

1 July 2025

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Attention: Development Assessment

Dear Sir/Madam

RE: APPLICATION FOR DEVELOPMENT PERMIT – Building Works– Shed – 87 Mowbray River Road Mowbray, Lot 1 on SP349978

Rapid Building Approvals acting on behalf of the owner of the abovementioned land (Hayley Day) seek a **Development Permit for Building Works (Shed) at 87 Mowbray River Road Mowbray, Lot 1 on SP349978.**

The property is zoned Rural, with the proposal having a non-compliant front setback.

Applicable Code	Compliance	Comment
Rural Zone	x	Complie to performance outcomes. Refer to the code assessment.
Flood and Storm Overlay (Flood Plain Assessment Overlay)	<input checked="" type="checkbox"/>	Complies. The proposal is for a non-habitable residential building that does not increase the risk to people or property. The building is sited more than 200 metres from the river bank, therefore not impacting the natural function of the waterway. No hazardous materials are to be stored on the floor of the shed.

In support of this development application, the following material has been provided:

1. DA Form 1 and 2
2. Plans
3. Response to relevant Planning Scheme Codes
4. Application fee

Should you require any further information or assistance in relation to this manner please don't hesitate to contact Scott Wheeler on [1300 163 814](tel:1300163814) or via email at approvals@rapidapprovals.com.au.

Regards,
Scott Wheeler

Rural Zone Code - Non compliant parts

Performance outcomes	Acceptable outcomes	Applicant response
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. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height..	Complies. Maximum height is 5.71 metres.
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.	Complies PO2. The proposed front setback is non compliant at a proposed setback of 6 metres. The setback does not pose an impact on the rural character of the area or adjoining properties. The shed is being placed on the most accessible and non-constrained location on the allotment, and it unable to be sited to the rear of the property. The proposed shed does not directly adjoin any structures on the adjoining allotments, allowing sufficient separation. There is also a large setback of approximately 28 metres from the front boundary to the constructed road, providing a large separation from the roadway.

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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)	Hayley Day
Contact name (only applicable for companies)	Scott Wheeler C/- RAPID Building Approvals
Postal address (P.O. Box or street address)	Suite 7 2-4 Stanton Road
Suburb	Smithfield
State	QLD
Postcode	4878
Country	Australia
Contact number	1300 163 814
Email address (non-mandatory)	approvals@rapidapprovals.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2421/25
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as 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](#).

3.1) 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).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		87	Mowbray River Road	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	SP349978	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) 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

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable)	

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) 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 [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☒ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Shed

e) 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 development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) 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 development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) 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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



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- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) 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 of 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 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ 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)
\$\$ 0.00		

22) 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

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☐ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.



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Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

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](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☒ Yes

☐ Not applicable



**Queensland
Government**

25) 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 relevant 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 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	Shed		
QLeave project number			
Amount paid (\$)	\$ 0.00	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form	Scott Wheeler		

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)	Hayley Day C/- Rapid Building Approvals
Contact name (only applicable for companies)	Scott Wheeler
Postal address (PO Box or street address)	87 Mowbray River Road
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	
Contact number	
Email address (non-mandatory)	hayleyday2011@gmail.com
Mobile number (non-mandatory)	0418 282 701
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2421/25

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 <u>DA Forms Guide: Relevant plans</u> .			
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
	87	Mowbray River Road	Port Douglas

Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	1	SP349978	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

<input checked="" 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)	QLeave levy number (A, B or E)
\$ 0.00		
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 checked="" 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 <i>Referral checklist for building work</i> is attached to this development application <input checked="" 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 checked="" 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 this development application, 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)	
Contact name (applicable for companies)	Hayley Day
Postal address (P.O. Box or street address)	87 Mowbray River Road
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	
Contact number	
Email address (non-mandatory)	hayleyday2011@gmail.com

Mobile number <i>(non-mandatory)</i>	0418 282 701		
Fax number <i>(non-mandatory)</i>			
15) Builder's details			
<input type="checkbox"/> 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>			
Contact name <i>(applicable for companies)</i>	Glen Ives		
QBCC licence or owner – builder number	15061429		
Postal address <i>(P.O. Box or street address)</i>	506 Old Port Road		
Suburb	Craiglie		
State	QLD		
Postcode	4877		
Contact number			
Email address <i>(non-mandatory)</i>	glen.ives1@gmail.com		
Mobile number <i>(non-mandatory)</i>	0409 812 556		
Fax number <i>(non-mandatory)</i>			
16) Provide details about the proposed building work			
What type of approval is being sought?			
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			
b) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>			
c) Nature of the proposed building work (tick all applicable boxes)			
<input checked="" type="checkbox"/> New building or structure <input type="checkbox"/> Change of building classification <i>(involving building work)</i> <input type="checkbox"/> Extension <input type="checkbox"/> Demolition <input type="checkbox"/> Construction of swimming pool or spa barrier		<input type="checkbox"/> Repairs, alterations or additions <input type="checkbox"/> Construction of Swimming pool or spa <input type="checkbox"/> Re-erection <input type="checkbox"/> Relocation or removal <input type="checkbox"/> Other	
d) Provide a description of the work below or in an attached schedule.			
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 Veener	<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/Stone/Slate	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Concrete/Stone/Slate	<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? <i>(if applicable)</i>			
Dwelling			
g) New building use/classification? <i>(if applicable)</i>			

