

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	PROSILIO PTY LTD
Contact name (only applicable for companies)	TONY McGRATH
Postal address (P.O. Box or street address)	P.O. Box 82
Suburb	PORT DOUGLAS
State	Q
Postcode	4877
Country	
Contact number	0418 772277
Email address (non-mandatory)	
Mobile number (non-mandatory)	0438 772277
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	


2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)

I TONY McGRATH, AS
SOLE DIRECTOR OF
PROSILIO PTY CONSENT TO
THE LODGEMENT OF THIS APPLICATION.

 TONY McGRATH
6-11-17



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)
 Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) 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).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	457H	3	FERRERO ROAD RP 161461	CRAIGLIE DOUGLAS
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)
 Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises
 Additional premises are relevant to this development application and their details have been attached in a schedule to this application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer: _____

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land: _____
 Name of port authority for the lot: _____

In a tidal area
 Name of local government for the tidal area (if applicable): _____
 Name of port authority for tidal area (if applicable): _____

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport: _____

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*
 EMR site identification: _____

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*
 CLR site identification:

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application
 No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*
 Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*
 Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?
 Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*
 DWELLING & CARPORTS

e) 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 development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*
 Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*
 Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?
 Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) 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 development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
 Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
CONSTRUCTION OF DWELLING & CARPORTS	HOUSE	1	250m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes
 No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below
 No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input type="text"/>		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

DOUGLAS SHIRE COUNCIL

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the chief executive of the Planning Regulation 2017:

Clearing native vegetation

Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application
 No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) 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.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – the yellow local government/private certifier's 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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) 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

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the *Planning Regulation 2017*?

- Yes
- No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

- Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development <input type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>			
Marine activities			
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?			
<input type="checkbox"/> Yes – an associated resource allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i> <input type="checkbox"/> No <i>Note: See guidance materials at www.daf.qld.gov.au for further information.</i>			
Quarry materials from a watercourse or lake			
23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000</i> ?			
<input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>			
Quarry materials from land under tidal waters			
23.10) Does this development application involve the removal of quarry materials from land under tidal water under the <i>Coastal Protection and Management Act 1995</i> ?			
<input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input type="checkbox"/> No <i>Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.</i>			
Referable dams			
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the <i>Water Supply Act</i>)?			
<input type="checkbox"/> Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the <i>Water Supply Act</i> is attached to this development application <input type="checkbox"/> No <i>Note: See guidance materials at www.dews.qld.gov.au for further information.</i>			
Tidal work or development within a coastal management district			
23.12) Does this development application involve tidal work or development in a coastal management district?			
<input type="checkbox"/> Yes – the following is included with this development application: <ul style="list-style-type: none"> <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work <i>(only required if application involves prescribed tidal work)</i> <input type="checkbox"/> A certificate of title <input type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for further information.</i>			
Queensland and local heritage places			
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register ?			
<input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.</i>			
Name of the heritage place:		Place ID:	
Brothels			
23.14) Does this development application involve a material change of use for a brothel?			
<input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> <input type="checkbox"/> No			

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of Form 2 – Building work details have been completed and attached to this development application

Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Yes

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 21))

Yes
 Not applicable

25) 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 relevant 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*.

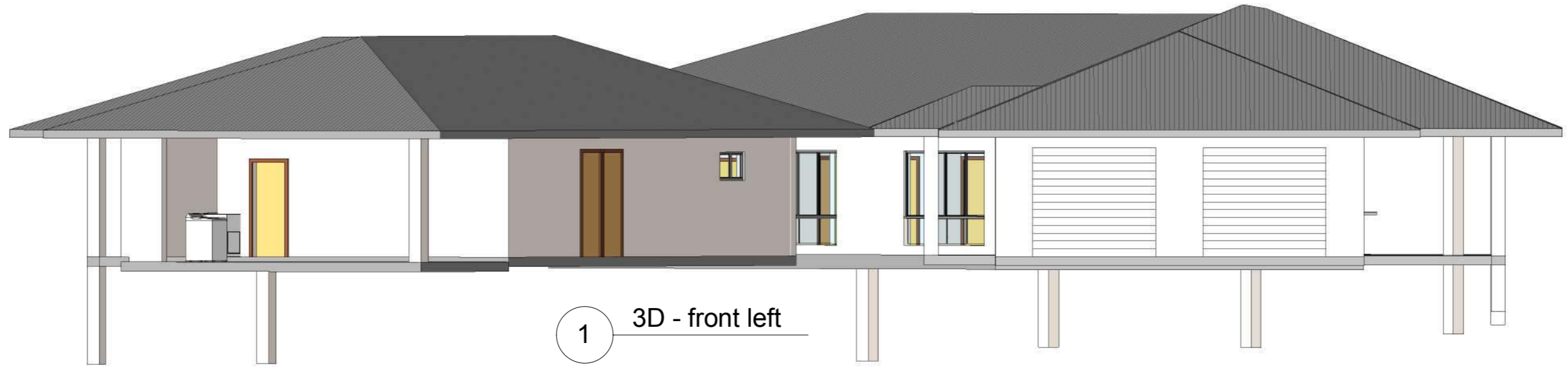
PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

