

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAIL

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Dean Mahoney
Contact name <i>(only applicable for companies)</i>	Dean Mahony
Postal address <i>(P.O. Box or street address)</i>	406 Captain Cook Highway
Suburb	Wangetti
State	QLD
Postcode	4877
Country	Australia
Contact number	0447232666
Email address <i>(non-mandatory)</i>	deantalk@iig.com.au
Mobile number <i>(non-mandatory)</i>	0447232666
Fax number <i>(non-mandatory)</i>	N/A
Applicant's reference number(s) <i>(if applicable)</i>	N/A

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

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
		4069	Captain Cook Highway	Wangetti
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		12	Lot 12on NR7187	Douglas Shire
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.

- 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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

New Carports & demolish shed

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

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|--|
| Material change of use | <input 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 <i>DA Form 2 – Building work details</i> |

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

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

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

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
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

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

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government:

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority:

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the Gold Coast Waterways Authority:

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the Queensland Fire and Emergency Service:

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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 – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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 ESR/2015/1791) 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 "ESR/2015/1791" as a search term 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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

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 habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.



Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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



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**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

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

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**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

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

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 [DA 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 the development application

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

Note: For completion by assessment manager if applicable

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

DEVELOPMENT APPLICATION FOR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME (CODE ASSESSABLE) FOR NEW CARPORTS & REMOVAL OF EXISTING SHED - 4069 CAPTAIN COOK HIGHWAY, WANGETTI - LOT12 NR7187

THE PREMISES

Application is being made for the construction of two carport structures associated with existing flats and house on the property and the removal of an existing shed. The property is located at 4069 Captain Cook Highway, Wangetti being Lot 12 CPNR7187.

The site is contained within the Environmental Management zone in which building work is identified as code assessable development.

The site was the former Hartley's Creek Zoo and Crocodile Farm and as such there are a number of buildings and structures existing on the premises. The existing main residence is an expansive dwelling with a garage to the south. In addition to the existing dwelling there are two class 1a habitable 1 bedroom buildings on the premises. The flats are identified on the on the Rates Notice.

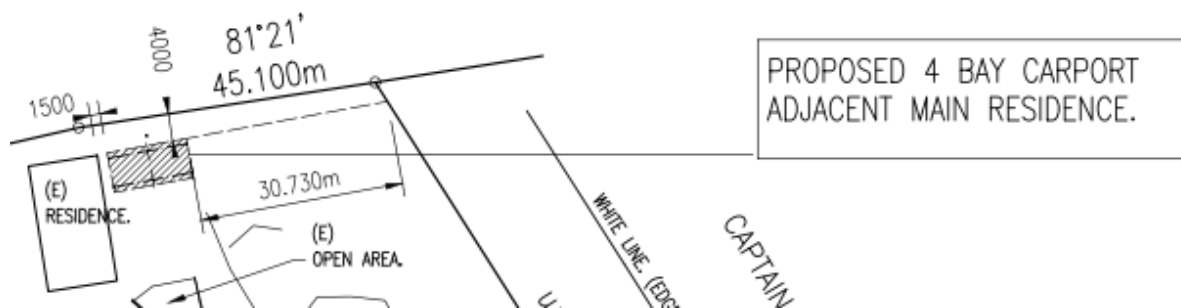
The proposal is to provide a 4 bay carport next to the two storey house adjacent the northern boundary of the site. The carport will be used to store vehicles for the existing residence and to provide additional undercover area for visitors. Another carport is proposed next to the existing shed located in close proximity to the house and central to the site. The 4 bay carport next to the house is located 4m from the northern boundary and 30m from the Captain Cook Highway.

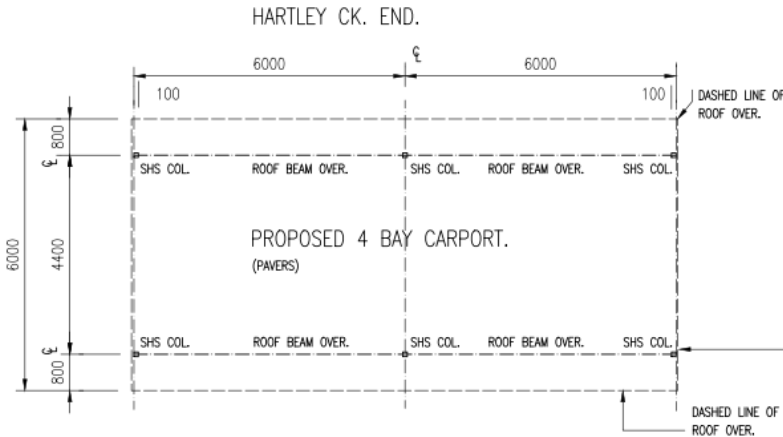
The proposal plan also show the removal of an existing shed next to the southern boundary.

A Site Plan is provided that shows the location of the improvements and the removal of the shed as described above. See attached plans.

Images of the improvements are also provided below.

4 Bay Carport



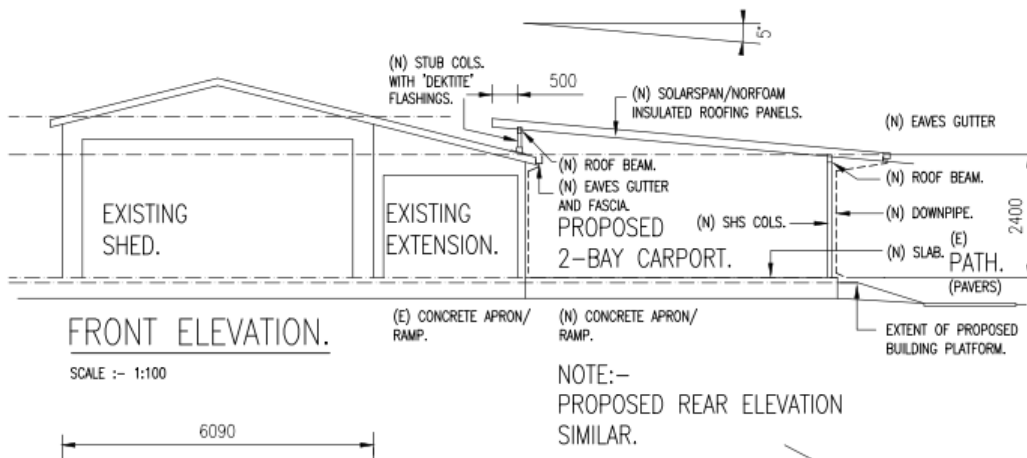
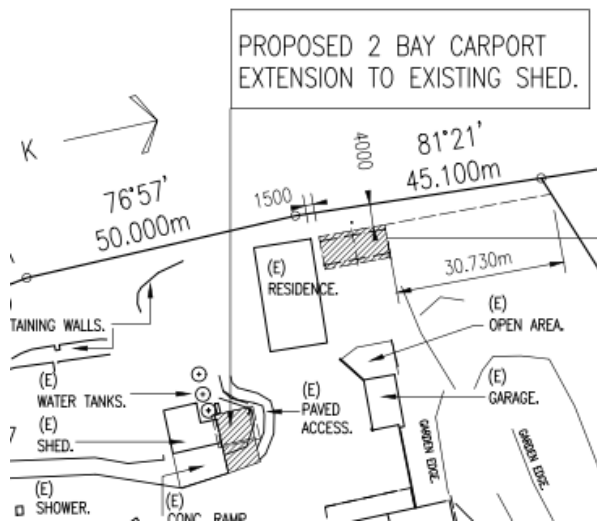


FLOOR PLAN.

SCALE :- 1:100

WE CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2	
<i>[Signature]</i>	16-3-26
C.M.G. CONSULTING ENGINEERS (Pty) Ltd	208 BUCHAN ST CAIRNS Q 4870 PH 07 4031 2775 cmg@cmgengineers.com.au
ACN 011 005 375	

Carport / Shed Extension



Douglas Shire Planning Scheme

Under the Planning Scheme, a Development Application is required to be made for the building work due to the site being contained within the Environmental Management zone. It is noted that building work in the Environmental Management zone is code assessable development.

The following is a summary of the Planning Scheme elements that affect the land:

Zone - the proposed development is located on a premises within the Environmental Management Zone.

Local Plan - the proposed development is not located on a premises within a Local Plan area.

