

Ref: ET25-WEST

Elizabeth Taylor  
Town Planner  
23 Vallely Street  
**FRESHWATER QLD 4870**

24 September 2025

Chief Executive Officer  
Douglas Shire Council  
P O Box 723  
**MOSSMAN QLD 4873**

**Attention: Mr Daniel Lamond**

Dear Sir,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE TO ALLOW LOTS 12 & 13 SP108636, BEING PART OF THE BODY CORPORATE SCHEME KNOWN AS THE LINKS – NORTH COMMUNITY TITLE (26894), LOCATED AT 70 NAUTILUS STREET, PORT DOUGLAS AND APPROVED FOR MULTIPLE DWELLING (TOURIST) SHORT TERM ACCOMMODATION - TO ALSO BE USED FOR MULTIPLE DWELLING - PERMANENT OCCUPATION**

### **Introduction**

This Application, for Material Change of Use (MCU) seeks approval for Lots 12 & 13, as described above, to be used for permanent occupation under the Multiple dwelling land use definition in the current Planning Scheme; in addition to retaining existing use rights for short term/tourist occupancy (Short term accommodation) approved under a previous Planning Scheme.

The Paradise Links complex at 70 Nautilus Street, Port Douglas, was originally approved for a mix of resort style land uses with the Villa Units only approved as Multiple dwelling (Tourist).

This Application is submitted on behalf of Michael West & Simone Dobias, the owners of Lots 12 & 13 SP108636.

The Application is comprised of:

- DA Form 1 at Attachment 1; and
- Supporting town planning submission.

### **Background**

My clients own two Villa Units in Paradise Links that share a common wall. My clients reside in Unit 12, and their elderly mother resides in the neighbouring unit, Unit 13, which was purchased more recently.

### **The Site and Locality**

Paradise Links is located on the outskirts of Port Douglas and residents/guests enjoy a recreational lifestyle adjoining a golf course, Four Mile Beach is nearby and all the amenities of Port Douglas are just a short drive away.

Villa Units 12 & 13, the subject of this Application, are located in Paradise Links. The complex comprises a total of 66 residential lots, containing 38 Villa Unit lots with the remaining 28 lots being holiday dual key units, all with access to various ancillary facilities. Paradise Links is located at 70 Nautilus Street, Port Douglas.



Paradise Links has a gated entry/exit and a second exit and porte-cochere for bus set-down at the reception area fronting Nautilus Street. The 38 Villa Units in the complex have direct golf course frontage and all comprise private entrances, front courtyard gardens and secure lock-up garages. The complex also includes 28 dual key units and ancillary facilities, including several swimming pools, BBQ facilities and a tennis court. Residents and guests also have access to the adjacent Golf Clubhouse and Four Mile Beach is an easy 500 metre stroll.

58 car parking spaces are provided in designated 1 & 2 car garages connected to each of the 38 Villa Units. 20 Villa Units have 2 designated undercover car spaces located in a secure lockup garage with storage, and 18 Villa Units have 1 designated undercover car space located in a secure lockup garage with storage.

Lots 12 & 13 each have one (1) designated car space, located in a garage adjacent to the front facade of each Villa Unit.

A photograph of the street view of Villa Units 12 & 13 is attached below.

**STREET VIEW OF VILLA UNITS 12 & 13**



Both Villa Units 12 & 13 comprise a private entry, 2 bedrooms, 2 bathrooms, a spacious living/dining/kitchen area with separate toilet and laundry, a verandah that overlooks the 3<sup>rd</sup> fairway, private courtyard gardens and a lock up garage with storage. Each Villa unit is very spacious and has a total area of 194m<sup>2</sup>.

A copy of various survey documents relating to Lots 12 & 13, is attached at Attachment 2.

### **Planning Considerations**

No changes or additions to the Paradise Links complex, Villa Units 12 & 13 buildings or surrounds are proposed. There will be no visual impact associated with the proposed development, rather it is the introduction of an additional residential land use option within the two Villa Units that is likely to have less impact than the existing tourist/short-term use of the Villa Units.

This Application is a 'material change' to the occupation of the two Villa Units by adding the option of permanent occupancy to the existing short-term occupancy that currently applies to Villa Units 12 & 13.

In considering this additional use, Multiple dwelling, it is important to note that the Villa Units are large, spacious and totally suitable for permanent occupation.

