

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 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)	Almut Angelika Schoenberger c/- Mcpeake Town Planning
Contact name (only applicable for companies)	James McPeake
Postal address (P.O. Box or street address)	2081R Mossman Daintree Road
Suburb	Wonga Beach
State	QLD
Postcode	4873
Country	
Contact number	0481 869 671
Email address (non-mandatory)	james@jamesmcpeake.com.au
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 type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		2081R	Mossman-Daintree Road	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		104	SP146780	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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:

- ☐ 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):*

Animal Keeping (Native Animal Rehabilitation)

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)
Native Animal rehabilitation	Animal keeping	-	91
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?	
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?				
<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				

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?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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: Material Change of Use – Animal Keeping (Native Animal Rehabilitation) – at 2081R Mossman Daintree Road, Wonga Beach. Land formally described as Lot 104 on SP146780.



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APPENDIX A: DA Form 1

APPENDIX B: Proposal Plan

Appendix C: Site Pictures

1. EXECUTIVE SUMMARY

McPeake Town Planning Pty Ltd as applicant on behalf of Ms Almut Angelika Schoenberger owner of 2081R Mossman Daintree Road, Wonga Beach, land formally described as Lot 104 on SP146780, seek a Development Permit for a Material Change of Use – Animal Keeping (Native Animal Rehabilitation).

Native Animal Rehabilitation is primarily focused on small mammals; primarily bats. Animals that require rehabilitation are either sourced from: stress events for example, high heat events, habitat disruption (roost disruption or removal) and accidental events that cause injuries for example: interaction with into barbed wire fences or being struck by a car or illness. However, other mammals are occasionally cared for example: possums or wallabies.

The proposed land use and activities are deemed code assessable under the Douglas Shire Planning Scheme 2018. The development does not require a period of public notification.

The proposed development does not trigger any state or federal government referrals. The proposal meets the definition of an excluded Material Change of Use under the Planning Regulation for Material Change of Use adjoining a state controlled road.

The proposed development is compliant with the relevant Codes; Policies and Conditions under the Douglas Shire Planning Scheme 2018, and where reasonable and relevant can be appropriately conditioned.

DA forms completed supporting this Development Application include:

- DA Form 1
- Site Plan
- Site Images

2 - Proposed Development Summary

McPeake Town Planning Pty Ltd as applicant on behalf of Ms Almut Angelika Schoenberger as owner 2081R Mossman Daintree Road, Wonga Beach. Land formally described as Lot 104 on SP146780, seek Development Permit for a Material Change of Use – Animal Keeping (Native Animal Rehabilitation).

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Primarily mammal species:

- Spectacled flying fox (*Pteropus conspicillatus*)
- Black flying-fox (*Pteropus alecto*)
- Little red flying-fox (*Pteropus scapulatus*)
- Tube-nosed bat (*Nyctimene robinson*)

Other species:

- Possums
- Wallabies

Upon being notified that an animal requires care a carer attends the location and takes the animal for veterinary inspection and care. If released into care of the applicant by the veterinarian, the animal is taken to the subject property and is placed into the appropriate aviaries; Depending on its condition and size.

When the animal is rehabilitated it is released into the local environment at the subject site. This rehabilitation and release regime is current best practice and is as per relevant standards and permits from the Department of Environment and Science.

There are three (3) aviaries on site and are described below:

- Hospital Aviary – 21m⁵
- Flight Aviary – 64m²
- Isolation Aviary – 6m²

The use operates 24 hours a day 365 days per year. The applicant can be busier during widespread stress events like the 2019 heat stress events. The use is not for profit and is 100% privately funded

by the applicant. Currently food for the animals is purchased locally, at significant cost more than \$700 per week during busy periods.

It is the applicant's intention to plant a tropical fruit farm 1.5ha on site (middle paddock) to eventually produce food onsite, to reduce this significant expenditure. This large tropical fruit farm will also be maintained by an onsite caretaker as previously outlined to council. Its noted that caretakers and orchard are both self-assessable uses within the rural zone, regardless of the proposed animal keeping use.