Level of assessment - The level of assessment specified in Part 5 – Tables of Assessment for undertaking building work in the Environmental Management Zone is **Code Assessment**.

Overlays - The premises are identified within the extents of the following overlays:

Acid Sulfate Soils	Acid Sulfate Soils (5-20m AHD) Acid Sulfate Soils (< 5m AHD)
Bushfire	Potential Impact Buffer
Coastal Environment	Coastal Management District Erosion Prone Area
Flood and Storm Tide Hazard	Medium Storm Tide Hazard Floodplain Assessment Overlay
Hillslopes	Area affected by Hillslopes
Landscape Values	Scenic route buffer High landscape values
Natural Areas	MSES - Regulated Vegetation MSES - Wildlife Habitat
Transport Network	Transport Noise Corridor Road Hierarchy - Arterial Road and Major Transport Corridor Buffer Area (State Controlled Road) Pedestrian and Cycle Network - Iconic Recreation Route

Assessment benchmarks – The assessment benchmarks (identified in the applicable elements above and in Part 5 - Tables of Assessment) contained in the following codes are relevant to the assessment of the proposed development:

Environmental Management Zone Code

Acid Sulfate Soils Overlay Code

Bushfire Overlay Code

Coastal Environment Overlay Code

Flood and Storm Tide Hazard Overlay Code

Hillslopes Overlay Code

Natural Areas Overlay Code

Access, Parking and Servicing Code
Infrastructure works Code
Vegetation Management Code

Planning Assessment

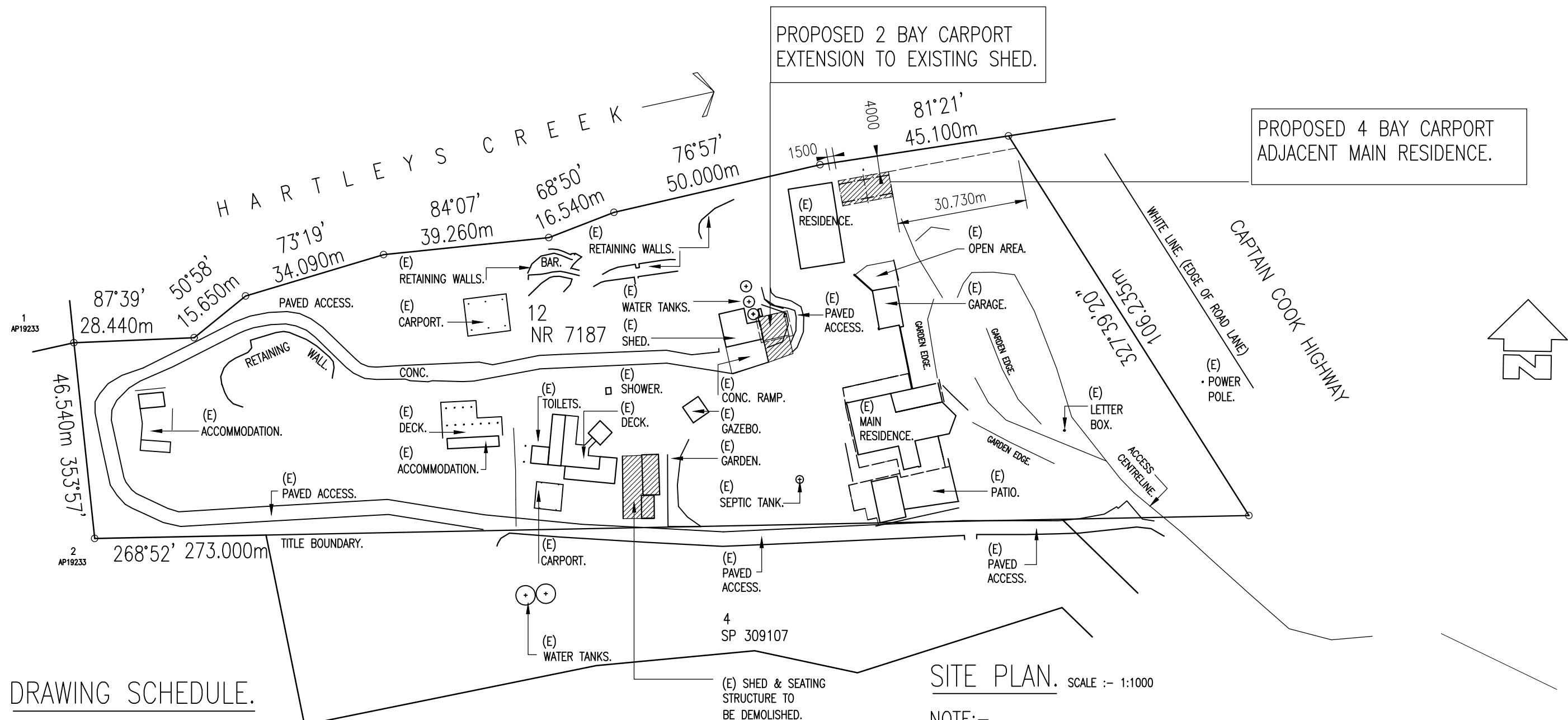
While the site is contained within the Environmental Management zone, the site is developed and continues to be used for residential purposes. The proposed buildings are Class 10 structures and are ancillary to the residential use of the site.

While the land is affected by a number of overlays, a review of the overlays and the corresponding mapping reveals that the location of the structures do not conflict with the purpose or development outcomes sought by the overlay codes and that the overlays are generally not applicable to the development being proposed.

The Environmental Management zone requires side setbacks of 6 metres and 40m where the site has frontage to a state controlled road. The proposed 4 bay carport has a side setback of 4metres and 30 metres to the front boundary. The proposal complies with the PO 2 of the zone code as die to Hartley Creek being located to the north of the site with no neighboring residential property to impact on. Also the carport is being located within an existing cleared area which is already used to park vehicles. The carport maintains the same setback as the existing house to the northern boundary
There is no impact on the state controlled road given the massive road reserve in place and the setback is the same as the other buildings on the site. Refer to the proposal plan.

Neither of the proposed structures requires the removal of native vegetation. Minor excavations will be required to construct the concrete slab and footings associated with the structures.

Site Plan & Carport Plans



DRAWING SCHEDULE.

SITE PLAN FOR BOTH CARPORTS.

SHEET 1 OF 7. COVER SHEET ,SITE PLAN, DRAWING SCHEDULE.

DRAWINGS FOR 2 BAY CARPORT EXTENSION TO SHED.

- SHEET 2 OF 7. SURVEYED BUILDING PLATFORM AREA.
- SHEET 3 OF 7. EXISTING/PROPOSED FLOOR PLANS & FRONT ELEVATIONS.
- SHEET 4 OF 7. PROPOSED SLAB/FOOTING PLAN & ROOF FRAMING PLAN.
- SHEET 5 OF 7. SIDE ELEVATION AND 1:20 DETAILS.

DRAWINGS FOR 4 BAY CARPORT TO MAIN RESIDENCE.

- SHEET 6 OF 7. FLOOR PLAN, FOOTING PLAN, ROOF FRAMING PLAN.
- SHEET 7 OF 7. ELEVATIONS AND 1:50 SECTION.

SITE PLAN. SCALE :- 1:1000

NOTE:-
(E) INDICATES 'EXISTING'.

REAL PROPERTY DESCRIPTION.

LOT 12 ON Nr 7187
PARISH OF DULANBAN
COUNTY OF NARES
AREA 1.8 ha

PROPOSED 2 BAY CARPORT EXTENSION TO EXISTING SHED & 4 BAY CARPORT ADJACENT TO MAIN RESIDENCE
LOT 12/4069 CAPTAIN COOK HIGHWAY, WANGETTI
FOR MR. D. MAHONEY.

DRAWN:- F.BURKE. BSA No. 19598 DATE FEBRUARY 2026

WATER TANKS.

EXISTING SHED. (CONC.)
FLOOR LINE:- RL 50.0

EXISTING SKILLION.

PROPOSED 2 BAY CARPORT SITE.

PUMP HOUSING.

(E) PAVED ACCESS.

EXISTING RAMP/ACCESS. (CONC.)

RAMP UP.

'EXISTING'
SURVEYED PLATFORM AREA.

SCALE :- 1:100

WATER TANKS.

EXISTING SHED. (CONC.)
FLOOR LINE:- RL 50.0

EXISTING SKILLION. (CONC.)

