

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)	Angela Whittaker c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns
Postal address (P.O. Box or street address)	38 Kowa Street
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Aust.
Contact number	0450 781 841
Email address (non-mandatory)	jburns@scopetownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	23006

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)	

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
		6133	Captain Cook Hwy.	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	3	RP743352	Douglas Shire Council
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:	

- ☐ 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

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: unknown

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<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):*

Low Impact Industry within existing 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):*

Reconfiguration of a Lot by Lease Agreement over proposed Use area with Access Easement

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 checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Small scale window and door fabrication business	Low Impact Industry		288
Dwelling House (existing)	Dwelling House	1	
Secondary Dwelling (existing)	Secondary Dwelling	1	
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> 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?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input checked="" 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?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> 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			1	

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
Proposed	7	50	Access	3RP743352

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
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <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. <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p>

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.dsdmip.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.dsdmip.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:	
-----------------------------	--	-----------	--

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

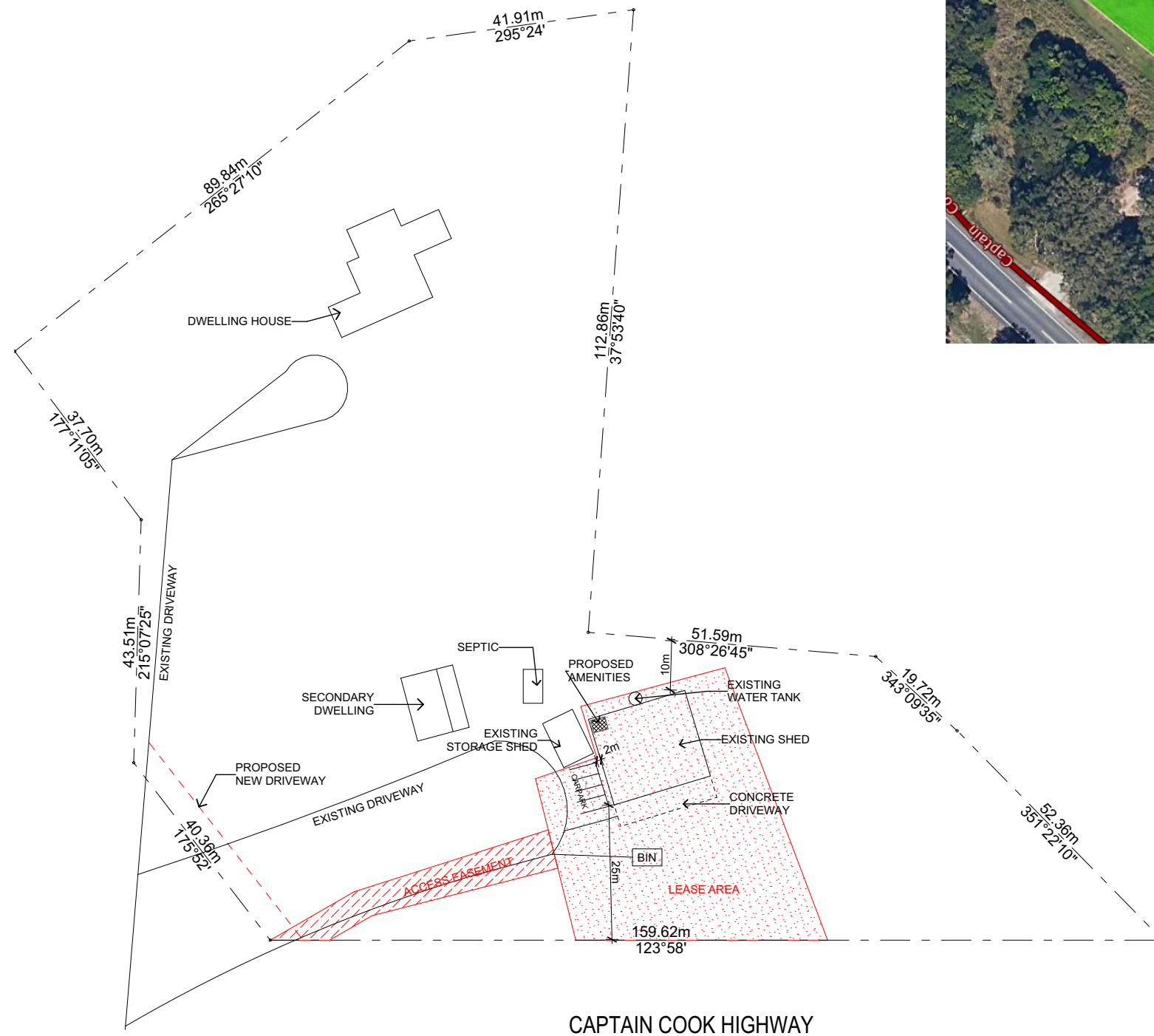
Note: For completion by assessment manager if applicable

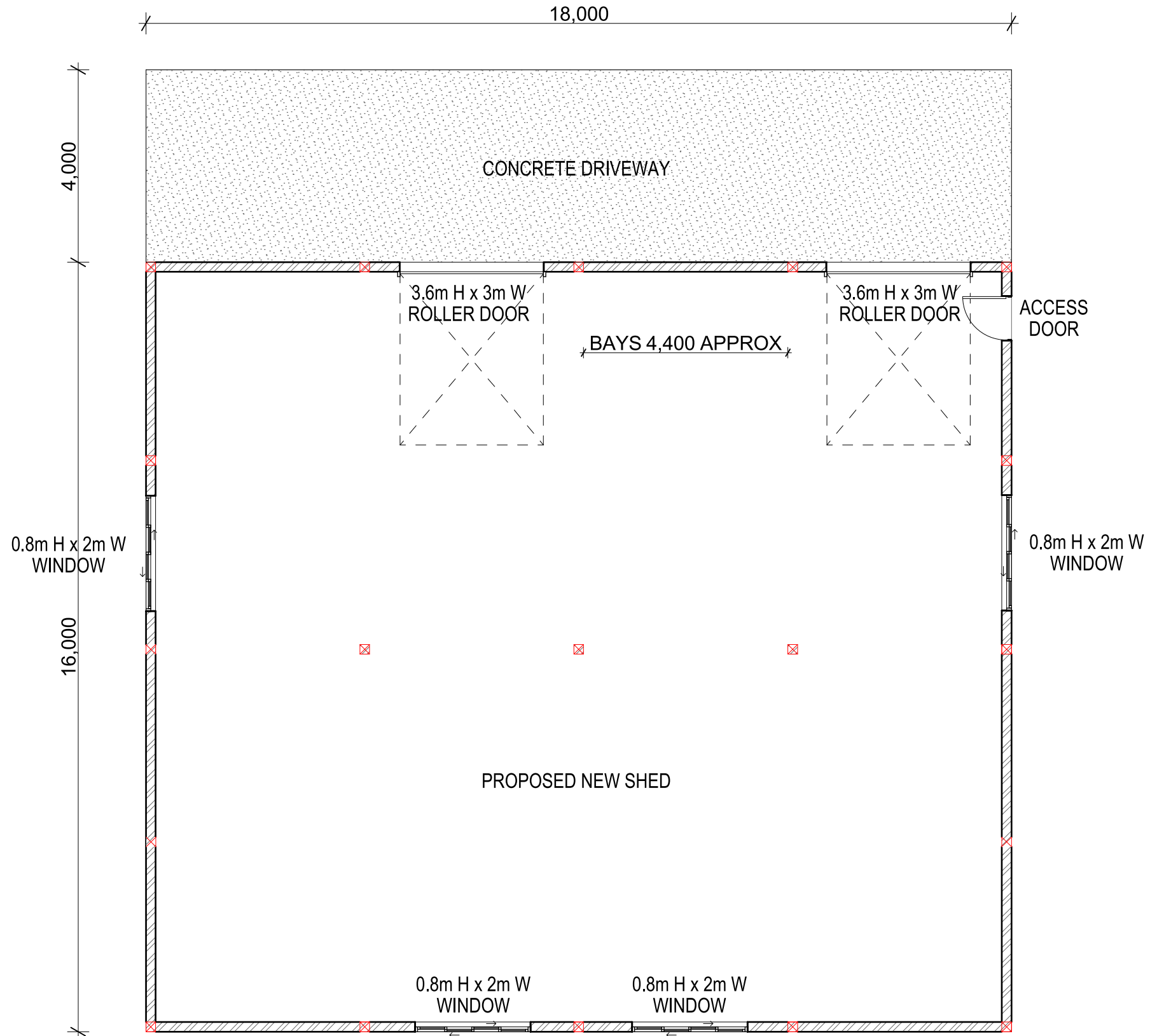
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

