

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)	Cutting Edge Constructions FNQ
Contact name (only applicable for companies)	Jesse Ramsay
Postal address (PO Box or street address)	
Suburb	
State	QLD
Postcode	
Country	
Contact number	na
Email address (non-mandatory)	cuttingedgeconstructionsfnq@gmail.com
Mobile number (non-mandatory)	0409809028
Fax number (non-mandatory)	na
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/>	Street address AND lot on plan (all lots must be listed), OR
<input type="checkbox"/>	Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.	Street No.	Street Name and Type	Suburb
	1-5	Cnr Reynolds Rd and Nancy Cl	OAK BEACH
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	2	SP 210311	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

GMA Certification Group

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)	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?

- 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
Siting application	Douglas Shire Council	

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) (individual or company full name)	Jesse Ramsay
Contact name (applicable for companies)	Jesse
Postal address (P.O. Box or street address)	1-5 Nancy Close
Suburb	Oak Beach
State	Queensland
Postcode	4877
Contact number	0409809028
Email address (non-mandatory)	cuttingedgeconstructionfnq@gmail.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) <i>(individual or company full name)</i>	Cutting Edge Constructions FNQ
Contact name <i>(applicable for companies)</i>	Jesse Ramsay
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	QLD
Postcode	
Contact number	na
Email address <i>(non-mandatory)</i>	cuttingedgeconstructionsfnq@gmail.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	na

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 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 checked="" 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 (Siting application only)

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)		
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?		
\$0.00		
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 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 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 DA Rules 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)	0	Floor area (m ²)	0



Lot:1
SP210311

New 20 x 10m shed - remove existing
16 x 9m shed during construction

2m off rear
boundary

Lot:2
SP210311

6m off side
boundary

Lot:2
SP210311

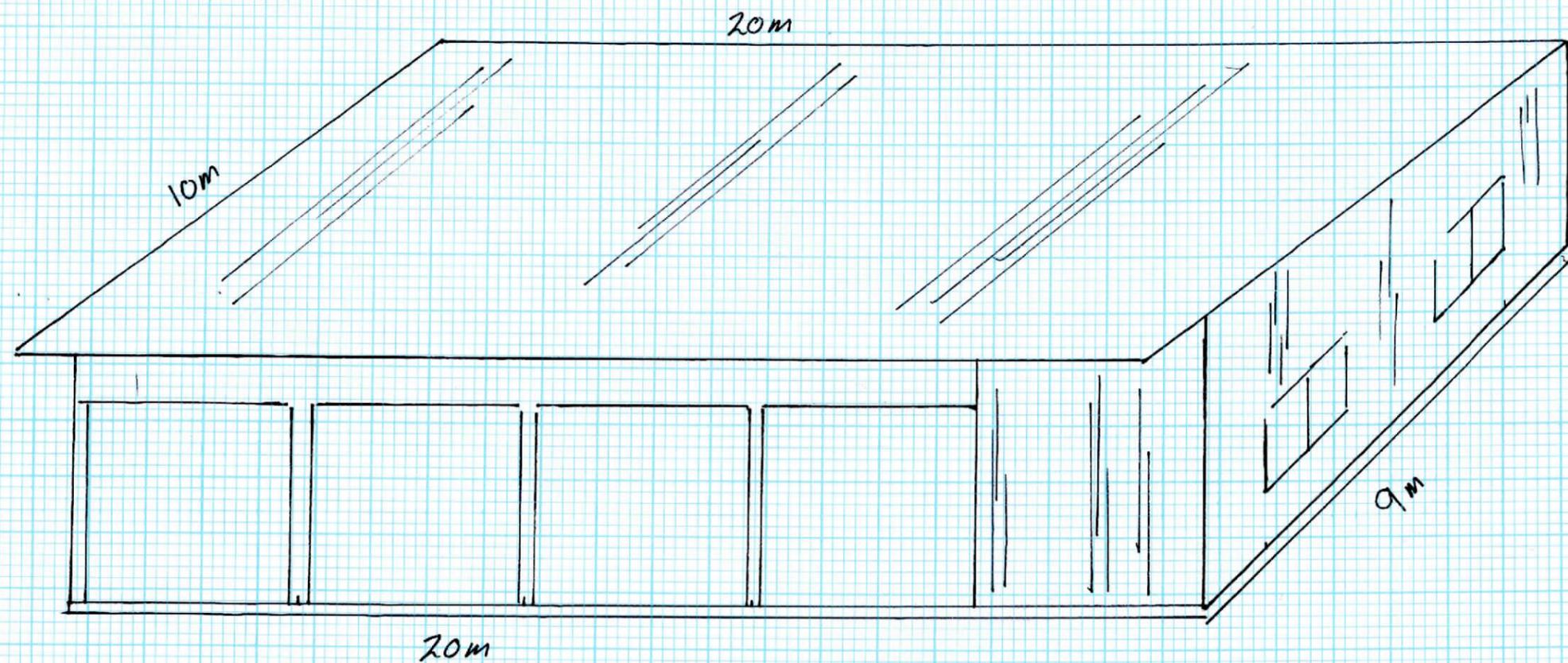
New 20 x 9m shed + 1m eave. Skillion design,
3.6m at low side, 4.5m at high side

