

# IDAS form 5—Material change of use assessable against a planning scheme

## 4. Mandatory supporting information – R HOLLIS LOT33 Buchanan Creek RD Cow Bay

- The location and site area of the land to which the application relates (*relevant land*)

See attached site plan file.

- the north point

Located on site plan file.

- the boundaries of the relevant land

Located on site plan

- any road frontages of the relevant land, including the name of the road

Located on site plan (road frontage Buchanan Creek Road)

- the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate)

Proposed dwelling is to be located in existing clearing to the rear of the property. The land is vacant with no existing structures. No further vegetation clearing is required. The proposed dwelling is not visible from road frontage or any neighbouring properties.

- any existing or proposed easements on the relevant land and their function

Nil easements on allotment

- the location and use of buildings on land adjoining the relevant land

Located on site map to the west of property (see Ariel photography image on site plan)

- all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked

A14.1 An existing crossover exists consisting of a 300mm concrete pipe 4m in width. No road base or formed driveway exists. Proposed 3.6m wide driveway (site access) to proposed dwelling site consistent of 75mm road base is marked on site plan. With area for 2 cars to be parked on northern side of proposed dwelling. Vehicle access to be developed prior to construction of house.

- for any new building on the relevant land, the location of refuse storage

Refuse storage will consist of 2 council wheelie bins located on concrete pavers on western side of proposed dwelling.

- the location of any proposed retaining walls on the relevant land and their height

No retaining walls are required

- the location of any proposed landscaping on the relevant land.

No proposed landscaping other than further manicuring of the existing grass. (Vegetation audit conducted in 2008 suggests that existing grass is Guinea Grass)

- the location of any storm water detention on the relevant land.

All water from roofing to be channeled (100mm storm water pipes) into 15 000L water storage located on Western side beside house to rear of proposed dwelling. The property has a very gentle slope. Overflow from tanks will run in to a 50mm ballast 1mx2mx0.100m pit entering grassed area.

A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.

### **Locality – Settlement Areas North of the Daintree River Locality**

#### **Planning Area:**

This development will remain low key and sustainable and take into account the natural forested landscape character of the locality and ensure it is protected and enhanced. The proposed dwelling will be located in an area already lawfully cleared in accordance with A36.1 section (g). Compliance with the following codes will be addressed in this development proposal.

A1.1 Dwelling will not exceed the maximum height of 6.5 metres and will consist of a mezzanine making a second storey. Total proposed dwelling height is 6.3m.

A2.1 & A2.2 All water from roofing to be channeled (100mm pipes) into 15 000L water tank located on western side house to rear of proposed dwelling. The property has a very gentle slope. Overflow from tanks will run in to a 50mm ballast 1x2x0.100m pit entering grassed area.

A2.3 Small silenced generation will be utilized for power generation with future options for solar to be installed.

Effluent treatment and disposal will be installed in accordance with Performance Criteria as outlined in Planning Scheme Policy No 10. Onsite effluent disposal report will be prepared by an appropriate wastewater professional which details the treatment method, will be conducted subject to development approval.

A4.1 Ground water use is proposed at the front of the property greater than 100m away from effluent system or an existing bore.

A6.1 Exterior colours are to be dark 'ironstone' and 'dune' to complement the surrounding rainforest. With colourbond grey corrugated roofing iron.

A6.2 large open windows/doors (60% of front) proposed to let in maximum light/airflow on the north facing wall of proposed dwelling.

A6.3 large (300mm) eaves and high ceiling are designed to allow for maximum shade and airflow within proposed dwelling.

A6.4 generator to be silenced.

A6.5 No excess fuel storage other than tank capacity.

A7.1 no additional landscaping other than maintaining lawn area.

A8.1 site access drive way as marked on site map. 3.6m wide on compact soil with 75mm of road base.

A9.1 Excavation and Fill will not exceed 5% and only required for slab footing considering all erosion control measures.

A11.1 / A 11.2 no further clearing is required.

**Overlays:** All relevant soil testing to take place (Acid sulfate soil overlay code) and Natural Hazards Overlay

A statement about the intensity and scale of the proposed use
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Small scale weekend dwelling with low impact on locality and environment. This development is designed for weekend/holiday living.

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

For companies, contact name

Postal address

Suburb			
State		Postcode	
Country			

Contact phone number

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

@

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?**

**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment    ☐ Code assessment

**Table B**—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- d) What is the level of assessment?
- ☐ Impact assessment    ☐ Code assessment

**Table C**—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule    ☐ Not required

**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☐ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)							
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

**Table E**—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of the premises on which the development is proposed** (indicate square metres)

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**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

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**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

☐ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☐ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

**Table J**

Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☐ No—go to question 12 ☐ Yes

**11. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No  
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☐ No  
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)



**13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager

**14. Applicant's declaration**

☐ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

**Notes for completing this form**

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

**Applicant details**

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

**Question 1**

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

**Question 6**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 11**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

## Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## OFFICE USE ONLY

Date received

Reference numbers

## NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

## QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

# IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)

- 2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☐ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**3. Does the proposed use involve the following?** (Tick all applicable boxes.)

The reuse of existing buildings on the premises	<input type="checkbox"/> No	<input type="checkbox"/> Yes
New building work on the premises	<input type="checkbox"/> No	<input type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input type="checkbox"/> No	<input type="checkbox"/> Yes
New operational work on the premises	<input type="checkbox"/> No	<input type="checkbox"/> Yes

**Mandatory supporting information**

**4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> <li>the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)</li> <li>the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses).</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves reuse of other existing work</b>		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Department of State Development, Infrastructure and Planning

PO Box 15009 City East Qld 4002

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[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

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against a planning scheme  
Version 3.0—1 July 2013

**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

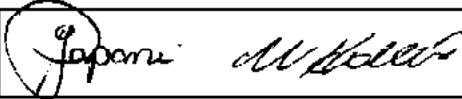
☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	Anne-Marie FAPANI & Warren HOLLIER
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	26.07.13

