

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)	FD Hatzis Pty Ltd
Contact name (only applicable for companies)	Chris Hatzis
Postal address (P.O. Box or street address)	5954 Captain Cook Hwy Craiglie 4877
Suburb	Craiglie
State	QLD
Postcode	4877
Country	AUSTRALIA
Contact number	0406165355
Email address (non-mandatory)	hatzischris@y7mail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
		5954	CAPTAIN COOK HWY	CRAIGLIE
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877			
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? <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 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>
TO BE ABLE TO PARK 2 FOOD VANS ON POREMISES AND TRADE.
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: Relevant plans.</i>
<input type="checkbox"/> 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? <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: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<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 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 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)
OPERATE X2 FOOD VANS	FOOD AND DRINK OUTLET		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

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 type="checkbox"/> No

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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*)

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application

☐ 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 *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ 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:

- 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*.

DEVELOPMENT APPLICATION | CODE ASESABLE

Food and Drink Outlet with a floor area less than 75msq

5954 Captain Cook Highway, Craigie, QLD, 4877

APPLICANT

Mr Chris Hatzis and Mrs Michelle Hatzis

0406 165 355 | 0402 262 725

07th August 2023

Dear Rebecca Taranto,

Please find attached development application form and supporting documents for consideration of our application to operate 2 X mobile food vans at property 5954 Captain Cook Highway, Craigie, QLD, 4877.

The food vans are Carmen's Fine Foods and Portside Galley, both of which are existing businesses operating in the Port Douglas region and have all current approvals and permits in place.

By application we are requesting approval

- To have both food vans located onsite for the purpose of serving takeaway foods and drinks.
- Operating hours will vary as per customer demand and business needs; any of 7 days per week and between the hours of 6am and 11pm.
- Outside of trading hours, the food vans will be operating when needed for the purpose of cooking, preparation for trading and all other business needs.
- To provide outdoor tables and chairs for customers wanting to eat purchased foods onsite.
- All other associated conditions provided through the approval of this application.

Thank you for your time and consideration for our application,

Chris and Michelle.



Carmen
Get it!



Traditional souvlaki
Chicken souvlaki
Charcoal chicken
Family packs
Hot chips
Lasagne

SOUVLAKI

Traditional souvlaki & chips	\$18
Lasagne, souvlaki, chicken, tzatziki	\$18
Chicken souvlaki & chips	\$18
Lasagne, souvlaki, chicken, tzatziki	\$21
Upgraded to large chips	\$24

CHICKEN

1/2 chicken & chips	\$12
1/2 chicken & chips	\$15.50
Whole chicken	\$19
Large chips	\$5
Drinks	\$-

LASAGNE

Lasagne	\$
Traditional style lasagne & chips	\$2
Chicken	\$1
Sauce	\$2.50
Pasta bowl	\$2.50

FROM THE CHARCOAL

← 6 metres →
Length

← 2.4 m →
Width

→ 2.4 m ←
Height

PORTSIDE GALLEY
Mobile Food Van

External Dimensions

Body Height	2.4m
Length including drawbar	4.6m
Width	2m

Tricia Griffin
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PORTSIDE GALLEY (TRICIA GRIFFIN)



PORTSIDE GALLEY (TRICIA GRIFFIN)

PORTSIDE GALLEY INTERNAL PLAN



1. Double Sink. Used for food prep on left side and dishwashing on right side. Sink has a chopping board cut to shape to fit over to provide extra bench space when sink not in use.
2. Bench space. preparation and general use as required when using as kitchen. Serving area when operating business from window 15.
3. Handwashing sink.
4. Bench space - general use as required.
5. Bench Space - preparation and general use as required when using as kitchen. Serving area when operating business from window 16.
6. Freezer - 120L
7. Storage space - pull out 'drawer'. Used to store product packaging.
8. Storage space - under bench. Used for stock/ dry goods/ packaging/ utensils.
9. Lockable Cash drawer.
10. Proofing Oven/ Warmer. Possibly will use for events when serving hot foods.
11. Storage space - used for stock/ dry goods/ packaging/ utensils.
12. Storage space - with racks.
13. Storage space - used for electrical extension cable and other similar items. Cleaning products will be stored in this area. Personal items are allocated a basket in this area.
14. Vinyl flooring.
15. Window/ serving window - back
16. Window/ serving window - front
17. Fridge - 68L
18. Door - entry and exit.
19. Hot water system installed.
20. Water filter installed.
21. External and Internal LED lighting.
22. 2 x 10 APM power points
23. 9 x power points internal
24. 6.5KVA Inverter generator (2020)

Fitout - other details:

1. All walls, benches and storage spaces are stainless steel.
2. Floor - black and white checked vinyl
3. Any cleaning where a sink is required will be via the handwashing sink. This should only be for bench wiping down and any spills. Cleaning of the kitchen

space after use for both kitchen preparation and business operating will be completed upon closure and with use of bucket and cleaning products from external water source and disposal at the home address.

