

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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) <i>(individual or company full name)</i>	Nathan Timothy Pidgeon and Jackson Laurie Brown c/- McPeake Town Planning QLD Pty Ltd
Contact name <i>(only applicable for companies)</i>	James McPeake
Postal address <i>(P.O. Box or street address)</i>	PO Box 5829
Suburb	Cairns
State	QLD
Postcode	4870
Country	
Contact number	0481869671
Email address <i>(non-mandatory)</i>	approvals@jamesmcpeake.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
		8	Endeavour Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		1	SP346849	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		8A	Endeavour Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	SP346849	Douglas Shire

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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<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):*

Dual Occupancy on each lot

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

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Dual Occupancy	Dual occupancy	2	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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 <i>(complete 10)</i> | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i> |
| <input type="checkbox"/> Boundary realignment <i>(complete 12)</i> | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |

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?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- 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
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – 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 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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 536: 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.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	



McPeake

TOWN PLANNING

Application for Development Permit – Material Change of Use (Dual Occupancy)-
8 and 8a Endeavour Street, Port Douglas

CONTENTS

1. Executive Summary
2. Site Characteristics
3. Planning Assessment
4. Conclusion

APPENDIX A: DA Form 1

APPENDIX B: Proposal Plan

1. EXECUTIVE SUMMARY

McPeake Town Planning QLD Pty Ltd on behalf of Nathan T Pidgeon and Jackson L Brown as the owners of 8 and 8A Endeavour Street, Port Douglas , seek a Development Permit for Material Change of Use (Dual Occupancy).

The proposal is located in the Community Facilities Zone and requires an impact assessable development application as per Table 5.6.b – Community facilities zone of the Douglas Shire Planning Scheme 2018. It is assessable against all relevant parts of the planning scheme. An assessment against the planning scheme is provided in section 3, with further code assessment attached to this report.

The sites were subject to a reconfiguration of a lot application in 2018 . Pre-lodgement was undertaken with council officers that no planning scheme variation is required for the application, and are generally supportive of the proposed development.

The proposal seeks to construct a dual occupancy with 2 units each with 3 bedrooms and 2 bathrooms on each lot. Each unit is provided with one garage space and one open parking spaces on the site. The proposal is consistent with the overall amenity of the area, which is low density residential and predominantly low rise dwellings. Each unit has private open spaces and each unit had ample room to introduce future landscaping. There are no perceived adverse impacts as a result of the proposal which provides all required residential services and amenities to the allotment.

The following plans and drawings supporting this Development Application are attached in Appendix B:

- DA Form 1
- Proposal Plans

2. Site Characteristics

2.1 Summary of Proposal

McPeake Town Planning QLD Pty Ltd on behalf of Nathan T Pidgeon and Jackson L Brown as the owners of 8 and 8A Endeavour Street, Port Douglas , seek a Development Permit for Material Change of Use (Dual Occupancy).

Address and Property Description

- 8 and 8A Endeavour Street, Port Douglas
- Lot 1 on SP346849 - Nathan T Pidgeon
- Lot 2 on SP346849- Jackson L Brown
- Each lot is - 800m²

Figure 1: Aerial of site - Source: Queensland Globe accessed 13/05/2026

Aerial of Lot 2



Aerial of Lot 1



Local Planning Authority

- Douglas Shire Council
Douglas Shire Planning Scheme 2018

2.2 Site Tenure and Owners Consent.

The subject property is held in freehold tenure by our client.

Zoning of the Subject Sites

Figure 2: Zoning: Community Facilities – 2018 Douglas Shire Council Planning Scheme Property Report



2.3 Physical Characteristics and Surrounding Land Uses

The subject sites are located on a predominantly cleared and flat allotment, which was approved for subdivision in 2018. It adjoins another reconfigured allotment and an Anglican church, with the majority of the area being low density residential. A footpath is present along the frontage of the property and a vehicle crossover. It is located walking distance to a state primary school and a supermarket and is connected to all relevant infrastructure. Mature trees located within the frontage of the site will likely be removed, however, will be retained if possible.

3. PLANNING ASSESSMENT

3.1 Introduction

This proposed Material Change of Use (Dual Occupancy) is to be assessed in accordance with the relevant policies of the Douglas Shire Planning Scheme 2018, with the proposed uses triggering Impact assessment and requires assessment against the whole Planning Scheme and any other planning documents relevant to the application.

3.2 Level of Assessment and Applicable Codes

In accordance with the Douglas Shire Planning Scheme 2018 the development assessment needs to address the following local codes/policies:

- **Level of Assessment:** Impact Assessable
- **Strategic Framework:** An assessment has been provided against the relevant specific outcomes.
- **Zone Code:** Community Facilities (assessment attached)
- **Local Plan:** Port Douglas and Craiglie Local Plan
- **Overlays:** Acid Sulfate Soils, Transport Network, Flood and Storm Tide Hazard Overlay (lot 2)
- **Development Codes:** Dual Occupancy Code (assessment attached), Environmental Performance Code, Excavation and Filling Code, Infrastructure Works Code, Landscaping Code, Access Parking and Servicing, Vegetation Management Code.

Strategic Framework –

3.4.2 Element – Urban settlement

Specific Outcomes

3.4.2.1 Specific Outcomes

- (1) The settlement pattern for Douglas Shire is shown on the Strategic Framework map contained Schedule 2.
- (2) Urban development occurs within the urban area as shown on the Strategic Framework Map contained in Schedule 2. for integrated, well-connected residential settlements, taking into account constraints, infrastructure servicing and capacity requirements, flooding and drainage, and sequencing.
- (3) The development of rural towns and coastal settlements will be confined to distinct township boundaries, with coastal settlements consolidated to conserve the natural state of coastal areas outside existing urban areas.
- (4) Urban areas are protected from encroachment of competing and conflicting land use activities.
- (5) Artificial lakeside and coastal canal developments are not established.

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- (6) Residential developments are designed to incorporate pedestrian, cycle and road connections that offer a high degree of permeability and legibility.
- (7) Development does not rely on complex, visually intrusive engineering solutions to overcome site constraints.
- (8) Local plans provide localised planning responses and desired development outcomes for communities.
- (9) Residential developments are designed and located to ensure the operational integrity of key infrastructure within the shire is not compromised.
- (10) Expansion beyond this boundary is not facilitated as it does not support the efficient and orderly delivery of urban infrastructure.
- (11) Residential investigation areas are allocated at Wujal Wujal (reflecting the Urban Footprint nominated in the 'Regional Plan'), Mossman and Craiglie, but some of these areas are not anticipated to be required until later in the planning scheme time horizon: if not beyond it. No urban development is to occur within the Residential investigation areas until a comprehensive structure plan has been prepared that provides

Applicant response:

The proposal is a for a low rise dual occupancy on an allotment intended for residential use (as per the original ROL). It is connected to the all the relevant infrastructure and is located adjoining residential uses. It does not result in any adverse impacts to infrastructure or adjoining land uses.

3.4.5 Element – Residential areas and activities

3.4.5.1 Specific outcomes

- (1) Coordinated residential development will be facilitated. Development will not compromise the effective development, or continued use of adjacent land or the comprehensive development of land that is part of a local plan or structure plan.
- (2) Residential development is located and designed to provide a wide range of living options that maintain and enhance the character and identity of individual communities.
- (3) Residential areas are used for residential purposes. Non-residential uses are provided, only where they support the local community, and where such uses do not detract from the residential amenity of the area.
- (4) Medium density housing is facilitated within identified areas in the relevant zones.
- (5) Areas identified for low density residential development provide predominantly low-rise detached dwelling houses to maintain the low density character of the area.
- (6) Residential greenfield development incorporates: (a) mixed lot sizes to promote a range of housing choices and densities; (b) (c) (d) (e) high levels of pedestrian, cycle and road permeability and connectivity; the efficient and timely provision of infrastructure and services; open space that provides opportunities for sport and recreation activities; elements that promote a positive identity and character.
- (7) Residential development incorporates tropical design principles that are responsive to the natural environment and climate.
- (8) Home based businesses are established where they are low impact in nature, subordinate to the primary residential use, and do not detract from the amenity of the area.

