

20 March 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 – 2848 Mossman Daintree Road Lower Daintree, Lot 2 on RP804933

Rapid Building Approvals acting on behalf of the owner of the abovementioned land (Griff Belcher) seek a **Development Permit for Building Works (Shed) at 2848 Mossman Daintree Road Lower Daintree, Lot 2 on RP804933.**

The property is zoned Environmental Management, within the planning scheme identifying Building works as code assessable.

Applicable Code	Compliance	Comment
Environmental Management Zone		Complies. Refer to the code assessment.
Flood and Storm Overlay	Ø	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 130 metres from the river bank, therefore not impacting the natural function of the waterway. The building has also been designed with a mezzanine, protecting personal property and providing a flood resilient design. Items and property can be readily moved in the event of a flood with no hazardous materials to be stored on the ground floor of the shed.
Landscape values overlay code	Ø	Complies. The proposed shed is to be located to the rear of the allotment behind another building and will be partially screened from view. Therefore there are no perceived impacts on the scenic amenity of the area.
Excavation and Filling		Complies. No significant excavation and filling is required for the works. Proposal can comply with all other aspects of the code.
Infrastructure Works	Ø	Complies. Proposal is for a shed and all the required infrastructure can be accommodated.

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 Ryan Bird on 1300 163 814 or via email at approvals@rapidapprovals.com.au.

Regards, Ryan Bird

Code Responses

Environmental Management Zone Code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
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. Maximum height is 6882mm.
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.	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 PO2. The proposed side setback is non compliant at a proposed 3 metres. The setback does not pose an impact on the natural character of the area or adjoining properties. The proposed structure is located to the rear of the allotment (from the main frontage) and is therefore not highly visible from the road. The proposed shed



Performance outcomes	Acceptable outcomes	Applicant response
		also does not directly adjoin any structures on the adjoining allotment, with vegetation separating structures on the adjoining allotment.
For assessable development		
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. Sheds are consistent with the zone and the amenity of the area. The shed is residential and does not introduce any inconsistent uses.
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.	PO4 No acceptable outcomes are prescribed.	Complies. The shed does not unduly impact the scenic amenity of the site. It is located at the rear of the site (from the main road frontage) and will be a natural colour.
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.	Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing.	Complies. The site area for the shed is cleared and does not require further disturbance of natural features.
	AO5.2 Buildings and structures and associated infrastructure are not	Not applicable.



Performance outcomes	Acceptable outcomes	Applicant response
	located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	
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.	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.	Not applicable.
	AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Not applicable. Not located on a sloping site.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	PO7 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.	Complies. The colorbond shed is consistent with the built form of other outbuildings in the area and does not pose an impact on the surrounding natural area. It will be a natural colour to reflect the surrounding environment.
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 outcomes are prescribed.	Complies. Proposal is for a shed and will not result in any adverse impacts to adjoining allotments.
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.	Complies.



Performance outcomes	Acceptable outcomes	Applicant response
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.	Not applicable.

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)	Griff Belcher
Contact name (only applicable for companies)	Ryan Bird 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)	1001/25
1.1) Home-based business	
Personal details to remain private in accorda	ance with section 264(6) of <i>Planning Act</i> 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 a ☐ No – proceed to 3)	attached to this development application