PROPOSED 2 BAY CARPORT.

PUMP HOUSING.

(E) PAVED ACCESS.

EXISTING RAMP/ACCESS. (CONC.)

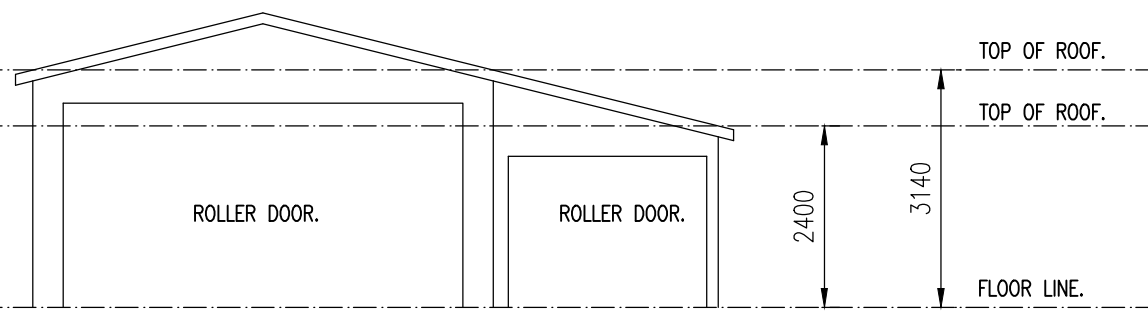
RAMP UP.

'PROPOSED'
CARPORT ON SURVEYED AREA.

SCALE :- 1:100

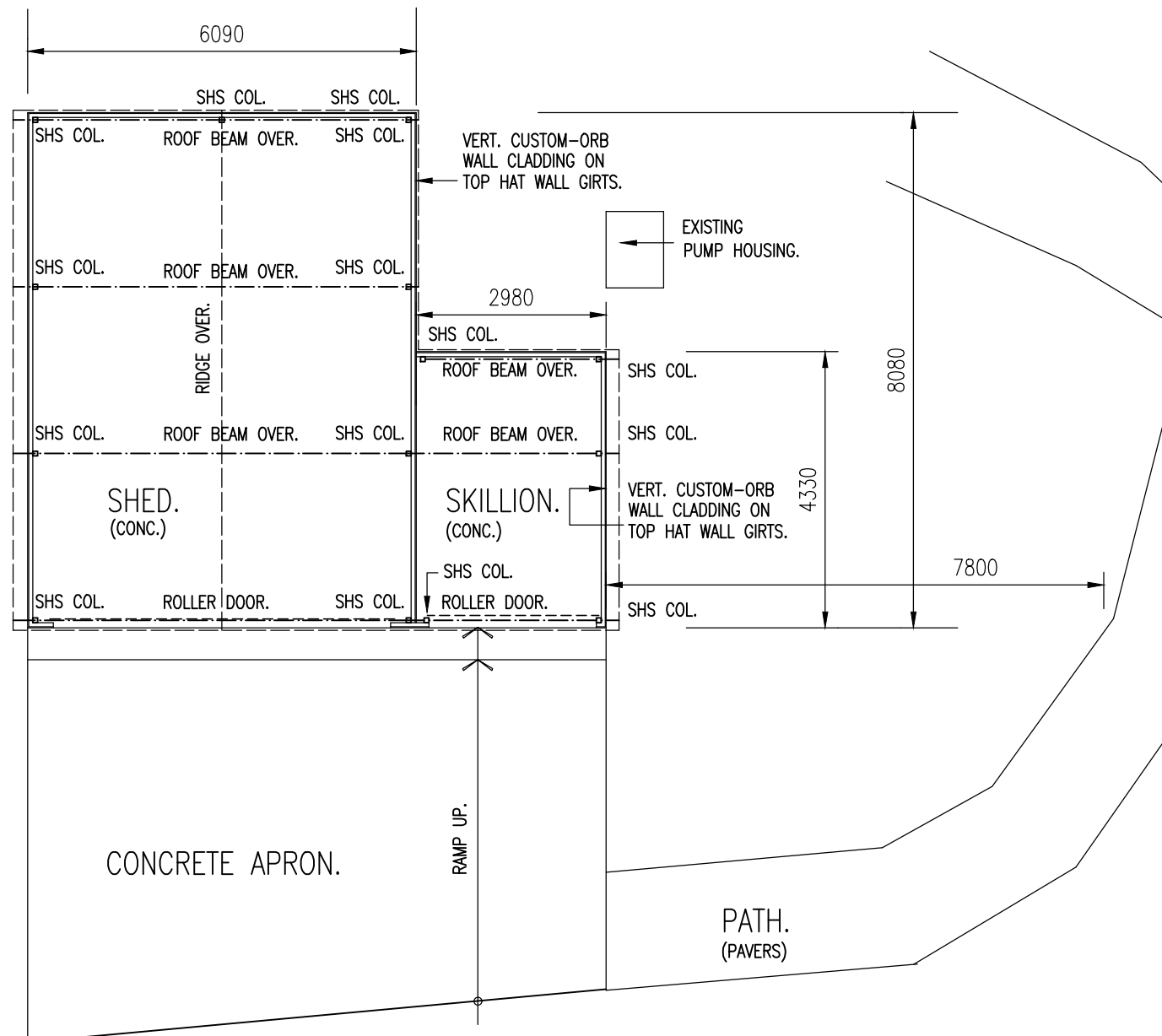
READ IN CONJUNCTION WITH SHEETS 3 AND 4.

PROPOSED RAMP/ACCESS.



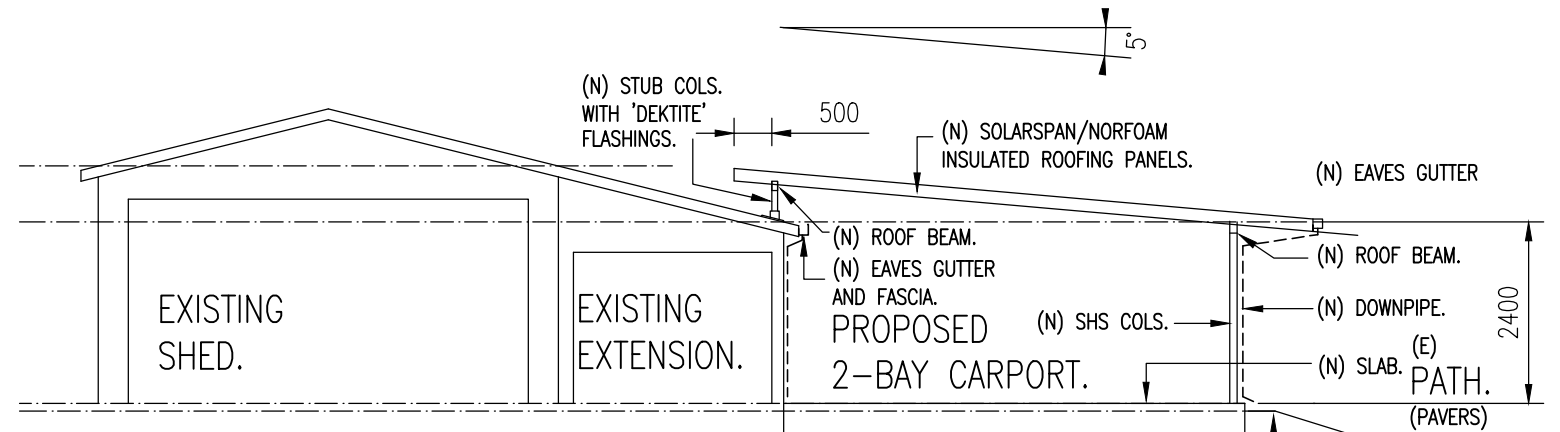
FRONT ELEVATION.