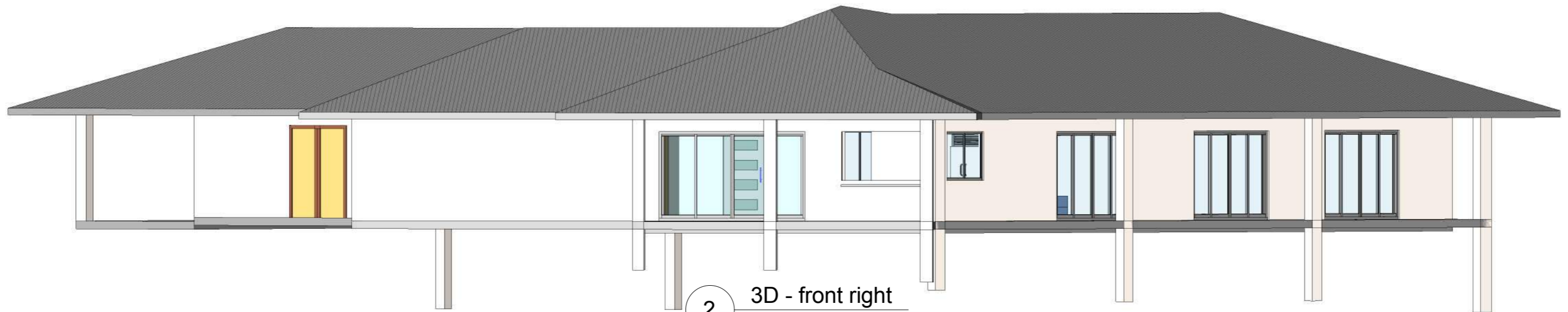
Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

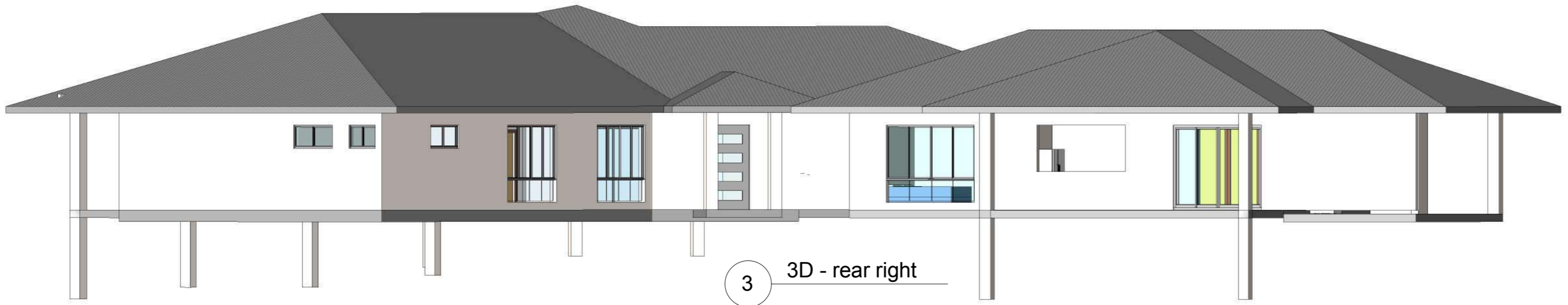
The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



1 3D - front left



2 3D - front right



3 3D - rear right

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 Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
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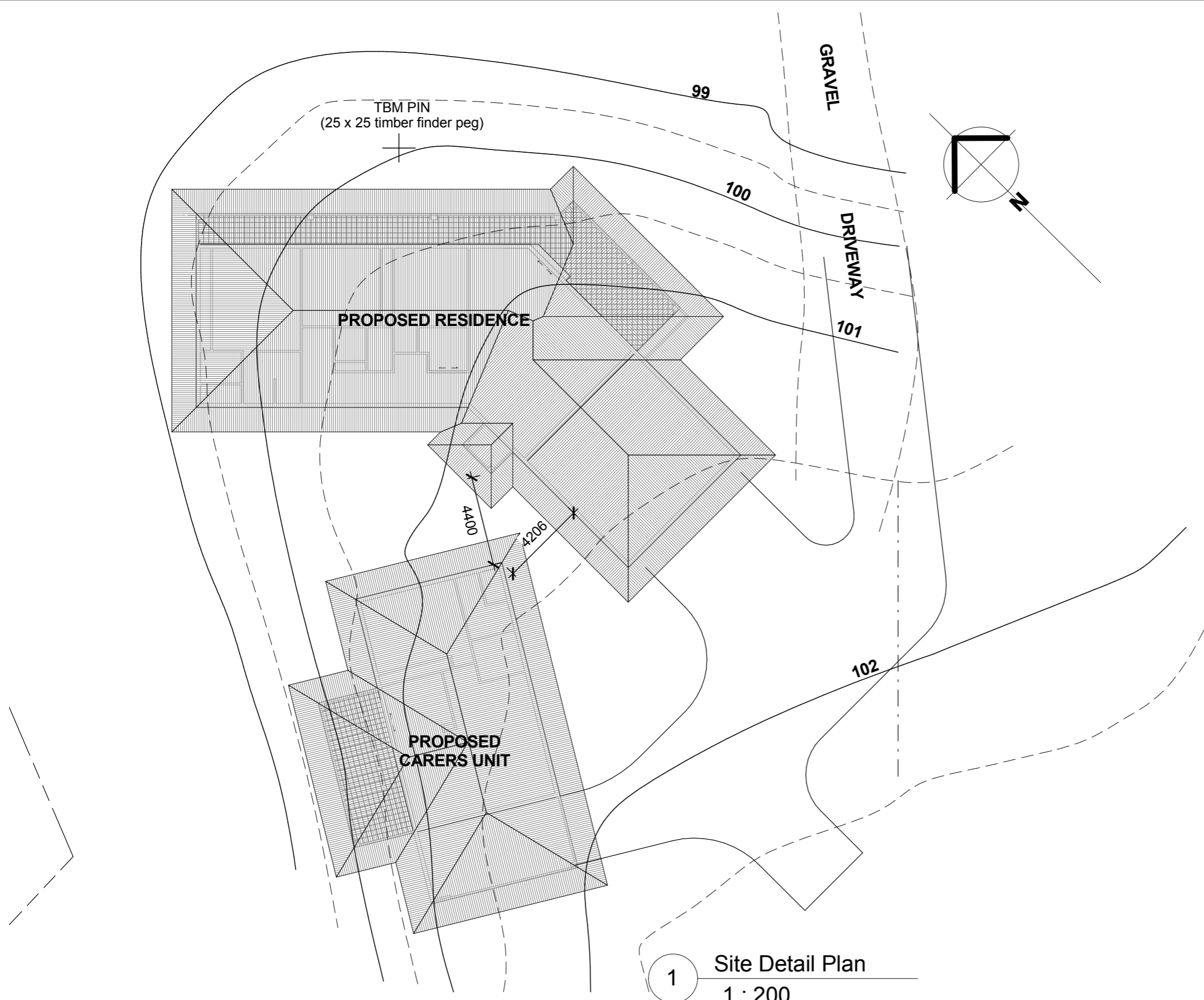
PROJECT
 Proposed Residence,
 Ferrero Road,
 L3 SP161461,
 CRAIGLIE