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 <u>DA</u>									
Forms Guide: Relevant plans. 3.1) Street address and lot on plan									
			•	nts mus	et he listed\ O t	•			
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).									
	Unit No.	Street N	0.	Stre	et Name an	d Type		Suburb	
		2848		Mos	sman Daint	ree Road		Lower Daintree	
a)	Postcode	Lot No.		Plan	Type and N	Number (e.g	ı. RP, SP)	Local Government Area(s)	
	4873	2		RP8	04933			Douglas Shire Council	
	Unit No.	Street N	0.	Stre	et Name an	d Type		Suburb	
b)									
	Postcode	Lot No.		Plan	Type and N	Number (e.g	i. RP, SP)	Local Government Area(s)	
e	Coordinates of .g. channel dredgi Place each set of d	ing in Moreto	on Bay)		evelopment in r	emote areas, o	over part of a lo	t or in water not adjoining or adjacent to land	
	ordinates of p		· · · · · · · · · · · · · · · · · · ·		latitude				
Longi	tude(s)		Latitude	(s)		Datum		Local Government Area(s) (if applicable)	
						☐ WGS8			
						☐ GDA9 ²	·		
☐ Co	ordinates of p	remises b	y easting	and n	orthing				
Eastir	ng(s)	Northing	ı(s)		Zone Ref.	Datum		Local Government Area(s) (if applicable)	
					<u>54</u>	☐ WGS8	4		
					<u>55</u>	☐ GDA94	l		
					☐ 56	Other:			
3.3) A	dditional prem	ises							
	lditional premis ached in a sch						and the deta	ils of these premises have been	
⊠ No	t required								
4) Ide	ntify any of the	following	that apply	y to th	ne premises	and provid	e any releva	nt details	
☐ In	or adjacent to	a water bo	ody or wa	tercou	urse or in or	above an a	quifer		
Name	of water body	, waterco	urse or aq	uifer:					
☐ Or	strategic port	land unde	er the <i>Trai</i>	nspor	t Infrastructi	ure Act 199	4		
Lot or	n plan descripti	ion of stra	tegic port	land:					
Name	of port author	ity for the	lot:						
☐ In	a tidal area								
Name	of local gover	nment for	the tidal a	area (i	if applicable):				
Name of port authority for tidal area (if applicable)					ole)				

On airport land under the Airport Assets (Restructuring	and Disposal) Act 2008
Name of airport:	
☐ Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under	r the Environmental Protection Act 1994
CLR site identification:	
5) Are there any existing easements over the premises?	
Note: Easement uses vary throughout Queensland and are to be identified how they may affect the proposed development, see <u>DA Forms Guide.</u>	ed correctly and accurately. For further information on easements and
Yes – All easement locations, types and dimensions ar application	e included in plans submitted with this development
⊠No	

PART 3 - DEVELOPMENT DETAILS

Section 1 – Aspects of development

<u>'</u>	<u> </u>							
6.1) Provide details about the	e first development aspect							
a) What is the type of develo	pment? (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 assess	sment?							
	☐ Impact assessment (requir	res public notification)						
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit o	dwelling, reconfiguration of 1 lot into 3					
Shed								
e) Relevant plans Note: Relevant plans are required to Relevant plans.	to be submitted for all aspects of this o	development application. For further	information, see <u>DA Forms quide:</u>					
Relevant plans of the pro	posed development are attach	ned to the development appli	cation					
6.2) Provide details about the	e second development aspect							
a) What is the type of develo	pment? (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	at includes a variation approval					
c) What is the level of assess	sment?							
Code assessment	☐ Impact assessment (requir	res public notification)						
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	tment building defined as multi-unit o	dwelling, reconfiguration of 1 lot into 3					
Relevant plans.	be submitted for all aspects of this d							
Nelevant plans of the pro	posed development are attact	ied to the development applic	Jaliuli					



6.3) Additional aspects of do	<u> </u>	o rolovant ta	this development application	and the details for the	aa aanaata
•	•		this development application this form have been attached		•
Not required					, p. 10 data 0 11
6.4) Is the application for St	ate facilitated	developme	ent?		
Yes - Has a notice of de					
⊠ No		5 - 7			
Section 2 – Further deve	lopment de	etails			
7) Does the proposed devel	lopment appli	cation invol	ve any of the following?		
Material change of use	☐ Yes -	- complete o	division 1 if assessable agains	et a local planning instru	ument
Reconfiguring a lot	☐ Yes -	- complete o	division 2		
Operational work	Yes -	- complete o	division 3		
Building work	🛚 Yes -	- complete L	DA Form 2 – Building work de	tails	
Division 1 – Material chang					
Note : This division is only required to local planning instrument.	o be completed it	f any part of the	e development application involves a	material change of use asse	essable against a
8.1) Describe the proposed	material char	nge of use			
Provide a general description	on of the		e planning scheme definition	Number of dwelling	Gross floor
proposed use		(include eacl	h definition in a new row)	units (if applicable)	area (m²)
					(if applicable)
8.2) Does the proposed use	involve the ι	use of existing	ng buildings on the premises?		
Yes					
☐ No					
8.3) Does the proposed dev	elopment rel	ate to tempo	orary accepted development u	ınder the Planning Reg	julation?
☐ Yes – provide details be	low or include	e details in a	schedule to this developmen	t application	
□ No					
Provide a general description	on of the temp	orary accep	oted development	Specify the stated pe	
				under the Planning R	legulation
Division 2 Percentiauring	o lot				
Division 2 – Reconfiguring		fany part of the	e development application involves re	econfiguring a lot	
9.1) What is the total number				comguning a lot.	
	J. C. C				
9.2) What is the nature of th	ne lot reconfic	uration? (tic	k all applicable boxes)		
Subdivision (complete 10)		110	Dividing land into parts by	v agreement (complete 1	1)
Boundary realignment (c	complete 12)		Creating or changing an	<u> </u>	
Dodnaary realignment (c	ompiete 12)		from a constructed road (o to a lot