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

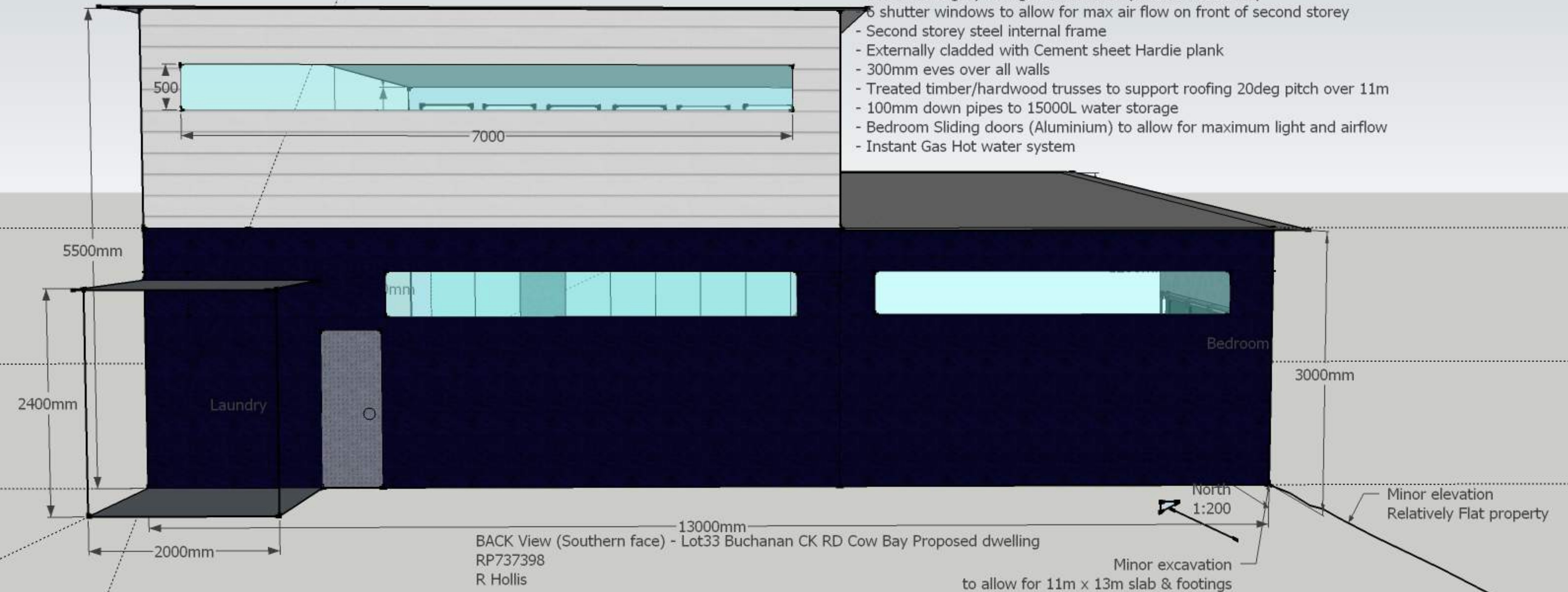
**Table J**

Lot on plan description for strategic port land	Port authority for the lot



Proposed Dwelling: BACK VIEW (Southern face)

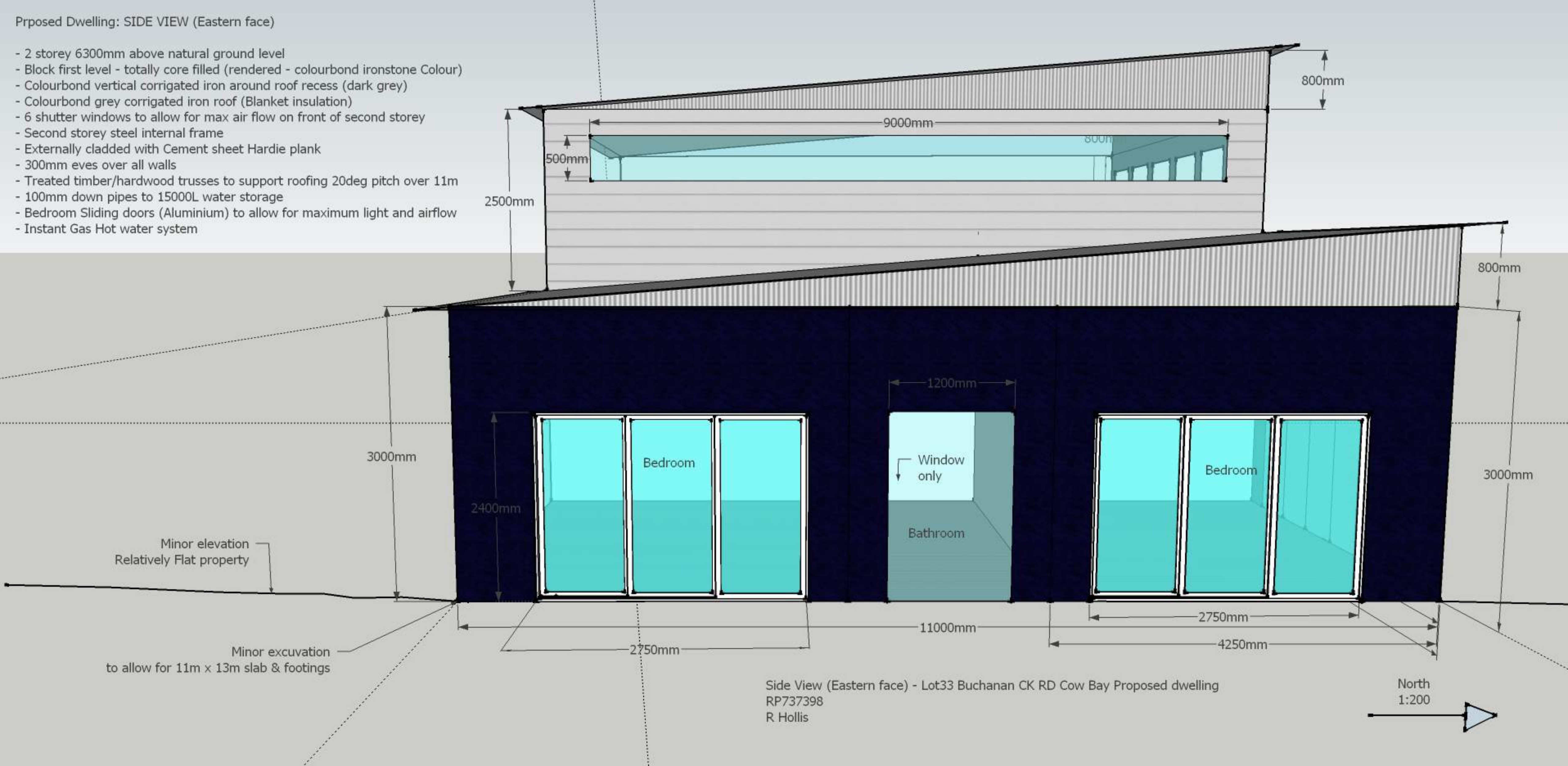
- 2 storey 6300mm above natural ground level
- Block first level - totally core filled (rendered - colourbond ironstone Colour)
- Colourbond vertical corrugated iron around roof recess (dark grey)
- Colourbond grey corrugated iron roof (Blanket insulation)
- 6 shutter windows to allow for max air flow on front of second storey
- Second storey steel internal frame
- Externally clad with Cement sheet Hardie plank
- 300mm eaves over all walls
- Treated timber/hardwood trusses to support roofing 20deg pitch over 11m
- 100mm down pipes to 15000L water storage
- Bedroom Sliding doors (Aluminium) to allow for maximum light and airflow
- Instant Gas Hot water system





Prposed Dwelling: SIDE VIEW (Eastern face)

- 2 storey 6300mm above natural ground level
- Block first level - totally core filled (rendered - colourbond ironstone Colour)
- Colourbond vertical corrugated iron around roof recess (dark grey)
- Colourbond grey corrugated iron roof (Blanket insulation)
- 6 shutter windows to allow for max air flow on front of second storey
- Second storey steel internal frame
- Externally cladled with Cement sheet Hardie plank
- 300mm eaves over all walls
- Treated timber/hardwood trusses to support roofing 20deg pitch over 11m
- 100mm down pipes to 15000L water storage
- Bedroom Sliding doors (Aluminium) to allow for maximum light and airflow
- Instant Gas Hot water system

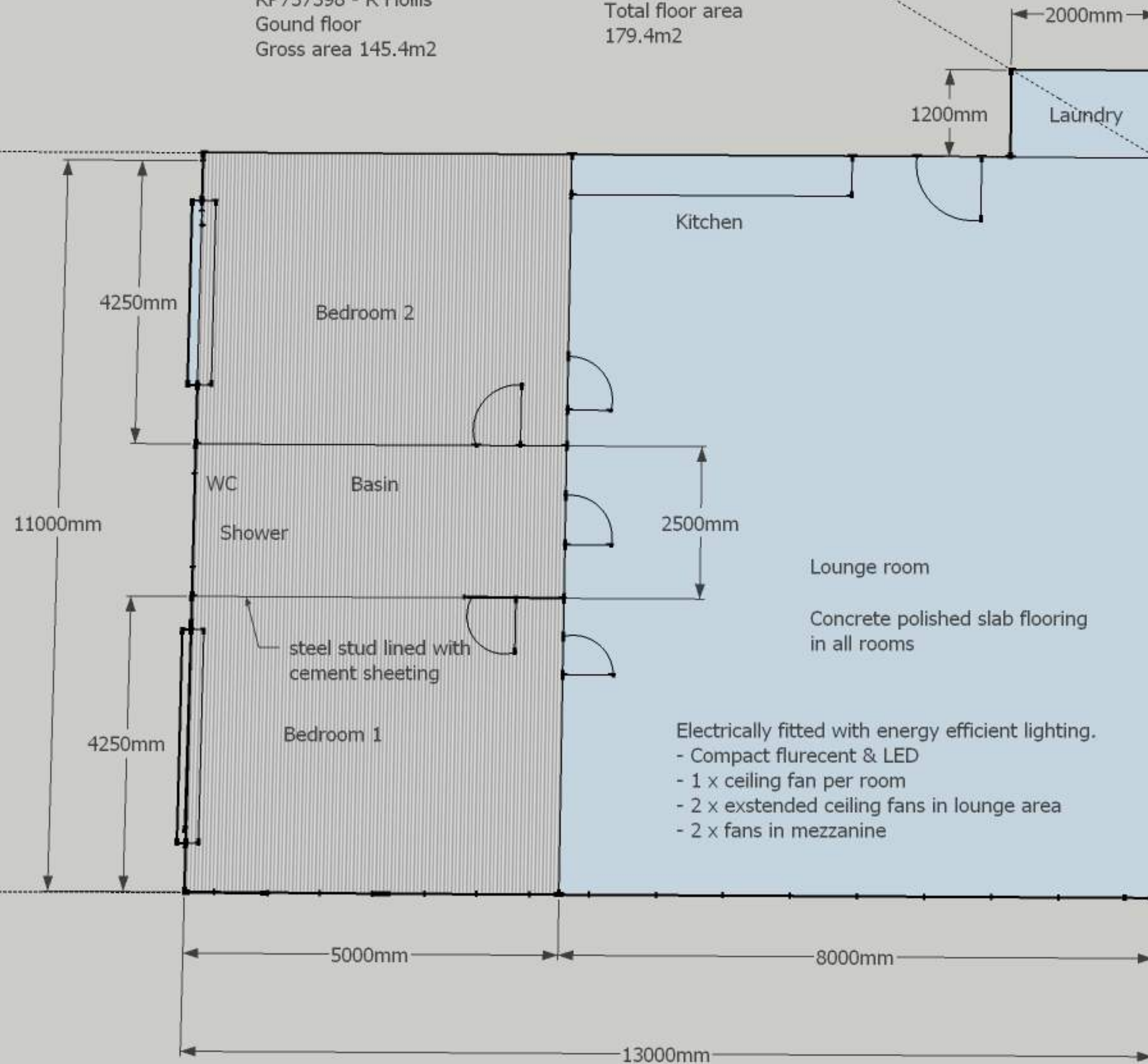


Side View (Eastern face) - Lot33 Buchanan CK RD Cow Bay Proposed dwelling  
RP737398  
R Hollis

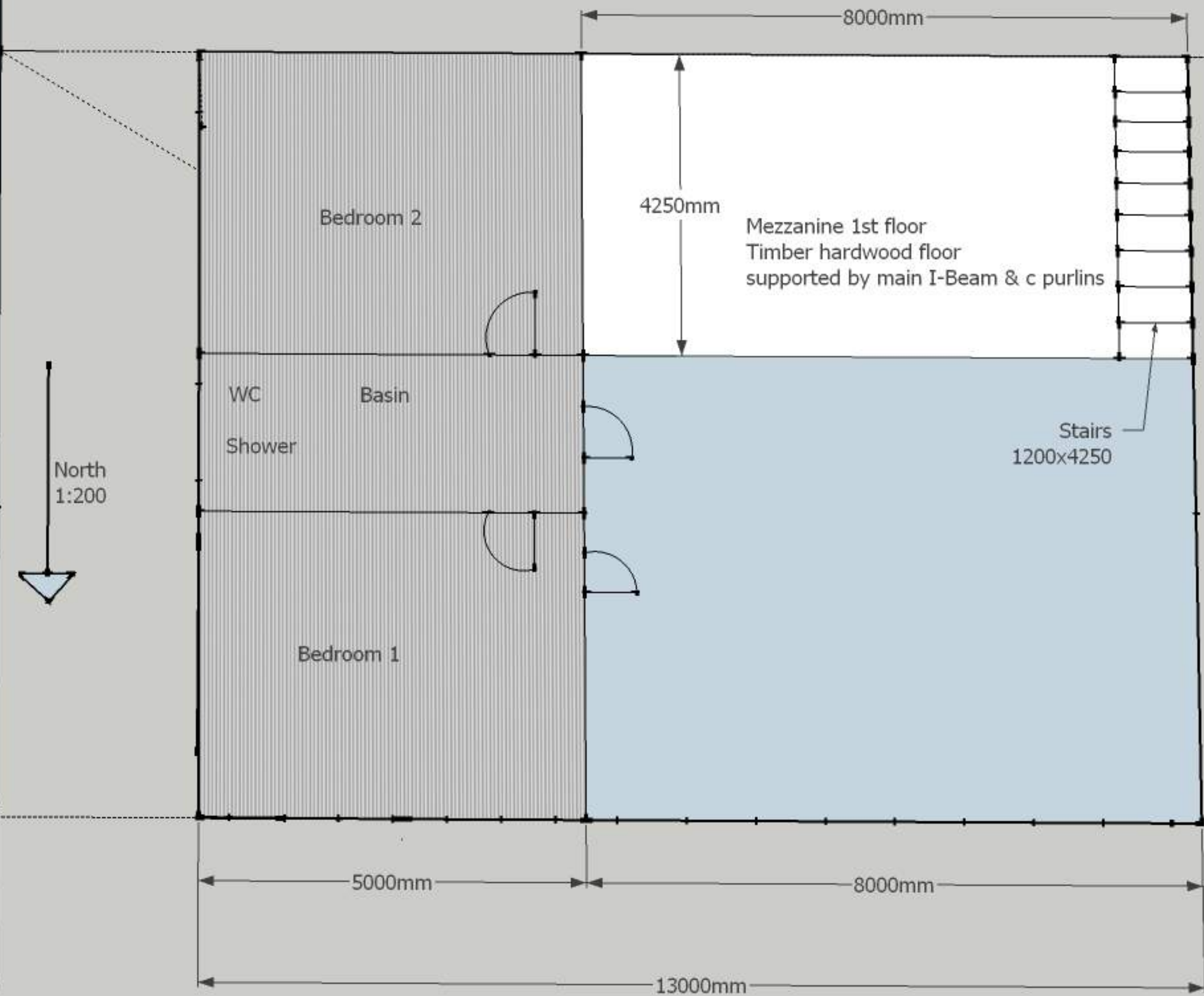


Floor Plan LOT 33 Buchanan CK RD - Proposed Dwelling  
RP737398 - R Hollis  
Ground floor  
Gross area 145.4m<sup>2</sup>

Total floor area  
179.4m<sup>2</sup>



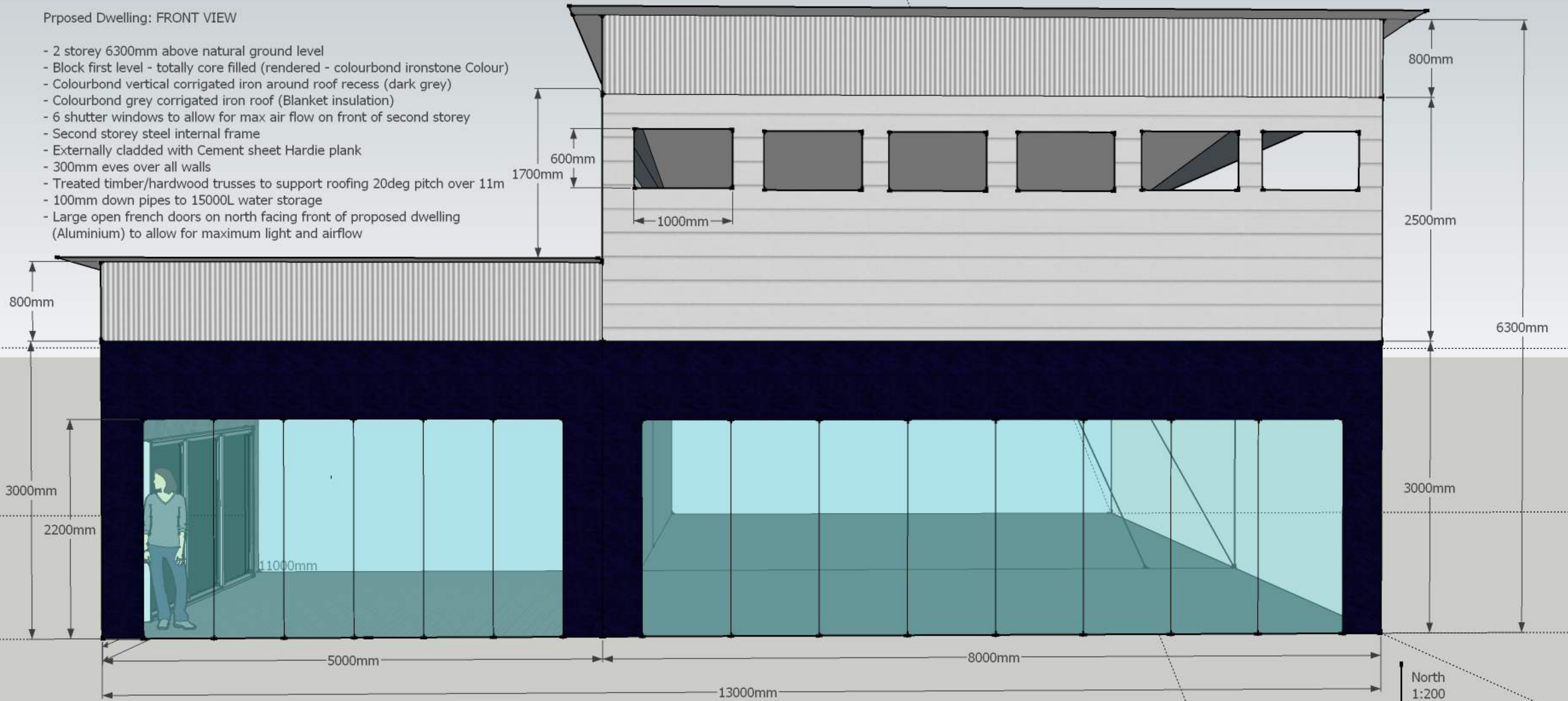
Floor Plan LOT 33 Buchan CK RD  
RP737398  
1st floor Mezzanine 2nd storey Internally lined with cement sheeting  
2nd story steel frame.  
Gross area 34m<sup>2</sup>





# Prposed Dwelling: FRONT VIEW

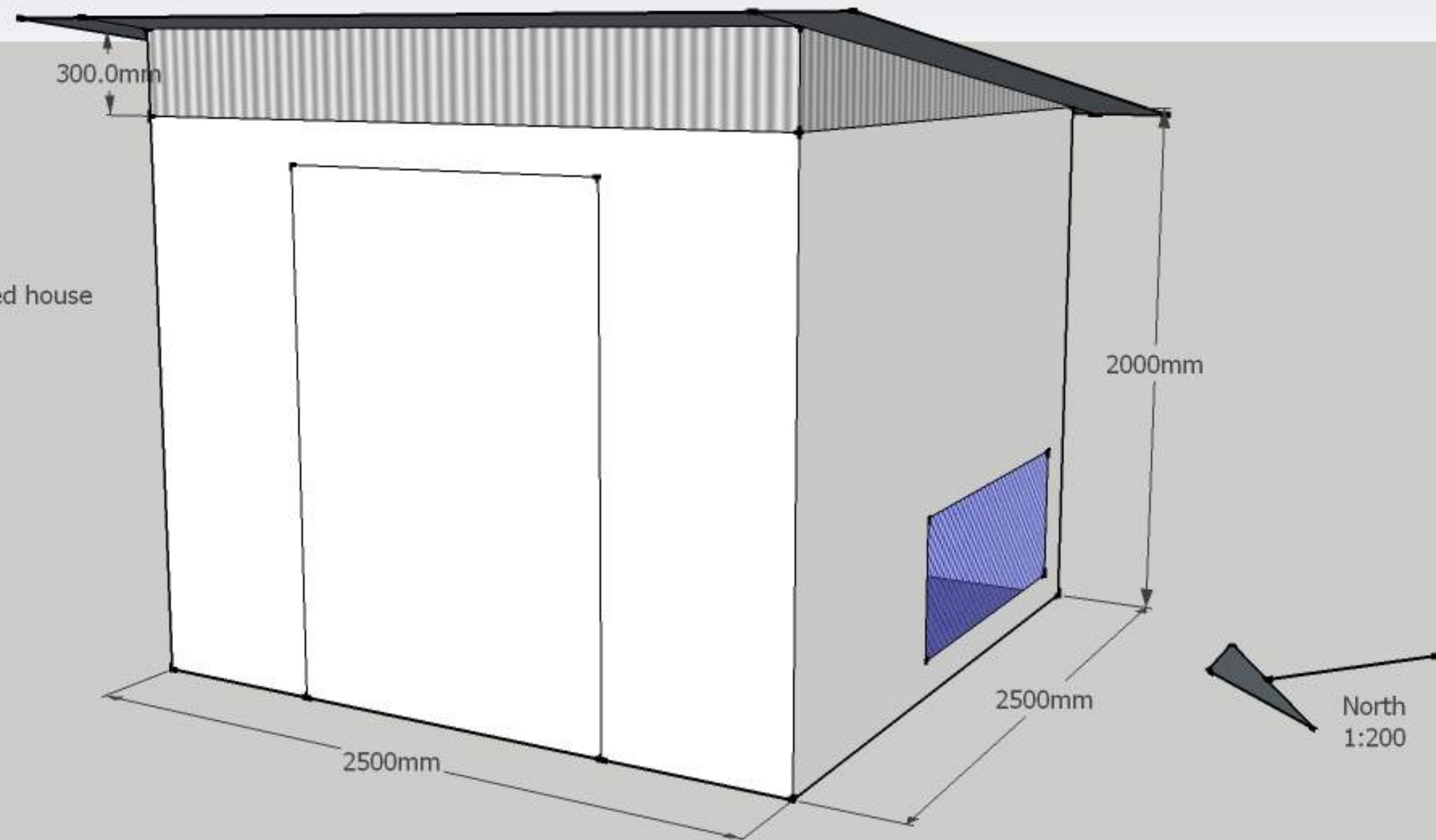
- 2 storey 6300mm above natural ground level
- Block first level - totally core filled (rendered - colourbond ironstone Colour)
- Colourbond vertical corrugated iron around roof recess (dark grey)
- Colourbond grey corrugated iron roof (Blanket insulation)
- 6 shutter windows to allow for max air flow on front of second storey
- Second storey steel internal frame
- Externally cladled with Cement sheet Hardie plank
- 300mm eaves over all walls
- Treated timber/hardwood trusses to support roofing 20deg pitch over 11m
- 100mm down pipes to 15000L water storage
- Large open french doors on north facing front of proposed dwelling (Aluminium) to allow for maximum light and airflow



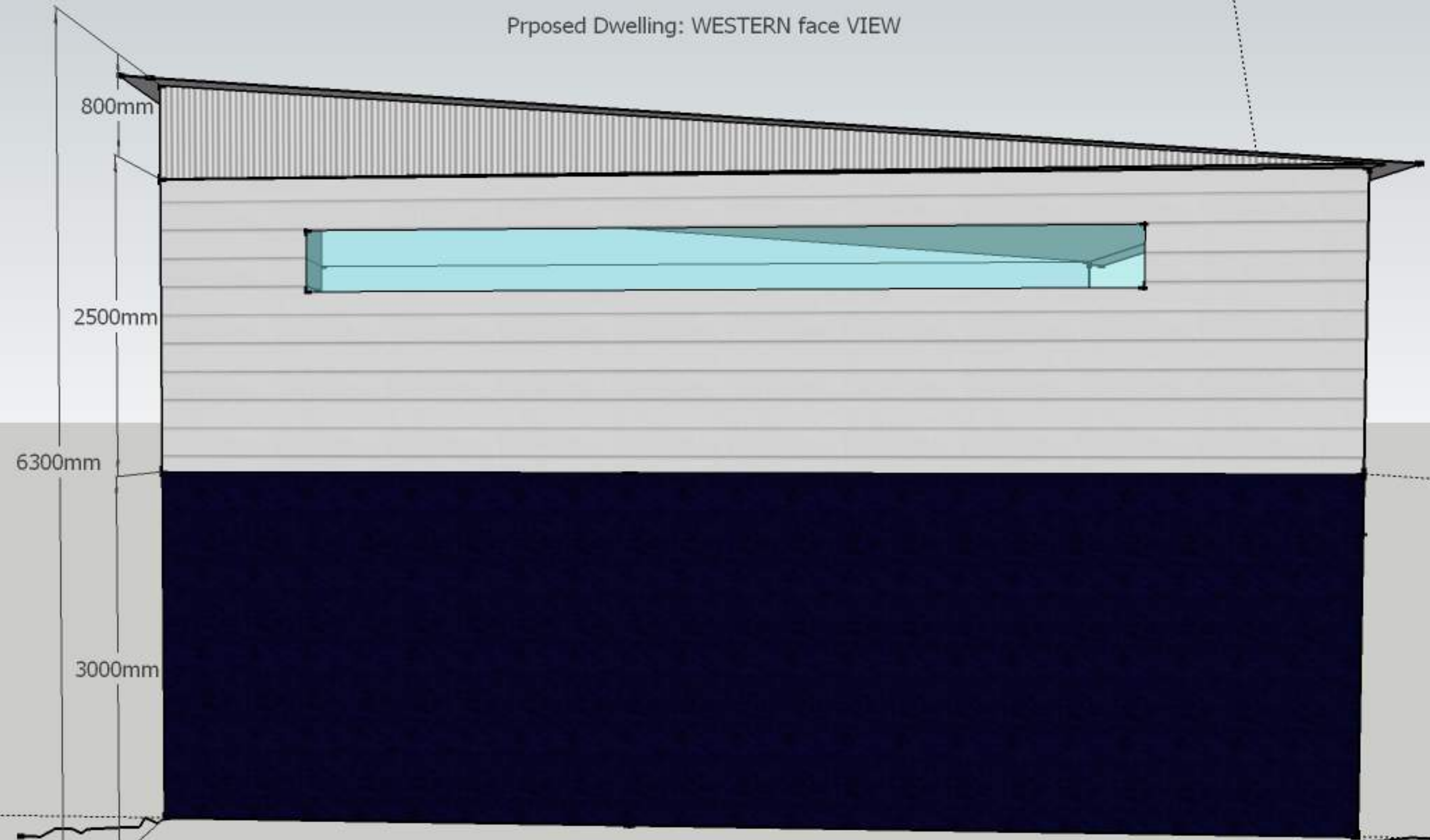
Front View - Lot33 Buchanan CK RD Cow Bay Proposed dwelling  
RP737398  
R Hollis

