

**From:** Heidi McPeake  
**Sent:** 26 May 2017 10:34:07 +1000  
**To:** Info (Shared)  
**Cc:** James McPeake  
**Subject:** McPeake Town Planning submit Development Application - 25 Rainforest Drive Julatten  
**Attachments:** Kennel design.pdf, Planning Report.pdf, Proposal Plan.pdf, sara-idas-form-1.pdf, sara-idas-form-5.pdf

Good Morning,

Please see the attached Planning Report, IDAS forms and supporting information for a Material Change of Use Application (Animal Keeping - Dog Kennels), at 25 Rainforest Drive, Julatten.

If I could please be called when the application has been received so I can arrange a payment of the fees over the phone, that would be appreciated.

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Regards

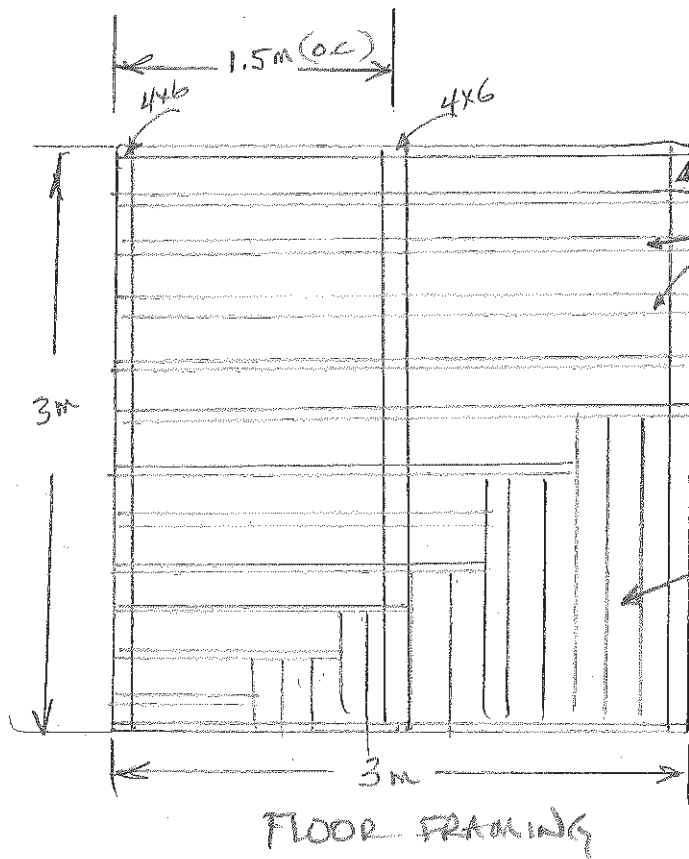
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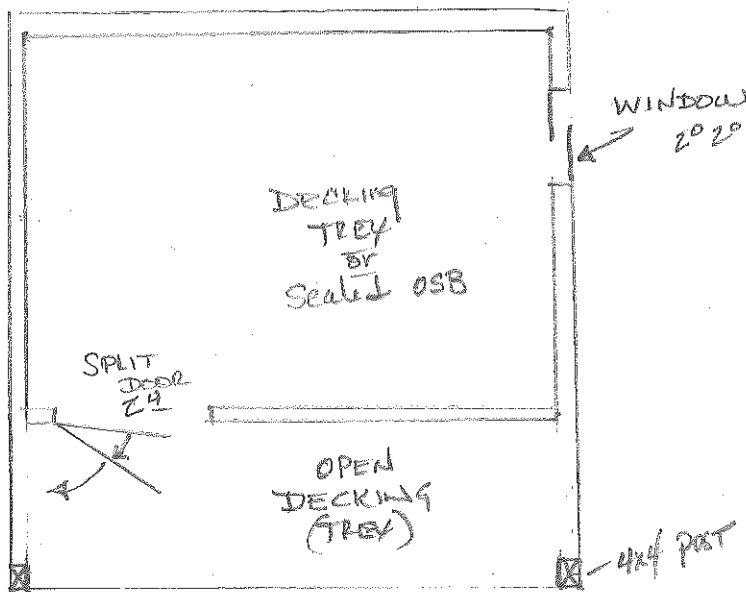


2x4 = 35mm x 90mm  
 4x6 = 89mm x 140mm  
 TREX = ?