Lot:15
RP846936

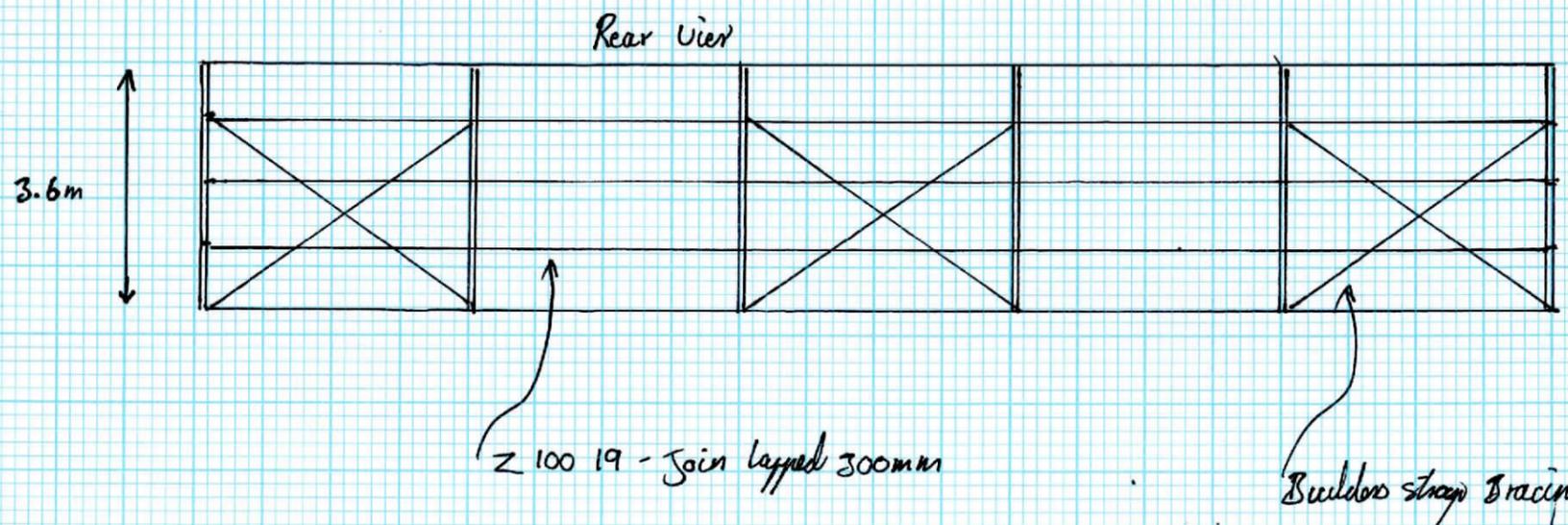
Google

Lot:
RP84

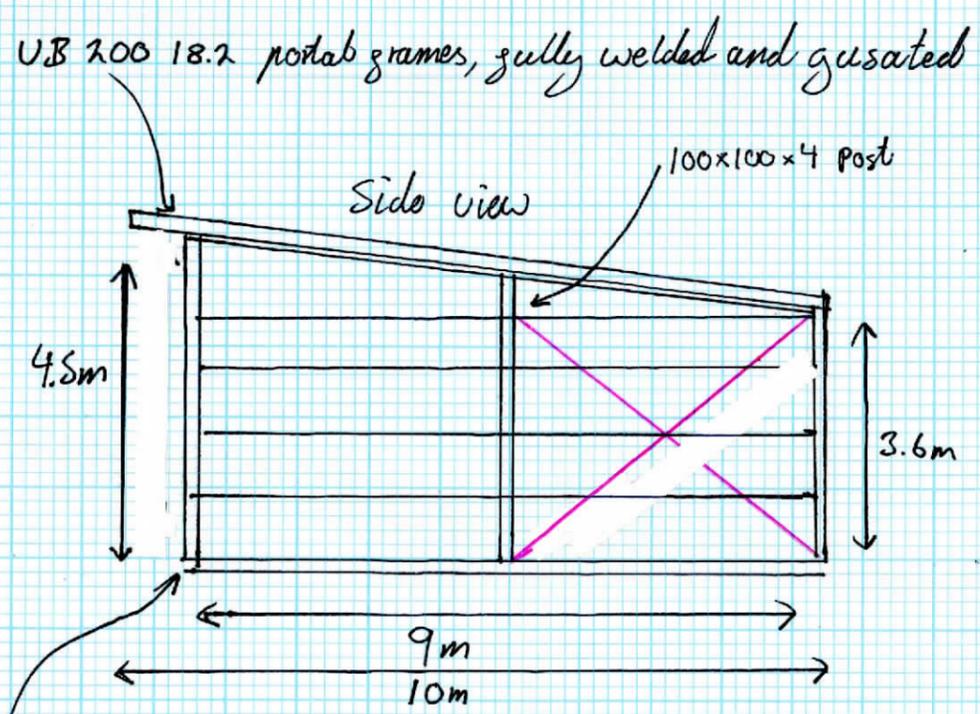
1-5 nanyi close oak beach
new shed construction



1-5 Nancy close oak Beach
