

# GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

*Leaders in Building Certification Services*

**PLANNING DIVISION**

**P:** 0438 755 374 **E:** [Patrick.c@gmacer.com.au](mailto:Patrick.c@gmacer.com.au)  
P.O. Box 2760, Nerang Qld 4211



Our Ref: 20203583

Date: 4 September 2020

Chief Executive Officer  
Douglas Shire Council  
Po Box 723  
Mossman QLD 4873

Via Email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Dear Sir,

**RE: PROPOSED FARM BUILDING (SHED) ON LAND LOCATED  
AT 3444 MOSSMAN DAINTREE ROAD, DAINTREE (LOT  
84 RP903520)**

GMA Certification are instructed by G & B Plumbing on behalf of B Osborne, to submit an application for Building Works Assessable against the Planning Scheme to facilitate the development of a Farm Building (Shed) on land located at 3444 Mossman Daintree Road, Daintree, and described as lot 84 on RP903520.

As part of the application material please find attached the following:

- Development Application Form; and
- Proposal Plans.

Set out below is an assessment against the relevant Assessment Benchmarks, as required for a properly made application.

We understand that the application attracts a fee of \$333.00 and it would be appreciated if Council could provide an invoice for prompt payment.

## **Subject Site**

The application site is a single irregularly shaped allotment with an area of 13.14 hectares and with frontage of approximately 80 metres. The site is currently developed with a Dwelling House and vehicle storage shed with access provided by an existing driveway located approximately centrally on the site frontage. The existing dwelling

[www.gmacert.com.au](http://www.gmacert.com.au)

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff

house is setback approximately 15 metres from the site frontage with the existing shed setback behind the dwelling.

The area containing the site is a mix of rural, outdoor sport and recreation and residential uses. To the west, on the opposite side of Mossman Daintree Road, is the Daintree Sports Reserve and cricket ground, which adjoins residential uses in the form of single detached dwellings. To the north and south the site adjoins rural land and to the east is the Daintree River.



Aerial Photograph of the site (Source: Queensland Globe)

## Proposed development

It is understood that it is proposed to erect a farm building (shed) on the site. The shed would be located to the south of the existing dwelling house, on the other side of the access driveway, and setback from the property frontage by 10 metres. The shed would have dimensions of 10 metres wide, 16 metres long and 4.5 metres high.

Plans of the proposed shed area attached.

## Planning Considerations

The site is within the Douglas Shire Council area and under the Douglas Shire Planning Scheme (2018) (the relevant planning scheme), the site is within the Rural Zone and is affected by the following overlays:

- Acid Sulfate Soils;
- Flood and Storm Tide Hazard;
- Landscape Values;
- Potential Landslide Hazard; and,
- Natural Areas.

In accordance with the Tables of Assessment, the development is identified as Accepted Development, Subject to requirements. However, in this instance the development is not able to satisfy all the Accepted Development requirements and, consequently, a Code Assessable application is required to be submitted to Council for approval. In accordance, with section 5.4 (1) (c) (ii) of the Planning Scheme, the assessment is limited to the subject matter of the accepted development acceptable outcomes that were not complied with or were not capable of being complied with.

The proposed development is able to satisfy the Acceptable Outcomes/Requirements for Accepted Development with the exception of the matters listed below where an assessment is provided against the relevant Performance Outcomes.

## Rural Zone Code

Performance Outcome	Acceptable Outcome	Compliance
<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>Complies with PO2</b> The proposed shed would be setback consistent with the setbacks of other buildings in the area and consistent with the mixed use nature of the area. Whilst Mossman Daintree Road is a State Controlled Road the area surrounding the site is not typical of a rural environment and is consistent with that of an urban fringe. The proposed 10 metre setback would provide adequate separation from the road frontage and buildings on adjoining properties.

The proposed development is considered to comply with the Assessment Benchmark (performance Outcome) notwithstanding that it does not satisfy the Acceptable Outcome.

## State Involvement

Initial assessment indicates that no state agencies will be involved in the assessment of the application. Whilst Mossman Daintree Road is identified as a state controlled road, in accordance with schedule 10 of the *Planning Regulations 2017* referral is not required for Building Works.