Figure 1 – Use area.



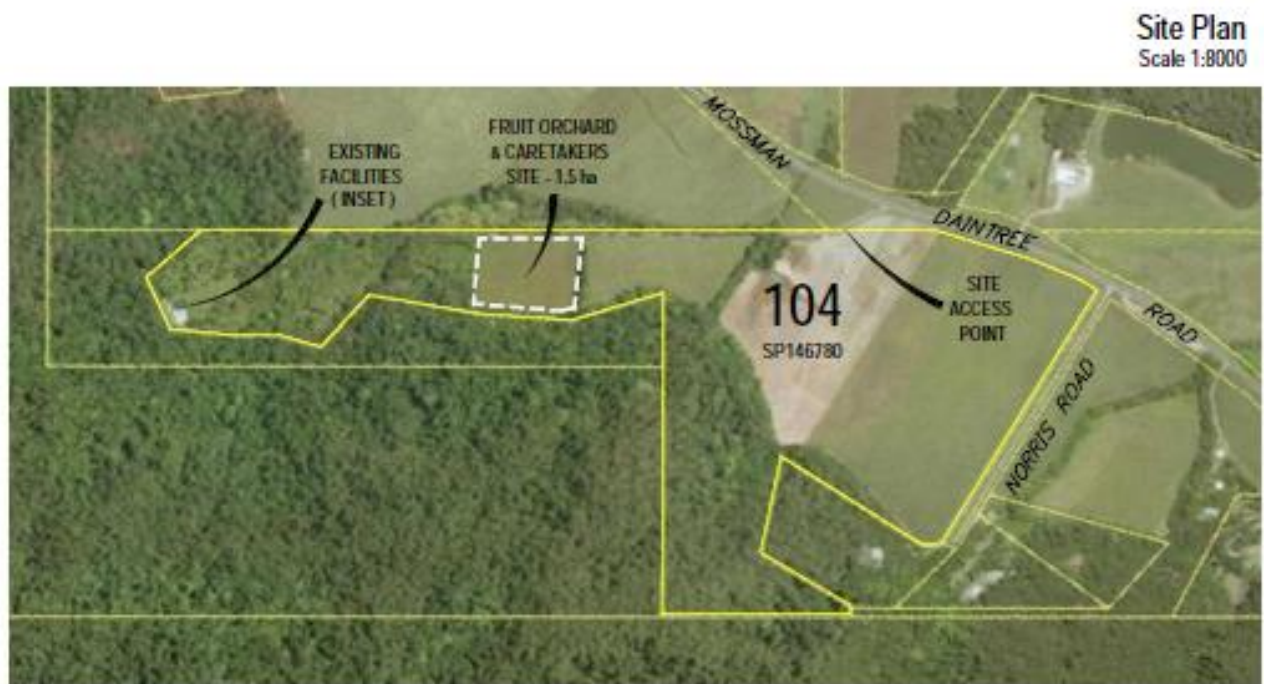
Source: Excerpt from site plan.

3 – Site Characteristics

Address and Property Description-

- 2081R Mossman Daintree Road, Wonga Beach
- Lot 104 on SP146780
- Total land area –
 - Lot 104 – 34.9ha

Figure 2: Aerial image of subject site



Source: Site Plan.

