

22 January 2021

Enquiries: Jenny Elphinstone
Our Ref: MCUI 2020_3910/1 (Doc ID 989886)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

John and Joanne Wootten
C/- Eventcore
45 Owen St
CRAIGLIE QLD 4877

Email: nick@eventcore.com.au

Attention Mr Nick White

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to the development application for the following premises received on 22 December 2020. Please find enclosed a Council generated property reports for each of the lots which can provide guidance to the zones and overlays relevant to the premises.

Applicant Details

Name: John and Joanne Wootten, C/- Eventcore
Postal Address: Attention Mr Nick White
45 Owen St
CRAIGLIE QLD 4877
Email: nick@eventcore.com.au

Property Details

Street Address: 188 - 190 Trezise Road Mowbray
Real Property Description: Lot 115 on SP199697 and Lot 49 on N157479
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2020_3910/1
Approval Sought: Development Permit
Nature of Development Proposed: Material change of use for a function facility in addition to the continuing use of a dwelling house on each lot.
Description of the Development Proposed: Material change of use for a function facility in addition to the continuing use of a dwelling house on each lot.

Additional Information Requested

The following additional information is requested in order to complete an assessment of the application:

Clarify Site boundary on Submitted Site Plan

1. Please provide an amended site plan that includes the site boundary.

Response to Whole of Planning Scheme

2. Under the Planning Scheme Table 5.6.j – Rural Zone, being the relevant Assessment Table, the use requires an assessment against the Whole of the Planning Scheme. This includes an assessment against all relevant Overlays, in addition to the land zone and any other development codes. Please provide an updated report that fulfills this requirement.

Due Date

The due date for providing the requested information is 22 April 2021 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: MCUI 2020_3910/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For

Paul Hoyer

Manager Environment & Planning

2018 Douglas Shire Council Planning Scheme Property Report

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

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.cfd.gov.au.

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

Property Information

Property Address

188 Trezise Road MOWBRAY

Lot Plan

115SP199697 (Freehold - 20560m²)

☒ Selected Property

☐ Easements

☐ Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

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

Zoning	Applicable Zone	More Information
	Rural	<ul style="list-style-type: none"> View Section 6.2.10 Rural Zone Code View Section 6.2.10 Rural Zone Compliance table View Section 6.2.10 Rural Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

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

Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (< 5m AHD) Acid Sulfate Soils (5-20m AHD)	More Information • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer	More Information • View Section 8.2.2 Bushfire Hazard Overlay Code • View Section 8.2.2 Bushfire Hazard Overlay Compliance table
Flood Storm	Applicable Precinct or Area Floodplain Assessment Overlay (Mossman River)	More Information • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	Landscape Values High landscape values Medium Landscape Value	More Information • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation	More Information • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
Transport Pedestrian Cycle	Applicable Precinct or Area Iconic Recreation Route	More Information • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarchy	Applicable Precinct or Area Major Rural Road	More Information • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone
Rural

More Information

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



☒ Selected Property

☐ Land Parcels

Zoning

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

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

More Information

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



Selected Property



Land Parcels

Acid Sulfate Soils

 Acid Sulfate Soils (< 5m AHD)

 Acid Sulfate Soils (5-20m AHD)

 all others

Bushfire Hazard

Applicable Precinct or Area
Potential Impact Buffer

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance Table](#)