Applicant response:

The proposal is a for a low rise dual occupancy on an allotment intended for residential use, as per the original ROL. It will have a low rise design which is consistent with the existing adjoining residential uses while providing an alternative housing product that will provide all residential amenities.

3.7.5 Element – Housing choice and affordability

3.7.5.1 Specific outcomes

- (1) The community has access to a greater variety of housing choice throughout the urban areas of the Shire, facilitating a variety of lot sizes, house sizes and designs and land tenures.
- (2) An increase in housing diversity is encouraged in appropriate locations while maintaining the existing character and identity of individual communities.
- (3) Broad-acre land developments are established with mixed lot sizes and densities of development.
- (4) The development of appropriate Indigenous Housing or Bayan is recognised as an affordable housing choice and alternative living option on Aboriginal Freehold Land.

Applicant response:

The proposal is for a dual occupancy which provides an alternative housing choice in an area which is predominantly single dwellings. The built form is consistent with the low rise form of the area and poses no adverse impact to residential amenity or adjoining land uses.

Applicable Overlay Codes

Overlay Code	Response
Acid Sulfate Soils	Complies. The proposal is for a dual occupancy, with works to comply with all aspects of the code where required.
Transport Network	Complies. The proposal is for a dual occupancy and does not pose any adverse impact to the existing transport network, with the allotment having appropriate access to the road network. Each unit has 2 on site parking spaces.
Flood and Storm Tide Hazard Overlay	Complies. A portion of the allotment is within the mapped overlay. This is only over a portion of the driveway/parking area and poses no impact to the location of habitable rooms on the allotment.

Applicable Development Codes

Development Code	Response
Environmental Performance Code	Complies. The proposal is for dual occupancy and can comply with all aspects of the code.

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Excavation and Filling Code	Complies. All earthworks on site can comply with the code. Significant earthworks are not required.
Landscaping Code	Complies. The proposal complies with the landscaping requirements as specified in the Dual Occupancy Code.,
Parking and Access Code	Complies. The subject units each have one (1) garage car parking space and the site has two additional open spaces available within the allotment. One access to the site is provided from the existing crossover.
Vegetation Management Code	Complies. The subject site is predominantly cleared with some mature trees to be removed at the frontage of the property. The removal and disposal will comply with all aspects of the code.

5.0 CONCLUSION

It's considered that the proposed development is consistent with the planning scheme and codes applicable to this development application. The proposal has no major -compliances and is consistent with the amenity of the area and intended use of the allotment.

9.3.7 Dual occupancy code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 The dual occupancy contributes to housing choice while maintaining the residential character and amenity of the neighbourhood.</p>	<p>AO1 The dual occupancy is established on land with a minimum size of 1000m²:</p>	<p>Complies PO1. The subject allotment is 800m² and can contain all relevant services and amenities whilst maintaining the residential amenity of the neighbourhood.</p>
<p>PO2 Buildings and structures are setback from property boundaries such that: (a) the setback from the street frontages reflects the positive attributes of the streetscape; (b) the setback from side and rear boundaries retains daylight access and privacy for adjoining properties; (c) the setback from all boundaries is sufficient to allow areas of deep planting; (d) the setback from street frontages provides for the desired streetscape pattern.</p>	<p>AO2 Buildings and structures are set back from property boundaries as follows: (a) primary road frontage - 6 metres; (b) secondary road frontage - 3 metres; (c) side and rear boundaries - 2 metres, or (d) where private open space occurs in the side or rear setback – 4 metres for the extent of the open space</p>	<p>Complies PO2. The front setback is 4550mm from the front patio. This provides an active frontage to the development and does not detract from the amenity of the area. The side boundary is 1500mm which provides a sufficient separation as it adjoins a driveway on the adjoining allotment. There are no perceive adverse impacts on outlooks or amenity as a result of these setbacks.</p>
<p>PO3 Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.</p>	<p>AO3.1 Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.</p> <p>AO3.2 Where a dual occupancy is to be established on a corner allotment each dwelling is accessed from a different road frontage with a minimum 6 metre separation between driveway and intersection.</p>	<p>AO3.1 Complies.</p> <p>AO3.2 Not applicable.</p>
<p>PO4 The development addresses the road frontage to</p>	<p>AO4.1 The building has balconies or windows or verandahs that face the street.</p>	<p>AO4.1 Complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
facilitate casual surveillance and to enhance the amenity of the streetscape.	<p>AO4.2 Fences and walls to road frontages are not more than: (a) 1.2 metres in height if less than 50% transparent; or (b) 1.5 metres in height if greater than 50% transparency.</p>	AO4.2 Can comply.
<p>PO5 Residents are provided with a functional private open space and recreation area.</p>	<p>AO5 A minimum area of 25m² private open space is provided to each dwelling unit which is directly accessible from the living area of each dwelling unit</p>	AO5 Complies.
<p>PO6 The development provides residents and guests with safe and convenient vehicle access to dwellings and the road network, while maintaining the standard of existing infrastructure in the road reserve.</p>	<p>AO6.1 Dwelling units are serviced by: (a) a shared unobstructed driveway with a maximum width of 3.6 metres; or (b) by individual unobstructed driveways, having a maximum width of 3 metres each; (c) the surface treatment of any driveway is imperviously sealed; (d) where development is on a Sub-arterial or Collector road the driveway design is such that vehicles can enter and exit the site in a forward gear.</p> <p>AO6.2 Driveways and cross-overs require no alteration to existing on-street infrastructure, including street trees, footpaths, drainage pits, street signs, service pillars and electricity infrastructure.</p>	<p>AO6.1 Complies. One shared 3m wide driveway from the existing crossover is to be provided. An internal manoeuvring area is provided within the site as well as an external onsite parking space for each unit.</p> <p>AO6.2. Complies.</p>
<p>PO7 Fencing is designed to ensure a high degree of privacy and amenity for residents.</p>	<p>AO7.1 A screen fence (minimum height of 1.8 metres and maximum gap of 10mm) is provided to the side and rear boundaries.</p>	AO7.1 Can comply.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.2 Where the front fence is lower than the side boundary fence it is tapered to the maximum height of the side boundary fence at or behind the front setback.</p>	<p>AO7.2 Can comply.</p>
<p>PO8 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>AO8 With the exception of driveway cross-overs, a landscaped area not less than 2 metres wide is provided and maintained within the site along all street boundaries.</p>	<p>AO8 Can comply.</p>
<p>PO9 The dual occupancy is connected to essential infrastructure services and is sufficient to support individual ownership of each dwelling.</p>	<p>AO9 Each dwelling is connected separately to: (a) water (separate water meters for each unit); (b) sewerage; (c) drainage; (d) electricity.</p>	<p>AO9 Can comply.</p>
<p>PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO10 Service facilities and structures: (a) locate air conditioning equipment behind the front façade of the dwelling; (b) provide storage space to achieve the following minimum requirements: (i) are located to enable access by a motor vehicle; (ii) have a minimum space of 3.5m² per dwelling unit; (iii) have a minimum height of 2.1 metres; (iv) are weather proof; (v) are lockable.</p>	<p>AO10. a) Can comply b) Both units provide storage area in the laundry/garage.</p>
<p>PO11 Waste and recyclable storage facilities: (a) incorporates two wheelie bins per unit stored external to the garage and screened from view; (b) ensures wheelie bins are able to be wheeled to kerbside for collection.</p>	<p>AO11 Waste and recyclable storage areas capable of accommodating two bins per dwelling are provided behind the front setback and have direct access to the roadside.</p>	<p>AO11. Can comply. Both units have area to store bins behind the front setback.</p>

Performance outcomes

Acceptable outcomes

Applicant response

Dual occupancy incorporating an existing dwelling house - Not applicable.

6.2.2 Community facilities zone code

6.2.2.1 Application

- (1) This code applies to assessing development in the Community facilities zone.
- (2) When using this code, reference should be made to Part 5.

6.2.2.2 Purpose

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.3 Activity centres.
 - (ii) Theme 4 : Strong communities and identity, Element 3.7.2 – Social planning and infrastructure, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.6 – Arts and culture
 - (b) provide for the development of uses that meet the economic, community and social needs of the community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
 - (b) Development is designed to provide and promote safe and efficient public use, walking and cycling;
 - (c) Facilities are in accessible locations, are supplied with necessary infrastructure and are well integrated with surrounding land uses;
 - (d) Community facilities are protected by excluding development that could limit the on-going operation of existing community uses or prejudice appropriate new activities;
 - (e) Development is provided with a level of infrastructure that is appropriate to the use;
 - (f) Development is of a form specific to the operational requirements of the facility.

Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group. However, where a use that is described as suitable within a particular Community facilities zone ceases, its replacement may be another community facility. For example, a premises formerly used as a school, may be transitioned to accommodate an arts and / or cultural services hub.

Criteria for assessment

Table 6.2.2.3.a – Community facilities zoned – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p>	<p>Complies AO1. The proposal is low rise and maximum height of 4.811 metres.</p>
<p>PO2 Buildings and structures are setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.</p>	<p>AO2 Buildings and structures are setback not less than:</p> <ul style="list-style-type: none"> (a) 8 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 6 metres from any other road frontage(s); (c) 6 metres from a boundary with land in a Residential zone; (d) 3 metres from a boundary in any other zone. 	<p>Complies PO2. The proposal has a setback of 4550mm from the front patio of unit 1, and side setback of 1500mm. The setbacks are consistent with the intended use of the allotment and also with the built form of other residential uses in the area. There is no perceived impact on the adjoining allotments as the side setback adjoins a driveway and all setbacks are sufficient.</p>
<p>PO3 Areas used for vehicle parking are setback to ensure a high standard of amenity and to ensure the protection of the amenity of the:</p> <ul style="list-style-type: none"> (a) the streetscape; (b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group. 	<p>AO3 Areas used for vehicle parking are setback not less than:</p> <ul style="list-style-type: none"> (a) 6 metres from any road frontage(s); (b) 3 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group. (c) 2 metres from any other side or rear boundary. 	<p>Complies PO3. The proposed single parking space located within the desired setback is consistent with a residential use. The road area is a wide area with street trees and the area will be benefited by future landscaping.</p>
<p>PO4 The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO4.1 The setback areas nominated in AO3 of this code are provided with landscape planting that:</p> <ul style="list-style-type: none"> (a) provides an effective visual screen; (b) is maintained at all times. 	<p>Complies PO4. The proposed single parking space located within the desired setback is consistent with a residential use. The road area is a wide area with street trees and the area will be benefited by future landscaping.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO4.2 Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence and/or wall that is constructed of durable materials.</p>	N/A
For assessable development		
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Community facilities zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table 6.2.2.3.b. are not established in the Community facilities zone.</p>	<p>Complies PO5. The proposed use is consistent with the intended residential use of the allotments as per the ROL approval for the property. The land was surplus to the needs of the church, and is ideally located for residential development. The proposal is low rise, and consistent with the adjoining residential uses of the area.</p>
<p>PO6 Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account:</p> <ul style="list-style-type: none"> (a) noise; (b) dust; (c) light; (d) odours; (e) electrical interference; (f) appearance; (g) streetscape. 	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Not applicable.</p>
<p>PO7 All lots must be of suitable dimensions to accommodate the intended land use.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>	<p>Not applicable.</p>

Table 6.2.2.3.b – Inconsistent uses within the Community facilities zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cropping • Detention facility • Extractive industry • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Low impact industry • Major electricity infrastructure • Marine industry • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Renewable energy facility, being a wind farm • Research and technology industry 	<ul style="list-style-type: none"> • Resort complex • Rural industry • Rural workers accommodation • Service station • Shopping centre • Showroom • Special industry • Tourist attraction • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craigie local plan area as identified on the Port Douglas/Craigie local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

6.2.5.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Port Douglas/Craigie local plan code.

The Port Douglas/Craigie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craigie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street

and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
 - (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
 - (c) Craigie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craigie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
 - (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
 - (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
 - (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

- (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
 - (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
 - (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.
- (4) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
 - (b) Precinct 2 – Integrated Resort precinct
 - (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
 - (d) Precinct 4 – Old Port Road / Mitre Street precinct
 - (e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
 - (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:

- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
- (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
- (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
- (iii) environment and sustainability is integrated into the township through:
- (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
- (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
- (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
- (iv) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
- (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;
- (B) is compatible with the desired character and amenity of local places and neighbourhoods;
- (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
- (D) implements high quality landscaped environments around buildings and on streets;
- (E) protects the recognisable character and locally significance sites throughout the precinct.
- (v) public spaces and the streetscape are enhanced through:
- (A) an increase in the quantity and quality of public land and places throughout the precinct;
- (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
- (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;



- (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (vi) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

- (6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:
- (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
 - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
 - (c) development contributes to a high quality public realm;
 - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
 - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;
 - (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.

Sub-precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
- (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;

- (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
- (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
- (j) marine infrastructure is established to service the tourism, fishing and private boating community;
- (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;

T (l) he functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
 - (c) marine-based industry achieves appropriate environmental standards;
 - (d) industrial buildings have a high standard of layout and building design;
 - (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
 - (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

- (9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
 - (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

- (10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:
- (a) development for community uses, including sport and recreation is facilitated.
 - (b) sport and recreation activities predominantly involve outdoor activities;
 - (c) areas of natural vegetation are protected from further development;
 - (d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:
- (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
 - (b) development minimises excavation and filling;
 - (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;
 - (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
- (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
 - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;

- (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
- (d) adjacent residential areas are protected from industry nuisances;
- (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
- (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;
 - (b) areas of significant vegetation are protected from development and retained;
 - (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;
 - (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

Criteria for assessment

Table 7.2.4.4.a –Port Douglas / Craiglie local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
<p>PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO1 A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Complies AO1. The subject allotment is connected to pedestrian and transport infrastructure.</p>
<p>PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront. 	<p>Complies AO2.1 The proposal is not located within the areas noted.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley. <p>AO2.3 Important landmarks, memorials and monuments are retained.</p>	<p>Complies AO2.2 -The proposed development doesn't intrude into the identified views and vistas.</p>
<p>PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	<p>Not applicable.</p>
<p>PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.</p>	<p>AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic vegetation.</p>	<p>Complies AO4. Landscaping will be established as per the Dual Occupancy code requirements.</p>
<p>PO5 Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO5 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Complies AO5.</p>

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
<p>PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.</p>	<p>AO6.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.</p> <p>AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.</p>	<p>Not applicable.</p>
<p>PO7 Vehicle access, parking and service areas:</p> <ul style="list-style-type: none"> (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times. 	<p>AO7.1 For all buildings, parking is:</p> <ul style="list-style-type: none"> (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street. <p>AO7.2 Ground level parking incorporates clearly defined pedestrian routes.</p> <p>AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.</p> <p>AO7.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A07.5 On-site car parking available for public use is clearly signed at the site frontage.</p> <p>A07.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.</p>	
<p>PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.</p>	<p>A08 No acceptable outcomes are prescribed.</p>	<p>Not applicable. No advertising is proposed.</p>
<p>Additional requirements for Sub-precinct 1a – Town Centre sub-precinct - Not applicable</p>		

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct - Not applicable		

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct – Not applicable		

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct – Not applicable		
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct – Not applicable		
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct – Not applicable		

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct – Not applicable		
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct – Not applicable		

