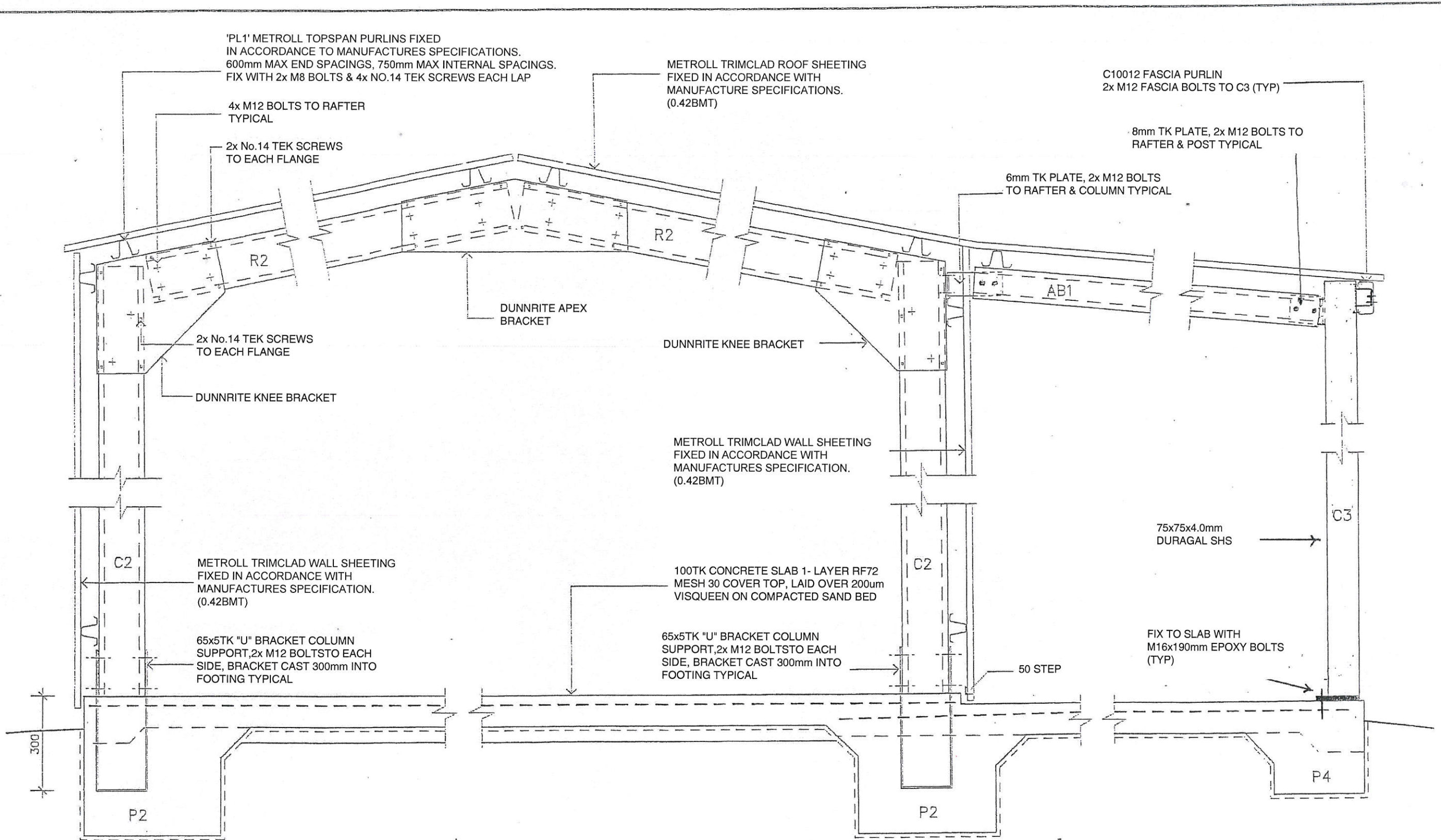
4 ELEVATION (SIMILAR)
N.T.S.

