

6 March 2023



Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Via email: enquiries@douglas.qld.gov.au

RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (LOW IMPACT INDUSTRY AND CARETAKER'S ACCOMMODATION) OVER LAND 20 THERESA DRIVE, MOSSMAN, MORE FORMALLY DESCRIBED AS LOT 10 ON RP895020

Aspire Town Planning and Project Services act on behalf of GKL Custodians Pty Ltd (the 'Applicant' and the 'Land Owner') in relation to the above described Development Application.

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use (Low Impact Industry and Caretaker's Accommodation).

Please find enclosed the following documentation associated with this Development Application:

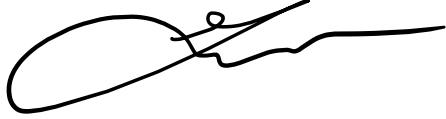
- Duly completed DA Form 1 (Attachment 1);
- Land Owner's Consent (Attachment 2); and
- Town Planning Report (Attachment 3).

The relevant Application Fee is calculated to be \$3,279.00 (\$2,935.00 – Low Impact Industry, plus \$344 – Caretaker's Accommodation) under the Douglas Shire Council Fees and Charges Schedule for Years 2022/2023. It is respectfully requested that Council issue an Invoice, so the fee can be paid directly by the Applicant.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
W. www.aspireqld.com
E. admin@aspireqld.com
ABN. 79 851 193 691

Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a series of loops and a long horizontal stroke.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services



ASPIRE

Town Planning and Project Services

Attachment I

Duly completed DA Form I

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)	GKL Custodians Pty Ltd
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2022-12-33 – Lawrence – 20 Theresa Drive, Mossman

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
		20	Theresa Drive	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	10	RP895020	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):*

Development Application for a Material Change of Use for a Low Impact Industry and Caretaker Accommodation

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 DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Construction of an Industrial Shed, vehicle crossover and onsite parking on existing vacant land	Low Impact Industry		345sqm
	Caretaker Accommodation	1	104.5sqm
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 ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

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

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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



ASPIRE

Town Planning and Project Services

Attachment 2

Land Owner's Consent

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

I, **GRAEME LAWRENCE**

Director of the company mentioned below.

and I,

Secretary of the company mentioned below

Of

GKL Custodians Pty Ltd A.C.N. 625 972 527

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

20 Theresa Drive, Mossman and more formally described as Lot 10 on RP895020

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

Daniel Favier of Aspire Town Planning and Project Services

On the premises described above for:

**Development Application for a Material Change of Use (Industry Activity and Caretaker's
Accommodation)**

Company Name and ACN: **GKL Custodians Pty Ltd A.C.N. 625 972 527**



Signature of Director

16.2.2023

Date

Signature of Director/Secretary

Date



ASPIRE

Town Planning and Project Services

Attachment 3

Town Planning Report



Town Planning Report

20 THERESA DRIVE, MOSSMAN

6 March 2023

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Executive Summary

Aspire Town Planning and Project Services of on behalf of GKL Custodians Pty Ltd (the 'Applicant' and the 'Land Owner').

This Development Application is for a Material Change of Use (Low Impact Industry and Caretaker's Accommodation), over land at 20 Theresa Drive, Mossman, more formally described as Lot 10 on RP895020.

The proposed Low Impact Industry comprises two masonry block sheds of similar size with a central, covered loading bay. Visitor parking is located at the front of the site and is accessed via a single shared crossover. This is characteristic of other existing industrial development within the area.

The proposed Caretaker's Accommodation is located above Shed 1, comprises two bedrooms plus office and has a total area of 104.5m².

Under the Douglas Shire Planning Scheme 2018 V1.0 (the 'Planning Scheme'), the subject site is included within the Industry Zone, where the development of a Low Impact Industry and Caretaker's Accommodation is ordinarily Self Assessable, however due to a number of departures from the relevant Self Assessable Codes, the proposal triggers a Code Assessable Development Application to Douglas Shire Council (the 'Council').

This Town Planning Report includes a comprehensive assessment of the proposed development against the relevant Local Government Assessment Benchmarks. The information provided in this report, and accompanying attachments, demonstrates that the proposed development achieves compliance with the applicable provisions of the relevant Local Government Assessment Benchmarks and is presented to Council for approval. It would be appreciated if Council could provide 'without prejudice' draft conditions for review prior to the issue of a Decision Notice.

1.0 Summary

Table 1: Application Summary.

