DOUGLAS SHIRE COUNCIL

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25 November 2026

Enquiries: Rebecca Taranto
Our Ref: BW 2026_6033/1 (Doc ID:1406580)
Your Ref: 5678/26

B L Edmonds
C/- Rapid Building Approvals
34/5 Faculty Cl
Smithfield QLD 4878

Email: approvals@rapidapprovals.com.au

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 11/11/2026. The application seeks a 6m front boundary setback in lieu of the prescribed 20m setback and a 2m side boundary setback in lieu of the prescribed 6m side boundary setback for the siting of a 12m x 10m shed.

Acceptable Outcome AO2 of the Rural Residential code requires that;

AO2- Buildings are setback not less than;

(c) 20 metres from front boundaries.

Concern is raised that the proposed front road boundary setback is not in keeping with Performance Outcome PO2, in that the proposal is not in keeping with the siting of other buildings on South Arm Drive or the rural residential character of the area. Furthermore, there is approximately 38m between the front boundary and the building located near on the southern side boundary in which to site the shed and achieve compliance with the Rural Residential code.

Applicant Details

Name:	B L Edmonds
Postal Address:	C/- Rapid Building Approvals 34/5 Faculty Cl Smithfield QLD 4878
Email:	approvals@rapidapprovals.com.au

Property Details

Street Address:	99-103 South Arm Drive Wonga Beach

Real Property Description:	Lot 14 on SP144723
Local Government Area:	Douglas Shire Council

Application Details

Application Number:	BW 2026_6033/1
Approval Sought:	Development Permit
Nature of Development Proposed:	Building Work-Assessable Against the Planning Scheme
Description of the Development Proposed:	Building Work -10m x 12m Shed

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

1. **Front boundary setback**

   Please provide an amended front road boundary setback that complies with Performance Outcome PO2 of the Rural Residential Zone code.

   Please note; the amended siting for the shed from the front road boundary will determine if the side boundary setback achieves adequate separation from the neighbouring property to the south.

Due Date

The due date for providing the requested information is 25 February 2027 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: BW 2026_6033/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



***For* Leonard Vogel**
Manager Environment & Planning