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19 December 2014

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

Attention: Planning Services

DOUGLAS SHIRE COUNCIL Received	
File Name	MCUC605/2014
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23 DEC 2014	
Attention	SKA orig ✓
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Dear Sir/Madam

40.2014.605.1

**DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT  
MATERIAL CHANGE OF USE FOR A HOUSE  
161 WATTLE CLOSE, COW BAY – LOT 161 ON RP738167**

We act on behalf of the applicant, the Australian Rainforest Foundation in relation to the abovementioned matter.

On behalf of the applicant we now submit to Douglas Shire Council an application seeking a Development Permit for a Material Change of Use for a House on land located at 161 Wattle Close, Cow Bay and properly described as Lot 161 on RP738167.

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

Attachment A: IDAS Forms 1 and 7;  
Attachment B: Certificate of Title;  
Attachment C: SmartMap and Registered Survey Plan; and  
Attachment D: Plans of Development – Building Envelope Plan & House Plan.

**THE SITE**

**PROPERTY DESCRIPTION**

Property Address: 161 Wattle Close, Cow Bay  
Property Description: Lot 161 on RP738167  
Area: 1.26 hectares  
Planning Area: Conservation Planning Area and Rainforest Residential Precinct

The Certificate of Title, included at *Attachment B* confirms that the Australian Rainforest Foundation is the registered owner of the subject land. The Certificate of Title also confirms that the subject land is not encumbered by any easements.

A current SmartMap is included at *Attachment C*, which identifies the allotment configuration and the location of the abovementioned easements. The registered Survey Plan is also included at *Attachment C* to show the dimensions of the subject land.

**SITE CHARACTERISTICS**

The subject land parcel is regular in shape and encompasses a total site area of approximately 1.26 hectares. The site has frontage to Wattle Close, direct vehicle access to the land is from Wattle Close.



The land does not contain any existing structures. As identified in Figure 1, below, the subject land is heavily vegetated.



Figure 1: Satellite Image of the Subject Land (source – Google Earth December 2014, image date 13-06-2011)

#### SURROUNDING AREA

The site is located in the community of Cow Bay, which generally comprises large allotments, with many of these containing houses and associated structures. The subject site is located approximately four kilometres from Cape Tribulation Road.

#### PROPOSAL

Approval of the Development Application will authorise a Development Permit for a Material Change of Use for a House on the subject land.

Enclosed at *Attachment D* is the Building Envelope Plan showing the intended location of the House and any other associated structures. As identified on the plan, the Building Envelope is setback approximately 60 metres from the road. The Building Envelope is also setback 10 metres from the side boundaries to ensure that the House will be appropriately screened from view of adjoining properties.

The design of the proposed House is shown on the plan, also included at *Attachment D*. As identified on the plan the proposed House has ground level carport, laundry and storage with living area located above this in a split level design. The proposed House include large decks, with the largest being covered to allow year round utilisation. It is considered that the proposed House design is appropriate for the tropical environment in which it is located.

#### DOUGLAS SHIRE PLANNING SCHEME

Under the Douglas Shire Planning Scheme the site is included in the Conservation Planning Area and more specifically within the Rainforest Residential Precinct. The Assessment Table for Settlement Areas North of the Daintree River Locality identifies that an application for a Material Change of Use for a House is Code Assessable. The Table of Assessment also identifies that assessment against the following codes is applicable:

- Settlement Areas North of the Daintree River Locality Code;

- Conservation Planning Area Code;
- House Code;
- Filling and Excavation Code;
- Landscaping Code; and
- Vehicle Parking and Access Code.

All aspects of the proposed development are considered to be generally consistent with the relevant acceptable measures and/or performance criteria of each of the applicable codes identified above. An assessment against the applicable codes is provided below:

#### **SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY CODE**

The purpose of the Settlement Areas North of the Daintree River Locality Code includes, but is not limited to protecting the values of the WTHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values. Furthermore, the Code also seeks to ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area.

