

# PROPOSED DWELLING ON LAND AT 188 FERRERO ROAD, CRAIGLIE

## Town Planning Report

PR149854  
R81491  
Final  
2 August 2022

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
Final	Town Planning Report	O Caddick-King	O Caddick-King	O Caddick-King	2/8/2022

### Approval for issue

O Caddick-King

2 August 2022

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Prepared by:

Prepared for:

**RPS Australia East Pty Ltd**

**Fred & Lola Langton**

O Caddick-King  
Senior Principal Planner

Port Douglas QLD

135 Abbott Street  
Cairns QLD 4870

T +61 7 4276 1027  
E owen.caddick-king@rpsgroup.com.au

## Contents

<b>SUMMARY .....</b>	<b>1</b>
<b>1 INTRODUCTION .....</b>	<b>2</b>
<b>2 SITE DETAILS .....</b>	<b>3</b>
2.1 Site Particulars .....	3
2.2 Planning Context.....	3
<b>3 PROPOSAL .....</b>	<b>5</b>
<b>4 LEGISLATIVE REQUIREMENTS.....</b>	<b>6</b>
4.1 Assessment Manager .....	6
4.2 Categories of Assessment.....	6
4.3 Referrals.....	6
4.4 Public Notification.....	6
<b>5 STATUTORY PLANNING ASSESSMENT .....</b>	<b>7</b>
5.1 Overview .....	7
5.2 State and Regional Assessment Benchmarks.....	7
5.2.1 State Planning Policy.....	7
5.2.2 Regional Plan.....	7
5.2.3 Development Assessment under Schedules 9 and 10 (SDAP) .....	7
5.3 Local Authority Assessment Benchmarks.....	7
<b>6 CONCLUSION .....</b>	<b>10</b>

## Tables

Table 1: Summary .....	1
Table 2: Site Particulars.....	3
Table 3: Planning Context .....	3
Table 4: Categories of Assessment.....	6
Table 5: Planning Scheme Code Responses.....	8

## Appendices

Appendix A DA Form 1 and Owners Consent  
Appendix B Site Plan  
Appendix C Certificate of Title  
Appendix D 2018 Douglas Shire Council Planning Scheme Property Report  
Appendix E Design Plans prepared by Clarkeville Designs

## SUMMARY

**Table 1: Summary**

Details			
Site Address:	188 Ferrero Road, Craiglie		
Real Property Description:	Lot 5 on SP161461		
Site Area:	22.3ha		
Regional Plan Land Use Designation:	Regional Landscape and Rural Production Area		
Zone/Precinct:	Rural Zone		
Local Plan/Precinct:	N/A		
Owner(s):	HAGEN NOMINEES PTY LTD A.C.N. 009 608 566		
Proposal			
Brief Description/ Purpose of Proposal	Dwelling House, including a Secondary Dwelling		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity	Date	Contact Name	
Nil	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other			
Applicant contact person	Owen Caddick-King Senior Principal Planner D: +61 7 4276 1027 E: <a href="mailto:owen.caddick-king@rpsgroup.com.au">owen.caddick-king@rpsgroup.com.au</a>		

## 1 INTRODUCTION

RPS has been engaged by Fred and Lola Langton to seek development approval for a material change of use of premises located at 188 Ferrero Road, Craiglie and described as Lot 5 on SP161461 for the purpose of a Dwelling House, including a Secondary Dwelling.

The completed DA Form 1 and Owners Consent is provided for reference in **Appendix A**. Council's fee for the Application will be paid on receipt of Council's Invoice for the Application Fee.

The site is a rural property located at the southern end of Ferrero Road. The land is currently used for the grazing of cattle and includes a couple of elevated building pads which are accessed by a concrete driveway. The level building pads and concrete driveway were established at the time building material was extracted from the hillside to facilitate construction of the Mirage Resort.

Building Approvals had previously been gained for the development of a Dwelling House and Secondary Dwelling on the existing building pads and while water, electricity and telecommunication services were installed in anticipation of the proposed building works, the building works did not proceed at that time.

In accordance with the Tables of Assessment for the Rural Zone, the development of the site for the purpose of a Dwelling House, including a Secondary Dwelling, is identified as Self Assessable Development (Accepted Development Subject to Conditions). However, the proposed development does not comply with some of the applicable Self Assessable Development provisions and hence, requires the submission of a Code Assessable Development Application for the Material Change of Use to Council for approval. The application does not require public notification and pursuant to Section 5.4 (1) (c) (ii), the Code Assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied and other applicable Assessment Benchmarks and no other matter.

No referral of the Development Application is required to facilitate Referral Agency assessment.

This report provides detail on the nature of the proposal and provides an assessment of the proposal against the applicable Assessment Benchmarks. Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

### 2.1 Site Particulars

The site is a rural property located at the southern end of Ferrero Road. The land is currently used for the grazing of cattle and includes a couple of elevated building pads which are accessed by a concrete driveway. The level building pads and concrete driveway were established at the time building material was extracted from the hillside to facilitate construction of the Mirage Resort.

Building Approvals had previously been gained for the development of a Dwelling House and Secondary Dwelling on the existing building pads and while water, electricity and telecommunication services were installed in anticipation of the proposed building works, the building works did not proceed at that time.

Key details of the subject site are as follows:

**Table 2: Site Particulars**

Site Particulars	
Site Address	188 Ferrero Road, Craiglie
Real Property Description	Lot 5 on SP161461
Site Area	22.3ha
Landowner(s)	HAGEN NOMINEES PTY LTD A.C.N. 009 608 566

The site location and its extent are shown in the Site Plan provided for reference in **Appendix B**.

A copy of the Certificate of Title confirming site ownership details is provide for reference in **Appendix C**.

### 2.2 Planning Context

The planning context of the site includes the following:

**Table 3: Planning Context**

Instrument	Designation
<b>State Planning Policy</b>	
Safety and Resilience to Hazards	Part Flood hazard Area - Level 1 - Queensland floodplain assessment overlay and part Bushfire Hazard Area
<b>Development Assessment Mapping</b>	
Native Vegetation Clearing	Building Pads and access therto are Category X on the Regulated Vegetation Management Map.
<b>Far North Queensland Regional Plan 2009-2031</b>	
Regional Plan designation	Urban Footprint
<b>Douglas Shire Council Planning Scheme 2018</b>	
Strategic framework designation	Regional Landscape and Rural Production Area
Zoning	Rural
Local Plan	N/A
Overlays	<ul style="list-style-type: none"> <li>Building Pads and access are located in Bushfire Hazard Potential Impact Buffer;</li> </ul>

Instrument	Designation
	<ul style="list-style-type: none"><li>• Northern portion of Lot 5 (north of road reserve) is in the Floodplain Assessment Overlay;</li><li>• Building Pads and part of access are located in Area Affected by Hillslopes;</li><li>• Land is included in High and Medium Landscape Values area – Scenic Route Buffer;</li><li>• Part of concrete access is included in Potential Landslide Hazard area</li><li>• Southern forested parts of Lot 5 are in the MSES – Regulate Vegetation area; and</li><li>• Transport Network – Ferrero Road is identified as an Unformed Road.</li></ul>

Refer to the copy of the 2018 Douglas Shire Council Planning Scheme Property Report in **Appendix D** for further detail on Zoning and Overlay Mapping.

### 3 PROPOSAL

It is proposed to use the existing building pads to establish the main dwelling house on the southern most building pad and the secondary dwelling on the northern most pad. Access to the main dwelling house and secondary dwelling is to be via the existing concrete driveway.

The Site Plan, RPS Drawing PR149854-3, provided for reference in **Appendix B** shows the proposed siting of the main dwelling house and the secondary dwelling and Design Plans prepared by Clarkeville Designs are provided for reference in **Appendix E**.

## 4 LEGISLATIVE REQUIREMENTS

### 4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Douglas Shire Council.

### 4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

**Table 4: Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit form Material Change of Use – Dwelling House	Douglas Shire Council Planning Scheme	Code Assessment

### 4.3 Referrals

No referral of the Development Application is required.

### 4.4 Public Notification

This application does not require public notification as the application is subject to Code Assessment only.

## 5 STATUTORY PLANNING ASSESSMENT

### 5.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

### 5.2 State and Regional Assessment Benchmarks

#### 5.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) for code assessment requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It is understood that the State Planning Policy, to the extent relevant to the application has been appropriately integrated into the planning scheme and on that basis no further assessment of the State Planning Policy is required.

#### 5.2.2 Regional Plan

The *Planning Regulation 2017* at Section 26(2)(a)(i) for code assessment requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

Consistent with the State Planning Policy, it is indicated in the Planning Scheme that it appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area. Therefore, no further assessment of the Regional Plan is required.

#### 5.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

Schedules 9 and 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to and in this instance, there are no State interests that require consideration.

### 5.3 Local Authority Assessment Benchmarks

This application is to be assessed against Douglas Shire Council Planning Scheme 2018.

The proposed development does not comply with some of the applicable Self Assessable Development provisions and hence, requires the submission of a Code Assessable Development Application which, pursuant to Section 5.4 (1) (c) (ii) of Council's Planning Scheme, the Code Assessment is limited to the subject matter of the Self-assessable Acceptable Outcomes that are not complied with or are not capable of being complied.

The assessment benchmarks applicable under Planning Scheme and an assessment against the Self-assessable Acceptable Outcomes that are not complied with is provided in Table 5 below.

**Table 5: Planning Scheme Code Responses**

Planning Scheme Codes	Applicability	Comment
<b>Zone code</b>		
Rural Zone Code	Applicable	The proposed development complies with the Self Assessable Acceptable Outcomes or can comply with the Self Assessable Acceptable Outcome AO3 subject to the imposition of a condition which limits the use of white and shining metallic finishes on external surfaces of buildings.
<b>Local Plan Code</b>		
Port Douglas/Craiglie Local Plan	Not applicable	Not located in Local Plan Area
<b>Overlay Codes</b>		
Acid Sulfate Soils Overlay Code	Not Applicable	Possibly adjoins but not located in an Acid Sulphate Soils designated area.
Bushfire Hazard Overlay Code	Applicable	Complies with AO1, AO2 and AO3
Flood and Storm Tide Hazard Overlay Code	Applicable	The 100 Year ARI - Mosman and Port Douglas Flood Studies designated area relates to the northern portion of the land, north of the road reserve. The proposed development of the Dwelling House complies with AO1.1, AO1.2, AO1.3 and AO1.4.
Hillslopes Overlay Code	Applicable	The proposed development is not able to comply with AO1.1 but complies with PO1 which states that, " <i>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</i> " This is achieved by the fact that the earthworks to establish the building pads and concrete driveway was completed approximately 30 years ago and now forms part of the landscape. In addition, while the building pads have an outlook to the north, development on the land as proposed is located in the foothills and is not likely to be evident from significant public viewing points.
Landscape Values Overlay Code	Not Applicable	Nil
Potential Landslide Hazard Overlay Code	Applicable	Complies in part with AO1.1 and AO1.2. With regard to AO1.1 it is noted that the majority of the existing access and building pads are located on parts of the site not affected by the Potential Landslide Overlay and with regard to AO1.2 the access and building pads exist and have been in place for approx 30 years and are not expected to require further earthworks to facilitate the development. Excavation and filling is not expected to be required to the extent that retaining structures would be required but if required, the retaining structures would be able to be completed in accordance with AO2.
Natural Areas Overlay Code	Applicable	The Natural Areas Overlay Code is an Applicable Code but the existing building pads and access thereto that comprise the area of development are not located in any of the Overlay's designated areas.
Transport Network Overlay Code	Applicable	There are no Code provisions applicable to Self-assessable Development.