Proposed generator shed:  
Lot33 Buchanan CK RD Cow Bay  
RHOLLIS

- core filled block
- 200mm concrete slab
- acoustic insulated roof
- side ventilation (in/out)
- same colours scheme as proposed house
- 300mm eaves
- colourbond corrugated iron roof
- gross floor area 6.25m<sup>2</sup>



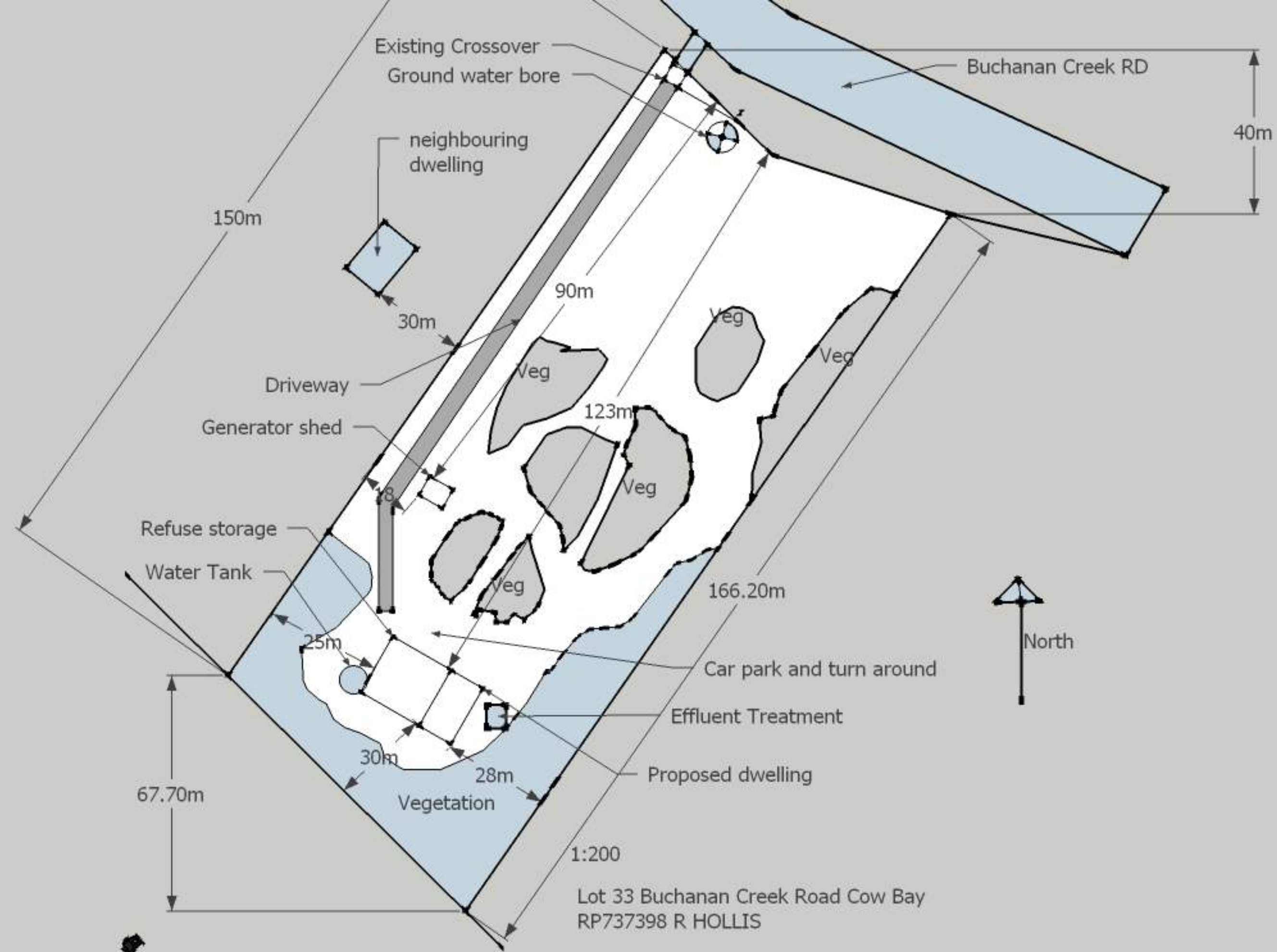
Prposed Dwelling: WESTERN face VIEW

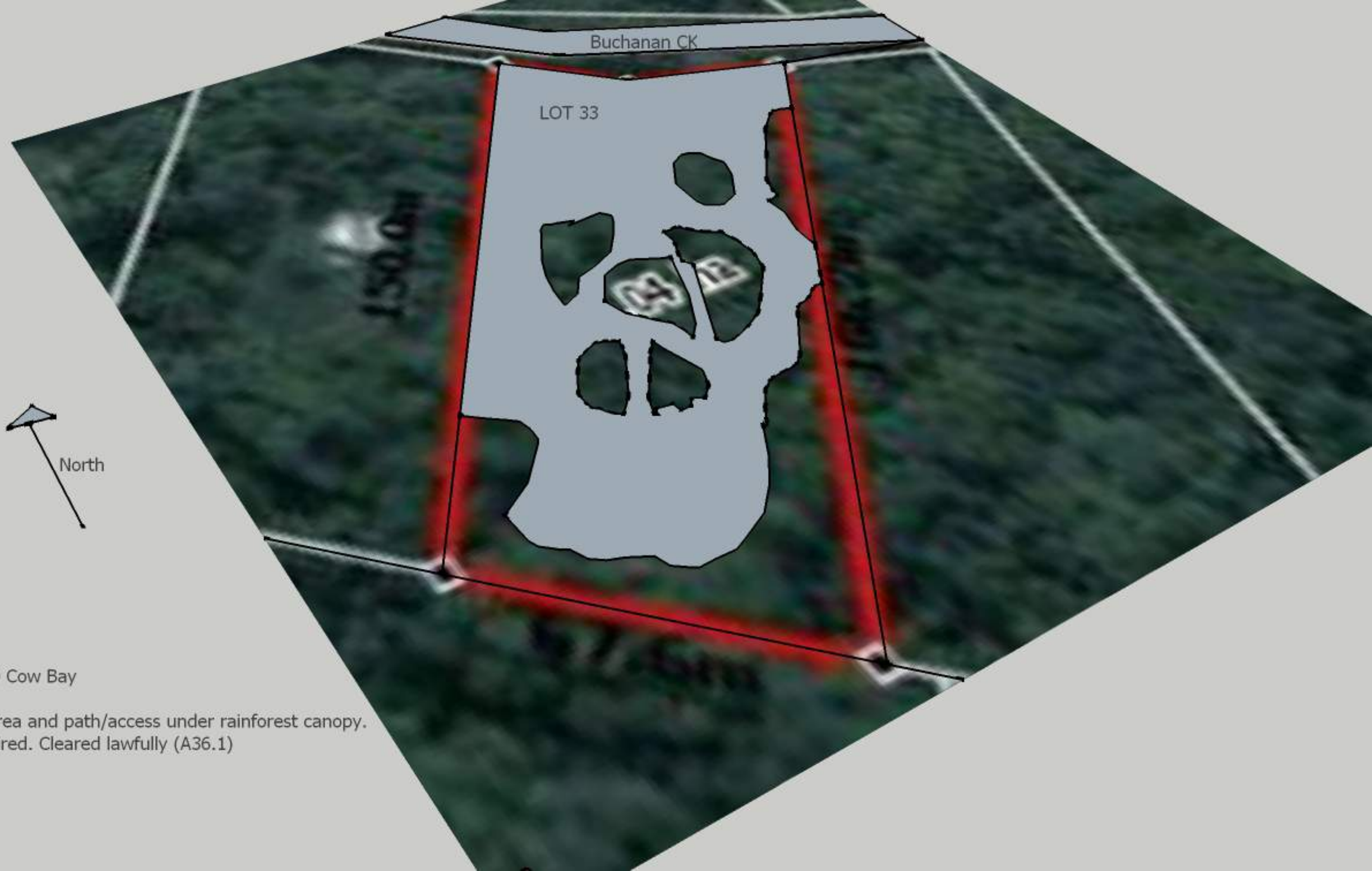


WESTERN Face View - Lot33 Buchanan CK RD Cow Bay Proposed dwelling  
RP737398  
R Hollis

North  
1:200

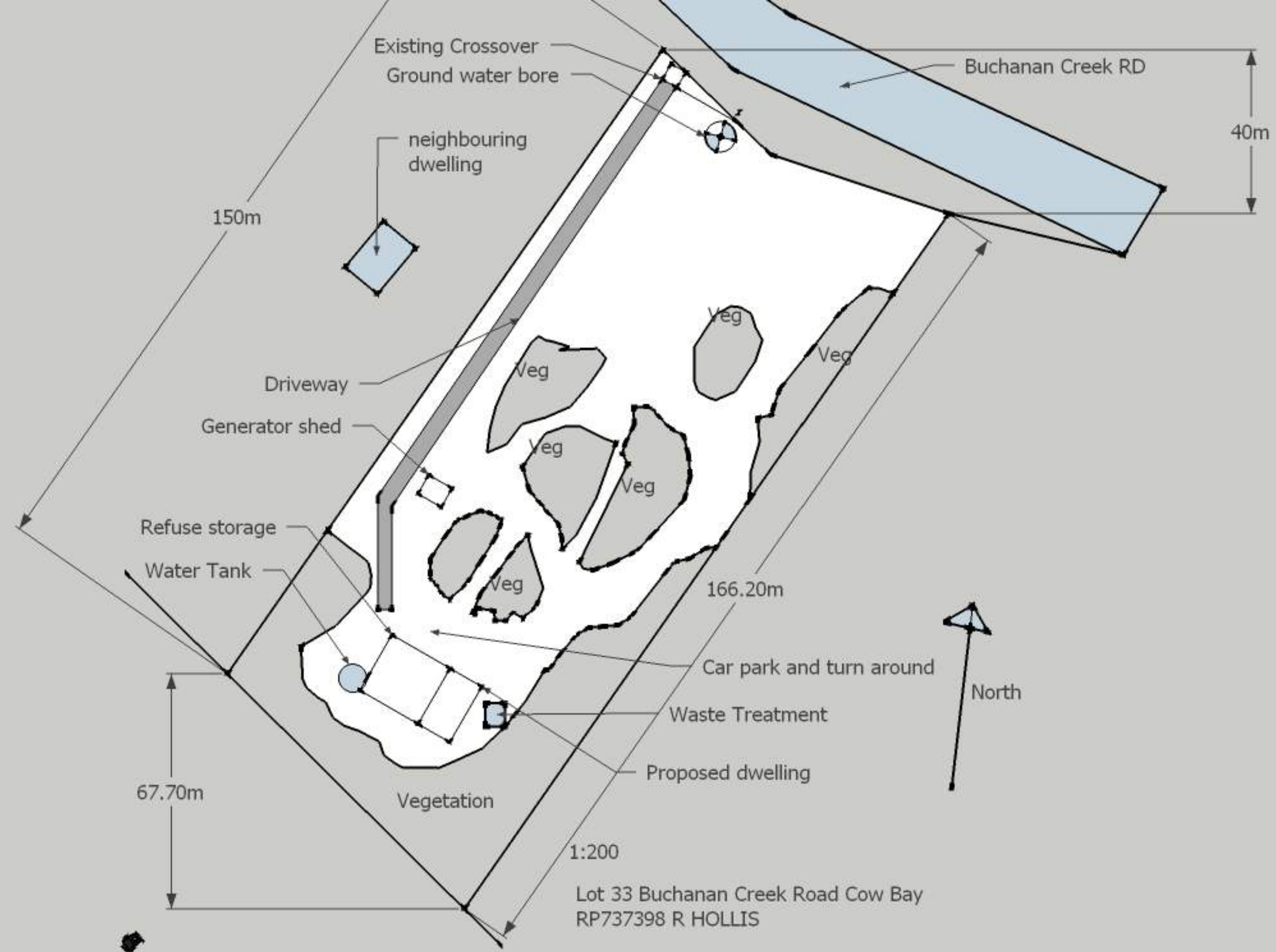






Existing Site Plan:  
Vegetation  
LOT 33 Buchanan Ck RD Cow Bay  
RP737398  
Grey indicates cleared area and path/access under rainforest canopy.  
No further clearing required. Cleared lawfully (A36.1)







**ENQUIRIES:** Danny Favier  
**PHONE:** (07) 4099 9457  
**YOUR REF:**  
**OUR REF:** 8/20/2 (#4049281)

24 July 2013

D Hollis  
 Lot 33 Buchanan Creek Road  
 COW BAY QLD 4873

Dear Mr. Hollis,

**PRELODGE MENT 'WITHOUT PREJUDICE' ENQUIRY – PROPOSED HOUSE AT  
 BUCHANAN CREEK ROAD, COW BAY – LOT 33 ON RP737398**

I refer to your prelodgement enquiry submitted to Council 22 July 2013 and provide the following information for your assistance.

**Development Proposal**

It is noted that your enquiry related to seeking information on any planning scheme restrictions for the development of the above described site for the purpose of a House.