The proposed House is of a design which is in keeping with the surrounding environment and the unique character of the locality. The House will be connected to all required on-site infrastructure services, including rainwater tank/s, on-site waste water disposal system and an energy efficient power supply. The water storage tanks will be of sufficient capacity to service the proposed House, as well as provide water for fire fighting purposes. These structures should be located within the defined Building Envelope, to keep vegetation clearing to a minimum to protect the environmental values of the site. The access driveway will be designed in accordance with the requirements of the FNQROC Development Manual and will be maintained accordingly.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the Settlement Areas North of the Daintree River Locality Code.

#### **CONSERVATION PLANNING AREA CODE**

The purpose of the Conservation Planning Area, includes, but is not limited to ensuring the protection of biological diversity, ecological integrity and Scenic Amenity. Furthermore, the Code seeks to ensure that any use of land in private ownership in the Planning Area does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area.

The proposed House will be located within the confines of the Building Envelope as shown on the Building Envelope Plan. As identified on the plan, the Building Envelope is setback approximately 60 metres from the road. The Building Envelope is also setback 10 metres from the side boundaries to ensure that the House will be appropriately screened from view of adjoining properties.

The design of the House and the construction materials, finishes and colours will ensure that the House complements the surrounding environment. The driveway and any car parking areas will be constructed and maintained to follow the natural contours of the site.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the Conservation Planning Area Code.

#### **HOUSE CODE**

The purpose of the House Code, includes but is not limited to ensuring that houses and ancillary facilities are compatible with and complementary to surrounding development and that houses do not adversely impact on the natural environment.

It is proposed to develop the subject land for the purposes of a single dwelling house. The proposed House is of a design that is complementary to the surrounding environment. Adequate on-site car parking is provided, with covered car parking proposed as part of the dwelling.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the House Code.

#### **FILLING AND EXCAVATION CODE**

The purpose of the Excavation and Filling Code is to ensure that development does not affect visual/scenic amenity values of the Shire; cause flooding and drainage problems; impact upon the environment of an area; cause land instability; or adversely impact upon utility services.

The proposed development does not intend to modify existing land contours by undertaking any significant excavation or filling, therefore, there shouldn't be any adverse impact on site stability, erosion potential or visual amenity of the site or the surrounding area. Overland stormwater drainage flows currently present over the site will not be altered in this instance.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the Filling and Excavation Code.

#### **LANDSCAPING CODE**

The purpose of the Landscaping Code, includes, but is not limited to ensuring that any new landscaping incorporates plants which encourage Biodiversity and that existing vegetation on Site is retained, protected during works and integrated with the built environment.

A significant proportion of the existing vegetation will be retained on site as it is only intended to remove vegetation within the building envelope and for the access driveway. Any landscaping that is implemented will incorporate plants which are consistent with the existing landscape character of the area and native vegetation existing on the site.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the Landscaping Code.

#### **VEHICLE PARKING AND ACCESS CODE**

The purpose of the Vehicle Parking and Access Code includes, but is not limited to ensuring that sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on the Site.

Adequate on-site car parking is provided for the House, with covered car parking proposed as part of the dwelling. The access driveway will be designed in accordance with the requirements of the FNQROC Development Manual and will be maintained accordingly.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable solutions and performance criteria of the Vehicle Parking and Access Code.

### **LEGISLATIVE FRAMEWORK – SUSTAINABLE PLANNING ACT 2009**

The *Sustainable Planning Act 2009* (SPA) forms the foundation of Queensland's planning and development assessment legislation. The purpose of SPA is to balance community well-being, economic development and the protection of the natural environment by providing a framework for managing growth and change within the State.

SPA imposes requirements on state and local government through the Integrated Development Assessment System (IDAS). IDAS aims to co-ordinate and integrate the assessment and conditioning powers of government agencies responsible for administering a range of legislation dealing with development approvals.

#### **ASSESSMENT MANAGER**

In accordance with Schedule 6, Table 1, Item 1 of the *Sustainable Planning Regulation 2009* Douglas Shire Council is the assessment manager for the development application.

Douglas Shire Council's jurisdiction is limited to that stated in section 313 of the *Sustainable Planning Act 2009*.