SCALE :- 1:100



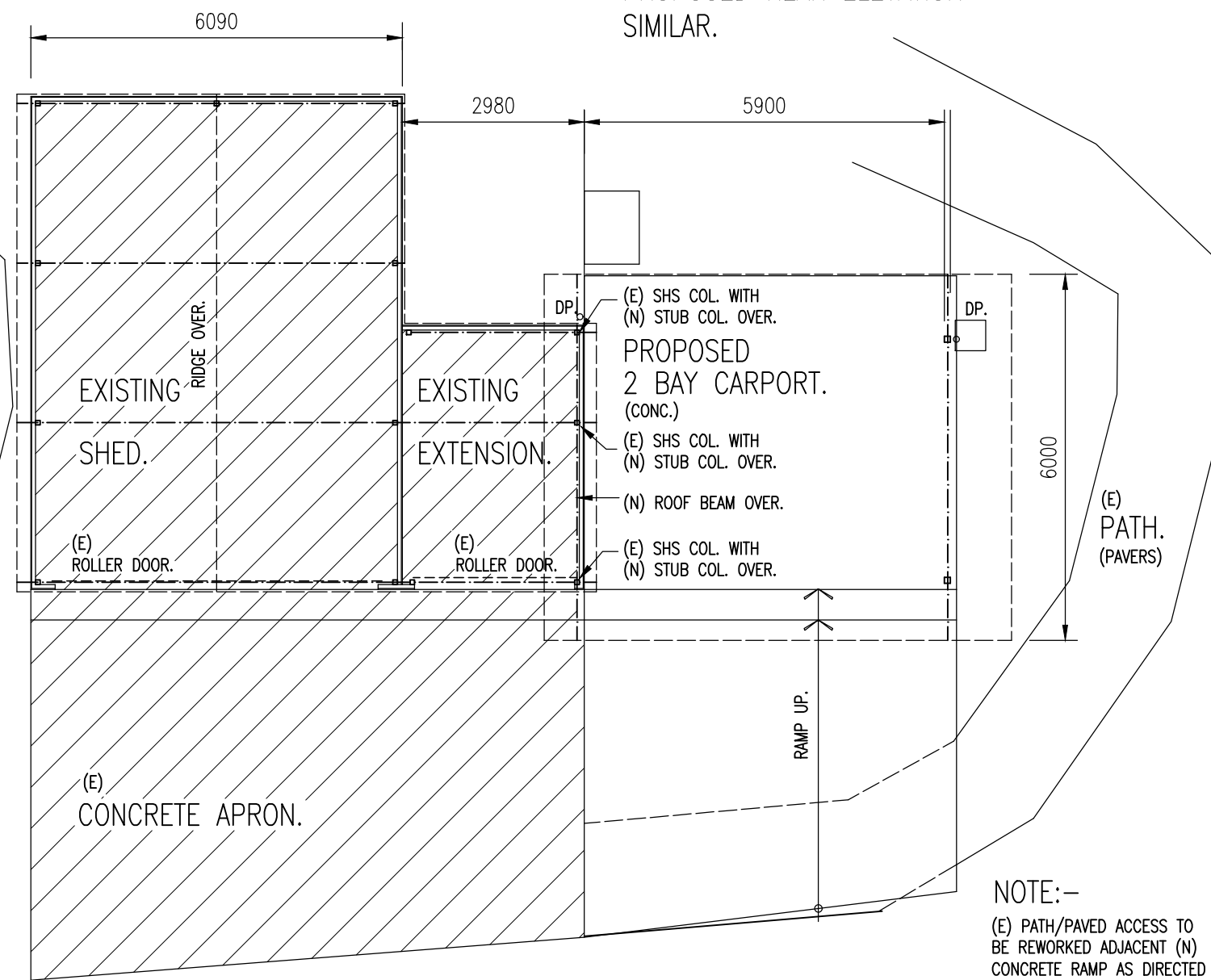
'EXISTING' SHED/SKILLION
FLOOR PLAN.

SCALE :- 1:100



FRONT ELEVATION.

SCALE :- 1:100



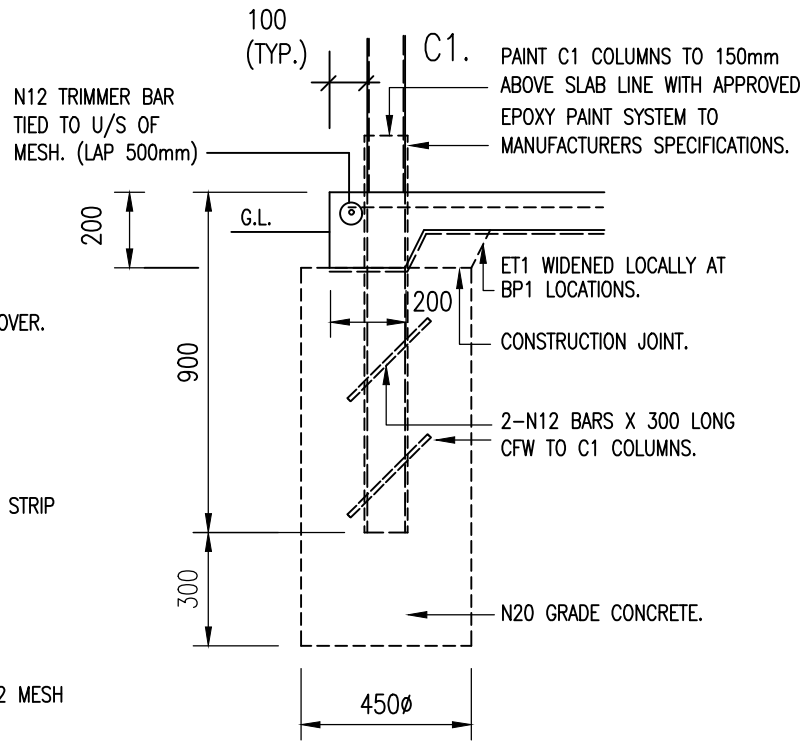
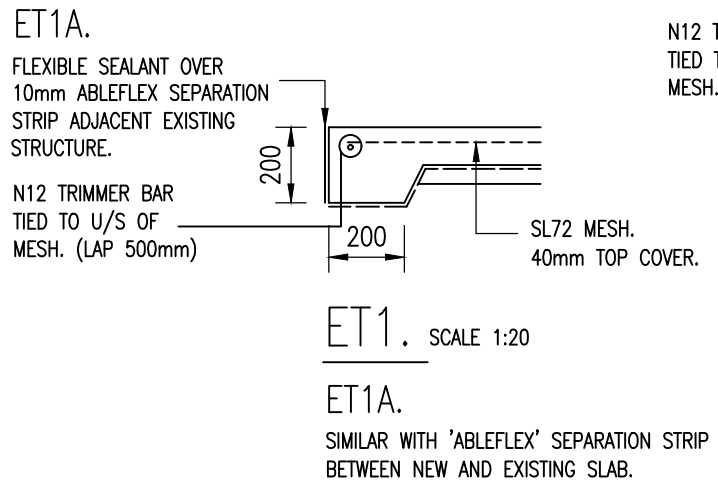
'PROPOSED'
FLOOR PLAN.