## REPORT

Planning Scheme Codes	Applicability	Comment
<b>Development Codes</b>		
Dwelling House Code	Applicable	Dependant on interpretation, the design of the Secondary Dwelling, the proposal potentially does not comply with AO1. However, the Secondary Dwelling proposal clearly complies with PO1, which states; <i>"Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties."</i> The Secondary Dwelling complies with AO2 and AO3.
Access, Parking and Servicing Code	Applicable	Given that the rural access and concrete driveway exist, the Dwelling House proposal complies with Acceptable Outcomes relevant to the proposal.
Filling and Excavation Code	Applicable	No excavation or filling is proposed beyond that which would be deemed Building Works.

## 6 CONCLUSION

RPS has been engaged by Fred and Lola Langton to seek development approval for a material change of use of premises located at 188 Ferrero Road, Craiglie and described as Lot 5 on SP161461 for the purpose of a Dwelling House, including a Secondary Dwelling.

The site is a rural property located at the southern end of Ferrero Road. The land is currently used for the grazing of cattle and includes a couple of elevated building pads which are accessed by a concrete driveway. The level building pads and concrete driveway were established at the time building material was extracted from the hillside to facilitate construction of the Mirage Resort.

Building Approvals had previously been gained for the development of a Dwelling House and Secondary Dwelling on the existing building pads and while water, electricity and telecommunication services were installed in anticipation of the proposed building works, the building works did not proceed at that time.

In accordance with the Tables of Assessment for the Rural Zone, the development of the site for the purpose of a Dwelling House, including a Secondary Dwelling, is identified as Self Assessable Development (Accepted Development Subject to Conditions). However, the proposed development does not comply with some of the applicable Self Assessable Development provisions and hence, requires the submission of a Code Assessable Development Application for the Material Change of Use to Council for approval and pursuant to Section 5.4 (1) (c) (ii), the Code Assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied and other applicable Assessment Benchmarks and no other matter.

No referral of the Development Application is required to facilitate Referral Agency assessment.

An assessment against the relevant Assessment Benchmarks indicates that the development is able to satisfy these requirements and consequently, Council is obligated to approve the application. Therefore, the application is submitted for approval subject to reasonable and relevant conditions.

## Appendix A

### DA Form 1 and Owners Consent

# 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)	Fred and Lola Langton c/- RPS Australia East Pty Ltd
Contact name (only applicable for companies)	Owen Caddick-King, RPS Australia East Pty Ltd
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4276 1027
Email address (non-mandatory)	owen.caddick-king@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	PR149854

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
		188	Ferrero Road	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	5	SP161461	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: Subject land fronts Crees Creek

- ☐ 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"/>

<p>5) Are there any existing easements over the premises?</p> <p><i>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.</i></p> <p><input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application</p> <p><input checked="" type="checkbox"/> No</p>
---

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling House (including a Secondary Dwelling)
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: <a href="#">Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: <a href="#">Relevant plans</a>.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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 <sup>2</sup> ) (if applicable)
Single detached dwelling and detached secondary dwelling	Dwelling House	N/A	N/A
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

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

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

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

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

#### Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

<b>19) Information request under Part 3 of the DA Rules</b>
<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 <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <u>DA Forms Guide</u> .

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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			

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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)
\$		

<b>22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?</b>	
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No	

<b>23) Further legislative requirements</b>			
<b><u>Environmentally relevant activities</u></b>			
<b>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 <i>Environmental Protection Act 1994</i>?</b>			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <small><b>Note:</b> Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</small>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
<b>23.2) Is this development application for a hazardous chemical facility?</b>			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small><b>Note:</b> See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</small>			

### **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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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			

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

I, LOLA LANGTON

[Insert name in full.]

Director of the company mentioned below.

and I, FRED LANGTON

[Insert name in full.]

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

Of HAGEN NOMINEES PTY LTD A.C.N. 009 608 566

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

Lot 5 on SP161461

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

Fred and Lola Langton

on the premises described above for:

A Dwelling House (including a Secondary Dwelling)

Company seal [if used]

Company Name and ACN: HAGEN NOMINEES PTY LTD A.C.N. 009 608 566

L. L. P. Langton  
Signature of Director

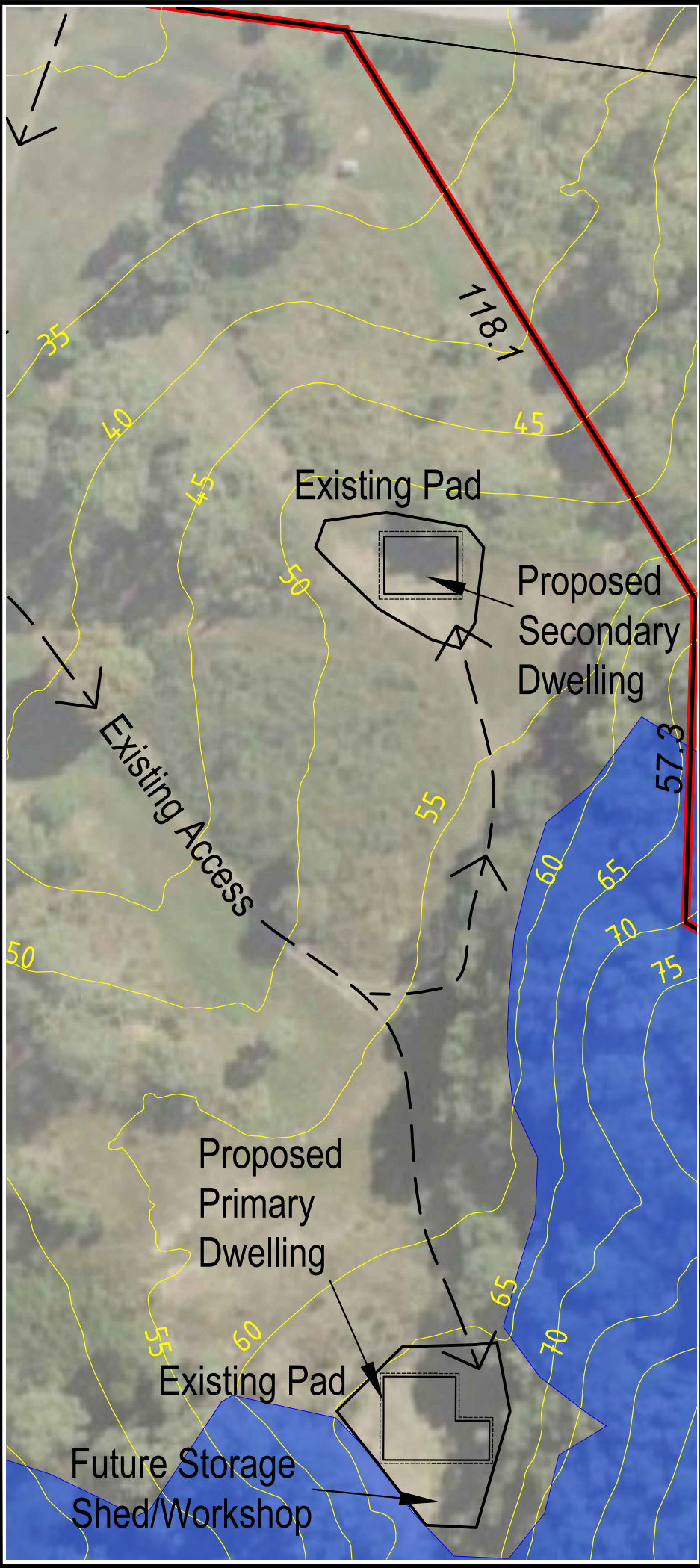
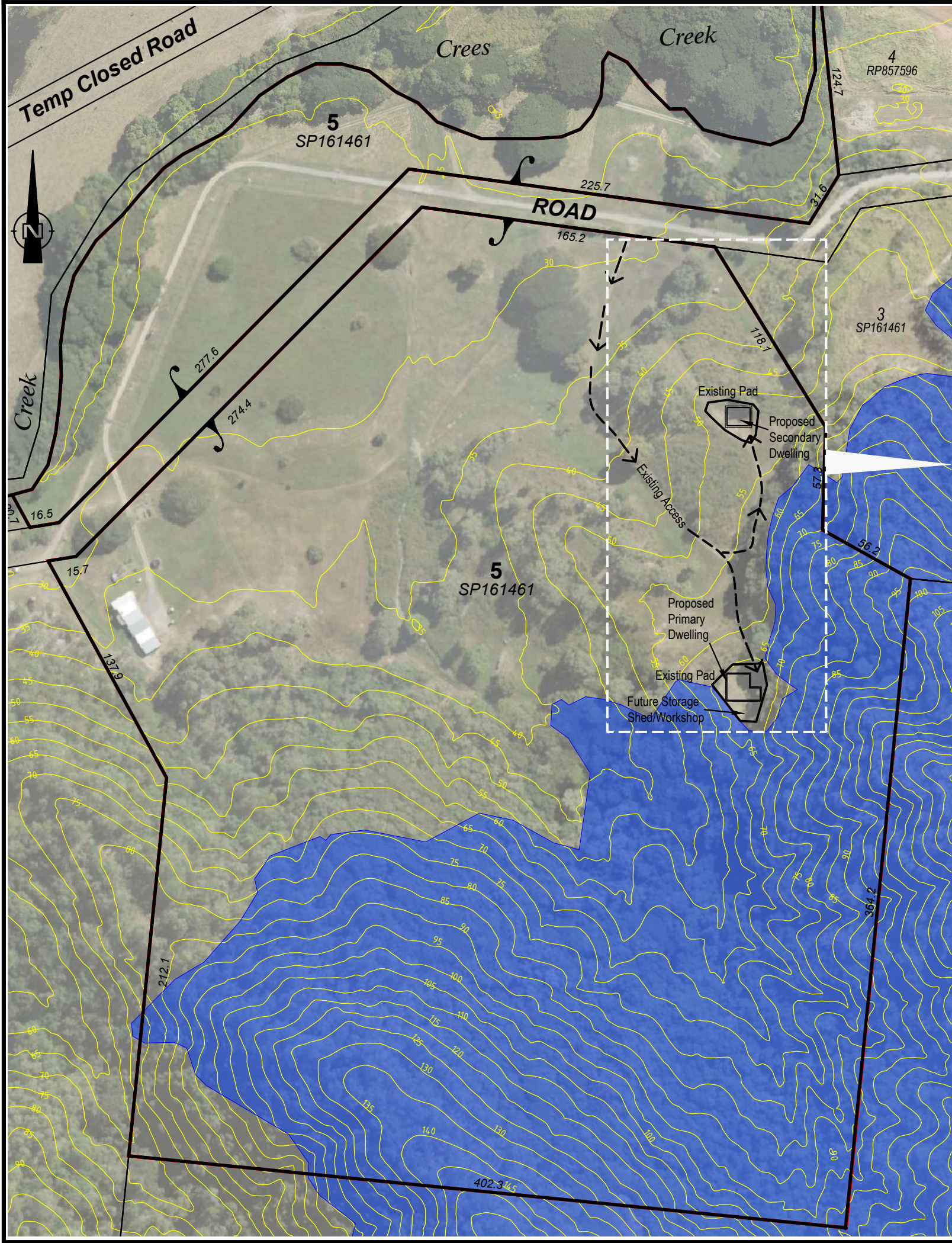
[Signature]  
Signature of Director/Secretary

Date 3/8/2022

Date 3/8/2022

## Appendix B

### Site Plan



## Appendix C

### Certificate of Title

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50460186</b>	<b>Search Date:</b>	21/10/2021 14:04
<b>Date Title Created:</b>	03/10/2003	<b>Request No:</b>	38992710
<b>Previous Title:</b>	50000890, 50356293		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 5      SURVEY PLAN 161461  
Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 709420368    08/03/2006

HAGEN NOMINEES PTY LTD A.C.N. 009 608 566

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20111118 (POR 10V)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