## Conclusion

We trust that this preliminary information is of assistance and the attached fee estimate and scope of works is acceptable. By way of formal instruction; please complete and return the attached Terms and Conditions and Work Order; Should you have queries in relation to this fee estimate please do not hesitate to contact Patrick Clifton on 0438 755 374.

Kind Regards,

**Patrick Clifton**  
**PLANNING MANAGER**  
**GMA CERTIFICATION GROUP**

# 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)	Barry Osborne
Contact name (only applicable for companies)	Patrick Clifton GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20203583

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>	
<input type="checkbox"/> Street address <b>AND</b> 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
	3444	Mossman Daintree Road	Daintree
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	84	RP903520	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

*Douglas Shire Council*

## 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
- ☐ 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 (e.g. building and construction work is less than \$150,000 excluding GST)

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:	
-----------------------------	--	-----------	--

## 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 this development application, 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) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	



Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

#### 15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	Greg Jack T/A G&B Plumbing
Contact name <i>(applicable for companies)</i>	Greg JAck
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	P O Box 1316
Suburb	Mossman
State	QLD
Postcode	4873
Contact number	0419786976
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

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

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 checked="" 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.

Farm Building (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"/> 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)*

--



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

17) What is the monetary value of the proposed building work?
\$N/A

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" 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 <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<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> <b>Note:</b> It is unlawful to intentionally provide false or misleading information.
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