Under the Douglas Shire Planning Scheme 2008 the proposed use is defined as a House and the site is situated within a Rainforest Conservation Precinct of the Settlement Areas North of the Daintree River Locality. The Table of Assessment for the Settlement Areas North of the Daintree River Locality identifies a House as Impact (Inconsistent) development unless compliant with either A23.1, A27.1 or A36.1 of the Locality Code and then Code Assessable.

**Planning Scheme Requirements**

Douglas Shire Planning Locality		Code Applicability
Locality	Settlement Areas North of the Daintree River Locality	✓
Planning Area	Rainforest Conservation Precinct	✓
Overlays	Acid Sulfate Soils Overlay Code	✓
	Cultural Heritage and Valuable Sites Overlay Code	X
	Natural Hazards Overlay Code	✓
Defined Use	House Land Use Code	✓
General Codes	Design and Siting of Advertising Devices General Code	X
	Filling and Excavation General Code	✓
	Landscaping General Code	✓
	Natural Areas and Scenic Amenity General Code	✓
	Vehicle Parking and Access General Code	✓
	Sustainable Development General Code	X
	Vegetation Management Code	✓

**Planning Officer Comment**

As noted above, a House is Impact (Inconsistent) development in the Rainforest Conservation Precinct Planning Area. Impact (Inconsistent) development is in most instances not supported at officer level. Furthermore, the subject site is listed as 'undeveloped' on the Daintree Development Register.

For all correspondence:  
 PO Box 359 Cairns Q 4870  
[www.cairns.qld.gov.au](http://www.cairns.qld.gov.au)  
[council@cairns.qld.gov.au](mailto:council@cairns.qld.gov.au)

Council Chambers  
 119-145 Spence Street, Cairns Q 4870  
 P: 07 4044 3044 | F: 07 4044 3022

Mossman Administration Centre  
 64-66 Front Street, Mossman Q 4873  
 P: 07 4099 9444 | F: 07 4098 2902





However, on review of the property file it was found that the property was previously inspected by a Council Environmental Officer on the 30 October 2008. It was reported that the 1998 and the 2004 aerial photos clearly indicated a cleared area onsite covered in Guinea Grass. The clearing was inspected in 2008 and was found to be generally the same size and shape as the earlier aerial photos. It was determined at the time that this area was lawfully cleared prior to Local Law No. 56 (Vegetation Management) coming into force.

That said, it is reasonable to conclude that the lot should be listed as 'developed' under Daintree Development Register. A report on this subject was submitted to the General Manager Planning and Environment on 15 October 2008 with recommendation that the subject site is listed as 'developed'. However, it is believed that this has not occurred to date due to clerical error.

Council Officers are of the view that the subject lot meets the Acceptable Solution A36.1 of the Settlement Areas North of the Daintree River Locality Code and therefore an application for a House over the subject lot would be Code Assessable and not Impact (Inconsistent).

### **Development Approvals Required**

A Code Assessable development application for Material Change of Use for a House will be required for the proposal. The current development application fee for the proposed development is \$277. The fee must be accompanied by the Integrated Development Assessment System (IDAS) forms listed below, which are able to be downloaded from the Department of Local Government and Planning (DLGP) website at <http://www.dsdlp.qld.gov.au/forms-templates/sara-idas-forms.html>

- IDAS Form 1 – Application Details
- IDAS Form 5 – Material Change of use assessable against a planning scheme

The application for Material Change of Use must include a report fully detailing the nature of the proposal, including supporting information to address the above issues as well as the mandatory supporting information outlined in IDAS Form 5 – Material Change of Use assessable against a Planning Scheme. The plans of the proposed development must illustrate the following:

- A site plan showing the location of all existing and proposed buildings / structures, vegetation and slope; and
- Location of all access driveways and on-site car parking spaces; and
- Floor plans and all elevations showing gross floor areas.

The report accompanying any development application must include a description of compliance with Planning Scheme Codes, which are identified on the table on the previous page.

### **Other**

Douglas Shire Planning Scheme is available by accessing Council's website located at [www.cairns.qld.gov.au](http://www.cairns.qld.gov.au). The applicable Codes referred to in this letter are available from the Douglas Shire Planning Scheme webpage.

The above information is offered in the context of providing open and frank without prejudice comment from Council Officers in relation to the proposed development. The determination of any future application is a matter for Council following detailed assessment of the

application. For further information, please contact Danny Favier on (07) 4044 3558 from Council's Development Services Team.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Boyd', written in a cursive style.

Graham Boyd  
**Manager Development and Regulatory Assessment**



















Smart eDA ID: **1374711208104** , Your Reference ID: **8/7/2774**

## Application Summary

### Details

**Created:** July 25, 2013**Applicant:****Type of application:**

### Locations

**RP737398**  
**33 BUCHANAN CREEK RD, COW BAY 4873**  
Unrecognised lot number  
Cairns Regional Council  
Total 1 location / 0.0 hectares

### Interested parties

Party / Role	Lodged / Referred at	Reference #
<b>Rae Anne Hollis</b> <a href="#">Applicant</a>		
<b>Cairns Regional Council</b> <a href="#">Assessment Manager</a>	July 27, 2013	8/7/2774

- Material change of use assessable under the planning scheme

### IDAS forms

Name	Status	Last Modified
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### Other information

Description/From	Date
<b>Proposed Dwelling Site</b> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:41:20
<b>Existing Crossover access</b> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:40:56
<b>Existing Clearing 3</b> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:40:27



Description/From	Date
<b>Existing Clearing 2</b> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:40:05
<b>Existing Clearing 1</b> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:39:49
<b>Building Envelope Plan/s</b> <i>Proposed Generator Dwelling</i> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 10:21:51
<b>Acknowledgement Notice</b> <i>IDAS Form 1</i> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 09:52:24
<b>Building Envelope Plan/s</b> <i>Site Plan Existing Veg</i> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 09:31:36
<b>Building Envelope Plan/s</b> <i>Site Plan Distance from Boundary</i> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 09:29:55
<b>Building Envelope Plan/s</b> <i>Site Plan Proposed Dwelling</i> <a href="#">Applicant</a> Rae Anne Hollis	27 Jul 2013 09:28:54
<b>CRC Letter</b> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:58:33
<b>Building Envelope Plan/s</b> <i>Proposed Western Side View</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:55:33
<b>Building Envelope Plan/s</b> <i>Proposed Back View</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:54:21
<b>Building Envelope Plan/s</b> <i>Proposed Eastern Side View</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:53:06
<b>Building Envelope Plan/s</b> <i>Proposed Front View</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:51:09
<b>Building Envelope Plan/s</b> <i>Proposed Floor Plan</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:49:56
<b>Acknowledgement Notice</b> <i>Form 5 Mandatory Supporting Info</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:48:02
<b>Acknowledgement Notice</b> <i>IDAS Form 5</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:45:01
<b>Acknowledgement Notice</b> <i>IDAS Form1Q6 table f signature scanned</i> <a href="#">Applicant</a> Rae Anne Hollis	26 Jul 2013 22:44:31