10) Subdivision							
10.1) For this devel	lopment, ho	w many lots are	being creat	ed and wha	at is the intended	l use of those lots:	
Intended use of lots	s created	Residential	Com	mercial	Industrial	Other, please s	pecify:
Number of lots crea	ated						
10.2) Will the subdi	ivision be sta	aged?					
☐ Yes – provide a	dditional det	ails below					
How many stages v	will the work	s include?					
What stage(s) will tapply to?	his developr	nent application					
1) Dividing land int parts?	to parts by a	greement – how	v many part	s are being	created and wh	at is the intended use	of the
ntended use of par	rts created	Residential	Com	mercial	Industrial	Other, please s	pecify:
•						71	
Number of parts cre	eated						
2) Boundary realig							
2.1) What are the	Current and	<u> </u>	for each lo	t comprisin	<u> </u>	anagad lat	
ot on plan descrip	1	irea (m²)		Lot on plan description		Area (m²)	
ot on plan descrip	tion /	ica (iii)	1-) LOI		in description	Alca (III)	
12.2) What is the re	eason for the	e boundary realig	gnment?				
(3) What are the di	imensions a	nd nature of any	existing ea	sements be	eing changed an	d/or any proposed ea	
		two easements)					asemen
attach schedule if there Existing or		Length (m)	Purpose o	f the easen	nent? (e.g.	Identify the land/lo	t(s)
attach schedule if there Existing or proposed?	e are more than				nent? (e.g.		t(s)



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
Douglad Clind 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
Tes — a copy of the decision hotice 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 <i>Transport Infrastructure Act 1994</i> : 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
dentify 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

⊠ No

19) Information request under the	ne DA Rules			
I agree to receive an information I do not agree to accept an information I do not agree to accept an information I do not agreeing to accept an information application and the assessment in Rules to accept any additional informaties Part 3 under Chapter 1 of the DA Part 2 under Chapter 2 of the DA	on request if determined necessary information request for this develor information request I, the applicant, acknowled will be assessed and decided based on the interpretal agencies relevant formation provided by the applicant for the information in the information is all Rules will still apply if the application is for sists is contained in the information in the inform	pment edge: he inform nt to the develop	t application mation provided when making to development application are no pment application unless agree ation listed under section 11.3 or	his development ot obligated under the DA d to by the relevant
PART 7 – FURTHER DI	ETAILS			
00) A (1			1.0	
	evelopment applications or curren			roval)
Yes – provide details below	or include details in a schedule to	this d	evelopment application	
List of approval/development	Reference number	Date		Assessment
application references	relevance number	Date		manager
☐ Approval				
Development application				
☐ Approval				
Development application				
21) Has the portable long service	ce leave levy been paid? (only appli	icable to	o development applications inve	olvina buildina work or
operational work)	,		,	
	d QLeave form is attached to this			
	vide evidence that the portable lor es the development application. I			
	I only if I provide evidence that th			
Not applicable (e.g. building	and construction work is less tha	n \$150	0,000 excluding GST)	
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	, B or E)
\$\$ 0.00				
22) Is this development applicat notice?	tion in response to a show cause	notice	or required as a result of	an enforcement
Yes – show cause or enforce	ement notice is attached			