New shed constructions



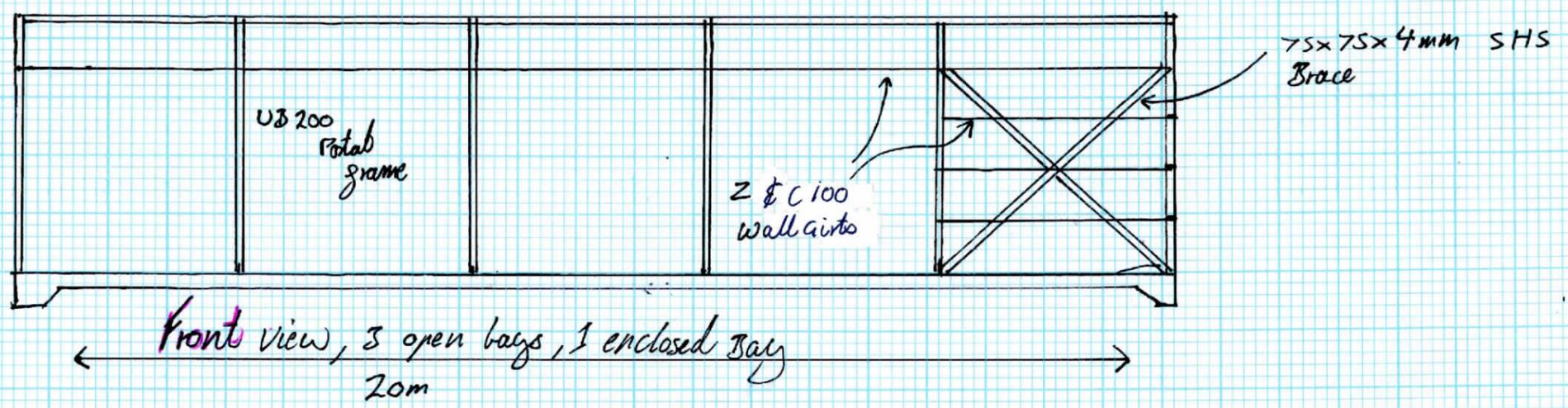
Note
 UB 200+18.2 portal frames, Base plates gully welded - Post to roof beam connections gully welded - 75x6mm Gussets welded above all connections