☒ Selected Property

☐ Land Parcels

Bushfire_Hazard

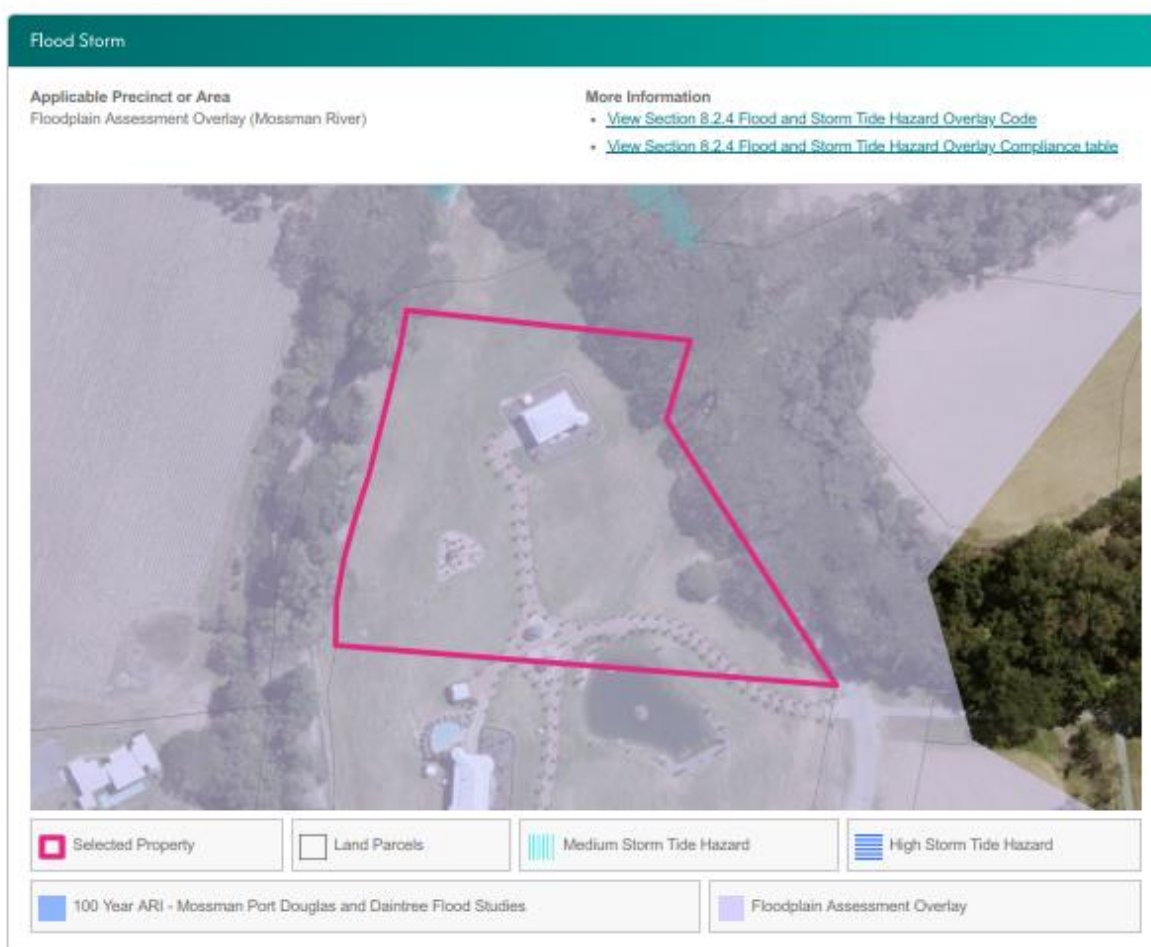
☒ High Potential Bushfire Intensity

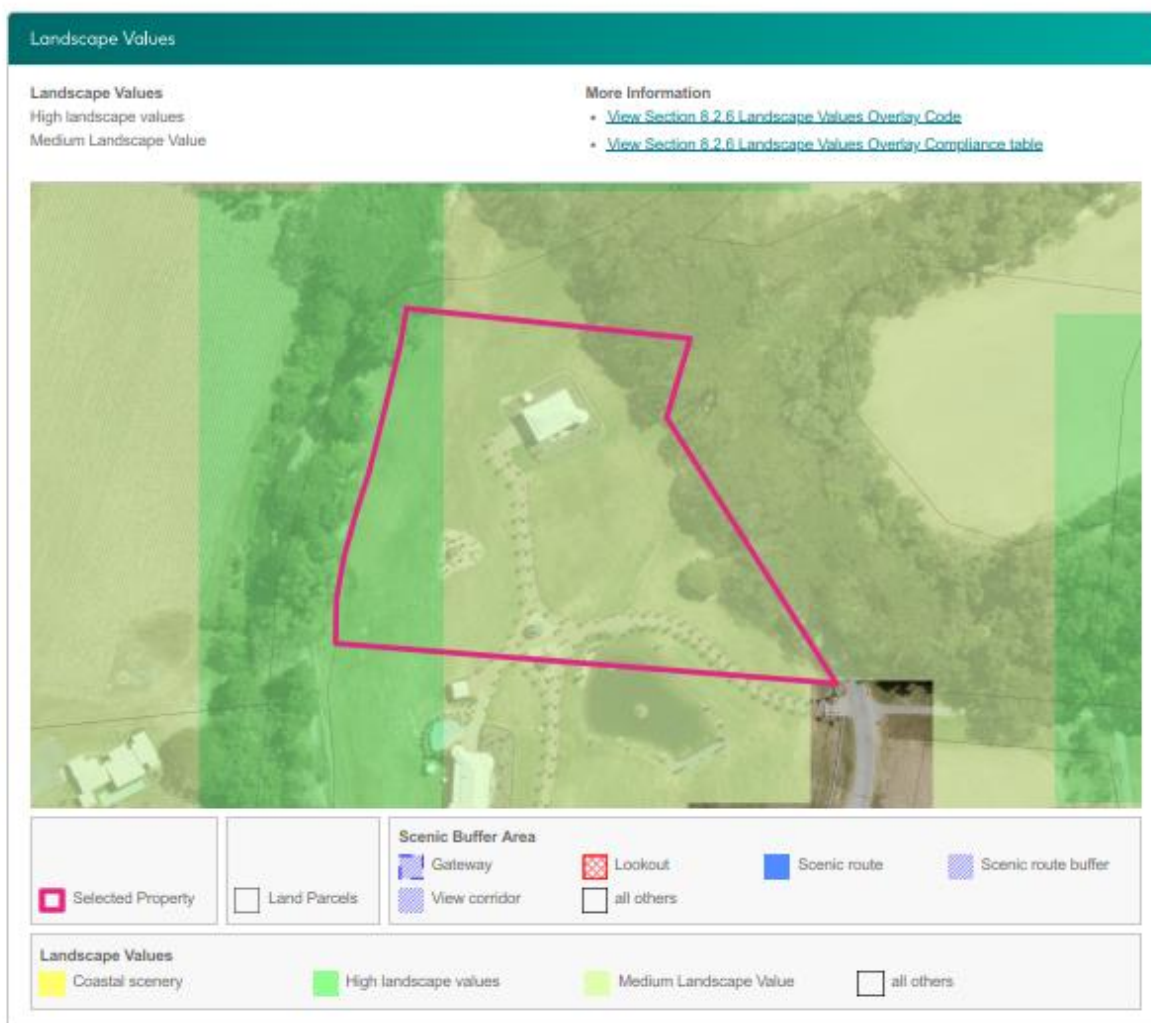
☐ Medium Potential Bushfire Intensity

☐ Potential Impact Buffer

☐ Very High Potential Bushfire Intensity

☐ all others





Natural Areas

Applicable Precinct or Area
MSES - Regulated Vegetation

More Information

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



<input checked="" type="checkbox"/> Selected Property	<input type="checkbox"/> Land Parcels	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Pedestrian Cycle

Applicable Precinct or Area
Iconic Recreation Route

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Pedestrian and Cycle Network

— District Route

— Principal Route

— Future Principal Route

— Strategic Investigation Route

— Iconic Recreation Route

— all others

— Neighbourhood Route

Transport Road Hierarchy

Applicable Precinct or Area
Major Rural Road

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property



Land Parcels

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others



Major Transport Corridor Buffer Area

Disclaimer

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

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Property Information

Property Address

[189 Trezise Road MCWBRAY](#)

Lot Plan

[49N157479](#) (Freehold - 31940m²)

☒ Selected Property

☐ Easements

☐ Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

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Douglas Shire Planning Scheme 2018 version 1.0

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Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer	More Information • View Section 8.2.2 Bushfire Hazard Overlay Code • View Section 8.2.2 Bushfire Hazard Overlay Compliance table