In my professional opinion, only two planning issues require more detailed consideration. They are the zoning of the land, which is Tourist accommodation; and carparking, which differs in Table 9.4.1.3.b, of the Access, parking and servicing code of the Planning Scheme, between Short-term occupancy (Short term accommodation) and permanent occupancy (Multiple dwelling).

#### **Tourist accommodation zone**

The Purpose and Overall Outcomes for the Tourist accommodation zone, are outlined in the Code, as follows:



#### **6.2.14.2 Purpose**

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 4 : Strong communities and identity, Element 3.7.4 – Sense of place, community and identity.
    - (ii) Theme 5 – Economy. Element 3.8.2 – Economic growth and diversification, Element 3.8.2 – Tourism.
  - (b) provide for tourist accommodation development to establish in areas close to commercial and recreational services and facilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) A range of accommodation activities, with an emphasis on short-term accommodation is established at a scale and density to service tourist needs.
  - (b) Tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the site and the surrounding area as integral features of the theme and design of the development.
  - (c) Development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas.
  - (d) Development is designed to take into account the tropical climate by incorporating appropriate architectural elements and design features.
  - (e) Landscaping of tourist development is of a high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.
  - (f) Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

The relevant sections of the Strategic framework, listed above in section 6.2.14.2 Purpose Clause (2) are reproduced below, for ease of reference.

### **Strategic Framework – Theme 4: Strong communities and Identity**

#### **3.7.4 Element – Sense of place, community and identity**

- (1) Sense of place is the dual characteristic that derives from certain distinctive features of a place and the feelings and perceptions that people hold with respect to that place. Fostering a good sense of place promotes community attachment. New development in the Shire should avoid the delivery of homogeneous development consisting of identical communities. In growth areas, gated enclave communities will not be encouraged. The larger new developments will be supplied with a range of facilities to support new residents and to ensure that these new developments are a good place to live.
- (2) Many areas in the Shire have high quality character that derives from their buildings, pattern of subdivision and street layout. The Shire's older and traditional character is derived from the wide street, grid layout, tin and timber housing and vegetation. Intact commercial precincts consisting of shops, churches, halls, hotels, post offices, banks, hospitals and the like are recognised and will be retained.
- (3) New development will not be characterised by off-the-shelf corporate designs that have little regard for the Shire's unique communities and sense of place, in order to ensure the experience of living and visiting the Shire is not diminished.

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

- (1) The distinctive character and unique sense of place of towns and villages and other communities, including Aboriginal communities, throughout the Shire is maintained, promoting community pride and well-being and community safety and prosperity.

- (2) New communities in the Shire are established with a recognisable and distinctive sense of place.
- (3) Through site specific tropical design, franchise corporate designs are adapted to integrate with established urban qualities that make the Shire's local communities unique and distinct from other places.
- (4) Gated communities that offer little or no integration with surrounding and adjacent communities are not the preferred pattern of development in the Shire.
- (5) Important buildings in the community are designed to be readily recognisable for their purpose and use.

## Strategic Framework – Theme 5: Economy

### **3.8.3 Element – Tourism**

- (1) Tourism is a significant employer and generator of economic activity within the Shire. The Shire boasts two of the State's major icons, the World Heritage Wet Tropics and the Great Barrier Reef. The quality of the Shire's natural and rural landscapes, spectacular mountains, dramatic bluffs, outstanding scenic coastal areas and environmental features, and numerous historic and culturally significant sites are a major tourism drawcard.
- (2) The extent, range and configuration of tourist accommodation, facilities and services is based on the intrinsic and distinctive qualities of the Shire which promotes an efficient and sustainable tourism industry, and the well-being of the resident population.