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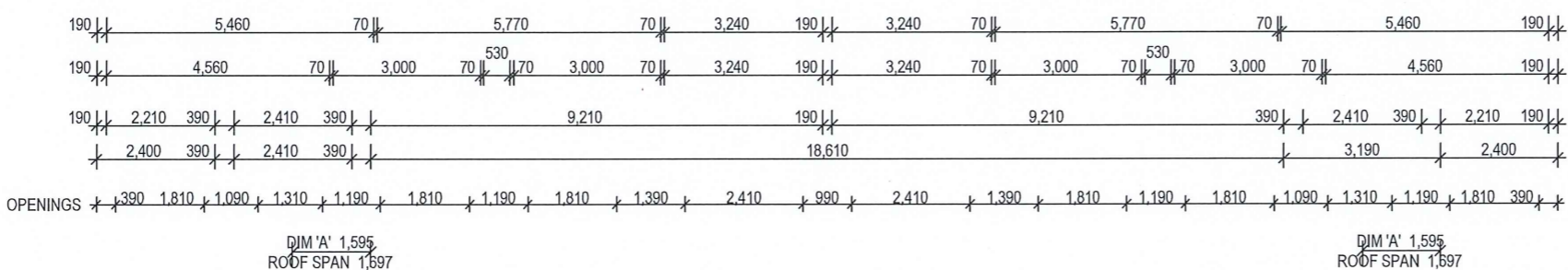
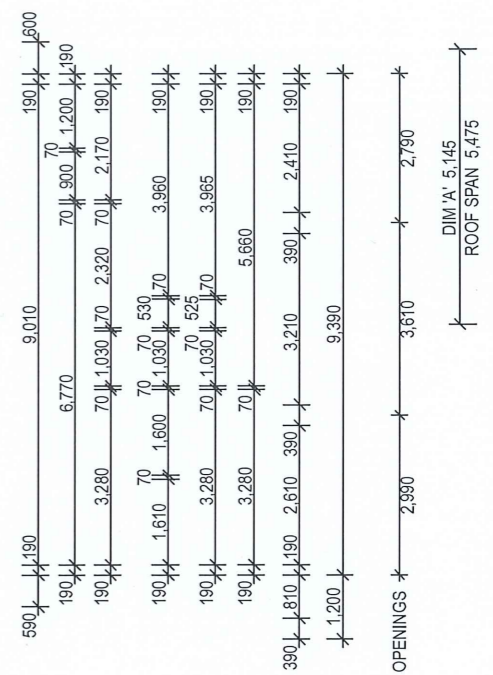
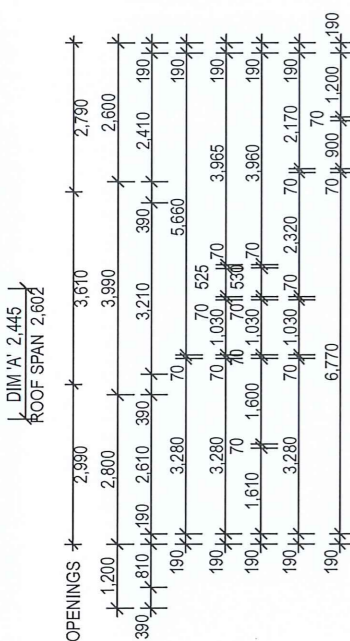
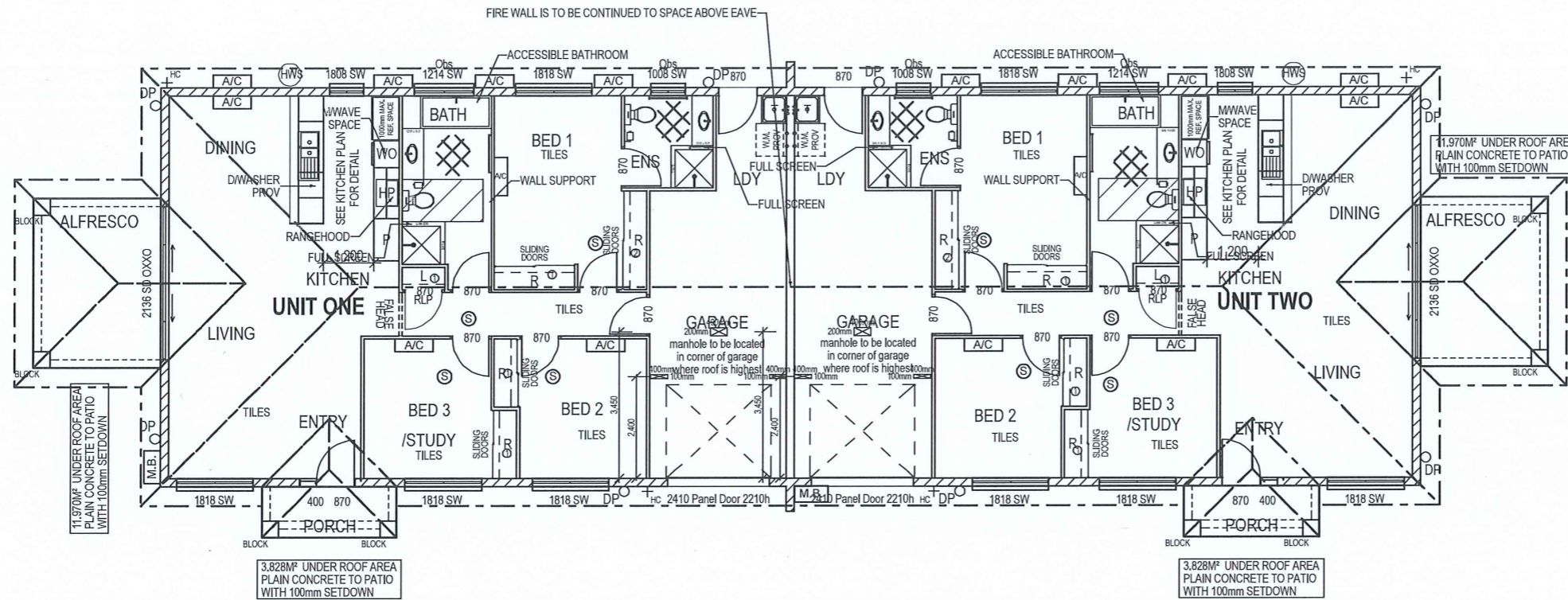
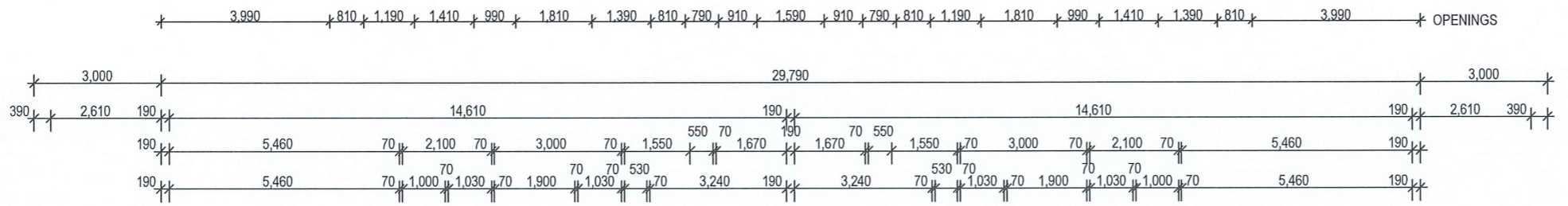
2550 CEILING HEIGHT
2600 PITCHING POINT

ROOF PITCH 20° OVERHANG 450mm

DO NOT PENETRATE OR ATTACH SERVICES TO THE 25mm (CENTRE) SHAFT PANEL OF THE FIRE WALL

NO ROOF PENETRATIONS TO BE LOCATED WITHIN 900MM OF FIREWALL

EXTERNAL OPENINGS NOT TO BE LOCATED WITHIN 900MM OF FIREWALL UNLESS PROTECTED BY NIB WALL



FLOOR PLAN NOT TO SCALE UNLESS ON A2 PAGE

Table with columns for FLOOR AREA, PORCH/CARPORT AREA, PATIO % OF FOOTPRINT, SCALE, ROOF, EXT WALL, CEILING HT, WIND RATING, and DR7402.

Table with columns for LINTELS INDICATED ON FLOOR PLAN ARE NOT TO BE QUOTED, L17 85 x 85 HYNE 17C, L18 100 x 100 x 8 ANGLE, L19 150 x 100 x 8 ANGLE, L20 100 x 100 x 10 EQUAL ANGLE, L21 200 x 6 MS PLATE STITCH WELDED TO BACK MIN 150 END SUPPORT.