## Appendix D

# 2018 Douglas Shire Council 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.

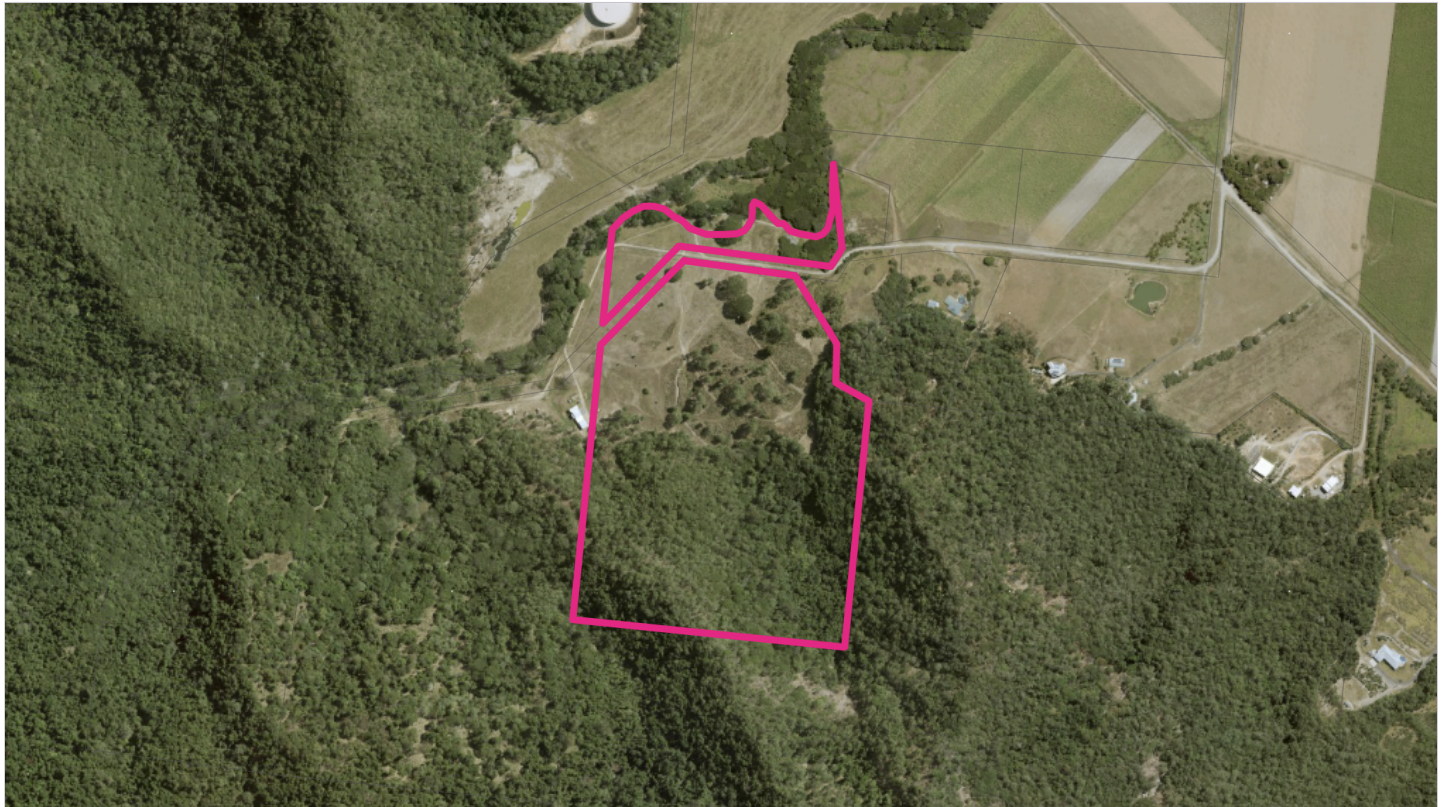
For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice 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](tel:0740999444) or [1800 026 318](tel:1800026318) or email [enquiries@douglas.qld.gov.au](mailto: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 [188 Ferrero Road CRAIGLIE](#)

Lot Plan [5SP161461](#) (Freehold - 222695m<sup>2</sup>)



☒ 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.

#### Zoning









**Applicable Zone**  
Rural

#### More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)

## Douglas Shire Planning Scheme 2018 version 1.0

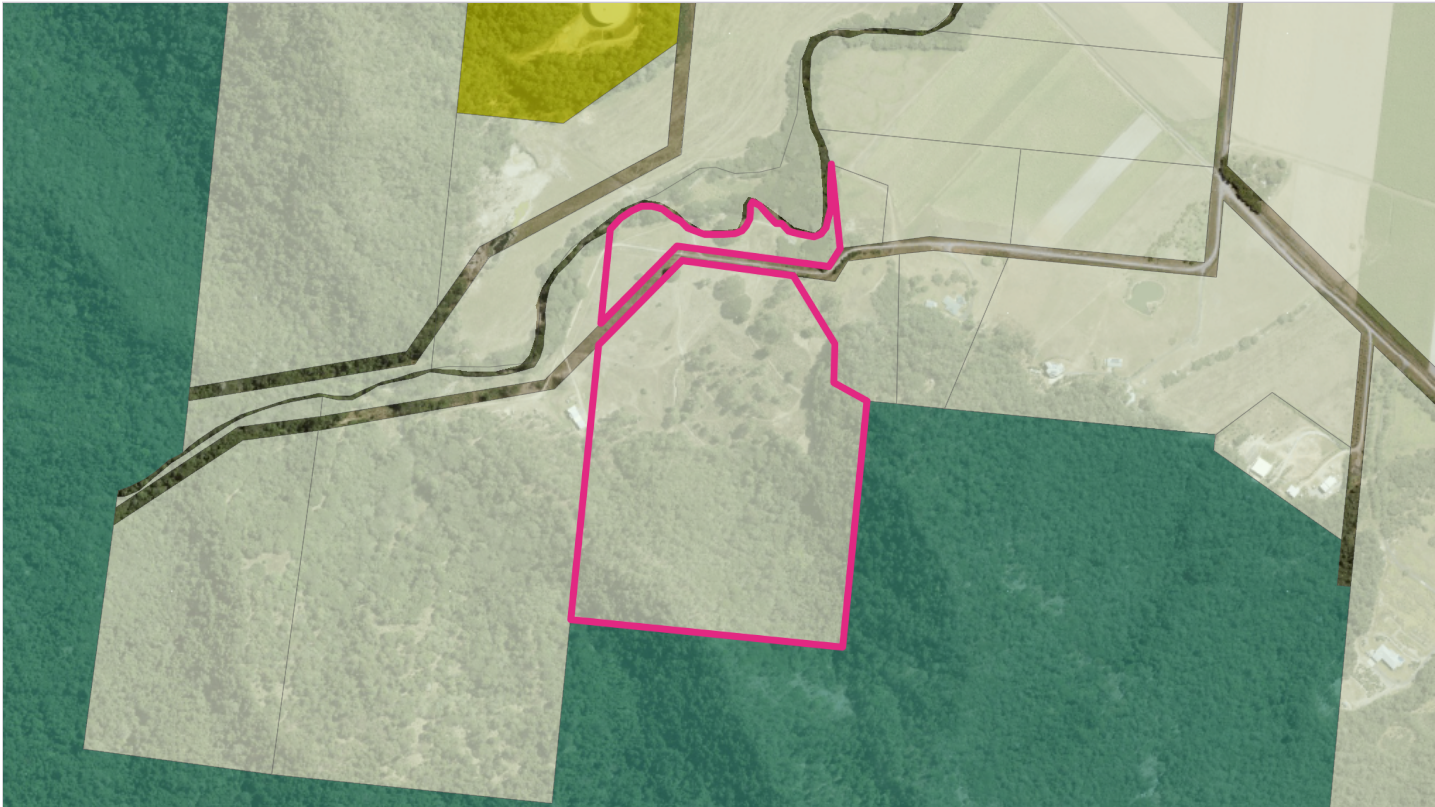
The table below provides a summary of the Zones and Overlays that apply to the selected property.

 <a href="#">Acid Sulfate Soils</a>	<b>Applicable Precinct or Area</b> Acid Sulfate Soils (5-20m AHD)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Code</a></li> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</a></li> </ul>
 <a href="#">Bushfire Hazard</a>	<b>Applicable Precinct or Area</b> Potential Impact Buffer Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.2 Bushfire Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.2 Bushfire Hazard Overlay Compliance table</a></li> </ul>
 <a href="#">Flood Storm</a>	<b>Applicable Precinct or Area</b> 100 Year ARI - Mosman and Port Douglas Flood Studies	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</a></li> </ul>
 <a href="#">Hillslopes</a>	<b>Applicable Precinct or Area</b> Area Affected by Hillslopes	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.5 Hillslopes Overlay Code</a></li> <li><a href="#">View Section 8.2.5 Hillslopes Overlay Compliance table</a></li> </ul>
 <a href="#">Landscape Values</a>	<b>Landscape Values</b> High landscape values Medium Landscape Value	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Code</a></li> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Compliance table</a></li> </ul>
 <a href="#">Landslide</a>	<b>Applicable Precinct or Area</b> Landslide Hazard (High & Medium Hazard Risk)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table</a></li> </ul>
 <a href="#">Natural Areas</a>	<b>Applicable Precinct or Area</b> MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
 <a href="#">Transport Road Hierarchy</a>	<b>Applicable Precinct or Area</b> Unformed Road	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li><a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

Zoning

**Applicable Zone**  
Rural

- More Information**
- [View Section 6.2.10 Rural Zone Code](#)
  - [View Section 6.2.10 Rural Zone Compliance table](#)
  - [View Section 6.2.10 Rural Zone Assessment table](#)



☒ Selected Property

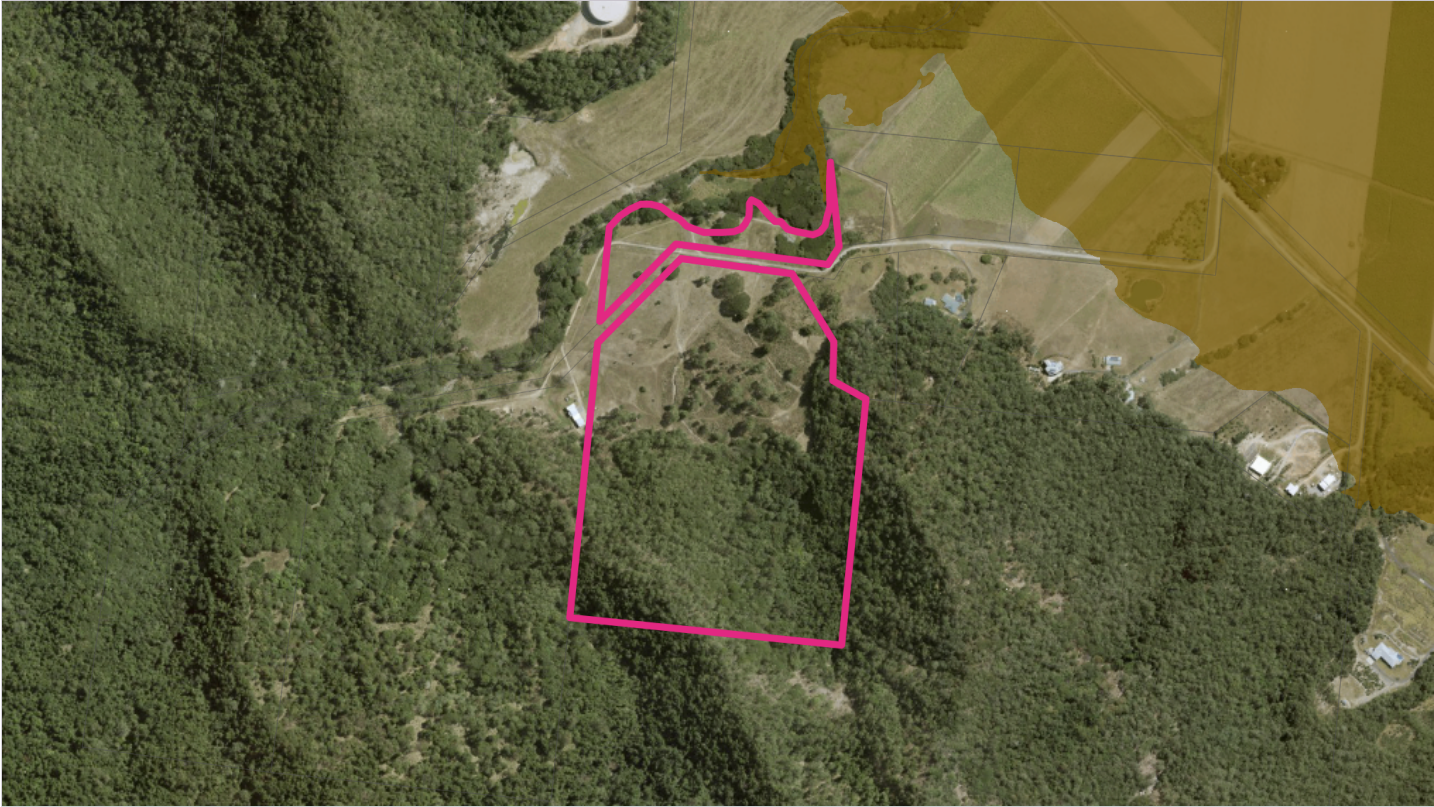
☐ Land Parcels

- Zoning**
- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Centre                    | <input type="checkbox"/> Community Facilities    | <input type="checkbox"/> Conservation                   | <input type="checkbox"/> Environmental Management   |
| <input type="checkbox"/> Industry                  | <input type="checkbox"/> Low Density Residential | <input type="checkbox"/> Low-medium Density Residential | <input type="checkbox"/> Medium Density Residential |
| <input type="checkbox"/> Recreation and Open Space | <input type="checkbox"/> Rural                   | <input type="checkbox"/> Rural Residential              | <input type="checkbox"/> Special Purpose            |
| <input type="checkbox"/> Tourism                   | <input type="checkbox"/> Tourist Accommodation   |   |   |

