

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



### PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150  
FAX: (07) 4098 5180

Lot 9 Unit 5  
Craiglie Business Park  
Owen Street  
PORT DOUGLAS QLD 4877

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

E-Mail: [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)  
Web: [www.gmacert.com.au](http://www.gmacert.com.au)

18 February 2020

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

Attention: Development Services

Dear Sir,

**Re: Application for Building Work Assessable Against a Planning Scheme  
Lot 1 RP739804 [no. 44R] Cassowary Road, Cassowary**

GMA Certification Group has been engaged to assess an application for the construction of a carport attached to an existing dwelling on the abovementioned allotment. The subject site is zoned Rural and it is proposed to site the carport up to 6000mm from the road boundary.

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

Table 6.2.10.3.a —Rural zone code - For accepted development subject to requirements.

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO1.1</b> Dwelling houses are not more than 8.5 metres in height.  Note – Height is inclusive of roof height.	<b>Complies – Height approximately 3000mm.</b>
	<b>AO1.2</b> Rural farm sheds and other	<b>N/A</b>

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

FIRE SAFETY AUDITS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

Cloncurry  
(07) 4742 2022

Chinchilla  
(07) 4669 1166

Atherton  
(07) 4091 4196

Childers  
(07) 4126 3069

Performance outcomes	Acceptable outcomes	Compliance
	rural structures are not more than 10 metres in height.	
<b>Setbacks</b>		
<b>PO2</b> Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	<b>AO2</b> Buildings are setback not less than: <ul style="list-style-type: none"> <li>(a) 40 metres from the property boundary and a State-controlled road;</li> <li>(b) 25 metres from the property boundary adjoining Cape Tribulation Road;</li> <li>(c) 20 metres from the boundary with any other road;</li> <li>(d) 6 metres from side and rear property boundaries.</li> </ul>	<b>The proposed carport is to be located 6m from the Cassowary Road boundary. The existing dwelling is approximately 9m from the road boundary.</b>  <b>The allotment is elevated above the road reserve and screen by existing vegetation. Accordingly, the proposal will maintain the rural character of the area.</b>
<b>PO3</b> Buildings/structures are designed to maintain the rural character of the area.	<b>AO3</b> White and shining metallic finishes are avoided on external surfaces of buildings.	<b>The proposed colours will match the existing dwelling.</b>

As demonstrated from the above assessment, the construction of the proposed carport as illustrated on the attached plans will satisfy performance criteria *PO2 & PO3* of the Rural Zone Code.

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  
Encl.

# 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)	BENCK MARKETING P/L T/A PATIO WORLD
Contact name (only applicable for companies)	CASEY ABEL
Postal address (PO Box or street address)	39 CANNON STREET,
Suburb	MANUNDA
State	QLD
Postcode	4870
Country	AUSTRALIA
Contact number	(07) 4032 1166
Email address (non-mandatory)	casey@patioworld.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F4940

## 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 Form 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).

Unit No.	Street No.	Street Name and Type	Suburb
	44	CASSOWARY ROAD	CASSOWARY QLD
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	1	RP739804	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
- 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](http://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> )	SHARON EDMONDS
Contact name ( <i>applicable for companies</i> )	

Postal address (P.O. Box or street address)	44 CASSOWARY ROAD
Suburb	CASSOWARY
State	QLD
Postcode	4873
Contact number	0477 554 545
Email address (non-mandatory)	edmonds106@hotmail.com
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)	BENCK MARKETING P/L T/A PATIO WORLD
Contact name (applicable for companies)	CASEY ABEL
QBCC licence or owner – builder number	56714
Postal address (P.O. Box or street address)	39 CANNON STREET
Suburb	MANUNDA
State	QLD
Postcode	4870
Contact number	(07) 4032 1166
Email address (non-mandatory)	casey@patioworld.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)

- |  |   |
|--|---|
| <input type="checkbox"/> New building or structure                                   | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <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 CARPORT

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
Dwelling 1a			
g) New building use/classification? (if applicable)			
10a			
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 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?	<b>\$38,990</b>
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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 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 <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 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>
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<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 DA Rules 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> </ul>