#### **3.8.3.1 Specific outcomes**

- (1) Development that contributes to the tourism industry and complements and promotes the Shire's natural assets is facilitated. In particular, tourism development is consistent with, and sensitive to, the nature of tourism appropriate in different parts of the Shire.
- (2) A distinctive and attractive destination image for the Shire is fostered.
- (3) An efficient and coordinated pattern of tourism development is established which ensures tourist convenience and accessibility and focusses on the Tourism nodes as shown on the Strategic framework maps contained in Schedule 2.
- (4) Major tourist accommodation and entertainment areas will continue to focus in the Port Douglas Town Centre.
- (5) Tourist development in the Daintree Village, Cape Tribulation and other parts of the Shire:
  - (a) is of a scale appropriate to its location;
  - (b) respects the environmental quality of its surrounds;
  - (c) is limited in size and extent;
  - (d) consists of low-intensity activities, generally based on the appreciation of the natural environment.
- (6) Low intensity tourist activities may be acceptable in the rural areas, provided there are no adverse impacts on the natural environment, good quality agricultural land, farming practices and bona-fide extractive resource activities.
- (7) A limited number of low-intensity tourist accommodation facilities may be acceptable in Conservation areas where it is designed to integrate with its setting (e.g. similar to the Silky Oaks Resort in Mossman).
- (8) The development of bed and breakfast, cabin, homestead / farm-stay accommodation and other low impact tourism development is encouraged in appropriate locations.

Note: Many of the above extracted sections/clause of the Planning Scheme are not relevant to this assessment, as they refer to new development, in terms of built form and visual impact.

A previous 1996 Planning Scheme included a very clear planning policy position that sought to physically separate tourist accommodation from permanent residential accommodation, particularly in Port Douglas. This was a direct response to both real and perceived detrimental community impacts associated with the significant increase in tourist/visitors to the Shire and Port Douglas in particular, in the latter part of the 1980's when Christopher Skase opened the Sheraton Mirage in October 1987.

In more recent times there has been, in planning terms, an acknowledgement that some residents seek out tourist/recreational complexes in which to live permanently, in order to take advantage of the communal lifestyle and high-end ancillary services and facilities on offer.

The over 55's boutique lifestyle complexes that have become very prevalent over the past ten years are an example of a strong community desire, especially from older residents, for more communal living with access to high quality services and facilities.

In the Planning Scheme the Tables of assessment for the Tourist accommodation zone recognise this by including defined permanent residential land uses, such as, Dwelling house, Dual occupancy, Multiple dwelling, Residential care facility and Retirement facility, as either 'Self assessable, or Code assessable' development in the zone and by not specifying any of these permanent residential land uses as either 'Impact assessable' or 'Impact Inconsistent' land uses in the zone.

In the Planning Scheme, the zones where permanent residential accommodation is expected; being the Low-density residential zone, Low-medium density residential zone and Medium-density residential zone; Short-term accommodation is 'Impact assessable', creating a more stringent assessment process against the whole of the Planning Scheme to gain planning approval.

Support for a mix of permanent occupancy residential development and short-term tourist accommodation in the Tourist accommodation zone is reinforced, above, in Section 6.2.14.2(3)(a) & (f), which state:

- (a) - A range of accommodation activities, with an emphasis on Short-term accommodation is established at a scale and density to service tourist needs.
- AND
- (f) - Community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

(My emphasis).

“Community facilities activities” are defined in the Administrative definitions of the Planning Scheme, as:

Community facilities activities	Club (not requiring a liquor license and less than 100m <sup>2</sup> GFA) Community care centre Community use Educational establishment (not containing student accommodation) Funeral parlour Emergency services Health care services Hospital Place of worship
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The proposed development is not intending to exclude short- term occupancy of Villa Units 12 & 13, but to provide the option for either residential option, giving the lot owners flexibility that will have no detrimental planning impacts on the complex. The proposed development is considered compliant with the zoning of the land.

#### Car parking

Paradise Links has a total of 92 car parking spaces with 58 spaces of the 92 spaces (74%) covered.

Car parking for the 28 dual key units in the complex is provided in five (5) car parking areas located along the internal driveway in proximity to the units, providing a total of 20 car spaces for the 28 dual key units.

A total of 58 car parking spaces is allocated to the 38 Villa Units, with 20 Villa Units having a double garage and 18 Villa Units having a single garage.

In addition, 14 Visitor and staff parking spaces are provided along the internal driveway of the complex, in proximity to both the dual key units and Villa Units.

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The Purpose and overall outcomes for the Access, parking and servicing code are outlined, as follows:



#### 9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
  - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
  - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
  - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
  - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
  - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

Total car parking provided in Paradise Links is 92 car spaces, which is more than adequate for a development comprising a total of 66 Units, being 38 Villa Units and 28 dual key units.