Acid Sulfate Soils

**Applicable Precinct or Area**  
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

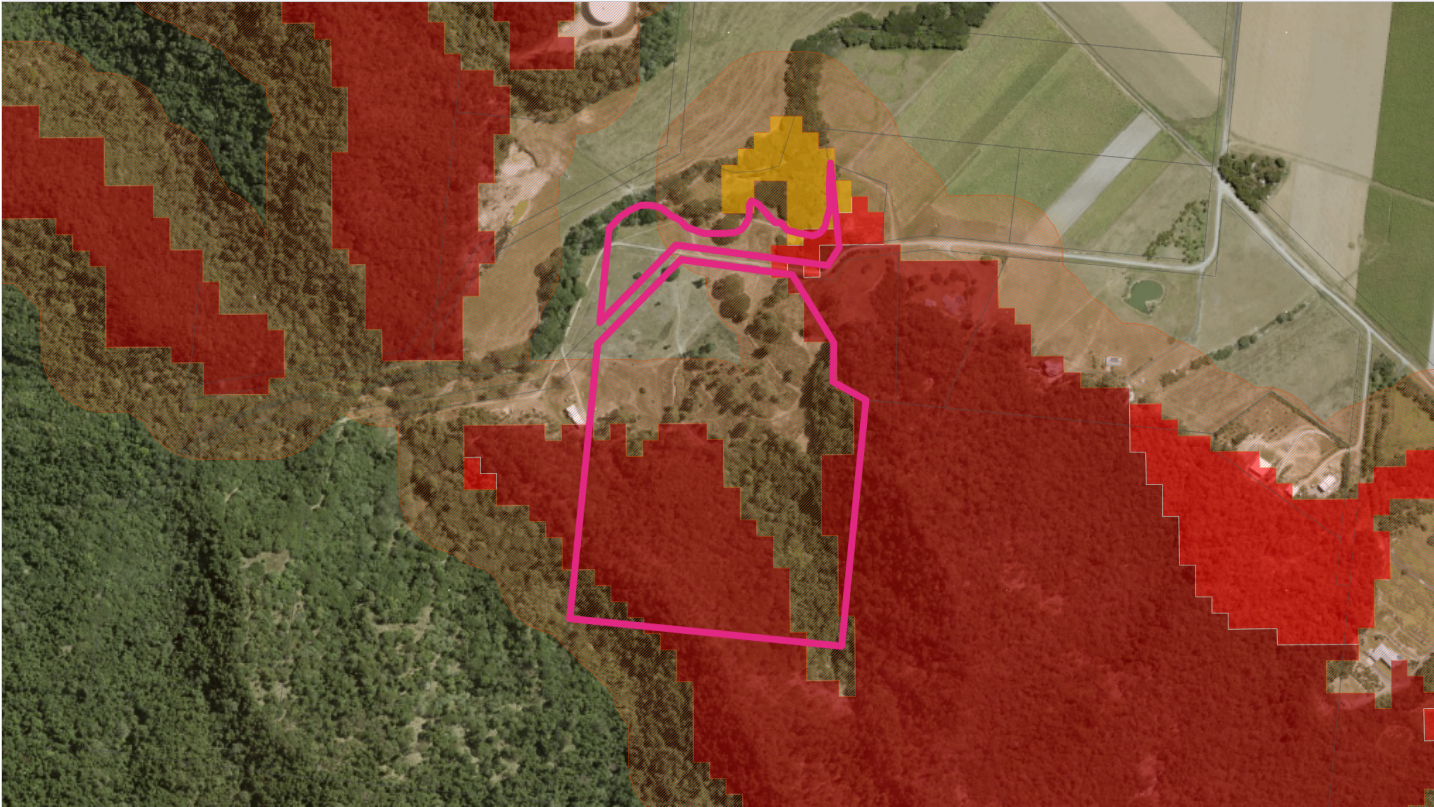
Bushfire Hazard

Applicable Precinct or Area

- Potential Impact Buffer
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity

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

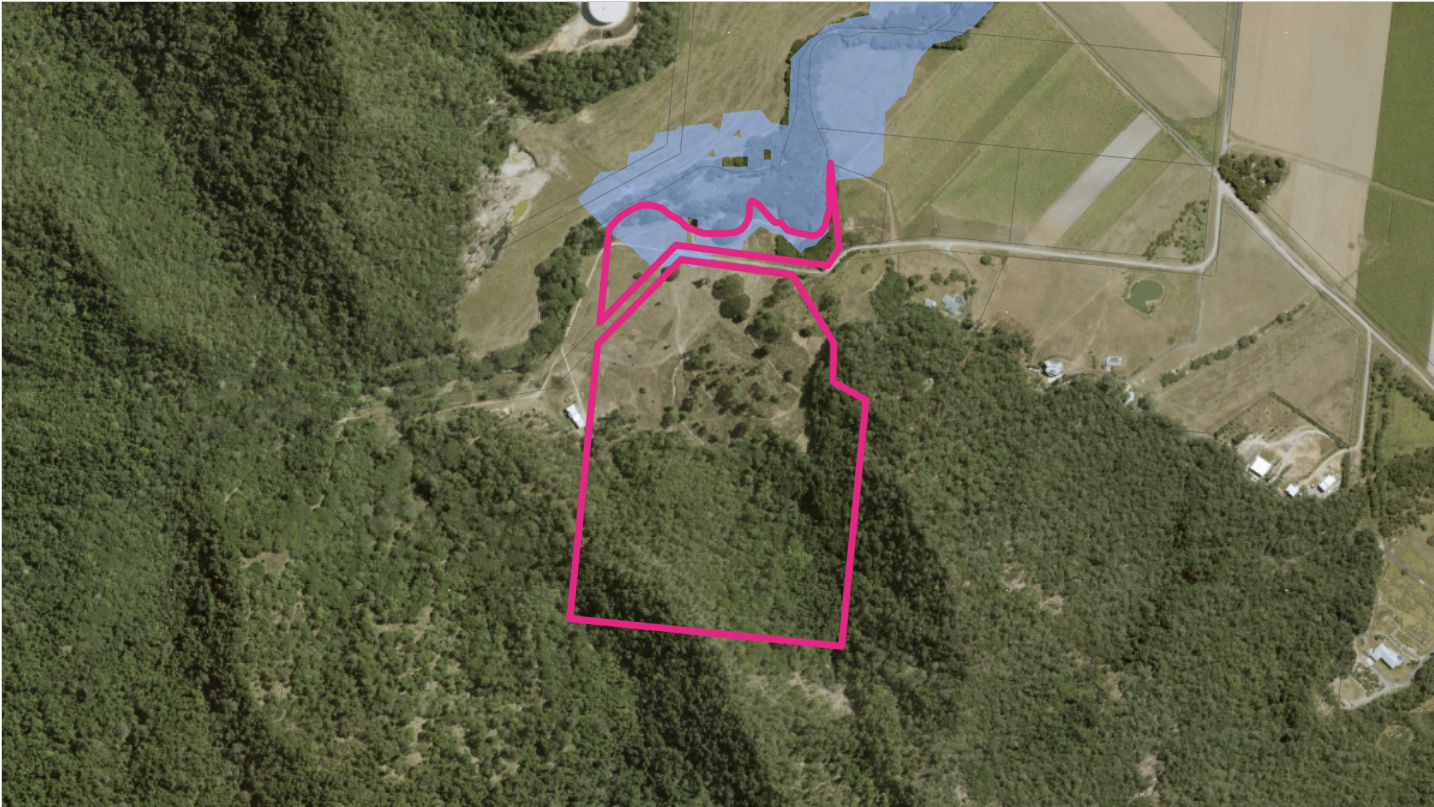
☒ Very High Potential Bushfire Intensity







☐ all others

Flood Storm

**Applicable Precinct or Area**  
100 Year ARI - Mosman and Port Douglas Flood Studies

- More Information**
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
  - [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)

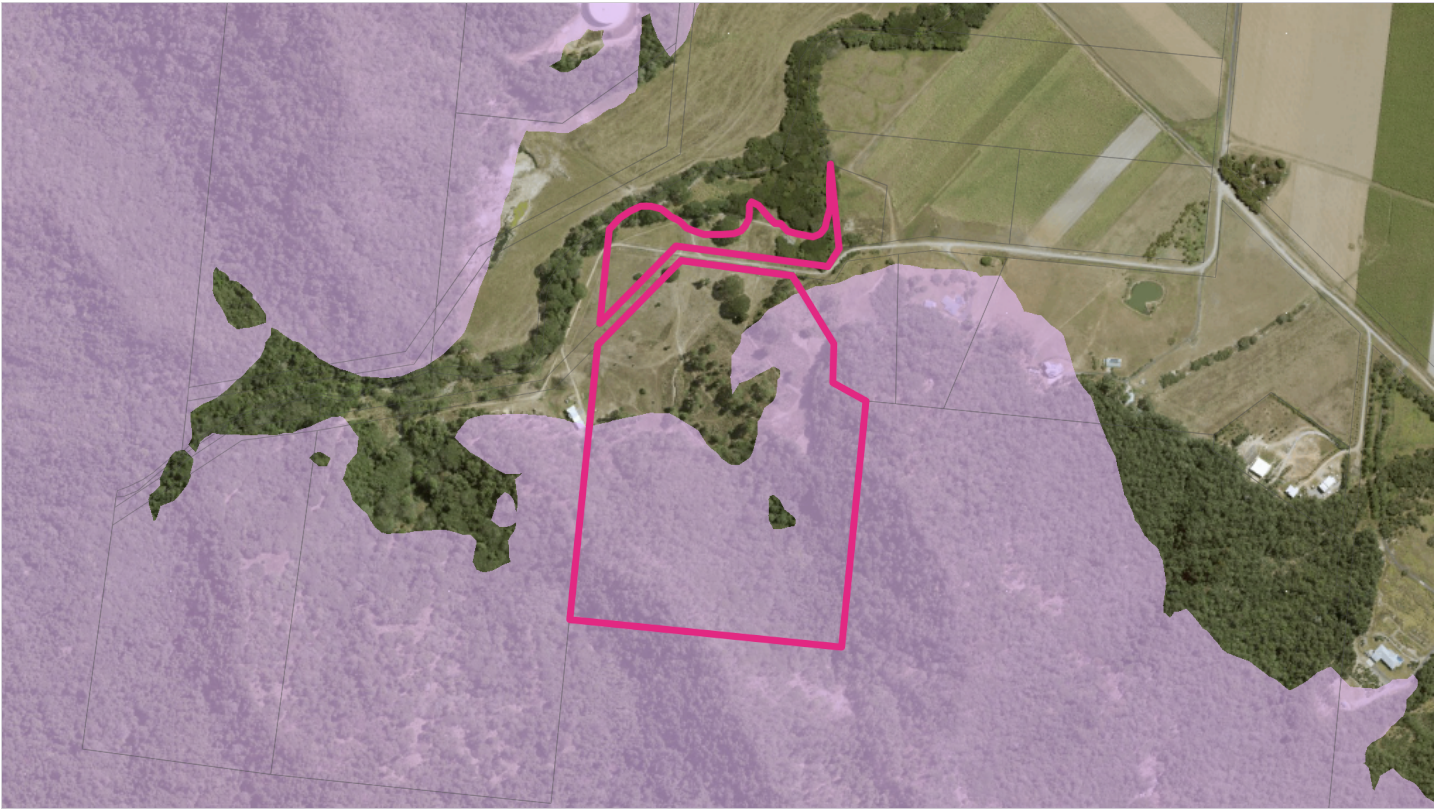


 Selected Property	 Land Parcels	 Medium Storm Tide Hazard	 High Storm Tide Hazard
 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies		 Floodplain Assessment Overlay	