CLIENT
 T. McGrath

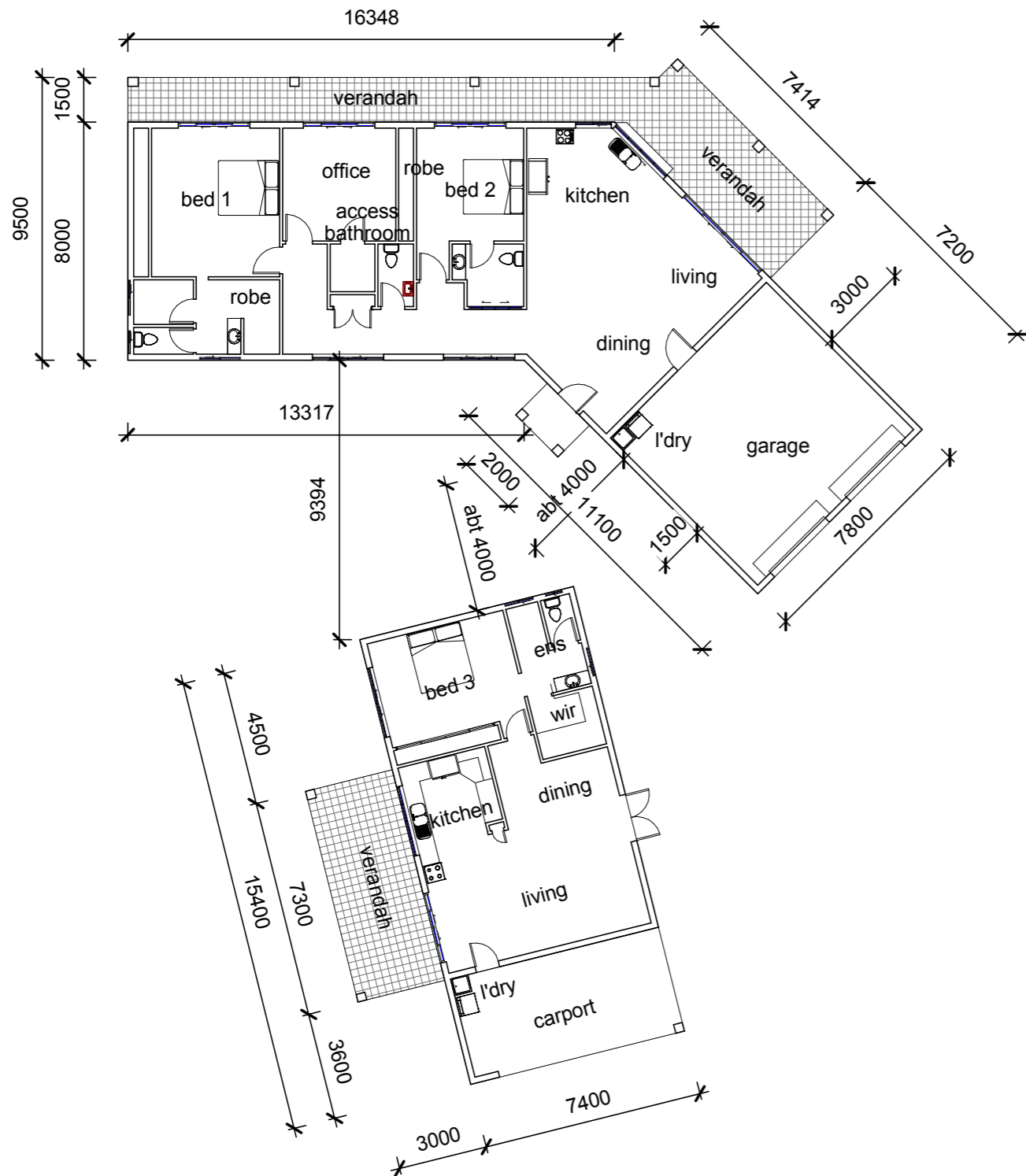
SCALES

PLAN TITLE
 3D Views

