

**To: Chief Executive Officer  
Douglas Shire Council  
64-66 Front Street  
MOSSMAN QLD 4873**

Attention: Town Planning Department

27 May 2026

Dear Planning team,

Attached is a development application for a Building Work Assessable Against the Planning Scheme for a shed (10a) at Lot 35 on RP740682, Kimberley 4873.

Attached is DA form 1, Planning Report and Proposal Plans. I am the applicant and the owner on title.

Please get in touch if you require further information.

Sincerely,  
Daryl Burns

# 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)	Daryl Burns
Contact name (only applicable for companies)	Daryl Burns
Postal address (P.O. Box or street address)	2 Johnson Street
Suburb	Horsham
State	VIC
Postcode	3400
Country	
Contact number	0400820599
Email address (non-mandatory)	Darylburnstar@hotmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

#### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 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
			Cape Tribulation Road	Kimberley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		35	RP740682	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

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- 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):*

Building Work Assessable Against the Planning Scheme (10a storage 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

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



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

Western Downs Regional 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

- 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)
\$		

### 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://www.resources.qld.gov.au) for further information.

### **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](http://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](http://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](http://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](http://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

**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			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

## **1. Introduction**

The application is for building work assessable against the planning scheme for the purpose of a domestic storage shed to allow for maintenance equipment such as a mower, chainsaws, brush cutters etc to be left on site until a class 1a house is able to be developed on the land. The shed will allow for building materials and tools to be able to be locked up while the future house is under construction as the owner currently resides in Horsham, Victoria and visits the site for maintenance every few months. A future Material change of use development application will be lodged when the house plans and design are prepared.

The site is part of the Environmental Management zone where a house is code assessable MCU development and building work assessable against the planning scheme is also code assessable. It makes sense to apply for the domestic storage shed as Building Work Assessable Against the Planning Scheme as the shed does not represent a change of use.

## **2. Proposal**

Proposed is a code assessable application for building work assessable against the planning scheme for a domestic storage shed at Lot 12 on RP740682.

The proposed shed is 10.8m x 5.9m and includes a lockable storage bay and external covered area. The shed is 4.1m high at its highest section from natural ground. The GFA is 21.2 square metres for the small lock up area and the balance area is an open vehicle storage area for a trailer and a vehicle.

The proposal does not include further clearing. When the site was purchased in 2025, a house pad size clearing around 700 square metres existed with a driveway access from an unnamed service road connecting to Cape Tribulation Road. Access is via a 3.5m wide gravel driveway and existing concrete crossover.

## **3. Site Description**

The site is fully forested with the exception of a historic clearing and driveway around 40 metres long. The clearing is 700 square metres in area and is constrained by a gully on around the perimeter of the clearing making it good high ground for the proposed shed and the future house. See Figure 1 below for an indication of existing clearing.



Figure 1: Extent of existing clearing of 700 square metres of level high ground.

Existing in the clearing is two cement slabs and informal shed type buildings which will be demolished as part of this proposal. The previous owner is thought to have developed these. See figure 2 below for an indication of existing site conditions and structures to be demolished.



Figure 2: Existing sheds to be demolished.

## 4. Planning Framework

### 4.1 State Interests

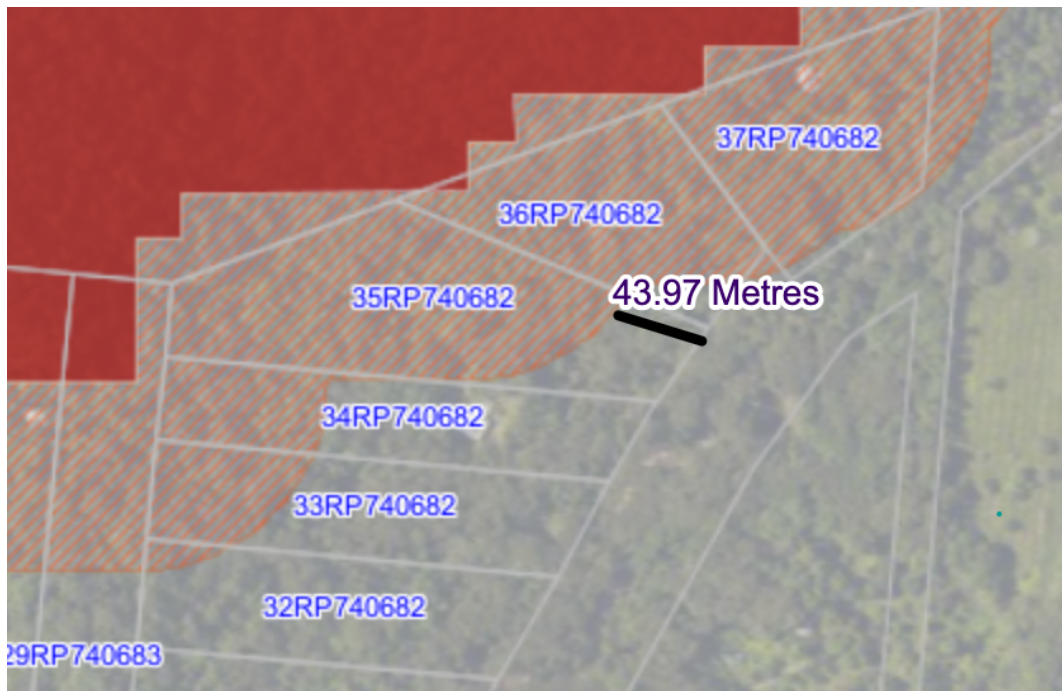
A review of the State Development Assessment Mapping System (DAMS) has been undertaken to identify any matters of State significance that the proposal affects. The mapping identifies that the site is not affected by any State interests for referral. It is understood that the natural hazards as prescribed in the State Planning Policy – Part D, have been integrated into the local planning scheme and it is understood this has been done and includes flood, bushfire, landslip hazard and acid sulfate soils.

