Our ref: 5678/26

9 November 2026

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

Attention: Development Assessment

Dear Sir/Madam

RE: Application for early concurrence agency response (Siting relaxation -Rural Residential): 99-103 South Arm Drive Wonga Beach

Rapid Building Approvals is acting on behalf of the owner (Ben Edmonds) of the abovementioned land to seek an early concurrence agency response for a siting dispensation for a shed. The proposed carport requires a siting dispensation for the front boundary with the proposed setbacks:

- Front boundary – 6 metres
- Side boundary – 2 metres

In support of this application, the following material has been provided:

1. Plans
2. Confirmation Notice
3. DA Form 2
4. Response to applicable Planning Scheme criteria.

It is considered that the proposed setbacks do not adversely impact upon the rural residential amenity of the area or the adjoining allotments. Should you require any further information or assistance in relation to this manner please don't hesitate to contact Scott Wheeler on 1300 163 814 or via email at approvals@rapidapprovals.com.au

Regards,

Scott Wheeler,
Certifier.

Applicable Rural Residential Zone Responses

Performance outcomes	Acceptable outcomes	
PO2 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	**AO2** Buildings are setback not less than: (a) 40 metres from a property adjoining a State controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries.	**Complies PO2.** The proposed shed is to be 6 metres from the front boundary, to be located in a cleared section of the allotment with the most practical access. The proposed setback does not pose any impacts to the streetscape/rural residential amenity of the area, with the shed to be partially screened from the road frontage. The shed is proposed to be 2 metres from the side boundary. This does not pose any impacts on the rural residential amenity for adjoining properties, as the shed will be sited a large distance from the closest adjoining structure. This poses no adverse impact on residential amenity. The setback is also consistent with some other domestic outbuildings in the area.

10 November 2026

Ben Edmonds
99-103 South Arm Drive
Wonga Beach QLD 4873

Confirmation Notice

Planning Regulation 2017

To Whom it May Concern,

Confirmation notice
(Given under section 2 OR section 3.4 OR section 3.6 OR section 26.2 of the Development Assessment Rules)

The development application described below was properly made to Rapid Building Approvals on 29/10/2026

Applicant Name	Ben Edmonds
Applicant Contact Number	0409 581 020
Our Reference	5678/26
Assessment Manager	Scott Wheeler - Rapid Building Approvals
Description of Works	Shed
BCA Classification	10a
Address	Lot 14, 99-103 South Arm Drive Wonga Beach QLD 4873
Lot and Plan	14 SP144723

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

- Douglas Shire Council

Information Request

The assessment manager does intend to make an information request, and if you need further clarification please contact Rapid Building Approvals on 1300 163 814 who will be happy to assist.

Yours Sincerely
Scott Wheeler
Accreditation No: A15149770



Liability limited by a scheme approved under Professional Standards Legislation

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*)	Ben Edmonds C/- Rapid Building Approvals
Contact name *(only applicable for companies)*	Scott Wheeler
Postal address *(PO Box or street address)*	99-103 South Arm Drive
Suburb	Wonga Beach
State	QLD
Postcode	4873
Country	
Contact number	
Email address *(non-mandatory)*	bleplumbingroofing@outlook.com
Mobile number *(non-mandatory)*	0409 581 020
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	5678/26

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

☒ 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 No.	Street Name and Type	Suburb
	99-103	South Arm Drive	Wonga Beach

Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
4873	14	SP144723	Douglas Shire Council

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
☐ Approval ☐ Development application			
☐ Approval ☐ 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)
$ 0.00		

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:	

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)*	Ben Edmonds
Postal address *(P.O. Box or street address)*	99-103 South Arm Drive
Suburb	Wonga Beach
State	QLD
Postcode	4873
Country	
Contact number	
Email address *(non-mandatory)*	bleplumbingroofing@outlook.com