20 Theresa Drive, Mossman	
Lot and Plan	Lot 10 on RP895020
Land Owner	GKL Custodians Pty Ltd <i>See Attachment 1 – Certificate of Title</i>
Size	1,001m ²
Road Frontages	Approximately 32.5m to Theresa Drive (sealed road)
Easements	Easement in Gross favouring Douglas Shire Council for the purpose of Drainage
Proposal	Low Impact Industry and Caretaker's Accommodation
Approvals Sought	Development Permit (Material Change of Use)
Level of Assessment	Code
Planning Scheme Zone	Industry
Local Plan	Mossman Local Plan – Precinct 8
Regional Plan Designation	Urban Footprint
State Planning Policy	Not applicable
State Development Assessment Provisions	Not applicable
Referral	Not applicable

2.0 Site Description

The subject site is located at 20 Theresa Drive, Mossman, is formally described as Lot 10 on RP895020, cleared of vegetation and has a total land area of 1,001m², see Figure 1 below. The site is one of only a few remaining vacant lots within the industrial estate, located on the southern fringe of the Mossman township. The adjoining lots, including those across the road have been developed. Agricultural land, used for cultivation of sugar cane, bounds the rear of the site.

Direct road access is afforded via Theresa Drive, an existing sealed gazetted road.

Other essential services are available to the site including water, electricity and telecommunications within Theresa Drive. A stormwater drain and easement is located at the rear of the property. Drainage also exists within Theresa Drive. A Council Sewer Main traverses the rear of the site, the sewer manhole is located within the south eastern corner of the site.



Image 1: Subject Site (source: QLD Globe, 2023)

3.0 Proposal

The Applicant seeks a Development Permit for a Material Change of Use for a Low Impact Industry and Caretaker's Accommodation over land at 20 Theresa Drive, Mossman, which is more formally described as Lot 10 on RP895020. See the 3D perspectives of the proposed development below.

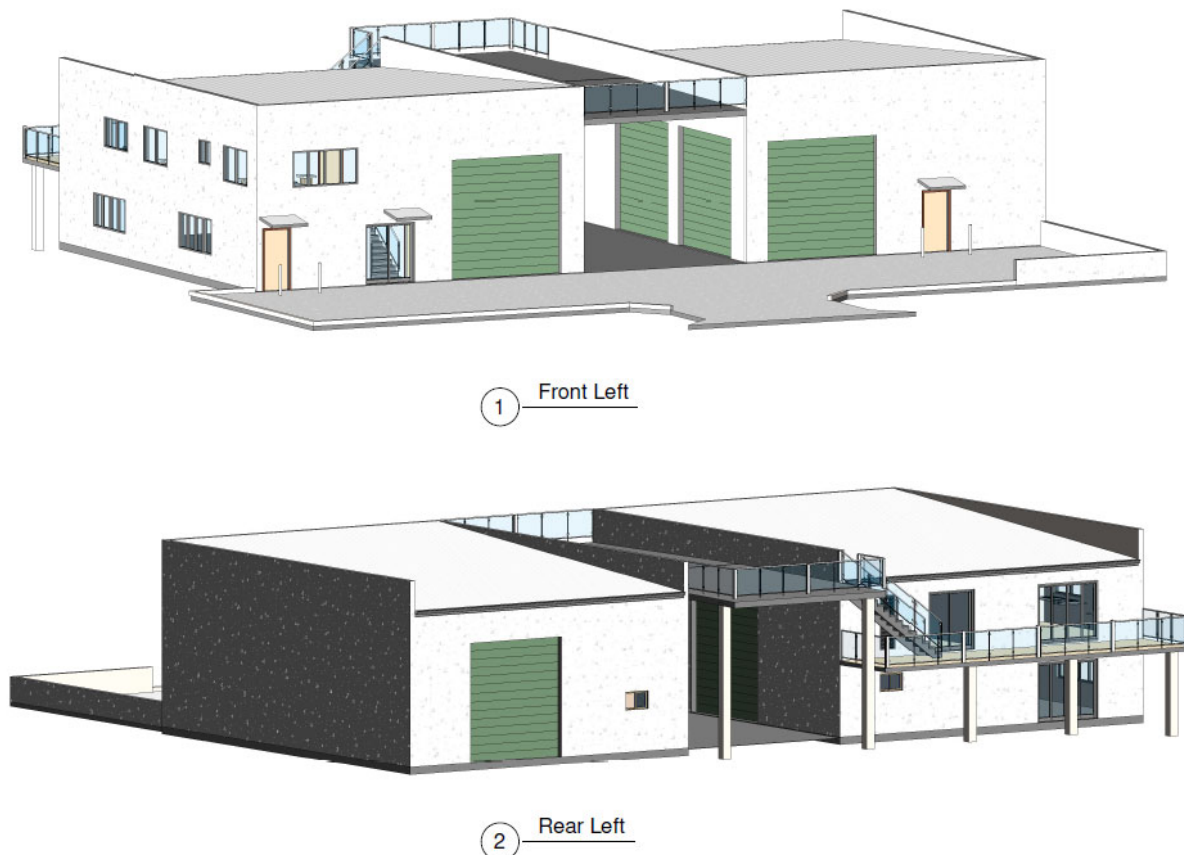


Image 2: 3D Perspective (Source: Greg Skyring Design and Drafting, 2023)