### 4.2 Douglas shire Planning Scheme Assessment

#### 4.2.1 Planning Scheme Code Responses

The tables of assessment from the Douglas Shire Planning Scheme 2018 nominate that the following codes are applicable for code assessment. A review of the overlay mapping has occurred and it is evident that the only overlays affecting the proposal are the Bushfire Hazard Overlay code and the Natural Areas Overlay code. :

1. **Environmental Management Zone Code**- the proposal complies with the code and all of the prescribed benchmarks. There are no non-compliances with any of the acceptable outcomes.
2. **Transport, Access and Parking Code**- the proposal complies with the code. Access is already established from Council's unnamed service road which has a gravel treatment. A crossover exists and is fit for purpose with gravel treatment onto the gravel road. A more detailed code assessment is not considered warranted as the only relevant to the proposed shed is for B85 entry and exit and for a crossover. The crossover exists and vehicle access is compliant.
3. **Bushfire Hazard Overlay code**- the property is captured within the buffer area of the bushfire hazard mapping. The proposed shed would be within the buffer area, however, this is uninhabitable and is simply for storage until the future house is built. Note no water tank is proposed to accompany the shed. The gravel access is adequate for local fire fighting appliance access. See figure 3 below detailing extent of hazard buffer area indicating shed and clearing is within the buffer area. The building approval requirements for class 10 sheds are no different within bushfire areas so there is no non-compliance with the code. A more detailed assessment will occur when a Material change of use for a house is proposed later.



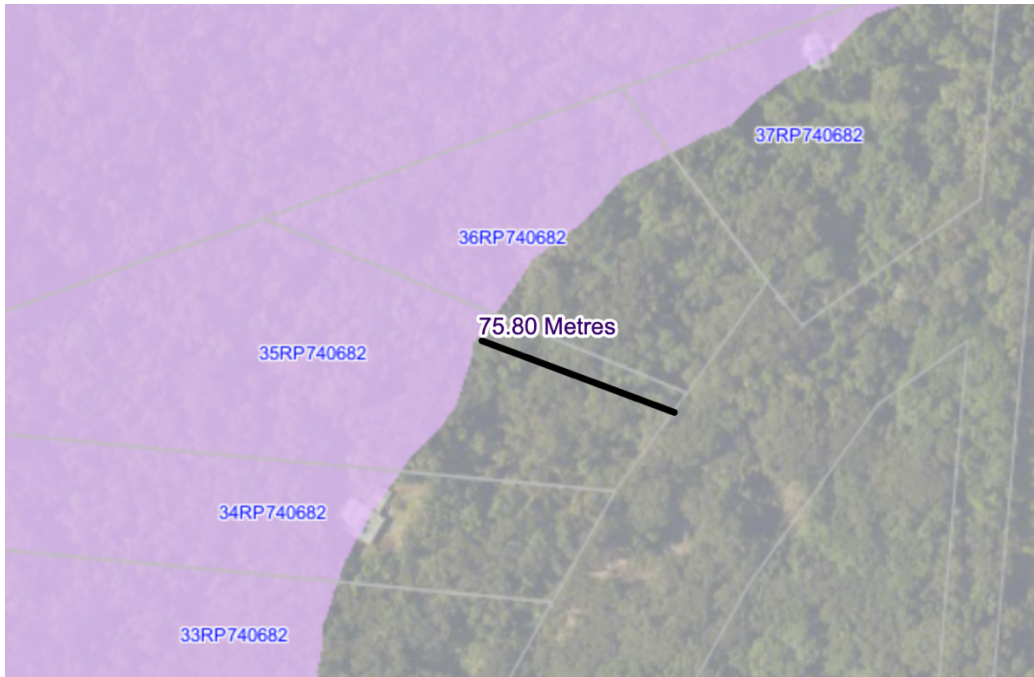
**Figure 3:** Bushfire hazard buffer area and hazard mapping.

4. **Natural Areas Overlay Code-** The code is applicable to building work assessable against the planning scheme. However, there is relatively no applicability because the mapping just shows habitt area but there is no clearing proposed as it already exists and has existed for an extended period based on the condition of the concrete slabs which exist on site. There are no non-compliances with the code.