Mobile number *(non-mandatory)*	0409 581 020
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 name)*	
Contact name *(applicable for companies)*	Ben Edmonds
QBCC licence or owner – builder number	
Postal address *(P.O. Box or street address)*	99-103 South Arm Drive
Suburb	Wonga Beach
State	QLD
Postcode	4873
Contact number	
Email address *(non-mandatory)*	bleplumbingroofing@outlook.com
Mobile number *(non-mandatory)*	0409 581 020
Fax number *(non-mandatory)*	

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)

☒ New building or structure	☐ Repairs, alterations or additions
☐ Change of building classification *(involving building work)*	☐ Construction of Swimming 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

External walls	☐ Double Brick ☐ Brick Veener ☐ Stone/concrete	☒ Steel ☐ Timber ☐ Fibre cement	☐ Curtain glass ☐ Aluminium ☐ Other
Frame	☐ Timber ☐ Other	☒ Steel	☐ Aluminium
Floor	☒ Concrete/Stone/Slate	☐ Timber	☐ Other
Roof covering	☐ Concrete/Stone/Slate ☐ Aluminium	☐ Tiles ☒ Steel	☐ Fibre cement ☐ Other

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

Dwelling

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 of the proposed building work?
$50,000.00

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	☒ Yes
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*	☐ Yes ☒ 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.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 9*)	☐ Yes ☒ 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.*
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 *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:		Reference numbers:	

For completion by the building certifier		
Classification(s) of approved building work		
10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Scott Wheeler	*A15149770*	

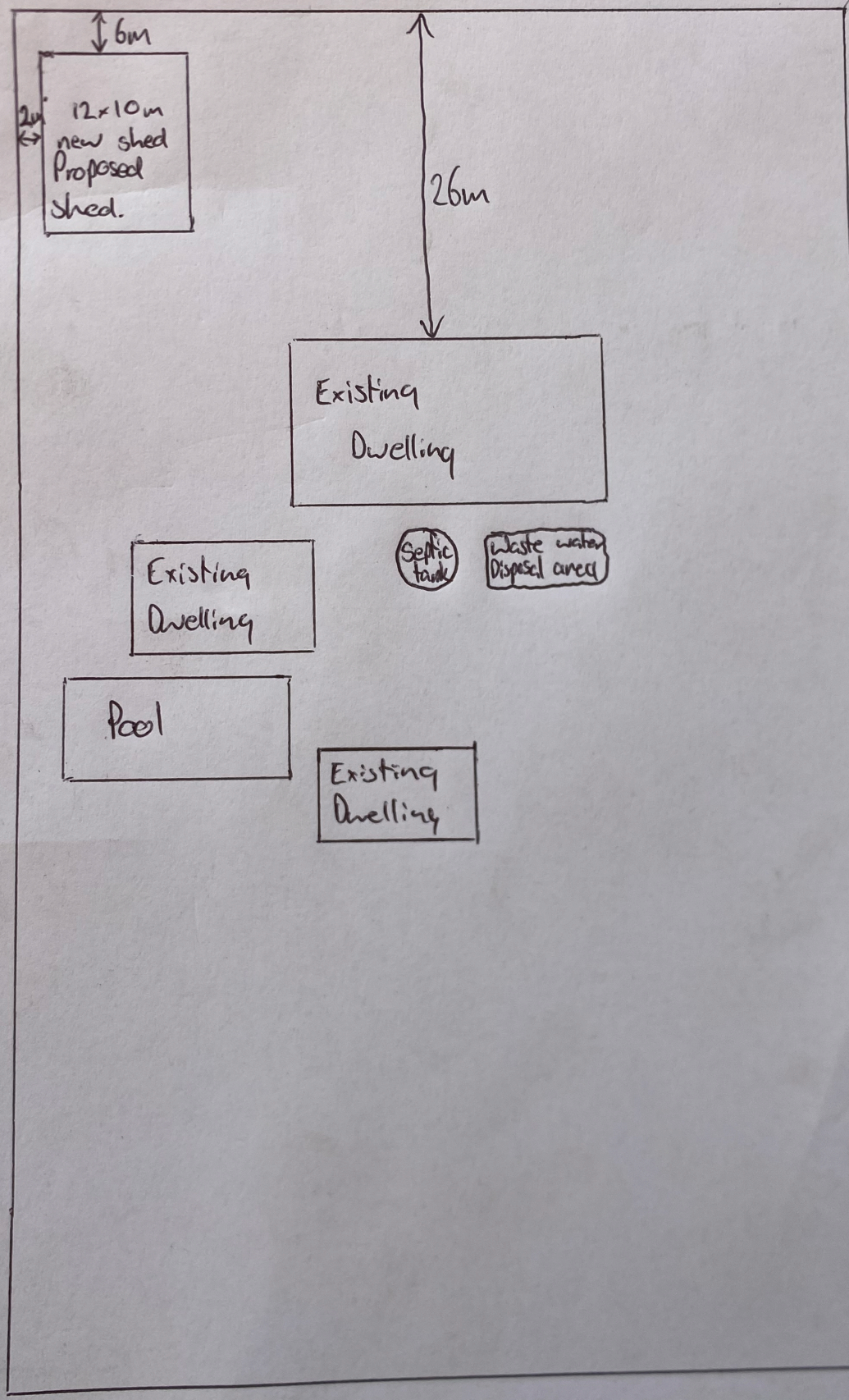
Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	☐Double brick ☐Brick veneer ☐Stone/concrete	☒Steel ☐Timber ☐Fibre cement	☐Curtain glass ☐Aluminium ☐Other
Frame	☐Timber ☐Other	☒Steel	☐Aluminium
Floor	☒Concrete/Stone/Slate	☐ Timber	☐ Other
Roof covering	☐ Concrete/Stone/Slate ☐ Aluminium	☐ Tiles ☒ Steel	☐ Fibre cement ☐ Other

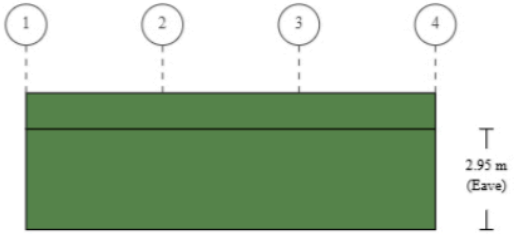
QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work		Shed	
QLeave project number			
Amount paid ($)	0.0000	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form		Scott Wheeler	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? *(if applicable)*		Dwelling	
New building use/classification?		10a	
Site area *(m^2)*	5000m2	Floor area *(m^2)*	120m2

99-103 SOUTH ARM DRIVE, Wonga QLD 4873







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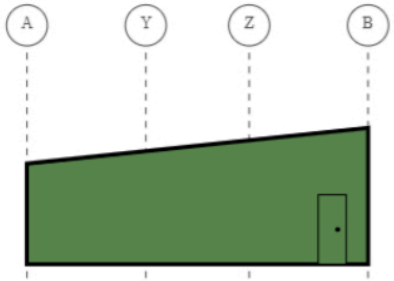

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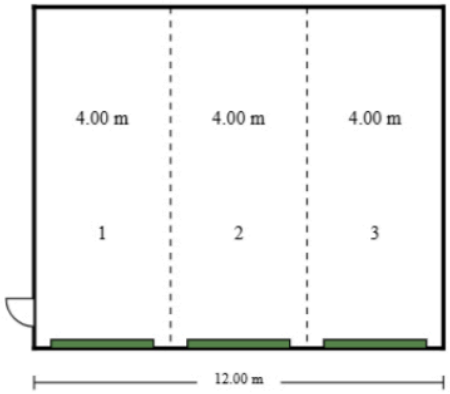

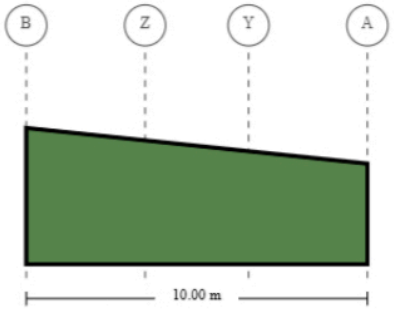

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