

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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 DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	PATAGORANG PTY LIMITED c/- Micorp Planning
Contact name (only applicable for companies)	Sarah Mort
Postal address (P.O. Box or street address)	PO Box 7777
Suburb	Cairns
State	QLD
Postcode	4870
Country	
Contact number	0414256500
Email address (non-mandatory)	
Mobile number (non-mandatory)	
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?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	



Queensland
Government

8 April 2021

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

Attention: Jenny Elphinstone

Dear Jenny,

Development Application lodgement – Material Change of Use (Home Based Business – Bed and Breakfast) - 4 Cabins - 893 Upper Daintree Road, Upper Daintree (Tranquillity on the Daintree)

MiCorp Town Planning submit this Development Application lodgement for a proposed Material Change of Use (Bed and Breakfast) at 893 Upper Daintree Road, Daintree.

Please note that a separate request has been made via email to Council's property section for the Council's "Owner's" consent for the road between the lots.

Property Details

Address: 893 Upper Daintree Road, Upper Daintree

Lot description:

Lot 5 on SP227595
Lot 7 on SP227595
Lot 8 on SP227595
Lot 6 on SP134307

Current land use: Dwelling house, caretaker's residence and cattle grazing. The house is utilised as a small function venue and has hosted small weddings and functions.

Proposed Development:

- Material Change of Use (Bed and Breakfast) – comprising of four (4) cabins.

It is considered that the proposal for home based business complies with the assessable outcomes of the Douglas Shire Planning Scheme, with the four proposed cabins remaining ancillary to the primary use and having no adverse impacts on the primary use of the property nor adjoining properties. There is no clearing involved, maintaining the environmental values of the site.

Given the known flood potential impacts on the property during the wet season, the home based business providing 4 cabins will only operate during the dry season; removing any potential impact on Council and State emergency services.

If you have any further queries do not hesitate to contact myself on the details provided.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Sarah Mort". The signature is written in a dark ink and is positioned below the "Yours sincerely" text.

Sarah Mort, Town Planner, Director

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
		893	Upper Daintree Road	Upper Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		5,7,8	SP227595	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		L6	Upper Daintree Road	Upper Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		6	SP134307	Douglas Shire
c)	Unit no.	Street no.	Street Name and Type	Suburb
			Part of Upper Daintree Road	Upper Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		7	Transversing Lot 7 on SP227595	Douglas Shire

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:	

- ☐ 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 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	

Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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)*:

Bed and Breakfast

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 <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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Bed and Breakfast	Home based business (bed and breakfast)	4	

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 constructed 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> 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?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> 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
- ☐ 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – 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"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>)
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> 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 (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> 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: <ul style="list-style-type: none"> • 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 – 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 69: 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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.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 <https://planning.dsdmp.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ 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

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

23.16) 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.dsdmip.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 REPORT – Development Permit for Material Change of Use (Home Based Business - Bed and Breakfast)

Douglas Shire Planning Scheme 2018, Douglas Shire Council

1 April 2021

Contents

- 1. Executive Summary**
- 2. Site Characteristics**
- 3. Development Proposal**
- 4. Planning Assessment**
- 5. Conclusion**

APPENDIX A: Owners Consent and DA Form

APPENDIX B: Site and Design Plans

1. EXECUTIVE SUMMARY

MiCorp Property Pty Ltd, on behalf of the owner (PATAGORANG PTY LIMITED), submit this development application for Material Change of Use (Bed and Breakfast – 4 cabins) at 893 Upper Daintree Road, Upper Daintree, legally described as Lot 7 on SP227595 and Lot 6 on SP134307 and part of Upper Daintree Road.

The proposal is for the construction of four (4) cabins for use as a bed and breakfast on the subject property. Guests will arrive via the main residence and be transported to their cabins by the manager/caretaker. The subject site currently comprises of the main dwelling house, caretaker's residence and farm shed and a mixture of rainforest and cleared land for cattle grazing. The main house on the property has been operating as a popular small function venue for a number of years. The property features waterfalls and walking trails that are to be maintained and reforestation to occur on sections of the property as part of the owner's long term commitment to improving the environmental values of the site. No vegetation clearing is proposed.