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

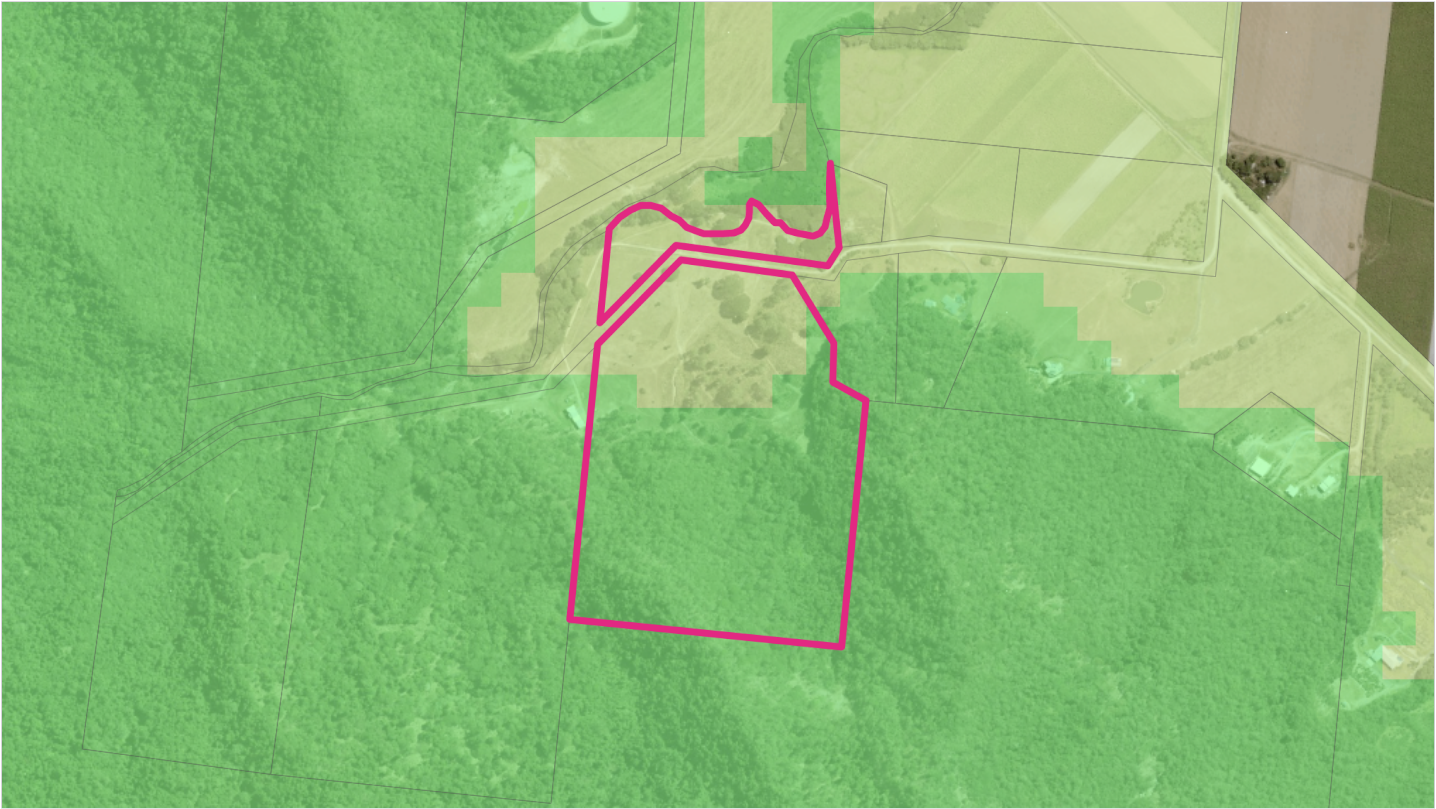
Landscape Values

Landscape Values

High landscape values  
Medium Landscape Value

More Information

- [View Section 8.2.6 Landscape Values Overlay Code](#)
- [View Section 8.2.6 Landscape Values Overlay Compliance table](#)

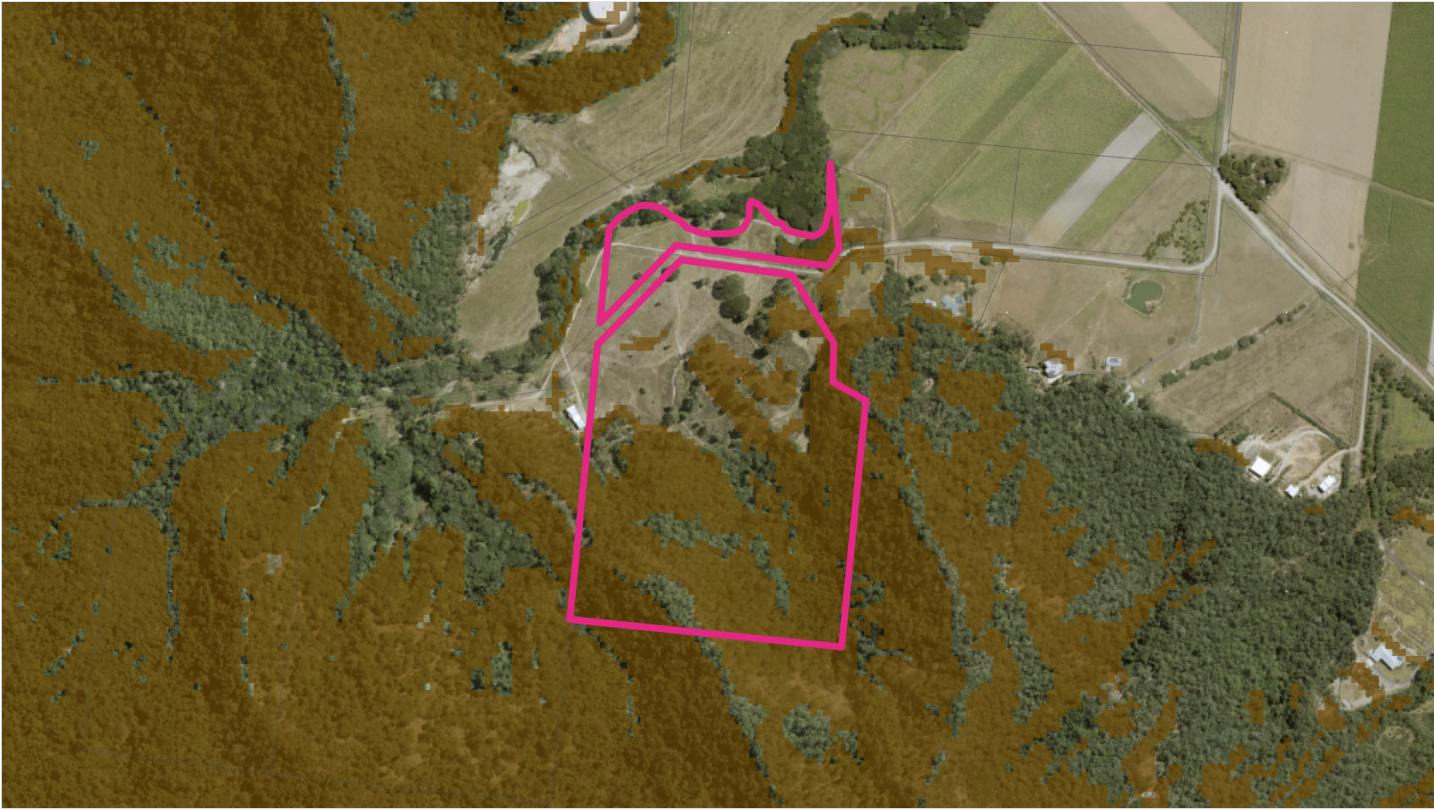


<p><b>Selected Property</b></p> <p> Selected Property</p>	<p><b>Land Parcels</b></p> <p> Land Parcels</p>	<p><b>Scenic Buffer Area</b></p> <p> Gateway</p> <p> View corridor</p> <p> Lookout</p> <p> all others</p>	<p> Scenic route</p> <p> Scenic route buffer</p>
<p><b>Landscape Values</b></p> <p> Coastal scenery</p> <p> High landscape values</p> <p> Medium Landscape Value</p> <p> all others</p>			

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

## Natural Areas

### Applicable Precinct or Area

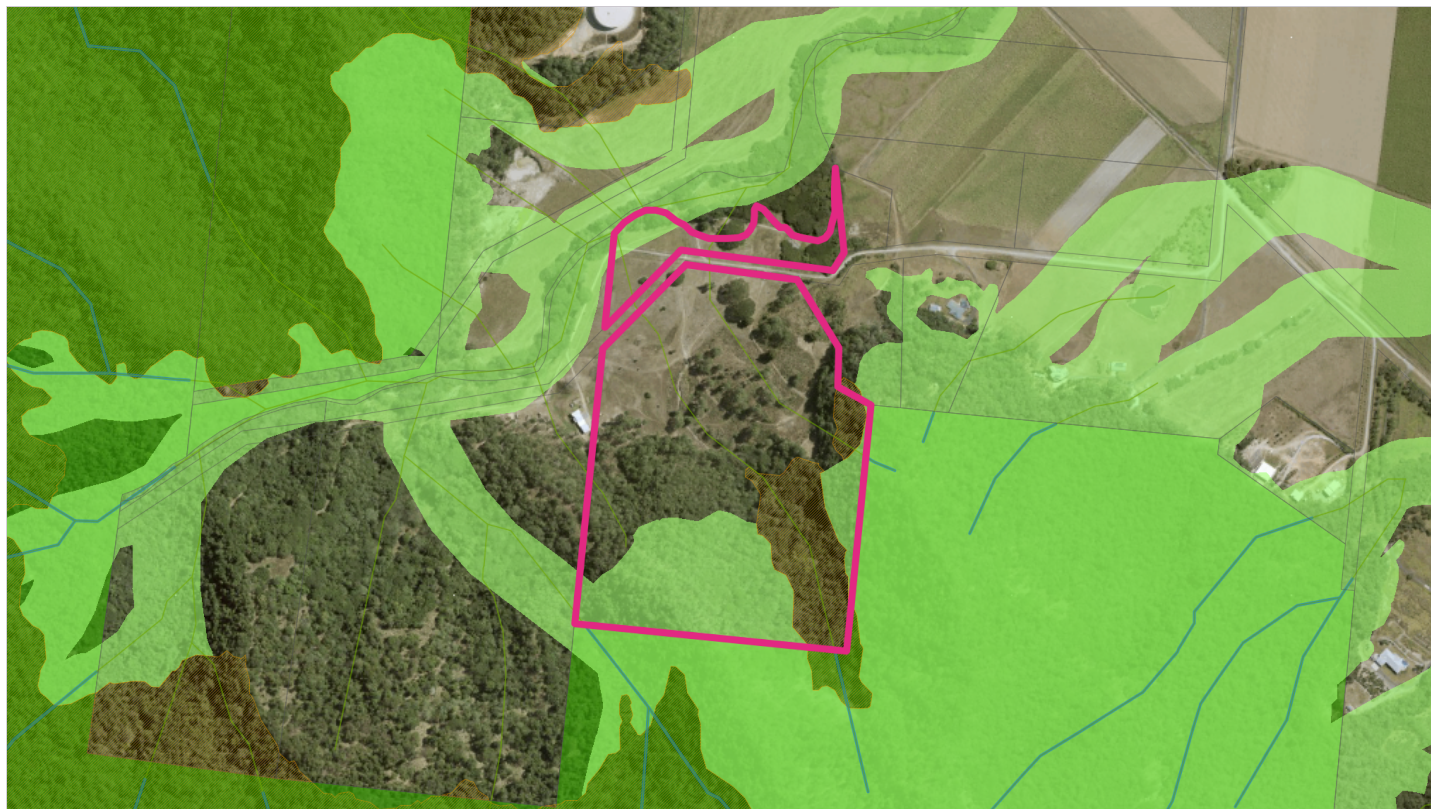
MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