10a
h) Relevant plans Note: <i>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?
\$200,000.00

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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: <i>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 (<i>see 9</i>)	<input checked="" type="checkbox"/> Yes <input 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>
Note: <i>It is unlawful to intentionally provide false or misleading information.</i>
<p>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>, Planning Regulation 2017 and the DA Rules except where:</p> <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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <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

10a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Scott Wheeler	A15149770	

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"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input checked="" 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 checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete/Stone/Slate	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Concrete/Stone/Slate <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work		Shed	
QLeave project number			
Amount paid (\$)	0.0000	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form		Scott Wheeler	

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)		Dwelling	
New building use/classification?		10a	
Site area (m ²)	27660m2	Floor area (m ²)	312 m2



SP349978

1

Mowbray River Road

**fair
dinkum
builds™**

for keeps™

QUOTATION

Hayley Day

87 Mowbray River Road Mowbray
4877

The first steps
towards your
new build...

Meet Fair Dinkum Builds

Our new brand is here to take one of Australia's oldest and most established industries by storm.

Fair Dinkum Builds was launched to market in March 2021, flagging a very different spin on one of Australia's oldest and most established industries.

Formerly known as Fair Dinkum Sheds (FDS), the new exciting brand builds on a 30-year legacy while looking to what customers are really looking for.

Mark Cash, National Distribution and Franchise Manager, said the shed and patio is often looked at as a steel structure with walls and a roof – not in terms of the value it adds to people's lives.

"For too long, the industry has looked at the shed as a structure – asking questions like what colour it should be, how many doors and so on.

"At Fair Dinkum Builds, we want to know things like what they're going to use it for so we can design something that truly meets their needs.

"That way, we can make sure the design really suits them and it includes the small things that go a long way – things like insulation, mezzanine floors, high capacity gutters to stop overflow damage, fire resistant panels near boundaries, architectural cladding and more.

"After all, the humble shed and patio isn't just that anymore – it could be a hobby wood working space, a home gym, a commercial office, an equine facility or something else.

"That's when you know you've given the customer what they need – when it enriches their lives and does what they want it to do."



Why choose us



National network of experts

Over 140 outlets nation-wide, with over 30 years' experience.



30-year warranty

We stand by our systems. That's why we offer a 30-year warranty.



Quality materials

We only use quality materials, hand-picked for your job.



We're safe and compliant

You can trust us. We're ShedSafe® accredited and we design to code.



Get it fast

We manufacture and deliver fast so you can get on with living.



It's your design

We design just what you need and leave out anything you don't.

QUOTE NUMBER

100517 Rev 5

Quote Valid for 14 Days

13/06/2025

Dear Hayley Day,

Thank you for your enquiry. We are pleased to present our quote for your new Fair Dinkum Build.

We're one of **Australia's biggest and most trusted** names in sheds and patios.

We believe some of life's best moments start in our garages, sheds and barns. We're talking moments like completing that amazing car restoration, hosting a wonderful surprise party – and hearing all Dad's classic jokes in just fifteen minutes while you prep the boat for a perfect day out on the water.

Great memories like these are keepers. This is why we design and manufacture our builds for a long happy life here in one of the world's most unforgiving climates. We've been supplying quality builds for over 30 years to over 250,000 happy customers nationwide.

With knowledge in both the Shed and Steel industry we are able to provide you with customer service that you would expect from your LOCAL Shed, Garage & Carport Expert. With 30+ Years of Knowledge and experience in both areas of the industry you can rest assure that the information we provide you will be correct and accurate and will help you in making any decisions, we trust this will help guide you in making your decision!

CUSTOMER DETAILS

Customer Name: Hayley Day	Phone: 0418 282 701	Mobile:
Site Address: 87 Mowbray River Road Mowbray 4877	Work Phone: 0418 282 701	Email: hayleyday2011@gmail.com

BUILDING SUMMARY

Dimensions:	
Span	9m
Length	24m
Bay Width	4.1m, 4m, 3.9m, 4m, 4m and 4m x 6 bay(s) at 4.5m each
Height to the lowest eave	4.5m
Roof Pitch	15Deg Gable
Left Lean-to	
Right Lean-to	Right LeanTo of Span 4m. and eaves height of 3.15m for 6 bays from the Front. Pitch is 5Deg. Drop is 1m

DESIGN FACTORS

Importance Level	2
Wind Region	Reg C
Terrain Category	TCat 2.5
Topography	1
Shielding Factor	1
Internal Pressure Co-efficient	-0.6, 0.71
Site wind speed in m/s	54.1



Max Kershaw – 0438 394 741
Sales Director

	Ex GST	Inc GST
Kit Only Price	\$82,155.00	\$90,371.00
Installation Price includes concrete	\$0.00	\$0.00
TOTAL PRICE	\$82,155.00	\$90,371.00

311 Mulgrave Road, Bungalow QLD 4870

P: 07 4231 9696 E: info@roofsandsheds.com.au W: www.roofsandsheds.com.au

QBCC 105 6639. Cardinal Metal Roofing Pty Ltd ACN 109 479 129 ATF The Cardinal Unit Trust ABN 93 917 085 585 trading as Fair Dinkum Builds Cairns.