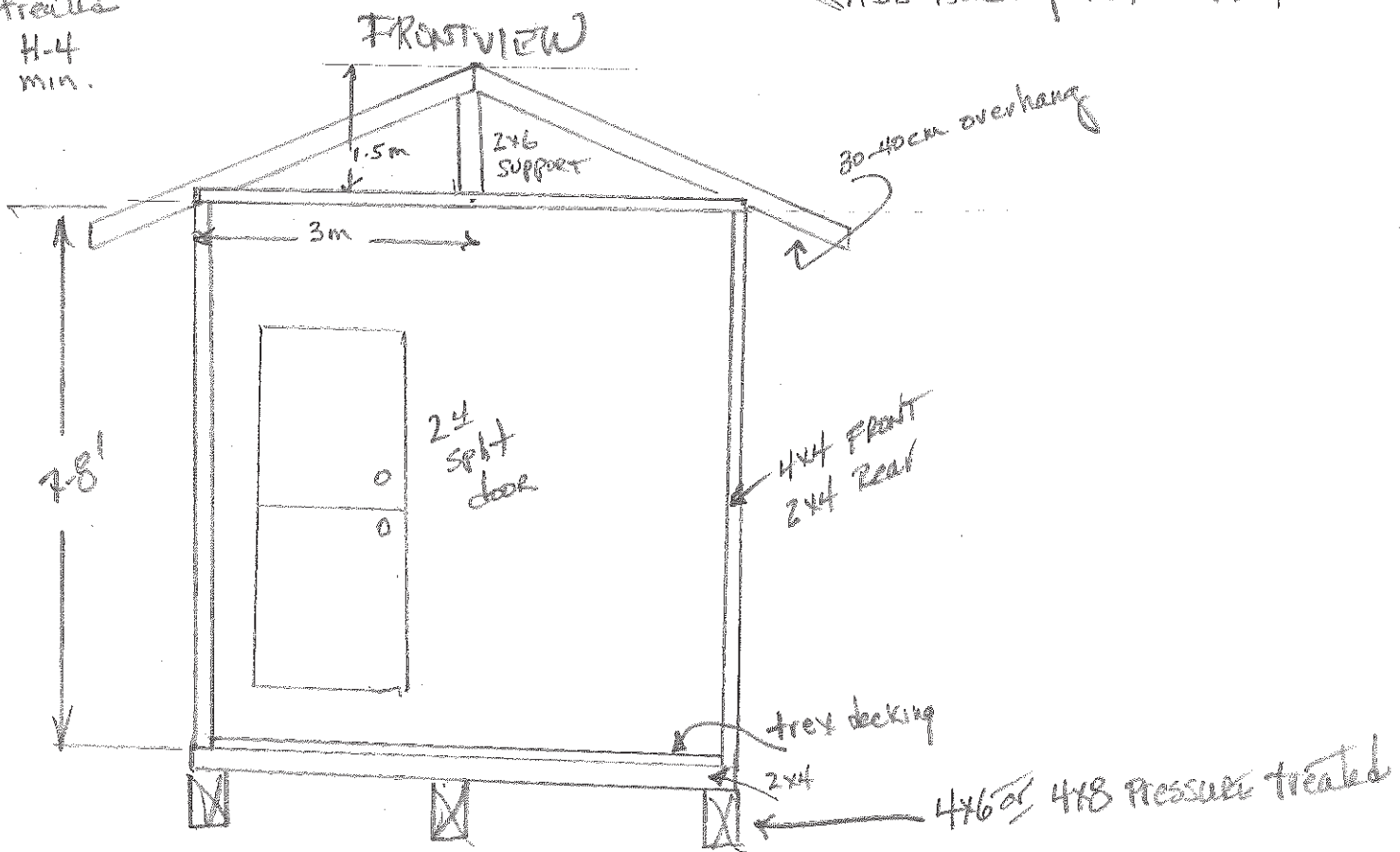
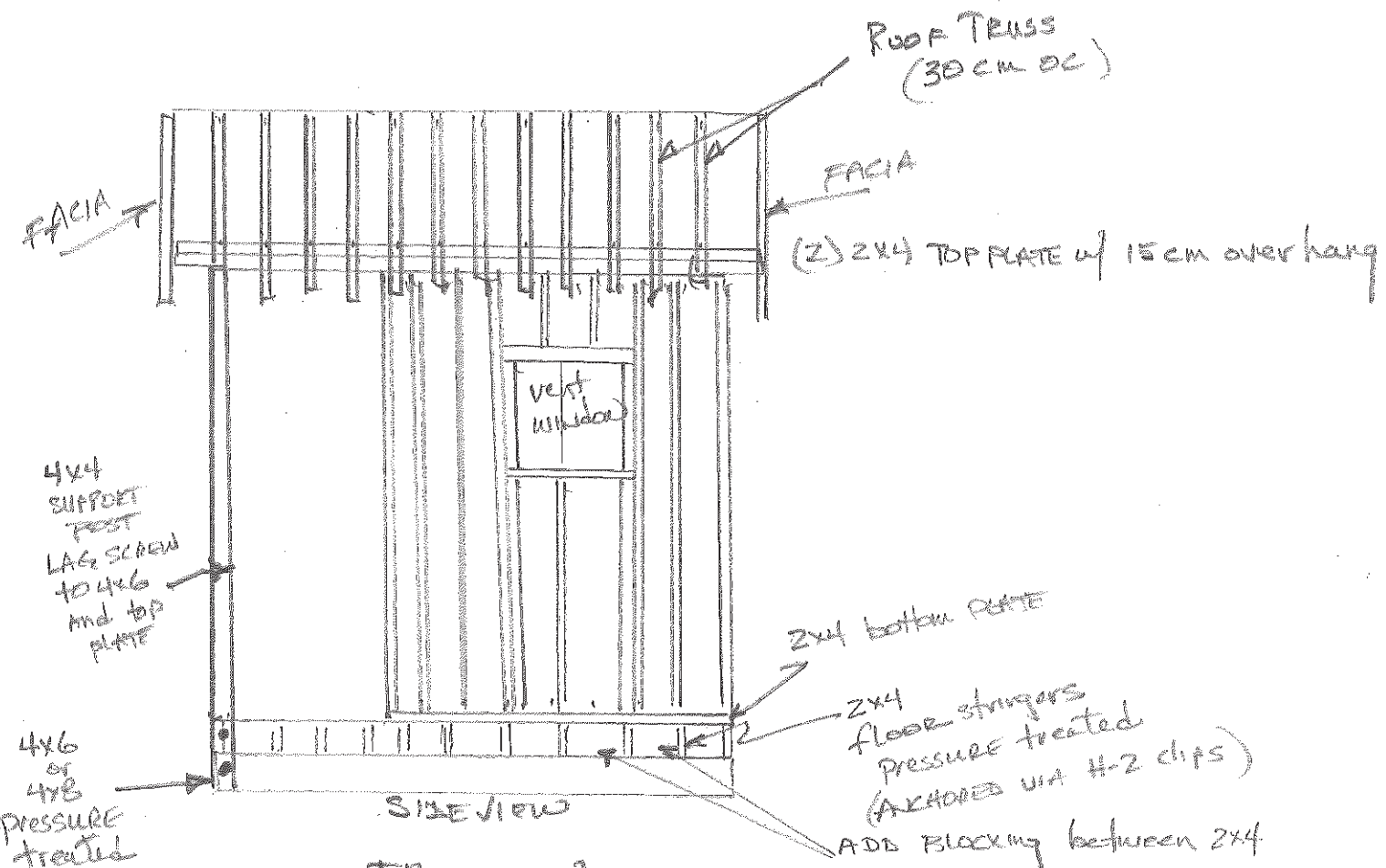
Stringers Anchored to 4x6 via  
 H2 CLIPS -  
 2x4 Blocking @ ends

1x6 TREX Decking  
 Anchored w/ 3" GALVANIZED  
 SCREWS

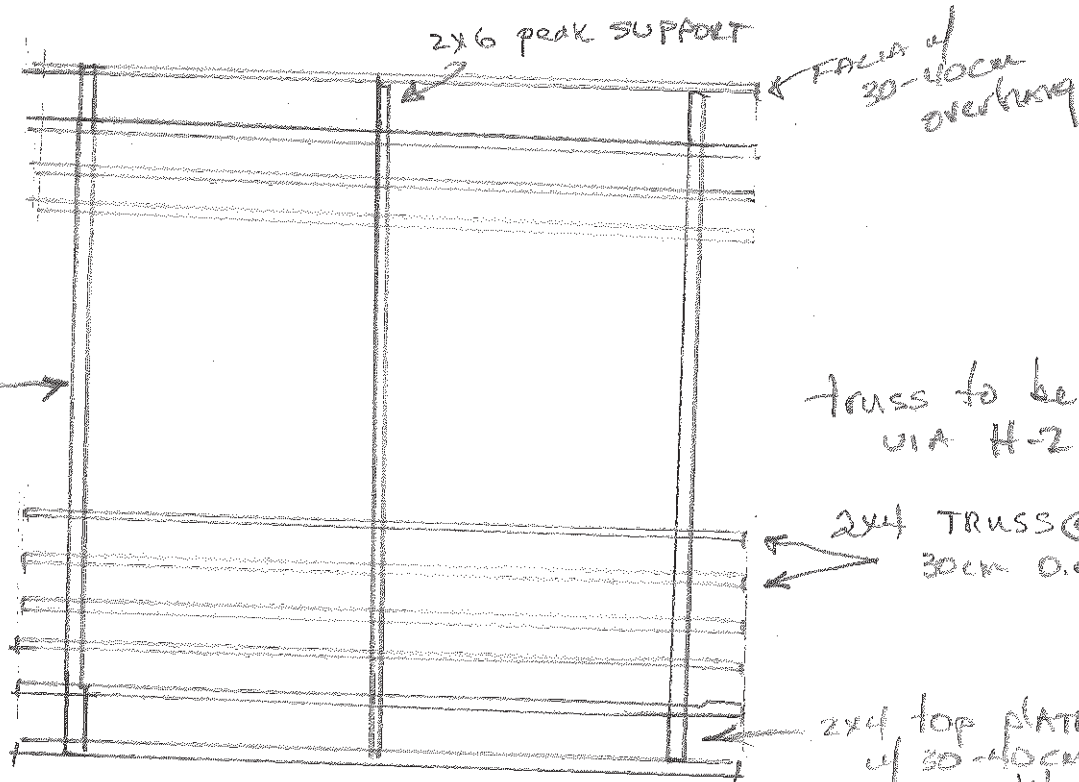
4x6 - ALL Pressure treated  
 "H-4"