The proposed cabins are to be located away from the main dwelling house. This has been driven by necessity to avoid the parts of the property that were impacted by the 2018 floods. The site's have been selected as they are cleared and located well outside the flood affected parts of the property.

Under the Douglas Shire Planning Scheme 2018, home based business is self assessable (accepted) development. A code assessable development application has been triggered due to the non-compliance with AO 1.1 and AO3.5 of the Home Based Business Code. The proposal complies with all other accepted outcomes of the planning scheme and is consistent with the rural amenity of the area.

DA forms completed supporting this Development Application include:

- DA Form 1; and
- Owners consent.

The following plans and drawings supporting this Development Application are attached in Appendix B:

- Site Plan
- Cabin Plans
- Soil Test Report – Earth Test

2. Site Characteristics

2.1 Summary of Proposal

MiCorp Property Pty Ltd, on behalf of the owner (PATAGORANG PTY LIMITED), submit this development application for Material Change of Use (Bed and Breakfast – 4 cabins) at 893 Upper Daintree Road, Upper Daintree, legally described as Lot 7 on SP227595 and Lot 6 on SP134307.

Local Planning Consent Authority

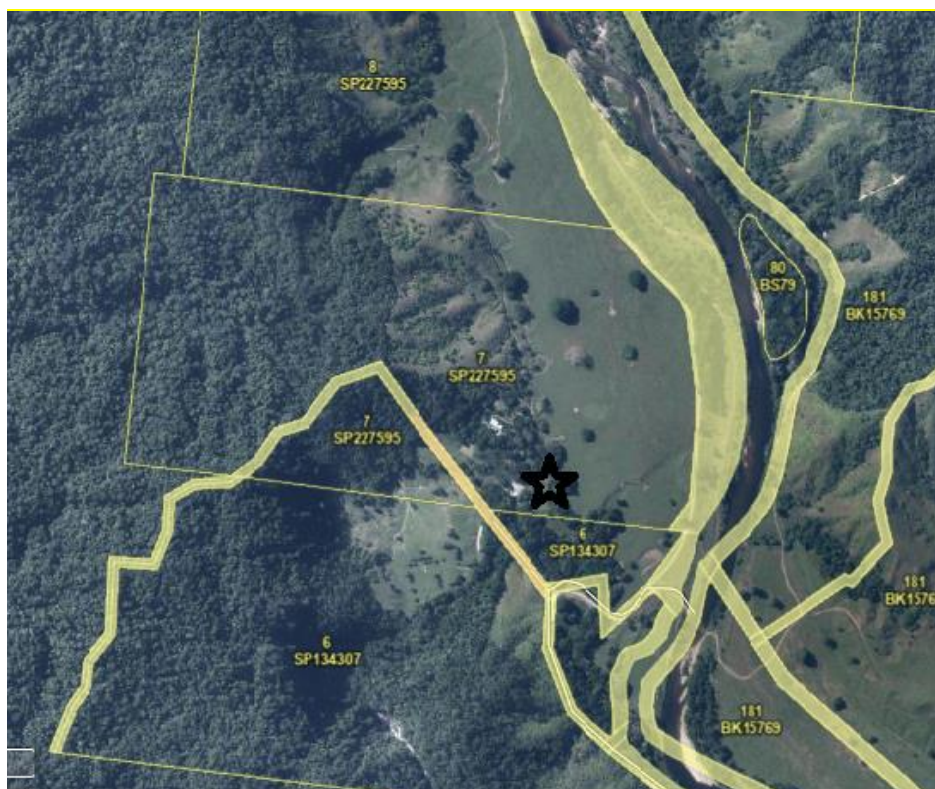
Douglas Shire Council

Douglas Shire Planning Scheme 2018

2.2 Physical Characteristics and Surrounding Land Uses

The subject site contains both cleared cattle grazing land along the Daintree River, with a main dwelling house, caretaker's residence and rural shed located on the allotment close to Upper Daintree Road. The rest of the property contains a mixture of cleared land and rainforest. No further clearing is proposed.

Figure 2 Aerial of Subject Site



Source: QLD Globe, Accessed 08/03/2021

3. Development Proposal

This Development Application is for:

- Material Change of Use (Bed and Breakfast – 4 Units)

The proposal is for the construction of four (4) high end quality cabins on the property. The cabins are a maximum of 50m² containing one bedroom, bathroom, patio and kitchenette (and no laundry) and will be constructed and designed by local construction and design award winning company MiHaven, who have over 10 years local/regional experience in North Queensland . The kitchenette is to contain only facilities for tea/coffee and no full cooking capabilities. Visitors will arrive via the entrance from Upper Daintree Road to the main dwelling house on the property. Visitors will then be escorted to their cabins by the manager/caretaker, with no internal movement of visitor vehicles. Food is to be prepared for guests in the main dwelling house. The cabins are located across two of the lots on the property, with locations specifically chosen to avoid the flood affected parts of the property (as witnessed in the 2018 floods) however still easily accessible from the main dwelling house to access meals. From a planning performance context, given the scale of the property the distance between each cabin to the main house is considered reasonable within its rural setting. No clearing is to occur for the construction and each cabin will be connected to a septic system as specified in the soil report completed by Earth Test (see planning report attachments). The cabins have a low impact on the large property and are consistent with the rural amenity of the area. The operation of the cabins will only occur during the Dry Season, avoiding any risk of people being isolated and stranded due a flooding event, reducing any impact on Council's emergency services and local disaster efforts.

4. PLANNING ASSESSMENT

4.1 Introduction

This proposed Material Change of Use is required to be assessed in accordance with the relevant policies of the Douglas Shire Planning Scheme 2018 and any other planning documents relevant to the application.

4.2 Level of Assessment and Applicable Codes

Material Change of Use – Bed and Breakfast

- Zone Code: Rural Zone Code
- Overlays: Hillslopes Overlay, Flood and storm tide hazard overlay code, Landscape Values, Potential Landslide hazard, Natural Areas, Transport Network Overlay (Major Rural Road), Bushfire Hazard
- General Codes: Access Parking and Servicing

Overlay Table - Compliance

<u>Overlay</u>	<u>Comment</u>
<u>Hillslopes Overlay</u>	The proposal complies with the code. Development is not occurring on steep land and does not require vegetation clearing. The proposed cabins are located at a lower elevation and do not result in an adverse impact on the hillslope amenity. Colours for the cabins will be subdued, natural colours and can be conditioned for approval.
<u>Flood and Storm Tide (flood plain assessment)</u>	The proposed complies with the code. The subject sites for the cabins have been chosen to be outside the mapped flood areas and known flood levels on the property. There is no potential adverse impact to life and property, with clear evacuation paths present on the property.
<u>Landscape Values</u>	The proposal complies with the overlay code. There is no further clearing and development is not occurring on a ridge line. The proposed cabins are single storey.
<u>Potential Landslide Hazard</u>	The proposal complies with the code. The subject sites for the cabins do not require retaining or further earthworks on the property.
<u>Natural Areas</u>	<u>Refer to Compliance table below</u>
<u>Transport Network Overlay</u>	The proposal complies with the code. There is no proposed change to the access of the property from Upper Daintree Road, with the proposed use consistent with the use and function of the road.

Figure 3 Zone Mapping



Source: Douglas Shire Property Search

4.3 Code Assessment

Rural Zone Code

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
<p>PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO1.1 Dwelling houses are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of roof height.</p> <p>AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.</p>	<p>Complies. The proposed cabins are a maximum 4.7 metres.</p>
Setbacks		

Performance outcomes	Acceptable outcomes	Applicant Response
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Complies. All cabins comply with the setback requirements.
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	Complies. The cabins will be a natural colour palette.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Error! Reference source not found. are not established in the Rural zone.	Complies. Home-based business is consistent with the rural area.
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	Complies. The proposal is for 4 cabins that are a low-impact land use that are consistent with the existing land uses.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed.	Complies. No vegetation clearing is proposed and the proposed cabins are located a sufficient distance from the vegetation lines and watercourses on the property.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary	AO7 No acceptable outcomes are prescribed.	Not applicable. No reconfiguration is proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
<p>realignments to resolve encroachments); or</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation.</p>		

Home Based Business Code

Performance outcomes	Acceptable outcomes	Applicant's Response
For self-assessable and assessable development		
<p>PO1</p> <p>The use:</p> <p>(c) is associated with a dwelling that is being used as a private residence;</p> <p>(d) is low-key in terms of scale, operating characteristics and the number of non-resident employees;</p> <p>(e) does not adversely impact on nearby residential amenity;</p> <p>(f) is compatible with domestic scale infrastructure.</p>	<p>AO1.1</p> <p>The use is located within a dwelling unit or a domestic outbuilding and uses no more than 75m² of gross floor area or 30% of the total floor area of the dwelling, whichever is the lesser.</p> <p>Note – Bed and breakfast, home based child care, a dog day care facility or home based swimming tuition may include use of the rest of the site (i.e. these uses are not restricted to operating within an enclosed structure).</p> <p>AO1.2</p> <p>The use is conducted by a resident or residents of the premises and:</p> <p>(g) in a dwelling house has a maximum of 1 non-resident employee on site at any one time;</p> <p>(h) in a dual occupancy or multiple dwelling, has no other non-resident employees.</p> <p>AO1.3</p> <p>The use does not:</p> <p>(i) involve the public display of goods or materials;</p> <p>(j) include hiring goods or equipment from the site;</p> <p>(k) impose an adverse load on utility infrastructure in comparison to normal domestic use of the premises;</p>	<p>AO1.1 Complies PO1. Four new cabins are to be constructed with a maximum size (50m²) as mentioned in this code for bed and breakfast.</p> <p>AO1.2 Complies. Complies, caretaker residence is already located on the site.</p> <p>AO1.3 Complies. The use does not involve the public display of goods and services and is not likely to exceed 8 separate client visits per day, with only 4 cabins being proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant's Response
	<p>(l) involve more than 8 separate client visits per day.</p> <p>AO1.4 The home based business is conducted between the hours of 8.00am to 8.00pm Monday to Saturday (excluding public holidays), except where the home based business comprises office activities such as book-keeping or computer work. These hours include delivery vehicles.</p> <p>AO1.5 Not more than one vehicle associated with the use is parked, on or adjacent, to the premises and such vehicle does not exceed a capacity of 2.5 t (including delivery vehicles).</p> <p>AO1.6 Signage is limited to one non-illuminated sign: (a) no greater than 1.0 metre in length and 0.3 metres in width; (b) no higher than 1.5 metres in height; (c) displaying the occupier's name, business and contact details only.</p> <p>AO1.7 The home based business does not generate noise that is clearly audible and creates a disturbance with nearby sensitive land uses.</p> <p>AO1.8 The home based business: (a) has a source of power not exceeding a total connect load of 2.0kW; (b) places a demand on reticulated water supply of not more than 3L per day per m² of the floor area related to the business; (c) does not involve the discharge of trade waste.</p> <p>AO1.9</p>	<p>AO1.4 Complies. Hours will be consistent with a bed and breakfast.</p> <p>AO1.5 Not applicable.</p> <p>AO1.6 Complies.</p> <p>AO1.8 Complies.</p> <p>AO1.8 Complies. Cabins will be connected to the required power and water supplies and not expected to exceed the limits stated. No trade waste is involved with the proposal.</p>

Performance outcomes	Acceptable outcomes	Applicant's Response
	The home based business does not store or use flammable and combustible liquids on site in amounts that exceed what is permitted for a residential dwelling under AS 1940-2004 The storage and handling of flammable and combustible liquids.	AO1.9. Not applicable
PO2 The home based business is conducted such that buildings on the site retain a residential appearance and character.	AO2 The external appearance and character of the dwelling is not modified to accommodate the home based business.	Not applicable.
If for bed and breakfast – additional requirements		
PO3 In the case of bed and breakfast accommodation, the accommodation remains ancillary to the primary residential use.	<p>AO3.1 In 'Urban areas', no more than 2 bedrooms (a maximum of 4 bed spaces) and optional ensuites within a dwelling are used for bed and breakfast accommodation.</p> <p>AO3.2 In 'Urban areas', no kitchen or cooking facilities, with the exception of those located within the existing dwelling on site are provided in association with the bed and breakfast.</p> <p>AO3.3 In 'Other areas', no more than 4 bedrooms (a maximum of 8 bed spaces) and optional ensuites are used for bed and breakfast accommodation.</p> <p>AO3.4 In 'Other areas', bed and breakfast accommodation can be located in a maximum of 4 separate buildings to the existing house, provided that each building is a maximum of 50m² (inclusive of verandahs / patios etc.) and located within 50 metres of the existing house and on the same lot.</p> <p>AO3.5 In 'Other areas', no kitchen or cooking facilities, with the exception of those located within</p>	<p>AO3.4 Proposal complies with PO3.</p> <p>There are a maximum of four (4) cabins proposed with a maximum floor area of 50m² (refer to design plans). These cabins are located in excess of 50 metres from the main dwelling on the property. As has been discussed with Douglas Shire previously, these locations have been specifically located to avoid the flood affected parts of the property, which was flooded in the 2018 floods. There are sufficient communications onsite for guests with the main dwelling house.</p> <p>AO3.5 Complies. A small kitchenette has been provided in the design with only facilities for</p>

Performance outcomes	Acceptable outcomes	Applicant's Response
	<p>the existing dwelling on site are provided in association with the bed and breakfast.</p> <p>AO3.6 In areas north of the Daintree River, the maximum number of bed spaces is set out in the Cape Tribulation and Daintree Coast local plan, with all other provisions for 'Other areas' set out above in AO3.4 and AO3.5 herein, being applicable.</p>	tea/coffee with no cooking facilities or firepits.
<p>PO4 Guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.</p>	<p>AO4 Development involves guests staying a maximum of 14 consecutive nights.</p>	Can comply.
<p>PO5 If outside a sewerred area, development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.</p>	<p>AO5 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.</p>	Complies. Please see attached soil test report from Earth Test for the design for ann "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed. Please note the locations on the site map within the report are not exact.

Natural Areas Overlay Code:

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
<p>PO1 Development protects matters of environmental significance.</p>	<p>AO1.1 Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not</p>	<p>Complies. The proposed cabins are located within a cleared section of the block and will be setback from the vegetation line. The use is small scale and will not impact upon matters of environmental significance.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
P02 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	Complies. The proposal requires no further vegetation clearing and is to be setback from the vegetation line.
P03 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>	Not applicable.
<p>PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p> <p>AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	Complies. The site already employs pest species management.
Ecological connectivity		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6</p> <p>Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1</p> <p>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p>Complies. No further vegetation clearing is to occur.</p>
<p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	
Waterways in an urban area – Not applicable		
Waterways in a non-urban area		

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Error! Reference source not found..	Complies. Development does not occur within a waterway corridor.

Access Parking and Servicing Code

General Statement of Compliance:

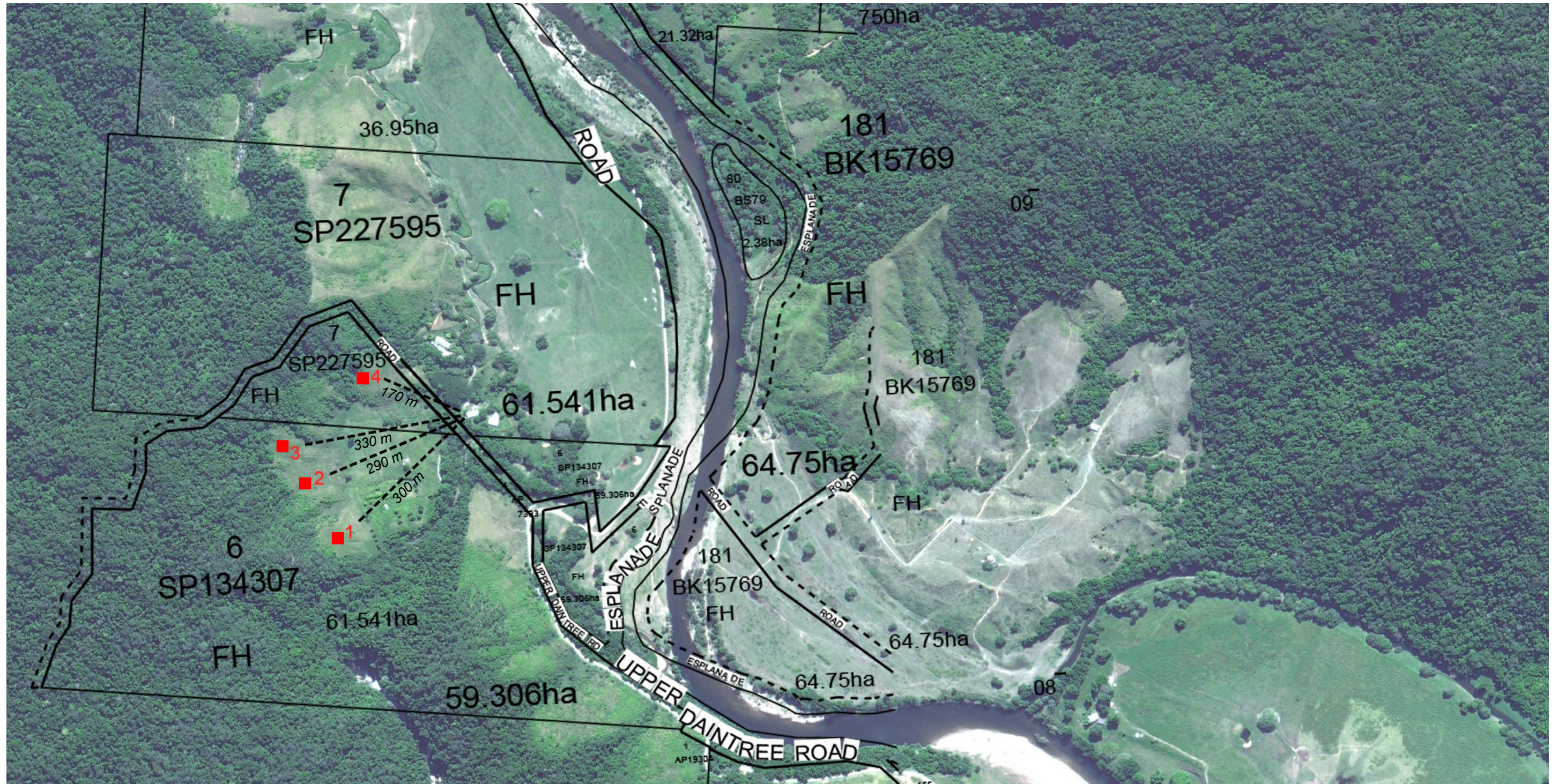
The proposal will utilise the existing carparking area at the main dwelling house at the entrance to the property. There are not to be a large amount of extra vehicle movements on the property, due to the restricted amount of cabins and therefore visitors. Visitors will be required to park at the main dwelling house and will be transported to their cabins by the manager/caretaker.

5. Conclusion

It is considered that the proposal for home-based business complies with the self-assessable outcomes of the Douglas Shire Planning Scheme, with the four proposed cabins remaining ancillary to the primary use and having no adverse impacts on the primary use of the property nor adjoining properties. There is no clearing involved, maintaining the environmental values of the site.