**REFERRAL AGENCIES**

The Integrated Development Assessment Process incorporates a referral process, established through the *Sustainable Planning Regulation 2009* enabling relevant state agencies to have input in the assessment process. Schedule 7 of the *Sustainable Planning Regulation 2009* outlines the triggers for the referral of the development application to other agencies.

A review of the proposal against Schedule 7 of the *Sustainable Planning Regulation 2009* confirms that this application does not trigger referral.

**CONCLUSION**

This report forms part of the development application, which seeks a Development Permit for a Material Change of Use for a House on land located at 161 Wattle Close, Cow Bay and properly described as Lot 161 on RP738167.

An assessment of the proposal against the relevant provisions of the Douglas Shire Planning Scheme has been undertaken. It is considered that the proposal is generally consistent with the planning scheme's intent for the site, while complementing the pattern of development located in adjoining areas. Site treatments are able to be managed by conditions.

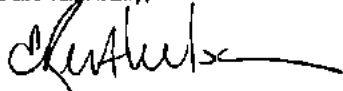
The following conclusions can be drawn from the above referenced planning aspects of the proposal:

- The proposed House is of a design which is in keeping with the surrounding environment and the unique character of the locality;
- The House will be connected to all required on site infrastructure services, including rainwater tank/s, on-site waste water disposal system and an energy efficient power supply;
- The proposed House is generally consistent with the applicable elements of the Settlement Areas North of the Daintree River Locality Code; the Conservation Planning Area Code; House Code; Filling and Excavation Code; Landscaping Code; and Vehicle Parking and Access Code;
- The proposed development is responsive to all environmental constraints and is expected to have no impact on the landscape character and visual amenity;
- The proposed development does not intend to modify existing land contours over the site;
- The proposal will not have a detrimental impact on the function of the existing and future street and traffic network; and
- The proposed use is of a scale and nature that contributes to the proper and orderly development of the locality.

On balance, the proposed House is considered to be an appropriate response to the site and will be complementary to the surrounding environment. As such, subject to the imposition of reasonable and relevant conditions, we request Council's consent to issue a Development Permit for this development.

We trust that the enclosed documentation is sufficient to allow Council's assessment of the proposed development, however, should you have any further queries or wish to discuss please do not hesitate to contact this office.

Yours faithfully,



**ERIN BERTHELSEN**  
Senior Planner  
Brazier Mott Pty Ltd

## **Attachment A**

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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)

Australian Rainforest Foundation (C/- Brazier Motti)

For companies, contact name

Postal address

PO Box 1185

Suburb Cairns

State QLD

Postcode 4870

Country Australia

Contact phone number

07 4033 2377

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

07 4033 2599

Email address (non-mandatory requirement)

cns.planning

@braziermotti.com.au

Applicant's reference number (non-mandatory requirement)

30666-006-01

**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.)

Material Change of Use for a Dwelling House

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)		161	Wattle Close, Cow Bay	4873	161	RP738167	Douglas
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)

1.26 hectares

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

Vacant Land

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

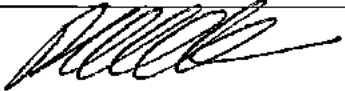
☒ No ☐ Yes—provide details below

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	Australian Rainforest Foundation
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	28-11-2014

**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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (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
Development Application for a Material Change of Use for a House on land located at 161 Wattle Close, Cow Bay	post

**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 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

**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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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)
House	House	1	n/a	n/a

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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New building work on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New operational work on the premises	<input checked="" 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 recommended 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 recommended 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 checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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.