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Choose your **extras**

Now customise your build with a range of extras to really make it yours!



Our **community**

For over a decade, we've proudly supported the Australian Men's Shed Association as the exclusive shed partner and provided direct funding and discounts to more than 150 local Men's Sheds throughout Australia.

From hosting bbqs to recycling scrap materials, we encourage our network of branches to work closely with their local Men's Shed to build relationships and discuss opportunities on a local level. We also offer support through signage, online promotion, templates and other materials.

mensshed.org



Get your **FREE** quote today! Call us on 1800 033 284

BUILDING DETAILS

Walls	COLORBOND® SURFMIST Monoclad TCT 0.47, CB
Roof	COLORBOND® SURFMIST Corrugated TCT 0.47, CB 15Deg
Gutter	COLORBOND® IRONSTONE M Pattern Gutter Slotted Gutter CB
Downpipe	PVC 90mm
Barge	COLORBOND® IRONSTONE
Corner Flashings	COLORBOND® SURFMIST
Door Flashings	COLORBOND® SURFMIST
Roller Door	COLORBOND® IRONSTONE
PA Door	
Commercial Sliding Door	
Glass Sliding Door	COLORBOND® IRONSTONE
Windows	COLORBOND® IRONSTONE

OPTIONAL EXTRAS

Skylights	
Roller Doors	1 x 4.30h X 4.90 CB Direct Drive *Series B # 3 x 2.50h X 3.05 CB *Series A # 2 x 2.50h X 3.40 CB *Series A #
Roller Door motors	1 x RoDoor Motor in Bay 4 of BACK wall : Grifco LR-Drive 22.0/28.0m2 Max 1 x RoDoor Motor in Bay 5 of BACK wall : Grifco LR-Drive 22.0/28.0m2 Max 1 x RoDoor Motor in Bay 5 of FRONT wall : Grifco LR-Drive 22.0/28.0m2 Max
PA Doors	
Commercial Sliding Door	
Glass sliding door	2 x 2.10h x 1.81 XO Standard Glass Sliding Door & 2 x Barrier Screen for 2100 x 1810 Glass Sliding Door, Fibre Glass Mesh
Windows	4 x 790 X 1731, Standard Glass Barrier Screen w/Fibre Glass Mesh
Insulation	COMFORT - SISAL FOAMCELL SHED LINER 4MM (45m2) for LEFTWALL, BACKWALL, RIGHTWALL, FRONTWALL for area 254.2756m2 COMPLIANCE - SISAL FOAMCELL MULTIP R0.2 (30m2) for ROOFMAIN, ROOFREANTO for area 335.9857m2
Open Bays	
Whirlybirds	4 x Roof Ventilators COLORBOND® SURFMIST
Mezzanine	
Mezzanine Stairs	
Divider Walls	

MATERIAL SPECIFICATION

Columns	2C20019	Purlins	Z15015 0.753m
Rafters	2C20015	Side Girts	Z15015 0.860m
Knee/Apex Brace	C10010	End Girts	Z15015 0.841m
Left Lean-to Column		Right Lean-to Column	2C20019
Left Lean-to Rafter		Right Lean-to Rafter	2C20019
Mezzanine Bearer		Mezzanine Joists	

311 Mulgrave Road, Bungalow QLD 4870

P: 07 4231 9696 E: info@roofsandsheds.com.au W: www.roofsandsheds.com.au

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Quality steel builds in a colour you'll love



An Australian Icon

Complete your Fair Dinkum Builds project with COLORBOND® steel's range of designer colours. Designed and tested to endure Australia's harshest conditions, COLORBOND® steel continues to inspire with its colour range, long life performance and ability to pair with existing homes or blend with the surrounding landscape.

COLORBOND STEEL IN A CLASSIC FINISH

DOVER WHITE®	SURFMIST®	SOUTHERLY®	SHALE GREY™	BLUEGUM®	WINDSPRAY®	BASALT®
CLASSIC CREAM™	PAPERBARK®	EVENING HAZE®	DUNE®	GULLY®	JASPER®	MANOR RED®
WALLABY®	WOODLAND GREY®	PALE EUCALYPT®	COTTAGE GREEN®	IRONSTONE®	DEEP OCEAN®	NIGHT SKY®
MONUMENT®						

COLORBOND® STEEL IN A MATT FINISH

SURFMIST® MATT	DUNE® MATT	SHALE GREY™ MATT	BLUEGUM® MATT	BASALT® MATT	MONUMENT® MATT
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COLORBOND® ULTRA STEEL

SURFMIST®	DUNE®	SHALE GREY™	WINDSPRAY®	WALLABY®	WOODLAND GREY®	MONUMENT®
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Colorbond®