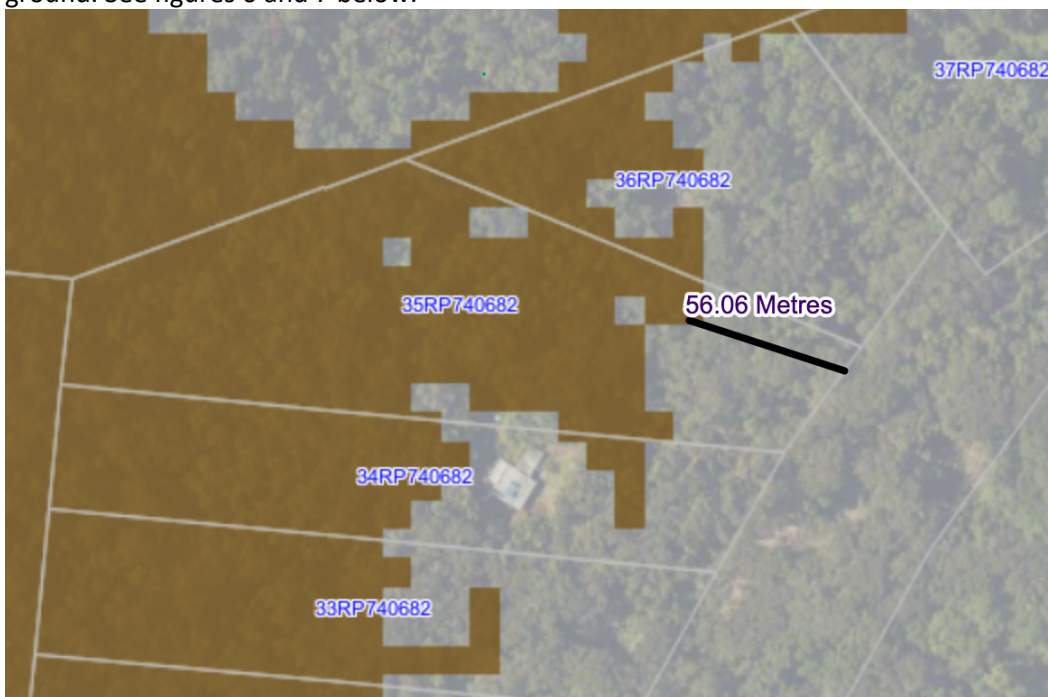
**Figure 4.** Natural Areas Overlay Area showing wildlife habitat but no creeks affecting the proposed development area.

5. **Hillslopes Overlay Code-** the hillslopes overlay area affects the allotment but does not affect the proposed development area. The proposal complies in full with the code. See figure 5 below.

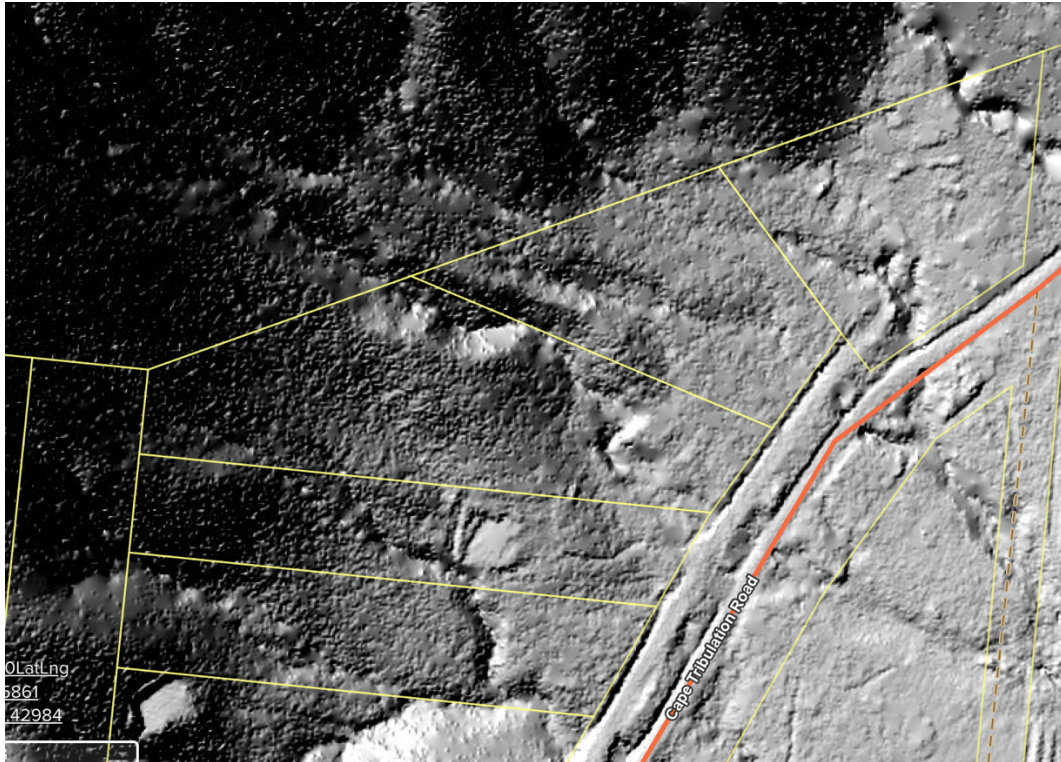


**Figure 5:** Extent of hillslopes overlay area. Note that the building pas is not elevated and is slightly higher than the road reserve.

6. **Landslip Hazard Overlay Area:** The site is affected by the overlay but the building pad area is not within the overlay area and is not constrained by slope. A gully formed by drainage separates the hillslope behind the building pad from the building pad which is relatively level ground. See figures 6 and 7 below.



**Figure 6:** Landslip hazard overlay area showing it is not within the proposed development area.



**Figure 7:** Shadow imagery from Queensland globe showing that the building pad area a the sites frontage is not within the area of the land constrained by slope.