## **Attachment B**

# **CURRENT TITLE SEARCH**

**DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND**

Request No: 20047723

Search Date: 19/12/2014 13:57

**Title Reference: 21189200**

Date Created: 15/11/1982

Previous Title: 20611241

## **REGISTERED OWNER**

Dealing No: 712842449 04/11/2009

AUSTRALIAN RAINFOREST FOUNDATION A.C.N. 073 434 563

## **ESTATE AND LAND**

Estate in Fee Simple

LOT 161 REGISTERED PLAN 738167

County of SOLANDER Parish of ALEXANDRA

Local Government: DOUGLAS

## **EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20198006 (POR 29V)

**ADMINISTRATIVE ADVICES - NIL**

**UNREGISTERED DEALINGS - NIL**

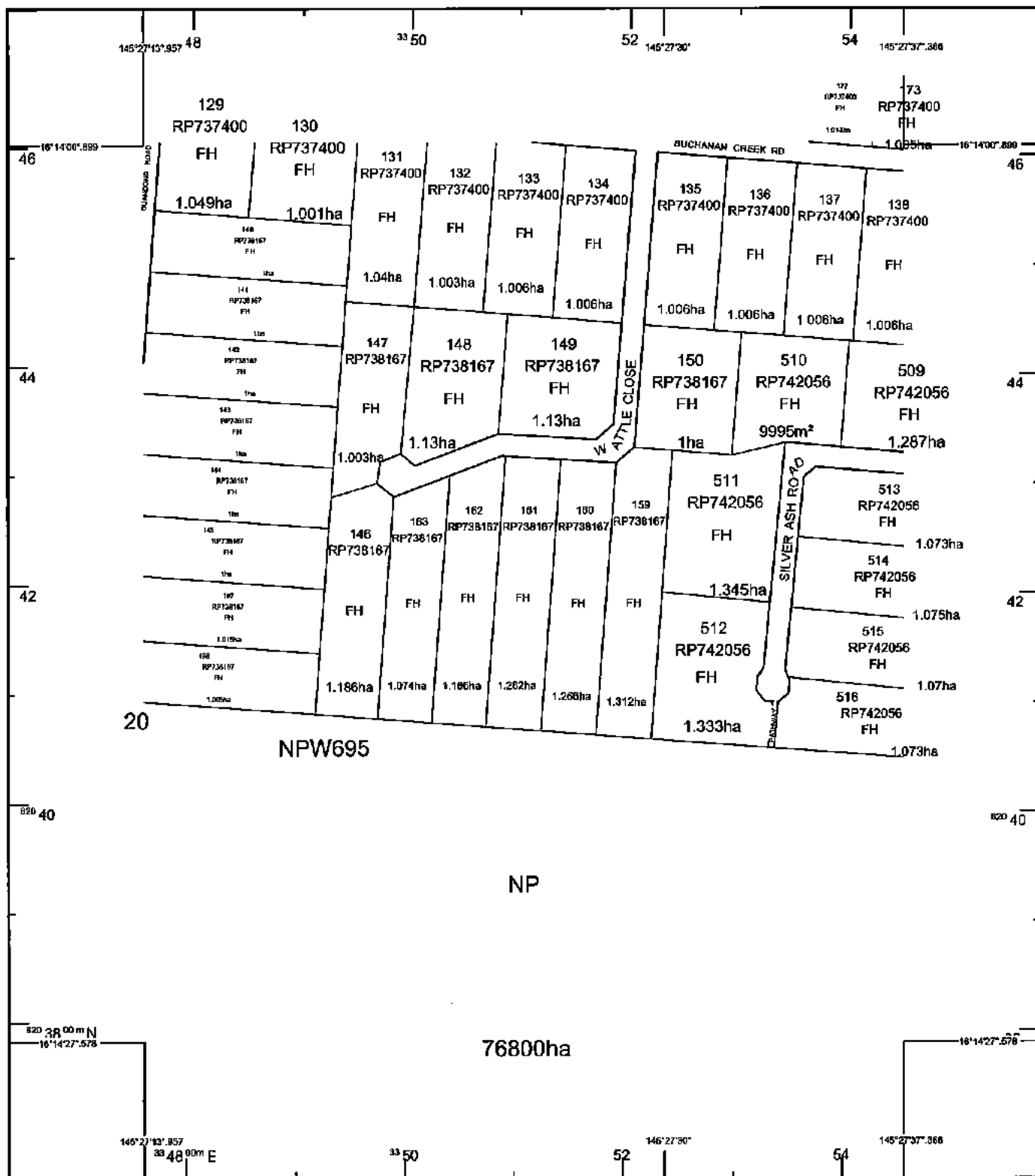
**CERTIFICATE OF TITLE ISSUED - No**

**\*\* End of Current Title Search \*\***

**COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2014]**  
**Requested By: D APPLICATIONS GLOBAL X**



## **Attachment C**



STANDARD MAP NUMBER

7965-12232

MAP WINDOW POSITION & NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 161/RP738167  
Area/Volume 1.252ha  
Tenure FREEHOLD  
Local Government DOUGLAS SHIRE  
Locality COW BAY  
Parish ALEXANDRA  
County SOLANDER  
Segment/Parcel 8851/104

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 11/12/2014

DCDB 10/12/2014

Users of the information recorded in this document (the information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.