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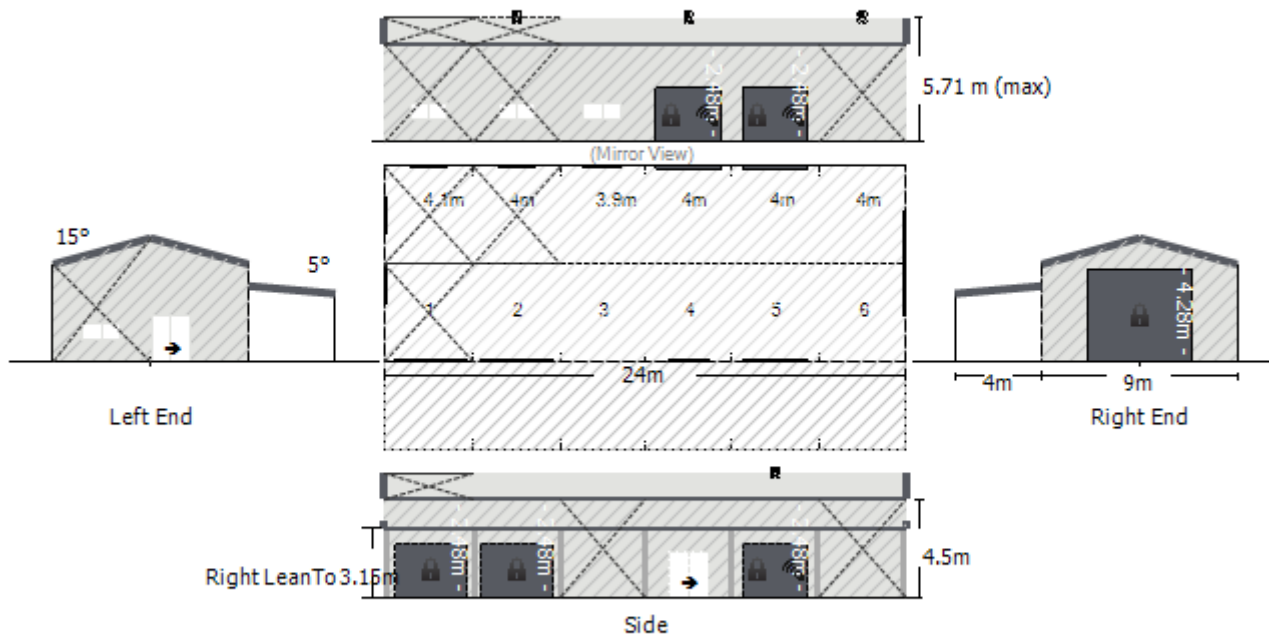
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YOUR DESIGN



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For your peace of mind, we are ShedSafe accredited and utilise the Australian Steel Institute's site check software to ensure your shed design is engineered specifically for your site and local conditions. By using this very accurate and sophisticated program, we can determine your site-specific wind speed to provide you the best solution for your project.

SITE LOCATION	
Property Address	87 Mowbray River Road Mowbray 4877
Job Number	Job 100517
Building dimensions	9m x 24m x 4.5m
Roof style	15Deg Gable
Wind criteria	Reg C : TCat 2.5 : Shielding 1 : Topo 1 : Non-Alpine

The calculated site wind speed using AS1170.2 is **54.1 m/s** for the above property address.



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FOOTING

KIT ONLY

Min 100mm Slab thickened locally under each column by BORED footing

Concrete in Vertical Bored hole locally under each column 600mm x 900mm Diameter x Depth

Right Leanto is open and has Slab Stepdown of 50mm and 1:80 Slab Fall

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min. For other soil types refer to a registered structural engineer.

Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet

The concreting team's estimate assumes the following:

- Access to site using a bobcat
- Power and Water on site
- Clear and level site

Extra charges may apply for the following:

- Excavation of rock or other unforeseen obstacles in digging of foundations
- Plumbing Drainage, Toilet, Electrical Items
- Stormwater damage from the building
- Soil Test, Pest Control
- Extra Dust – due to unlevelled site
- If the location of the shed is not as in this quote

TERMS & CONDITIONS

This quote is based on site unseen, and variations to this quote are applicable should the site be different to what is depicted online, or via information received. Full terms and conditions can be found on the contract on request. For further information, please contact our team directly.