4. Waste products - when used as a kitchen they will be stored in bin provided and removed immediately upon completion of production and close down. When in business operation, bin will be placed outside the trailer and emptied as required. This is expected to be minimal as all products sold are prepackaged and no preparation is done during business conducted at the markets. For events, the waste will be stored in support vehicle and either disposed of via event waste management service or removed from site upon close down and disposed of appropriately (transfer station).
5. Trailer has exhaust ventilation installed.
6. Toilets - when operating at the markets - public toilets provided by council in the nearby park and carpark. When operating as kitchen from home address, toilets are located within the house. When operating at an event the toilets will be those onsite.
7. Lighting is fitted.
8. Temperature control will be managed by having thermometers in both the fridge, freezer, and when in use in the future the warming oven.
9. Pest management - all openings are sealed when closed preventing any pests from entering. When the trailer is not in use there are no food items left in the storage areas. The entire space is thoroughly cleaned after use, with all food items removed to remove any incentive for pests to enter. When the trailer is in use for business operation at the markets or events, all products are kept inside the fridge or freezer, only taken out ready to plate and serve. No foods are left outside of the sealed areas for any period of time to attract pests.
10. When using the trailer as a kitchen space for product preparation, work spaces will be separated for raw and cooked foods. My frozen meal packs are all raw foods. When introducing any cooked elements, these will be prepared during separate work hours/; shifts than those preparing the raw packages.
11. Foods that require immersion in water - when shucking scallops and peeling prawns, they are immersed in water to defrost. They are shucked and peeled directly from this water. A separate stainless steel container (with lid) will be used for this purpose. This will not be done in any of the fitted sinks.
12. Wastewater - 80L greywater tank installed with discharge pipes fitted.
13. Water source - 170L fresh water tank with locked access point.

8.01Meters

7C2259
5964

FOOVAN 1
FOOVAN 2

8.01Meters



6.2.5 Industry Zone Code

AO1

- Structures (Food Van X 2) are less than 10m in height.

AO2.1

- Structures (Food Van X 2) will be positioned not less than 8m from the Captain Cook Highway (being a State Controlled Road).

AO2.2

- Compliant with boundary set backs.

AO2.3

- Compliant with boundary set backs.

AO3

- N/A

AO4.1 – AO4.5

- N/A. Current site compliant.

AO5 .1

- Existing garden bed meets criteria.

AO5.2

- 3m planting strip required along road frontage to the Captain Cook Highway.

AO5.3

- Existing planting bed meets criteria.

AO5.4

- Existing vegetation meet this criteria.

AO6

- Delivery/ pick up vehicles have sufficient space to load/ unload goods onsite.

AO7

- Will use signage as per existing on site.

AO7.1

- As existing.

AO7.2

- N/A

AO7.3

- Vehicles can enter and exit in forward position as per existing site.

AO8.1

- N/A

AO8.2

- N/A

AO8.3

- N/A

AO9

- N/A

AO10

- No impact from this proposed use to the standards described.

AO11

- N/A

AO12

- N/A

AO13

- N/A

Port Douglas/ Craiglie local plan guide

7.2.4.4

AO1

- There will be no changes to the existing routes for pedestrians, cyclists, motorists and public transport. The proposed area of application will be accessible to all prospective users.

AO2.1

- N/A

AO2.2

- N/A

AO2.3

- N/A

AO3

- Site is adjacent to the Captain Cook Highway. As per Precinct 3 – Craiglea Commercial and Light Industry precinct planning code, the proposed changes will improve the attractiveness of the existing site from the highway by way of maintenance to existing area and addition of high quality visually appealing items.

AO4

- All, if any, additions to the existing landscape will be in compliance.

AO5

- N/A (No changes will be made to the existing access to and from this site).

AO6.1

- N/A

AO6.2

- Mobile Food Vans (x2) will be positioned not less than 6 meters from the primary street frontage.

AO7.1

- No changes to the existing parking onsite that meet all of (a), (b) and (c)

AO7.2

- No changes to existing parking and pedestrian routes that are clearly identifiable.

AO7.3

- The proposed use of outdoor area does not impact the existing accesses of the site.

AO7.4

- Refer to responses in section 9.4 Other development codes/ 9.4.1 Access, parking and servicing codes

AO7.5

- Signage will be included in works to clearly identify parking available for the proposed new usage.

AO7.6

- N/A

AO8

No acceptable outcomes are prescribed.

- Compliant to performance outcomes.
- Existing signage structures will be utilised

AO9

- Food vans do not exceed height of 3m
- Shade sails will be attached to existing structure and not higher than the ceiling height of the first floor.

AO10

No acceptable outcomes are prescribed.

- Compliant to performance outcomes.
- The existing structures that meet this criteria will not be changed or impacted.

AO11

No acceptable outcomes are prescribed.

- Compliant to performance outcomes.
- No changes to existing building.

AO12

- Yes to all (a), (b) and (c)

AO13

- No acceptable outcomes are prescribed.
- Compliant to performance outcomes.

AO14

- Tables and chairs are only put out when vans are trading.

AO15.1

- Proposed activity is on ground level. No activity will take place higher than one level above street level.

AO15.2

- N/A

AO16

- N/A

AO17

- N/A

AO18

- N/A

AO19

- N/A

AO20

- N/A

AO21

- N/A

AO22.1

- N/A

AO22.2

- N/A

AO22.3

- N/A

AO23

- N/A

AO24

- N/A

AO25

- N/A

AO26 – AO64

- N/A (Sub-precinct 1b – Waterfront North sub-precinct)

AO65

- Proposed development supports local economy by allowing 2 x small local businesses to establish and grow; by providing income for local employees; source foods and services from local suppliers; providing affordable and nutritional takeaway foods to both the local community and tourist/ visitors.

AO66.1

- Food Vans x 2 will be set back no closer than 8m to the Captain Cook Highway frontage.

AO66.2

- The setback area to the Captain Cook Highway has existing landscaping in place. This will be maintained and beautified in compliance.

AO66.3

- N/A

AO66.4

- Existing car spaces meet this criteria.

AO67 – AO68

- N/A (Precinct 6 - Very Low Residential Density/ Low Scale Recreation/ Low Scale Educational/ Low Scale Entertainment Uses precinct)

8.2.2 Bushfire hazard overlay code

AO1

- N/A

AO2

- N/A

AO3

- N/A

AO4.1 – AO9

- N/A (reconfiguration of lots)

AO10 – AO11

- N/A

AO12

- Criteria (a) – (f) all met as per existing site.

AO13

- N/A

AO14

- This criteria will be met by the clearing of existing overgrown garden bed. Any future addition to the landscaping in this area will be compliant with this criteria.

AO15

- N/A

8.2.4 Flood and storm tide hazard overlay code

AO1.1 – AO1.4

- N/A

AO2

- N/A

AO3.1

- N/A

AO3.2 – AO3.3

- Existing building is 2 stories high and available in the event of a flooding emergency.

AO3.4 – AO3.7

- N/A (reconfiguring a lot)

AO3.8

- N/A (Residential uses)

AO4.2

- N/A

AO4.3

- Food Vans are mobile and can be moved in a flood event.
- Food Vans are able to be secured to avoid being shifted by flood waters, minimising movement in times of flood and minimising risk of creating a safety hazard.

AO5.1 – AO5.4

- N/A (Operational works).

AO6.1 – AO6.4

- Proposed usage does not require any hazardous materials to be manufactured or stored onsite.

AO7

- Proposed usage does not impact on criteria (a) – (d).

AO8.1 – AO8.5

- N/A

8.2.10 Transport network overlay code

AO1 – AO1.3

- N/A

AO2

- N/A

AO3

- N/A

AO4.1 – AO4.5

- N/A

AO5

- N/A

AO6.1 – AO6.2

- N/A

9.4 Other development codes

AO1.1

- Minimum number of parking spaces required for Food and Drink outlet as per table 9.4.1.3.b states 1 space per 50m² of GFA and outdoor dining areas for Craiglie local plan.
- Proposed GFA is under 75m².
- To be compliant if GFA is 75m² then 2 car spaces would be required.
- This criteria is met as the existing site provides more than 2 car spaces.