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

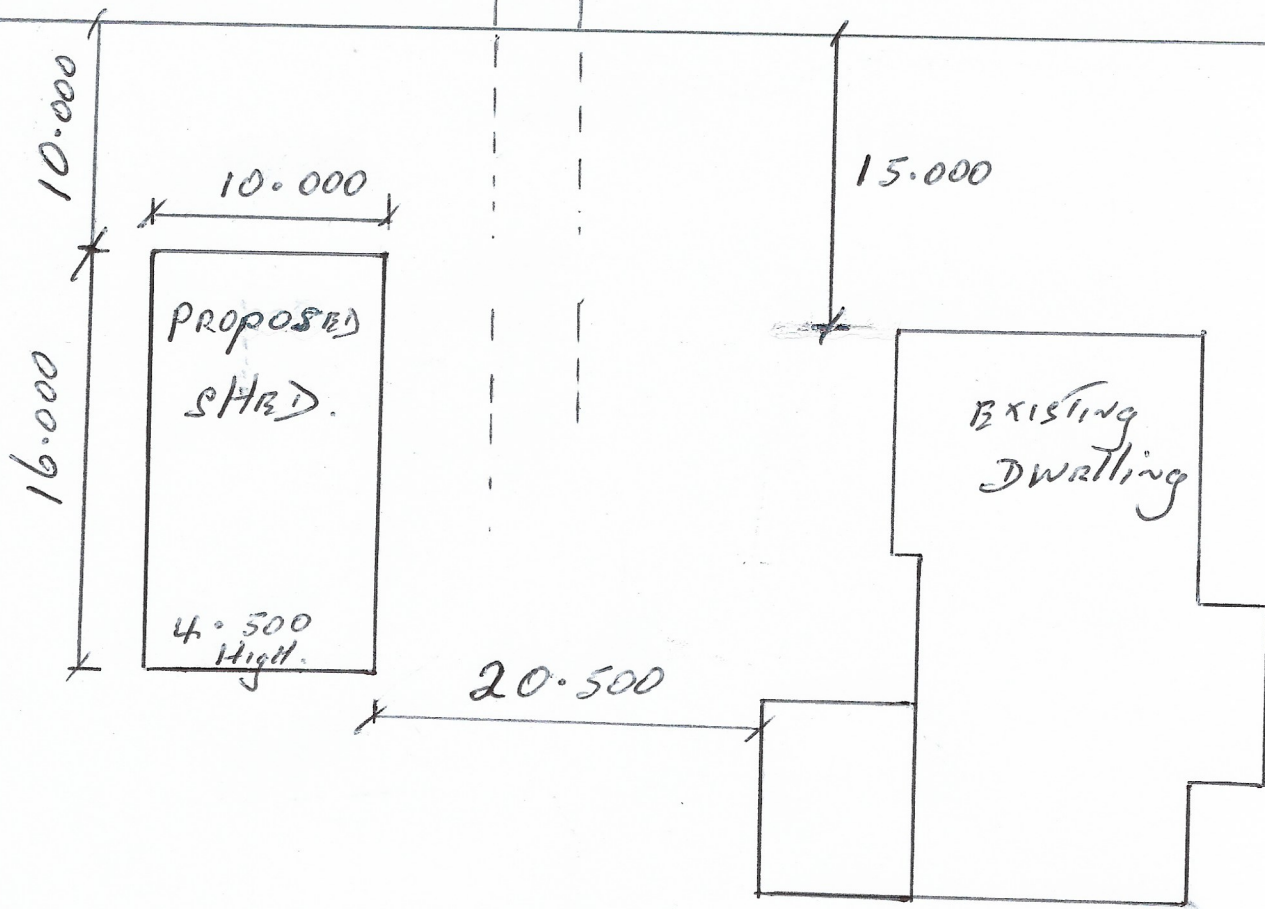
FOR BARRY OSBORNE

LOT 84 R.P. 903520


MOSSMAN DAINTRAM R.D. DAINTRAM.

MOSSMAN DAINTRAM R.D.

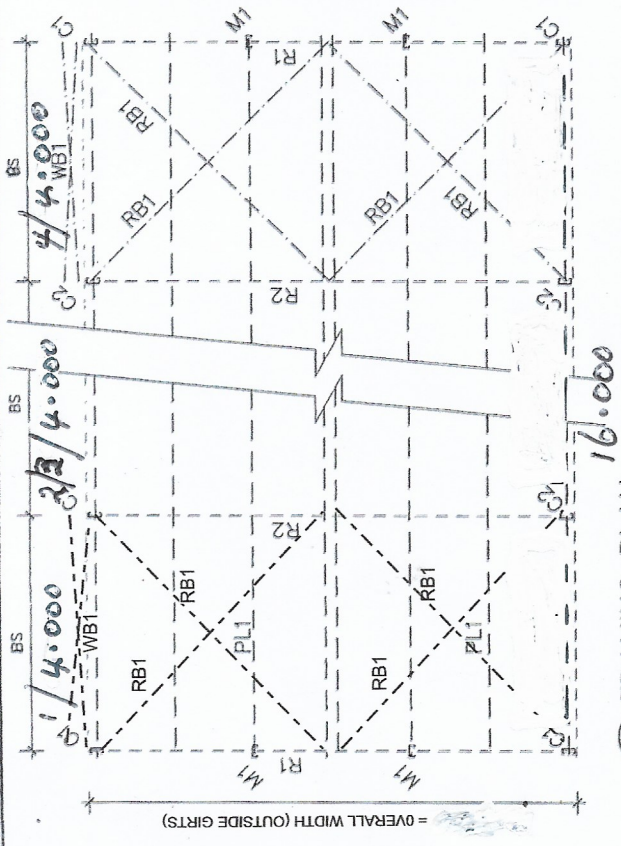
DOUGLAS ST.