For further information on SmartMap products visit <http://dnrm.qld.gov.au/property/mapping/smartmap>

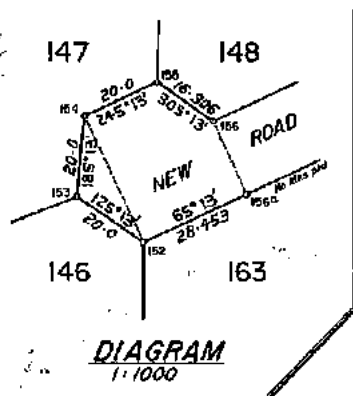
SmartMap

An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base

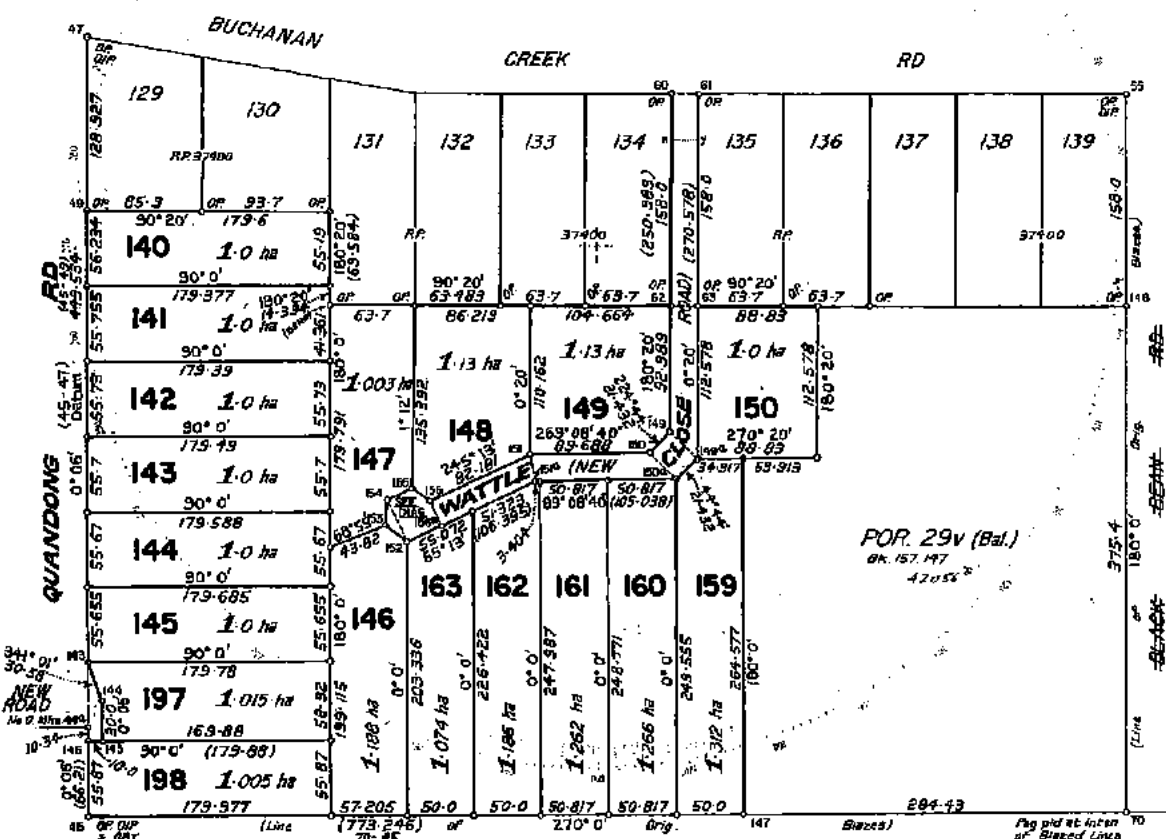


(c) The State of Queensland,  
(Department of Natural  
Resources and Mines) 2014.