23) Further legislative require	ments		
Environmentally relevant ac	<u>ctivities</u>		
		pplication for an environmenta 115 of the <i>Environmental Prot</i>	
accompanies this develop	ment application, and details all authority can be found by search	or an application for an environ are provided in the table belowing "ESR/2015/1791" as a search term	v
Proposed ERA number:	o operate. Oce <u>www.business.qia.g</u>	Proposed ERA threshold:	
Proposed ERA name:		,	
Multiple ERAs are applications this development applications.	• • • • • • • • • • • • • • • • • • • •	cation and the details have bed	en attached in a schedule to
Hazardous chemical facilities	<u>es</u>		
23.2) Is this development app	lication for a hazardous che	mical facility?	
Yes − Form 536: NotificationNo	on of a facility exceeding 109	% of schedule 15 threshold is a	attached to this development
Note: See <u>www.business.qld.gov.au</u>	for further information about hazard	lous chemical notifications.	
	getation Management Act 199	native vegetation that require 99 is satisfied the clearing is fo	
Management Act 1999 (s2 No Note: 1. Where a development app the development application	22A determination) lication for operational work or mate in is prohibited development.	nfirmation from the chief execurial change of use requires a s22A decing for further information on how to ob	termination and this is not included,
Environmental offsets			
23.4) Is this development appa prescribed environmental		bed activity that may have a si ental Offsets Act 2014?	gnificant residual impact on
	an environmental offset must al impact on a prescribed en	be provided for any prescribe vironmental matter	d activity assessed as
Note : The environmental offset secti environmental offsets.	on of the Queensland Government's	website can be accessed at <u>www.qlc</u>	<u>l.gov.au</u> for further information on
Koala habitat in SEQ Regio	<u>n</u>		
		I change of use, reconfiguring t 10 of the Planning Regulation	
☐ Yes – the development ap ☐ No	plication involves premises in	n the koala habitat area in the in the koala habitat area outside	e the koala priority area
		emises and is current over the land, it <u>ww.desi.qld.gov.au</u> for further informa	



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 <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> 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 <u>planning.statedevelopment.qld.gov.au</u> . 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 Form1 Template 2 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 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 <u>planning.statedevelopment.qld.gov.au</u> . 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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ 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 <i>Water Act 2000?</i>
☐ 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.gld.gov.au and www.business.gld.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 <i>Coastal Protection and Management Act 1995?</i>
☐ 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.gld.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 <i>Water Supply (Safety and Reliability) Act 2008</i> (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.

Water resources



Tidal work or development within a coastal management district	
23.12) Does this development application involve tidal work or development in a coastal r	management district?
 Yes – the following is included with this development application: □ Evidence the proposal meets the code for assessable development that is prescrib if application involves prescribed tidal work) □ A certificate of title ☑ No Note: See guidance materials at www.desi.gld.gov.au for further information. 	ed tidal work (only required
Queensland and local heritage places	
23.13) Does this development application propose development on or adjoining a place enterheritage register or on a place entered in a local government's Local Heritage Register?	ered in the Queensland
Yes – details of the heritage place are provided in the table belowNo	
Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queen For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark abordevelopment on the stated cultural heritage significance of that place. See guidance materials at www.planning.statiinformation regarding assessment of Queensland heritage places.	ce, provisions are in place out the effect or impact of,
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-controlle	ed road?
 Yes – this application will be taken to be an application for a decision under section 62 of Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure satisfied) No 	the Transport
Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planni	ing Regulation
23.15) Does this development application involve reconfiguring a lot into 2 or more lots in ce (except rural residential zones), where at least one road is created or extended?	rtain residential zones
 Yes – Schedule 12A is applicable to the development application and the assessment be schedule 12A have been considered No No Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information. 	enchmarks contained in
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 Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – Building work details</u> have been completed and attached to this development application	
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	⊠ Yes

Forms Guide: Planning Report Template.

information, see <u>DA Forms Guide: Relevant plans.</u>

development permit is issued (see 21)

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

The portable long service leave levy for QLeave has been paid, or will be paid before a