The proposal includes two modern, masonry block industrial sheds, separated by a shared, open ended and roofed loading area. The building is positioned towards the rear of the site and both sheds address Theresa Drive. Shed 1 has a total area of 180m² and Shed 2 has a total area of 165m². The sheds each include an internal, ground floor kitchenette and shower and toilet facilities.

A two bedroom Caretaker's Accommodation is located above Shed 1. The proposed Caretaker's Accommodation has a total area of 104.5m².

Sealed access is provided from Teresa Drive and parking is available at the front of the development. The design provides for a total of six onsite parking bays. The Proposal Plan illustrates a 6m wide

crossover and sufficient area provided onsite for a Small Rigid Vehicle to enter and exist the site in forward gear. The driveway has been sited to avoid a Sluice Valve in the road reserve.

A 1m wide landscaped garden bed is incorporated along the front boundary.

The industrial shed is located clear of the Council Sewer Main, which traverses the rear of the site.

The land is generally level, only minor earthworks will be required to prepare the site for development.

Further refer to ***Attachment 2 – Proposal Plans***.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for Material Change of Use (Low Impact Industry and Caretaker's Accommodation).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for a Material Change of Use,

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Douglas Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the

development application must be provided. A review of the Planning Regulation confirms that there are no relevant referral agencies to the Development Application.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Code Assessment and therefore Public Notification of the Development Application is not required.

4.1.5 Assessment Framework

As noted within this report, the proposed development triggers a Code Assessable Development Application. Section 45(3) of the *Planning Act* provides that:

“(3) A code assessment is an assessment that must be carried out only—

- (a) against the assessment benchmarks in a categorising instrument for the development; and*
- (b) having regard to any matters prescribed by regulation for this paragraph.”*

The Douglas Shire Planning Scheme 2018 v1.0, as the applicable local categorising instrument, is discussed in greater detail in the following sections of this report.

Section 26 of the *Planning Regulation* provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the *Planning Act*:

“(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*

- (b) *if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) *However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

Section 27 of the *Planning Regulation* provides matters for the purposes of Section 45(3)(b) of the *Planning Act*:

- “(1) *For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—*
 - (a) *the matters stated in schedules 9 and 10 for the development; and*
 - ...*
 - (d) *if the prescribed assessment manager is a person other than the chief executive—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *for designated premises—the designation for the premises; and*
 - (e) *any temporary State planning policy applying to the premises; and*
 - (f) *any development approval for, and any lawful use of, the premises or adjacent premises; and*
 - (g) *the common material.*
- (2) *However—*
 - (a) *an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
 - (b) *if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”*

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies. The Regional Plan is identified in the Planning Scheme as being appropriately integrated in the scheme and therefore not assessed in any further detail in this Development Application.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The April 2016 version of the SPP is identified in the Planning Scheme as being appropriately integrated. Whilst the SPP has been amended since April 2016 version, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Douglas Shire Planning Scheme 2018 v1.0

The Douglas Shire Planning Scheme 2018 v1.0 (the 'Planning Scheme') came into effect on 2 January 2018 and is the applicable planning scheme to the Douglas Local Government Area. It is noted that the Planning Scheme was drafted under the *Sustainable Planning Act 2009* ('the SPA'). The interpretation of the Planning Scheme with respect to the proposed development is therefore based on the transitional provisions of the Planning Act.

The following sections include an assessment against the relevant sections of the Planning Scheme.

4.5.1 Zone

The subject site is identified within the Industry Zone, see Image 3 below. The Industry Zone is generally intended to provide for a range of service, low or medium impact industrial uses. It may

include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

It is submitted that the proposed development does not compromise the Purpose of the Rural Zone and appropriately responds to the site constraints.

Refer to the Code Assessment within Table 3.



Image 3: Site Zoning (source: Douglas Shire Planning Scheme Property Report, 2023)

4.5.2 Local Plan

The subject site is located within Precinct 8 – Mossman South Industry Precinct under the Mossman Local Plan. The “outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses located within Local Plan Area.

It is submitted that the proposed development aligns with the outcomes sought for the Mossman South Industry Precinct.

