

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

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Lot 9 Unit 5
Craiglie Business Park
Owen Street
CRAIGLIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

3 March 2021

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

Attention: Development Assessment

Dear Sir,

**Re: Application for Building Work Assessable Under the Planning Scheme
Lot 2 SP102166 [no. 490] Miallo Bamboo Road, Miallo**

GMA Certification Group has been engaged to assess an application for the construction of garage on the abovementioned allotment. The site is zoned rural and is subject to the setback requirements of the Rural Zone 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. Assessment
3. 1 x copy of plans

Assessment

The proposal is for the construction of a garage which is to be sited less than 6m to the side boundary of the allotment. The following table addresses requirements of the Rural Zone Code.

BUILDING APPROVALS & INSPECTIONS		BUILDING CERTIFICATION		FIRE SAFETY AUDITS	
Gold Coast	Sunshine Coast	Cloncurry	Chinchilla	Atherton	Childers
(07) 5578 1622	(07) 5449 0383	(07) 4742 2022	(07) 4669 1166	(07) 4091 4196	(07) 4126 3069

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
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. Note – Height is inclusive of roof height.	Proposal complies
	AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	N/A
Setbacks		
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: (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; (d) 6 metres from side and rear property boundaries.	The garage is to be located up to 400mm from the side boundary. Although the land is zoned rural, it appears the subdivision may have been a ‘family subdivision’ under a previous planning scheme. Accordingly, the allotments are small parcels when compared to typical rural properties. Therefore, the buildings and structures located within the subdivision do not contribute to the rural character of the area as the subdivision is more like a residential area.
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.	Proposed colour scheme will be Colorbond Shale Grey walls and Colorbond Windspray roof, which will be consistent with the existing dwelling.

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
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 are not established in the Rural zone.	Proposal complies.
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.	N/A
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.	N/A
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.	N/A

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

Kind Regards,

A handwritten signature in black ink, appearing to read "Jeff Evans". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Evans".

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

Unit 5, Craiglie Business Park, Owen Street, Craiglie

P.O. Box 831, Port Douglas Qld 4877



3 March 2021

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

Attention: – Development Services

Dear Sir,

**Re: Application for Exemption Certificate
Lot 2 SP102166 (no. 490) Miallo Bamboo Road, Miallo**

GMA Certification Group has been engaged to assess an application for the construction of a garage on the abovementioned allotment.

A preliminary assessment of the proposal has revealed the allotment is located within a Floodplain Assessment overlay. However, for the following reason, Council is requested to exempt the garage from the application process for Material Change of Use.

The finished floor level of the shed will be similar to the existing dwelling. There has been no evidence of flooding or overland flow during storm events on the subject allotment.

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

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

PORT DOUGLAS

**Craiglie Business
Park Owen Street**

Craiglie Q 4877

T. 07 4098 5150

F. 07 4098 5180

E. 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

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

CHILDERS

4 Randall St

Childers Q 4660

PO Box 181

Childers Q 4660

T. 07 4126 3069

F. 07 4126 3950

E. adminwb@gmacert.com.au

CABOOLTURE

Unit 3, 5 Hasking St

Caboolture Qld 4510

PO Box 2760

Nerang Q 4211

T. 07 5432 3222

F. 07 5432 3322

E. adminsc@gmacert.com.au

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)	Alan Jenkins & Natalie Gordon
Contact name (only applicable for companies)	Alan Jenkins
Postal address (PO Box or street address)	65 Morrish Road
Suburb	MOSSMAN
State	QLD
Postcode	4871
Country	
Contact number	4094 1016
Email address (non-mandatory)	alcon@westnet.com.au
Mobile number (non-mandatory)	0419 792 710
Fax number (non-mandatory)	4094 1981
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 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
	490	Miallo Bamboo Creek Rd	BAMBOO
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	2	SP 102166	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

<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 (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLLeave 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 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 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 (if applicable)		