6133 CAPTAIN COOK HIGHWAY

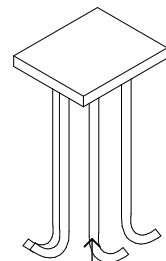
PROPOSED NEW SHED



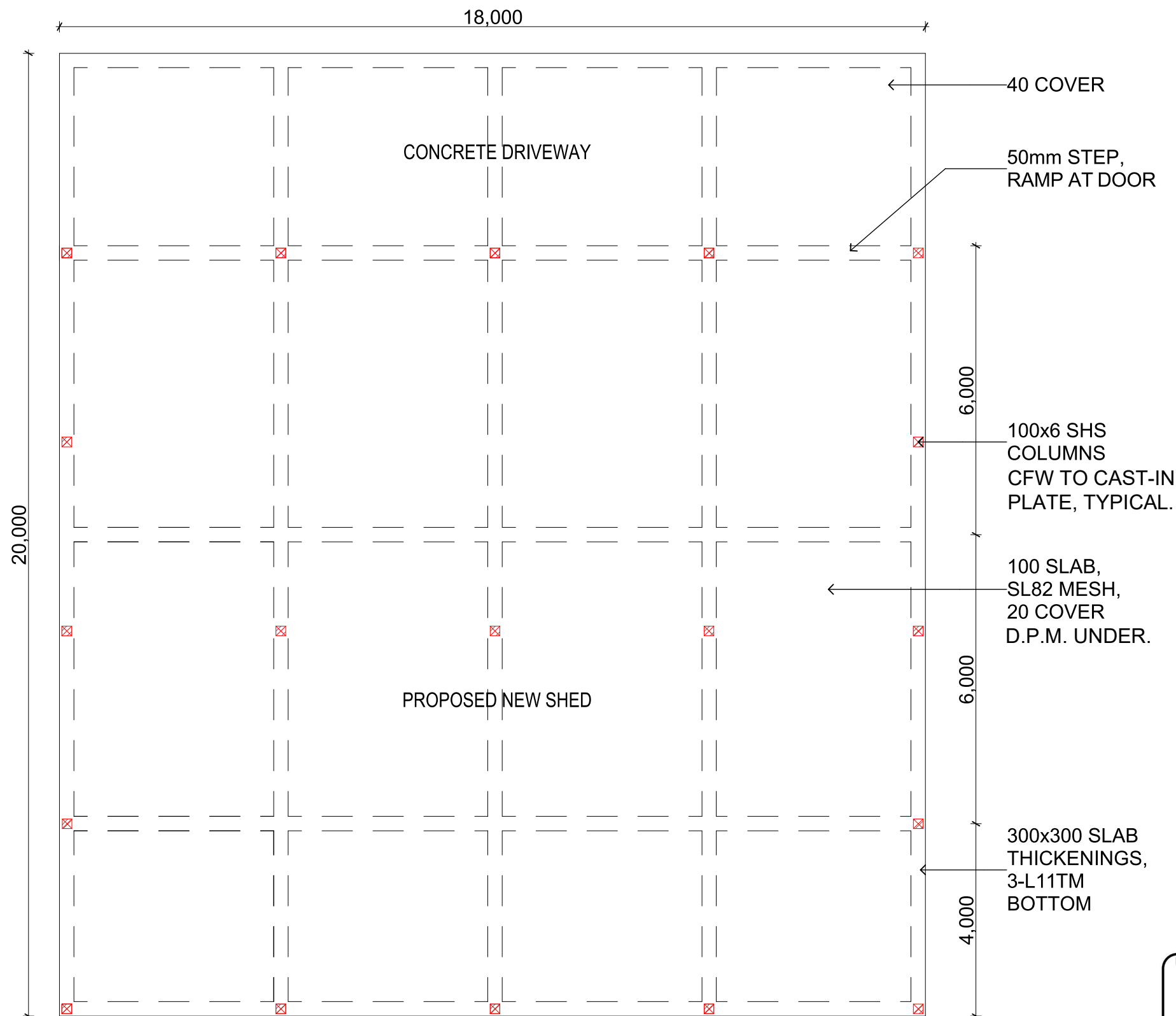




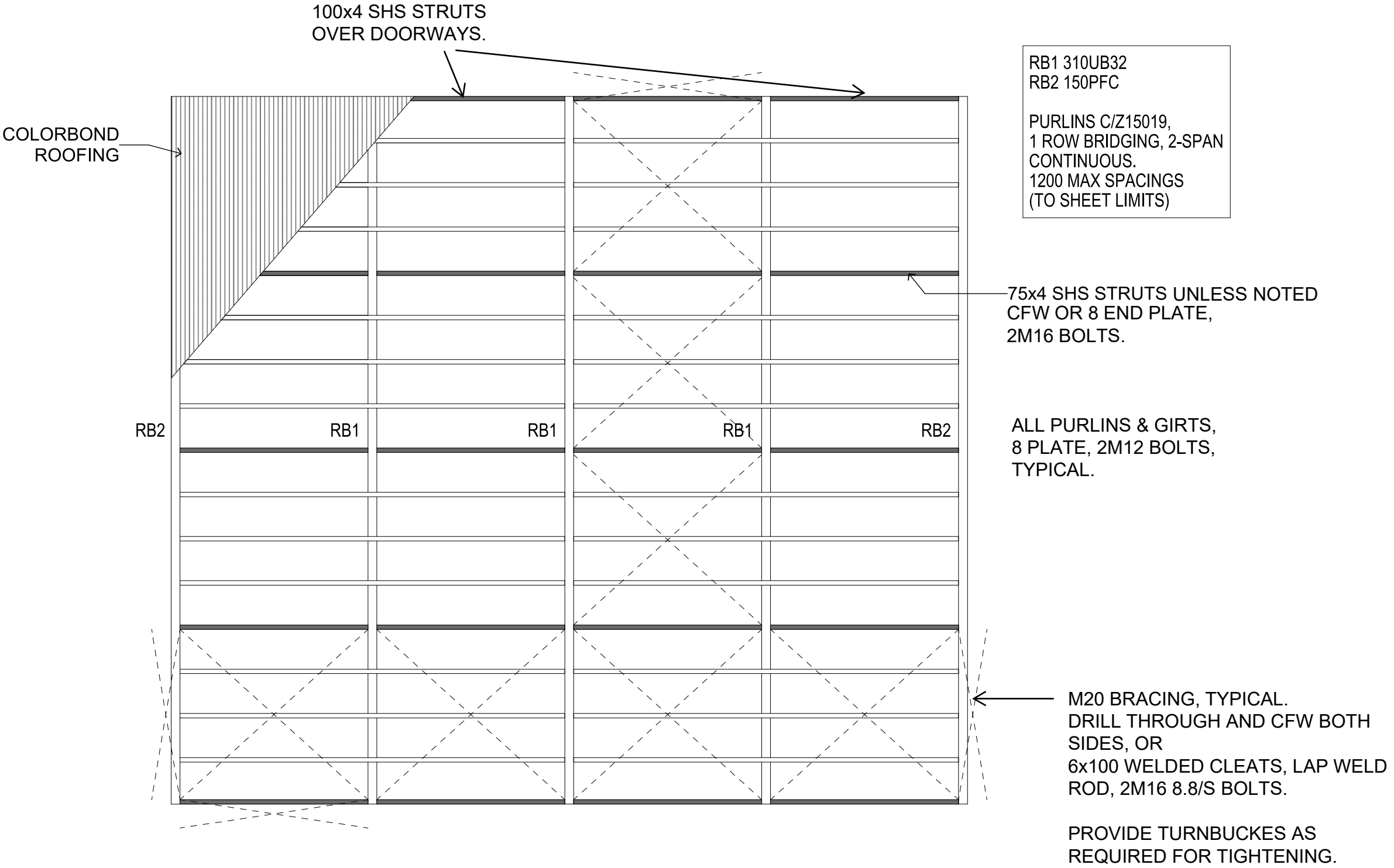
Registered Professional Engineer 699704
Mr Sean F. Edwards
MIEAust CPEng (Civil/Structural)
RPEQ No 6138
NT-BPCE: 26906ES
RBP (Vic) EC37110
Signature: *[Signature]* Date: 13/10/21
Registered on the National Professional Engineers Register in the
area of practice of **Civil / Structural**



200x10 GALVANIZED
PLATE 4N12 COGGED
BARS AT 150CRS
CFW TO PLATE.
250 EMBEDMENT



Registered Professional Engineer 699704
Mr Sean F. Edwards
MIEAust CPEng (Civil/Structural)
RPEQ No 6138
NT-BPBCE: 26906ES
RBP (Vic) EC37110
Signature: *[Signature]* Date: 13/10/21
Registered on the National Professional Engineers Register in the
area of practice of **Civil / Structural**



Registered Professional Engineer 699704
Mr Sean F. Edwards
MIEAust CPEng (Civil/Structural)
RPEQ No 6138
NT-BPBC: 26906ES
RBP (Vic) EC37110
Signature: *[Signature]* Date: 13/10/21
Registered in the National Professional Engineers Register in the
area of practice of **Civil / Structural**



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Angel Construction and is to be used only for work when authorised in writing by Angel Construction.

It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Drawn By: TG
Date: 11/10/2021
Project NO.: AC000121
Project Status: Construction
Scale: 1:100

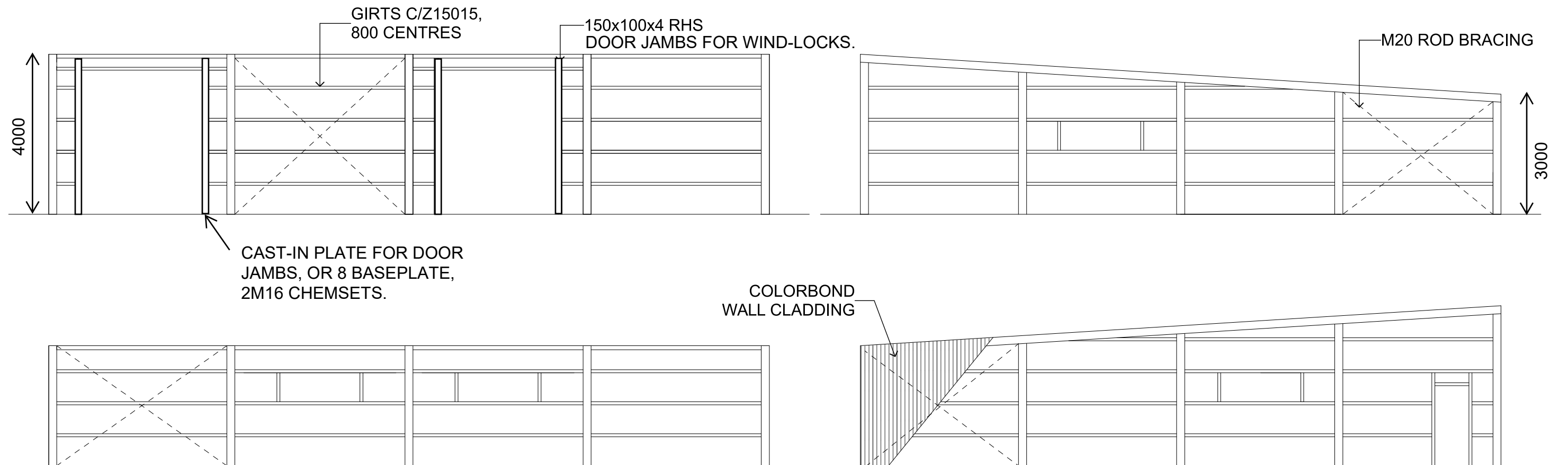
Client: Adrian Whittaker
Address: 6133 Captain Cook Highway
Port Douglas 4877

DRAWING TITLE:
Roof Framing Plan

PROJECT NAME:
Proposed New Shed

REVISION NO.

DRAWING NO.
A103



Registered Professional Engineer 699704