### Environmental Management Zone

Performance Outcomes	Acceptable Outcomes	Compliance
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	Complies, the shed is 4m high at its maximum.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than:  (a) 40 metres from the frontage of a state controlled road;  (b) 25 metres from the frontage to Cape Tribulation Road;  (c) 6 metres from any other road;  (d) 6 metres from the side and rear boundaries of the site.	Complies, the shed is 43 metres set back from the front boundary being the unnamed service road off Cape Tribulation Road and 21 metres from the nearest side boundary. The rear boundary setback is in the order of 200 metres.

PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies, the proposal is domestic development.
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	AO4 No acceptable outcomes are prescribed.	AO4.1 Complies, the proposed shed is within an existing clearing and is low intensity and scale.
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds. Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited:</p> <p>(a) within areas of the site which are already cleared; or</p> <p>(b) within areas of the site which are environmentally degraded;</p> <p>(c) to minimise additional vegetation clearing.</p> <p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>	<p>Complies to the extent it may be relevant.</p> <p>The existing pad is cleared and levelled and is small in scale at around 700m<sup>2</sup></p> <p>The proposed development footprint is cleared and is essentially degraded.</p> <p>No additional clearing is proposed.</p> <p>The pad is level and is not elevated, there are no grades to consider.</p>
PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development.	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p>AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise</p>	<p>N/A site is not elevated.</p> <p>Complies, access already established and is not as risk of</p>

	erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	scouring and is on level ground.
PO7  The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	AO7  The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Council may condition a colour scheme- will comply
PO8  Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcome.	Complies, the proposal is for a domestic outbuilding.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	AO9 will comply. One house is intended to be established.
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10 No acceptable outcomes are prescribed.	N/A



700m2 cleared pad plus existing gravel driveway.

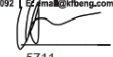
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**SITE PLAN**  
1:1250

**FOR CONSTRUCTION 20-2-2026**

**CERTIFIED AS STRUCTURALLY ADEQUATE**

**KFB Engineers** Civil & Structural  
 1/58-42 Pease St, Cairns | PO Box 927, Cairns Q 4870  
 P: 07 40320492 | F: 07 40320992 | [mail@kfbeng.com.au](mailto:mail@kfbeng.com.au)

Date: 3/1/26 Signed:   
 Job No: K-14635 RPEQ No: 5711

Project	NEW SHED DESIGN
Location	LOT 35 CAPE TRIBULATION ROAD, KIMBERLY, QLD, 4873
Client	D. BURNS
PROJECT	106-2025

RECS

**CONSULTING ENGINEERS & BUILDING DESIGNERS**

RPEQ No: 5412  
 QBCC No: 1106533

RECSP Pty Ltd, Shop 20 Level 2, Salt Water Building 20/30 Macrossan Street, Portok 694, Port Douglas QLD 4877.  
 P: 07 409 8710 E: admin@recs.net.au ABNS93819706

CONTRACTOR HAS TO CONSTRUCTURE  
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 BEFORE COMMENCING ANY WORK OR  
 EXCEEDING THE LIMITS OF THE  
 CONTRACT. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND APPROVALS  
 FROM THE RELEVANT AUTHORITIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE  
 FOR OBTAINING ALL NECESSARY  
 INSURANCE COVERAGE.  
 THESE PLANS ARE TO BE READ AS A TOTAL SET FOR THIS PROJECT.

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 SCALE B - FOR APPROVAL ONLY - NOT FOR CONSTRUCTION 13-10-2025  
 SCALE C  
 SCALE D  
 SCALE E

DRAWN MG DESIGN PD PROJECT STATUS: SKETCH DESIGN

SHEET	SK 1
REVISION	A
THESE PLANS ARE TO BE READ AS A TOTAL SET FOR THIS PROJECT.	PRINT DATE 14/10/2025 SHEET SIZE: A3

SITE PLAN

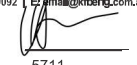


1 SITE PLAN  
1:1250

FOR CONSTRUCTION 20-2-2026

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Date: 3/1/26 Signed:   
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Project	NEW SHED DESIGN
Location	LOT 35 CAPE TRIBULATION ROAD, KIMBERLY, QLD, 4873
Client	D. BURNS
PROJECT	108-2025

