

## 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)	Lachlan McLarty
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	4 Seaview court
Suburb	Rocky Point
State	QLD
Postcode	4873
Country	Aus
Contact number	0901834435
Email address (non-mandatory)	lachlan.mclarty@hotmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

### PART 2 – LOCATION DETAILS

#### 2) Location of the premises (complete 2.1 and 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



Queensland  
Government



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
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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?



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)	Lachlan McLarty
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	4 Seaview court
Suburb	Rocky Point
State	QLD
Postcode	4873
Country	Aus
Contact number	0401839435
Email address (non-mandatory)	
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)	LJM Projects
Contact name (applicable for companies)	Lachy McLarty
QBCC licence or owner – builder number	15069202 "Carpenter QBCC"
Postal address (P.O. Box or street address)	4 Seaview court
Suburb	Rocky Point
State	QLD
Postcode	4873
Contact number	0401834435
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

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

What type of approval is being sought?



b) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

☒ New building or structure

☐ Repairs, alterations or additions

☐ Change of building classification (involving building work)

☐ Swimming pool and/or pool fence

☐ Demolition

☐ Relocation or removal

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

Shed / workshop

e) Proposed construction materials

External walls	Double brick	<input checked="" type="checkbox"/> Steel	Curtain glass
	Brick veneer	<input checked="" type="checkbox"/> Timber	Aluminium
	Stone/concrete	<input checked="" type="checkbox"/> Fibre cement	Other
Frame	<input checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	Aluminium
	Other		
Floor	<input checked="" type="checkbox"/> Concrete	Timber	Other
Roof covering	Slate/concrete	<input checked="" type="checkbox"/> Tiles	Fibre cement
	Aluminium	<input checked="" type="checkbox"/> Steel	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](#).

Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?

\$ 50,000

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

☒ No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION



#### 19) Development application checklist

The relevant parts of Form 2 – Building work details have been completed	Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed Form 1 – Development application details	Yes 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>	Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	Yes Not applicable

#### 20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

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 *Electronic Transactions Act 2001*

*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 *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

### PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

#### For completion by the building certifier

Classification(s) of approved building work

**10A**

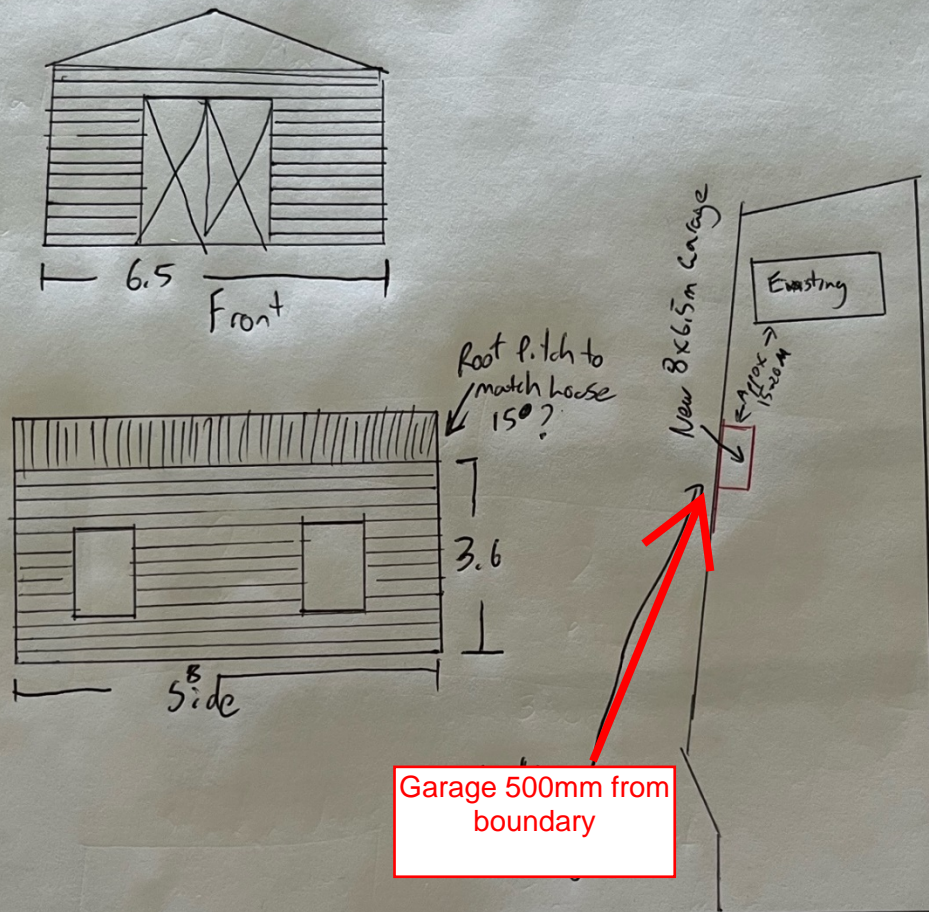
Name	QBCC Certification Licence number	QBCC Insurance receipt number
<b>AARON SWEENEY</b>		

#### Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	



# 4 Seaview Rocky Point



Colours: roof - mid/dark grey "corrugated iron"

Exterior - mid grey "weatherboard"

Building pad is cleared and relatively flat (picture attached, in front of the car is location)





m: 0448 377 172 a: Po Box 1083, Tolga 4882

21<sup>st</sup> April 2022

Douglas Shire Council  
PO Box 359  
CAIRNS Q 4870

Attention: Building Section

Dear Sir/Madam,

**Re: Proposed shed at Lot 35 / RP 749728 - 4 Seaview Crescent ROCKY POINT**

Baker Building Certification has been engaged to assess an application for the construction of a new shed on the abovementioned allotment. A preliminary assessment of the proposal has indicated that the shed will be sited within the side boundary setbacks (approximately 500mm to the outermost projection).

**Siting layout request for:** A shed to be sited 500mm at the closest point from the side boundary. This is an encroachment of 5.5m into the side boundary setback requirements as required by the environmental management zone of the Douglas Shire Planning Scheme.

**Applicant:** Lachlan McLarty /C Baker Building Certification

The decision on a preliminary approval for the above siting layout request under the performance criteria may be given, considering that parts of the shed do not meet the deemed to satisfy provisions of the environmental management zone of the Douglas Shire Planning Scheme.

The intent is to site the proposed garage closer to the left side boundary on the allotment while maintaining the compliant setback from all other boundaries. Setbacks must be considered against the set criteria mentioned in the performance criteria. Consequently, this request is made for approval of such a siting layout.

**CONSIDERATION OF PERFORMANCE CRITERIA**

**PO2** - Buildings and structures are set back 6m to 6 metres from the side and rear boundaries of the site to:

- (a) maintain the natural character of the area, and
- (b) achieve separation from neighbouring buildings and from road frontages.

The proposed shed will not affect the existing natural character of the area as the shed will be densely screened from any surrounding view due to the existing vegetation on the side boundary and the proposed colours will complement the surrounding area and natural backdrop. The roof will be mid/dark grey "corrugated iron" and the exterior - mid grey feature "weatherboard".

The location of the shed within 500mm of the side boundary is required as this is where the existing driveway leads up to the existing dwelling on site, also the building pad in this areas is clear, flat and level, in effect requiring minimal excavation and fill. Once again the shed will still maintain a minimum 50m clear of any surrounding allotment dwellings, in effect the intent of the code to achieve separation from neighbouring buildings is more than maintained/achieved.





### Recommendation

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The proposed generally appears to satisfy the performance criteria of the applicable overlays and the environmental management zone code, it could be considered acceptable to approve the request for the proposed shed at 4 Seaview Crescent within the side boundary setback requirements.

Should you have any further queries please do not hesitate to contact the Officer involved Aaron Sweeney on 0437127724 or [aaron@bakerbuildingcert.com.au](mailto:aaron@bakerbuildingcert.com.au)

Yours faithfully.

Prepared by *Aaron Sweeney* A1215391

A handwritten signature in black ink, appearing to read "A. Sweeney".

Baker Building Certification.