Beams and lintels may be substituted by the builder with suitable alternative product

* WINDOWS: PV-Permanent Vent, Obs-Obscure Safety Glass, SG-Safety Glass, X-Movable Panel, O-Fixed Panel, CB-Colonial Bars, FT-Fixture Trap, Not floor

N. PIDGEON, Lot 1 Endeavour Street, PORT DOUGLAS QLD, 4877, RP. SP 346849 MAP REF.

REFER TO ELEVATIONS FOR ALL CONSTRUCTION NOTES, COMPLIANCE INDEMNITY, COVENANT APPROVAL, CLIENT: NATHAN PIDGEON, DATE: 24/04/2026, BUILDER: NATHAN PIDGEON, DATE: 24/04/2026, NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

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2:55:cm3869:k3cqe0awg4l

DIM 'A' 2,445
ROOF SPAN 2,602

- ROOFWATER**
- To Street Channel or Gully
 - To Connection Point
 - To Dispersion Pods
 - To Rubble Pits (MIN 6m from house & 1.5m from bdy)
 - To Water Tanks

EARTHWORKS
GL: 4.87 approx
FFL: 5.17 approx

Side Scrape, Import & Compact fill to provide level building pad

NOTES:

- * When preparing plumbing & drainage plan, position pipes under floor slab to allow for shortest possible run
- * All dimensions, boundary and setbacks to be verified on site

The pad and slab height levels are to be read as that stated plus or minus 300mm and subject to further changes due to moisture content, settlement, bulking and / or similar. The client accepts that those levels will be varied without further notice to avoid extra costs of importing or disposing of fill.

CLIENT 

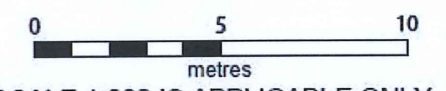
Nathan Pidgeon (Apr 24, 2026 12:22:02 GMT+10)

SITE COVERAGE	
SITE AREA:	800.00 m2
HOUSE AREA:	279.73 m2
PORCH AREA:	31.60 m2
CARPOR AREA:	0.00 m2
TOTAL SITE COVERAGE:	38.92%

- IMPORTANT NOTE**
- This plan was prepared for the sole purpose of the client for the specific purpose of producing a detail plan. This plan is strictly limited to the purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client ("Third Party") and may not be relied on by Third Party.
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 - The site boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.
 - Underground services have not been plotted or have been plotted from records and are approximate only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NO OVERHEAD OBSTRUCTIONS

Level Datum: AHD D
 Contour Interval: 0.2m
 Index: 1.0m
 Meridian: SP346849



SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

PROJECT MANAGER D. Garget	CHECKED
SURVEYED MW	DRAFTING CHECKED
DRAWN MW/DG	CAD REF
SHEET SIZE A3	SHEET 1 OF SHEETS 1
AU004352-211.mjo	

RPS AAP Consulting Pty Ltd
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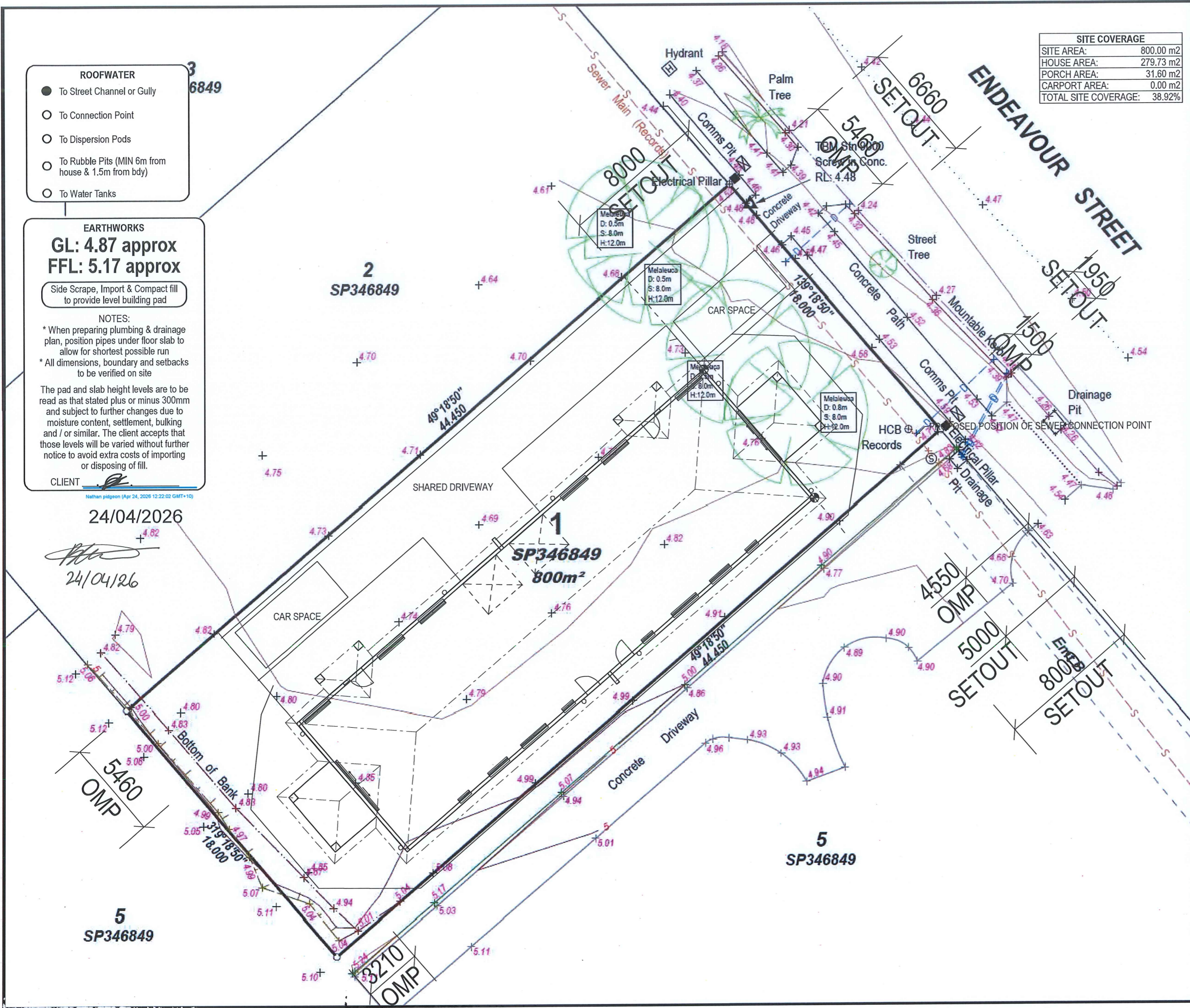
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 F +61 7 4031 2942
 W rpsgroup.com.au




Nathan Timothy Pidgeon

Contour & Detail Survey
 Lot 1 on SP346849
 Endeavour Street
 PORT DOUGLAS
 Local Govt: Douglas S.C.

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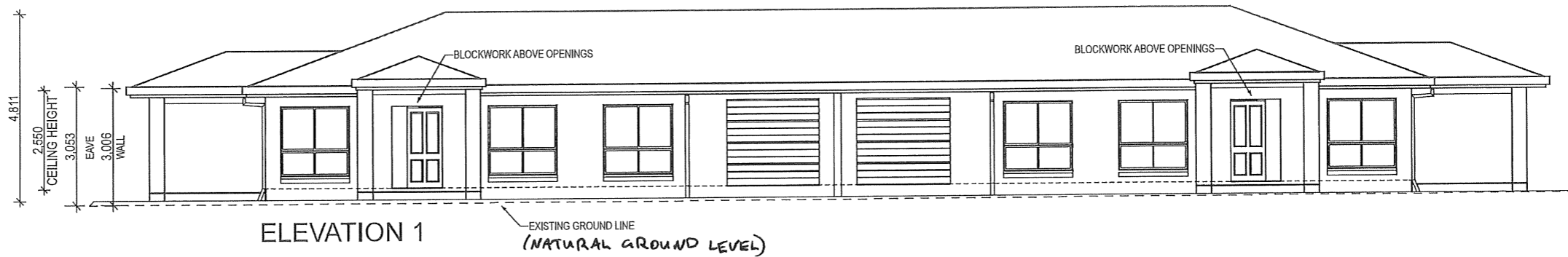
24/04/2026