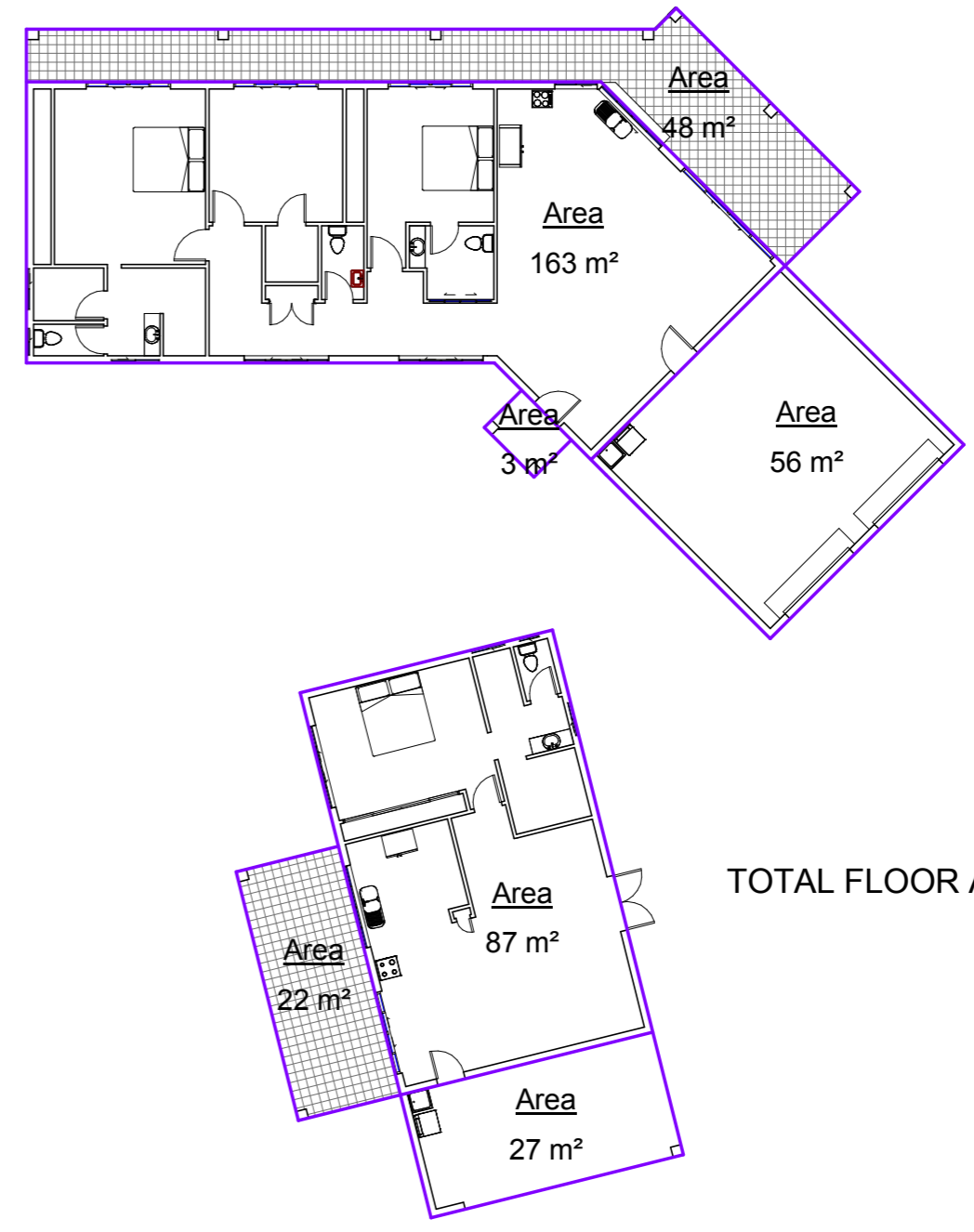
WIND CLASS C2	PLAN NUMBER 408-17	SHEET 1 of 8
DATE OF ISSUE prelim 09.10.17	REV A	