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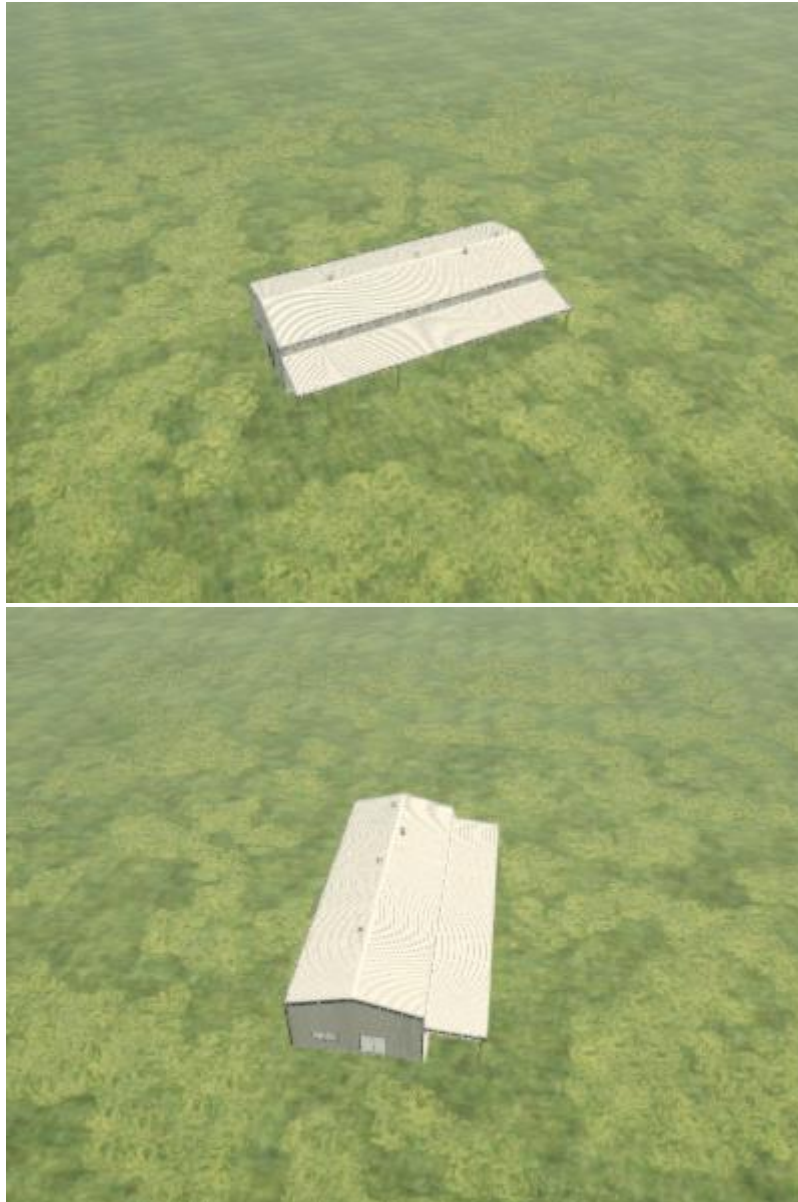


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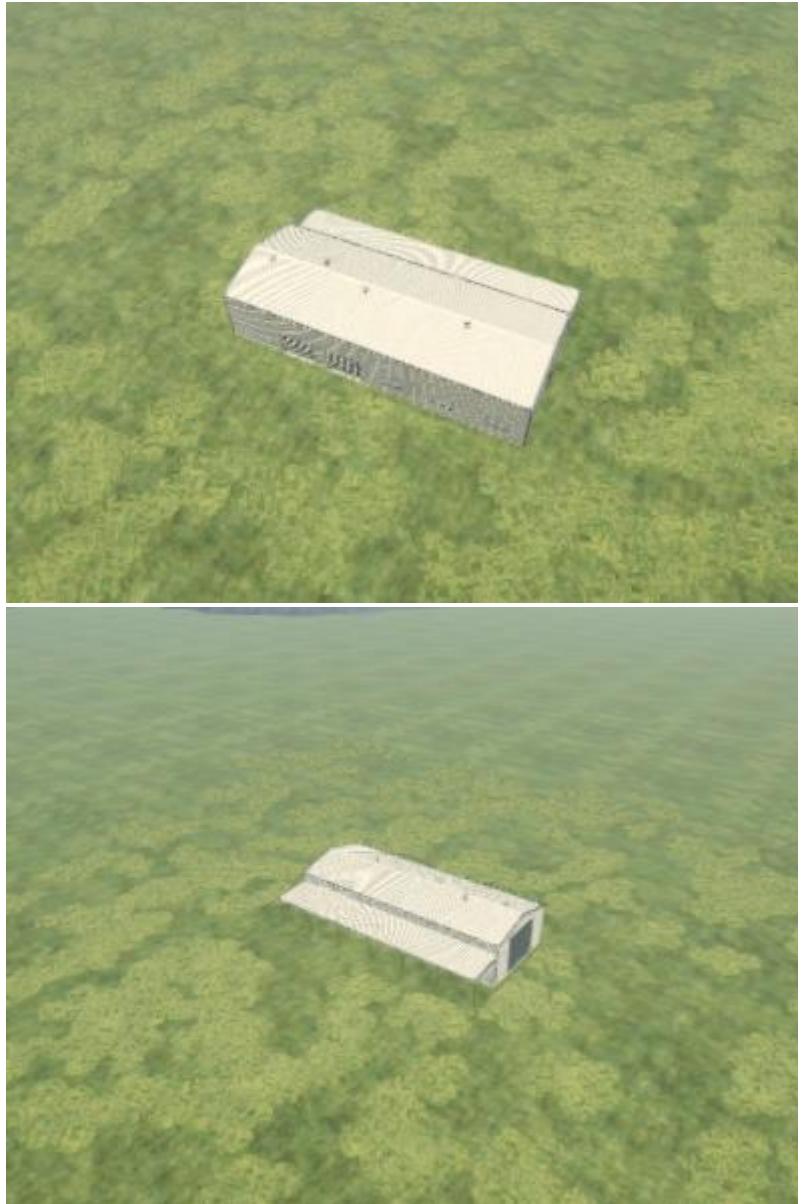


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What's next?