SCALE :- 1:100

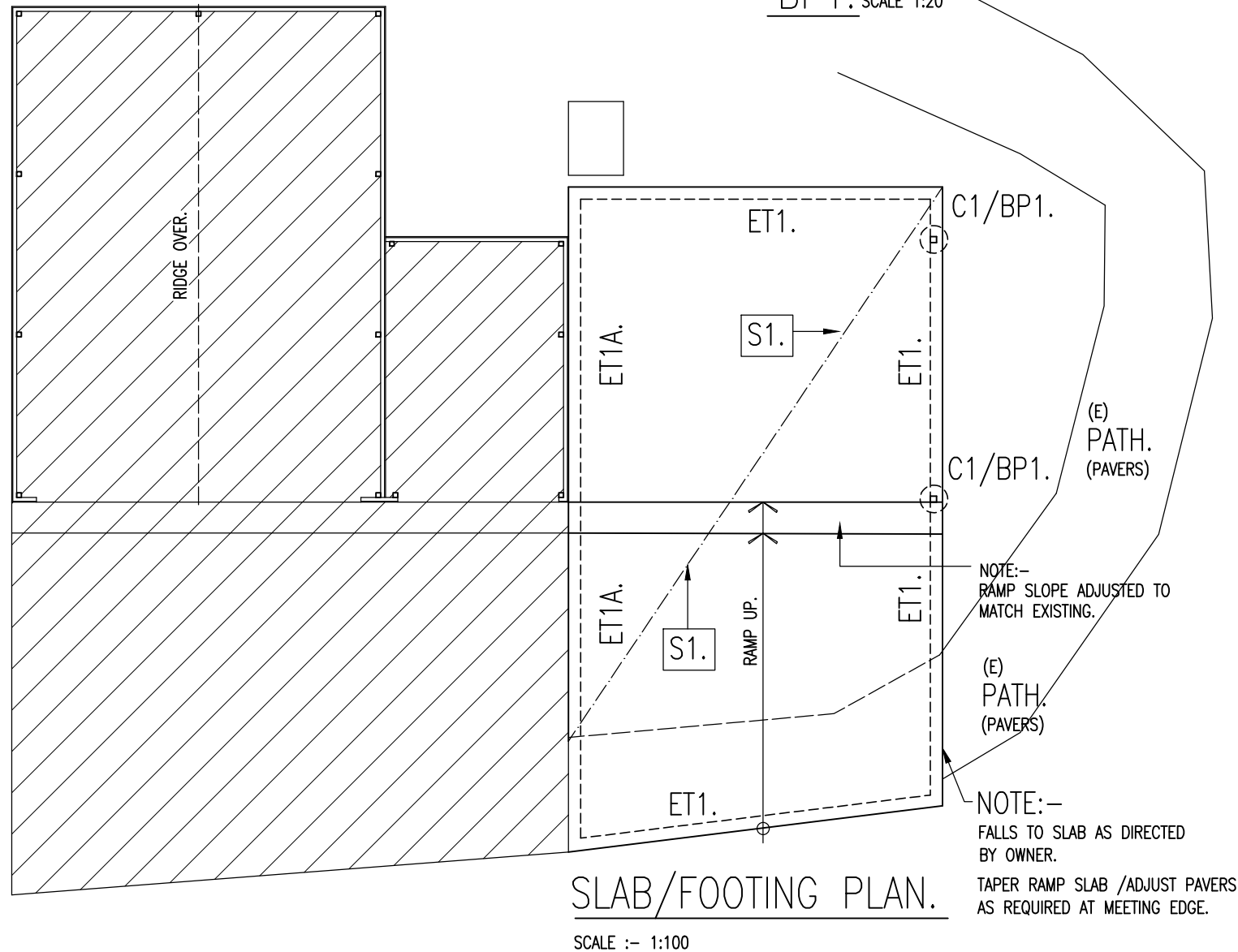
NOTE:-
PROPOSED REAR ELEVATION
SIMILAR.

NOTE:-
NEW 100Ø UPVC DOWNPIPES
TO DISCHARGE ON TO GROUND
OVER 500 X 500 X 100 CONCRETE
SPLASHPADS.
EXACT LOCATION AND DISCHARGE OF
DOWNPIPES TO BE DETERMINED ON SITE.

NOTE:-
(E) PATH/PAVED ACCESS TO
BE REWORKED ADJACENT (N)
CONCRETE RAMP AS DIRECTED BY
OWNER.



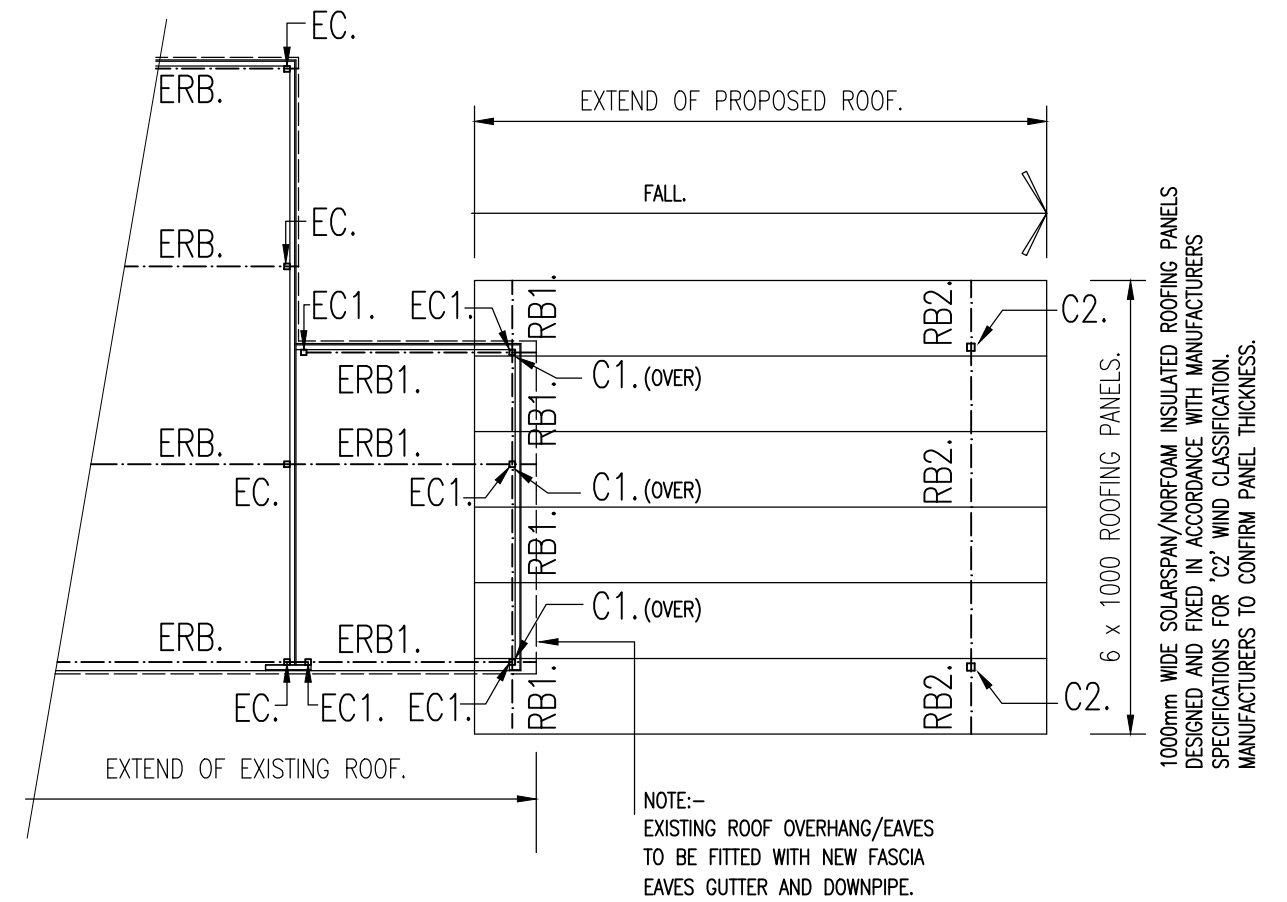
S1.
100mm MIN. THICK N20 GRADE CONCRETE SLAB REINFORCED WITH SL72 MESH 30mm TOP COVER ALL OVER.
(LAP MESH 1 COMPLETE MESH PLUS 25mm)
SLAB LAID OVER 200um WATERPROOF MEMBRANE & 50mm CLEAN SAND COMPACTED TO 95% SRDD.



ROOF FRAMING SCHEDULE.

- NOTE:- ALL NEW COLUMNS/ROOF BEAMS TO HAVE 6mm END PLATES IF/WHERE EXPOSED.
- EC. EXISTING 75 X 75 X 4.0 SHS COLUMNS.
 - EC1. EXISTING 75 X 75 X 4.0 SHS COLUMNS.
 - ERB. EXISTING 125 X 75 X 4.0 RHS ROOF BEAMS.
 - ERB1. EXISTING 125 X 75 X 4.0 RHS ROOF BEAMS.
 - C1. 75 X 75 X 4.0 SHS 'STUB' COMUMNS. CFW ATOP EXISTING ROOF BEAM AND SHS COLUMN.
 - C2. 100 X 100 X 4.0 SHS COMUMNS.
 - RB1. 125 X 75 X 4.0 RHS ROOF BEAM. CFW ATOP C1 STUB COLUMNS.
 - RB2. 150 X 100 X 4.0 RHS ROOF BEAM. CFW ATOP C2 COLUMNS.

ROOFING.
1000mm WIDE SOLARSPAN/NORFOAM INSULATED ROOFING PANELS DESIGNED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR 'C2' WIND CLASSIFICATION. MANUFACTURERS TO CONFIRM PANEL THICKNESS.