- 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

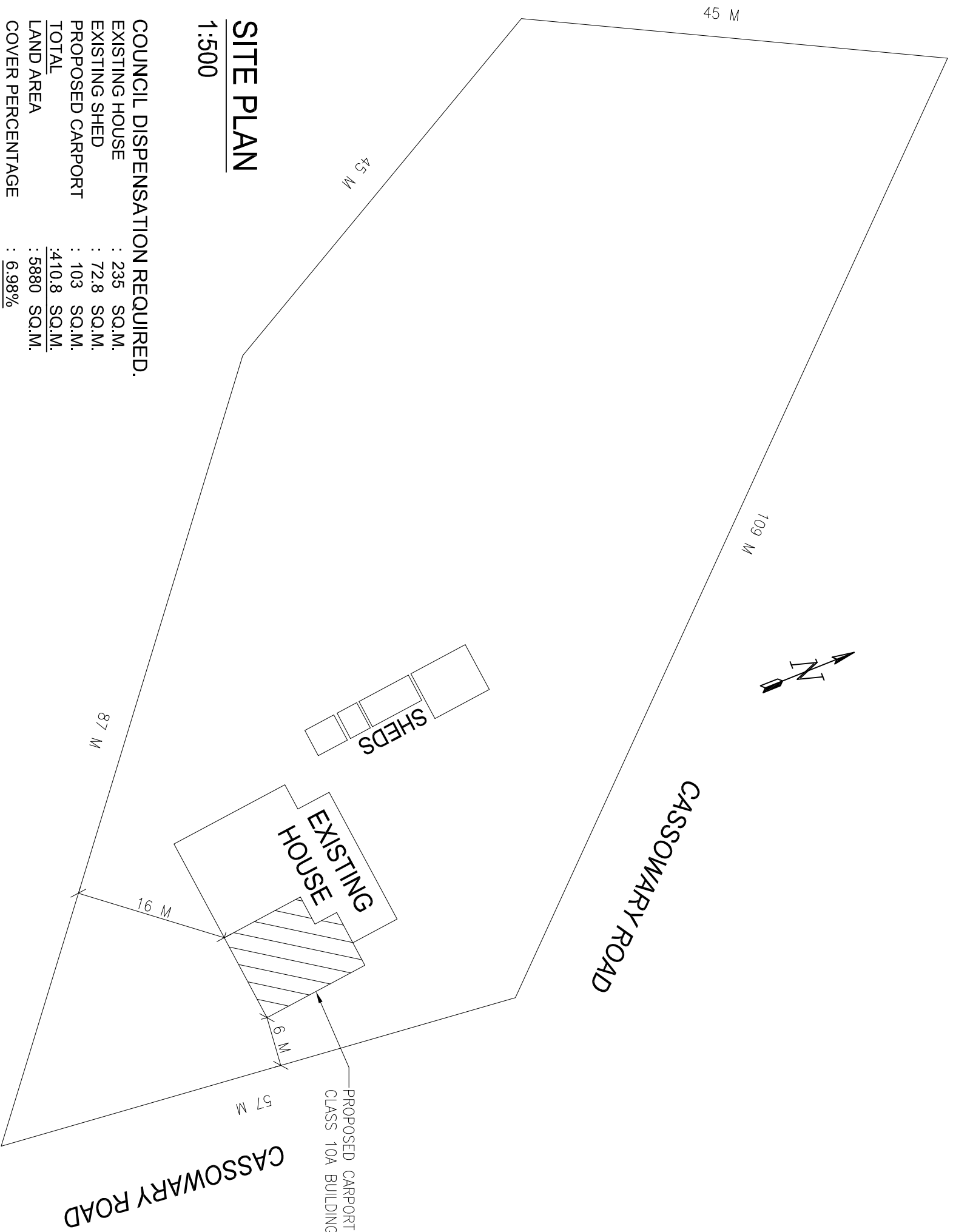
Confirm proposed construction materials:

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 <sup>2</sup> )		Floor area (m <sup>2</sup> )	





**SITE PLAN**  
1:500

**COUNCIL DISPENSATION REQUIRED.**

EXISTING HOUSE	: 235	SQ.M.
EXISTING SHED	: 72.8	SQ.M.
PROPOSED CARPORT	: 103	SQ.M.
<b>TOTAL</b>	<b>: 410.8</b>	<b>SQ.M.</b>
LAND AREA	: 5880	SQ.M.
COVER PERCENTAGE	: <u>6.98%</u>	

**IMPORTANT:**

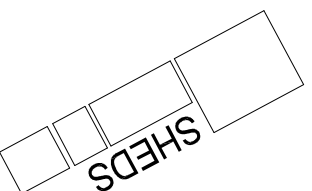
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.