☐ Yes

25) Applicant declaration			
By making this developmed correct	ent application, I declare that	all information in this developr	nent application is true and
from the assessment mar	nager and any referral agency	rm, I consent to receive future of for the development applications of the <i>Electronic Transactions</i>	on where written information
	provide false or misleading information		77.00.200
assessment manager, any re which may be engaged by th All information relating to this published on the assessmen	elevant referral agency and/or nose entities) while processing s development application ma t manager's and/or referral ag	•	y professional advisers development application. nd purchase, and/or
		nrelated to the <i>Planning Act</i> 20	716, Planning
	ordance with the provisions at ng Regulation 2017, and the a	oout public access to documer ccess rules made under the P	
 required by other legislati 	ion (including the Right to Info	ormation Act 2009); or	
 otherwise required by law 	`	,,	
This information may be stor	ed in relevant databases. The	e information collected will be r	etained as required by the
Public Records Act 2002.			
PART 9 – FOR COMF JSE ONLY	PLETION OF THE AS	SSESSMENT MANAG	SER – FOR OFFICE
Date received:	Reference numb	per(s):	
Notification of engagement of	of alternative assessment mar	nager	
Prescribed assessment man			
Name of chosen assessmen	t manager		
Date chosen assessment ma	anager engaged		
Contact number of chosen a	ssessment manager		
Relevant licence number(s)	of chosen assessment		
manager			
QLeave notification and payr Note: For completion by assessmen			
Description of the work		Shed	
QLeave project number			
Amount paid (\$)	\$ 0.00	Date paid (dd/mm/yy)	

Ryan Bird

Date receipted form sighted by assessment manager

Name of officer who sighted the form

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)	Dane & Harley Jenkins JNK Contractors C/- Rapid Building Approvals
Contact name (only applicable for companies)	Ryan Bird
Postal address (PO Box or street address)	62 Morrish Road
Suburb	Julatten
State	QLD
Postcode	4871
Country	
Contact number	
Email address (non-mandatory)	contractorsjnk@gmail.com
Mobile number (non-mandatory)	0447 803 231
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	1001/25

PART 2 – LOCATION DETAILS

	ls below and attach a sit	te 2.1 and 2.2 if applicable) te plan for any or all premises part of the developm	ent application. For further information, see <u>DA</u>
2.1) Street addr	ess and lot on plan		
	ss AND lot on plan	(all lots must be listed), Or	
		for an adjoining or adjacent property of t e.g. jetty, pontoon. All lots must be listed).	he premises (appropriate for development in
Unit No.	Street No.	Street Name and Type	Suburb



	2848	Mossman Daintree Road		Lower Daintree	
Postcode	Lot No.	Plan Type and Number (e.g. RF	P, SP)	Local Government Area(s)	
4873	2	RP804933		Douglas Shire Council	
2.2) Additional	premises				
		nt to this development application evelopment application	n and the	details of these premises have been	
Not required ■ Not required N	l				
Note: Easement us	ses vary throughout Que	ts over the premises? ensland and are to be identified correctl ment, see the <u>DA Forms Guide</u>	ly and accur	ately. For further information on easements and	d
			ed in plan	s submitted with this development	
PART 3 – Fl	JRTHER DET	AILS			
4) Is the applica	ation only for buildir	ng work assessable against the b	building a	ssessment provisions?	
☐ Yes – proce ☑ No	ed to 8)				
		ar/a) who will be accessing this		ant application	
Douglas Shire		er(s) who will be assessing this o	aevelopm	ent application	
Douglas Shire	Council				
6) Has the loca	I government agree	ed to apply a superseded plannir	ng scheme	e for this development application?	
The local go		tice is attached to this developm to have agreed to the supersede		cation g scheme request – relevant documer	ents
⊠ No					
7) Information r	equest under Part 3	3 of the DA Rules			
		n request if determined necessa	ary for this	development application	
☐ I do not agre	ee to accept an info	rmation request for this develop	ment app	lication	
that this devel application and	lopment application will dithe assessment mana	ger and any referral agencies relevant to	information the develo	provided when making this development oment application are not obligated under the D application unless agreed to by the relevant	DA
parties.					
		the application is an application listed un is contained in the <u>DA Forms Guide</u> .	naer section	111.3 or the DA Rules.	
8) Are there any	y associated develo	opment applications or current a	pprovals?		
☐ Yes – provid ☐ No	de details below or i	include details in a schedule to t	his develo	ppment application	
List of approval application	/development	Reference [Date	Assessment manager	
☐ Approval ☐ Developmer	nt application				
☐ Approval ☐ Developmer	nt application				_
		ave levy been paid?	ovolones -	nt application	
теs – a cop	y or the receipted G	Leave form is attached to this d	evelopme	ni application	