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Site visit

We'll assess your site and advise what might work best for your location.



Design and quote

We'll find out what you need and design it to suit. We'll then supply a quote for your consideration.



Planning and permits

We'll create to-spec and compliant plans of your design. We can work together to arrange all relevant building approvals.



Site prep and slab

It's important to prepare your site properly for your new build.



Kit supply

We manufacture your build in one of our Australia-wide sites and then transport to your site, ready for construction.



Construction

Whether you're DIY or engaging others, we strongly advise you always use licensed contractors. In some areas our stores can offer full installation.



Fit-outs and trades

You should also consider what light, water, electrical and security requirements you'll need. Depending on your design, other trades may be required.



Customer hand-over

All that's left to do is enjoy your new build! Plus you've got our 30-year system warranty for peace of mind.

Get started today!

Call your local expert
on 1800 033 284

ASK ABOUT OUR...

30-year warranty

We stand by our systems, and to prove it we've launched an industry leading 30-year warranty.



THE NEXT STEP

Full Construction Payment Schedule

The following deposit and payment schedule will be required.

	% due	Amount	Due Date
Deposit	10		On Signing
Slab	40		On Completion
Delivery of KIT to site	40		On Completion
Final	10		On completion

Kit Only Payment Schedule

The following deposit and payment schedule will be required.

	% due	Amount	Due Date
Deposit	20		On Signing
Final	80		Commence manufacture

Confirmation of Order

I hereby agree to place this order based on the details and terms and conditions provided

Customer name

Customer signature

Date

Bank Details

BSB	064-000
Account Number	1515 9009
Account Name	Cardinal Unit trust
Reference	100517

We proudly partner with some of the biggest names in the industry:



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TERMS AND CONDITIONS FOR SUPPLY OF KITSET

1. **MODE OF PAYMENT OF CONTRACT PRICE:** All payments must be made strictly in accordance with the contract payment schedule. All payments are to be made by cash, personal/bank cheque, bank transfer or electronic transfer. Our account details are: Bank: Commonwealth Bank, BSB No.: 06 4000, Account No.: 1515 9009, Account Name: Cardinal Metal Roofing Pty Ltd
2. **PERMISSION TO ENTER:** The supplier, its agents, employees and contractors are hereby given permission by the client to enter the client's property at the address shown on the front of this contract, for the purpose of delivering the kitset.
3. **RISK:** The kitset shall be at the client's risk as soon as delivery has been affected in terms of the succeeding clause.
4. **DELIVERY:** Delivery of the kitset shall have been affected on the kitset having been placed in a clear area as close as possible to the inside of the front boundary of the property at the address shown for delivery. It is the client's responsibility to ensure that the delivery site is clear of obstructions. Where no suitable delivery area exists close to or inside of the front boundary then delivery shall be effected by placing the kitset on the footpath just outside the front boundary of the property. Deliveries made by semi-trailer trucks will only be delivered to the front roadside boundary of the property. Semi-trailer trucks will not, under any circumstances, enter inside the property for delivery of the kitset. Should the client require a body truck for delivery inside the property then this will be an additional charge. The kitset will usually comprise of two (2) deliveries and every effort is made to synchronise these deliveries.
5. **LIMITATION OF LIABILITY:** The supplier's liability in respect of any product which is proven to be defective due to faulty workmanship or materials or is proven not to conform to the terms of the order, is limited to:
 - a. The replacement of any such product at the original place of delivery free of charge or a refund of sale price.
 - b. The supplier accepts no responsibility for labour, material and other cost incurred in removing a defective product and refitting its replacement or for any loss or damage, however, arising from and whether directly or indirectly attributable to any defect in any product supplied.
 - c. Save as herein expressly provided, all express or implied conditions statements or warranties, whether statutory or otherwise, are expressly excluded.
6. **DISPUTES:** In the event of a dispute arising between the supplier and the client, the client shall forthwith pay to the supplier the balance of all monies outstanding less 5%, such monies to be held in the supplier's solicitors trust account until the termination of the dispute. Any such dispute shall be referred to commercial mediation under a duly qualified mediator appointed by the Queensland Law Society and his decision shall be binding on all parties.
7. **CANCELLATION:** In the event of cancellation, it is not the supplier's policy to give refunds. The supplier may at its absolute discretion, if the kitset component has not been scheduled, agree to a refund if applicable of not more than 90% of the kitset price provided, however, that if the kitset components have been scheduled no refund will be given under any circumstances and the client will be liable for the full contract price and other costs under this contract.
8. **DELAYS:** The supplier will do its best to supply kits on time but will not be held responsible for delays caused by industrial actions, strikes, material or labour shortages or any other circumstances beyond its control.
9. **WARRANTIES BY PURCHASER:** The purchaser hereby acknowledges that he/she purchases the kitset for the purpose of erecting same on the site prepared by the purchaser and to that intent the purchaser hereby warrants as follows:
 - a. That in erecting the kit as supplied by the supplier, he/she the purchaser has the expertise and know how to carry out the job in a tradesman like manner and/or in the alternate that the purchaser will engage a properly qualified person who has the expertise and know how to carry out the job in a tradesman like manner.
 - b. That subject to provisions of Clause 5 hereof, he/she the purchaser will not make any claim whatsoever upon the supplier and/or the supplier's employees as a result of any matter or thing arising in any way whatsoever from the erection of the kitset by the purchaser and/or someone engaged by the purchaser for that purpose.
 - c. The purchaser acknowledges his/her responsibility to obtain and carry public liability insurance in respect of the purchaser's land which includes the site.
10. **TITLE OF KITSET MATERIALS:** Title to the kitset materials shall not pass to the purchaser until paid for in full (whether or not the kitset has been assembled on the purchaser's land) and to that intent the purchaser agrees that in the event that he/she the purchaser defaults in making payments in terms of this contract, the supplier shall have the right to enter the purchaser's land for the purpose of dismantling and removing the kitset. Any such action on the part of the supplier shall in no way affect the supplier's rights both at law and in equity as against the purchaser consequent upon the purchaser's default.
11. **KIT DEFINITION:** The purchaser acknowledges that the Kit or Kitset as defined by the seller is limited to a set of plans, engineering and the materials as listed in the suppliers standard component lists for each design and as worked out to the best ability by the seller/supplier.
12. **THE KIT COMPONENTS:** The purchaser agrees to check all components and the components lists at the point of delivery to ensure that all components have been supplied and to notify the supplier within 72 hours of delivery if any components of the list have not been delivered, failing which, the purchaser is deemed to have acknowledged that all components have been delivered.
13. **PRODUCT WARRANTY:** Product warranty is limited to component manufacturers standard warranties only and not by the supplier
14. **TAKING DELIVERY:** Delivery of materials must be accepted as per the agreement or additional charges may apply.