RECS



**CONSULTING ENGINEERS & BUILDING DESIGNERS**

RPEQ No. 5412  
QBCC No. 1106593

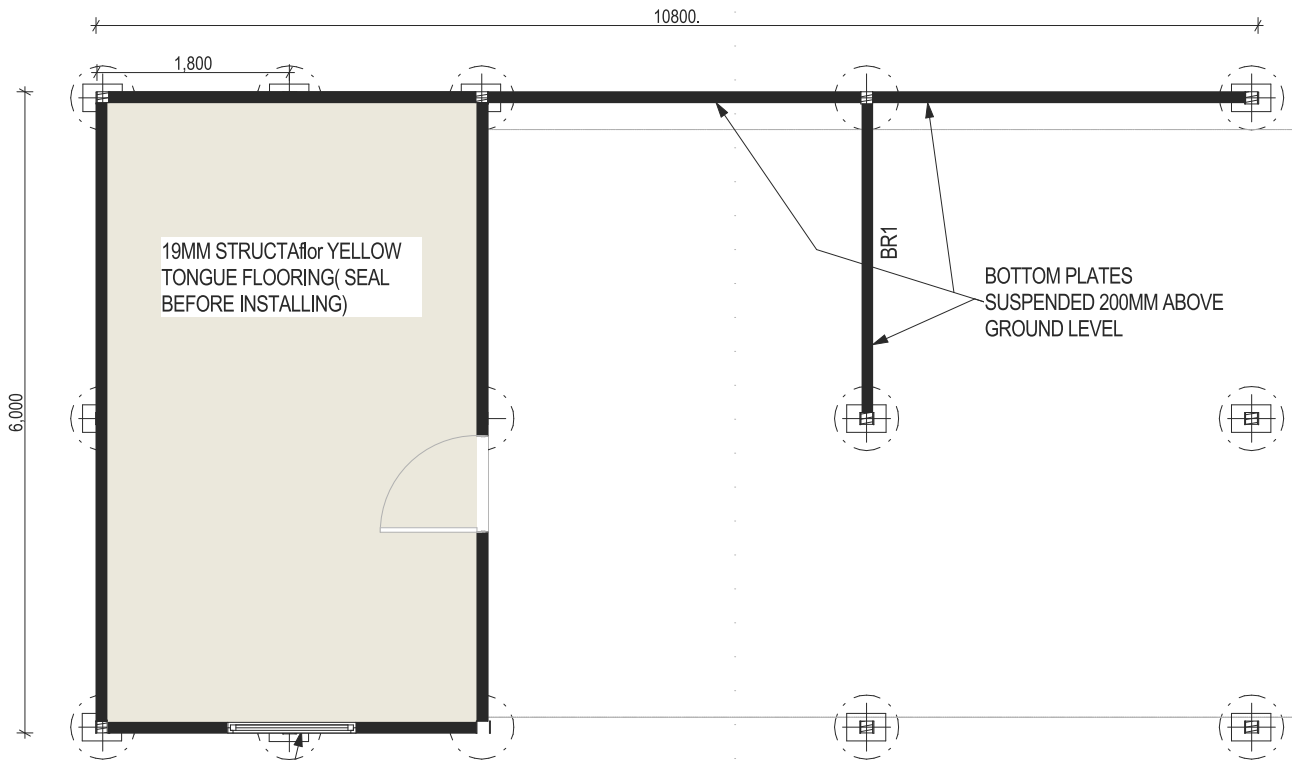
RECS PTY LTD, SHOP 22 LEVEL 2, SALT WATER BUILDING 26-30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877.  
P: 07 40008010 E: [admin@recs.net.au](mailto:admin@recs.net.au) ABN: 95591197009

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ISSUE C	ISSUE D
ISSUE E	
DRAWN MG	DESIGN PD
PROJECT STATUS: SKETCH DESIGN	

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REVISION	A
THESE PLANS ARE TO BE READ AS A TOTAL SET FOR THIS PROJECT	PRINT DATE 14/10/2025 SHEET SIZE - A3

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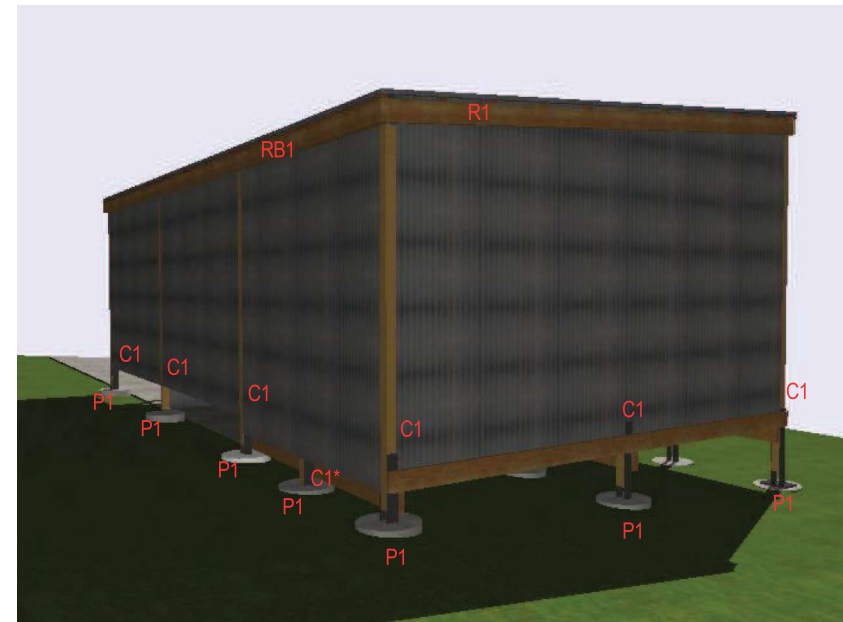


1200 W X 700H AL.  
FRAMED WINDOW.  
2000 HEAD HEIGHT

**TYPICAL WALL FRAMING**

- 90 X 45 MGP10 H3 FRAMING.
- SINGLE TOP & BTM PLATES
- STUDS @300CRS MAX.
- NOGGINGS @1350 CRS MAX.
- FIX FRAMES TO FLOOR WITH 100mm BATTENS SCREWS @ JOIST CENTRES.
- FIX FRAMES TO POSTS, BEAMS, AND RAFTERS WITH 100mm BATTENS SCREWS @900CRS.
- SHEET ONE SIDE OF WALLS WITH 4mm F27 STRUCTURAL PLY OR 6MM F/C SHEETS NAILED @150CRS

**1 FLOOR PLAN**  
1:50



**FOR CONSTRUCTION 20-2-2026**

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P: 07 40320492 | F: 07 40320092 | [Enquiries@kfbeng.com.au](mailto:Enquiries@kfbeng.com.au)