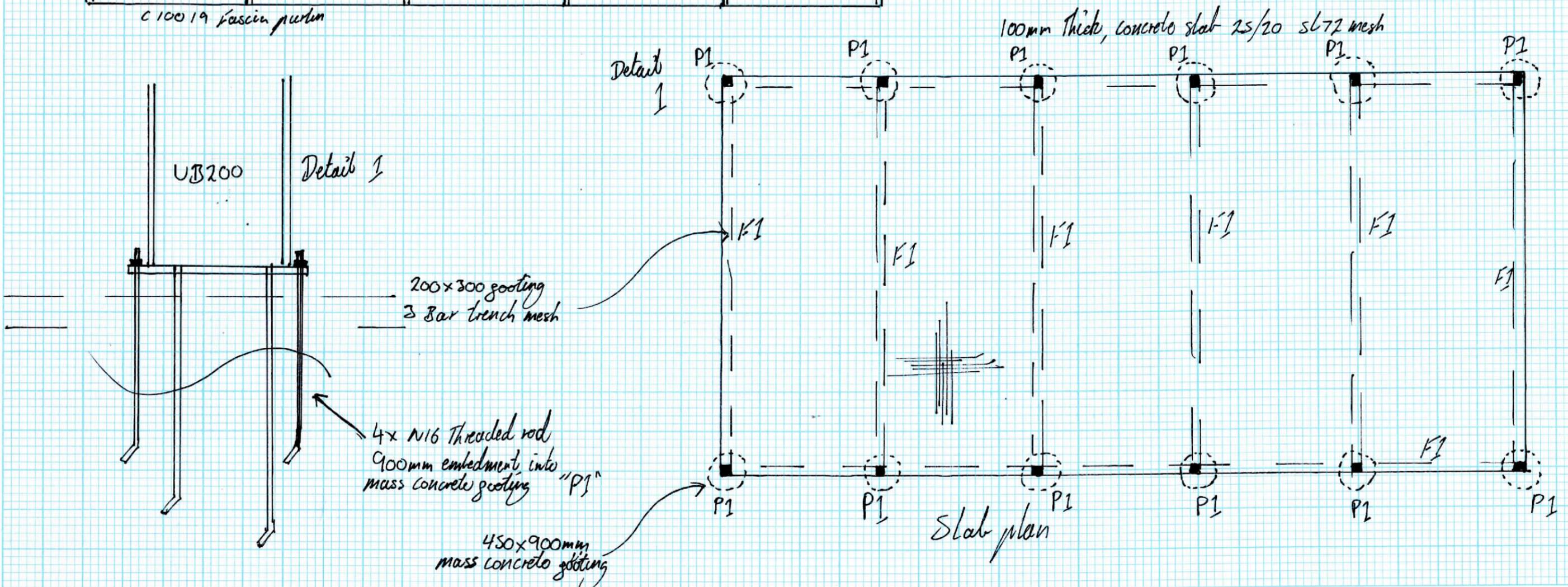
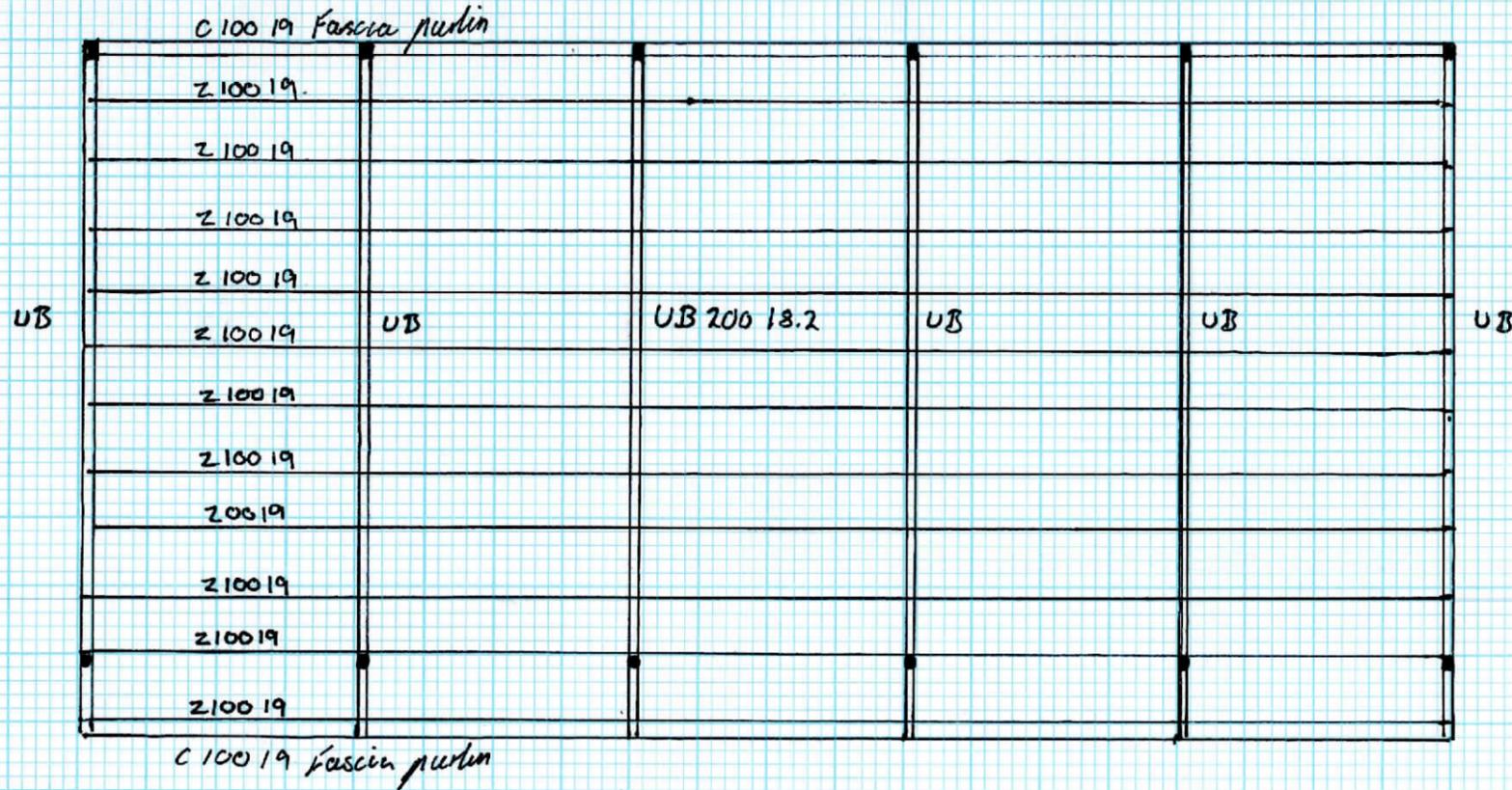
20x10m shed, portal frames
 200x18 Universal Beams
 C & Z 100 19 purlin and wall girts
 @ 900mm ϕ - Spanning 4000mm
 Single 12mm purlin Bolt through
 Bottom of z purlin - gixing - typical