TRAVERSES, ETC.		
LINE	BEARING	DIST.
44-43	0° 06'	19.58
60-61	90° 20'	20.0
62-63	" "	" "
143-142	134° 44' 20"	27.995
150-150	" "	" "
151-151	167° 11'	20.444
152-151	335° 13'	31.641
156-156	155° 13'	20.0



REFERENCE MARKS			
STY.	YD.	BEARING	DIST.
45	DIR.	323° 46'	1.58
	ORT.	236° 10'	4.426
47	DIR.	33° 46'	1.0
55	DIR.	90° 20'	(0.806) 10 mm.
149	Pin	134° 44'	1.0
149	Pin	314° 44'	1.0
150	Pin	134° 44'	1.0
150	Pin	314° 44'	1.0
151	Pin	167° 11'	1.0
151	Pin	347° 11'	1.0
152	Pin	65° 13'	1.0
156	Pin	245° 13'	1.0



## CERTIFICATE

I, Peter Stopford  
herby certify that I have surveyed the land comprised in this plan  
personally  
that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 30.6.1982

Date 1.7.1982

Signature of Licensed Surveyor.

Council of the Shire of Douglas certifies  
that all the requirements of this Council, the Local Government Acts of 1936 to 1979 and all By-Laws  
have been complied with and approves this Plan of Subdivision.

Dated this 22nd day of July 1982Mayor or  
ChairmanMayor or  
Shire Clerk

I/We

of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signatures of  
Proprietors

SOUTHBIDGE-DAINTREE HISTORICAL G. BY LD  
175 JURY QUALIFIED ATTORNEY  
GEORGE BUAID (OWNER)

## FOR TITLES OFFICE USE ONLY

Previous Title

ST. N 13960 Vol. 114 p. 10. (190) ... P. 21 v. ... P. 152, 154  
ST. N 13961 Vol. 114 p. 24. (190) ... P. 22 v. ... P. 152, 142

## New C.T. Ref.

(Ref) Sub.	Vol.	Ref.
140	N 13960	187
141	"	188
142	"	189
143	"	190
144	"	191
145	"	192
146	"	193
147	"	194
148	"	195
149	"	196
150	"	197
151	"	198
152	"	199
153	"	200
154	"	201
155	"	202
156	"	203
157	"	204
158	"	205
159	"	206
160	"	207

EX. CT. N 13960 Vol. 114 p. 10. & 24. (190) ... 680m<sup>2</sup> ...  
EX. CT. N 13961 Vol. 114 p. 24. & 25. (190) ... 1040-150, 152-162 ...  
1974 1982-1-225 ha.  
NEW ROAD.

Lodged by

I. SCIACCA  
SONIC-1908  
CAIRNS

## Fees Payable

18/- Postal fee and Postage .....  
12/- Lodgt. Exam. & Ass. ....  
223/- Entd. on Docs. ....  
14/- New Title .....  
16/- Entd. on Deeds .....  
8/- Photo Fee .....  
493/- Total .....  
Short Fees Paid.....

## Received

Registrar of Titles

Journal No.

T 54449

Receipt No.

61258

Jul 26 3 07 PM '82  
RECEIVED  
TITLES

Calc. Bk. No. 122/75  
Examined 28/10/82  
Passed 28/10/82  
Charted 11  
Map Ref.  
P.M.