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TERMS AND CONDITIONS FOR SUPPLY & INSTALLATION OF KITSET

1. **MODE OF PAYMENT OF CONTRACT PRICE:** All payments must be made strictly in accordance with the contract payment schedule. All payments are to be made by cash, personal/bank cheque, bank transfer or electronic transfer. Our account details are: Bank: Commonwealth Bank, BSB No.: 06 4000, Account No.: 1515 9009, Account Name: Cardinal Metal Roofing Pty Ltd
Payment delays of seven or more days will result in interest charges and administration fees.
2. **PERMISSION TO ENTER:** The supplier, its agents, employees and contractors are hereby given permission by the client to enter the client's property at the address shown on the front of this contract, for the purpose of erecting the kitset.
3. **RISK:** The kitset shall be at the client's risk as soon as erection has been effected in terms of the succeeding clause.
4. **ERECTION:** Erection of the kitset shall have been effected on the kitset having been erected as per the contract on the location specified by the client and as identified on the site plan hereto. All materials left at the site on completion are the property of CMR and not the client nor has the client been charged for left over materials. FDS FNQ will remove the excess materials prior to the final inspection as per the building code of QLD requirements.
5. **LIMITATION OF LIABILITY:** The supplier's liability in respect of any product which is proven to be defective due to faulty workmanship or materials or is proven not to conform to the terms of the order, is limited to:
 - a. The replacement of any such product at the original place of delivery free of charge or a refund of sale price.
 - b. The supplier accepts no responsibility for labour, material and other cost incurred in removing a defective product and refitting its replacement or for any loss or damage, however, arising from and whether directly or indirectly attributable to any defect in any product supplied.
 - c. Save as herein expressly provided, all express or implied conditions statements or warranties, whether statutory or otherwise, are expressly excluded.
 - d. Should any such products need re-ordering for replacement due to damage or defects, etc, the clients may be required to pay a progress payment to the value of the materials and labour supplied as determined by the supplier whilst awaiting re-supply.
6. **DISPUTES:** In the event of a dispute arising between the supplier and the client, the client shall forthwith pay to the supplier the balance of all monies outstanding less 5%, such monies to be held in the supplier's solicitors trust account until the termination of the dispute. Any such dispute shall be referred to commercial mediation under a duly qualified mediator appointed by the Queensland Law Society and his decision shall be binding on all parties.
7. **CANCELLATION:** In the event of cancellation, it is not the supplier's policy to give refunds. The supplier may at its absolute discretion, if the kitset has not been scheduled, agree to a refund if applicable of not more than 90% of the kitset price provided, however, that if the kitset has been scheduled no refund will be given under any circumstances and the client will be liable for the full contract price and other costs under this contract.
8. **EXCAVATION:** The client acknowledges that during any excavation work, any unforeseen obstacles, rocks, pipes, etc, are not included in this agreement and the purchaser will pay for any additional work at his/her own expense. On entering such an unforeseen obstacle, the supplier shall forthwith advise the client.
9. **POSITIONING:** The client acknowledges his/her responsibility in regard to the positioning of the building on the site in relation to existing sewer lines, easements, boundaries, water lines, etc. No responsibility will be taken by the supplier for wrong positioning in the above mentioned situations. Any changes to the positioning of the shed after council approval has been obtained will incur an additional fee of \$250.00 (inc. GST), payable immediately. This will also delay the contract time schedule by approx 3-4 weeks.
10. **DELAYS:** The supplier will do its best to supply kits on time but will not be held responsible for delays caused by industrial actions, strikes, material or labour shortages or any other circumstances beyond its control. Should the clients own contractors hold up the works and cause delays to the builder, the builder shall notify the client of such and the client must see that such delays are immediately remedied. Should such delays on the part of the client persist, Cardinal Sheds shall have the right to charge the client for such delays at the rate of \$100.00 per week following notice of such intent to the client.
11. **STORMWATER:** The client acknowledges that it will be his/her responsibility to connect the kit down pipes to the stormwater system (if required) and/or provide any such works at his/her own expense to satisfy any public authority and that the supplier has no responsibility to do so. It is the owner's responsibility to advise Cardinal Sheds where they require the downpipes, should the client not advise Cardinal Sheds of this information then the client will accept the location of the downpipes as installed by the builder.