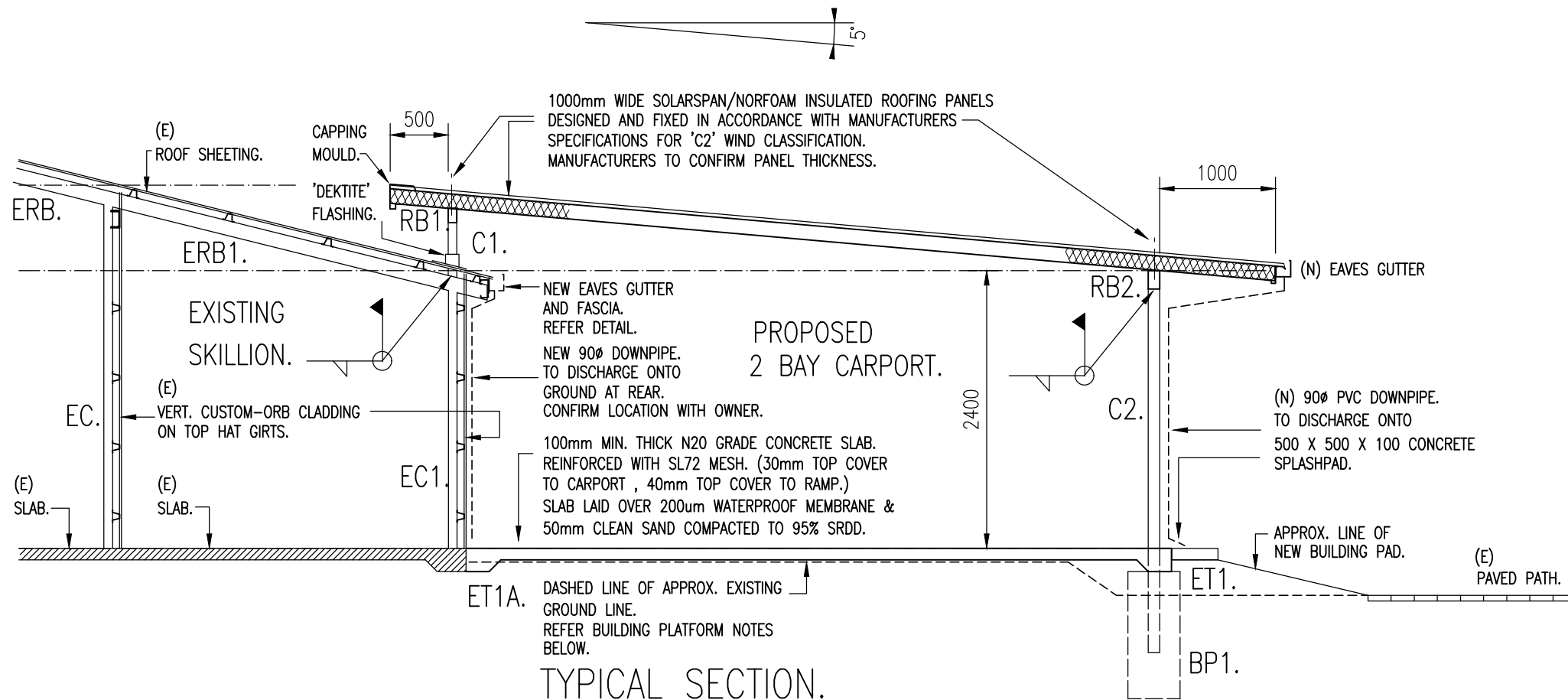


ROOF FRAMING PLAN.

SCALE :- 1:100

WE CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

[Signature]
16-3-26
C.M.G. CONSULTING ENGINEERS PTY LTD
208 BUCHAN ST
CAIRNS Q 4870
PH 07 4031 2775
chas@cmgenr.com.au

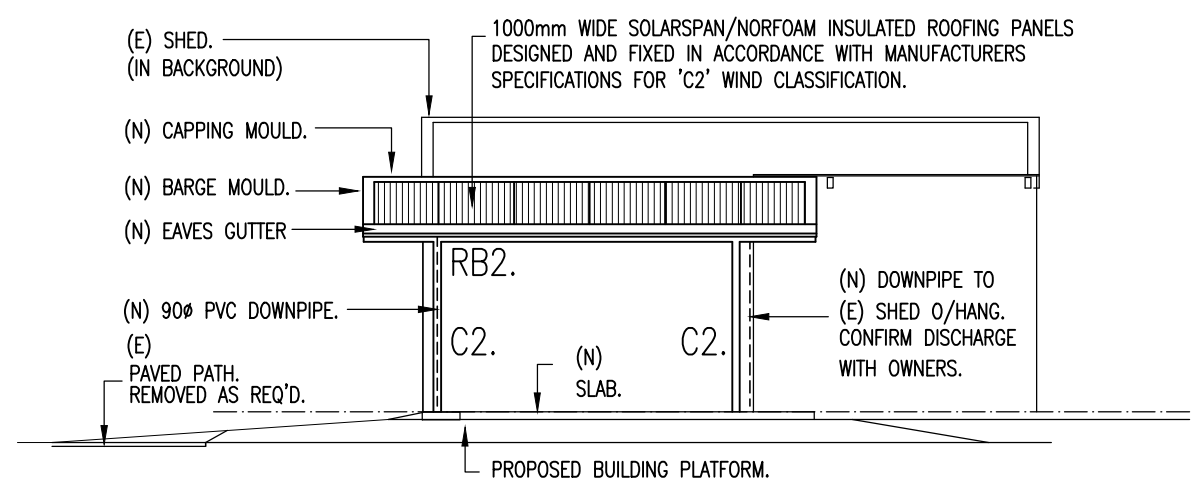


TYPICAL SECTION.

SCALE :- 1:50

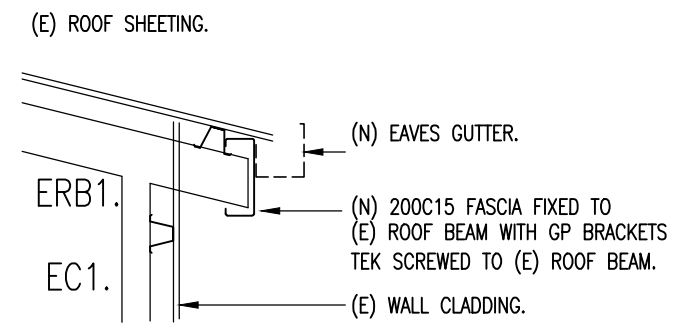
BUILDING PAD PREPARATION NOTES.

- REMOVE LARGE ROCKS...OVER 150Ø
- REMOVE ORGANIC MATTER TO WITHIN 150 OF SURFACE.
- REMOVE LOOSE MATERIAL. (WITHIN 400mm OF SURFACE)
- COMPACT REMAINING BASE MATERIAL TO 95% SRDD.
- PROVIDE APPROVED FILL MATERIAL IN 150mm LAYERS COMPACTED TO 95% SRDD. (WITH OPTIMUM MOISTURE CONTENT)
- PROPOSED COMPACTED BUILDING PLATFORM TO EXTEND 500mm BEYOND PROPOSED BUILDING LINES.



SIDE ELEVATION.

SCALE :- 1:100



SECTION.

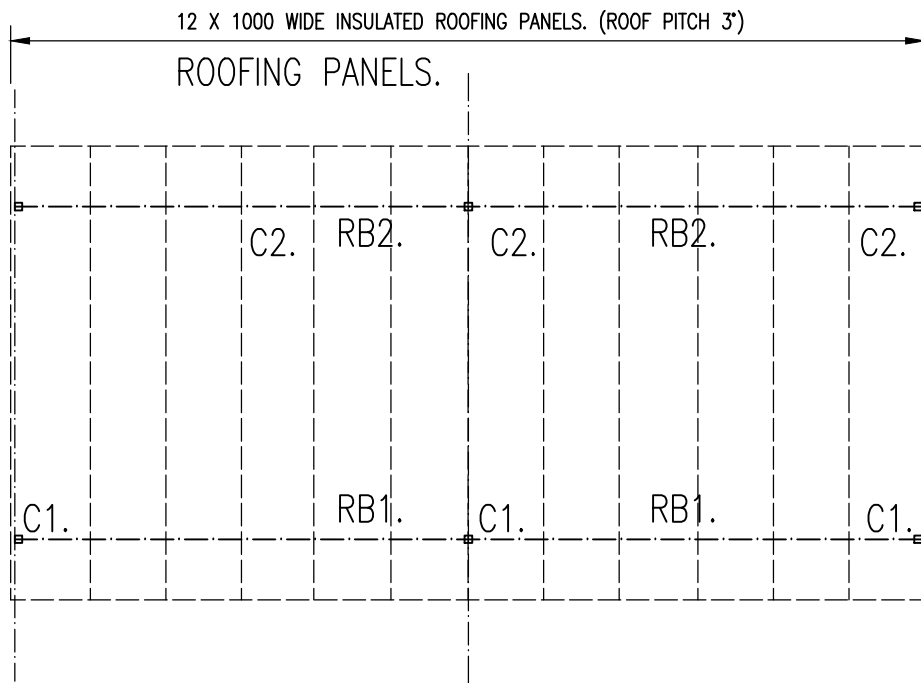
SCALE :- 1:20
NEW EAVES GUTTER TO EXISTING SHED.

WE CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

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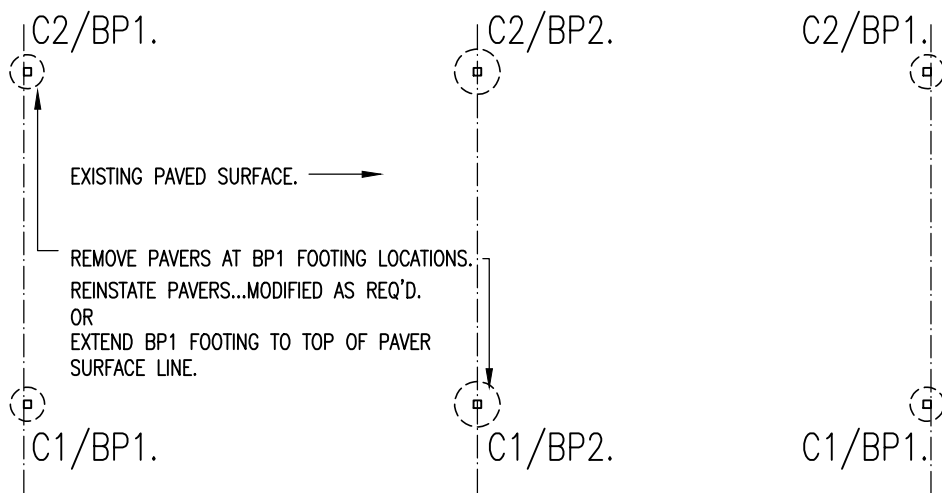
ROOF FRAMING PLAN. SCALE :- 1:100

ROOF FRAMING SCHEDULE.

- C1. 100 X 100 X 4.0 SHS COLUMNS. (HIGH SIDE)
- C2. 100 X 100 X 4.0 SHS COLUMNS. (LOW SIDE)
- RB1. 150 X 100 X 4.0 RHS ROOF BEAM. (HIGH SIDE)
CFW ATOP C1 COLUMNS.(CONTINUOUS WITH 6 END PLATES)
OR
150 X 100 X 5.0 RHS ROOF BEAM. (HIGH SIDE)
CFW ATOP C1 COLUMNS.(CONTINUOUS WITH 6 END PLATES)
BEAM JOINED OVER CENTRE COLUMN.
- RB2. 150 X 100 X 4.0 RHS ROOF BEAM. (LOW SIDE)
CFW ATOP C1 COLUMNS.(CONTINUOUS WITH 6 END PLATES)
OR
150 X 100 X 5.0 RHS ROOF BEAM. (LOW SIDE)
CFW ATOP C1 COLUMNS.(CONTINUOUS WITH 6 END PLATES)
BEAM JOINED OVER CENTRE COLUMN.

ROOFING PANELS.

SOLARSPAN/NORFOAM INSULATED ROOFING PANELS 1000mm WIDE FIXED TO RHS ROOF BEAMS TO MANUFACTURERS SPECIFICATIONS FOR 'C2' WIND CLASSIFICATION.



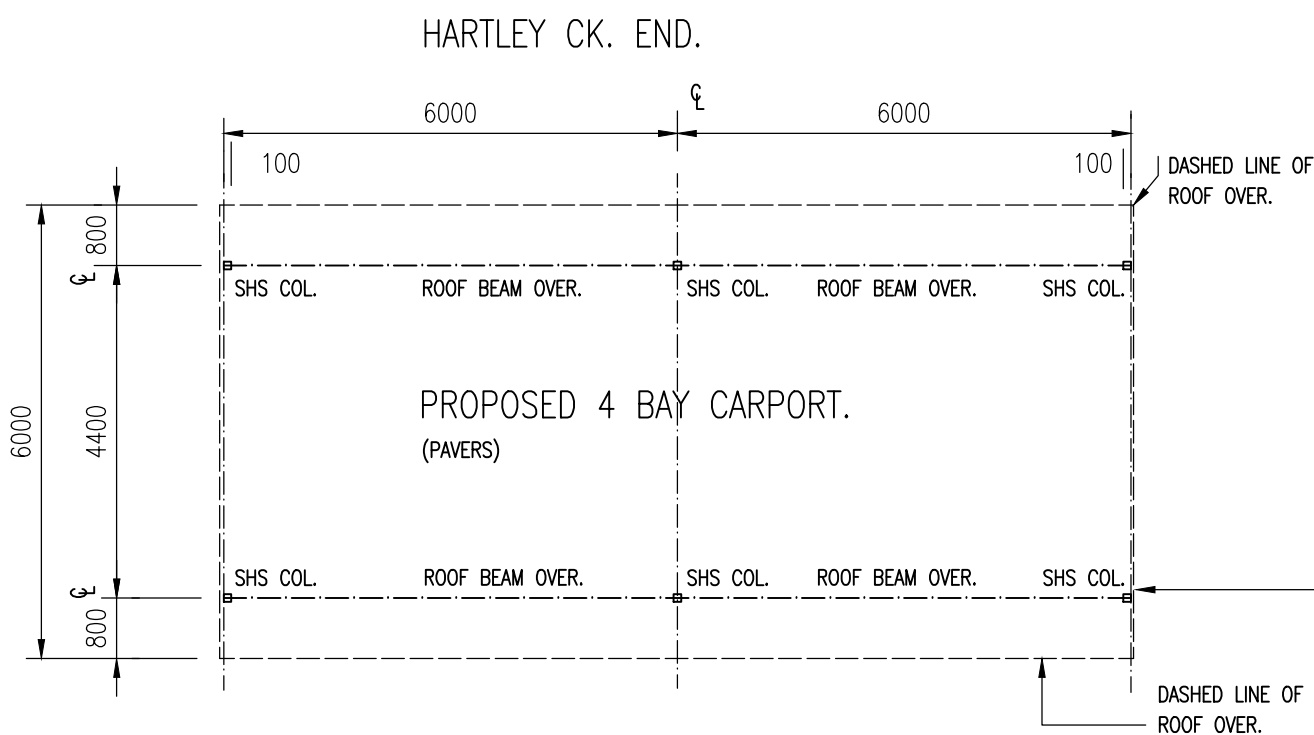
FOOTING PLAN.

SCALE :- 1:100



BP1 & BP2 DETAIL.

SCALE 1:20



FLOOR PLAN.