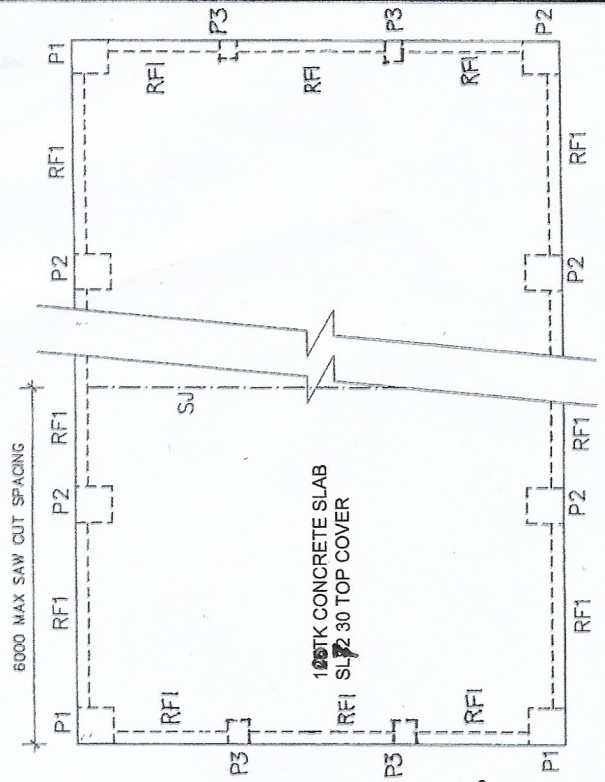
EXISTING  
SHED 10.0  
14.0

SCALE	HOR AS SHOWN	DRAWN	JD
DATE	01.09.2010	DESIGNED	CWG
APPROVED			
DWG NUMBER	42145-02	AMDT A	





FRAMING PLAN  
NOT TO SCALE

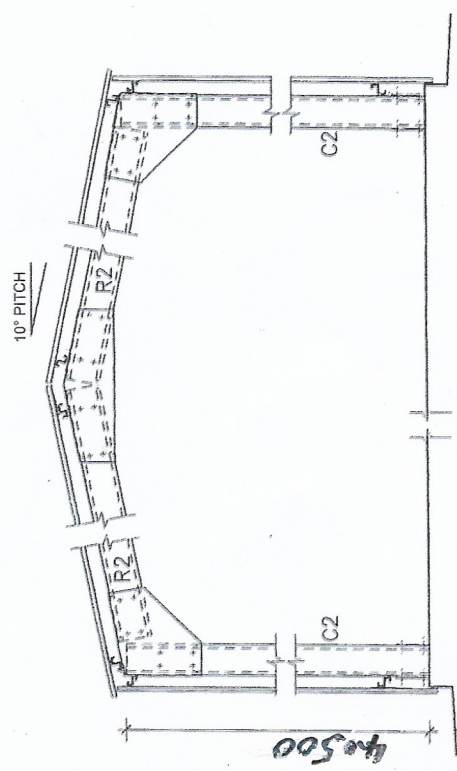


FOOTING PLAN  
NOT TO SCALE

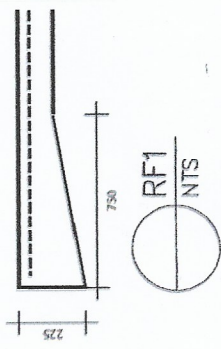
BS = BAY SPACING = 4.0 m  
HT = HEIGHT = 4.5 m

MEMBER SCHEDULE	
C1	= C280 24
R1	= C280 24
C2	= 2 X C280 24
R2	= 2 X C280 24
M1	= 2 X C200 24
RB1	= 50x12 GI STRAP
WB1	= 50x12 GI STRAP
PL1	= Z150 15 2 SPAN CONTIN
WG1	= 1 ROW BRIDGING
KB1	= 2 X C150 19
EWG	= Z15012

P1 & P2 = 1000 X 1000 X 1000 DEEP  
MASS CONCRETE FOOTING  
P3 = 600 X 600 X 600 DEEP  
MASS CONCRETE FOOTING  
RF1 = 225 X 750 SLAB EDGE  
THICKENING  
SJ = 25mm DEEP SAW CUT  
WITHIN 24 HRS OF PLACEMENT  
OF CONCRETE.



ELEVATION INTERNAL FRAME  
NOT TO SCALE



SITE PLAN  
NOT TO SCALE

Based on 1/4" or 5/8" class sites

# PROPOSED GREG JACK SHED

AT:  
FOR: **B. OSBORNE**

PLANS AND SECTION.

<b>C.M.G.</b>	CONSULTING	STRUCTURAL AND CIVIL
	ENGINEERS PTY.LTD.	
A.C.N. 011 663 375 208 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775		
P.O. Box 5901 Cairns Mail Centre Fax: (07) 4051 9013		

SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	01.09.20	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	42145-01	AMDT	A