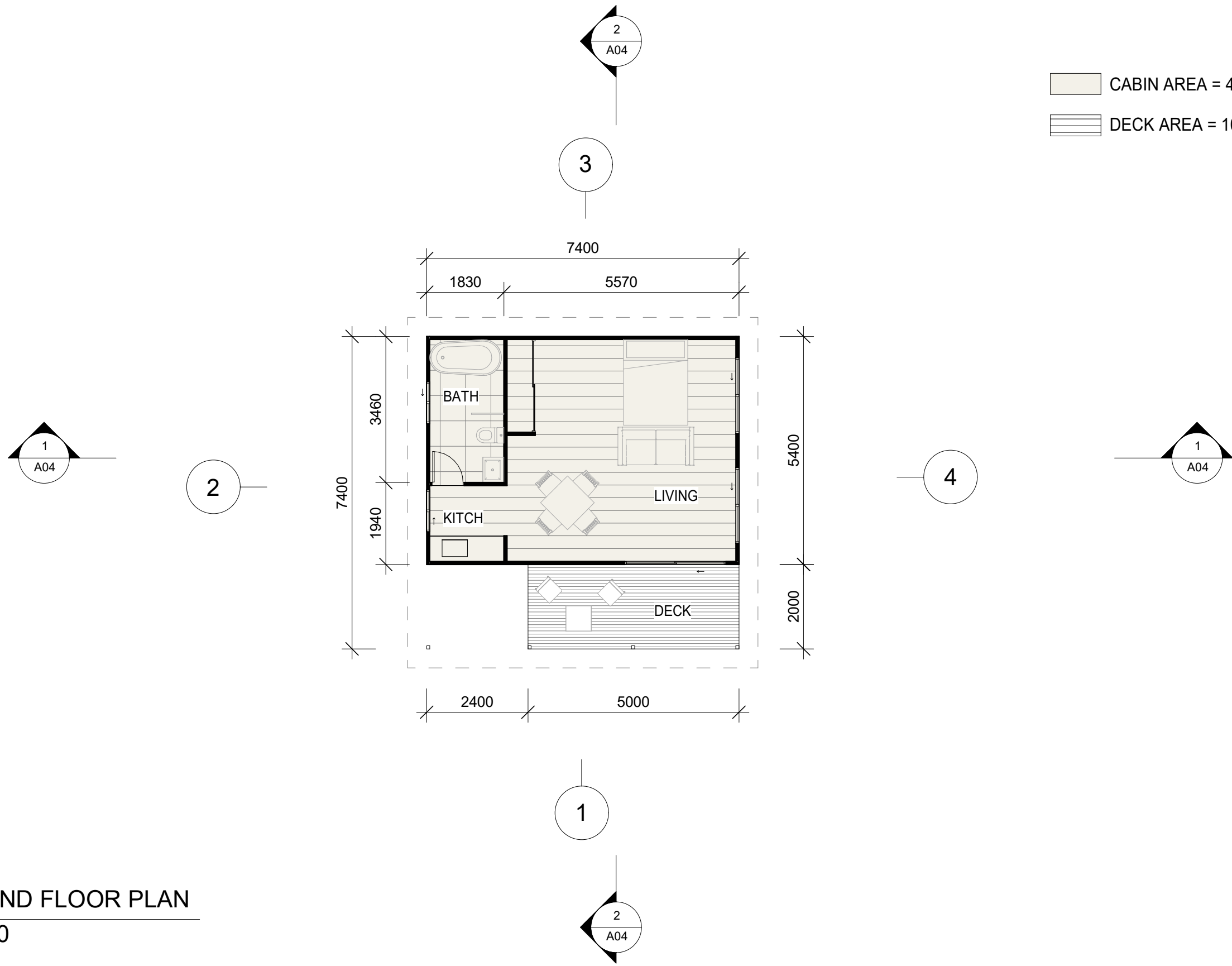
Given the known flood potential impacts on the property during the wet season, the home based business providing 4 cabins will only operate during the dry season; removing any potential impact on Council and State emergency services.