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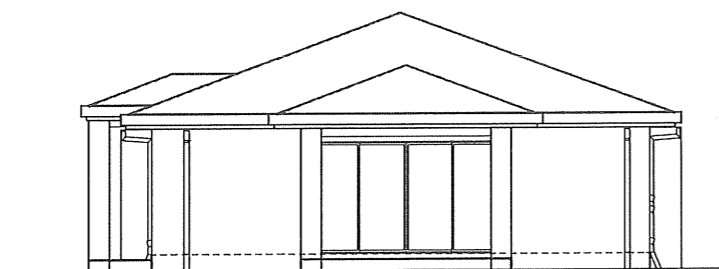
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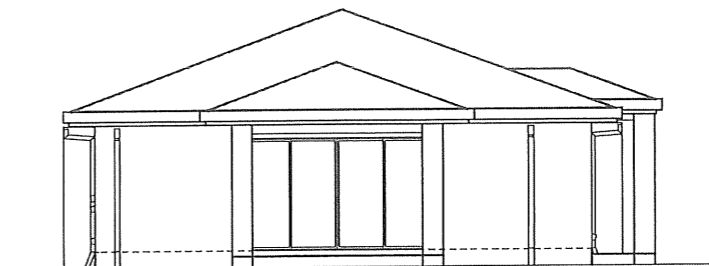
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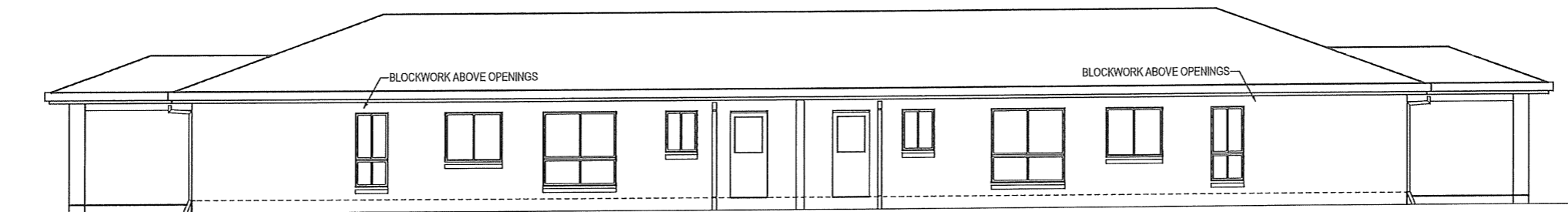
ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 3

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ARTICULATION JOINT SPACING: 5m

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FLOOR AREA	279.73 M2	SCALE	1:100
PORCH/CARPORT AREA	31.60 M2	ROOF	Metal 20.1°
PATIO % OF FOOTPRINT	10.1%	EXT WALL	190 BLOCK
JOB	3869	CEILING HT	2550C/2600S
	DR7402	WIND RATING	C2

NOTE: WINDOWS AND DOORS SHOWN ARE STANDARD BLOCKS ONLY. FOR DETAIL ON PANEL SIZE & POSITION SEE CODES ON THE FLOOR PLAN. WINDOW SIZE AND STYLE ARE INDICATIVE ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions. Where inadvertent changes to the originally specified dimensions and/or spaces occur, the Owner(s) will only be entitled to compensation for consequential financial loss on a resale basis, as assessed by a registered valuer nominated by the Queensland Institute of Valuers and a refund for items charged for, but not incorporated in the Contract

N. PIDGEON
 Lot 1 Endeavour Street, PORT DOUGLAS
 QLD, 4877
 RP. SP 346849 MAP REF.

Only sign if 100% correct. If not correct please contact your consultant.
 CLIENT: [Signature] DATE: 24/04/2026
 CLIENT: [Signature] DATE: 24/04/2026
 BUILDER: [Signature] DATE: 24/04/2026
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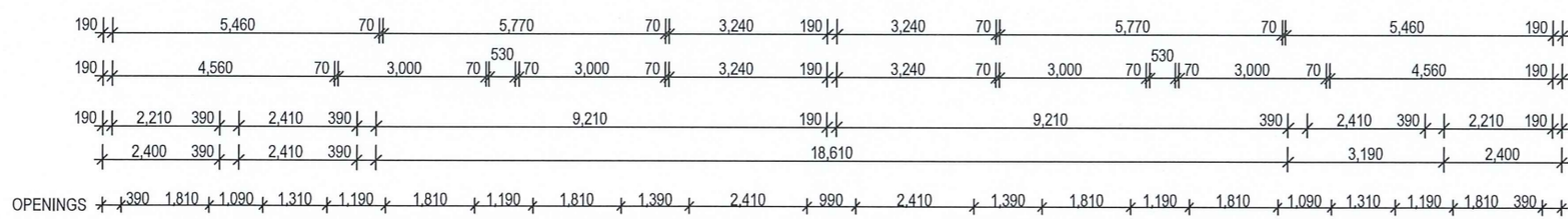
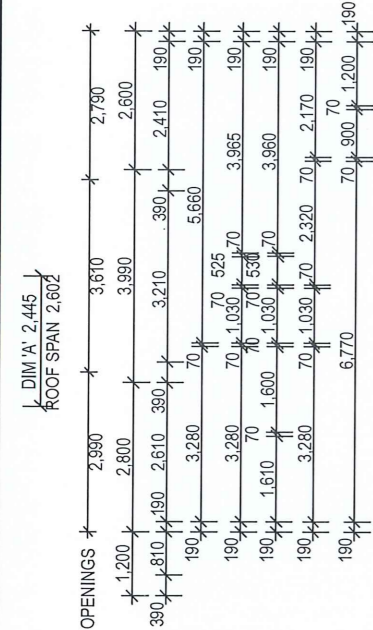
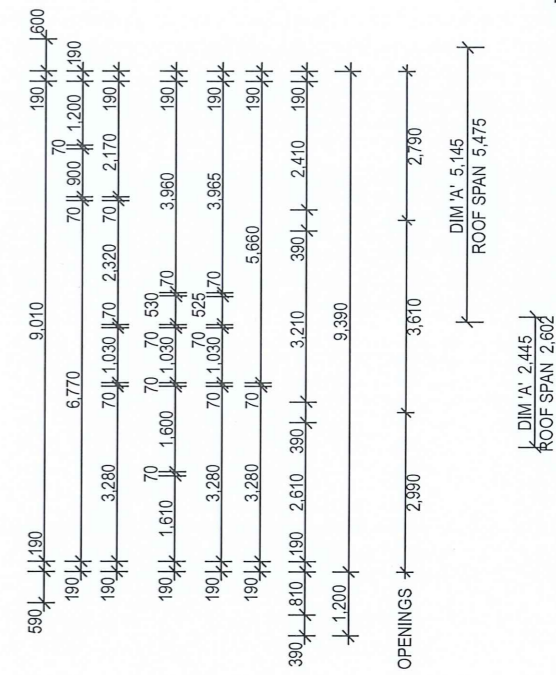
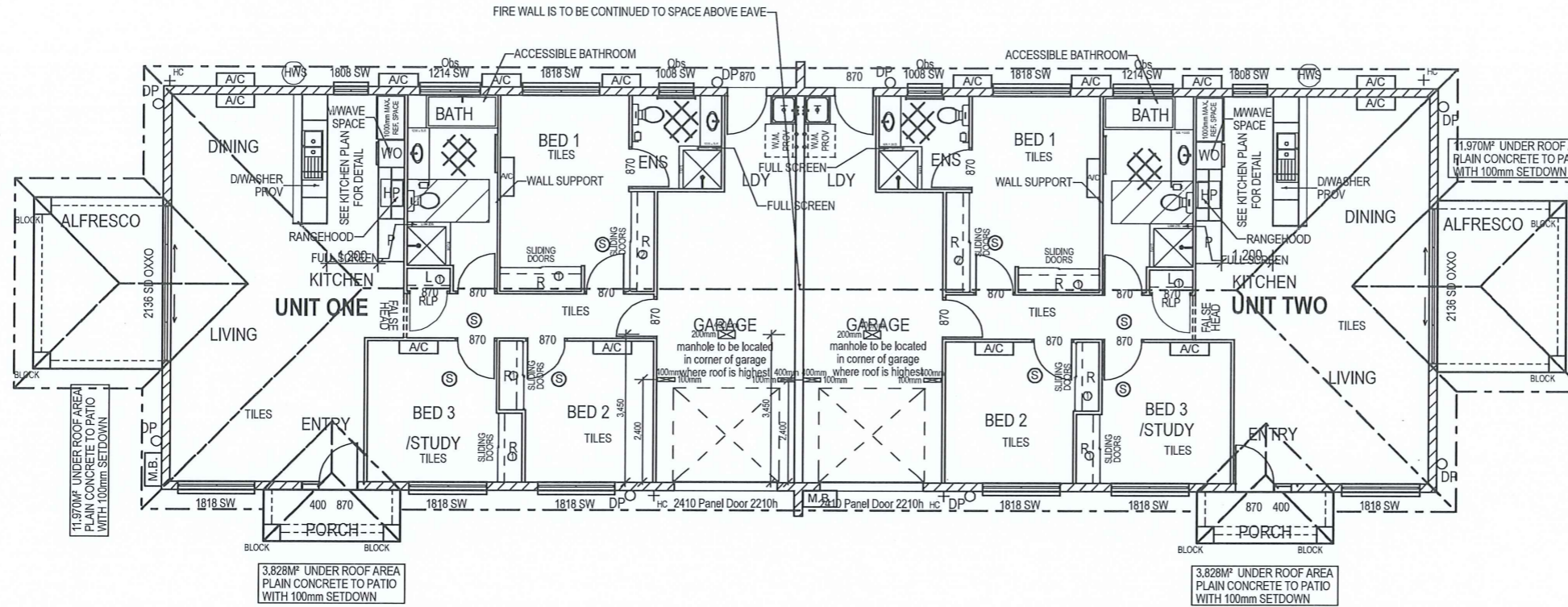
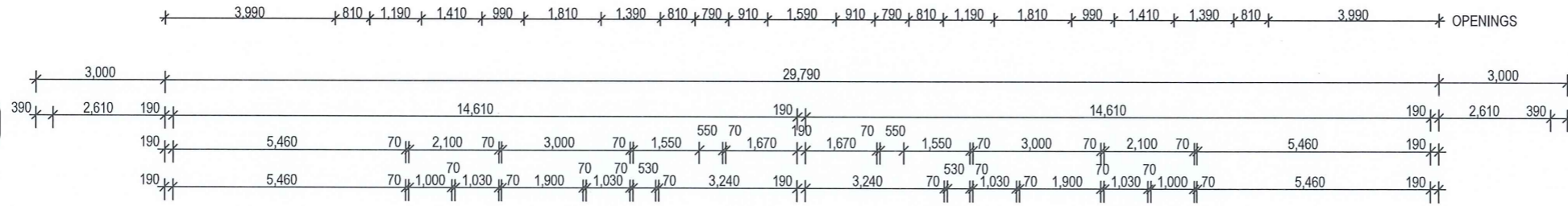
2550 CEILING HEIGHT
2600 PITCHING POINT

