# Annexure 7: Planning Scheme Property Report

# 2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an official property search or certificate, or contact the Department of Natural Resources, Mines and Energy to undertake a title search to ascertain how easements may affect a premise.

## Property Information

| | |
|---|---|
| Property Address | Roger Allen Land<br>71-73 Murphy Street PORT DOUGLAS |
| Lot Plan | 2RP724386 (Freehold - 1821m$^2$) |

Selected Property | Easements | Land Parcels

## Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

## Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

| | | |
|---|---|---|
| **Zoning** | **Applicable Zone**<br>Tourist Accommodation | **More Information**<br>• View Section 6.2.14 Tourist Accommodation Zone Code<br>• View Section 6.2.14 Tourist Accommodation Zone Compliance table<br>• View Section 6.2.14 Tourist Accommodation Zone Assessment table |
| **Local Plans** | **Applicable Precinct or Area**<br>Port Douglas - Craiglie | **More Information**<br>• View Section 7.2.4 Port Douglas/Craiglie Local Plan Code<br>• View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table |
| **Acid Sulfate Soils** | **Applicable Precinct or Area**<br>Acid Sulfate Soils (5-20m AHD)<br>Acid Sulfate Soils (< 5m AHD)<br>Acid Sulfate Soils (5-20m AHD) | **More Information**<br>• View Section 8.2.1 Acid Sulfate Soils Overlay Code<br>• View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table |
| **Bushfire Hazard** | **Applicable Precinct or Area**<br>Potential Impact Buffer | **More Information**<br>• View Section 8.2.2 Bushfire Hazard Overlay Code<br>• View Section 8.2.2 Bushfire Hazard Overlay Compliance table |
| **Hillslopes** | **Applicable Precinct or Area**<br>Area Affected by Hillslopes | **More Information**<br>• View Section 8.2.5 Hillslopes Overlay Code<br>• View Section 8.2.5 Hillslopes Overlay Compliance table |
| **Landscape Values** | **Scenic Buffer Area**<br>View corridor<br>**Landscape Values**<br>Coastal scenery | **More Information**<br>• View Section 8.2.6 Landscape Values Overlay Code<br>• View Section 8.2.6 Landscape Values Overlay Compliance table |
| **Landslide** | **Applicable Precinct or Area**<br>Landslide Hazard (High & Medium Hazard Risk) | **More Information**<br>• View Section 8.2.9 Potential Landslide Hazard Overlay Code<br>• View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table |
| **Transport Road Hierarcy** | **Applicable Precinct or Area**<br>Access Road | **More Information**<br>• View Section 8.2.10 Transport Network Overlay Code<br>• View Section 8.2.10 Transport Network Overlay Compliance table |

## Zoning

**Applicable Zone**

Tourist Accommodation

**More Information**

- View Section 6.2.14 Tourist Accommodation Zone Code
- View Section 6.2.14 Tourist Accommodation Zone Compliance table
- View Section 6.2.14 Tourist Accommodation Zone Assessment table

Selected Property

Land Parcels

**Zoning**

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

## Local Plans

**Applicable Precinct or Area**

Port Douglas - Craiglie

**More Information**

- View Section 7.2.4 Port Douglas/Craiglie Local Plan Code
- View Section 7.2.4 Port Douglas/Craiglie Local Plan Compliance table

Selected Property

Land Parcels

**Transport Investigation Corridor**

LPM_FRC

**Major Road Connections**

Major Road Connections

**Major Road Connections (No Arrow)**

**Daintree River to Bloomfield**

**Creb Track and Quaid Road**

Creb Track

**60 metre contour**

60

**Local Plan Boundary**

Local Plan Map

**Local Plan Sub Precincts**

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

**Local Plan Precincts**

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

**Live Entertainment Precinct**

0

**Indicative Future Open Space**

LPM_FOS

Road Reserve Esplanade

## Acid Sulfate Soils

**Applicable Precinct or Area**

Acid Sulfate Soils (5-20m AHD)
Acid Sulfate Soils (< 5m AHD)
Acid Sulfate Soils (5-20m AHD)

**More Information**

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

Selected Property

Land Parcels

**Acid Sulfate Soils**

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

## Bushfire Hazard

**Applicable Precinct or Area**

Potential Impact Buffer

**More Information**

- View Section 8.2.2 Bushfire Hazard Overlay Code
- View Section 8.2.2 Bushfire Hazard Overlay Compliance table

Selected Property

Land Parcels

**Bushfire_Hazard**

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Very High Potential Bushfire Intensity

all others

## Hillslopes

**Applicable Precinct or Area**

Area Affected by Hillslopes

**More Information**

- View Section 8.2.5 Hillslopes Overlay Code
- View Section 8.2.5 Hillslopes Overlay Compliance table

| Selected Property | Land Parcels | Area Affected by Hillslopes |
|---|---|---|

## Landscape Values

**Scenic Buffer Area**
View corridor
**Landscape Values**
Coastal scenery

**More Information**

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

Selected Property

Land Parcels

**Scenic Buffer Area**

Gateway
Lookout
Scenic route
Scenic route buffer
View corridor
all others

**Landscape Values**

Coastal scenery
High landscape values
Medium Landscape Value
all others

## Landslide

**Applicable Precinct or Area**

Landslide Hazard (High & Medium Hazard Risk)

**More Information**

- View Section 8.2.9 Potential Landslide Hazard Overlay Code
- View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table

| Selected Property | Land Parcels | Potential Landslide Hazard |
|---|---|---|

## Transport Road Hierarcy

**Applicable Precinct or Area**

Access Road

**More Information**

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Land Parcels

**Road Hierarchy**

- Access Road
- Arterial Road
- Collector Road
- Industrial Road
- Major Rural Road
- Minor Rural Road
- Sub Arterial Road
- Unformed Road
- all others

Major Transport Corridor Buffer Area

## Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.