Based on the current car parking requirements for Multiple dwelling and Short term accommodation, outlined in the Code at Table 9.4.1.3.b – Access, parking and servicing requirements, the following applies:

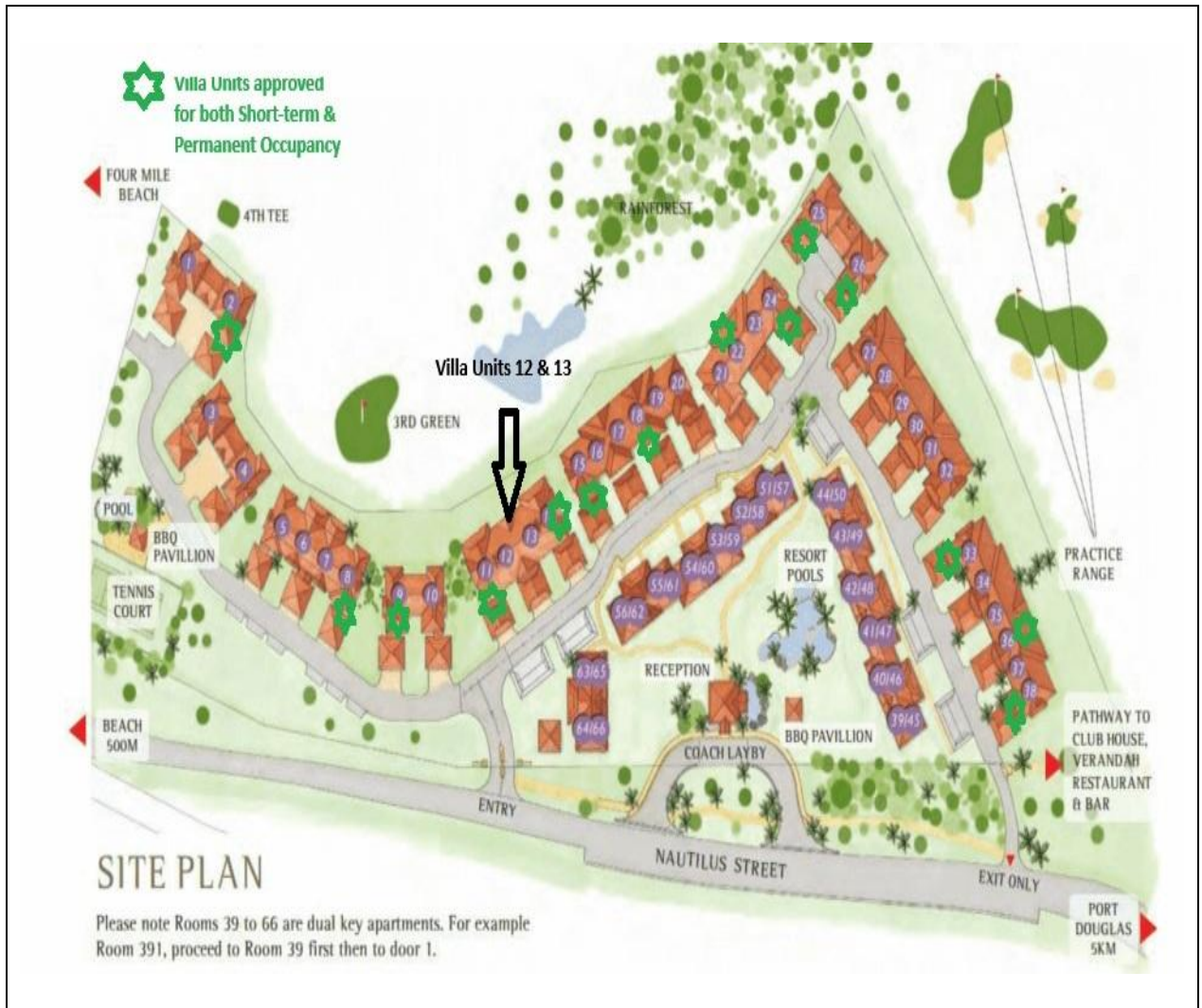
Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)

AND

Short term accommodation	<p>If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.</p> <p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p>	1 space per 10 rooms	n/a	SRV	
	<p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>				

Council has over the years approved fourteen (14) Villa Units in Paradise Links, both 3 bedroom/2 car garage Villa Units (2, 8, 9, 11, 14, 15, 24, 25, 26, 33 & 38) and 2 bedroom/1 car garage Villa Units (18, 22 & 36) for the option of either short-term and permanent occupancy.

The Site Plan, below, shows the location of Villa Units 12 & 13 and the 14 other Villa Units that have been approved for both short-term and permanent occupancy in Paradise Links.