1 Site Detail Plan
1 : 200

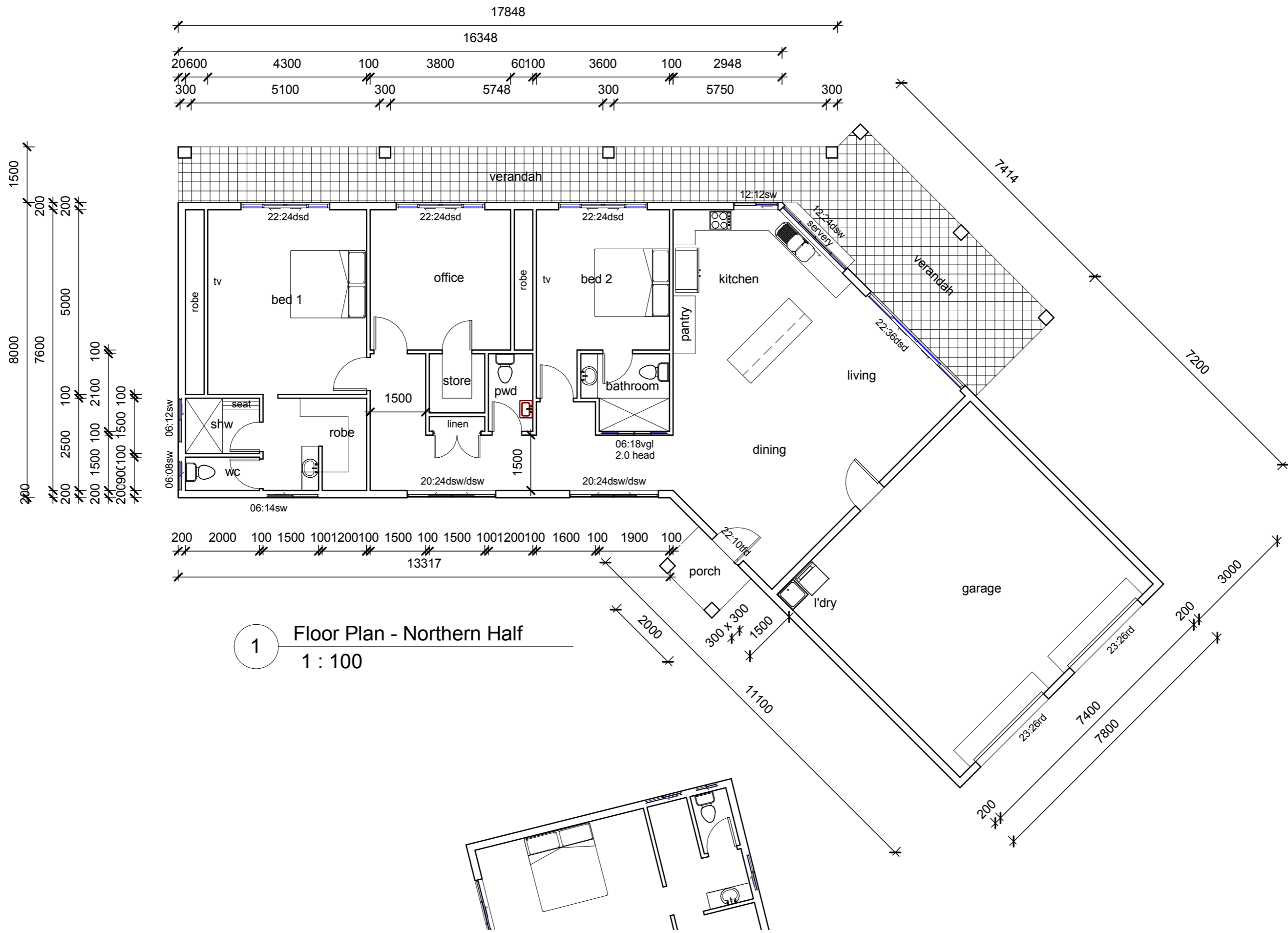


1 Floor Plan - 1 to 200 scale
1 : 200

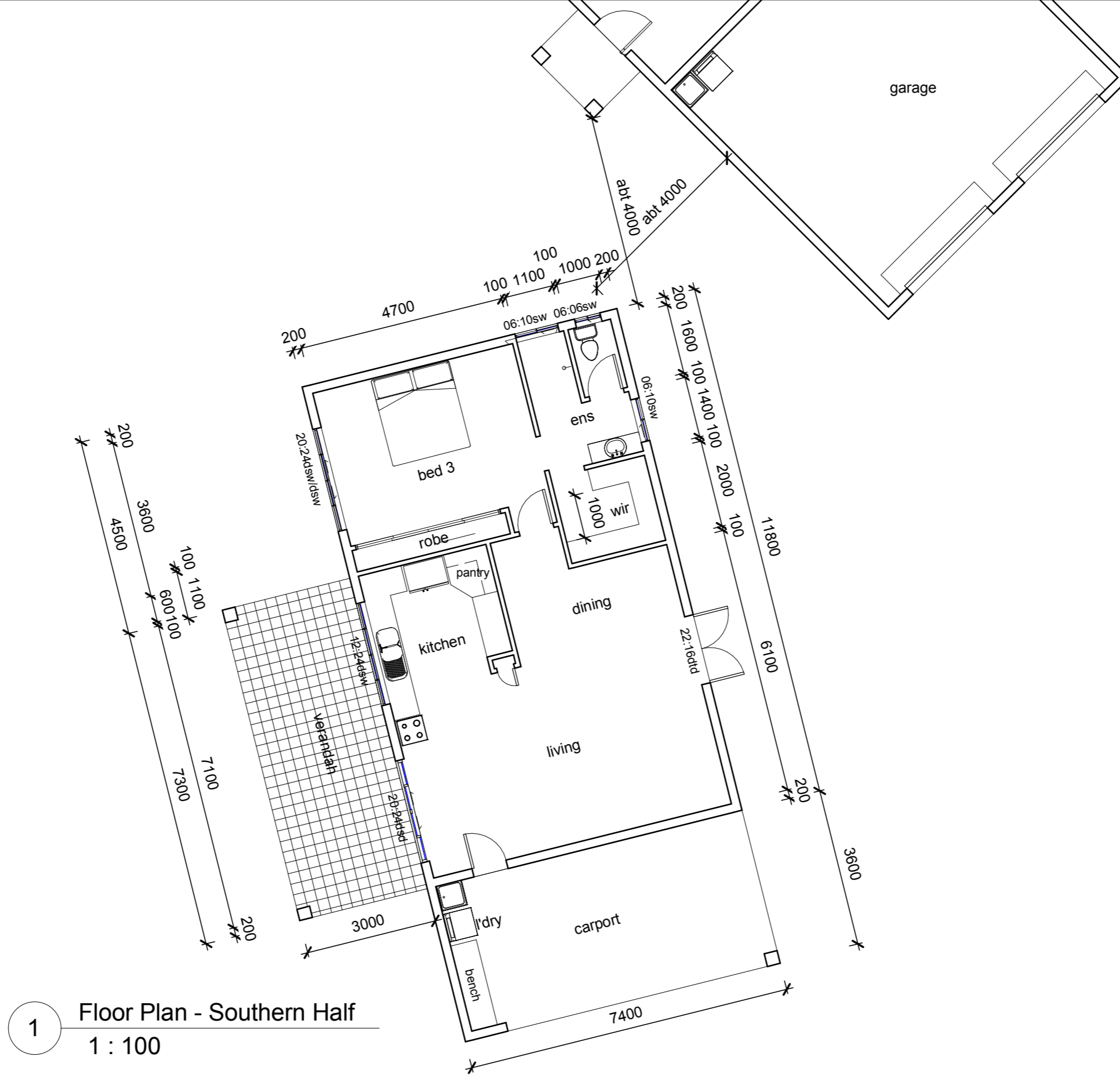


2 Area Plan
1 : 200

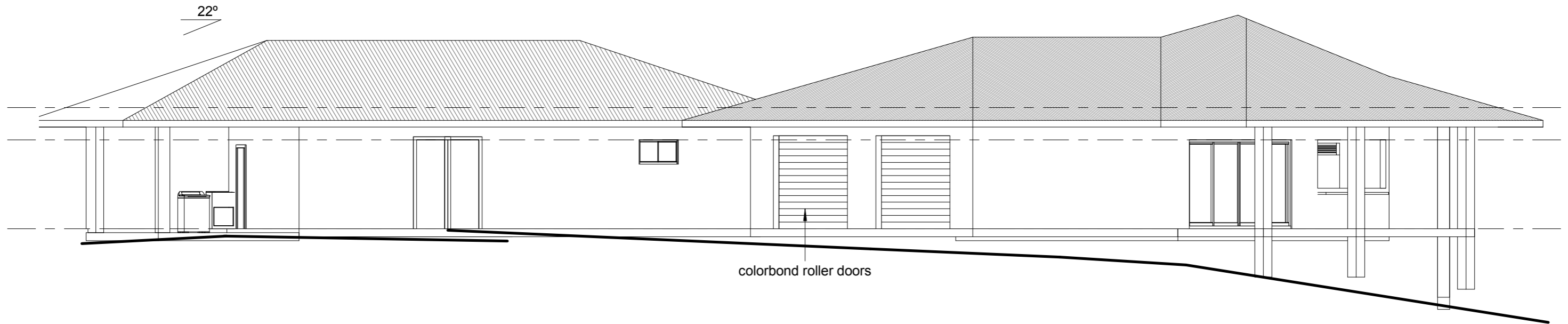
GFA - 250m²
TOTAL FLOOR AREA - 403m²



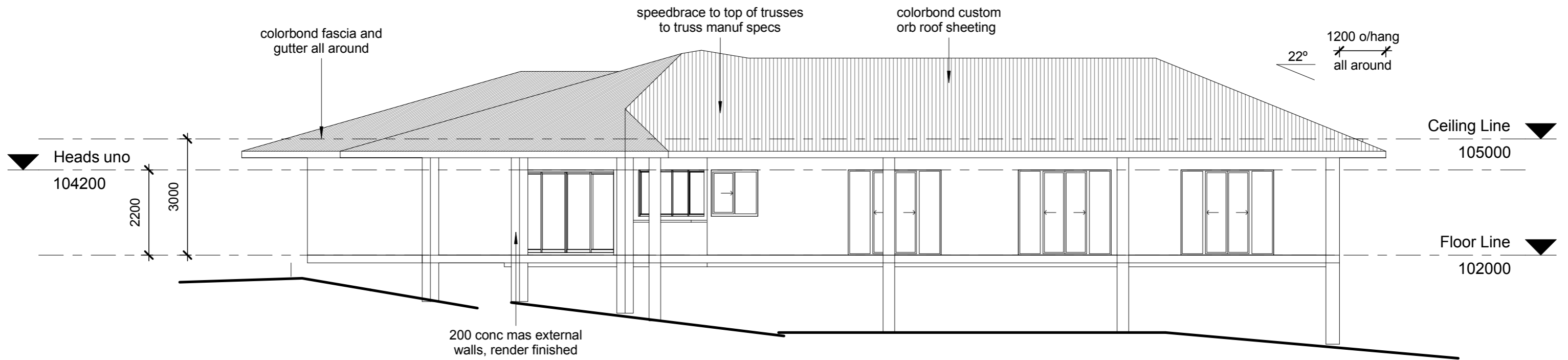
1 Floor Plan - Northern Half
1 : 100



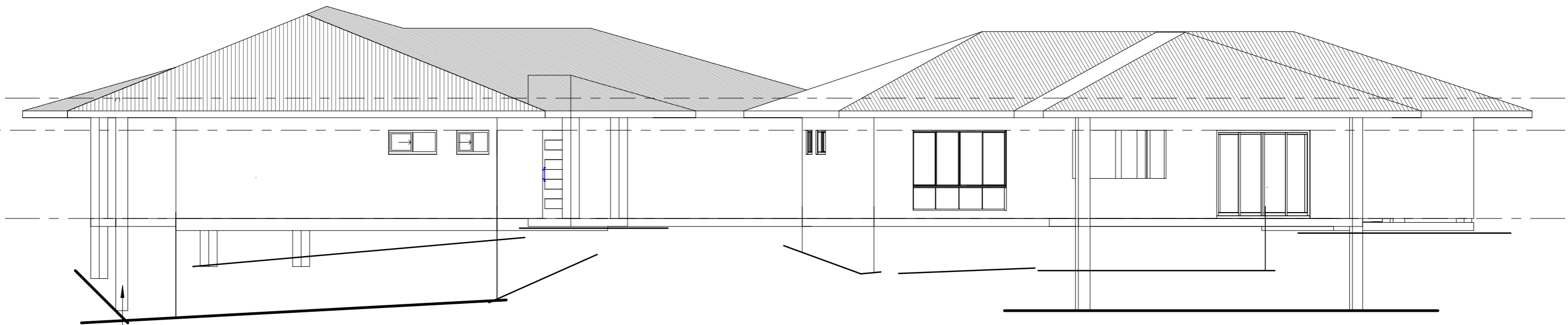
1 Floor Plan - Southern Half
1 : 100



1 South East Elevation
1 : 100

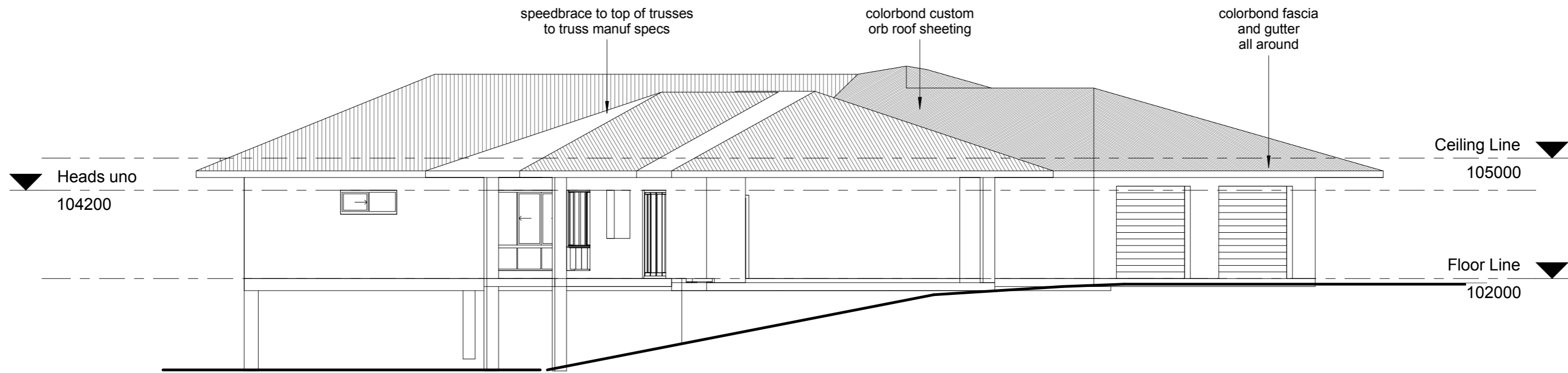


2 North East Elevation
1 : 100



300 x 300 conc mas
columns to verandah,
render finished

1 North West Elevation
1 : 100



speedbrace to top of trusses
to truss manuf specs

colorbond custom
orb roof sheeting

colorbond fascia
and gutter
all around

Ceiling Line
105000

Heads uno
104200

Floor Line
102000

2 Left Elevation
1 : 100

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under QBSA Act 1991 - No 1040371
11 Noli Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Residence,
Ferrero Road,
L3 SP161461,
CRAIGLIE

CLIENT
T. McGrath

WIND CLASS
C2

PLAN NUMBER
408-17

SHEET
8 of 8

SCALES
1 : 100

PLAN TITLE
Elevations - Sheet 2

DATE OF ISSUE
prelim
09.10.17

REV
A

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



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PHONE: (07) 4098 5150
FAX: (07) 4098 5180

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CRAIGLIE QLD 4877

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PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

7 November 2017

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir/Madam,

**Re: Material Change of Use
Lot 3 SP161461 Ferrero Road, Craiglie**

GMA Certification Group has been engaged to assess an application for the construction of a dwelling on the abovementioned allotment. A preliminary assessment of the proposal has revealed the property is within a Rural Planning area and the proposed road boundary setback does not comply with Acceptable Solution A4.1 of the Code.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. DA Form 1
2. Assessment against the applicable Acceptable Solutions of the Code, and
3. 1 x copy of plans

A compliance permit was issued on 4 October 2017 for the plumbing and drainage work, therefore a waste water report is not attached.

Proposal

The development of the subject property includes the construction of a single storey dwelling in the location illustrated on the attached site plan. The proposed dwelling is to be located up to 12m from the outermost projection of the building to the Ferrero Road boundary.

The Acceptable Solutions of the Rural Planning Area Code prescribes a road boundary setback of 20m. The allotment has an existing building pad within a cleared area of the property. The building pad is approximately 10m above than Francis Road. Accordingly, the owners wish to locate the dwelling on the existing pad.

BUILDING APPROVALS & INSPECTIONS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

BUILDING CERTIFICATION

Cloncurry
(07) 4742 2022

Chinchilla
(07) 4669 1166

FIRE SAFETY AUDITS

Atherton
(07) 4091 4196

Childers
(07) 4126 3069

Assessment

The following tables provide an assessment of the proposed development with regards to Performance Criteria P4 of the Rural Planning Area Code.

