

Date:

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

Via email: planningscheme@douglas.qld.gov.au

**Ferrero Road Retirement Project: Request for maintenance of existing urban footprint -
Draft Douglas Shire Planning Scheme**

I understand that the owner of Lot 1 on RP726242 and Lot 84 on SR396, Ferraro Rad, Craiglie proposes to develop the land as a Retirement Facility; and is campaigning for an amendment to zoning of that land to allow such a development.

I do not agree that this land be re-zoned. The fixed urban footprint should be maintained.

The Council cannot simply rezone that parcel of land for a retirement village as this is not a valid zoning category. It would need to rezone it for residential development generally, permitting development other than a retirement village. Re-zoning that piece of land would represent special treatment for this developer, and create a precedent for further development applications on rural land.

The fixed urban footprint has kept development out of the rural landscape, maintained the beauty of the shire and allowed efficient service provision, keeping the pressure off rates. It is vital for the future of agriculture and avoids the need for a new water supply like a dam on the Daintree, Mossman or Mowbray rivers.

Douglas is a beautiful shire, in part because development is constrained to a tight urban footprint. The failure of other councils to properly control development will help Douglas maintain its edge in tourism, ensure a future for agriculture and keep it a beautiful place to live.

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Submitter/s Names/Signatures (each submitter to sign)

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Submitter/s Address/es