Refer to the Code Assessment within Table 3.

4.5.3 Overlays

Table 2: identifies the applicable Overlays to the site.

Overlay	Sub-category
Bushfire Hazard	Potential Impact Buffer
Landscape Values Overlay	High Landscape Values
Natural Areas	MSES – Regulated Vegetation (Intersecting with a Watercourse)
Transport and Road Hierarchy	Industrial Road

Refer to the Code Assessment within Table 3.

4.5.4 Category of Assessment

Pursuant to Part 5 of the Planning Scheme, a Development Application for a Material Change of Use (Low Impact Industry and Caretaker's Accommodation) in the Industry Zone is identified as Self

Assessable Development, however due to the departure from a number of Self Assessable Acceptable Outcomes, the proposed development is triggered for Code Assessment.

4.5.5 Assessment Criteria

The following Planning Scheme Codes are identified as applicable to the assessment of the Development Application:

Zone Code

- Rural Zone

Land Use Codes

- Industry Activities
- Caretaker's Accommodation

Overlay Codes

- Bushfire Hazard Overlay

Development Codes

- Access, Parking and Services
- Environmental Performance
- Infrastructure
- Landscaping

The following Code Assessment describes only those matters of non-compliance against the applicable codes and provides comment around the proposed Alternative Outcomes.

Table 3: Code Compliance Assessment

Assessment Benchmark	Matter of Non-compliance	Comment
Industry Zone Code General discussion: The following points of compliance are noted: <ul style="list-style-type: none"> - The proposed industrial shed is 6.2m in height. - The building is setback 10.205m from the Theresa Road boundary, and within this area provides onsite parking, vehicle circulation areas and landscaping. - The site shares common boundary with Industry Zoned land on three side. The north-eastern side is setback 3m off the boundary and the south eastern rear boundary setback is 2.635m. - The site coverage is approximately 43.4%. - The PA door to each tenancy is located on the front of the building and provided with a 900mm x 900mm awning for weather protection. - The Proposal Plans illustrate onsite circulation of a Small Rigid Vehicle able to enter and exit the site forward gear. - Single, 6m wide sealed access is proposed from Theresa Drive. 		
Setbacks	AO2.2	Alternative solution: the setback to south-western side boundary is 0.67m in order to provide for a v-drain to divert stormwater away from the building to a lawful point of discharge. A 3m wide easement provides separation between the proposed building and the existing adjoining building. The proposed design achieves a consistent streetscape appearance and an acceptable level of amenity to adjoining uses.
Landscaping	AO5.1	Alternative solution: the site requires minimum 200m ² for landscaping however the design provides for 195m ² . It is submitted that this departure would not significantly appearance of the development.
	AO5.2	Alternative solution: the design provides for a 1m wide landscape strip along the site frontage. A landscaping plan has not been developed for the site.
Mossman Local Plan Code General discussion: The following points of compliance are noted: <ul style="list-style-type: none"> - The proposed industrial shed is 6.2m in height. - The subject site is located within an existing industrial estate, is cleared of vegetation and will not intrude on important views and vistas. - The proposed Low Impact Industry Land Use is consistent with the purpose of the precinct. - No office or retail land uses are proposed. 		

- The site is not adjoining a residential use.

Overall the Proposed Development is consistent with the purpose of the Mossman Local Plan and Acceptable Outcome Assessment Benchmarks. There are no matters of non-compliance with respect to the Mossman Local Plan Code.

Industry Activities Code

General discussion: The following points of compliance are noted:

- The site coverage is approximately 43.4%.
- The building setbacks established under the Industry Zone Code prevail. Refer to above discussion and the Proposal Plan.
- A site specific Landscape Plan has not been developed at this stage. A condition on the approval requiring the site is landscaped in accordance with Planning Scheme Policy SC6.7 – Landscaping, would be acceptable.
- The site will be provided with appropriate infrastructure and services.

Landscaping	AO4.2	Alternative solution: a landscaped strip of 1m is provided within the road property boundary setback, either side of the access crossover which is less than the minimum required 2m. This proposed alternative solution would achieve a level of landscaping consistent with the current streetscape.
Access and Loading/Unloading of Goods	AO6.2	Alternative solution: Given the depth and width of the site it is not possible to accommodate a Medium Rigid Vehicle circulation onsite. The Proposal Plan illustrates the turning circles for a Small Rigid Vehicle which can enter and exit in forward gear. This scenario is typical of other existing adjoining and surrounding premises within the industrial estate.