Mr Sean F. Edwards
MIEAust CPEng (Civil/Structural)
RPEQ No 6138
NT-BPBCE: 26906ES
RBP (Vic) EC37110
Signature: *[Signature]* Date: 13/10/21
Registered on the National Professional Engineers Register in the
area of practice of **Civil / Structural**

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

Material Change of Use: Low Impact Industry
+ Reconfiguration of a Lot by Lease Agreement

6133 Captain Cook Highway, Craiglie Qld. 4877
Lot 3 on RP743352

PREPARED BY: SCOPE TOWN PLANNING

March 2023



PLANNING FOR LOCALS

CONTENTS

	APPLICATION SUMMARY	3
1	PROPOSAL	4
1.1	Introduction	4
1.2	Proposed Development	4
	Figure 1: Proposed Floor Plan	4
	Reconfiguration by Lease Agreement	5
	Figure 2: Site Plan Lease Area	5
	Site Access	5
	Existing Uses	5
1.3	Site and Locality	6
	Figure 3: Development Site Aerial Image	6
	Figure 4: Development Site location	7
	Figure 5: Development Site Zoning	8
1.4	Low Impact Industry Activity	9
	Local Demand	9
	Operational Activities	9
	Site Suitability	9
	Scenic Amenity	10
	Figure 6: Scenic Route Buffer Mapping	10
	Figure 7: Vegetation Buffer (street view)	10
	Environmental Impact	11
	Figure 8: MSES Mapping	11
	Infrastructure	11
	Access and Servicing	12
	Figure 9: Site Access (street view)	12
	Waste and Wastewater	12
2	PLANNING CONSIDERATIONS	13
2.1	Compliance with Planning Scheme	13
	Table 1: Relevant Planning Codes	13
	Incompatible Use	14
	Strategic Framework	15
2.2	State Agency Referral Items	15
	State Controlled Road	15
	Figure 10: State Controlled Road Mapping	16
	Figure 11: Transport Noise Corridor Mapping	16
3	PLANNING SUMMARY	17
4	RECOMMENDATION	17
	Appendix 1: Assessment Against the Planning Codes	(attached)
	Appendix 2: Site Plan	(attached)

APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Material Change of Use (+ Reconfiguration of a Lot by Lease Agreement)
PROPOSED USE	Low Impact Industry
ASSESSMENT LEVEL	Impact
STREET ADDRESS	6133 Captain Cook Highway, Craiglie Qld. 4877
REAL PROPERTY ADDRESS	Lot 3 on RP743352
LAND AREA	17,650m²
APPLICANT	Scope Town Planning c/- Land Owner
LAND OWNER	Angela Whittaker
LOCAL GOVERNMENT AREA	Douglas Shire Council
PLANNING SCHEME	Douglas Shire Planning Scheme 2018
ZONE	Rural Zone
PRECINCT	n/a
LOCAL PLAN	Port Douglas - Craiglie
EASEMENTS	Nil
IMPROVEMENTS	Dwelling, Outbuildings
APPLICABLE PLANNING CODES	Rural Zone Code
	Port Douglas – Craiglie Local Plan Code
	Acid Sulfate Soils Overlay Code
	Bushfire Hazard Overlay Code
	Flood and Storm Tide Hazard Overlay Code
	Landscape Values Overlay Code
	Natural Areas Overlay Code
	Transport Network Overlay Code
	Industry Activities Code
	Access, Parking and Servicing Code
	Environmental Performance Code
	Infrastructure Works Code
	Landscaping Code
	Vegetation Management Code
APPLICABLE REFERRALS	SARA (State Controlled Road)

1 Proposal

1.1 Introduction

This application is for a Development Permit for a Material Change of Use over land at 6133 Captain Cook Highway, Craiglie Qld. 4877 formally known as Lot 3 on RP743352. The site is located within the Rural Zone.

This application is classified as **Impact Assessable Development** (Incompatible Use) against the relevant codes of the Douglas Shire Planning Scheme (2018) for a Material Change of Use as prescribed by Table 5.6.j.

1.2 Proposed Development

The proposed development involves the use of the existing class 10a shed structure for the operation of the established local Port Douglas Windows & Glass (QLD) Pty Ltd business on the Rural Zoned site. The proposed use is classified as a Low Impact Industry activity resulting in the Impact Level of Assessment.

The newly constructed shed has a GFA of 288m² and an adjacent concrete driveway with an area of 72m² as illustrated in Figure 1. The shed will be used by Port Douglas Windows & Glass (QLD), a residential and commercial windows and door fabrication company servicing areas from Palm Cove, Mossman, Daintree, Julatten and Cooktown.

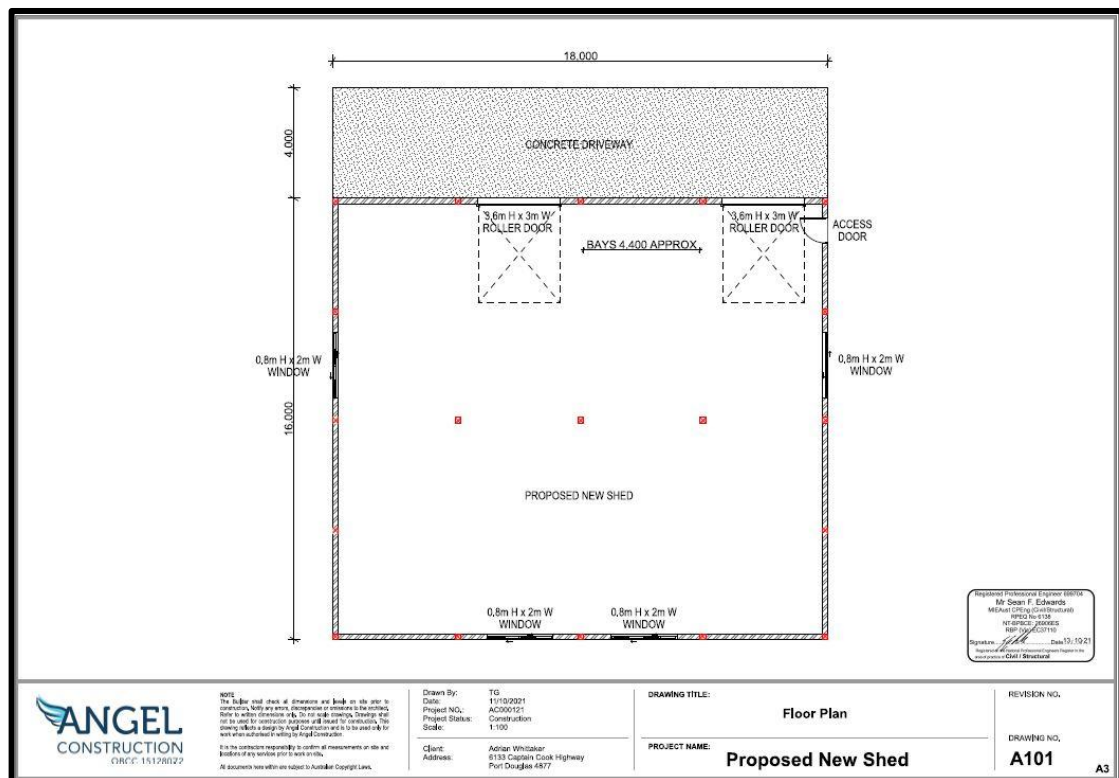


Figure 1: Building Floor Plan (Angel Construction).

RECONFIGURATION BY LEASE AGREEMENT

The proposed use of the existing Shed will be managed under a lease agreement between the land owner and Port Douglas Windows & Glass (QLD) Pty Ltd for a term of 10 years with extension allowances.

Under the proposed lease agreement, a Reconfiguration of the Lot by lease agreement will identify the portion of the site to be used by the business including an Access Easement over part of the internal driveway to allow access between the lease area and site access crossover.

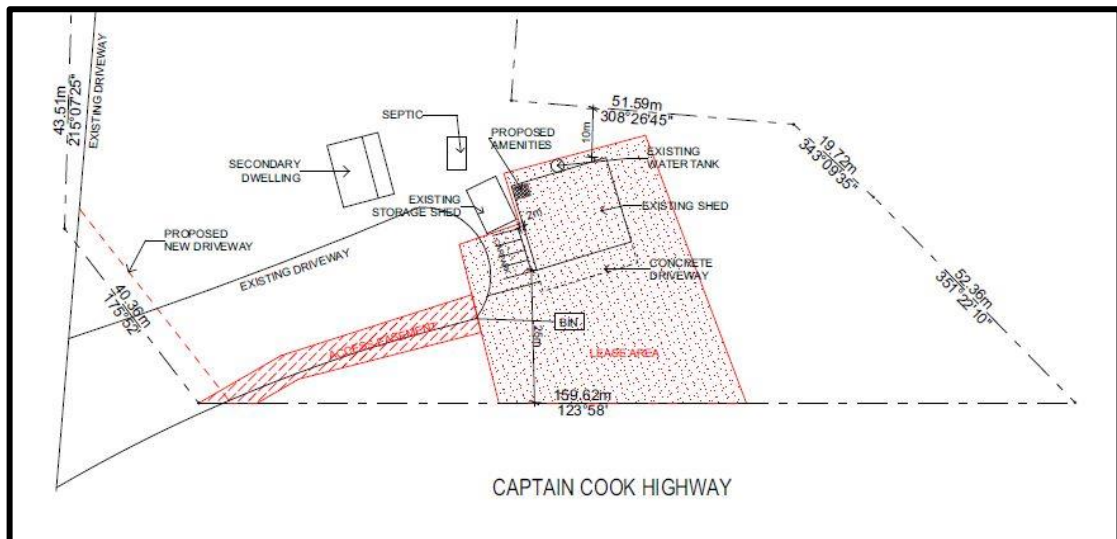


Figure 2: Site Plan showing Lease Area and Access Easement (Angel Construction).

SITE ACCESS

Site access will be gained via the existing crossover to the legal site access point as indicated on the attached Site Plan. Access will no longer be gained via the existing driveway traversing adjoining Lot 2 on RP743352, rather a new driveway will be constructed within the site boundary to provide internal access for the site.

EXISTING USES

The site currently contains residential uses in the form of a Primary Dwelling House and a smaller Secondary Dwelling House which accommodates direct family members of the land owner. These uses will be retained and will not interfere or be interfered with by the proposed use within the lease area.

1.3 Site and Locality

The Development Site is located at 6133 Captain Cook Highway, Craiglie Qld. 4877 formally known as Lot 3 on RP743352. The site is located within the Rural Zone and the Port Douglas – Craiglie Local Plan area.

The site is situated on and gains direct access to the Captain Cook Highway (a State Controlled Road). The site does not have access to any local roads.

The generally flat site is improved with a Dwelling House and Outbuildings (sheds) with retained mature vegetation throughout. The site has a 178m frontage to the Captain Cook Highway, an area of 17,650m² and is located amongst other Rural Zoned allotments containing agricultural activities.

Infrastructure required to service the site is accessible via the Captain Cook Highway frontage including site access, Electricity and Telecommunications network connections. Potable water is provided via an on-site water bore and rainwater tanks. Effluent waste is serviced via an on-site septic system located between the shed and outbuildings.

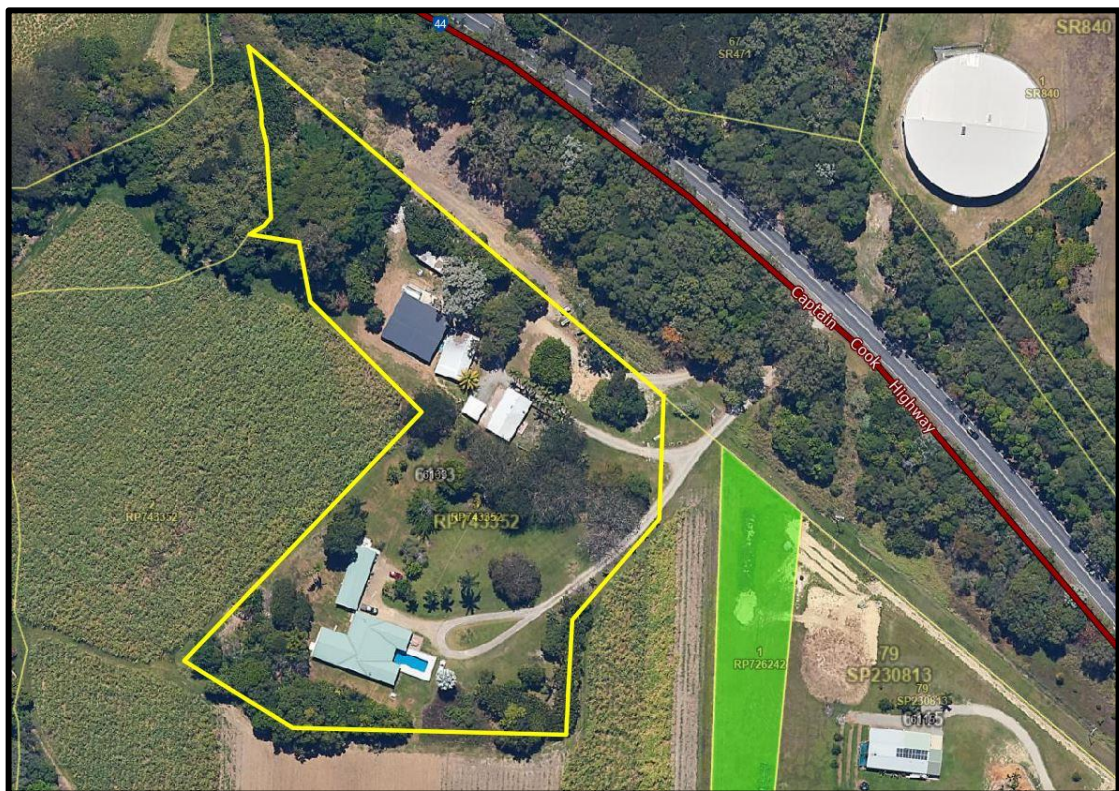


Figure 3: Development Site aerial image. (Qld. Globe)



Figure 4: Development Site location map (Whereis).



Figure 5: Development Site located in the Rural Zone (Douglas Shire Council Mapping).

1.4 Low Impact Industry Activity

The proposed Low Impact Industrial activity involves only the operation of Port Douglas Windows & Glass (QLD)'s business, in particular the fabrication of windows and doors.

SC1.1.2 INDUSTRY THRESHOLDS

Table SC 1.1.2.a – Industry thresholds

(d) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting.

Whilst the proposed activity is defined as a Low Impact Industry activity by the Douglas Shire Planning Scheme, the proposed activity is an extremely low scale operation resulting in a lower impact than some Rural Activities being fully contained within the building and managed in an environmentally responsible manner.

LOCAL DEMAND

The well-established business, Port Douglas Windows & Glass (QLD), is a highly reputable local business meeting the local demand for windows, doors, glazing and security screens in the Port Douglas, Mossman region and beyond. With no other providers in this region, Port Douglas Windows & Glass (QLD) is an in-demand, crucial supplier of window and door products to the region and, with known crime and security issues in the region, their supply of window glazing and security window and door products is an essential service to the Port Douglas, Mossman region.

OPERATIONAL ACTIVITIES

The proposed development involves the fabrication of windows and doors including window glazing and security screens. The fabrication process requires only punch machines and a drop saw which are only operated as required.

The fabrication activities involve only 2 on-site employees with fabrication to be carried out between 7:30am and 4:30pm, Monday to Friday however fabrication will not occur every day as the same employees will spend some days off-site for deliveries and installation.

The proposed facility does not include any display rooms, offices or administration activities and no visitors will be allowed on-site.

SITE SUITABILITY

Although zoned a Rural land, the site is not of a suitable area to accommodate Rural Activities of any significant scale. The land owner, also being the business owner, has sought to locate the window and door fabrication at an appropriately located industrial zoned site within the region however has been unsuccessful. As such, it is proposed that a relaxation be granted to allow the very low impact industrial activity to be carried out on the property.

The site is considered a logistically practical location for the proposed activities being located on the business owners property, centrally located in the service catchment and having good access to the road network.

SCENIC AMENITY

The Shed is partially affected by the Scenic Route Buffer of the Landscape Values Overlay (Figure 5).



Figure 6: Scenic Route Buffer - Landscape Values Overlay (DSC Mapping).

As demonstrated by Figure 6, the Shed and other structures are not visible from the Captain Cook Highway due to the significant retained mature vegetation within the Road Reserve and retained mature vegetation on-site along the road frontage. In contrast, Lots 79SP230813 and 1RP726242 to the south east and Lots 2SP181510 and 1SP166336 to the north west are cleared of vegetation and visible from the Captain Cook Highway. The proposed development does not require any vegetation clearing and all existing vegetation is to be retained, satisfying the Acceptable Outcomes of the Landscape Values Overlay Code.

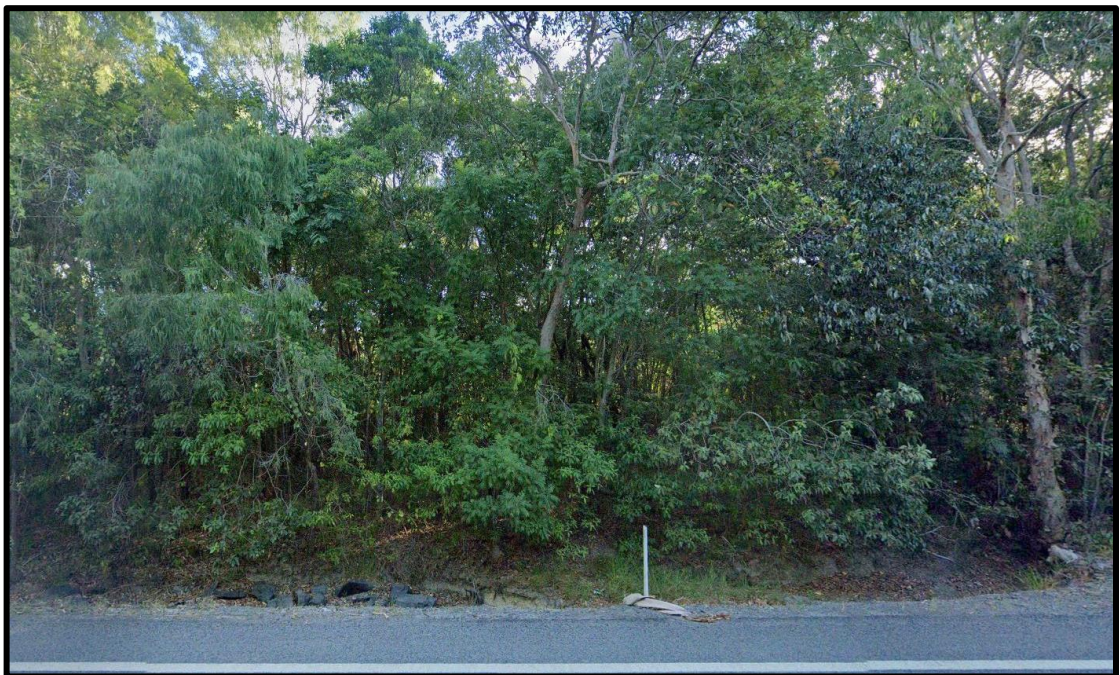


Figure 7: View toward Shed from Captain Cook Hwy. frontage (Google Maps).

ENVIRONMENTAL IMPACT

The Shed is partially affected by the MSES Regulated Vegetation area of the Natural Areas Overlay (Figure 7).

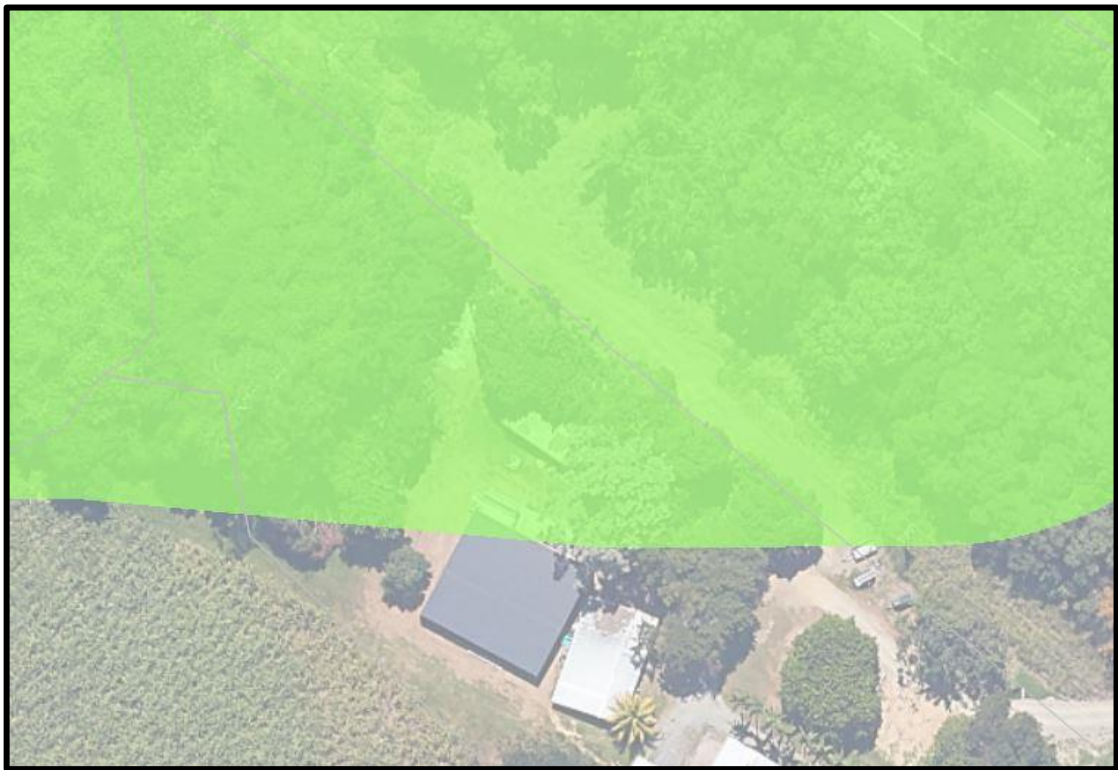


Figure 8: MSES Regulated Vegetation area - Natural Areas Overlay (DSC Mapping).

A small portion of the existing Shed is located within the MSES Regulated Vegetation area mapped over the site however the proposed development – Low Impact Industry, is to be located entirely within the structure and does not require any vegetation clearing to occur. The proposed activities will not adversely affect the local ecological corridor and no additional structures are required within the MSES area.

Operational activities will involve the fabrication of windows, glazed windows, doors and security screens and will be managed in an environmentally responsible manner. The proposed activities do not produce any significant volume of dust, odour or noise emissions with any such pollutants being contained within the building. No hazardous materials are to be stored within the Shed and the activities do not produce any hazardous waste materials.

Trade waste will be contained within a regularly service skip bin with all waste aluminium being stored in a separate bin for recycling.

INFRASTRUCTURE

No additional infrastructure is required to service the proposed use which will utilize the existing on-site potable water, electrical connections and site access infrastructure. The existing Shed will be serviced by an effluent disposal system in the form of a septic pit located between the Shed and adjacent outbuildings.

ACCESS AND SERVICING

The development site has frontage to and gains direct access via an existing crossover to the Captain Cook Highway, a State Controlled Road (Figure 8). The access driveway is split to service the Shed via a dedicated on-site internal driveway.

The proposed Low Impact Industrial Activity is very small in scale and intensity and does not require the use of articulated vehicles (AV) however sufficient on-site access exists to accommodate an AV class vehicle. Some deliveries may occur by rigid vehicles (RV) and trade waste will be collected by an RV class vehicle servicing an on-site skip bin.

The proposed activities involve only Utility Vehicles which are to be used for product delivery and installation which is coordinated to occur only as required during the week. These vehicle movements will not be frequenting the site on delivery/installation day as multiple jobs will be managed within the same day. As such, vehicle movements will be minimal involving only beginning and end of work day trips by the 2 employees. Ample parking areas exist on-site including the concrete apron alongside the shed.

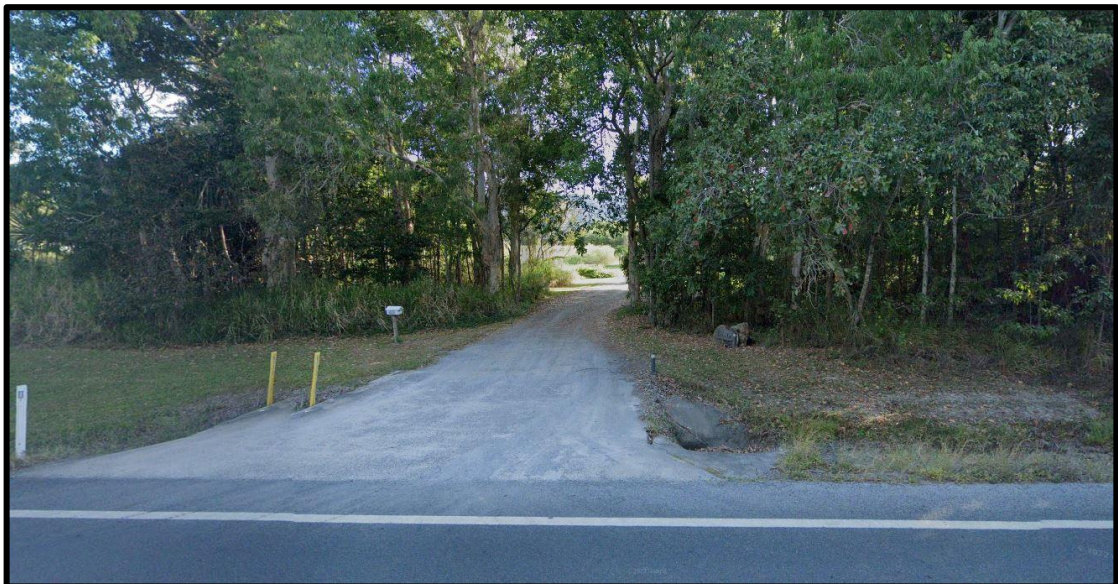


Figure 9: Existing access crossover to Captain Cook Hwy. (Google Maps).

WASTE AND WASTEWATER

The site is serviced by the reticulated water network. The existing Shed is serviced by an effluent disposal system in the form of a septic pit located between the Shed and adjacent outbuildings while all Stormwater collected from the shed roof is stored in a large rainwater tank located next to the shed. No additional Stormwater infrastructure is required or proposed.

The proposed activities do not produce any gaseous, liquid or solid hazardous waste materials. All trade waste is collected and stored in a secure skip bin stored within the shed which is serviced regularly by a waste collection service provider. The business aims to have a low environmental footprint and collects all waste aluminium materials from jobs and fabrication in a secure bin stored within the shed for regular delivery to an aluminium recycler.

2 Planning Considerations

2.1 Compliance with Planning Scheme

As prescribed by Table 5.6.j – Rural Zone, the proposed Material Change of Use is Impact Assessable development (Incompatible Use), assessable against the provisions of the relevant Codes of the Douglas Shire Planning Scheme 2018. The site is located within the Rural Zone, Port Douglas – Craiglie Local Plan Code and mapped within several Overlays as outlined in Table 1.

Table 1: Relevant planning codes.

Douglas Shire Planning Scheme 2018	
Zone Code	Rural Zone Code
Local Plan Code	Port Douglas – Craiglie Local Plan Code
Overlay Codes	Acid Sulfate Soils
	Bushfire Hazard Overlay Code
	Flood and Storm Tide Hazard Overlay Code
	Landscape Values Overlay Code
	Natural Areas Overlay Code
	Transport Network Overlay Code
Use Codes	Industry Activities Code
Other Development Codes	Access, Parking and Servicing Code
	Environmental Performance Code
	Infrastructure Works Code
	Landscaping Code
	Vegetation Management Code
	Reconfiguring a Lot Code

An assessment of the development proposal against the applicable Codes is provided in Appendix 1 – Code Assessment.

INCOMPATIBLE USE

Table 6.2.10.3.b of The Rural Zone Code identifies Low Impact Industry as an incompatible use in the Rural Zone with PO4 of the Rural Zone Code prescribing that *“The establishment of uses is consistent with the outcomes sought for the Rural Zone and protects the zone from inconsistent uses.”*

The Overall Outcomes of the Rural Zone Code, listed under 6.2.10.2 Purpose (3) are identified and addressed below;

- (a) Areas for primary production are conserved and fragmentation is avoided.

The subject site is of odd shape and contains a Dwelling house and several Sheds and outbuildings, as such it is unsuitable for use in primary production. The allotment was previously fragmented from the primary parcel of land (2RP743352) which envelopes the site and is used for cropping.

- (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.

The proposed use embraces sustainable practices through the collection and recycling (off-site) of waste aluminium, minimizing waste where possible. The proposed use is to be contained within an existing Shed which is screened from view from the Captain Cook Highway thus minimizing adverse impacts upon amenity and local landscape.

- (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimized through location, design, operation and management.

The operation of the proposed use will be contained within the existing Shed with the fabrication activities being carried out by only 2 on-site employees. The management and client relations activities will be carried out at a separate location and no site visitation will occur. As such, adverse impacts both on-site and off-site will be minimized possible having a lower impact than that of some Rural activities.

- (d) Areas of remnant and riparian vegetation are retained and rehabilitated.

The proposed use will be contained within the existing Shed and no vegetation clearing is proposed or required to carry out the proposed activities. Any local remnant and riparian vegetation will be retained and protected.

STRATEGIC FRAMEWORK

It is of interest that under 6.2.10.2 Purpose (2), that the local government purpose of the Rural Zone Code is to implement Strategic Framework policy directions of Theme 5 Economy, Element 3.8.2 – Economic Growth and diversification.

Element 3.8.2 (1) states that, despite the region not containing a large industrial base, *“value adding manufacturing and processing, research and education can play an important role in the future of economic growth opportunities in the Shire. The lower operational costs for businesses and the unique lifestyle that the Shire offers should be promoted to attract new employment opportunities and economic growth.”*

Whilst the location of the proposed development is not a zone set aside for industrial activities, it is important to note the very small scale of the proposed activities and therefore the practicality of locating the operation on an industrial zones site.

While an Industrial Park is located within Craiglie, the cost of purchasing an industrial allotment and construction of a suitable shed would near \$1 million, a budget well outside of such a small yet critical local business. As such, while the Strategic Framework for Economic Growth and diversification recognizes the “important role” of “manufacturing” “in the future of economic growth opportunities in the Shire”, the Shire does not currently provide affordable industrial zoned land to support the promoted “lower operational costs for businesses”.

It is as a result of this lack of affordable and suitable industrial zoned land that the business owner has resorted to proposed the operation of the fabrication part of the business within the existing Shed located on the site.

2.2 State agency referral items

STATE CONTROLLED ROAD

The development site has frontage to, gains access via and is located within 25m proximity of the Captain Cook Highway, a State Controlled Road. As such, this development application for a Material Change of Use – Low Impact Industry triggers referral to SARA as referral agency. **State Code 1 is addressed in Appendix 1.**

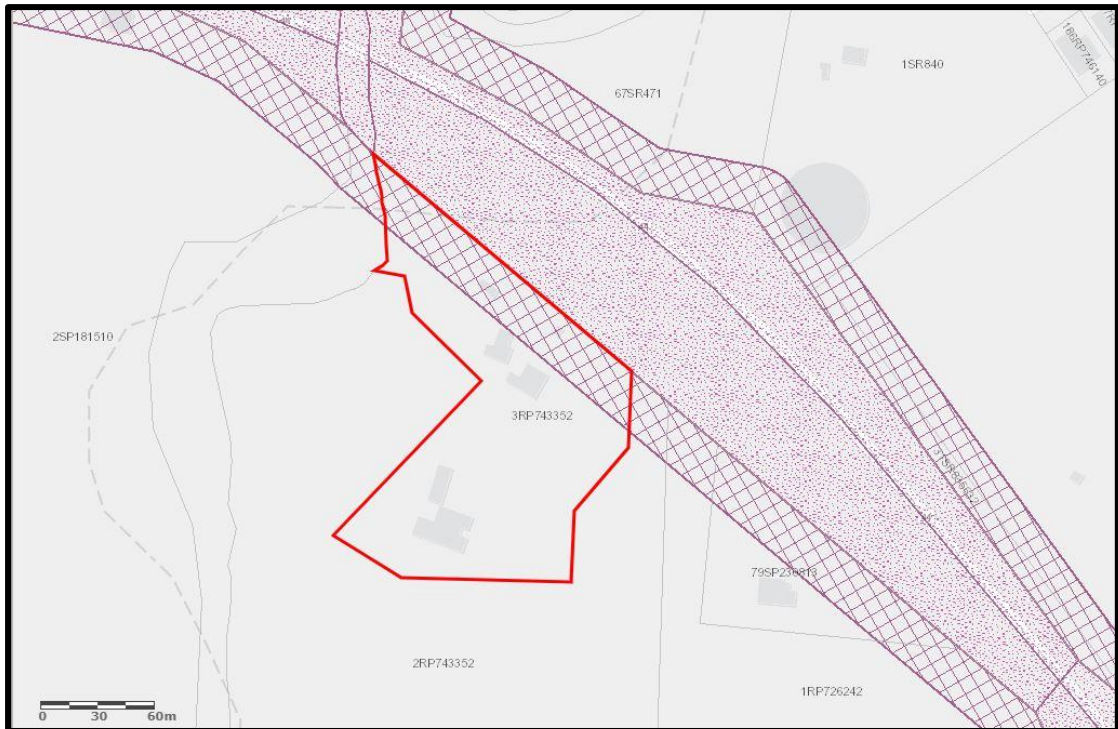


Figure 10: Development Site within 25m of the Captain Cook Hwy. (DAMS mapping).

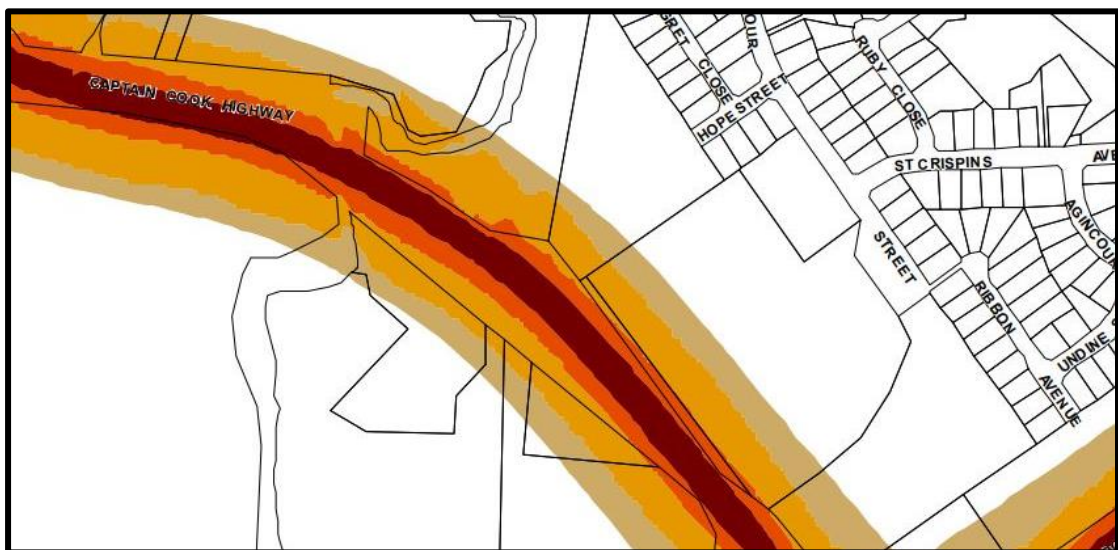


Figure 11: Development Site within the Transport Noise Corridor (DAMS mapping).

3 Planning Summary

This application is for a Development Permit for a Material Change of Use – Low Impact Industry, over land at 6133 Captain Cook Highway, Craiglie Qld. 4877 formally known as Lot 3 on RP743352. The site is located within the Rural Zone, Port Douglas – Craiglie Local Plan Code and mapped within several Overlays as outlined in Section 2.1 of this report.

As prescribed by Table 5.6.j – Rural Zone, the proposed Material Change of Use is Impact Assessable development (Incompatible Use), assessable against the provisions of the relevant Codes of the Douglas Shire Planning Scheme 2018. The site is not burdened by nor a beneficiary of any easements. No new infrastructure is required to service the proposed development.

The proposed development involves the use of the existing class 10a shed structure for the operation of the established local Port Douglas Windows & Glass (QLD) business involving the very small scale fabrication of windows and doors including glazed windows and security windows and doors. Port Douglas Windows & Glass (QLD) is a well-established, highly reputable local business and the only local provider of the essential service to the Port Douglas, Mossman region.

The development site has frontage to, gains access via and is located within 25m proximity of the Captain Cook Highway, a State Controlled Road. As such, this development application for a Material Change of Use – Low Impact Industry triggers referral to SARA as referral agency.

All applicable Planning Codes and State Code 1 are addressed in Appendix 1.

4 Recommendation

It is the professional opinion of Scope Town Planning that, whilst the proposed Material Change of Use over land at 6133 Captain Cook Highway, Craiglie is considered an Incompatible Use on the Rural zoned site, the proposed establishment of the Industrial Activity should be allowed under a relaxation approval as the business provides an essential product and service to the region and is significantly small in scale and of very low impact with no foreseeable adverse impacts related to scenic amenity, local rural activities, environmental values or the transport network.

The proposed development at large satisfies the desired outcomes and requirements of the Douglas Shire Planning Scheme (2018) and Scope Town Planning recommends that this application be fairly assessed and approved by the Douglas Shire Council with reasonable conditions.



Johnathan Burns

Senior Town Planner | **Scope Town Planning**