

21 January 2021

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

Attention: Development Assessment

Dear Sir/Madam

**RE: Application for Early Concurrence Agency Assessment (Shed)– Amenity and Aesthetics Referral – 2125 Mossman Daintree Road, Wonga.**

Rapid Building Approvals acting on behalf of the owners of the abovementioned land, Annie Schoenberger, seek **an early concurrence agency response for a shed** over land at 2125 Mossman Daintree Road, Wonga, legally described as Lot 104 on SP146780.

In our assessment, the only identified non-compliance is due to the Hillslopes which triggers a concurrence agency assessment. The property is subject to a number of other overlays, however satisfies the self-assessable requirements. This assessment against the Hillslopes Overlay is provided below for your consideration and decision.

Code	Compliance
<b>Rural Zone</b>	Complies with the requirements regarding setbacks and height.
<b>Natural Areas</b>	Complies. The proposed dwelling house is located on the cleared portion of the site and requires no further vegetation clearing.

Supporting this application, the following is provided:

- Hillslopes Overlay Code Assessment;
- Plans;
- Fee: \$333.00

Should you require any further information or assistance in relation to this manner please don't hesitate to contact Ryan Bird on (07) 4229 0835 or via email at [approvals@rapidapprovals.com.au](mailto:approvals@rapidapprovals.com.au)

Regards,  
Ryan Bird

The proposed colours for the proposed dwelling house are:

- Roof – Shale grey
- Walls – Deep Ocean
- Trim – Shale Grey

### Hillslopes Overlay Code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable development</b>		
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	<b>Complies PO1.</b> The area of the proposed shed is located on a cleared, gentle slope at a low elevation, and does not impact upon the visual amenity of the area.
	<b>AO1.2</b>  Development does not occur on land with a gradient in excess of 1 in 6 (16.6%).	<b>Complies.</b>  The proposed development does not occur on land with a gradient in excess of 1 in 6 (16.6%).
<b>For assessable development</b>		
<b>PO2</b>  The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO2.1</b>  Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or	<b>AO2.1 Complies.</b>  The proposed development does not occur on land with a gradient in excess of 1 in 6 (16.6%).
	<b>AO2.2</b>  Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	<b>AO2.2 N/A</b>

**AO2.3**

Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.

**AO2.3 N/A****AO2.4**

The clearing or disturbance of vegetation is limited to clearing and disturbance that:

(a) is necessary for the construction of driveways;

(b) is necessary to contain the proposed development;

(c) minimises canopy clearing or disturbance;

(d) minimises riparian clearing or disturbance.

**AO2.4 Complies.**

The subject area of the shed is located in an existing cleared section of the block and therefore will not need any additional clearing or disturbance of vegetation on site.

**AO2.5**

On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).

**AO2.5 N/A**

**A02.6** Development does not alter the sky line.

**A02.6 Complies**

The proposed development will not alter the skyline, it is at a low elevation

**A02.7**

Buildings and structures:

**A02.7 Complies.** The proposed colours are:

(a) are finished predominantly in the following exterior colours or surfaces:

- Roof – Shale grey
- Walls – Deep Ocean
- Trim – Shale Grey

(i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or

(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;

(b) are not finished in the following exterior colours or surfaces:

(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;

(ii) reflective surfaces.

**A02.8**

Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features

**A02.8 Complies.**

The colour is deemed to have negligible impact on the scenic amenity of the area.

**A02.9**

Areas between the first floor (including outdoor deck areas) and ground-level are screened from view.

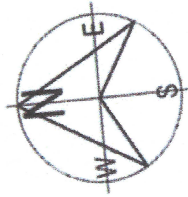
**A02.9 N/A****A02.10 N/A****A02.10**

Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:

(a) with a gradient of 1 in 6 (16.6%) or more;

(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.

**Lot reconfiguration – N/A**



Proposed: *Shed*  
Project Number: Schoenberger  
Site: 104/SP146780  
Area: 360000m2

Client: Annie Schoenberger  
Site: 2125 Mossman Daintree Rd  
Wonga Beach 4873 QLD

NQ Sheds & Patios Pty Ltd  
ABN: 79 142 579 619  
QBCC: 1201601 & 1117525  
Address: 34/5 Faculty Close, Smithfield 4878  
Ph: 07 4038 3900 W: [www.nqsheds.com.au](http://www.nqsheds.com.au)





ANNIE SCHOENBERGER

QUOTE NO: 287885

DATE: 12/11/2020

VALID: 60 Days

NQ SHEDS AND PATIOS