Date: 3/1/26 Signed:   
Job No: K-14635 RPEQ No: 5711

Project	NEW SHED DESIGN
Location	LOT 35 CAPE TRIBULATION ROAD, KIMBERLY, QLD, 4873
Client	D. BURNS
PROJECT	108-2025

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& BUILDING DESIGNERS**

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QBCC No. 1106593

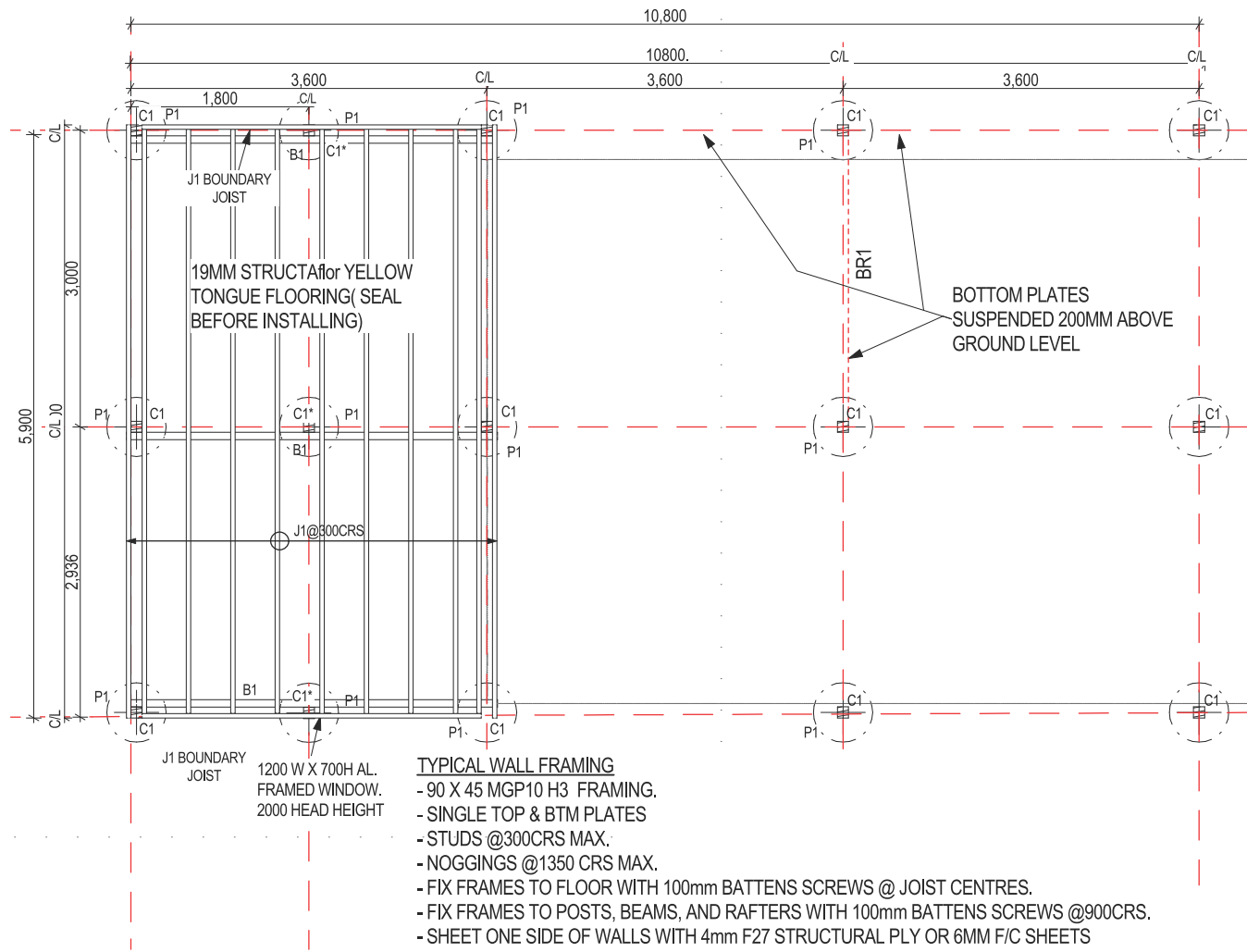
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ISSUE C	ISSUE D
ISSUE E	ISSUE F
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PROJECT STATUS: SKETCH DESIGN	

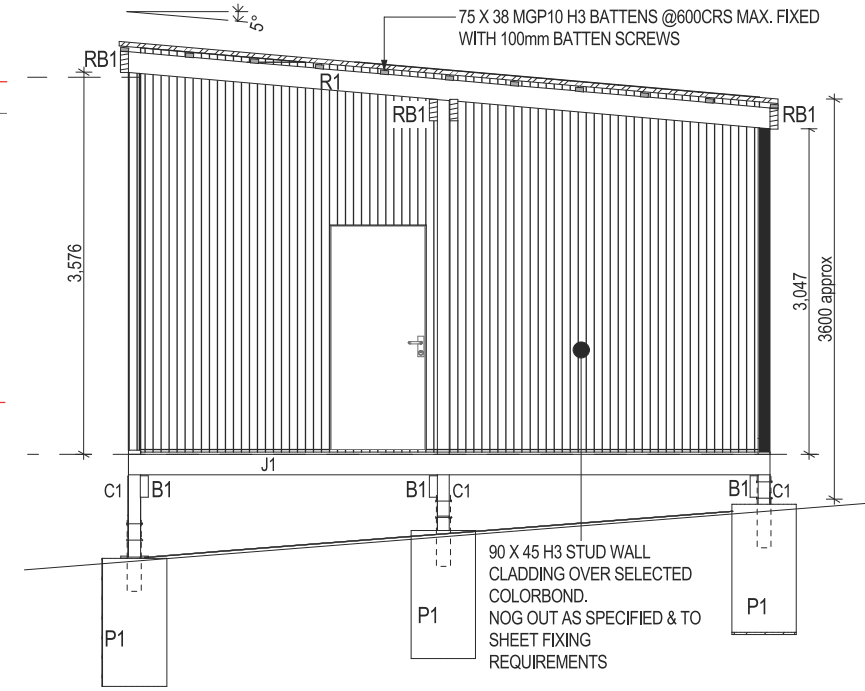
SHEET	SK 2
REVISION	A
THESE PLANS ARE TO BE READ AS A TOTAL SET FOR THIS PROJECT	PRINT DATE: 30/12/2025
	SHEET SIZE - A3

PROPOSED SHED



**TYPICAL WALL FRAMING**

- 90 X 45 MGP10 H3 FRAMING.
- SINGLE TOP & BTM PLATES
- STUDS @300CRS MAX.
- NOGGINGS @1350 CRS MAX.
- FIX FRAMES TO FLOOR WITH 100mm BATTENS SCREWS @ JOIST CENTRES.
- FIX FRAMES TO POSTS, BEAMS, AND RAFTERS WITH 100mm BATTENS SCREWS @900CRS.
- SHEET ONE SIDE OF WALLS WITH 4mm F27 STRUCTURAL PLY OR 6MM F/C SHEETS NAILED @150CRS



**MEMBER SCHEDULE**

- C1 - 112 X 112 GL8 H3 POST
- C1\* - C1 TO FLOOR HEIGHT ONLY.
- P1 - 450 DIA X 1000D N20 CONCRETE FOOTING.
- R1 - 190 X 45 MGP 10 H3 JOISTS ( DOUBLE SPAN)
- RB1 - M12 CROSS BRACING.
- BR2 - 30 X 1mm GAL. STRAP BRACING, 4 NAILS EACH END 1 NAIL EACH RAFTER C

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**KFB Engineers** Civil & Structural

1/28-42 Pease St, Cairns | PO Box 927, Cairns Q 4870  
 P: 07 40320492 | F: 07 40320092 | E: [mail@kfbeng.com.au](mailto:mail@kfbeng.com.au)

Date: 3/1/26 Signed:

Job No: K-14635 RPEQ No: 5711

**FOR CONSTRUCTION 20-2-2026**

Project	NEW SHED DESIGN
Location	LOT 35 CAPE TRIBULATION ROAD, KIMBERLY, QLD, 4873
Client	D. BURNS
PROJECT	108-2025