The relevant provisions of the Code for calculating car parking associated with a particular land use, are specified for self-assessable and assessable development in PO1 and AO1.1 to AO1.4 of the Code, as follows:

### 9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
<b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</li> </ul>	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.  <b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.
<ul style="list-style-type: none"> <li>(g) whether or not the use involves a heritage building or place of local significance;</li> <li>(h) whether or not the proposed use involves the retention of significant vegetation.</li> </ul>	<b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.  <b>AO1.4</b> For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.

The proposed development complies with the relevant provisions of PO1.

In terms of AO1.1 to AO1.4; in this instance, only AO1.1 is relevant as the complex exists.

AO1.1 requires compliance with Table 9.4.1.3.b of the code, which specifies the minimum number of car parking spaces required on a site for a particular land use or land uses. A Multiple dwelling development, by virtue of the definition, refer below, comprises three or more dwellings for separate households.

Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex.	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility.
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Therefore, the prescribed 1.5 car parking spaces per dwelling unit in a Multiple dwelling development is a theoretical methodology used to calculate the total number of carparking spaces generated by a Multiple dwelling development/complex; as 1.5 car parking space cannot, in practical terms, be provided or be useable for one dwelling unit.

It is the total number of car parking spaces calculated under the methodology, based on the number of dwelling units in the Multiple dwelling development that is pertinent, in addition to the carparking required to be provided specifically for staff and visitors.

Table 9.4.1.3.b, above, includes the following 'Note' in relation to Short term accommodation/Multiple dwelling car parking calculations.

Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.

Clearly demonstrating that a mix of short-term occupancy and permanent occupancy is contemplated and supported in the Planning Scheme.

Outlined below are two (2) car parking scenarios using the methodology outlined in the extract from Table 9.4.1.3.b, above.

#### CAR PARKING SCENARIO 1: - ALL 66 UNITS ARE SHORT- TERM ACCOMMODATION

The site is located outside Precinct 1: Port Douglas, and so the following car parking is required for a complex comprising a total of 66 Short-term accommodation units:

0.75 x 66 units = 50 spaces for occupants, of which 60% must be covered

PLUS

5 spaces for staff/visitors up to 10 units and 0.5 x 56 for balance 56 units = 33 spaces.

TOTAL SPACES REQUIRED = 83 spaces – 92 spaces provided, COMPLIES.



CAR PARKING SCENARIO 2: - 28 UNITS BEING SHORT-TERM ACCOMMODATION AND 38 VILLA UNITS, BEING MULTIPLE DWELLING UNITS AND/OR SHORT-TERM ACCOMMODATION UNITS

Car parking Scenario 2 assumes all Villa Units are approved for both short-term and permanent occupancy, to determine the 'worst case' scenario, in terms of car parking requirements under the current Planning Scheme.

It is understood that currently 14 of the 38 Villa Units in Paradise Links have been approved for both short-term and permanent occupancy.

The site is located outside Precinct 1: Port Douglas, and so the following car parking is required for a complex comprising 28 Short-term accommodation units and 38 Multiple dwellings:

0.75 x 28 units = 21 spaces for occupants, of which 60% must be covered

PLUS

5 spaces for staff/visitors up to 10 units and 0.5 x 18 for balance 18 units = 14 spaces.

PLUS

1.5 spaces per dwelling unit = 1.5 x 38 Multiple dwellings, of which 60% must be covered = 57 spaces, all under cover.

TOTAL SPACES REQUIRED = 92 spaces – 92 spaces provided, COMPLIES.

Car parking compliance can be achieved with a mix of both short-term and permanent occupancy development for all 38 Villa Units in Paradise Links.

#### IN SUMMARY

All 38 Villa Units in Paradise Links were approved as Multiple dwelling (Tourist) now defined as Short term accommodation, so they cannot lawfully be used for permanent occupation, unless approved by Council as Multiple dwellings.

It is understood that 14 of the 38 Villa Units, being 37% of the total number, have already been approved to be used for both short-term and permanent occupancy.

This Application seeks approval for Villa Units 12 & 13 to also be able to be used for either short term holiday let, defined as Short term accommodation under the current Planning Scheme or permanent residential occupancy, defined as Multiple Dwelling under the current Planning Scheme.

No building work or operational work is proposed, or required, as part of the proposed development.