SCALE :- 1:100

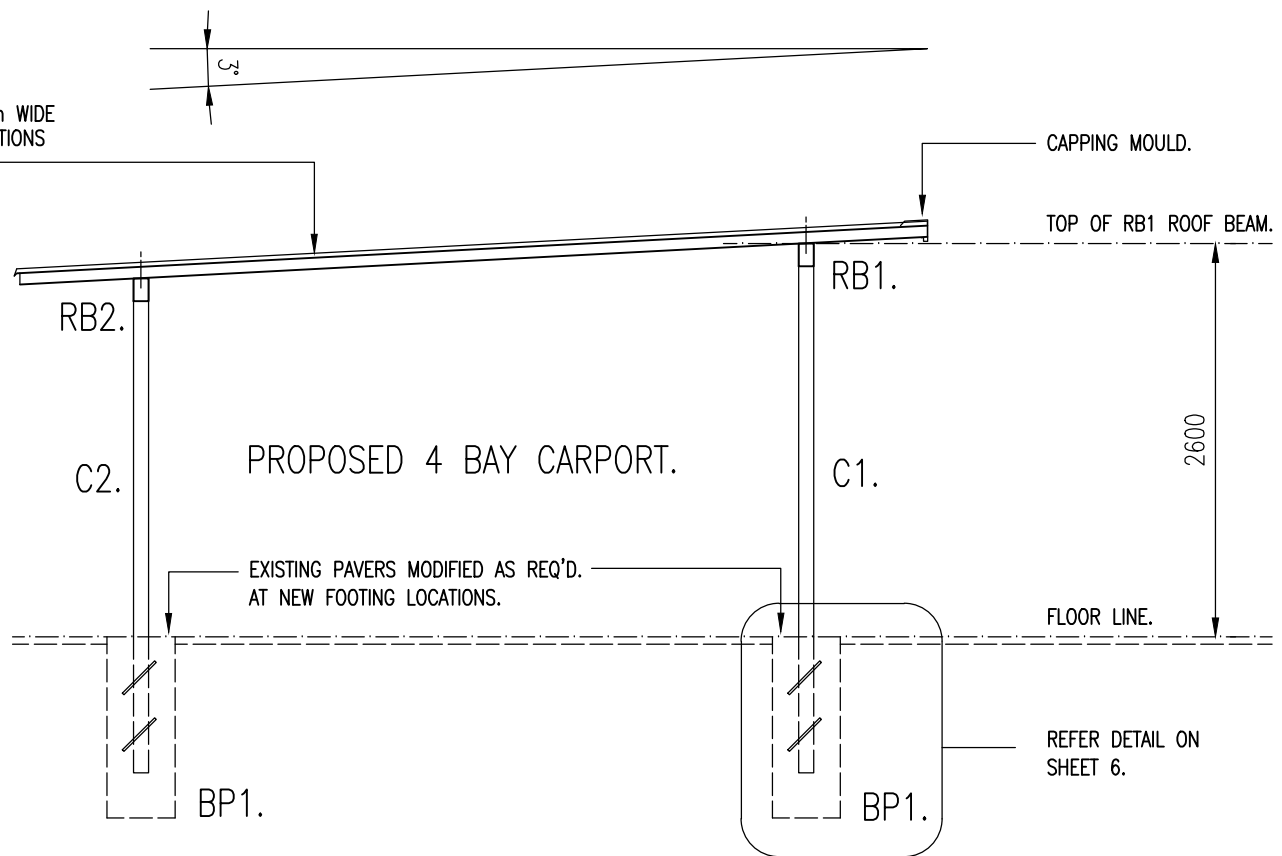
WE CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

[Signature] 16-3-26

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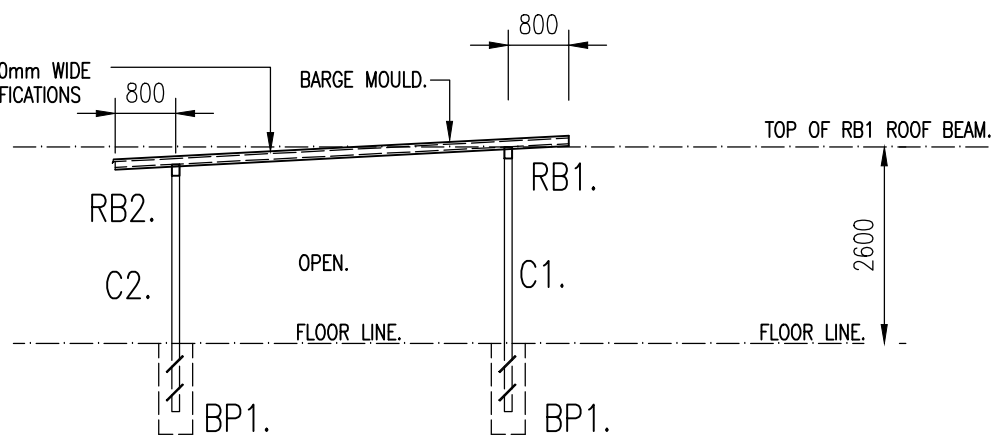
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SOLARSPAN/NORFOAM INSULATED ROOFING PANELS 1000mm WIDE
FIXED TO RHS ROOF BEAMS TO MANUFACTURERS SPECIFICATIONS
FOR 'C2' WIND CLASSIFICATION.
SUPPLIER TO CONFIRM PANEL THICKNESS.



TYPICAL SECTION. SCALE :- 1:50

SOLARSPAN/NORFOAM INSULATED ROOFING PANELS 1000mm WIDE
FIXED TO RHS ROOF BEAMS TO MANUFACTURERS SPECIFICATIONS
FOR 'C2' WIND CLASSIFICATION.
SUPPLIER TO CONFIRM PANEL THICKNESS.

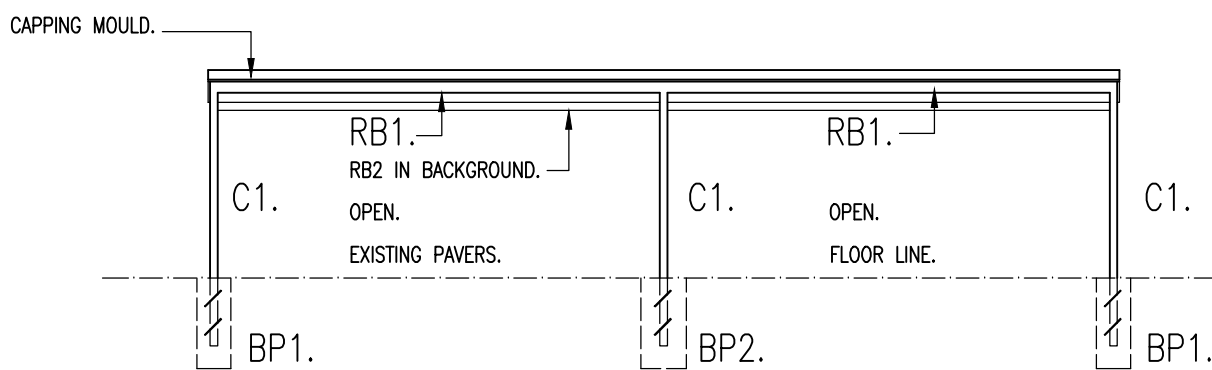


SOUTH-EAST ELEVATION. SCALE :- 1:100
NORTH-WEST ELEVATION SIMILAR.

WE CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2

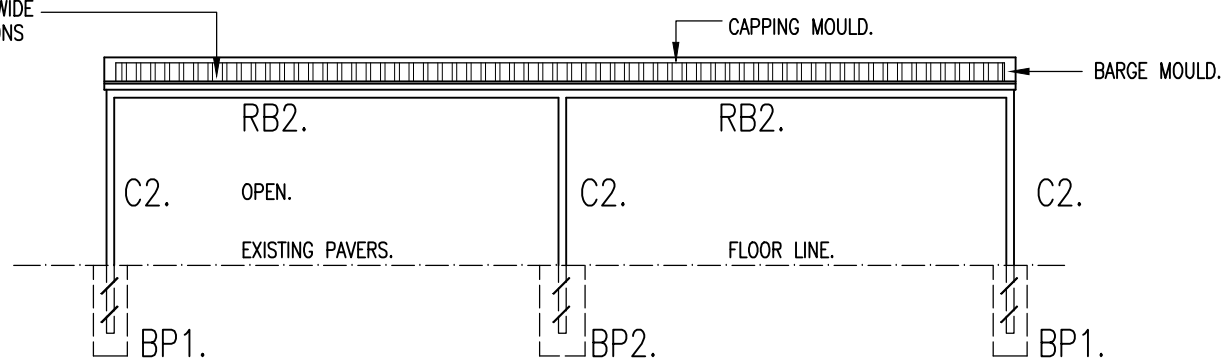
[Signature]
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SOUTH-WEST ELEVATION. SCALE :- 1:100
FRONT ELEVATION. FROM DRIVE IN.

SOLARSPAN/NORFOAM INSULATED ROOFING PANELS 1000mm WIDE
FIXED TO RHS ROOF BEAMS TO MANUFACTURERS SPECIFICATIONS
FOR 'C2' WIND CLASSIFICATION.
SUPPLIER TO CONFIRM PANEL THICKNESS.



NORTH-EAST ELEVATION. SCALE :- 1:100
REAR ELEVATION. FROM HARTLEYS CREEK.