ROOF PITCH 20° OVERHANG 450mm

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FLOOR PLAN NOT TO SCALE UNLESS ON A2 PAGE

FLOOR AREA	279.73 M2
PORCH/CARPORT AREA	31.60 M2
PATIO % OF FOOTPRINT	10.1%
SCALE	1:100
ROOF	Metal 20.1°
EXT WALL	190 BLOCK
CEILING HT	2550C/2600S
WIND RATING	C2

LINELS	L3 190 x 35 F17 KD	L10 260 x 65 HYNE 17C
	L4 220 x 35 F17 KD	L11 330 x 65 HYNE 17C
	L5 220 x 70 F17 KD	L12 350 x 65 HYNE 21C
	L6 240 x 70 F17 KD	
	L7 165 x 65 HYNE 17C	
	L8 230 x 65 HYNE 17C	
	L9 295 x 65 HYNE 17C	

Beams and lintels may be substituted by the builder with suitable alternative product	L17 85 x 8 FLAT BAR MIN. 90mm END SUPPORT
	L18 100 x 100x 6 ANGLE
	L19 150 x 100 x 8 ANGLE MIN. 150mm END SUPPORT
	L20 100 x 100 x 10 EQUAL ANGLE WITH 200 x 6 MS PLATE STITCH WELDED TO BACK MIN 150 END SUPPORT

* WINDOWS:	PV-Permanent Vent
	Obs-Obscure Safety Glass
	SG-Safety Glass
	X-Movable Panel
	O-Fixed Panel
	CB-Colonial Bars
	FT-Fixture Trap, Not floor
	W-2100 UNO

J. BROWN
 Lot 2 Endeavour Street, PORT DOUGLAS
 QLD, 4877
 RP. SP 346849 MAP REF.

REFER TO ELEVATIONS FOR ALL CONSTRUCTION NOTES

COMPLIANCE INDEMNITY
 The owner confirms that the land and the dwelling are not subject to Town Planning conditions and/or covenants which require the developer's and/or local authority approvals, and the owner indemnifies the builder and designer against any loss however sustained due to the owners failure to ensure compliance.
 Owner's: _____ Witness: _____ Date: 26/04/2026

COVENANT APPROVAL
 Developer/Agent: _____ Estate: _____
 Signature: _____ Witness: _____ Date: _____

Only sign if 100% correct. If not correct please contact your consultant.

CLIENT: _____ DATE: 26/04/2026
 CLIENT: _____ DATE: 27/4/26
 BUILDER: _____ DATE: 27/4/26

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 CHECKED BY: C. Carrington
 3868



DIM 'A' 2.445
ROOF SPAN 2.602

DIM 'A' 5.145
ROOF SPAN 5.475

DIM 'A' 1.595
ROOF SPAN 1.697

DIM 'A' 1.595
ROOF SPAN 1.697

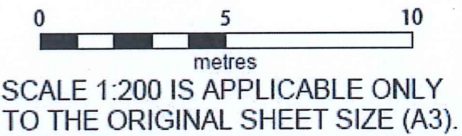
SITE COVERAGE	
SITE AREA:	800.00 m ²
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CARPOR AREA:	0.00 m ²
TOTAL SITE COVERAGE:	38.92%

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- The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.
- Underground services have not been plotted or have been plotted from records and are approximate only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NO OVERHEAD OBSTRUCTIONS

Level Datum: AHD D
 Contour Interval: 0.2m
 Index: 1.0m
 Meridian: SP346849



PROJECT MANAGER D. Garget	CHECKED
SURVEYED MW	DRAFTING CHECKED
DRAWN MW/DG	CAD REF
SHEET SIZE A3	SHEET 1 OF SHEETS 1
AU004352-212.mjo	

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Jackson Lauire Brown

Contour & Detail Survey

Lot 2 on SP346849
 Endeavour Street
 PORT DOUGLAS
 Local Govt: Cairns RC

SCALE 1:200	DATE 4/03/26	DRAWING NO. AU004352-212	ISSUE
----------------	-----------------	-----------------------------	-------

- ROOFWATER**
- To Street Channel or Gully
 - To Connection Point
 - To Dispersion Pods
 - To Rubble Pits (MIN 6m from house & 1.5m from bdy)
 - To Water Tanks