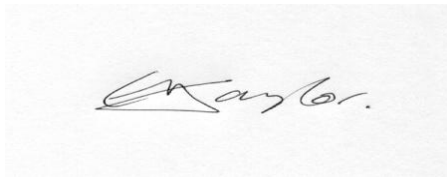
Villa Units 12 & 13 each have an area of nearly 200m<sup>2</sup> and more than adequate indoor and outdoor space for permanent/long term occupancy. Both Villa Units also contain all necessary conveniences for both holiday and permanent occupation.

The proposal to allow either short term or permanent occupation of Villa Units 12 & 13 will not compromise the existing car parking arrangements at Paradise Links Resort.

The proposal to allow Villa Units 12 & 13, to be used for either Short term accommodation or Multiple dwelling permanent occupation, satisfies the relevant provisions of the current Planning Scheme and reflects contemporary residential trends.

The proposed development is recommended to Council, subject to minimal, reasonable and relevant conditions, given that the Application is only required to overcome a land use technicality, to allow flexibility for the residential long-term occupancy of Villa Units 12 & 13 or short-term rental to tourists/visitors. Car parking requirements are met and no building, plumbing/drainage works, or operational works are required to facilitate the mix of occupancy options described above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Elizabeth Taylor', is centered within a rectangular box.

**Elizabeth Taylor**  
**Town Planner**

ATTACHMENT 1: DA FORM 1

# 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) (individual or company full name)	Mr M West and Ms S Dobias
Contact name (only applicable for companies)	C/- Elizabeth Taylor Town Planner
Postal address (P.O. Box or street address)	23 Vallely Street
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	Liz- 0407584966
Email address (non-mandatory)	liz@elizabethtaylor.net.au
Mobile number (non-mandatory)	Liz – As above
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	ET25-WEST

### 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
	12	24-70	Nautilus Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	12	SP108636	
b)	Unit No.	Street No.	Street Name and Type	Suburb
	13	24-70	Nautilus Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	13	SP108636	

#### 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):

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Option for permanent occupancy of two (2) Villa Units	Multiple dwelling	2	195 m <sup>2</sup> each

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

**10) Subdivision****10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

**10.2) Will the subdivision be staged?**

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

**11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?**

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

**12) Boundary realignment****12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?****13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**  
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work****Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work                 | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: _____ |                                     |  |

**14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)**☐ Yes – specify number of new lots: \_\_\_\_\_☐ No

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



Queensland  
Government

- ☐ 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://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

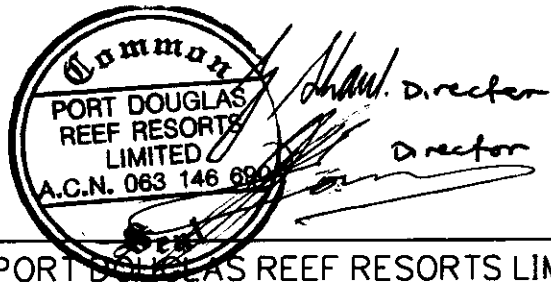
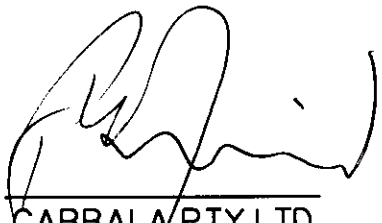
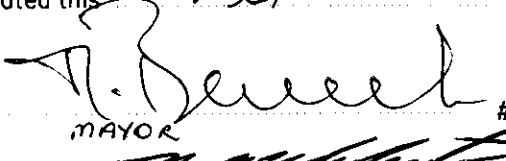