AO1.2

- Compliant.

AO1.3

- N/A

AO1.4

- N/A

AO2

- N/A

AO3.1

- N/A

AO3.2

- N/A

AO3.3

- N/A

AO3.4

- N/A

AO4

- Compliant – car space will be clearly marked when works are complete for this application.

AO5

- Access for people with disabilities

AO6

- Onsite bicycle parking spaces required for Food and Drink outlet as per table 9.4.1.3.b states 1 space per 100m² of GFA and outdoor dining areas.
- Proposed GFA is under 75m².
- Bicycle parking required is 1 space.
- Bicycle parking space will be clearly identified with a sign.

AO7.1

- N/A

AO7.2 – AO7.3

- State location of bicycle parking bay noting that is visible by direct view, or signage from street and does not impede on pedestrian movement. Signage will be visible as per AO7.1.

AO8

- N/A

AO9

- N/A

AO9.2

- Compliant as per existing site.

AO9.3

- Compliant as per existing site.

AO10.1

- Existing site provides adequate car parking spaces and area for vehicles to drive in, turn around and exit easily. It is expected that the demand generated by the proposed use in this application will be accommodated by the existing infrastructure.

AO10.2

- N/A

9.4.3 Environmental performance code

AO1.1

- Outdoor lighting used is as per existing outdoor lighting onsite. Additional lighting will be that within the Food Vans themselves; decorative fairy lights and other low level lighting during evening hours.

AO1.2

- N/A

AO1.3

- Compliant as per existing site.

AO2.1

- Proposed usage is expected to generate low level noise that would not impact or provide nuisance.

AO2.2

- No structures introduced will cause an adverse noise impact on adjacent uses.

AO2.3

- Criteria (a) – (d) are met with existing design and layout.

AO3.1

- N/A

AO3.2

- The proposed usage does not cause airborne particles.
- The proposed usage does cause emissions due to refrigeration and/ or exhaust ventilation while the Food Vans are in use. These emissions are minimal and are not expected to cause any environmental harm due.

AO4.1

- N/A

AO4.2

- The proposed use will create odour from cooking.
- The design of the Food Vans are made to minimize the odour through exhaust ventilation.
- The proposed area of use has adequate distance between neighboring businesses so as not to impact or cause environmental harm or nuisance.

AO5.1 – AO5.2

- N/A (Waste and recyclable material storage).

AO6.1 – AO6.2

- N/A (Sensitive land use).

AO7.1 – AO7.3

- Compliant as per existing site. Proposed usage will not impact the quality of stormwater or the existing points of discharge and/ or overland flow. No disturbance to the current site is to be expected by the addition of the Food Vans.

AO8

- N/A

9.4.5 Infrastructure works code

AO1 – AO1.5

- N/A

AO2.1 – AO2.3

- Proposed area of usage is accessible for people of all abilities.

AO3.1

- Compliant.

AO4.1

- Compliant.

AO5.1

- Addition of the proposed structures (2 X Food Vans) will not impact the existing stormwater management system.

AO6.1 – AO6.7

- N/A (non-tidal artificial waterways)

AO7.1

- Wastewater held in each van's wastewater storage tanks. They are then discharged via the stormwater infrastructure as per our food licence compliance.

AO7.2

- No wastewater will be discharged onsite or to waterways.

AO7.3

- No wastewater will be discharged onsite or to waterways.

AO7.4

- No wastewater will be discharged onsite or to waterways.

AO8.1

- Compliant.

AO9.1 – AO9.2

- N/A

AO10

- N/A

AO11

- N/A

AO12.1 – AO12.3

- Compliant.

AO13 – AO14.2

- N/A (Alterations and repairs to public utility service)

AO15 – AO16

- N/A (Construction management)

AO17

- N/A

AO18

- N/A

AO19.1 – AO19.2

- N/A

AO20

- N/A

9.4.6 Landscaping code

AO1

- N/A. No changes to existing landscaping design other than tidying up of overgrown vegetation.

AO2.1 – AO2.2

- N/A. As per existing site.

AO3.1

- N/A. No changes to existing landscaping design other than tidying up of overgrown vegetation.

AO3.2 – AO3.4

- N/A

AO4

- N/A

AO5

- N/A

AO6.1 – AO6.2

- N/A

AO7.1 – AO7.2

- N/A

AO8

- N/A

AO9

- N/A

AO10

- N/A