EARTHWORKS
GL: 4.7 approx
FFL: 5 approx

Side Scrape, Import & Compact fill to provide level building pad

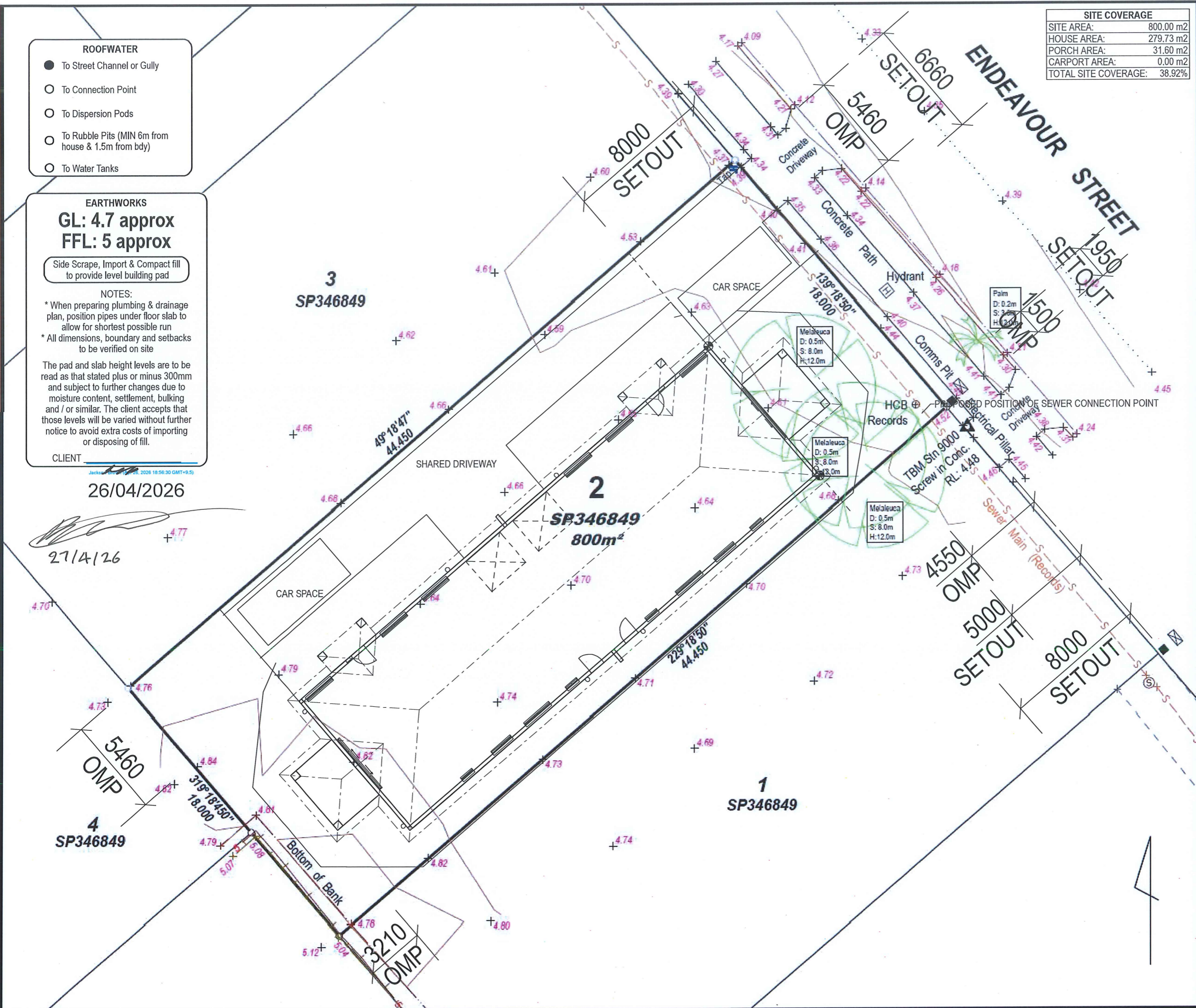
- NOTES:**
- * When preparing plumbing & drainage plan, position pipes under floor slab to allow for shortest possible run
 - * All dimensions, boundary and setbacks to be verified on site

The pad and slab height levels are to be read as that stated plus or minus 300mm and subject to further changes due to moisture content, settlement, bulking and / or similar. The client accepts that those levels will be varied without further notice to avoid extra costs of importing or disposing of fill.

CLIENT _____

26/04/2026

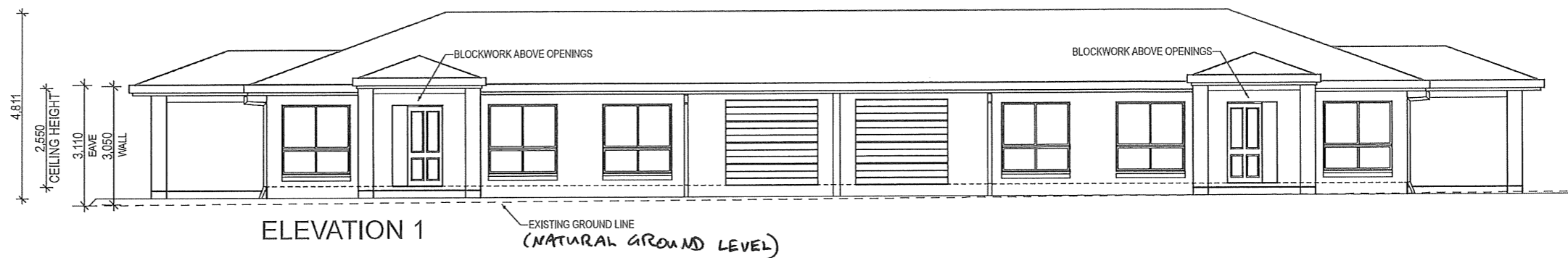
27/4/26



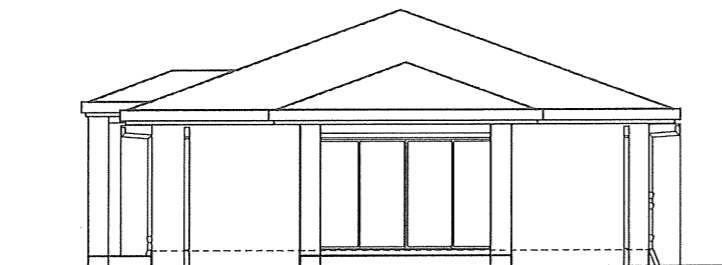
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k3cqe03zvck

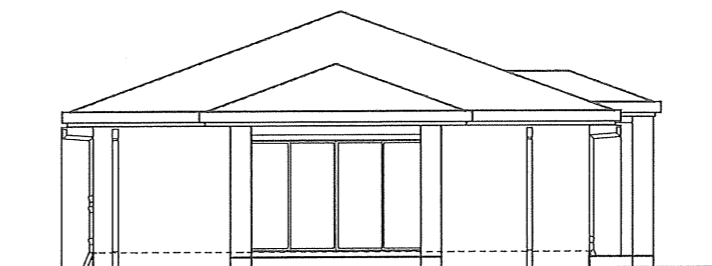
2.56cm 3868-k3cqe03zvck



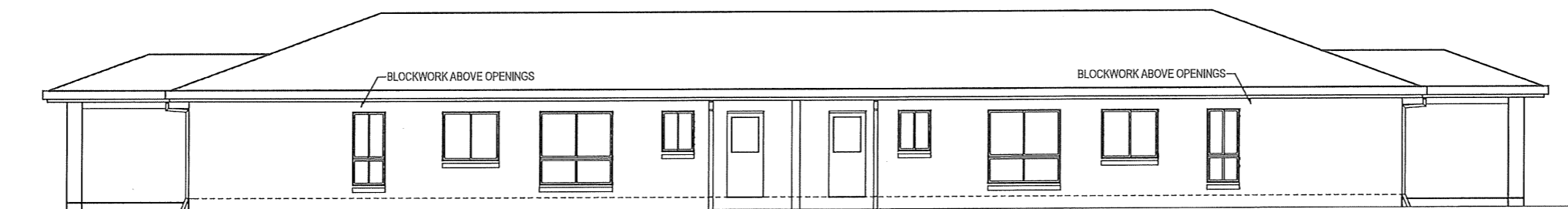
ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 3

NOT TO SCALE UNLESS ON A2 PAGE

ARTICULATION JOINT SPACING: 5m

3868

3868

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FLOOR AREA	279.73 M2	SCALE	1:100
PORCH/CARPORT AREA	31.60 M2	ROOF	Metal 20.1°
PATIO % OF FOOTPRINT	10.1%	EXT WALL	190 BLOCK
		CEILING HT	2550C/2600S
		WIND RATING	C2

NOTE: WINDOWS AND DOORS SHOWN ARE STANDARD BLOCKS ONLY. FOR DETAIL ON PANEL SIZE & POSITION SEE CODES ON THE FLOOR PLAN. WINDOW SIZE AND STYLE ARE INDICATIVE ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions. Where inadvertent changes to the originally specified dimensions and/or spaces occur, the Owner(s) will only be entitled to compensation for consequential financial loss on a resale basis, as assessed by a registered valuer nominated by the Queensland Institute of Valuers and a refund for items charged for, but not incorporated in the Contract

J. BROWN
 Lot 2 Endeavour Street, PORT DOUGLAS
 QLD, 4877
 RP. SP 346849 MAP REF.

Only sign if 100% correct. If not correct please contact your consultant.
 CLIENT: DATE: 26/04/2026
 CLIENT:
 BUILDER: DATE: 27/4/26
 NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY