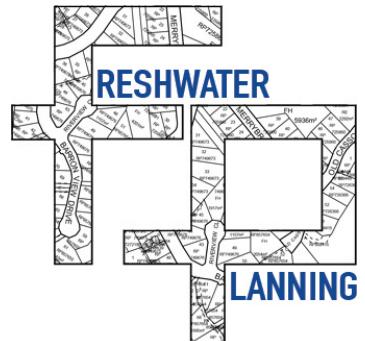


Your Ref: CA 2008_2452/3
Our Ref: F25/03

05 January, 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873



**Attention: Daniel Lamond/Neil Beck
Environment and Planning**

Dear Sir,

**RE: DEVELOPMENT APPLICATION CA 2008_2452/3
REQUEST TO CHANGE DEVELOPMENT APPROVAL
DEVELOPMENT APPROVAL – ANDREASSEN ROAD, CRAIGLIE
LOT 1 ON RP725770, LOT 3 ON RP730522 AND LOT 24 ON SR423.**

This request for a Change to the Development Approval's CA 2008_2452/3 over land described as Lot 1 on RP725770, Lot 3 on RP730522 and Lot 24 on SR423, situated on the Captain Cook Highway, Mowbray and Andreassen Road, Craiglie is submitted on behalf of Port Douglas Estate Pty Ltd the applicant and owner of the site.



Change to Development Approval (Minor)

The Development Approval over the site was Approved by the Douglas Shire Council in late October, 2017 and recently Extended in mid-July, 2022. Representations are provided in this letter in relation to provision of the Infrastructure Agreement. The current Development Approval does not allow for the ability for the inclusion of the now Trunk Infrastructure of Andreassen Road as this Road was not Trunk Infrastructure when the Approval issued. Andreassen Road became Trunk Infrastructure when it was nominated in the Local Government Infrastructure Plan in June, 2018. It is requested that the Development Approval be amended to reflect this within the current Approval.

It is requested that the ability for the introduction of the delivery of now nominated Trunk Infrastructure, being Transport (Future Trunk Roads) TRF006 Andreassen Road – Future Urban Major Collector, and any appropriate Infrastructure Services within the Andreassen Road be included in the Development Approval. It is requested that the Conditions be Amended to the following:



Infrastructure Agreement

8. *The infrastructure plan as outlined by Condition 7 and any drainage works along or in proximity to Andreassen Road as determined by Conditions 4, 5 and 11, may require the construction of Trunk Infrastructure works to support the development. The cost of constructing Trunk Infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works to construct the infrastructure. All trunk infrastructure, headworks or otherwise is subject to the*

applicant/owner entering into an Infrastructure Agreement with Council prior to the issue of a Development Permit for Operational Works.

The agreement shall document the terms and conditions under which the infrastructure is to be built and how and when the applicant/owner is financially reimbursed.

Page 2

In addition, the applicant/owner may incorporate additional aspects to the above Infrastructure Agreement that includes the reimbursement or offset for costs incurred, or Contributions made under Condition 4 or another Condition, by the applicant/owner that are directly related to, or reasonably ancillary to, the delivery of Trunk Infrastructure or the delivery of works on public land for the benefit of the Douglas Shire, as agreed between the owner/applicant and the Council.

It is considered that the proposed Change to Development Approval results in a more appropriate outcome ensuring that an economically viable development can be delivered. The proposal will continue to foster Residential Growth within Craiglie/Port Douglas Area and the Douglas Shire.

The proposed Changing Development Approval is provided in accordance with the relevant Sections of the *Planning Act, 2016 and DA Rules.*

This completes this Request to Change the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

Yours faithfully,


MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Port Douglas Estate Pty Ltd
Contact name (only applicable for companies)	Patrick McNamee
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	0402729004
Applicant's reference number(s) (if applicable)	F25/03

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

Yes – the written consent of the owner(s) is attached to this change application
 No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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
			Andreassen Road	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	24	SR423	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Captain Cook Highway	Mowbray



Queensland
Government

	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	RP725770	Douglas Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Captain Cook Highway	Mowbray
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	3	RP730522	Douglas Shire Council

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: <input type="text"/>	

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: <input type="text"/>	

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	CA 2008_2452/3	31 October, 2017	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Change of Development Approval updating Conditions based upon new Trunk Infrastructure

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5
 Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

No – proceed to Part 7

Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdlip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

No

Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

No

Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

No

Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

No

Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

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

I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request 1, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

Yes

Note: See the Planning Regulation 2017 for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

Yes

Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, 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 relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

14) Applicant declaration

By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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		