**CASSOWARY ROAD**



PROPOSED CARPORT  
CLASS 10A BUILDING

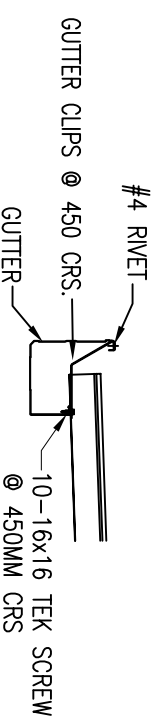
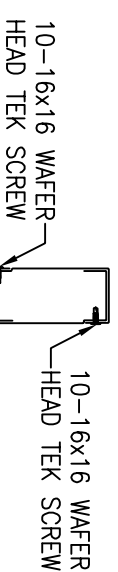
**CASSOWARY ROAD**

**GENERAL NOTE:**

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR GREATER SHALL BE PROPPED UP IN THE CENTRE OF BEAM SPAN TO CREATE A MINIMUM OF A 10 MM CAMBER OR MORE.

ALL MEMBERS AND FIXINGS PROTECTED AGAINST CORROSION I.E. GALVANISED, COATED OR WRAPPED IN PLASTIC MEMBRANE IF CAST INTO CONCRETE UNLESS OTHERWISE SPECIFIED.

APOLLO BEAMS TO BE STITCHED @ 600 CRS WITH 10-16x16 WAFER HEAD TEK SCREWS.



BACK CHANNEL AS SIDE BARGE (IF APPLICABLE) FIXED TO ROOF SHEET @ 500 CRS. WITH 10-16x16 WAFER HEAD TEK SCREWS.

FIX END CAP TO BEAM END WITH 2/10-16x16 WAFER HEAD TEK SCREWS EACH SIDE

SHEETING, BEAMS AND FIXINGS IN ACCORDANCE WITH AS1170.2 & LOW-HIGH-LOW (LHL) REGIMEN TESTED MARCH 2008 - REPORT TS689.

**TERMITE RISK MANAGEMENT:**

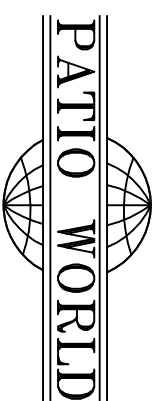
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE USED OR EXISTING TERMITE BARRIERS ARE BREACHED NEW TERMITE BARRIER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3660.

STORM WATER IN ACCORDANCE WITH ASS500.3.

EXISTING FOOTINGS AND TIE-DOWN CONNECTIONS TO BE ASSESSED AND UPGRADED IF DEEMED INADEQUATE.

**WARNING:**

DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A TEMPORARY WALKWAY FOR MAINTENANCE ACCESS. USE A 250x38 MM PLANK BETWEEN ANY TWO ROOF PANEL SUPPORT MEMBERS. DO NOT LOCATE PLANK MORE THAN 1 METRE FROM A SUPPORT MEMBER.