cladded colorbond steel
 Colorbond gascia, gutter & Zange cappings.

300x200x10mm
 Base plates
 4x16mm threaded
 Rod, 900mm into
 concrete footing



1-5 Nancy close oak Beach
New shed construction.



GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

CAIRNS

P: 07 4041 0111 **F:** 07 4041 0188 **E:** admincns@gmacert.com.au

310 Gatton Street, Manunda, Qld, 4870

P.O. Box 2760, Nerang Qld 4211



25th July 2022

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Application for Alternative Siting Assessment – New Construction of 10a
Garage
Lot 2 / 1-5 Cnr Reynolds Road and Nancy Close Oak Beach**

GMA Certification Group has been engaged to assess an application for the new Garage in accordance with the attached plans. The location of the proposal does not comply with the rear and side boundary clearances prescribed under the acceptable solutions of the *Douglas Shire Council Planning Scheme Rural Residential Code*. However, the proposal can be shown to be consistent with the Performance Criteria of the *Code*. The encroachments include:

- The outermost projection of the shed to the secondary boundary is 6m
- The outermost projection of the shed to the rear boundary is 2m
- The overall proposed building footprint is 200m² with the dwelling being 271m²

As the concurrence agency for the application, Council is requested to consider the proposal under the Performance Criteria of the *Code*.

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BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

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The following table represents an assessment of the proposal with respect to A01-A04 of the *Douglas Shire Council Planning Scheme*

Performance Requirement	Proposal	Conclusion
A01	Dwelling houses are not more than 8.5 metres and two storeys in height.	Complies
A02	Buildings are setback not less than: (a) 40 metres from a property adjoining a State-controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries.	Proposed shed is setback 6000mm off the secondary boundary and 2000mm off the rear boundary. The shed will be located in a similar position to an existing shed which is proposed to be demolished and replaced with the proposed shed as per the plans. Given the large block size and well sheltered street frontage along with the neighbouring lot the proposed will not interfere with the streetscape or on neighbouring properties.
A03.1	The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m ² .	The proposed Shed will exceed the 20% maximum site coverage for outbuildings. Given the large nature of the block the shed poses no threat of overtaking precedence of the block. And ties in well with surrounding properties which include larger sheds. The proposed shed will be 200m ² and the existing house is 271m ² .
A03.2	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 A03.1 above.	
A04	White and shining metallic finishes are avoided on external surfaces of buildings.	The proposed colours for the 10a shed walls are windspray which fits into the surrounds landscape and is not offensive to the neighbouring properties. The roof will be windspray with trimmings being nightsky.

As demonstrated from the above assessment, the construction of the proposed Shed as illustrated on the attached plans will satisfy performance criteria A01 to A04 of the *Douglas Shire Council Planning Scheme rural Residential Code*

Should you require any further information or wish to discuss the application, please contact our office on 4098 5150 or by email adminpd@gmacert.com.au

Kind Regards



Tim Crosbie
GMA Certification Group
Encl.

GMA Certification Group

BUILDING SURVEYORS

A.C.N 150 435 617

Leaders in Building Certification Services



Cairns Office

P: 07 4041 0111 **F:** 07 4041 0188 **E:** admincns@gmacert.com.au

First Floor, 183 Aumuller St BUNGALOW

PO Box 2760 NERANG QLD 4211

25 Jul 2022

Cutting Edge Constructions FNQ

QLD

Dear Jesse

Confirmation notice

Re: GMA Certification Group Ref No. 20220085
Lot 2 on SP 210311
1-5 Cnr Reynolds Rd and Nancy Cl OAK BEACH 1-5 4877
Development Permit for Building Works for New Construction of Shed (Siting application only)

The development application described above was properly made to the GMA Certification Group on 14 Jan 2022

Public notification details

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

Referral details

Part 2 of the Development Assessment Rules is applicable. GMA, as the assessment manager intent to make an information request (where applicable) and the applicant has not indicated that they do not wish to receive an information request.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Tim Crosbie
GMA Certification Group