Caretaker's Accommodation Code

General discussion: The following points of compliance are noted:

- The proposed Caretaker's Accommodation is located above the ground floor and the design includes a 2.8m x 12m deck accessed from the Living Area and Bed 1.
- The Caretaker's Accommodation is provided with area for clothes drying, general storage, covered car parking space and independent access from Shed 1.
- Only one Caretaker's Accommodation is proposed and this will be occupied by the Land Owner.

	AO1	Alternative solution: the proposed Caretaker's Accommodation is 104.5m ² where the code prescribes that this is no more than 80m ² . It is submitted that despite the proposed departure, the proposed accommodation is small scale and ancillary to the Low Impact Industry use.
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Bushfire Hazard Overlay Code

General discussion: The following points of compliance are noted:

- The proposed development is not a vulnerable use.
- The proposed use does not involve the manufacture and storage of hazardous material in bulk.
- The premises is provided with sealed road access in case of need to evacuate or access via emergency vehicles.
- The site is connected to reticulated water supply.

Overall the Proposed Development is consistent with the purpose of the Bushfire Hazard Overlay Code, Acceptable Outcomes Assessment Benchmarks. There are no matters of non-compliance with respect to the Bushfire Hazard Overlay Code.

Access Parking and Services Code

General discussion: The following points of compliance are noted:

- The design provides for 5 onsite parking spaces in total, which includes 1 covered space for the Caretaker's Accommodation and 4 parking spaces for the Low Impact Industry use. This includes 1 accessible parking space.
- Vehicle parking and circulation complies with AS 2890.1.

- The single 6m wide crossover, circulation and parking areas will be of concrete construction.		
Parking	AO1.1	Alternative solution: the proposed development complies with the required minimum number of onsite parking spaces, however given the width and depth of the site, the development is not able to accommodate the minimum AV design service vehicle. The Proposal Plan illustrates the turning circles for a Small Rigid Vehicle which can enter and exit in forward gear. This scenario is typical of other existing adjoining and surrounding premises within the industrial estate.
	AO9.3	Alternative solution: the proposal plan shows servicing of the site by a Small Rigid Vehicle. Although this size of vehicle can enter and exit the site in forward gear, it will impede access to parking and vehicle movement. Any deliveries to the site will be short turn around and any conflict will be managed by the land owner. This scenario is typical of other existing adjoining and surrounding premises within the industrial estate.
Environmental Performance Code General discussion: The following points of compliance are noted: <ul style="list-style-type: none"> - No external lighting is illustrated on the Proposal Plans. Any concerns concerning design and mounting position of lighting may be reasonably conditioned. - The proposed use will not generate noise to an extent that will cause noise related environmental harm or nuisance. - The proposed use does not involve activities that will result in airborne particles or emissions being generated. - The proposed use does not involve activities that create odorous emissions. - Appropriate areas are available onsite for refuse and waste storage. It is anticipated that the site will be serviced by normal 240L bins. - Stormwater from rooftop and other impervious surfaces will be directed to the existing drainage network at the rear of the site or alternatively Theresa Drive. 		
Infrastructure Works Code General discussion: The following points of compliance are noted: <ul style="list-style-type: none"> - The proposed vehicle crossover is designed in accordance with the FNCROC Development Manual. A condition on the Development Approval would be acceptable to ensure the crossover is constructed in accordance with the FNQROC Development Manual. - The crossover has been located to avoid a Sluice Valve in the road reserve. - The development will be connected to Council's reticulated water supply. - The development will be connected to Council's sewer network. - Stormwater from rooftop and other impervious surfaces will be directed to the existing drainage network at the rear of the site or alternatively Theresa Drive. - The development will be connected to electrical and telecommunication supply. 		
Stormwater Quality	AO5.3	Alternative solution: a Stormwater Quality Management Plan is not supplied with the Development Application. The proposed design and scale of development will not generate adverse impacts on stormwater quality. Catchment areas are limited to rooftop and concrete vehicle access, circulation and parking areas. Appropriate erosion control measures will be adopted during construction.
Landscaping Code General discussion: The following points of compliance are noted: <ul style="list-style-type: none"> - The proposal provides for landscaping as discussed above in this assessment. - A Landscaping Design has not been developed for the site at this stage, however a condition in relation to landscaping and compliance with Planning Scheme Policy SC6.7 – Landscaping would be acceptable. 		

5.0 Conclusion

This Report accompanies an application by GKL Custodians Pty Ltd, seeking a Development Permit for a Material Change of Use (Low Impact Industry and Caretaker's Accommodation) over land at 20 Theresa Drive, Mossman, more formally described as Lot 10 on RP895020.

This application is lodged pursuant to sections 49, 50 and 51 of the Planning Act.