QBCC No: 56714

© COPYRIGHT 2020 Patio World

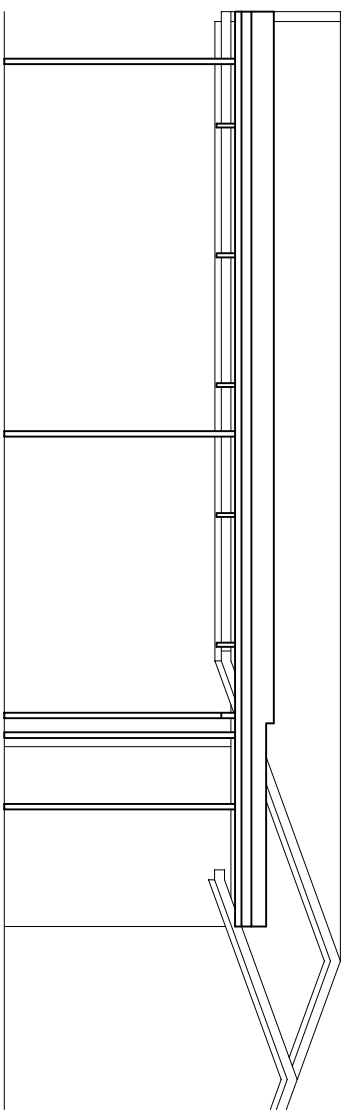
**PROPOSED CARPORT FOR**

**SHARON EDMONDS**

**44 CASSOWARY ROAD**

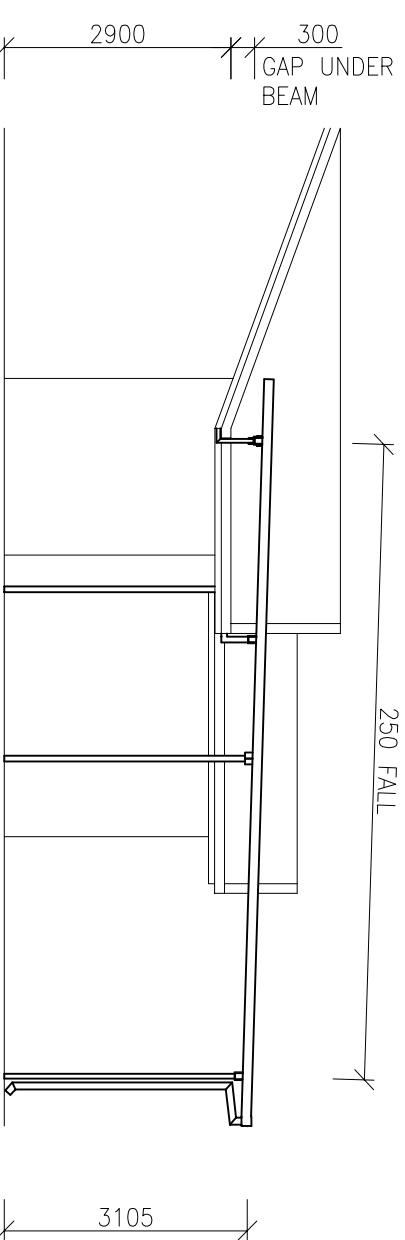
**MOSSMAN QLD 4873**

Patio World Head Office: 39 Cannon St. Cairns, Qld 4870 Ph (07) 40321166		<b>PROPOSED CARPORT FOR</b> <b>SHARON EDMONDS</b> <b>44 CASSOWARY ROAD</b> <b>MOSSMAN QLD 4873</b>	
CONSULTANT:	GL	DESIGN WIND SPEED:	C2
DRAWN BY:	EP	LOT No.:	1
SHEET:	1 of 5	PLAN NO.:	RP739804
		DATE:	13/02/2020
		REV. DATE:	17/02/2020
		JOB NO.:	F4940
		REV.:	A



### ELEVATION A

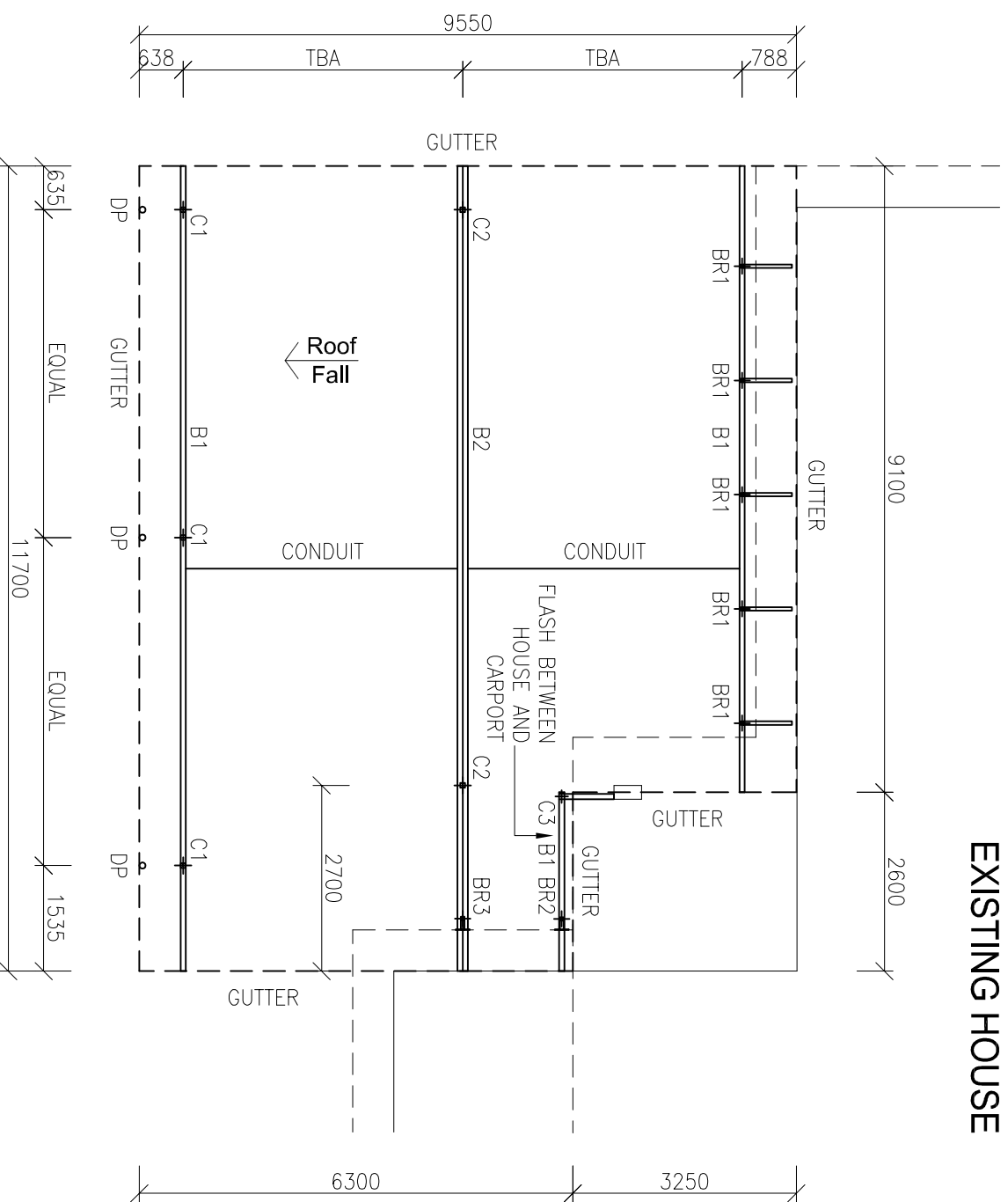
1:100



### ELEVATION D

1:100

### EXISTING HOUSE

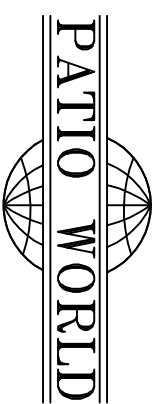


### PLAN VIEW

1:100



- C1: APOLLO ROOF: 103 SQ. M. COVER.  
22 SHEETS @ 9475 MM LENGTH.  
6 SHEETS @ 6225 MM LENGTH.  
70x70x5 AL. POST.  
HIGHEST POST LOAD: 19.82 KN.  
FOOTINGS: 450x1000 KN.
- C2: 70x70x5 AL. POST.  
HIGHEST POST LOAD: 30.53 KN.  
FOOTINGS: 450x1000 KN.
- C3: 75x75x4 SHS CRANK POST.  
HIGHEST POST LOAD: 2.23 KN.
- B1: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.20
- B2: 2/170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.28
- BR1: A1345 BUILD-OVER-ROOF RAFTER BRACKETS @ EVERY SECOND TRUSS.  
LOCATION AND QUANTITY SHOWN AS INDICATIVE ONLY.
- BR2: A1344 BEAM END BRACKETS. + 2 ROOF RAFTER BRACKETS  
+ 100x12 MM STEEL PLATE.
- BR3: A1344 BEAM END BRACKETS. + 2 ROOF RAFTER BRACKETS  
+ 100x12 MM STEEL PLATE.



QBCC No: 56714

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### PROPOSED CARPORT FOR

SHARON EDMONDS

44 CASSOWARY ROAD

MOSSMAN QLD 4873

Patio World Head Office:

39 Cannon St.

Cairns, Qld 4870

Ph (07) 40321166

SCALE AT A3: 1:100

(unless otherwise shown)

CONSULTANT: GL

DESIGN WIND SPEED: C2

DRAWN BY: EP

LOT No. 1

DATE: 13/02/2020

JOB NO.: F4940

SHEET: 2 of 5

PLAN NO: RP739804

REV. DATE: 17/02/2020

REV. A