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12. **DEVELOPMENT CONSENTS:** The client acknowledges that it will be his/her responsibility to obtain all development consents and that if Cardinal Metal Roofing Pty Ltd are to submit applications to any public authority it is on the client's behalf only.
13. **SOIL CONDITIONS:** The client warrants that the soil conditions on which the building will take place are stable and suitable for construction. The soil classification covered under our engineering is A, S or M Class sites only. All other site classifications will require further engineering which will be an additional cost to the client.
14. **WARRANTIES BY PURCHASER:** The purchaser hereby acknowledges that he/she purchases the kitset for the purpose of erecting same on the slab/flooring system prepared by the supplier and to that intent the purchaser hereby warrants as follows:
 - a. That subject to the provisions of Clause 5 hereof, the purchaser will not make any claim whatsoever upon the supplier and or the supplier's employees as a result of any matter or thing arising in any way whatsoever from the erection of the shed by the supplier or persons engaged by the supplier for that purpose.
 - b. The purchaser acknowledges his/her responsibility to obtain and carry public liability insurance in respect of the purchaser's land which includes the site.
15. **TITLE OF KITSET MATERIALS:** Title to the kitset materials shall not pass to the purchaser until paid for in full (whether or not the kitset has been assembled on the purchaser's land) and to that intent the purchaser agrees that in the event that he/she the purchaser defaults in making payments in terms of this contract, the supplier shall have the right to enter the purchaser's land for the purpose of dismantling and removing the kitset. Any such action on the part of the supplier shall in no way affect the suppliers rights both at law and in equity as against the purchaser consequent upon the purchaser's default.
16. **PROGRESSIVE PAYMENTS:** The purchaser agrees to promptly pay to the supplier, the appropriate progress payments as set out on the schedule and to not delay or hold up the delivery & erection of the kitset for any reason without written consent from the supplier. On Practical Completion the keys will be held in our office and will be released when Practical Completion payment and any other outstanding monies have been paid.
17. **SOIL EROSION & SEDIMENT CONTROL:** The purchaser agrees to take all reasonable measures to ensure protection from the site into the environment in accordance with the Environment Protection Act 1994.
18. **DEBRIS:** During excavation work all soil and grass will not be carted away for dumping. Should the client require this then it will be an additional charge. Upon completion, the builder will sweep or hose off the exterior of the kitset only (where applicable) and will remove all materials for disposal. Should the client wish to keep remaining excess scrap then the client must advise the builder on site when starting the job.
19. **CONCRETE PUMP:** The client acknowledges that should a concrete pump be required as determined by the concreter on site, then this will be an additional charge to the client. The client agrees to pay for this additional charge.
20. **CONCRETE SLAB:** Please refer to the QBCC website for definition of defective work.
21. **GENERATOR:** The client acknowledges that should a generator be required due to no access to electricity on the site, then this will be an additional charge to the client. The client agrees to pay for this additional charge.
22. **DELIVERY ACCESS:** The client acknowledges that should the builders be required to cart the kit components to the slab/building platform due to limited access for the trucks to deliver such components beside the slab/building platform, then this will be an additional charge to the client. The client agrees to pay for this additional charge.
23. **EARTHWORKS:** The client acknowledges that the contract price is based on a level site and no allowance for earthworks has been made. Should earthworks be required to level out the site as determined by the concreter or builder on site, then this will be an additional charge to the client. The client agrees to pay for this additional charge. Cardinal Metal Roofing Pty Ltd shall forthwith advise the client of these additional costs.
24. **PRODUCT WARRANTY:** Refer to standard Bluescope / Stramit product warranty conditions and other supplier conditions.
25. **LOCAL AUTHORITY AND COVENANT:** The client acknowledges that he/she has checked with the Local Authority and land developer or appropriate authority to confirm that there are no regulation problems or special requirements to do with the type, size, position etc. of the proposed new building on the site that may affect the purchasers ability to complete the contract.

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