Assessment of the proposed development against the applicable planning framework has been undertaken in order to assess potential impacts and compliance of the proposed development with the relevant assessment criteria. The information provided in this Report (and accompanying attachments) demonstrates that the proposed development largely complies with the applicable provisions of the relevant planning framework; where conflicts exist, suitable alternative solutions are provided to support approval of the development application.

If Council requires any further information, either formally or informally, throughout the assessment of the Development Application please contact Aspire Town Planning and Project Services. Prior to the determination of the Development Application it would be greatly appreciated if Council could provide a suite of Draft Conditions to facilitate discussion and reach a mutually favourable outcome.

Attachment 1

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50108839	Search Date:	15/02/2023 12:42
Date Title Created:	15/01/1996	Request No:	43586539
Previous Title:	21464177		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 REGISTERED PLAN 895020
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721415727 18/01/2022
GKL CUSTODIANS PTY LTD A.C.N. 625 972 527

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20122206 (POR 135)
Deed of Grant No. 20122207 (POR 135)
2. EASEMENT IN GROSS No 701075045 20/12/1995 at 15:02
burdening the land to
DOUGLAS SHIRE COUNCIL
over
EASEMENT H ON RP 895020

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 2

Proposal Plans

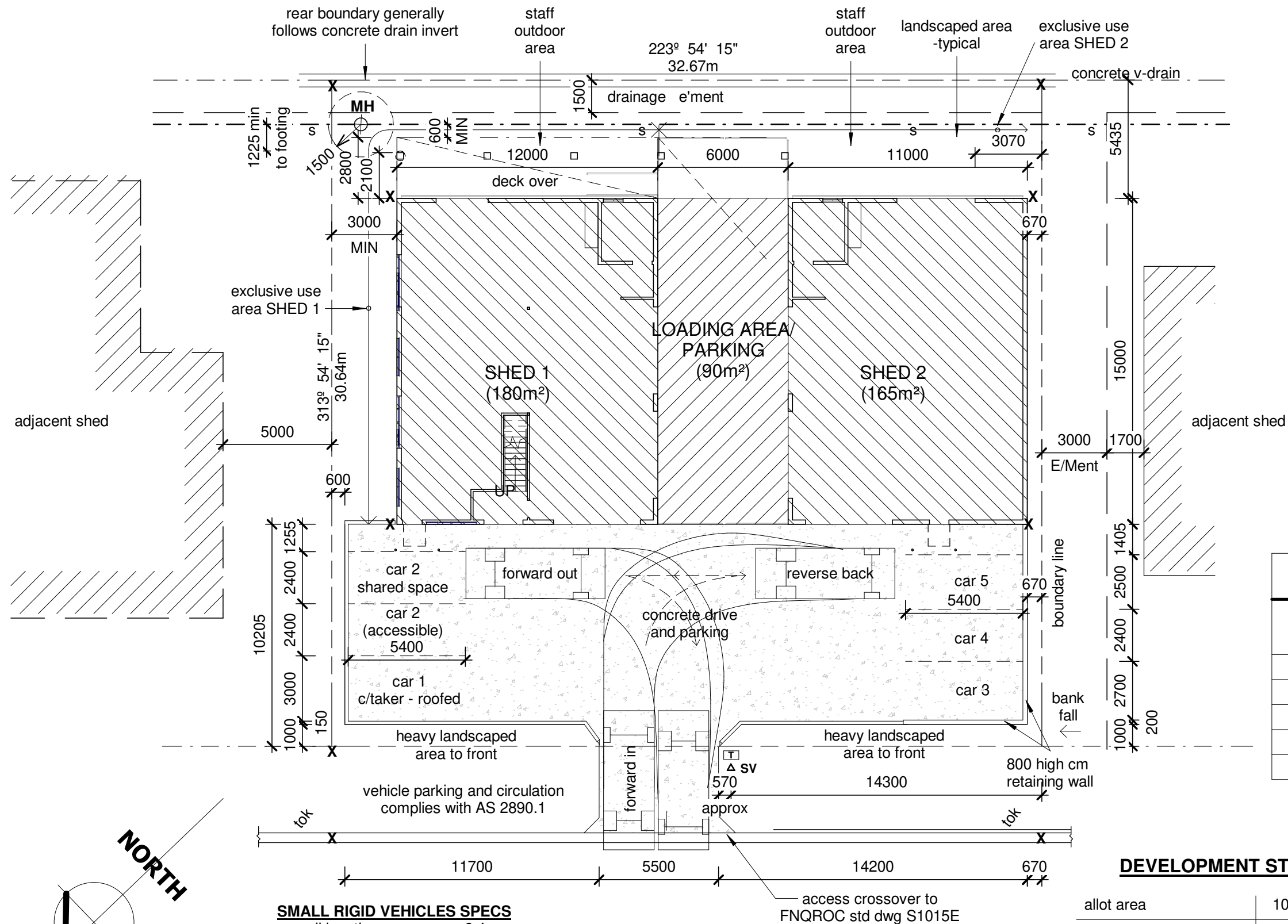
Prepared by Greg Skyring Design and Drafting Pty Ltd



1 Front Left



2 Rear Left



Sheet List	
Sheet Number	Sheet Name
1 of 6	3D Views
3 of 6	Floor Plan
4 of 6	Caretakers Residence
5 of 6	Elevations - Sheet 1
6 of 6	Elevations - Sheet 2

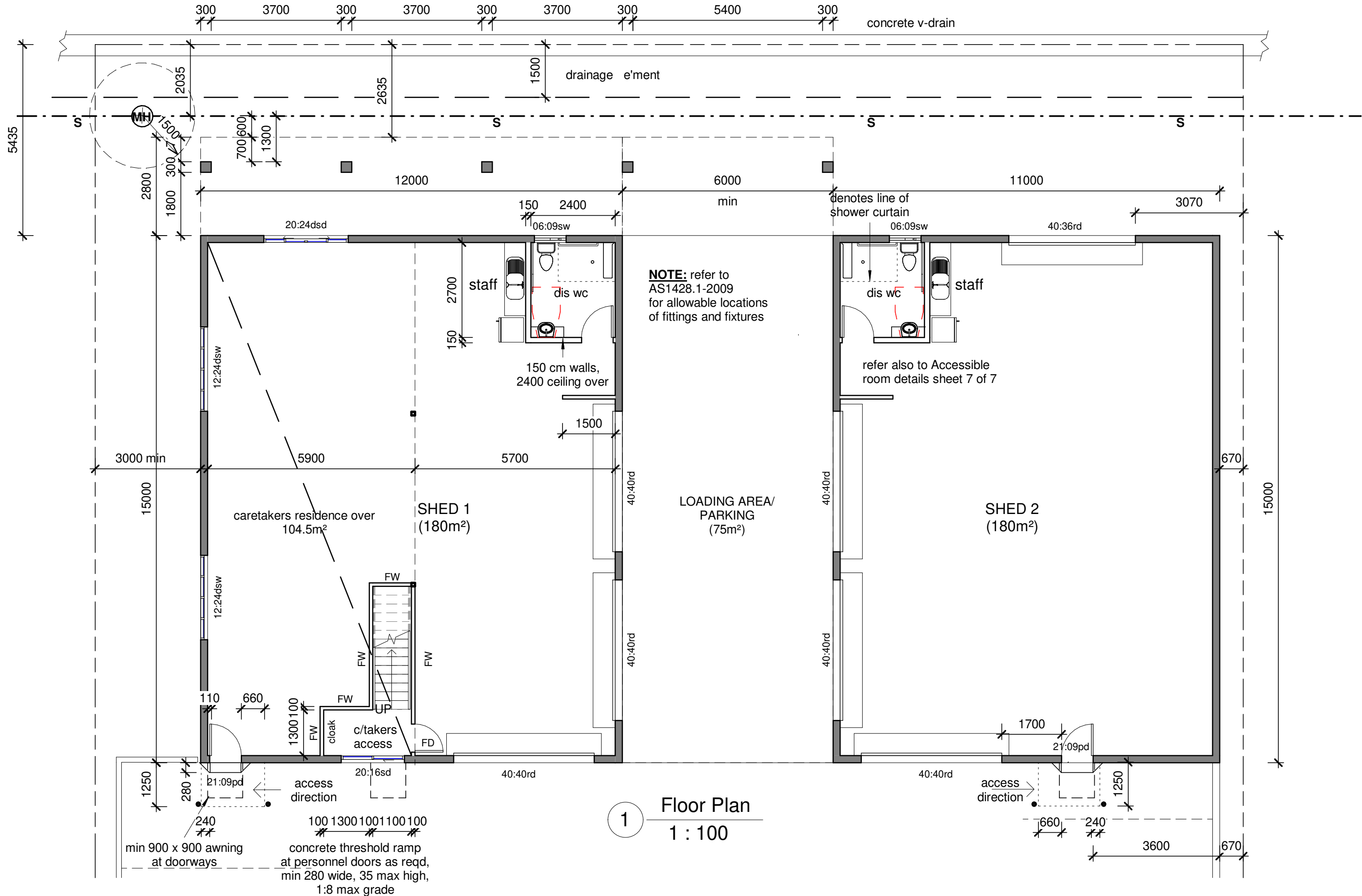
SMALL RIGID VEHICLES SPECS	
overall length	6.4m
overall width	2.33m
overall body height	3.5m
min body ground clear	0.398m
track width	2.3m
lock to lock time	4.0sec
kerb to kerb turn radius	7.1m

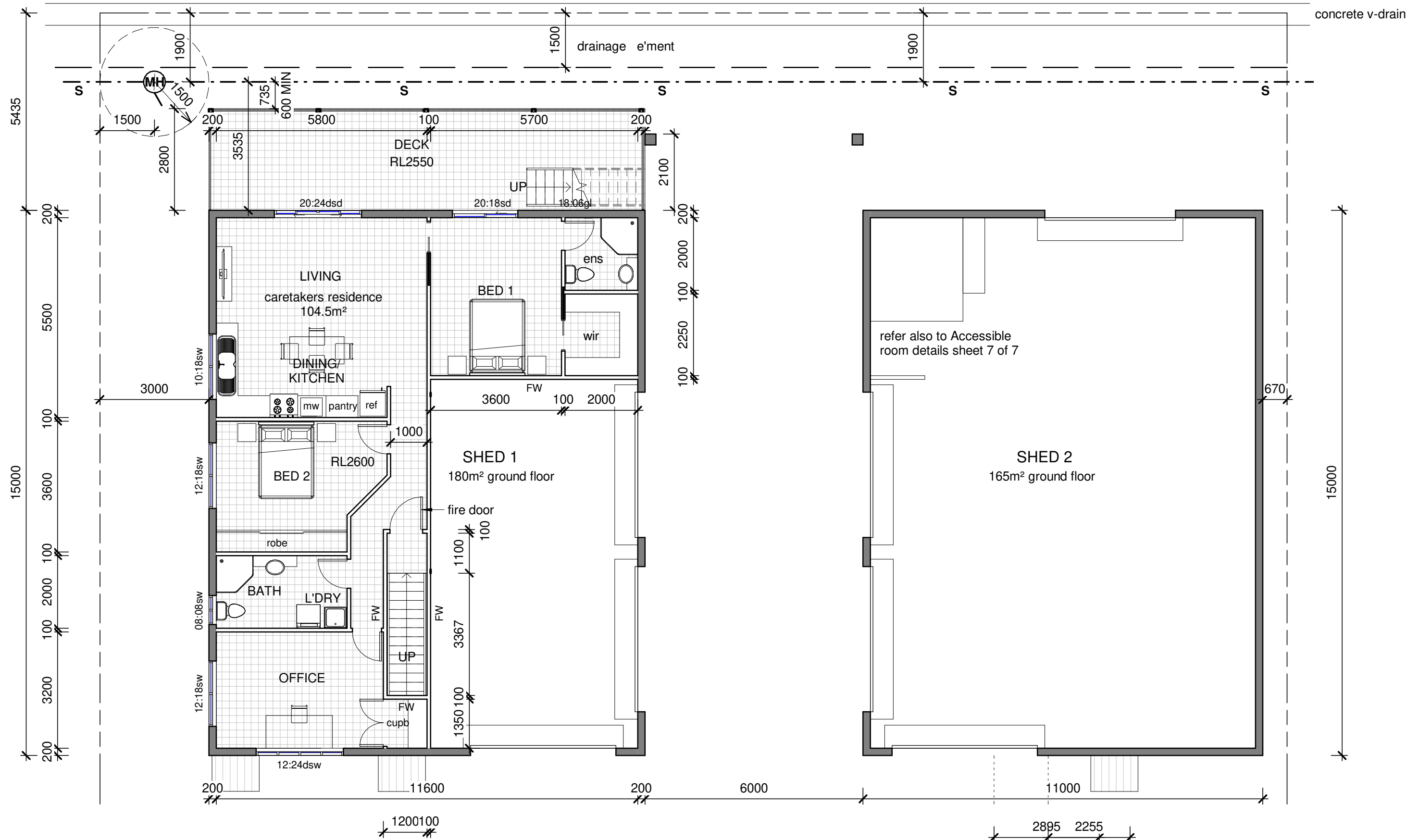
(details as per AS2890.2 2002)

1
Site Plan
1 : 200

DEVELOPMENT STATS

allot area	1000m²
building area	345m²
landscaping (at 20% of allot area)	200m² required, 195m² available
car parking at 1/90m² of bldg area caretakers residence	4 bays 1 covered bay





1 Caretakers Floor Plan
1 : 100