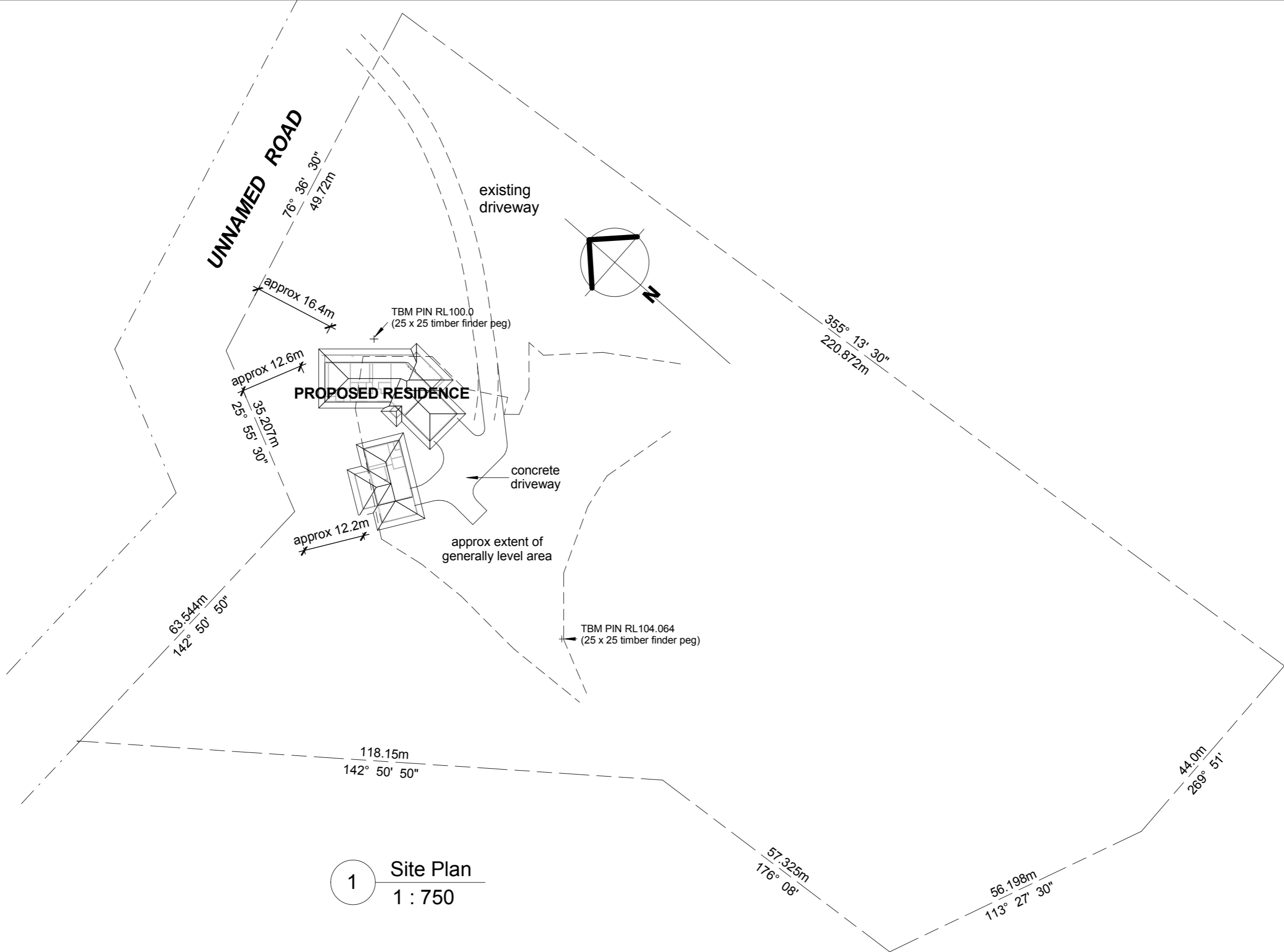
Rural Planning Area Code		
Performance Criteria	Acceptable Solutions	Comment
Building/Structure Setbacks and Screening		
P4 Buildings/structures are Setback to: <ul style="list-style-type: none"> • maintain the rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	A4.1 Buildings/structures are Setback not less than: <ul style="list-style-type: none"> • 40 metres from the property boundary adjoining a State Controlled Road; or • 25 metres from the property boundary adjoining the Cape Tribulation Road; or • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	<p>The property is situated on Ferrero Road, Craiglie. The land is currently vacant.</p> <p>The proposed building is a single storey residence to be located up to 12m from the road boundary. The dwelling is to be sited greater than 6m from any side or rear boundary.</p> <p>The rural character of the area will not be affected as the dwelling will be located adequately from side and rear boundaries so as not to impact on neighbouring properties. Further, the subject area of Ferrero Road provides access for 2 rural properties only. The proposed dwelling is to be located well above the road.</p> <p>The proposed location of the dwelling maximises breezes and avoids an area of the allotment which is solid rock which would make excavations for footings extremely difficult.</p>

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email adminpd@gmacert.com.au

Kind Regards,



Jeff Evans
GMA Certification Group



1 Site Plan
1 : 750

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 Mossman Q. 4873
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CLIENT
 T. McGrath

WIND CLASS
 C2
 PLAN NUMBER
 408-17
 SHEET
 3 of 8

SCALES
 1 : 750

PLAN TITLE
 Site Plan

DATE OF ISSUE
 prelim
 06.11.17
 REV
 A

GMA Certification Group

ABN:53 150 435 617 A member of the GMA Certification Group

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PURCHASE ORDER CREDIT CARD AUTHORITY

Purchase Number: PO-0724

Date: 07 Nov 2017

Reference No and Site Address

20174418|Lot 3 Ferrero Road, Craiglie

Douglas Shire Council

Description	GST	Amount
MCU Application Fees	GST Free	\$317.95
	Subtotal	\$317.95
	Total GST Free	\$0.00
	Total	\$317.95

Please Debit the amount of \$317.95 for the above listed items to our Credit Card as detailed below.
Receipts can be emailed to the address at the top of this Purchase Order.

Name on Card: Geoffrey R Mitchell
Card Number: 5163 1040 0003 ____
Expiry Date: 03/19
CCV: ---

Signature:

For security reasons please call 07 55 781 622 to obtain the missing card digits. Please quote the Purchase Order Number **PO-0724** when you call

*****DISCLAIMER*****
*Please note the use of this credit card authority is strictly for the single authorisation of the
Transaction details as described on this order*