Particulars entered in Register Book

Vol. 654 Folio 10

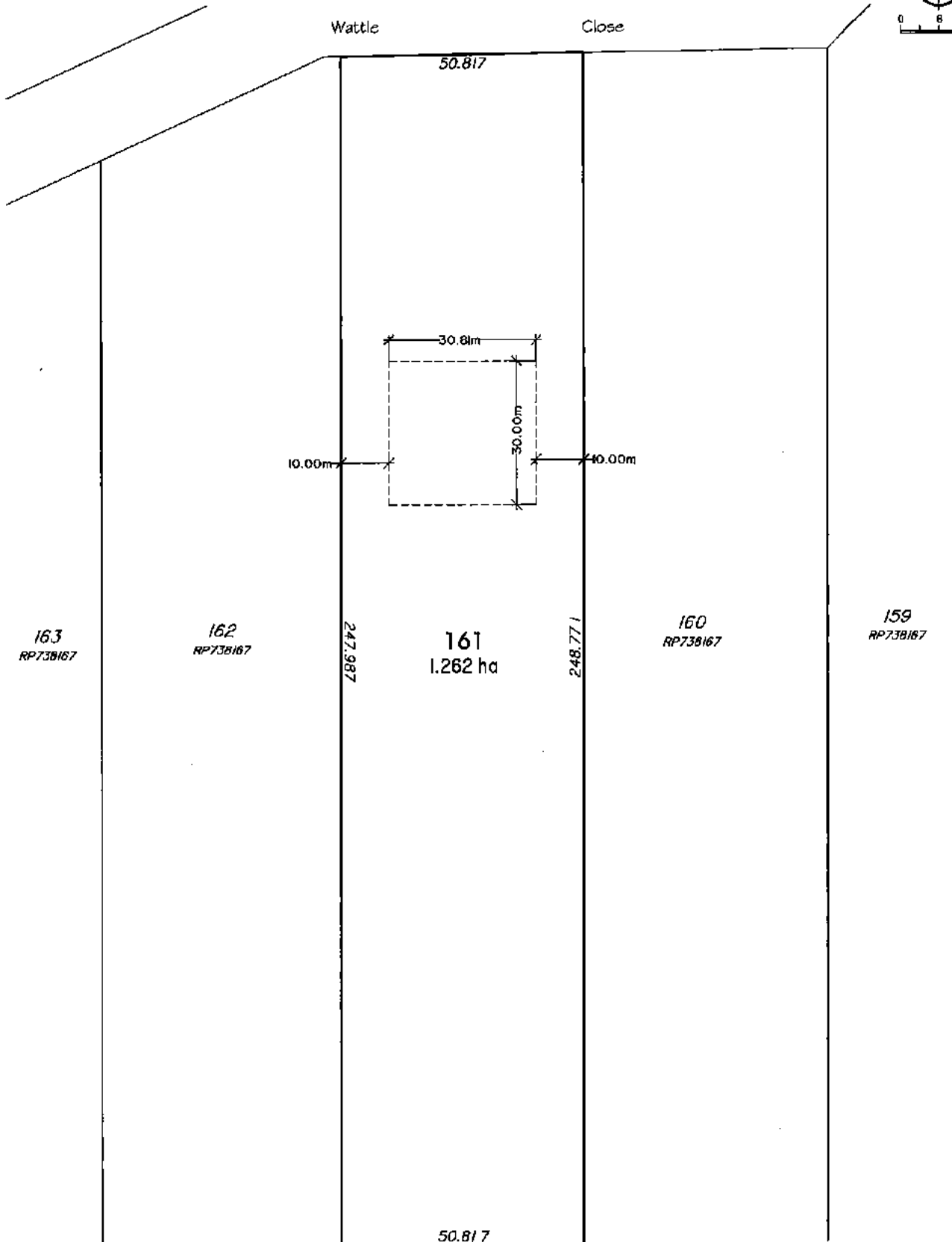
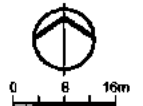
4 NOV 1982  
REGISTRAR OF TITLES

REGISTERED PLAN 738167

## **Attachment D**



Lot 161 on RP738167  
 Parish of Alexandra  
 County of Solander



#### LEGEND

----- Building Setback

#### Note 1:

All other boundary setbacks shall comply with the requirements of the Standard Building Regulation.