C.M.G. CONSULTING ENGINEERS PTY.LTD.
A.C.N. 011 065 375 STRUCTURAL AND CIVIL
208 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775
P.O. Box 5901 Cairns Mail Centre Cairns, 4870. Fax: (07) 4051 9013

PROPOSED GREG JACK SHED
AT: R 264 MOWBRAY RIVER ROAD, MOWBRAY
FOR: GORDON GOLBY

ELEVATIONS

SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	13-2-19	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	40221-S2	AMDT	A



'PL1' METROLL TOPSPAN PURLINS FIXED IN ACCORDANCE TO MANUFACTURES SPECIFICATIONS. 600mm MAX END SPACINGS, 750mm MAX INTERNAL SPACINGS. FIX WITH 2x M8 BOLTS & 4x NO.14 TEK SCREWS EACH LAP

METROLL TRIMCLAD ROOF SHEETING FIXED IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS. (0.42BMT)

C10012 FASCIA PURLIN
2x M12 FASCIA BOLTS TO C3 (TYP)

4x M12 BOLTS TO RAFTER TYPICAL

8mm TK PLATE, 2x M12 BOLTS TO RAFTER & POST TYPICAL

2x No.14 TEK SCREWS TO EACH FLANGE

6mm TK PLATE, 2x M12 BOLTS TO RAFTER & COLUMN TYPICAL

2x No.14 TEK SCREWS TO EACH FLANGE

DUNNRITE APEX BRACKET

DUNNRITE KNEE BRACKET

DUNNRITE KNEE BRACKET

METROLL TRIMCLAD WALL SHEETING FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION. (0.42BMT)

METROLL TRIMCLAD WALL SHEETING FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATION. (0.42BMT)

100TK CONCRETE SLAB 1- LAYER RF72 MESH 30 COVER TOP, LAID OVER 200um VISQUEEN ON COMPACTED SAND BED

65x5TK "U" BRACKET COLUMN SUPPORT, 2x M12 BOLTSTO EACH SIDE, BRACKET CAST 300mm INTO FOOTING TYPICAL

65x5TK "U" BRACKET COLUMN SUPPORT, 2x M12 BOLTSTO EACH SIDE, BRACKET CAST 300mm INTO FOOTING TYPICAL

75x75x4.0mm DURAGAL SHS

FIX TO SLAB WITH M16x190mm EPOXY BOLTS (TYP)

A SECTION
NOT TO SCALE

BASED ON "M" OR "S" CLASS SITE ONLY

C.M.G. CONSULTING ENGINEERS PTY.LTD.
A.C.N. 011 055 375 STRUCTURAL AND CIVIL
205 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775
P.O. Box 5901 Cairns Mail Centre Cairns Fax: (07) 4051 9013

PROPOSED GREG JACK SHED
AT: R 264 MOWBRAY RIVER ROAD, MOWBRAY
FOR: GORDON GOLBY

SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	13-2-19	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	4022-83	AMDT	A

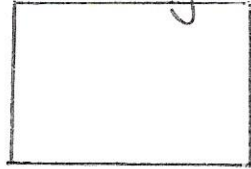
ELEVATIONS & SECTIONS.

To G.M.A - cp Cott.

R264 Mowbray River R.D.
Gordon Golby.

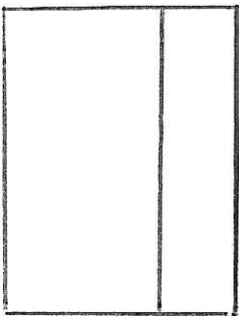
MOWBRAY River R.D. MOWBRAY

Existing Dwelling



Proposed SHED

6.0 12.0



16.0
6.0

Greg Jack T/A G&B Plumbing
T: 0419 786 976
F: 07 4090 7390
E: gandbjack@gmail.com

Thanks
Greg