

Ref: 1314

16 February 2023

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

Attention: Environment & Planning

Dear Sir/Madam

**APPLICATION FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR SHED
88 RONALD ROAD, FOREST CREEK – LOT 29 ON RP733653**

We refer to the above and advise that MD Land Surveys acts on behalf of the Applicant, Deborah Ruddell in relation to this matter.

On behalf of the Applicant, we now submit to Council an application for a Preliminary Approval for Building Works Assessable Against the Planning Scheme for a Shed on land located at 88 Ronald Road, Forest Creek, being properly described as Lot 29 on RP733653.

The following provides a review of the of the subject land, a detailed description of the proposed development, a review of the legislative provisions and an assessment of the proposed development against the relevant provisions the Douglas Shire Planning Scheme 2018.

THE SITE

The subject land is located at 88 Ronald Road, Forest Creek, being properly described as Lot 29 on RP733653. Figure 1 below identifies the site.



Figure 1: Satellite Imagery of the subject land – (source Queensland Globe February 2023)

The subject site is a relatively regular shaped allotment and contains a total land area of approximately 2.08 hectares. It is noted that the subject land has frontage to both Ronald Road and Forest Creek Road. It is noted that the subject site contains an existing Dwelling House located near the Ronald Road frontage.

PROPOSAL

Approval of the Development Application will authorise a Preliminary Approval for Building Works Assessable Against the Planning Scheme for a Shed on the subject land. Plans of development prepared by Bower Building are included in *Attachment B*.

As identified on the plans of development, the proposed Shed is approximately 4.2 metres high, with a total floor area of approximately 99m². The Shed is located in the south-western corner of the subject land, approximately 10 metres from the Forest Creek Road frontage and five (5) metres from the southern property boundary. Access to the Shed will be via an existing access from Forest Creek Road.

PLANNING ACT 2016 CONSIDERATIONS

The table below provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016* and *Planning Regulation 2017*.

Assessable Development

Under the local categorising instrument, Douglas Shire Planning Scheme 2018 a Building Work in the Environment Management Zone is assessable development. Accordingly, pursuant to section 44(3) of the *Planning Act 2016* a development approval is required.

Assessment Manager

The Assessment Manager for this Development Application is Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

Level of Assessment

The Table of Assessment for the Environment Management Zone under the Douglas Shire Planning Scheme 2018 identifies that an application for Building Work is Code Assessable.

Public Notification

As the Development Application is Code Assessable only, the application does not need to be publicly notified.

Referral Agencies

A review of the Development Assessment Mapping System (DAMS) and Schedule 10 of the *Planning Regulations 2017* has confirmed that the development does not trigger referral for any matters.

DOUGLAS SHIRE COUNCIL PLANNING SCHEME 2018

Douglas Shire Planning Scheme 2018 is the applicable Local Categorising Instrument for this development application. The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Douglas Shire Planning Scheme 2018.

The Table of Assessment for the Environmental Management Zone and the applicability statements in the Codes identifies the application requires assessment against the following planning scheme Codes:

- Environmental Management Zone
- Natural Areas Overlay Code

An assessment of the proposed development against the relevant provisions of the applicable Codes is provided below:

Zone	APPLICABLE	ASSESSMENT AGAINST CODE
	Environmental Management Zone	<p>Generally complies with relevant assessment benchmarks.</p> <p>As identified on the plans, the proposed Shed has a total height of approximately 4.2 metres.</p> <p>The Shed is located in the south-western corner of the subject land, approximately 10 metres from the Forest Creek Road frontage and five (5) metres from the southern property boundary. It is considered that the proposed side setback of five (5) metres, still maintains the natural character of the area and achieves suitable separation from the adjoining property.</p> <p>The Shed is not identified as an inconsistent use in Table 6.2.4.3.b.</p> <p>The proposed Shed has a rather small building footprint, having a total area of approximately 99m². The Shed will not have an adverse effect on the environmental or scenic values of the site.</p> <p>The Shed is located on flat usable land. This location has been selected to minimise earthworks.</p> <p>Access to the Shed will be via an existing access from Forest Creek Road.</p> <p>The exterior finishes of the Shed will be non-reflective, specifically, the cladding will be Colourbond 'Pale Eucalypt', which is consistent with the surrounding natural environment.</p> <p>The proposed Shed is small scale and measures will be taken to ensure that there are no adverse impacts on the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>
Overlays	Natural Areas Overlay Code	<p>Complies with relevant assessment benchmarks.</p> <p>The proposed Shed is located on an already cleared part of the subject land. Accordingly, the proposed development appropriately protects the existing habitat and matters of environmental significance.</p>

CONCLUSION

This report supports the Development Application made by Ian Ruddell who is seeking approval from Douglas Shire Council for a Building Works Assessable Against the Planning Scheme for a Shed on land located at 88 Ronal Road, Forest Creek, being properly described as Lot 29 on RP733653.

This report has provided a review of the of the subject land, a description of the proposed development, identified the applicable legislative provisions and provided an assessment of the proposed development against the relevant provisions the Douglas Shire Planning Scheme 2018.

The proposed Shed is consistent with the applicable assessment benchmarks and is considered to suitable development. The Shed is consistent in terms of scale and intensity to other forms of development in the locality and proposed development can be established without adverse impact on the character and amenity of the area.

Overall, it is considered that the proposed development is an appropriate response to the site and subject to the imposition of reasonable and relevant conditions, Council can issue a Preliminary Approval for Building Works Assessable Against the Planning Scheme for a Shed at 88 Ronald Road, Forest Creek.

SUPPORTING DOCUMENTS

Please see enclosed the following attachments to assist with Council's assessment of the application:

Attachment A: DA Form 2;

Attachment B Plans of Proposed Shed – prepared by Bower Building.

We trust that the enclosed documentation is sufficient to allow Council's consideration, however, should you have any further queries or wish to discuss please do not hesitate to contact the undersigned on 0402 806 016 or erin@mdlandsurveys.com.au.

Yours Sincerely



Erin Berthelsen
Senior Planner

ATTACHMENT A

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)	Deborah Ruddell
Contact name (only applicable for companies)	C/- MD Land Surveys (Erin Berthelsen)
Postal address (PO Box or street address)	25 Gouldian Street
Suburb	Bayview Heights
State	QLD
Postcode	4868
Country	Australia
Contact number	0402 806 016
Email address (non-mandatory)	erin@mdlandsurveys.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	1314

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<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
	88	Ronald Road	Forest Creek
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	29	RP733653	Douglas Shire

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
- ☐ 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)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☐ Development permit
☒ Preliminary approval

b) What is the level of assessment?

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

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

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

Shed – see attached plans.

e) Proposed construction materials

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

f) Existing building use/classification? *(if applicable)*

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g) New building use/classification? (if applicable)		
h) Relevant plans		
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .		
<input 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?
\$

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
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 .	<input type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" 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: It is unlawful to intentionally provide false or misleading information.
<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>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> 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 <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <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

Name	QBCC Certification Licence number	QBCC Insurance receipt number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notification of engagement of alternative assessment manager

Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

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 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 type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input 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			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

ATTACHMENT B



BUILDING DETAILS	
BUILDING CLASS	Garage Skillion 10a Enclosed
BUILDING SIZE	Garage Skillion 8m (w) x 12.38m (l) x 3.5m (h)
ROOF PITCH	Skillion 5°
WALL CLADDING	Trimdek Cladding 0.47 TCT Colour Pale Eucalypt®
ROOF CLADDING	Trimdek Cladding 0.47 TCT Colour Pale Eucalypt®
BARGE TYPE	CoroDeck Barge Capping Colour Woodland Grey®
GUTTER	Emline Fascia Gutter (Slotted) Colour Woodland Grey®
DOWNPIPE	90mm PVC Downpipe 6.0m
SLAB CONNECTION	In Slab
INTERNAL WALLS	
WEIGHT	4204kg
WINDOWS/ DOORS/ EXTRAS	
ROLLER DOORS	1x AA(C2) Roller Door - 3760w x 3000h Colour Woodland Grey® to fit opening 3600w x2950h
	1x AA(C2) Roller Door - 5100w x 3000h Colour Woodland Grey® to fit opening 5000w x2950h
PA DOORS	1x Larnec PA Door 820 mm wide Colour Woodland Grey®

29RP733653	
Lot	29
Plan	RP733653
Lot/plan	29RP733653
Lot area (m²)	20820
Excluded area (m²)	0
Lot volume	0
Surveyed	Y
Tenure	Freehold
Parcel type	Lot Type Parcel
Coverage type	Base
Accuracy	B&D ENTRY CONTROLLED - 0.1M



Bower Building
0437732285
ben@bowerbuilding.net
shed 2 54 Owen st Cragles
4073

PROJ
Work Shop

forest creek , Qld
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site plan

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Author