**Note:** For completion by assessment manager if applicable

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	



ATTACHMENT 2: VARIOUS SURVEY PLANS RELEVANT TO VILLA UNITS 12 & 13



<div style="font-size: 24pt; font-weight: bold; margin-bottom: 10px;">704408083</div> <div style="display: flex; justify-content: space-between;"><div><b>GC 400</b></div><div><div style="text-align: right;">\$802.00</div><div style="text-align: right;">06/11/2000 15:43</div></div></div>		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																		
		Registered			5. Lodged by <div style="text-align: center; font-size: 18pt; margin-top: 10px;">HICKEYS</div> <div style="text-align: right; font-size: 24pt; margin-top: 20px;">GC49</div> <div style="font-size: 8pt; margin-top: 10px;">(Include address, phone number, reference, and Lodger Code)</div>															
<b>1. Certificate of Registered Owners or Lessees.</b> <div style="margin-top: 10px;">+/We <u>PORT DOUGLAS REEF RESORTS LIMITED A.C.N. 063 146 690</u> <u>CABBALA PTY LTD A.C.N. 010 806 238</u></div> <div style="margin-top: 20px;">(Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.  * as Lessees of this land agree to this plan.</div> <div style="margin-top: 20px;">Signature of *Registered Owners *Lessees</div> <div style="text-align: center; margin-top: 20px;"><div style="margin-top: 10px;"><b>PORT DOUGLAS REEF RESORTS LIMITED</b> <b>A.C.N. 063 146 690</b></div></div> <div style="text-align: center; margin-top: 40px;"><div style="margin-top: 5px;"><b>CABBALA PTY LTD</b> <b>A.C.N. 010 806 238</b> by its registered attorney Paul Wesley Brinsmead under Registered Power of Attorney No. 703849694.</div></div> <div style="margin-top: 10px; font-size: 8pt;">* Rule out whichever is inapplicable</div>				<b>6. Existing</b> <table border="1" style="width:100%; border-collapse: collapse; font-size: 9pt;"><thead><tr><th>Title Reference</th><th>Lot</th><th>Plan</th></tr></thead><tbody><tr><td>50306070</td><td>251</td><td>SP 108633</td></tr></tbody></table>		Title Reference	Lot	Plan	50306070	251	SP 108633	<b>Created</b> <table border="1" style="width:100%; border-collapse: collapse; font-size: 9pt;"><thead><tr><th>Lots</th><th>Emts</th><th>Road</th></tr></thead><tbody><tr><td>11-20,252,CP</td><td></td><td></td></tr></tbody></table>			Lots	Emts	Road	11-20,252,CP		
				Title Reference	Lot	Plan														
50306070	251	SP 108633																		
Lots	Emts	Road																		
11-20,252,CP																				
				MORTGAGE ALLOCATIONS																
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<b>2. Local Government Approval.</b> * <u>DOUGLAS SHIRE COUNCIL</u> hereby approves this plan in accordance with the : % <u>Integrated Planning Act 1997</u>  <div style="margin-top: 20px;">Dated this <u>1<sup>st</sup></u> day of <u>November</u> 2000  MAYOR  CHIEF EXECUTIVE OFFICER</div> <div style="font-size: 8pt; margin-top: 10px;">* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning &amp; Environment) Act 1990</div>				<table border="1" style="width:100%; border-collapse: collapse; font-size: 9pt;"><tr><td>POR 20</td><td>11-20, 252,CP</td></tr><tr><td>Orig</td><td>Lots</td></tr></table>		POR 20	11-20, 252,CP	Orig	Lots	<b>12. Building Format Plans only.</b> I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; <del>* Part of the building shown on this plan encroaches onto adjoining lots and road</del> <div style="margin-top: 10px;"> 1.11.2000 Licensed Surveyor/Director ** Date *delete words not required</div>										
				POR 20	11-20, 252,CP															
Orig	Lots																			
<b>7. Portion Allocation :</b>		<b>13. Lodgement Fees :</b> <table style="width:100%; font-size: 9pt;"><tr><td>Survey Deposit</td><td style="text-align: right;">\$ 266.00</td></tr><tr><td>Lodgement</td><td style="text-align: right;">\$ 96.00</td></tr><tr><td>11 New Titles</td><td style="text-align: right;">\$ 60.00</td></tr><tr><td>Photocopy</td><td style="text-align: right;">\$</td></tr><tr><td>Postage</td><td style="text-align: right;">\$</td></tr><tr><td>TOTAL</td><td style="text-align: right;">\$ 802.00</td></tr></table>			Survey Deposit	\$ 266.00	Lodgement	\$ 96.00	11 New Titles	\$ 60.00	Photocopy	\$	Postage	\$	TOTAL	\$ 802.00				
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TOTAL	\$ 802.00																			
<b>3. Plans with Community Management Statement :</b> CMS Number : <u>26894</u> Name : <u>THE LINKS-NORTH</u>				<b>8. Map Reference :</b> <u>7964-11113, 7964-11142</u>		<b>14. Insert Plan Number</b> <div style="text-align: center; font-size: 18pt; font-weight: bold;">SP108636</div>														
				<b>4. References :</b> Dept File : Local Govt : Surveyor : <u>60980</u>					<b>11. Passed &amp; Endorsed :</b> By: <u>C &amp; B CONSULTANTS PTY LTD</u> Date: <u>2.11.2000</u> Signed:  Designation: <u>Licensed Surveyor</u>											