1 - CABIN 1 = 300m
2 - CABIN 2 = 290m
3 - CABIN 3 = 330m
4 - CABIN 4 = 170m

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CABIN AREA = 40m²

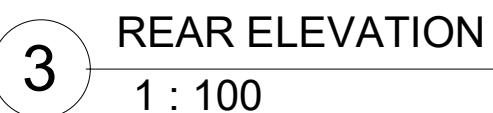
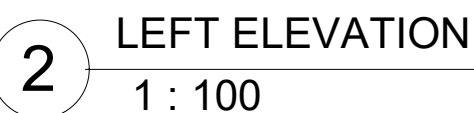
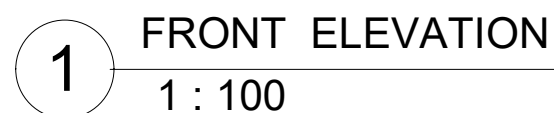
DECK AREA = 10m²

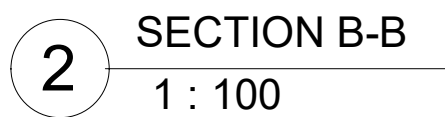
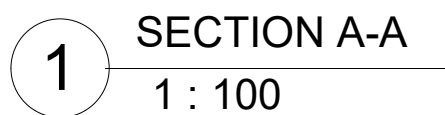


1 GROUND FLOOR PLAN

1 : 100

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				CLIENT APPROVAL							PROJECT									TRANQUILLITY RETREAT 892 UPPER DAINTREE ROAD UPPER DAINTREE			TEL 07 4041 0407 EMAIL james@mihaven.com.au				
				DESIGN APPROVAL																							
REV	DATE	DESCRIPTION		BY	WIND CLASSIFICATION		C1	DATE	Issue Date	SCALE	1 : 100	DRAWN	PAT	CHECKED	CC				PROJECT NO.		TR001	DRAWING		Mi-A02	REVISION		

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				CLIENT APPROVAL																				
				DESIGN APPROVAL																				
REV	DATE	DESCRIPTION			BY	WIND CLASSIFICATION	C1	DATE	Issue Date	SCALE	1 : 100	DRAWN	PAT	CHECKED	CC									

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I,

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of PATAGORANG PTY LIMITED ACN 005 178 432

[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:

893 Upper Daintree Road, Lot 4 AP7393:RL 216184 & Lot 6 SP134307 & Lot5,and Lot 7 SP227595.]


consent to the making of a development application under the *Planning Act 2016* by:

MiCorp Planning

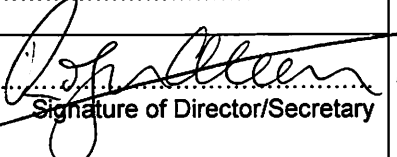
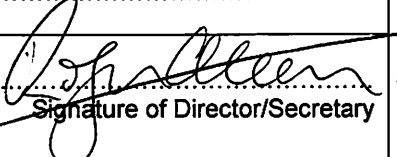
on the premises described above for:

Material Change of Use (Home Based Business – 4 Cabins), Exemption Certificate for Assessable Building Works

Company seal *[if used]*

Company Name and ACN:	
	
Signature of Sole Director/Secretary	
09.02.2021	
Date	

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN:	
	
Signature of Director	Signature of Director/Secretary
.....
Date	Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Roger Allen

Sole Director/Secretary of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of PATAGORANG PTY LIMITED ACN 005 178 432

[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:

893 Upper Daintree Road, Lot 4 AP7393:RL 216184 & Lot 6 SP134307 & Lot5,and Lot 7 SP227595.]

consent to the making of a development application under the *Planning Act 2016* by:

MiCorp Planning

on the premises described above for:

Material Change of Use (Home Based Business – 4 Cabins)

Company seal *[if used]*

Company Name and ACN:	
.....	
Signature of Sole Director/Secretary	
.....	
Date	

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN:	
.....	
Signature of Director	Signature of Director/Secretary
.....
Date	Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]