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) (individual or company full name)	Jasmine Quaid
Contact name (applicable for companies)	Jasmine Quaid
Postal address (P.O. Box or street address)	490 Miallo Bamboo Creek Rd
Suburb	MIALLO
State	QLD
Postcode	4873
Contact number	
Email address (non-mandatory)	jazzyquaid@hotmail.com
Mobile number (non-mandatory)	0417 099 422
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) <i>(individual or company full name)</i>	Alan Jenkins & Natalie Gordon
Contact name <i>(applicable for companies)</i>	Alan Jenkins
QBCC licence or owner – builder number	1057096
Postal address <i>(P.O. Box or street address)</i>	65 Morrish Road
Suburb	MOSSMAN
State	QLD
Postcode	4871
Contact number	4094 1016
Email address <i>(non-mandatory)</i>	alcon@westnet.com.au
Mobile number <i>(non-mandatory)</i>	0419 792 710
Fax number <i>(non-mandatory)</i>	4094 1981

16) Provide details about the proposed building work

a) What type of approvals 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 Shed

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)		
10a		
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 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?		
32,000.00		
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 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 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> 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		
10a		
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	

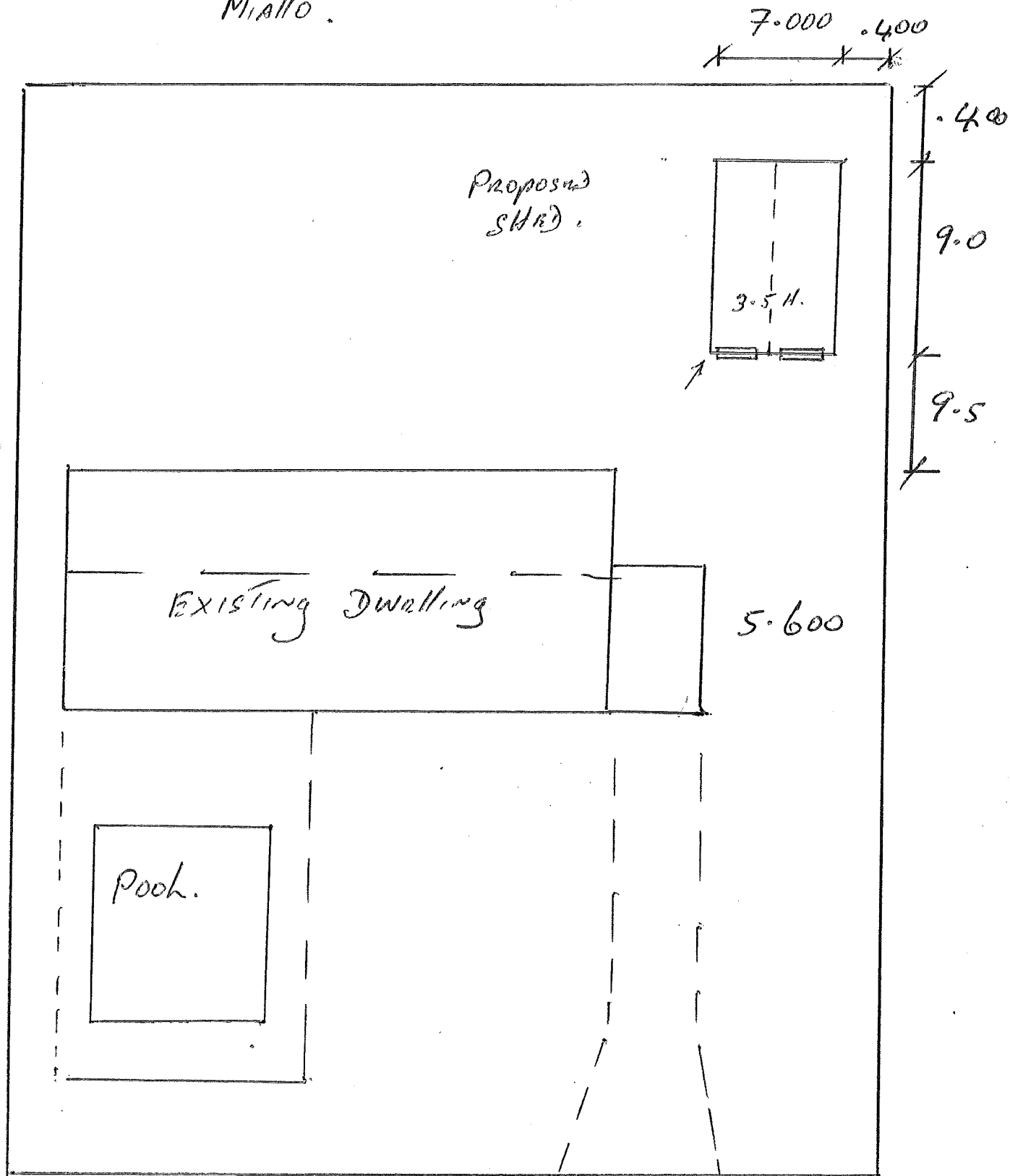
Additional information required by the local government				
Confirm proposed construction materials:				
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<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	