No − I, the applicant will provid assessment manager decides give a development approval of	the development applic	ation. I acknowledge that the	ne assessment manager may
Not applicable (e.g. building a			
Amount paid Da	ite paid (dd/mm/yy)	QLeave levy nu	umber (A, B or E)
\$ 0.00	• • • • • • • • • • • • • • • • • • • •		· · · · · · · · · · · · · · · · · · ·
10) Is this development application notice?	on in response to a show	cause notice or required a	as a result of an enforcement
☐ Yes – show cause or enforcen ☐ No	nent notice is attached		
11) Identify any of the following fu application	urther legislative require	ments that apply to any asp	pect of this development
The proposed development is government's Local Heritage requirements in relation to the	Register. See the guida	ance provided at <u>www.des.</u>	
Name of the heritage place:		Place ID:	
 12) Does this development applic ☐ Yes – the <i>Referral checklist fo</i> ☑ No – proceed to Part 5 			
13) Has any referral agency prov			
13) Has any referral agency prov Yes – referral response(s) rec No			
Yes – referral response(s) rec			
Yes – referral response(s) rec		re attached to this develop	ment application
Yes – referral response(s) rec		re attached to this develop	ment application
Yes – referral response(s) rec	eived and listed below a	Referral agency development application the	Date referral response nat was the subject of the
☐ Yes – referral response(s) rec☐ No Referral requirement Identify and describe any change referral response and this develo	eived and listed below a	Referral agency development application the	Date referral response nat was the subject of the
☐ Yes – referral response(s) rec☐ No Referral requirement Identify and describe any change referral response and this develo	eived and listed below a	Referral agency development application the	Date referral response nat was the subject of the
Yes – referral response(s) record No Referral requirement Identify and describe any change referral response and this develoe (if applicable) PART 5 – BUILDING WC	eived and listed below a	Referral agency development application the	Date referral response nat was the subject of the
Yes – referral response(s) record No Referral requirement Identify and describe any change referral response and this develor (if applicable) PART 5 – BUILDING WC	s made to the proposed pment application, or inco	Referral agency development application the clude details in a schedule	Date referral response nat was the subject of the to this development application
☐ Yes – referral response(s) rec☐ No Referral requirement Identify and describe any change referral response and this develo (if applicable) PART 5 — BUILDING WC 14) Owner's details ☐ Tick if the applicant is also the	s made to the proposed pment application, or incompared to the proposed power and proceed to	Referral agency development application the clude details in a schedule	Date referral response nat was the subject of the to this development application
☐ Yes – referral response(s) rec☐ No Referral requirement Identify and describe any change referral response and this develo (if applicable) PART 5 — BUILDING WC 14) Owner's details ☐ Tick if the applicant is also the Name(s) (individual or company full name)	s made to the proposed pment application, or income of the proceed to the proceed	Referral agency development application the clude details in a schedule of the clude	Date referral response nat was the subject of the to this development application
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☐ Yes – referral response(s) reccome No Referral requirement Identify and describe any change referral response and this develor (if applicable) PART 5 — BUILDING WC 14) Owner's details ☐ Tick if the applicant is also the Name(s) (individual or company full name Contact name (applicable for company Postal address (P.O. Box or street address and postal address and postal address (P.O. Box or street address and postal address and p	s made to the proposed pment application, or income) o owner and proceed to me) ies) Griff Belched application	Referral agency development application the clude details in a schedule of the clude	Date referral response nat was the subject of the to this development application
Yes – referral response(s) record No Referral requirement Identify and describe any change referral response and this develor (if applicable) PART 5 − BUILDING WC 14) Owner's details Tick if the applicant is also the Name(s) (individual or company full nate Contact name (applicable for company Postal address (P.O. Box or street add Suburb	s made to the proposed pment application, or income of the proposed pment application, or income of the proposed to the propos	Referral agency development application the clude details in a schedule of the clude	Date referral response nat was the subject of the to this development application
☐ Yes – referral response(s) reccome No Referral requirement Identify and describe any change referral response and this develor (if applicable) PART 5 — BUILDING WC 14) Owner's details ☐ Tick if the applicant is also the Name(s) (individual or company full name Contact name (applicable for company Postal address (P.O. Box or street add Suburb State	s made to the proposed pment application, or incomplete of the proposed to the	Referral agency development application the clude details in a schedule of the clude	Date referral response nat was the subject of the to this development application
Yes – referral response(s) record No Referral requirement Identify and describe any change referral response and this develor (if applicable) PART 5 − BUILDING WC 14) Owner's details Tick if the applicant is also the Name(s) (individual or company full nate Contact name (applicable for company Postal address (P.O. Box or street add Suburb	s made to the proposed pment application, or income of the proposed pment application, or income of the proposed to the propos	Referral agency development application the clude details in a schedule of the clude	Date referral response nat was the subject of the to this development application