### More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property



Land Parcels



MSES - Regulated Vegetation (Intersecting a Watercourse)



MSES - High Ecological Value Waters (Watercourse)



MSES - Wildlife Habitat



MSES - Regulated Vegetation



MSES - Protected Area



MSES - Marine Park



MSES - Legally Secured Offset Area



MSES - High Ecological Value Waters (Wetland)

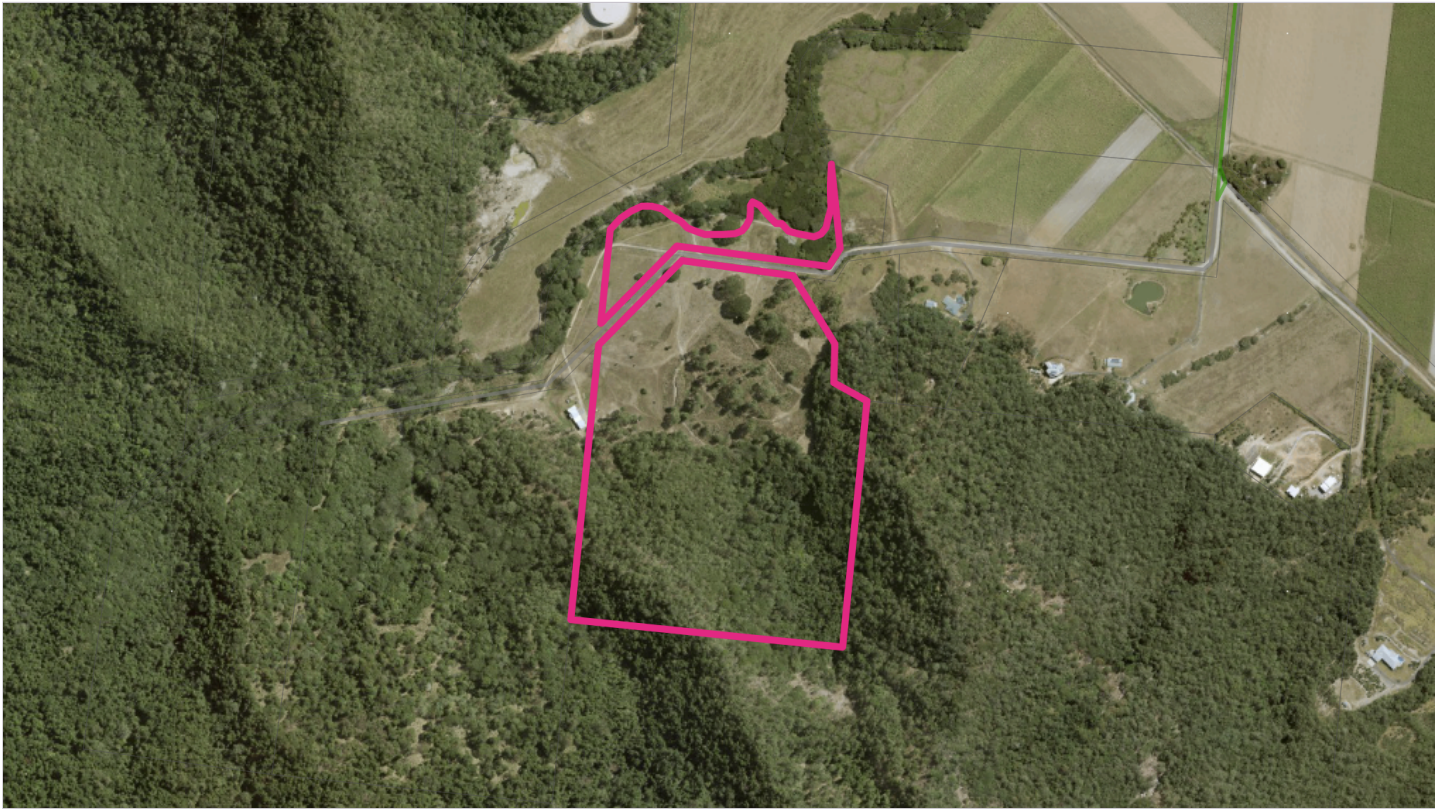


MSES - High Ecological Significance Wetlands

Transport Road Hierarchy

**Applicable Precinct or Area**  
Unformed 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**

- |   |   |   |  |
|---|---|---|--|
| <span style="color: yellow;">—</span> Access Road   | <span style="color: black;">—</span> Arterial Road    | <span style="color: purple;">—</span> Collector Road  | <span style="color: red;">—</span> Industrial Road |
| <span style="color: red;">—</span> Major Rural Road | <span style="color: green;">—</span> Minor Rural Road | <span style="color: blue;">—</span> Sub Arterial Road | <span style="color: grey;">—</span> Unformed Road  |
| <span style="color: black;">—</span> all others     |   |   |  |

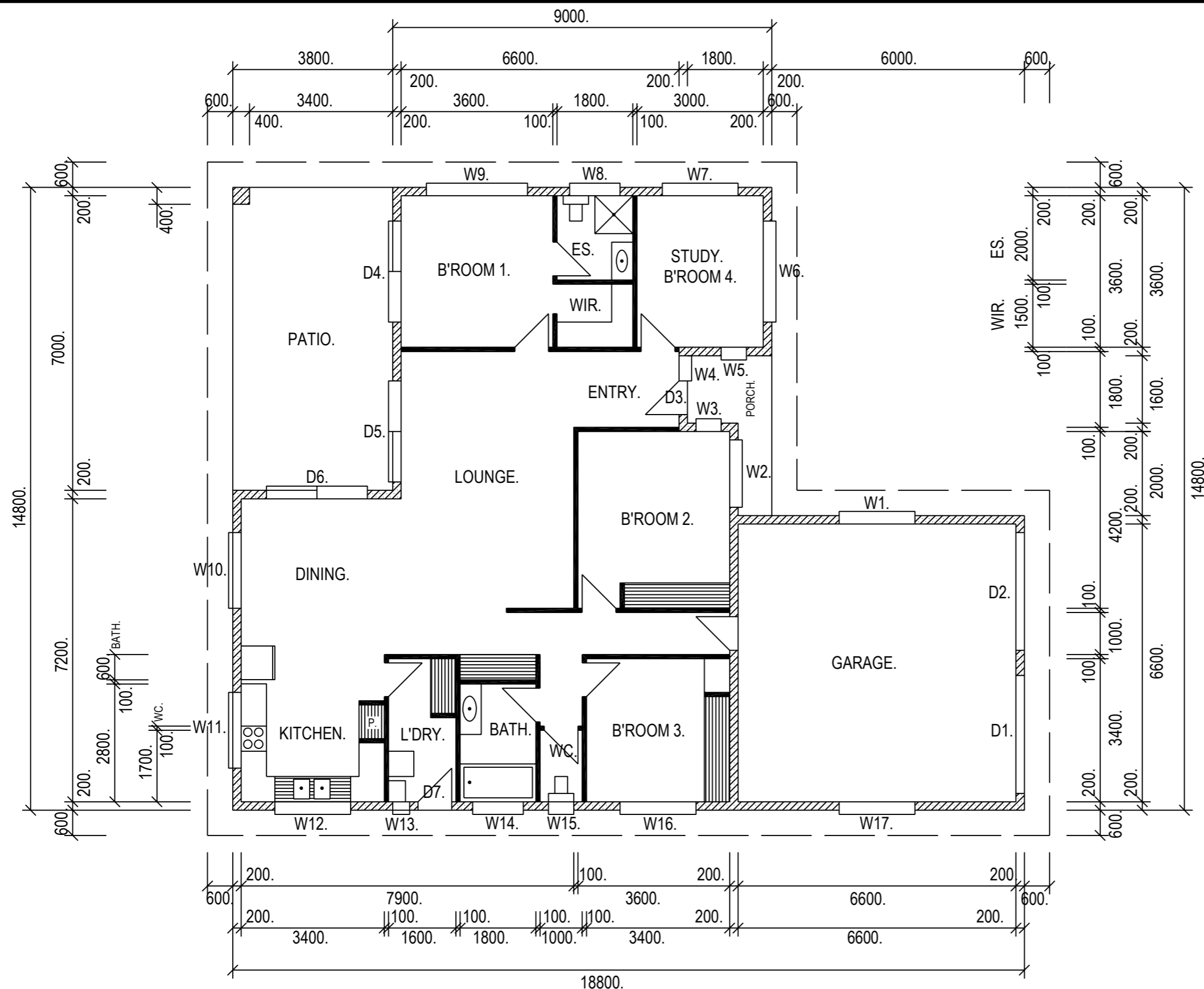
☐ Major Transport Corridor Buffer Area

**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.

## Appendix E

### Design Plans prepared by Clarkeville Designs



## WINDOWS & DOORS.

W1. - 0918. Alum. framed.  
W2. - 1916. Alum. framed.  
W3. - 1906. Timber Louvres.  
W4. - 1906. Fixed Glass.  
W5. - 1906. Timber Louvres.  
W6. - 1924. Alum. framed.  
W7. - 0718. Alum. framed.  
W8. - 0712. Alum. framed.  
W9. - 0724. Alum. framed.  
W10. - 1918. Alum. framed.  
W11. - 0918. Alum. framed.  
W12. - 0918. Alum. framed.  
W13. - 0904. Glass Louvres.  
W14. - 0712. Alum. framed.  
W15. - 0706. Alum. framed.  
W16. - 1918. Alum. framed.  
W17. - 0918. Alum. framed.

D1. - 2328. Colorbond Roll-a-door.  
D2. - 2328. Colorbond Roll-a-door.  
D3. - 2008. Feature Timber.  
D4. - 2024. Alum. framed.  
D5. - 2024. Alum. framed.  
D6. - 2024. Alum. framed.  
D7. - 2008. Waterproof ply.  
Internal Doors. - 2008. Interior ply.

## FLOOR AREAS.

LIVING. = 151.52. sq. mtrs.  
PATIO. = 27.36. sq. mtrs.  
GARAGE. = 47.6. sq. mtrs.