Local Planning Authority

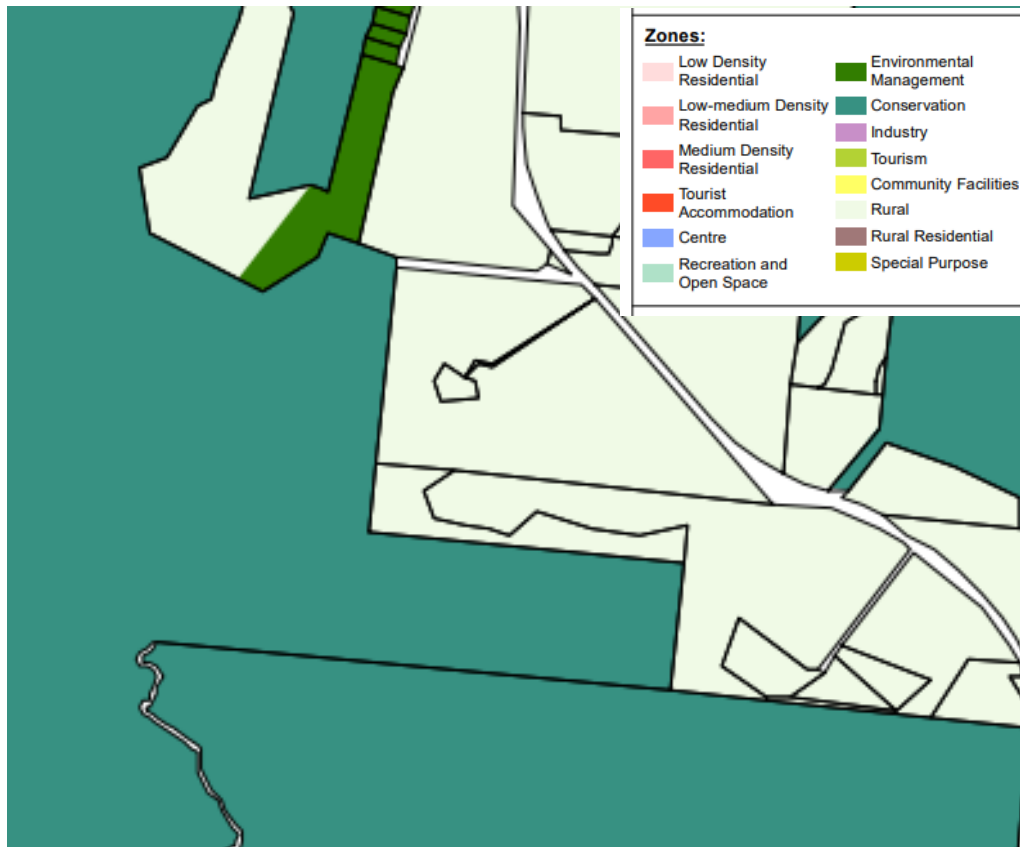
- Douglas Shire Council
- Douglas Shire Planning Scheme 2018

2.2 Site Tenure

The subject property is held in freehold tenure.

Zoning of the Subject Site

Figure 2: Zoning



Source: <https://douglas.qld.gov.au/download/planning-scheme/1.-Zoning-Maps-70K-1-to-11.pdf>

2.3 Physical Characteristics and Surrounding Land Uses

The subject site is located 2.5km outside of the coastal community of Wonga Beach on the approach to the township of Daintree. The area is described as small to medium fragmented rural land holdings under cultivated for Sugar Cane or being converted to Cattle Grazing. The subject parcel of land is a medium sized rural holding in freehold ownership. The land is low quality agricultural land and has been converted to native vegetation (re-forestation) over the years. The parcel of land has a gentle slope over 90 percent of the surface area and is constrained by slope in the western portion, where the dwelling house is located. The closest sensitive use (Dwelling) is an estimated 350m North of the proposed use area in an elevated position to the subject parcel (see below figure).

Figure 4 – Nearby sensitive land use (Dwelling)



Source: QLD Globe

4 - PLANNING ASSESSMENT

4.1 - Introduction

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

4.2 - Level of Assessment and Applicable Codes

In accordance with the Douglas Shire Planning Scheme 2018 the development assessment needs to address the following local codes/policies:

- **Zone Code:** Rural Zone
- **Local Plan:** N/A
- **Applicable Overlay Code:** Acid Sulphate Soils (5m-20m AHD), Bushfire Hazard, Flood & Storm Tide Hazard, Hillslopes, Natural Areas, Potential Landslip, Transport Network.