Abbie.hastie@outlook.com

Email address (non-mandatory)

Mobile number (non-mandatory)		0484 306 041					
Fax number (non-mandatory)							
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) (individual or company full na	JNK Contractors						
Contact name (applicable for compa	nies)	Dane & Harley J	enkins				
QBCC licence or owner – builde	15314879						
Postal address (P.O. Box or street a	62 Morrish Road						
Suburb	Julatten						
State		QLD					
Postcode		4871					
Contact number							
Email address (non-mandatory)		contractorsjnk@gmail.com					
Mobile number (non-mandatory)		0447 803 231					
Fax number (non-mandatory)							
16) Provide details about the pro-	posed buildi	ng work					
What type of approval is being s	ought?						
■ Development permit							
☐ Preliminary approval							
b) What is the level of assessme	ent?						
Impact assessment (requires public notification)							
c) Nature of the proposed building work (tick all applicable boxes)							
☐ Change of building classification (involving building work) ☐ Construction of Swimming pool or spa					wimming pool or spa		
☐ Extension	☐ Re-erection						
Demolition	☐ Relocation or removal						
☐ Construction of swimming pool or spa barrier ☐ Other							
d) Provide a description of the work below or in an attached schedule.							
Shed							
e) Proposed construction materials							
	☐Double B	STICK	⊠Steel ☐Timber		☐Curtain glass ☐Aluminium		
External walls	Brick Ve	ener	Fibre cement		Other		
	☐Stone/co						
_	Timber		Steel		Aluminium		
Frame	Other						
Floor	⊠Concrete	/Stone/Slate	Timber		Other		
Roof covering		e/Stone/Slate	Tiles		Fibre cement		
1.001 00VOIIIIg	Aluminiu	um 🖂 Steel			Other		
f) Existing building use/classification? (if applicable)							
Dwelling House							
g) New building use/classification? (if applicable)							

10a							
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 .							
Relevant plans of the proposed works are attached to the development application							
17) What is the monetary value	e of the proposed building work?						
\$ 0.00							
18) Has Queensland Home Warranty Scheme Insurance been paid?							
☐ Yes – provide details below No							
Amount paid	Date paid (dd/mm/yy)	Reference number					
PART 6 – CHECKLIST AND APPLICANT DECLARATION							
19) Development application checklist							

The relevant parts of Form 2 – Building work details have been completed This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed Form 1 – Development application details 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. The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9) Not applicable

20) 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.
Drivery Dersonal information collected in this form will be used by the appearant manager and/or shoops

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

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 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received	d:	Reference numbers:							
For completion by the building certifier									
Classification(s) of approved building work									
10a									
Name QBCC Certifica number			tion Licence QBCC Insuran		QBCC Insurance	e receipt number			
Ryan Bird									
7					•				
Notification of engagement of alternative assessment manager									
Prescribed assessment manager									
Name of chosen assessment manager									
	assessment mar								
	per of chosen as								
Relevant licer manager	Relevant licence number(s) of chosen assessment manager								
Additional info	ormation required	d by the loca	l government						
Confirm prop	osed construction	n materials:							
		Double		⊠Steel			☐Curtain glass		
External walls	3	☐Brick v		Timber			Aluminium		
		Stone/concrete		Fibre cement		nent	Other		
Frame Other		Timber		⊠Steel			Aluminium		
Floor			ete/Stone/Slate	Timber			Other		
Roof covering		Concrete/Stone/Slate		☐ Tiles			Fibre cement		
		Aluminium		⊠ Steel			Other		
Ol cove potifi	action and nave	ont							
	cation and paym etion by assessment		licable						
Description of the work				Shed					
QLeave project number									
Amount paid (\$) 0.0000				Date n	aid (dd/m	m/yy)			
Date receipted form sighted by assessment manager					(,	,,,,			
Name of officer who sighted the form			Ryan I	Bird					
Tyun Dia									
Additional buil	ding details requ	ired for the A	Australian Bureau	of Sta	tistics				
Existing building use/classification? (if applicable) Dwelling House		ouse							
New building use/classification?									
Site area	6347m2	Floor area		300m2					