## CONCEPT.

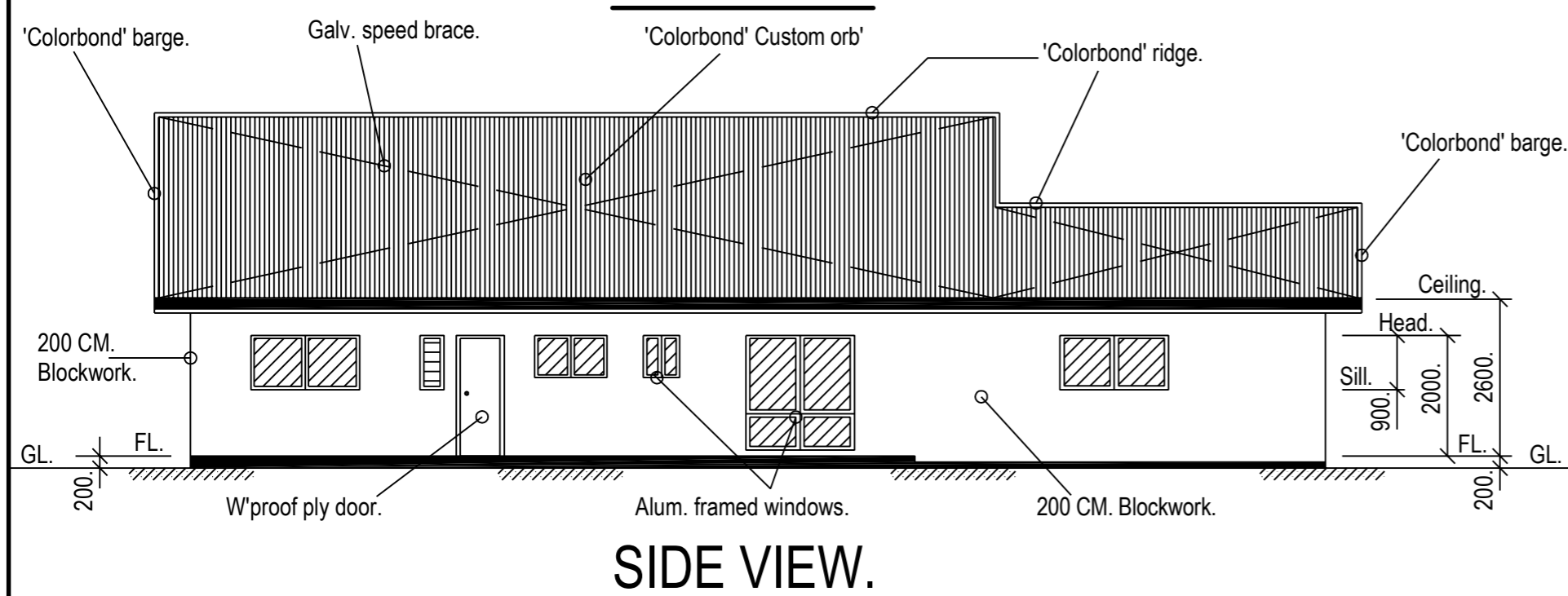
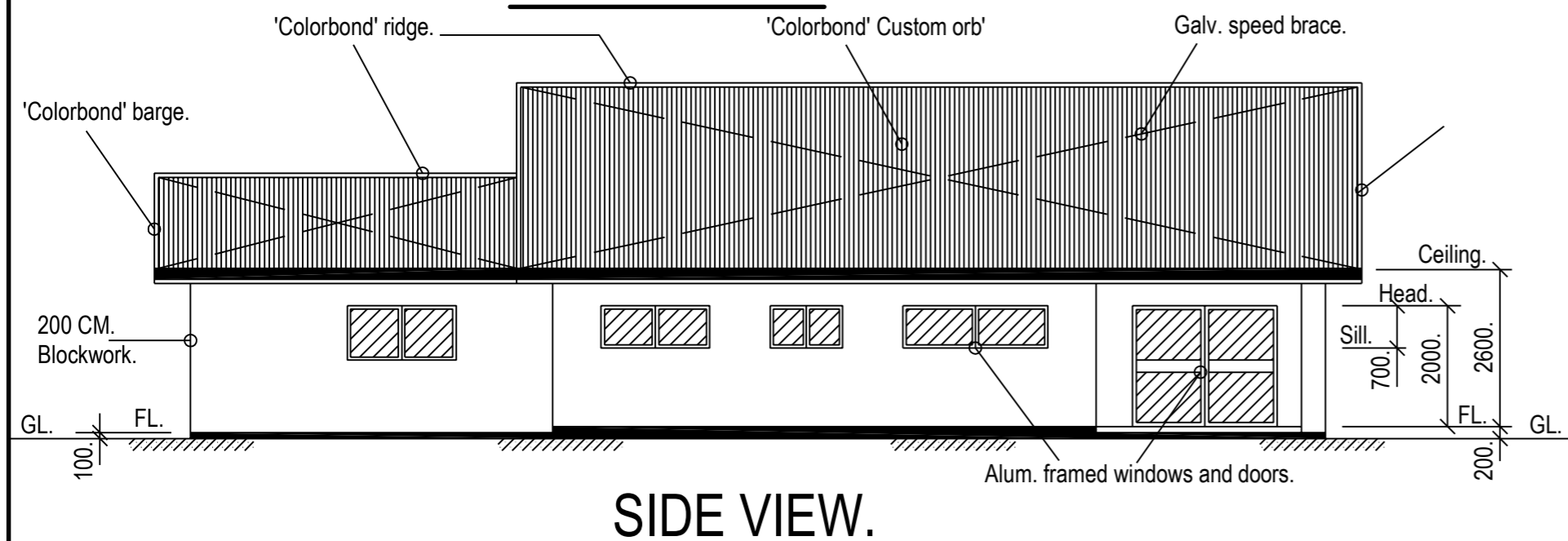
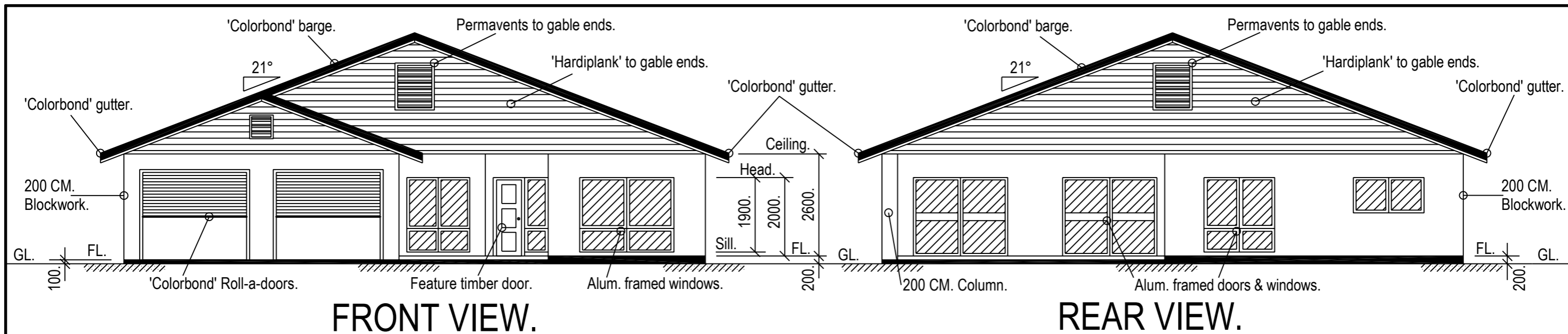
Dwg. No.	2 - 5 - 22.
Sheet.	1 of 2.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC. 66619.
Date.	1/6/22.

## PROJECT.

PROPOSED PRIMARY DWELLING.  
MR. FRED LANGTON.  
Lot. 5. No. 188 Ferrero Road.  
Craiglie.

## CLARKEVILLE DESIGNS.

Custom Building Designs.  
Mobile: 0428183638.



**CONCEPT.**

**PROJECT.**

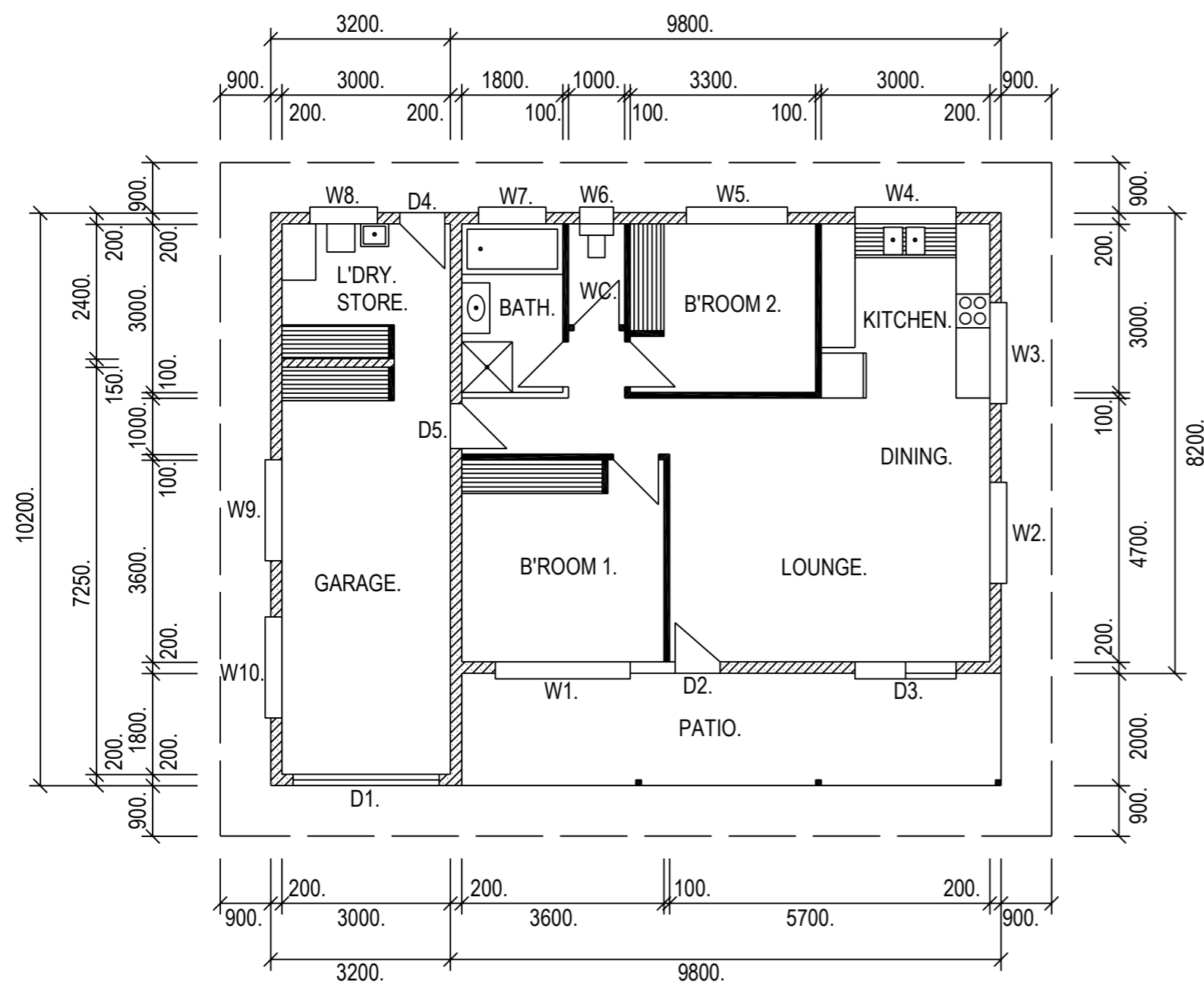
PROPOSED PRIMARY DWELLING.  
MR. FRED LANGTON.  
Lot. 5. No. 188 Ferrero Road.  
Craiglie.

Dwg. No.	2 - 5 - 22.
Sheet.	2 of 2.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC. 66619.
Date.	1/6/22.

**CLARKEVILLE  
DESIGNS.**

*Custom Building Designs.*  
Mobile: 0428183638.

Do not scale off this Drawing.