Flood Storm	Applicable Precinct or Area Floodplain Assessment Overlay (Mossman River)	More Information • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	Landscape Values High landscape values Medium Landscape Value	More Information • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Regulated Vegetation	More Information • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
Transport Pedestrian Cycle	Applicable Precinct or Area Iconic Recreation Route	More Information • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarchy	Applicable Precinct or Area Major Rural Road	More Information • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone
Rural

More Information

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



Selected Property



Land Parcels

Zoning

Centre

Industry

Recreation and Open Space

Tourism

Community Facilities

Low Density Residential

Rural

Tourist Accommodation

Conservation

Low-medium Density Residential

Rural Residential

Environmental Management

Medium Density Residential

Special Purpose

Acid Sulfate Soils

Applicable Precinct or Area

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

More Information

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



Selected Property



Land Parcels

Acid Sulfate Soils

 Acid Sulfate Soils (< 5m AHD)

 Acid Sulfate Soils (5-20m AHD)



all others

Bushfire Hazard

Applicable Precinct or Area
Potential Impact Buffer

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



Selected Property



Land Parcels

Bushfire_Hazard



High Potential Bushfire Intensity



Medium Potential Bushfire Intensity



Potential Impact Buffer



Very High Potential Bushfire Intensity



all others

Flood Storm

Applicable Precinct or Area

Floodplain Assessment Overlay (Mossman River)

More Information

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



Selected Property



Land Parcels



Medium Storm Tide Hazard



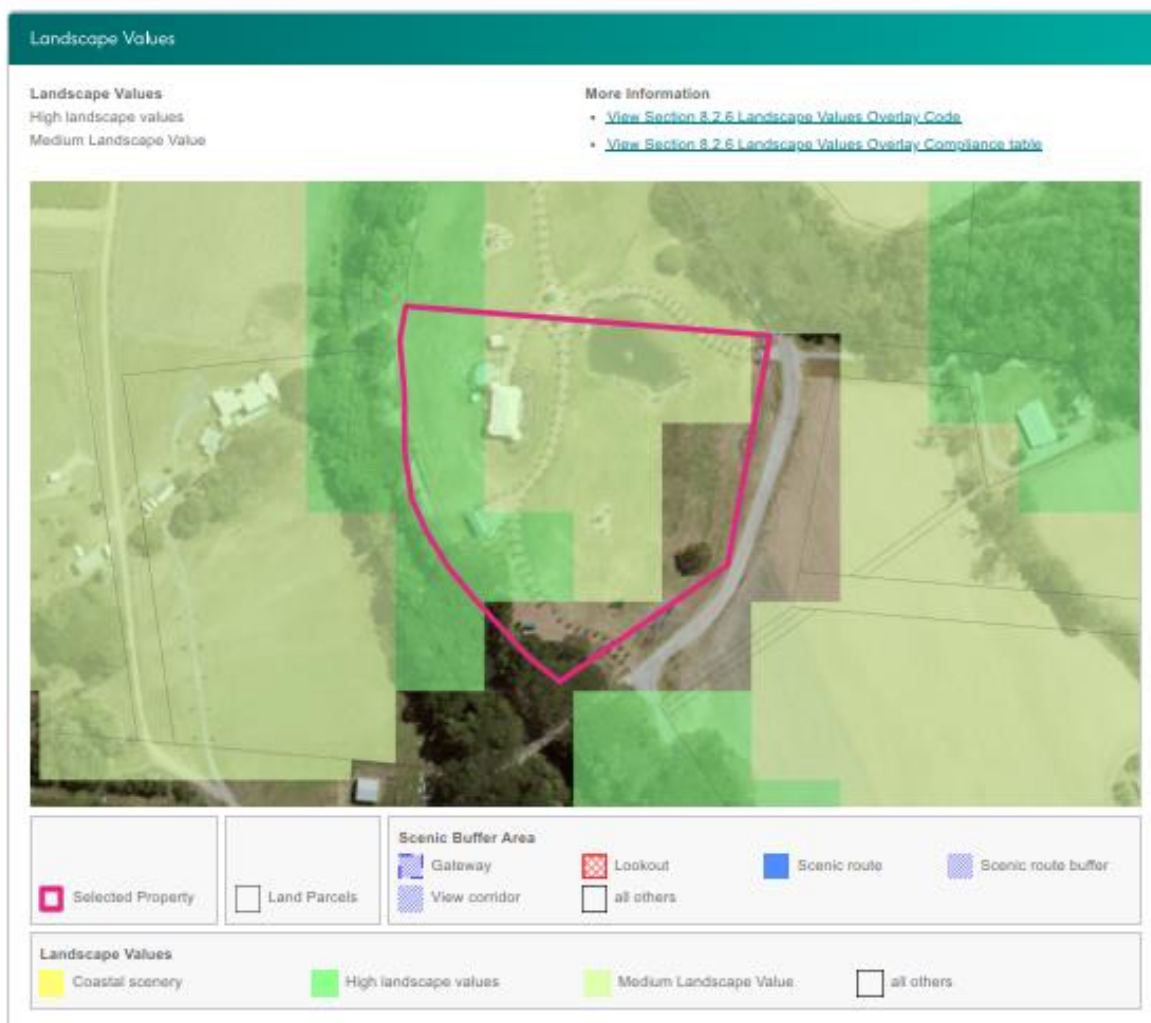
High Storm Tide Hazard



100 Year ARI - Mossman Port Douglas and Daintree Flood Studies



Floodplain Assessment Overlay



Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - Regulated Vegetation

More Information

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



<input checked="" type="checkbox"/> Selected Property	<input type="checkbox"/> Land Parcels	MSES - Regulated Vegetation (Intersecting a Watercourse)
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MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Pedestrian Cycle

Applicable Precinct or Area
Iconic Recreation Route

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Pedestrian and Cycle Network

— District Route

— Principal Route

— Future Principal Route

— Strategic Investigation Route

— Iconic Recreation Route

— all others

— Neighbourhood Route

Transport Road Hierarchy

Applicable Precinct or Area
Major Rural Road

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance Table](#)



☒ Selected Property

☐ Land Parcels

Road Hierarchy

— Access Road

— Arterial Road

— Collector Road

— Industrial Road

— Major Rural Road

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☐ Major Transport Corridor Buffer Area

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