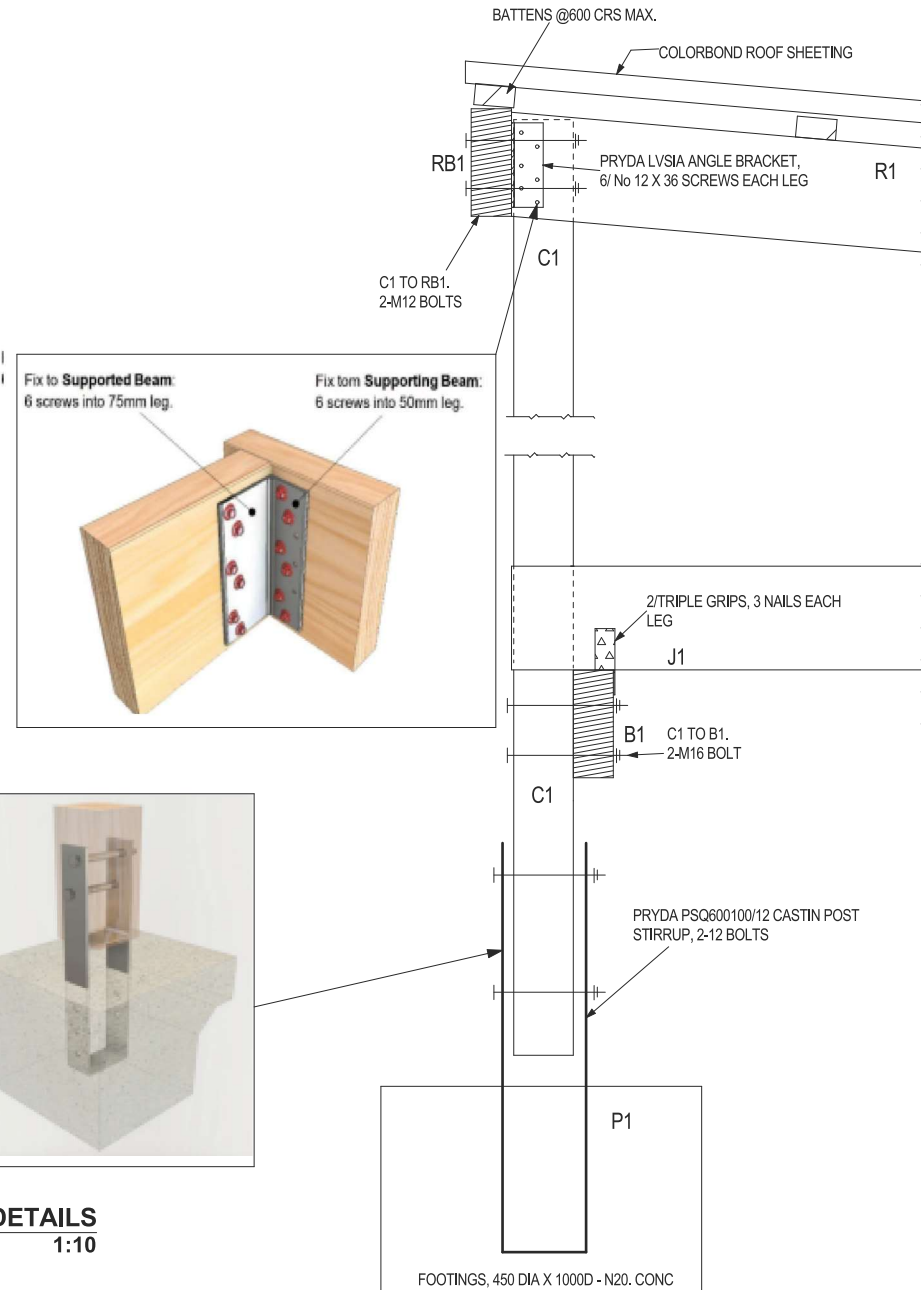
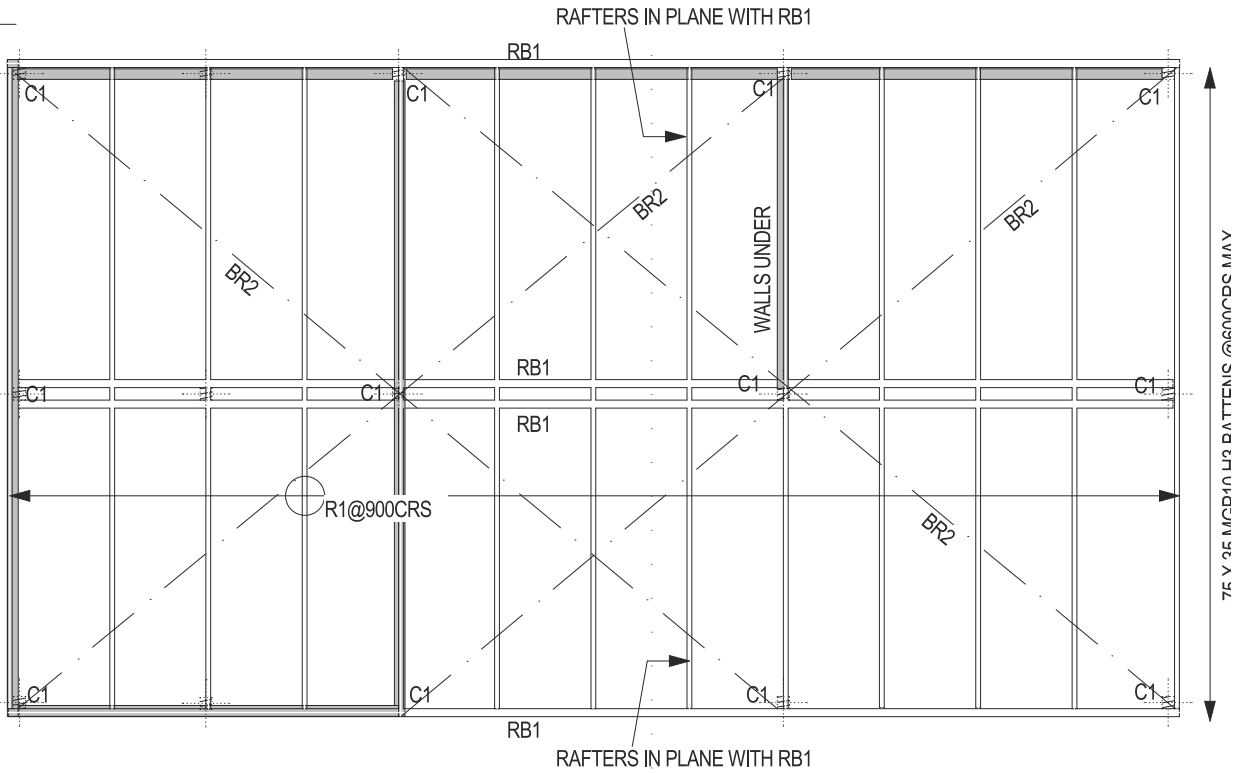
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DRAWN MG DESIGN PD PROJECT STATUS: SKETCH DESIGN	FOOTING & JOIST PLAN

<b>SHEET</b>	<b>SK 3</b>
<b>REVISION</b>	<b>A</b>
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1 ROOF FRAMING PLAN  
1:50

1 TYPICAL DETAILS  
1:10

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Date: 3/1/26 Signed: Job No: K-14635 RPEQ No: 5711

Project	NEW SHED DESIGN
Location	LOT 35 CAPE TRIBULATION ROAD, KIMBERLY, QLD, 4873
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PROJECT	108-2025

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ISSUE C	ISSUE D
ISSUE E	
DRAWN: MG	DESIGN: PD
PROJECT STATUS: SKETCH DESIGN	

<b>SHEET</b>	<b>SK 4</b>
<b>REVISION</b>	<b>A</b>
THESE PLANS ARE TO BE READ AS A TOTAL SET FOR THIS PROJECT	PRINT DATE: 30/12/2025
	SHEET SIZE: A3

ROOF FRAMING PLAN