#### Note:

1. Final Intended use of allotments is in accordance with the Planning Scheme zoning.
2. Land not affected by Q100.

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



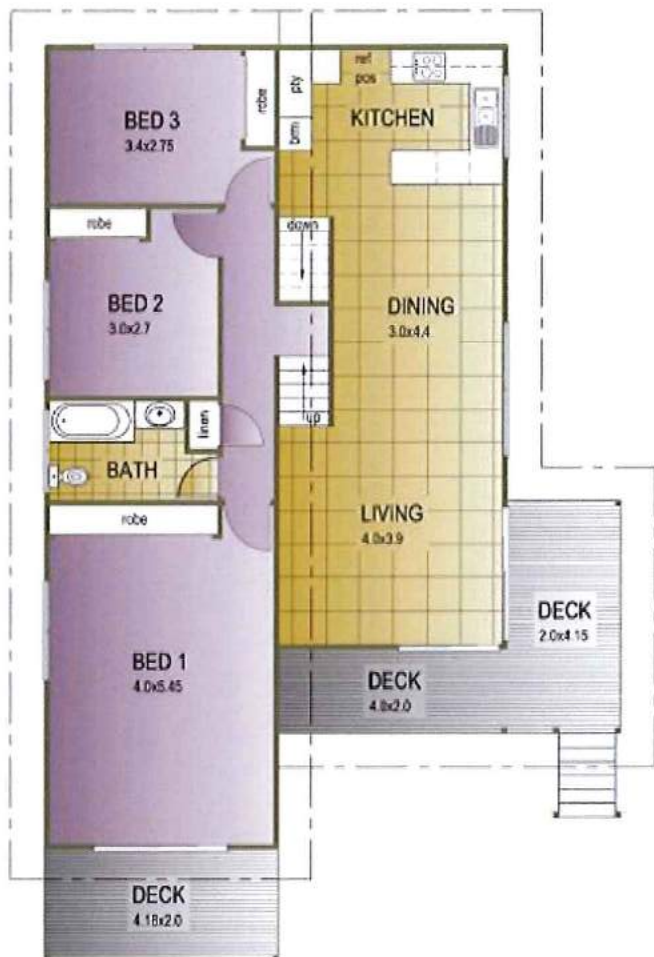
1 : 800



1300 267 878  
[www.broziermott.com.au](http://www.broziermott.com.au)

Date: 11th November 2014  
 Scale: 1:800 @ A3  
 Drawn: NJM  
 Job No: 30666-006-01  
 Plan No: 30666/016 A

surveying | town planning | project management | mapping and GIS



AREAS	
LIVING	103.69
CARPORT/LDY	59.64
DECKS	23.04
TOTAL AREA	186.37 SQ M
FOOTPRINT	126.73



brazier motti

brazier motti Pty Ltd  
ABN 58 066 411 041  
surveying | town planning  
project management | mapping and gis

**brazier motti**

Ground Floor, Woree Plaza  
12 - 20 Toogood Road  
Cairns Qld 4868  
P.O.Box 1185, Cairns Qld 4870  
Phone: 07 4033 2377  
Fax: 07 4033 2599

## DOCUMENT TRANSMITTAL

#59,392

TO: **DOUGLAS SHIRE COUNCIL**  
ATTENTION: **Planning Services**  
ADDRESS: **PO Box 723 MOSSMAN QLD 4873**  
Australia Post

DATE: **19/12/2014** OUR REF: **30666-6-1**  
PROJECT: **Development Application for a Material Change of Use for a House at 161 Wattle Close, Cow Bay**

DRAWING NO	DESCRIPTION	REV	TYPE	QTY
30666-006-01	Planning Report for MCU for House at 161 Wattle Close, Cow Bay		DC	3
30666-006-01	Cheque for Application Fees		CH	1

### COMMENTS

Dear Sir/Madam

We refer to the abovementioned and now provide to Council for assessment the Development Application for a Material Change of Use for a House on land located at 161 Wattle Close, Cow Bay, being properly described as Lot 161 on RP738167.

Once you have had an opportunity to review please do not hesitate to contact the undersigned should you have any queries in relation to this matter.

Kind regards,

Erin Berthelsen  
Senior Planner  
Brazier Motti Pty Ltd

ISSUED BY: **Erin Berthelsen**