## FLOOR PLAN.

## WINDOWS AND DOORS.

W1. - 1924. Alum. framed.  
W2. - 1218. Alum. framed.  
W3. - 0918. Alum. framed.  
W4. - 0918. Alum. framed.  
W5. - 1918. Alum. framed.  
W6. - 0706. Alum. framed.  
W7. - 0712. Alum. framed.  
W8. - 0912. Alum. framed.  
W9. - 0718. Alum. framed.  
W10. - 0718. Alum. framed.

D1. - 2326. 'Colorbond' Panel Lift Door.  
D2. - 2008. Feature timber.  
D3. - 2018. Alum. framed.  
D4. - 2008. W'proof ply.  
D5. - 2008. W'proof ply.  
Internal Doors. - 2008. Internal ply.

## FLOOR AREAS.

LIVING AREA. = 80.36. sq. mtrs.  
PATIO. = 19.6. sq. mtrs.  
GARAGE, STORE, L'DRY. = 32.64. sq. mtrs.

## CONCEPT.

Dwg. No.	3 - 5 - 22.
Sheet.	1 of 2.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC. 66619.
Date.	1/6/22.

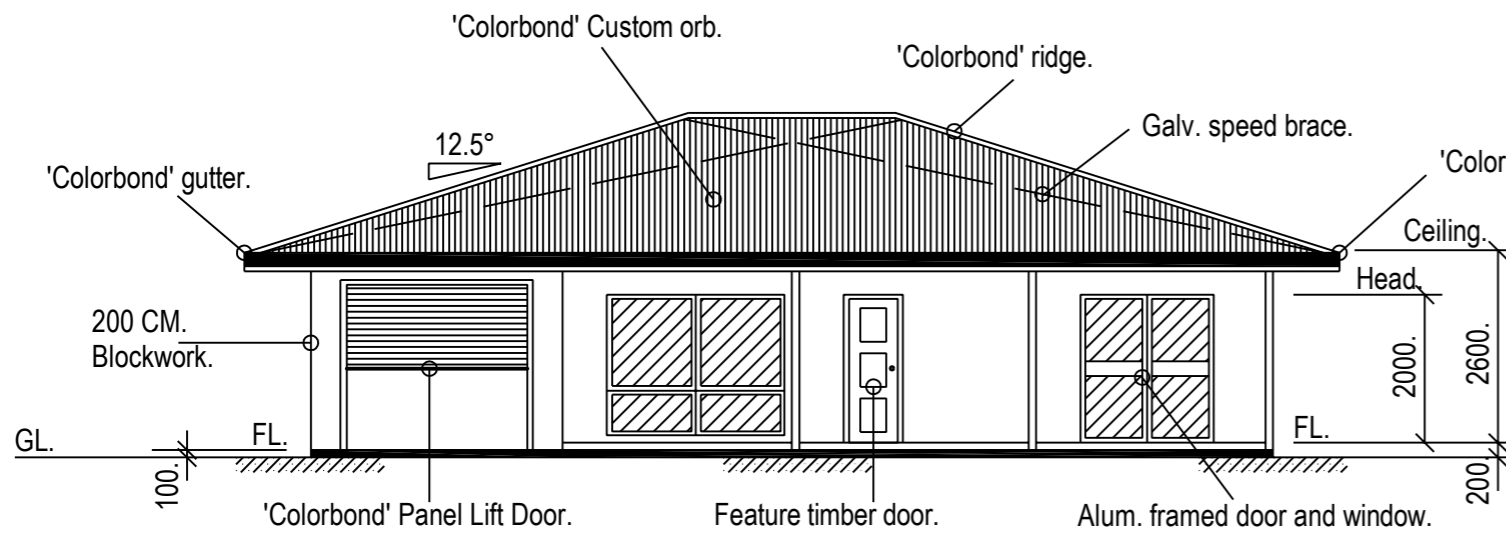
Do not scale off this Drawing.

## PROJECT.

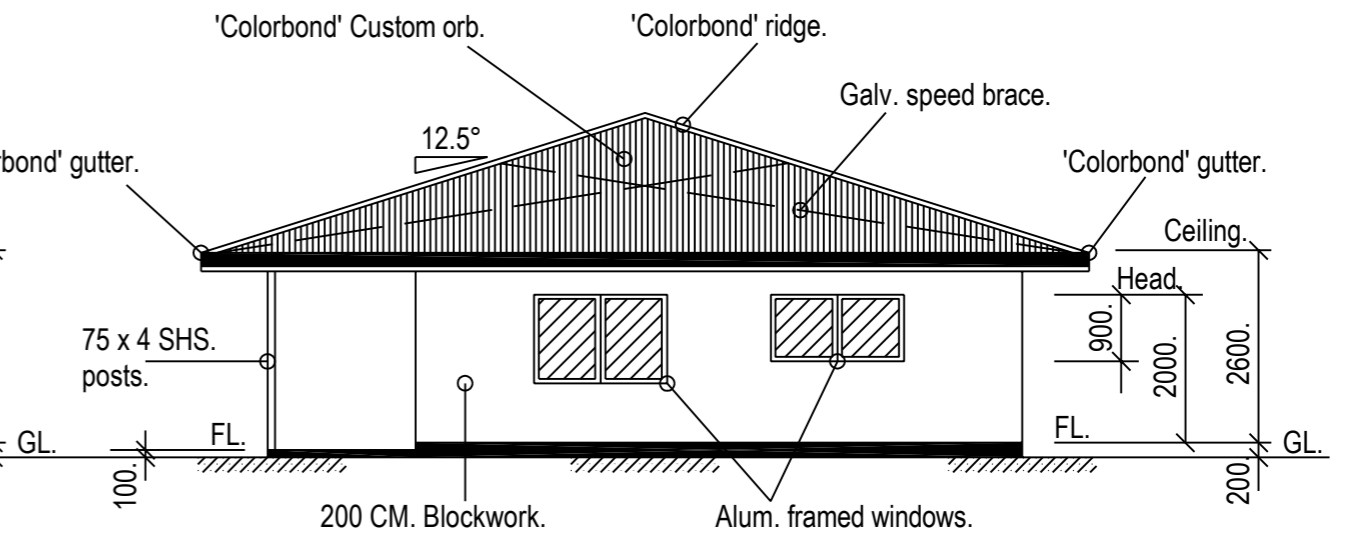
PROPOSED SECONDARY DWELLING.  
MR. FRED LANGTON.  
Lot. 5. No. 188. Ferrero Road.  
Craiglie.

## **CLARKEVILLE DESIGNS.**

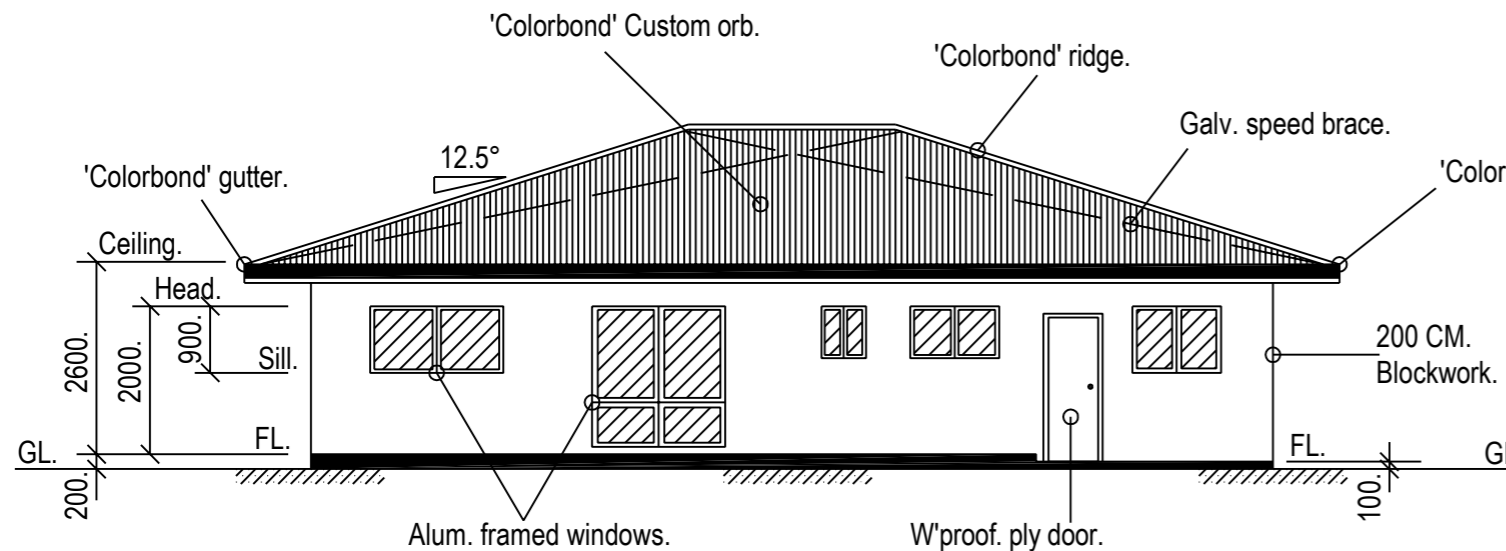
*Custom Building Designs.*  
Mobile: 0428183638.



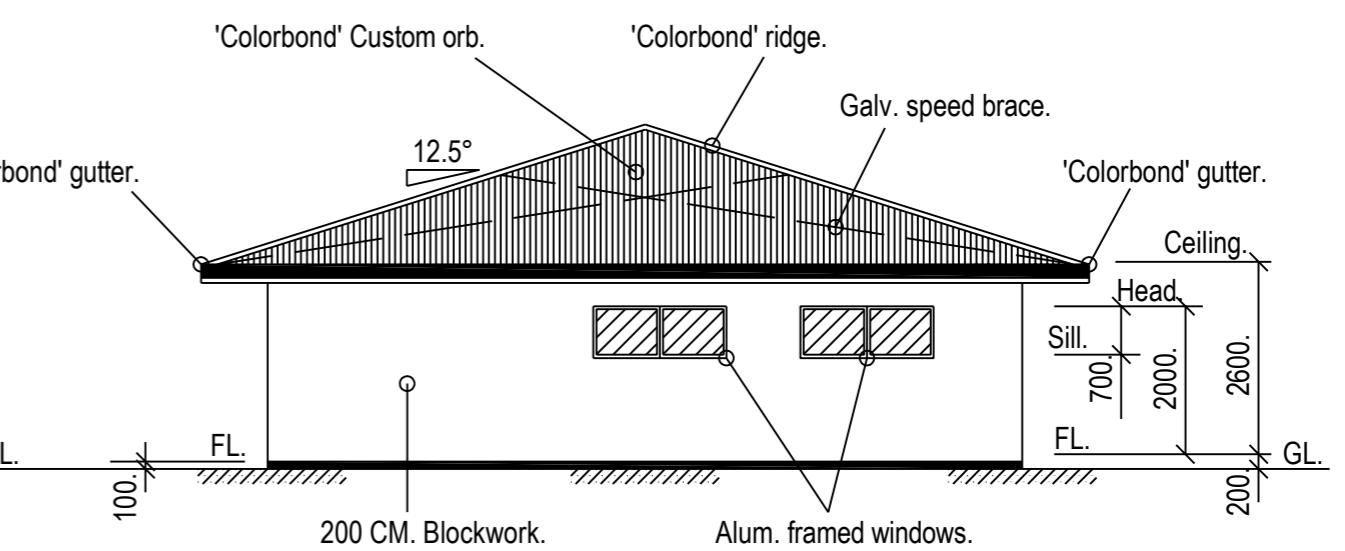
FRONT VIEW.



SIDE VIEW.



REAR VIEW.



SIDE VIEW.

CONCEPT.

Dwg. No.	3 - 5 - 22.
Sheet.	2 of 2.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC. 66619.
Date.	1/6/22.

Do not scale off this Drawing.

## PROJECT.

PROPOSED SECONDARY DWELLING.  
MR. FRED LANGTON.  
Lot. 5. No. 188. Ferrero Road.  
Craiglie.

**CLARKEVILLE  
DESIGNS.**

*Custom Building Designs.*  
Mobile: 0428183638.