FLOOR PLAN



OUTSIDE  
WALL

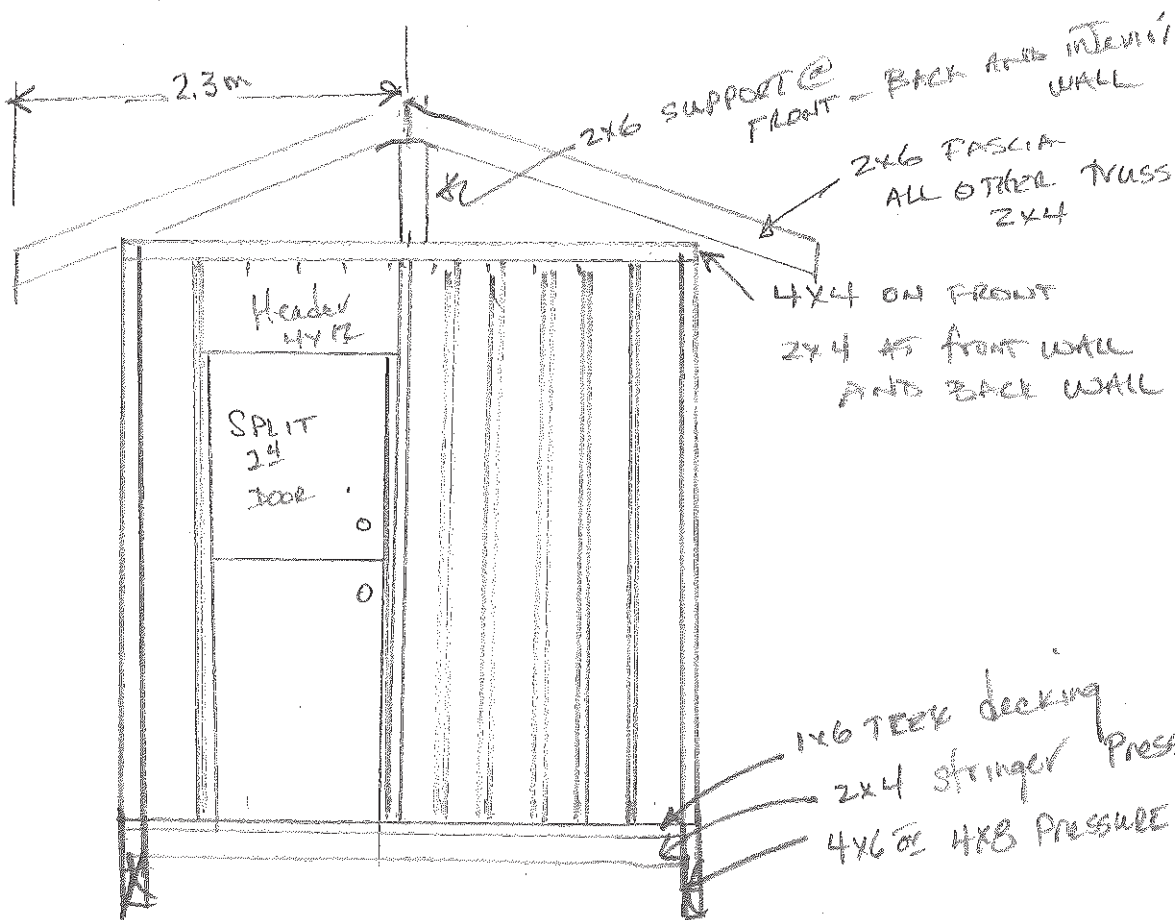


Truss to be anchored  
via H-2 clips

2x4 TRUSS @  
30cm O.C.

2x4 top plate  
w/ 30-40cm  
overhang

TRUSS to be covered w/ 14 GA CORRUGATED ALUM. or  
Anchored w/ ground screws 4cm O.C. steel  
Roof



2x6 support @  
FRONT - BACK AND INTERIOR  
WALL

2x6 FASCIA  
ALL OTHER TRUSS  
2x4

4x4 ON FRONT  
2x4 AS FRONT WALL  
AND BACK WALL

1x6 TEEK decking  
2x4 stringer Pressure treat  
4x6 or 4x8 Pressure treat

# MATERIAL LIST

## — Lumber —

- (30) 2x4x8' DF
- (11) 2x4x10' DF.
- (12) 2x4x10' Pressure treat
- (3) 4x6or8x10' Pressure treat
- (4) 2x6x~~12~~8' DF.
- (12) 2x4x8' DF. (42 TOTAL)

- (1) 4x12x30" Header
- (2) 4x4x10' Pressure TREAT

Pressure treat  
H 4 Level

## Decking

- (22) 1x6x9' TREX

## Metal

- (40) H-2 clips

## Siding

- (10) 4x8-

- (8) OSB INSIDE

- (1) Door

- (1) Window

**Development Application Report: Material Change of Use – Animal Keeping (Dog Kennels) at  
25 Rainforest Drive, Julatten on land described as Lot 10 on RP747823.**

## **Contents**

- 1. Executive Summary**
- 2. Required IDAS Forms + details of appendices**
- 3. Site Characteristics**
- 4. Planning Assessment**
- 5. Conclusion**

**APPENDIX A: Owners Consent and IDAS Forms 1 & 5**

**APPENDIX B: Plans**

## **1. EXECUTIVE SUMMARY**

McPeake Town Planning QLD Pty Ltd as applicant on behalf of the property owners Malcom Wallace and Alicia Knudsen, submit this Development Application for Material Change of Use (Animal Keeping – Dog Resort) on Lot 10 on RP747823, located at 25 Rainforest Drive, Julatten.

The proposed land use and activities are deemed impact assessable under the Mareeba Shire Planning Scheme 2016. The development will undergo a period of 15 business days of public consultation.

The proposal will involve the construction of eight (8) chalets that will each house 1 dog, with the provision of a maximum of 2 siblings or related dogs to stay in a single chalet. With the total permitted amount of dogs being 10. Each chalet will have a private fenced area. During the day dogs will be rotated through a separate large fenced outdoor run. Within the run dogs will be exercised and entertained to reduce stress levels. Dogs will also be taken on 2 long walks each day to stimulate and tire them out. At night dogs will be placed within individual solid timber constructed chalets. Each Chalet will contain solar powered TVs and DVD Players and fans to provide the dogs with back ground stimulus which has been found to settle dogs.

It's considered that the proposed activity is situated a significant distance away from a sensitive land use (houses). Furthermore, the operators have measures (exercise, activities, behavioural training and ultra-sonic bark control devices) in place to reduce any potential undesirable behaviours of dogs during their stay. Initially clients will screen the dogs before they are brought on site. With any dogs being identified as having behavioural issues, being cared for at their own home whilst their owners are away.

It's considered that the proposed development is generally compliant with the relevant Codes; Policies and Conditions under the Mareeba Shire Planning Scheme 2016, and should be recommended for approval with reasonable and relevant conditions.



## **2. REQUIRED IDAS FORMS & DETAILS OF APPENDICES**

All required IDAS forms that are required to be completed to support this Development Application as per SPA are completed and lodged via the Councils online system.

IDAS forms completed supporting this Development Application include:

- IDAS Form 1- Application Details
- IDAS Form 5 - Material Change of Use
- Owners Consent.

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

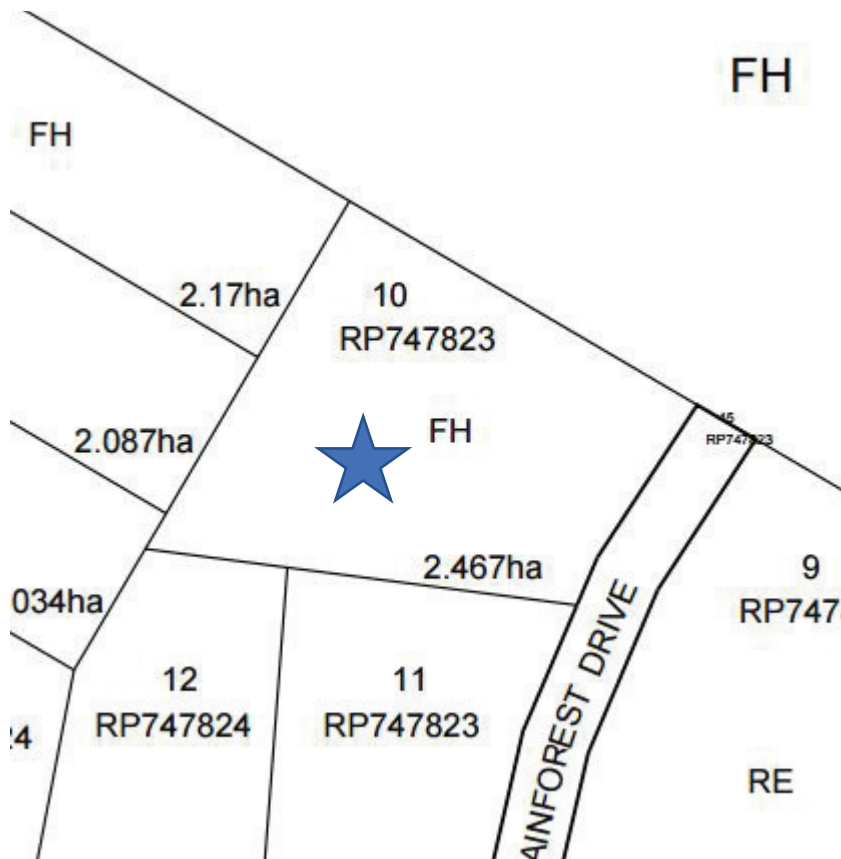
- SmartMap
- Proposal Plan

### 3. Site Characteristics

#### Address and Property Description

- Lot 10 on RP747823
- Total land area – 2.467ha

Figure 1: Smart Map



Source: Queensland Globe, accessed 11/05/2017.

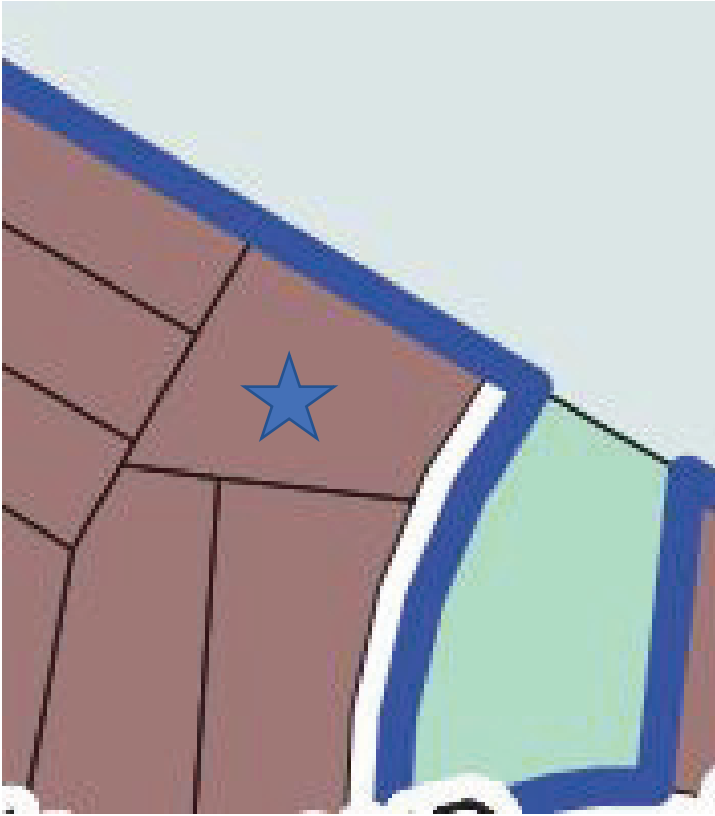
#### Local Planning Authority

- Mareeba Shire Council
- Mareeba Shire Planning Scheme 2016

#### 3.2 Site Tenure

The subject site is freehold land.

### Zoning of the Subject Site – Rural Residential (Precinct C)



### 3.3 Physical Characteristics and Surrounding Land Uses

The subject site is located at the end of a cul-de-sac in the locality of Julatten. The subject area is characterised by larger rural residential properties in a 2 hectare precinct with the northern property a large rural property with cattle grazing. Opposite the subject site is a council owned recreational reserve with a building hired for occasional events and a Sunday church service. The site has access from rainforest drive that is a fully sealed road. The subject site is predominantly flat with two man made ponds/dams and a drainage line through the middle of the property. The western portion of the block has a gentle slope. There is some vegetation present on the property predominantly along the boundaries and drainage line on the property. No vegetation will be damaged or removed as a result of this proposal. A dwelling house is located on the property with sufficient area for parking onsite. The closest residential building is approximately 170 metres away, providing a large setback.

### 3.4 Proposal details

The owner operator is a passionate dog lover with experience as a vet nurse, at animal shelters and has a degree in zoology. The aim is to create a boutique kennel that is an enjoyable home away from home for their clients.

- The proposal will consist of the construction of eight (8) chalets with one (1) dog in each chalet.
- With the provision of a maximum of 2 siblings, or related dogs to stay in a chalet.
- With the total permitted amount of dogs being 10.
- The chalet will measure 3 x 3 metres and located along the large pond at the front of the property along the vegetation line. The chalets will be elevated to enable easy cleaning and manoeuvrability. A draft plan of the chalets is provided in Appendix B.
- A fenced outdoor run will be erected
- The business will be owner operated with no additional staff
- A behaviour management plan will be in place including:
  - Ultrasonic bark control devices in all chalets. This is unable to be heard by humans.
  - A sound proofed room is located in the dwelling house that will serve a temporary accommodation for dogs that may need additional supervision.
  - Outcalls/house visits will also be conducted by the business to help those in the region that may have dogs not suited to a kennel environment and/or need behavioural help.
- Drop off/pickup will be by appointment only. The business will also offer a drop off/pick up service which may reduce vehicular traffic.

**Figure 2 Aerial image of the subject site**



Source: Google earth/Queensland Globe, accessed 23/05/2017

## **4. PLANNING ASSESSMENT**

### **4.1 Introduction**

This proposed Material Change of Use (Animal Keeping - Kennel) is assessed in accordance with the relevant policies of the Mareeba Shire Planning Scheme 2016 and any other planning documents relevant to the application.

### **4.2 Level of Assessment and Applicable Codes**

In accordance with the Mareeba Shire Planning Scheme 2016 the development assessment needs to address the following local codes/policies as well as the relevant Strategic Outcomes:

- Zone: Rural Residential (Precinct C – 2HA precinct)
- Use Code: Rural Activities Code
- Overlays: Bushfire Hazard Overlay (High and Medium), Agricultural Land Overlay (Class A)
- General Codes: Landscaping Code, Parking and Access Code, Works, services and infrastructure code

### **Strategic Outcomes**

#### ***General Statement of Compliance:***

It is considered that the proposal is not in conflict with any of the strategic outcomes of the Mareeba Shire Planning Scheme 2016. The proposed land use is suited to a rural residential area as the lot sizes are large enough to provide sufficient buffer and not reduce residential amenity. The subject site has all the required services and access.

#### ***3.3.10 Element—Rural residential areas***

##### ***Specific outcomes***

*(1) Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.*

*(2) Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.*

*(3) No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.*

*(4) Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.*

(5) Limited agricultural and animal husbandry activities may occur in rural residential areas where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the rural residential areas.

(6) Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.

**Complies.** The proposed use is a small scale non-residential use and will not impede on residential amenity. A behavioural management plan will be in place to manage the behaviour of dogs boarding there. Sufficient setbacks are provided to surrounding residential homes.

#### Rural Residential Zone Code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	<b>AO1</b> Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	<b>Complies.</b> The proposed chalets are of small scale being under 3m in height.
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Rural	<b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m <sup>2</sup> in gross floor area; and (b) 5.5 metres above natural ground level.	<b>N/A</b>

Performance outcomes	Acceptable outcomes	Applicant response
residential zone.		
	<b>AO2.2</b> On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m <sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.	<b>Complies.</b>
<b>Siting, where not involving a Dwelling house</b>		
<b>PO3</b> Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	<b>AO3</b> Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m <sup>2</sup> precinct; and (e) 3 metres from a side or rear boundary otherwise.	<b>Complies.</b> The chalets will be setback approximately 70 metres from Rainforest Drive.
<b>Accommodation density – N/A</b>		
<b>For assessable development</b>		
<b>Site cover</b>		
<b>PO5</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land;	<b>AO5</b> No acceptable outcome is provided.	<b>Complies.</b> The proposed use has a very small site coverage.

Performance outcomes	Acceptable outcomes	Applicant response
(b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.		
<b>Building design</b>		
<b>PO6</b> Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	<b>AO6</b> No acceptable outcome is provided.	<b>Complies.</b> The chalets are small scale and well designed.
<b>PO7</b> Development complements and integrates with the established built character of the Rural residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO7</b> No acceptable outcome is provided.	<b>Complies.</b>
<b>Non-residential development</b>		
<b>PO8</b> Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses;	<b>AO8</b> No acceptable outcome is provided.	<b>Complies.</b> The proposal will not have an impact on residential amenity. The nearest building is approximately 170 metres away and the subject site is vegetated to provide visual screening. A



Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) does not impact on the orderly provision of non-residential development in other locations in the shire; and</p> <p>(d) directly supports the day to day needs of the immediate residential community; or</p> <p>(e) has a direct relationship to the land on which the use is proposed.</p>		behaviour management plan will also be implemented.
<b>Amenity</b>		
<p><b>PO9</b></p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	<p><b>AO9</b></p> <p>No acceptable outcome is provided.</p>	Complies. As above.
<p><b>PO10</b></p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p>	<p><b>AO10</b></p> <p>No acceptable outcome is provided.</p>	Complies. As above.

## Agricultural land overlay code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible.	<b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.	<b>Complies.</b> Proposal is for animal keeping on Class A land.
<b>For assessable development</b>		
<b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity.	<b>AO2</b> No acceptable outcome is provided.network overlay maps contained in Schedule 2.	<b>Complies.</b> Proposal will not be in conflict with sensitive land uses.
<b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> :	<b>AO3</b> No acceptable outcome is provided.	<b>Complies.</b> No land is to be alienated.

Performance outcomes	Acceptable outcomes	Applicant response
(a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.		
<b>If for Reconfiguring a lot – N/A</b>		

#### Bushfire Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Water supply for fire-fighting purposes</b>		
<b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.	<b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b>  <b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	<b>See A01.2</b>
	<b>AO1.2</b> Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or	<b>Complies.</b> Dam/pond available and bore water.

Performance outcomes	Acceptable outcomes	Applicant response
	(d) a swimming pool.	
<b>For assessable development</b>		
<b>Land use</b>		
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <p>(a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <p>(a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) hostel; or (h) residential care facility; or (i) retirement facility; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.</p>	<p><b>Complies.</b></p>
<b>Lot design – N/A</b>		
<b>Firebreaks and access</b>		
<p><b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003ao)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for firefighting and other emergency vehicles;</p>	<p><b>AO4.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003ao)</b>, roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather</p>	<p><b>Complies.</b> Sufficient access is provided.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed	standard complying with Planning Scheme Policy 4 - FNQR  <b>AO4.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003ao)</b> , firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	
<b>Hazardous materials - N/A</b>		
<b>Private driveways – N/A</b>		

#### Rural Activities Code

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>If for Aquaculture – N/A</b>		
<b>If for Intensive animal industries – N/A</b>		
<b>If for Animal keeping or Intensive animal industries</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO5</b> Animal keeping or Intensive animal industries are located on land which has an area, dimensions and topography which allow the use to function appropriately and be sufficiently separated from adjoining properties and uses.	<b>AO5.1</b> Development is located on a site which has an area of 60 hectares or greater.  <b>AO5.2</b> Development is located on land which has a gradient which is not greater than 10%.	<b>Complies with PO5.</b> The proposal is a small scale chalets /dog resort with only 8 chalets. There is a sufficient setback to adjoining residential uses (170 metres plus) as well as landscaping to provide visual screening.
<b>If for Forestry for wood production or Permanent plantation – N/A</b>		
<b>If for Roadside stall – N/A</b>		
<b>If for Rural industry</b>		

## Landscaping Code

### **Purpose**

*(1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:*

- (a) complements the scale and appearance of the development;*
- (b) protects and enhances the amenity and environmental values of the site;*
- (c) complements and enhances the streetscape and local landscape character; and*
- (d) ensures effective buffering of incompatible land uses to protect local amenity.*
- (2) The purpose of the code will be achieved through the following overall outcomes:*
- (a) Landscaping is a functional part of development design and is commensurate with the intended use;*
- (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;*
- (c) Landscaping treatments complement the scale, appearance and function of the development;*
- (d) Landscaping contributes to an attractive streetscape;*
- (e) Landscaping enhances the amenity and character of the local area;*
- (f) Landscaping enhances natural environmental values of the site and the locality;*
- (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;*
- (h) Landscaping provides shade in appropriate circumstances;*
- (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and*
- (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.*

**General Statement of Compliance:**

**Complies.** The proposal is located on a parcel of land with a large amount of mature vegetation that maintains the visual amenity of the locality. The Chalet area is located in a section of the site that will provide the best screening from adjoining properties. The northern and far western perimeter of the chalet area is benefited by a significant stand (50m wide) of mature rainforest vegetation. It's considered that due to the extent of mature native vegetation that is already onsite no further landscaping will be required to facilitate this proposed development.

**Parking and Access Code****General Statement of Compliance:**

**Complies.** The subject site has sufficient space for the minimum 3 required parking spaces. It's proposed that the development will provide at least 3 spaces in front of the existing shed that is located to the west of the site access. Access to the property via Rainforest Drive which is in a sealed bitumen state.

**Works, Services and Infrastructure Code:****General Statement of Compliance:**

**Complies.** The subject site already has the required services (mains power, bore water, bio cycle sewerage). Waste output is not expected to increase dramatically as a result of the development. The owners are considering utilising onsite composting of the dog faeces

**5.0 CONCLUSION**

It's considered that the proposed development is consistent with the DEOs and Codes applicable to this development application. No major non-compliances have been observed. This proposal is not inconsistent with the surrounding rural residential area and is small scale. The site has sufficient area for the required car parking and landscaping to reduce any traffic and amenity impacts.



PROPERTY DETAILS	
LOT 10 CN RP747823	2.467 ha
PROPOSED DOG RUN	825.0 m <sup>2</sup>
PROPOSED KENNELS	8
PROPOSED CARPARKS	4

1  
01  
AERIAL OVERLAY  
SCALE 1:700

ENCLOSURE AREA

DOG KENNELS (3m x 3m)

DOG RUN  
75000

ADMIN ROOM

CARPARKS

RAINFOREST DRIVE

LOT 10 ON RP747823

DEVELOPMENT APPLICATION - AERIAL OVERLAY - 1:700 (A3)  
25 RAINFOREST DRIVE, JULATTEN QLD 4871



PAPER #: 17051901 VERSION: A

DATE: 19/05/2017 TIME: 04:50 PM

CLIENT:

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DISCLAIMER: THIS SITE PLAN LOT BOUNDARY DIMENSIONS HAVE BEEN PREPARED WITH GREAT CARE AND ARE A ROUGH ESTIMATE AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSES. EXACT SUBDIVISION DIMENSIONS TO BE CONFIRMED VIA LICENSED CADASTRAL SURVEYOR.

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# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

**Malcom Wallace and Alicia Knudsen c/- McPeake Town Planning**

For companies, contact name

**James McPeake**

Postal address

PO Box 5710

Suburb Cairns

State QLD

Postcode 4870

Country

Contact phone number

07 42319872

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

info @stca.com.au

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?****Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☒ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Animal Keeping (Dog Kennels)

d) What is the level of assessment? (Please only tick one box.)

☒ Impact assessment    ☐ Code assessment
**Table B**—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment    ☐ Code assessment
**Table C**—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule    ☒ Not required

**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		25	Rainforest Drive, Julatten	4871	10	RP747823	Mareeba Shire
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural Residential		See DA report
ii)			
iii)			

**Table E**—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of land on which the development is proposed** (indicate square metres)

24600m2

**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

House

**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

☒ No      ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table G**

Name of owner/s of the land	<b>Alicia Knudsen and Malcolm Wallace</b>
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

**Table J**

Lot on plan description for strategic port land	Port authority for the lot

**Table K**

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

**10a. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

**Table L**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

**11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

**12. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 1 and 5	Email
Planning Report	Email
Proposal Plan	Email

**13. Applicant's declaration**

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

**Notes for completing this form**

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

**Applicant details**

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

**Question 1**

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

**Question 6**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

**Question 10**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

**Question 10a**

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481.

**Privacy**—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)**

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

# IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

## Mandatory requirements

**1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Dog Kennels	Animal Keeping	8 Kennels and 10 Dogs	7 days	--

**2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)



**3. Does the proposed use involve the following? (Tick all applicable boxes.)**

The reuse of existing buildings on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New building work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

**Mandatory supporting information****4. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> <li>the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)</li> <li>the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves reuse of other existing work</b>		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

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