- **Development Codes:** Access, Parking and Service, Environmental Performance, Filling and Excavation, Infrastructure Works, Landscaping, Vegetation Management

Rural zone code

Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Rural zone code assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	Complies – The proposed structures are under 8.5m in height.
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation	AO2 Buildings are setback not less than:	N/A - No new structures are proposed.

Performance outcomes	Acceptable outcomes	
from buildings on adjoining properties.	(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.	Existing structures being utilised for the proposed use are setback a compliant distance.
PO3 Buildings/structures are designed to maintain the rural character of the area.	A03 White and shining metallic finishes are avoided on external surfaces of buildings.	N/A - No new structures are proposed. Existing structures are compliant.
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.	A04 Uses identified in Error! Reference source not found. are not established in the Rural zone.	Complies. The proposed use (Animal Keeping) isn't a use identified in Table 6.2.10.3.b.
PO5 Uses and other development include those that: (e) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (f) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (g) are compatible with rural activities.	A05 No acceptable outcomes are prescribed.	Complies – The proposed use is compatible with the rural activities.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	A06 No acceptable outcomes are prescribed.	Complies – No vegetation is proposed to be removed to facilitate the proposed development.
PO7 The minimum lot size is 40 hectares, unless (h) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or	A07 No acceptable outcomes are prescribed.	N/A reconfiguration of a lot is not proposed.

Performance outcomes	Acceptable outcomes	
(i) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.		

Animal keeping code

Purpose

- (1) The purpose of the Animal keeping code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sites are of a size and configuration capable of accommodating the use;
 - (b) the amenity of the locality and adjoining sensitive land uses is maintained;
 - (c) animals are protected from vermin, wind, rain, sun and extreme weather conditions;
 - (d) adequate facilities are provided for the collection and disposal of animal waste.

Animal keeping code – assessable development

Performance outcomes	Acceptable outcomes	
For assessable development		
PO1 The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping; (f) the keeping of animals consistent with the amenity of adjoining and nearby properties; (g) servicing requirements such as waste and recyclable material storage facilities and collection areas; (h) adequate separation between buildings, pens, waste disposal areas and other service facilities from wells or bores, and adjoining sensitive receiving environments.	AO1 The use is located on a lot with a minimum area of: (i) 1 hectare for a kennel; (j) 1 hectare for a cattery; (k) 2 hectares for a stable; (l) all others – lot size is determined on the number and type of animals to be kept.	Complies - The proposed site is 34.9ha in size. Animal Keeping activities are isolated to three (3) aviaries on site. 1 large aviaries 1 medium 1 small

Performance outcomes	Acceptable outcomes	
PO2 Setbacks from all external boundaries: (a) ensures the efficient use of the site; (b) maintains the visual character of the locality; (c) protects the amenity of nearby sensitive land uses and environments.	AO2.1 The use is setback in accordance with Error! Reference source not found.. AO2.2 Animals are kept in enclosures, inside buildings at all times between the hours of 6.00pm and 7.00am. AO2.3 A person who is responsible for the supervision of the operation of the development is accommodated on the site at all times.	AO2.1 - Complies The use area is 1km from the site frontage and an appropriate distance from the side and rear boundaries. AO2.2 – Complies Animals being rehabilitated on site are either kept in aviaries or kept inside buildings at all times between the hours of 6:00pm and 7:00am. AO2.3 Complies. The applicant and or caretakers will always be onsite to take care of the animals.
PO3 Noise and odour levels generated by the use are compatible with that experienced in the locality. Note – A Noise impact assessment report is likely to be required to demonstrate compliance with this particular performance outcome.	A03 No acceptable outcomes are prescribed.	Complies – The aviaries are cleaned each day which reduces odour to negligible levels consistent with a rainforest area being naturally high in organic odours. Odour and noise levels are not identifiable from adjoining properties.
PO4 The use: (a) does not have openings that face adjoining sensitive land uses; (b) ensures facilities that house animals incorporate noise attenuating measures; (c) ensures buildings are ventilated to minimise potential for odour nuisance.	A04 No acceptable outcomes are prescribed.	Complies - Noise levels emitted from the subject use are not identifiable from adjoining properties. Adjoining sensitives uses will not perceive any impact from noise or odour.
PO5 The use: (a) ensures the safe, humane and hygienic keeping, breeding, training and care of animals; (b) ensures protection of animals from wind, rain, sun, extreme weather conditions and vermin.	A05 The use: (a) ensures buildings used to house animals are roofed; (b) provides facilities that are available for the isolation of animals suspected of having an infectious condition; (c) provides floors that are impermeable to assist cleaning and drainage; (d) provides animal-proof fencing immediately surrounding	Complies – The aviaries are designed to current best practice and are endorsed/certified by the Department of Environment and Science. See attached images.

Performance outcomes	Acceptable outcomes	
	kennels and catteries, including pens and runs, that: (iii) are a minimum of 2 metres high; (iv) are constructed of mesh, chain or similar materials; (v) prevent animal escape through climbing, jumping or digging.	
PO6 The collection and disposal of animal waste: (a) does not adversely impact on the quality of receiving waters; (b) minimises odour impacts on nearby sensitive receiving environments.	A06 The use: (a) ensures solid wastes are collected and placed in weather, fly and vermin proof receptacles and disposed of by a licensed disposal service; (b) ensures drainage and disposal of liquid waste is diverted to: (i) Council's sewerage system under the conditions of a Trade Waste Permit; or (ii) a wastewater treatment system; or (iii) a holding tank for collection by a licensed liquid waste transporter.	Complies – Waste is treated each day by washing feeding area floors with water. Wastewater is collected in small drains and are dispersed outside of the aviaries onto grassed areas. Resulting in negligible amounts of odour Waste from cut food (fruit) are composted on site.
PO7 Storm water is managed to ensure contaminants are diverted away from buildings, structures and areas used for the keeping or washing of animals and waste disposal areas.	A07 No acceptable outcomes are prescribed.	Compiles. Aviaries are roofed and stormwater is managed on site being dispersed onto grassed areas.

Applicable Overlay Codes

Overlay Code	Response
Acid Sulphate Soils	N/A - No excavation or filling is required or proposed.
Bushfire Hazard	N/A - No new habitable structures are proposed. The proposed use doesn't increase the risk or exposure to hazards.
Flood & Storm Tide Hazard	N/A - No new habitable structures are proposed. The proposed use doesn't increase the risk or exposure to hazards.
Hillslopes	N/A - No new structures are proposed.
Natural Areas	Complies - No vegetation clearing is proposed or required. The use area is located in an existing disturbed area of the site. Within existing structures.
Potential Landslip Hazard	N/A - No new habitable structures are proposed. The proposed use doesn't increase the risk or exposure to hazards.
Transport Network	Complies – The proposed development has only minimal additional vehicular movements. Less than a residential dwelling. As a result has no detrimental impact upon the local transport network.

Applicable Development Codes

Development Code	Response
Access, Parking and Service	<p>Complies – The use is private and is not open to the public or contains any commercial aspects.</p> <p>Vehicle movements for the site are generally restricted to the applicant or caretakers. Generally, not exceeding a residential volume.</p> <p>The use doesn't accept service vehicles.</p> <p>The existing access, parking and servicing regime for the site is to remain unchanged by the development. Vehicles are parked under the existing residential carport.</p> <p>The existing access crossover with the mossman Daintree road is to remain at a rural access standard, no upgrades are required to facilitate the proposed development.</p>
Environmental Performance	<p>Complies – The proposed development doesn't have a detrimental impact upon the local environment. It has a benefit to the environment by rehabilitating native animals.</p>
Filling and Excavation	<p>Complies – No excavation or filling is required or proposed to facilitate the proposed development.</p>
Infrastructure Works	<p>Complies – The proposed development doesn't require any new infrastructure or have an impact upon existing infrastructure.</p>
Landscaping	<p>Complies – The use area isn't visible from public areas. No landscaping is proposed.</p>
Vegetation Management	<p>Complies – No vegetation is required or proposed to be removed as the use is located in an existing disturbed cleared area.</p>

5 - CONCLUSION

It is considered that the proposed development is consistent with the codes applicable to this development application and the Douglas Shire Planning Scheme 2018. It is considered that this planning report has demonstrated that no major non-compliances have been observed.

Image 1: Site frontage and existing rural crossover.



Image 2 – Main large aviary



Image 3 – Inside main aviary showing feeding area and drainage



Image 4 – Inside main large aviary – Example simulated roosting clusters behind towels



Image 5 – Hospital aviary



Image 6 – Inside Hospital aviary

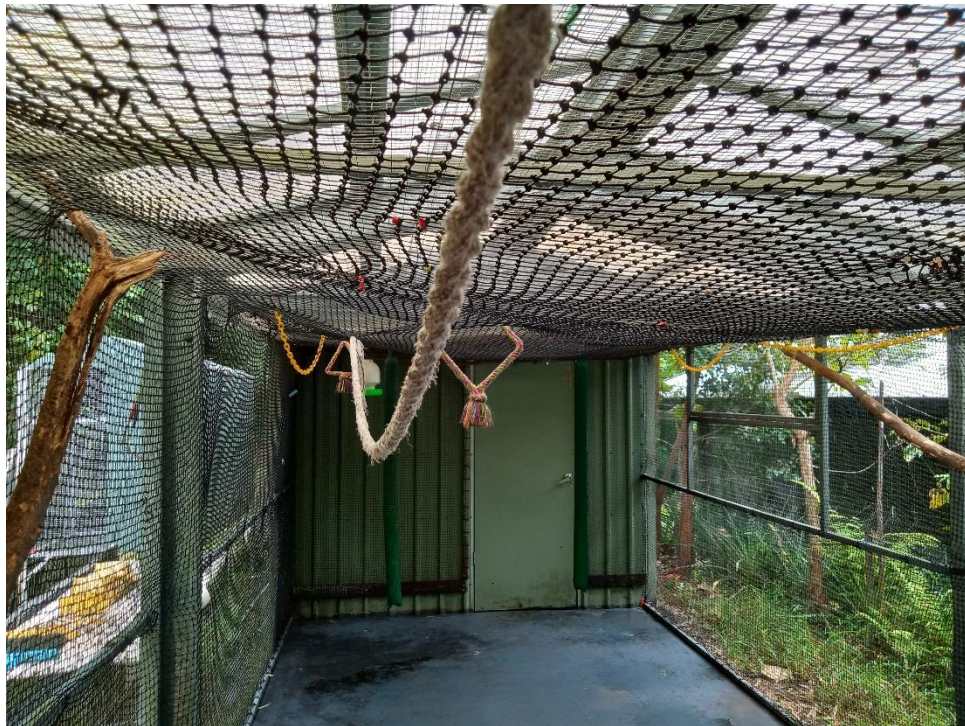
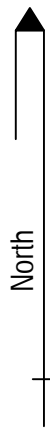
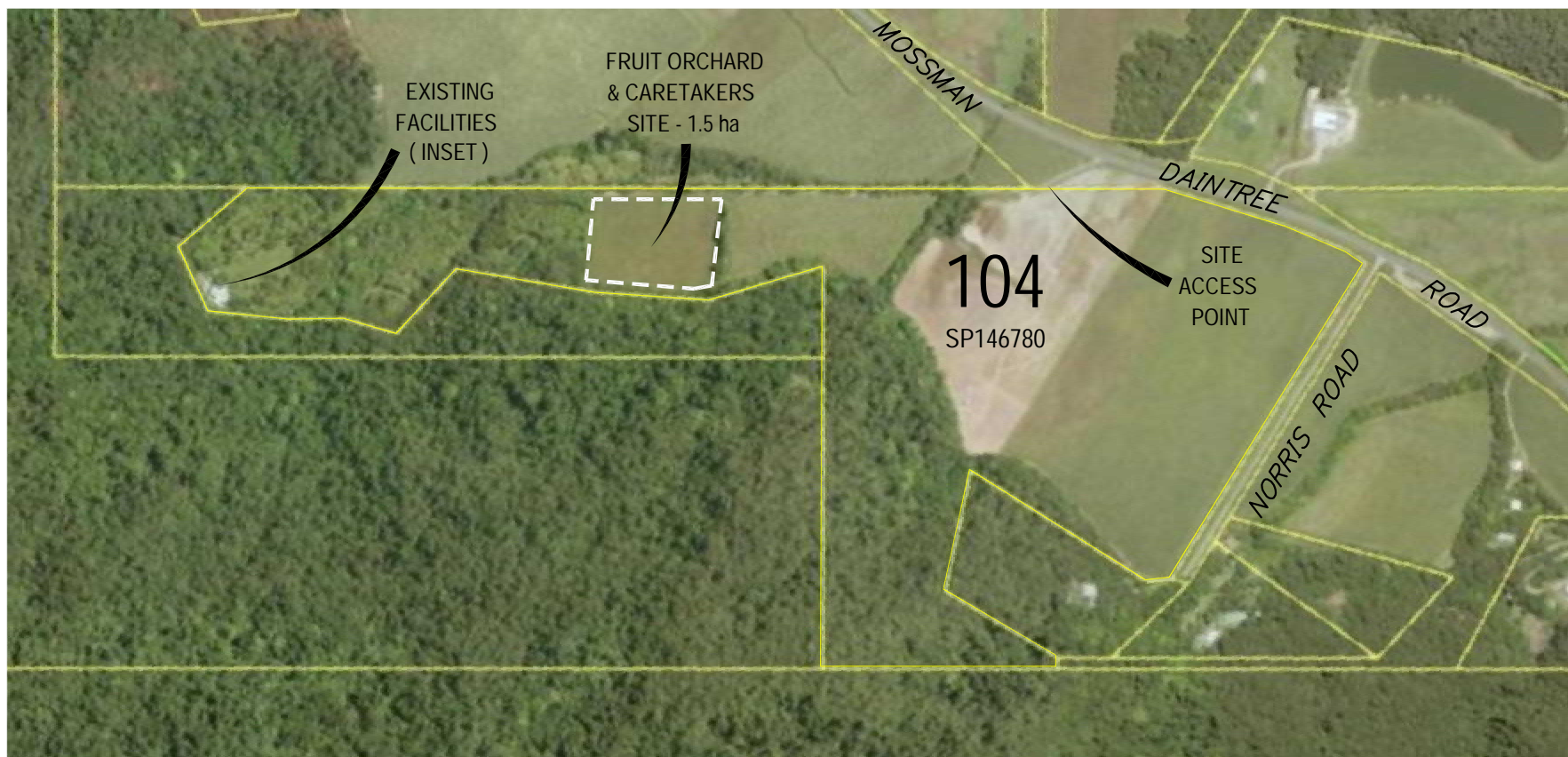


Image 7 – Isolation aviary





Site Plan
Scale 1:8000



Aviary Gross Floor Areas

- Hospital Aviary - 7m X 3m - 21 sqm
- Flight Aviary - 8m X 8m (4.2m high) - 64 sqm
- Isolation Aviary - 3m X 2m - 6 sqm
- Total GFA - 91 sqm

Inset
Not to Scale

Site Plan
2081R Mossman Daintree Road, Wonga Beach
Lot 104 on SP146780
Cairns Regional Council

Client: NightWings Rainforest Centre

Scale 1:8000 @ a3
Revision a - original issue - 4/8/2020
Dwg no: NWRC PP01 b



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