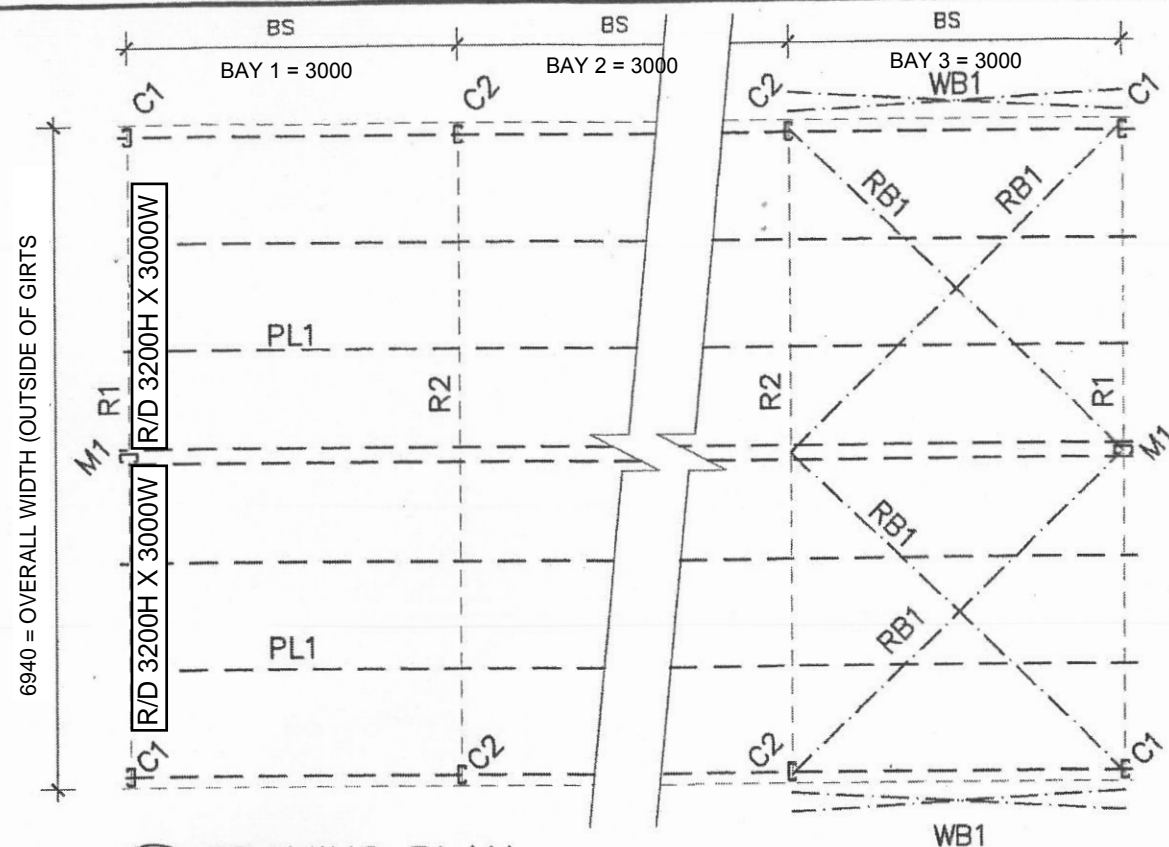
QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)	1243	Floor area (m ²)	0

SITE PLAN : JASMINE QUAD

R 490 MIALLO - BAMBOO CRERE R.D.
MIALLO.





FRAMING PLAN
NOT TO SCALE.

BS = BAY SPACING = 3.00 M
HT = HEIGHT = 3.50 M

MEMBER SCHEDULE

C1 = C15019
R1 = C15019
C2 = C20019
R2 = C20019
M1 = C15019
RB1 = 30x1.2 GI STRAP
WB1 = 30x1.2 GI STRAP
PL1 = METROLL 64x1.0
WG1 = TOPSPAN BATTENS

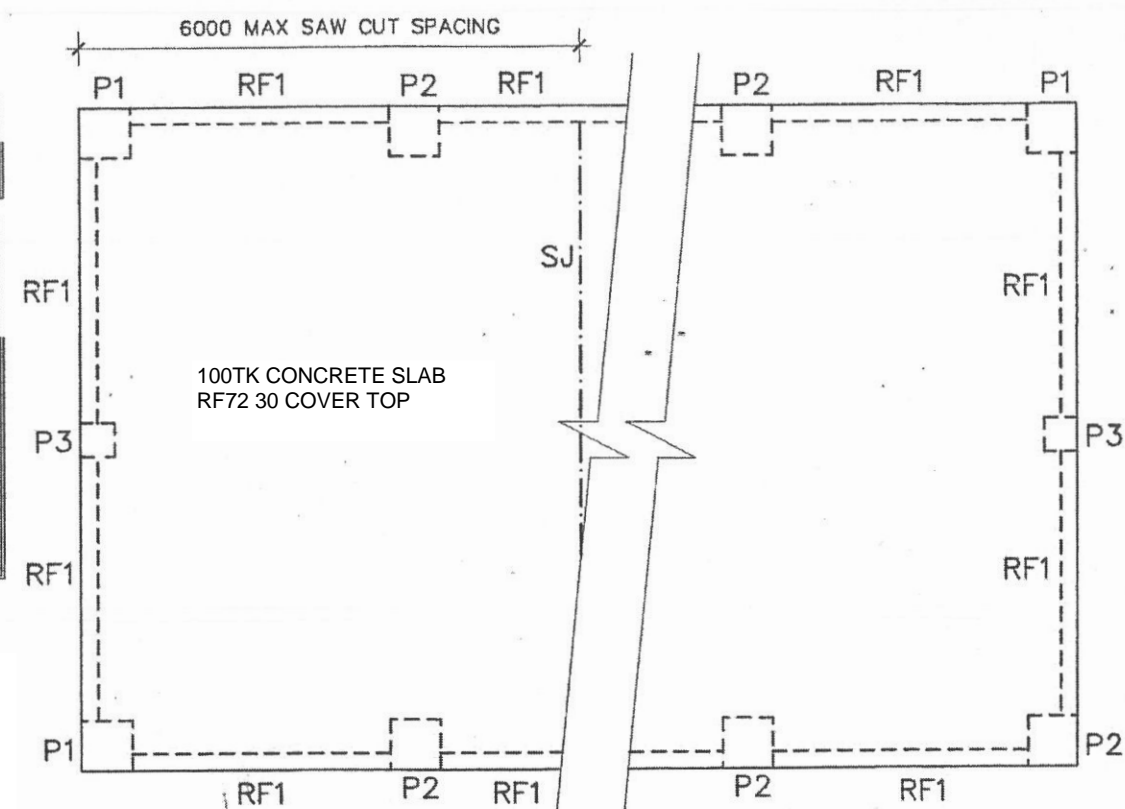
RB1 & WB1 = MIN 2x NO.14 TEK SCREWS
AT EACH END OF BRACING

P1 & P2 = 450x450x450 DEEP
MASS CONCRETE FOOTING

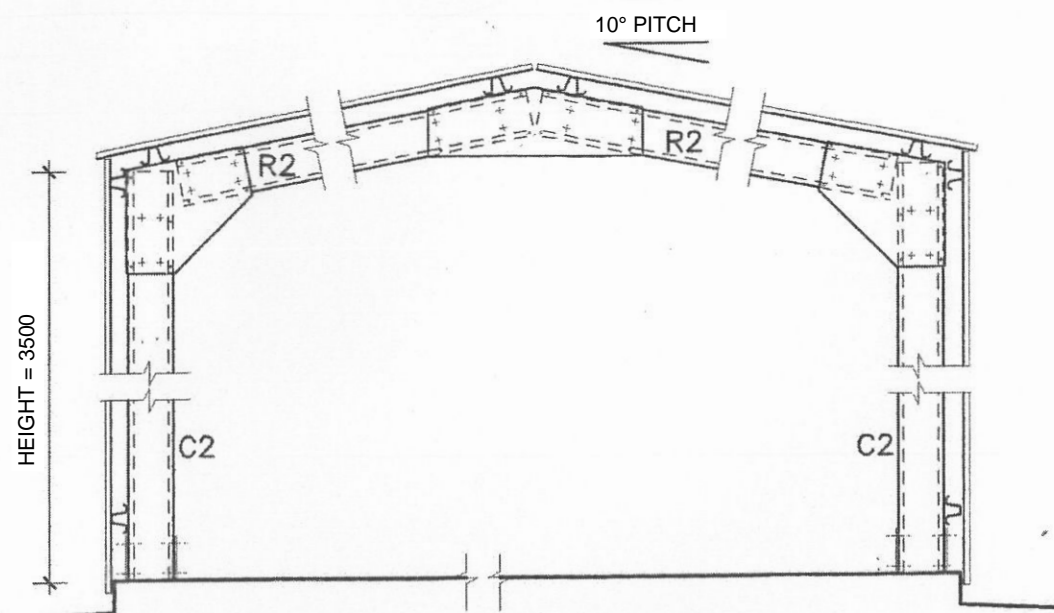
P3 = 300x300x300 DEEP
MASS CONCRETE FOOTING

RF1 = 150x150 SLAB EDGE
THICKENING

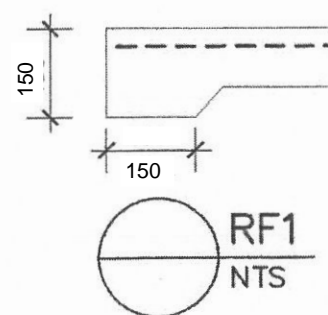
SJ = 25mm DEEP SAW CUT WITHIN
24 HRS OF PLACEMENT OF
CONCRETE



FOOTING PLAN
NOT TO SCALE



ELEVATION INTERNAL FRAME
NOT TO SCALE



SITE PLAN
NOT TO SCALE

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

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

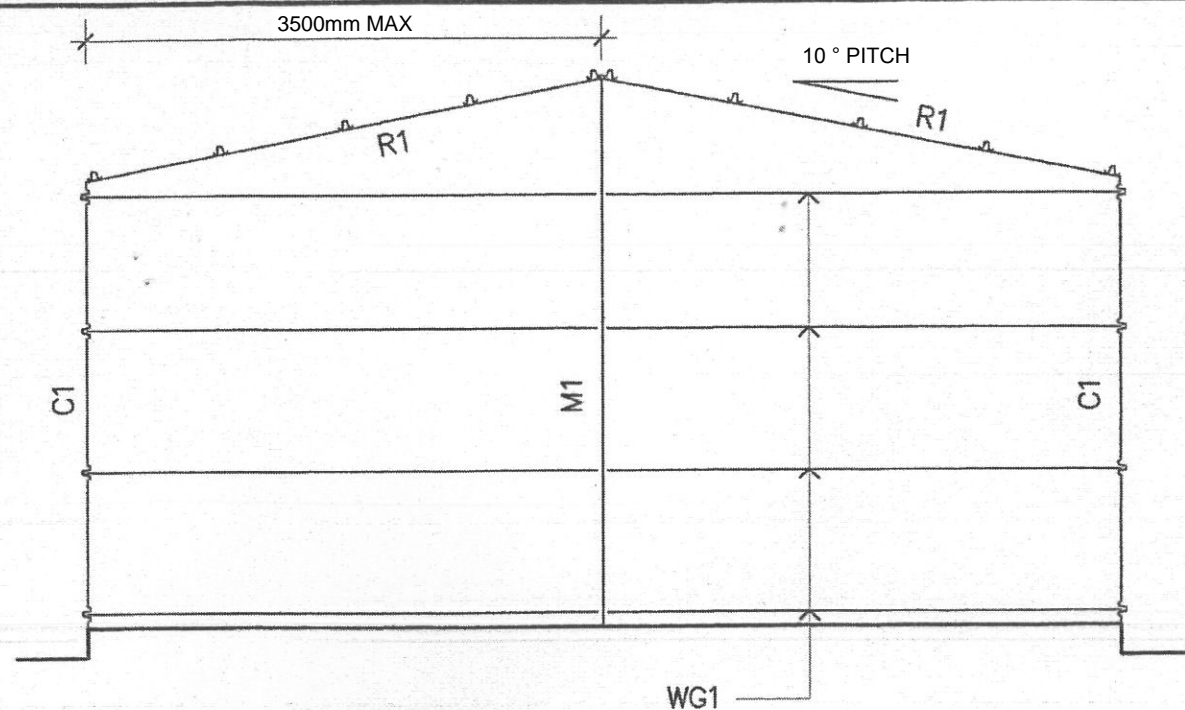
P.O. Box 5901
Cairns Mail Centre
Fax: (07) 4051 9013

PROPOSED GREG JACK SHED

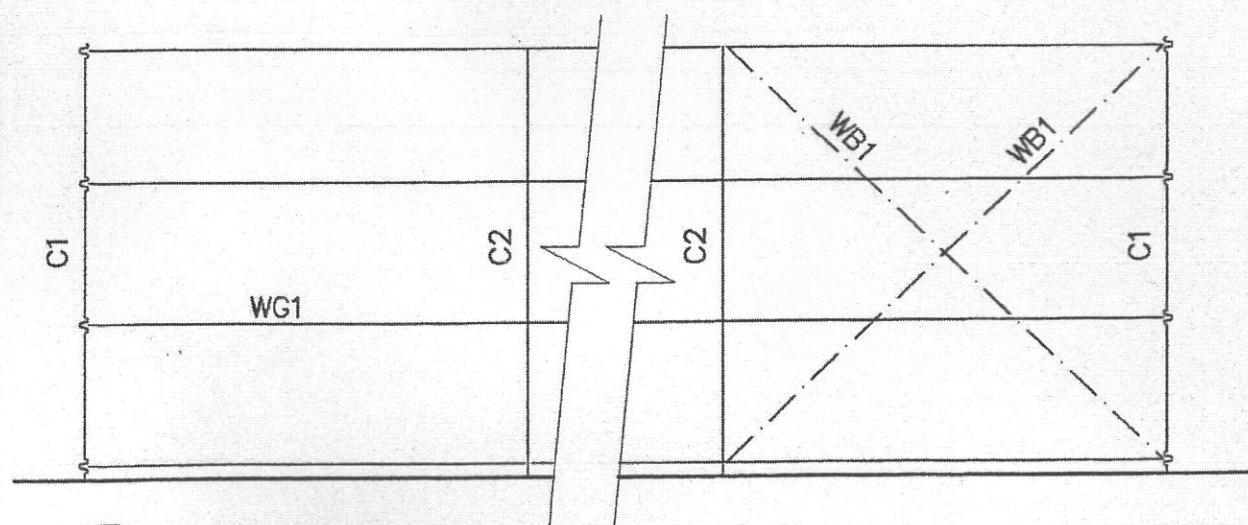
AT:490 MIALLO-BAMBOO CREEK ROAD, MIALLO
FOR:JASMINE QUAID

PLANS AND SECTION.

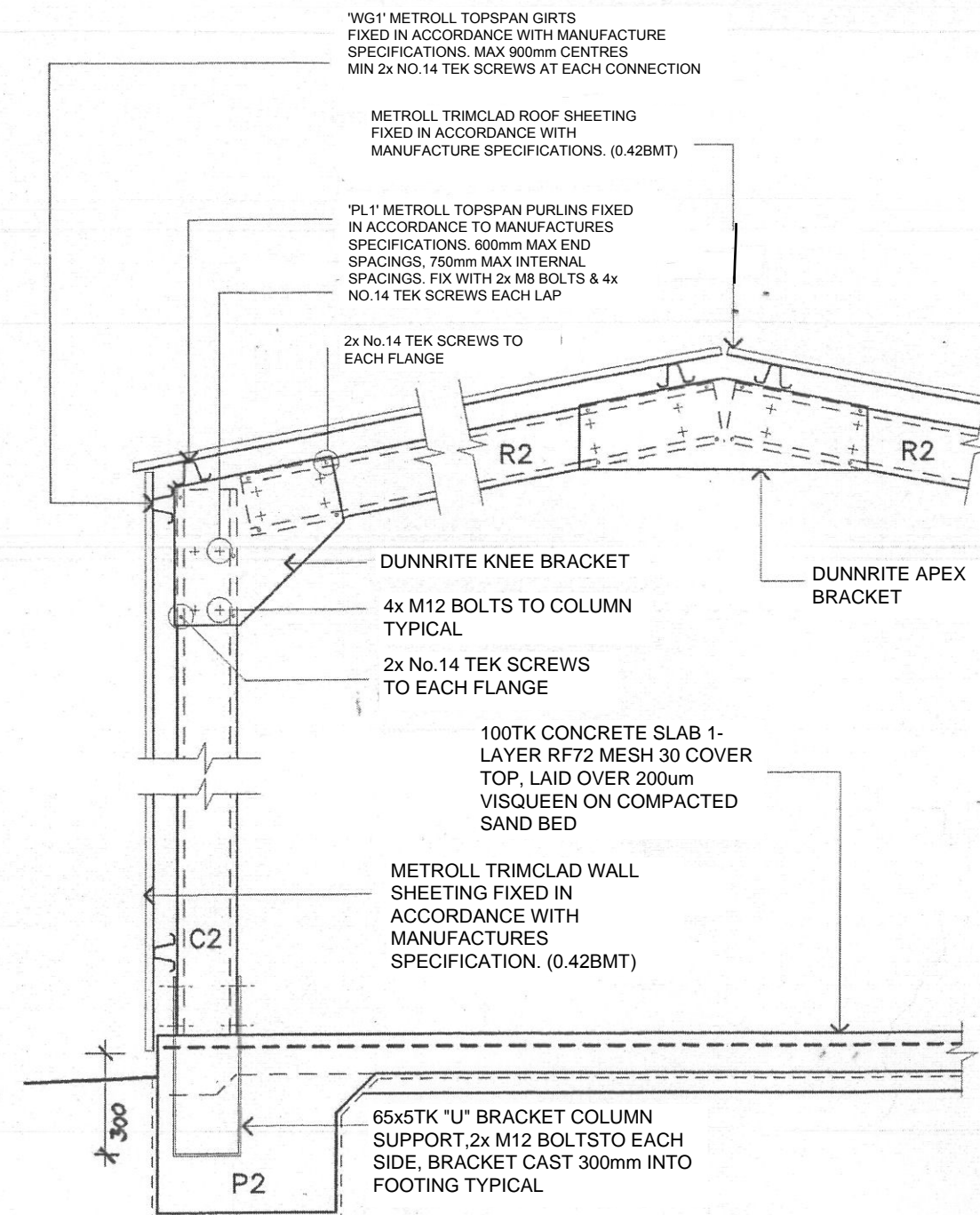
SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	16/02/21	CHECKED	CMG
APPROVED	<i>L. J. J. J.</i>		
DWG NUMBER	42939-01	AMDT	A



END ELEVATION
NOT TO SCALE



SIDE ELEVATION
NOT TO SCALE



SECTION
NOT TO SCALE

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

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
Fax: (07) 4051 9013

PROPOSED GREG JACK SHED
AT:490 MIALLO-BAMBOO CREEK ROAD, MIALLO
FOR:JASMINE QUAID

ELEVATIONS & SECTIONS.

SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	16.02.21	CHECKED	CMG
APPROVED	<i>L. J. Jovanovskis</i>		
DWG NUMBER	42939-02	AMDT	A