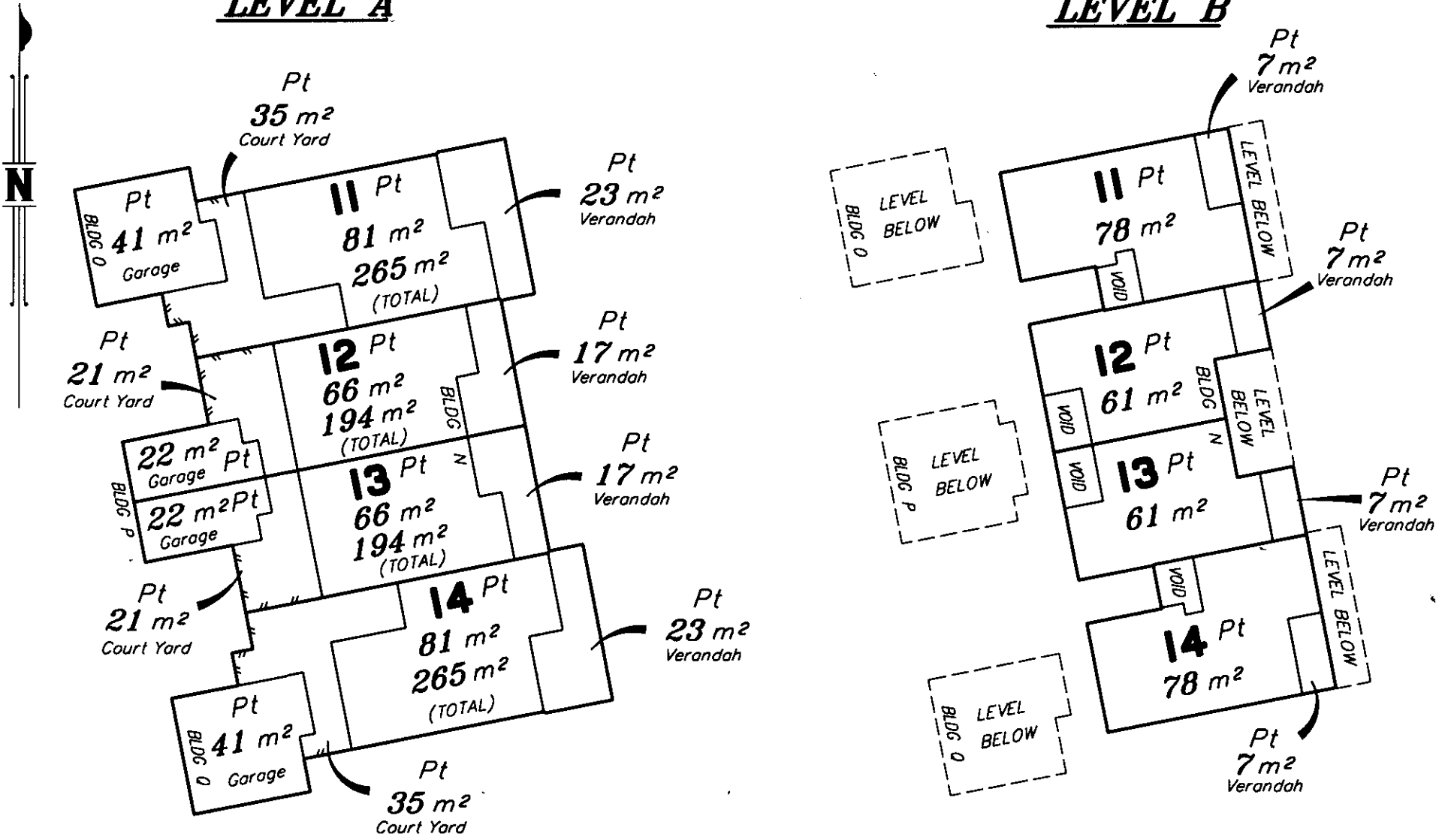


**SP108636**

**BUILDINGS N, O, P & Q**

**LEVEL A**

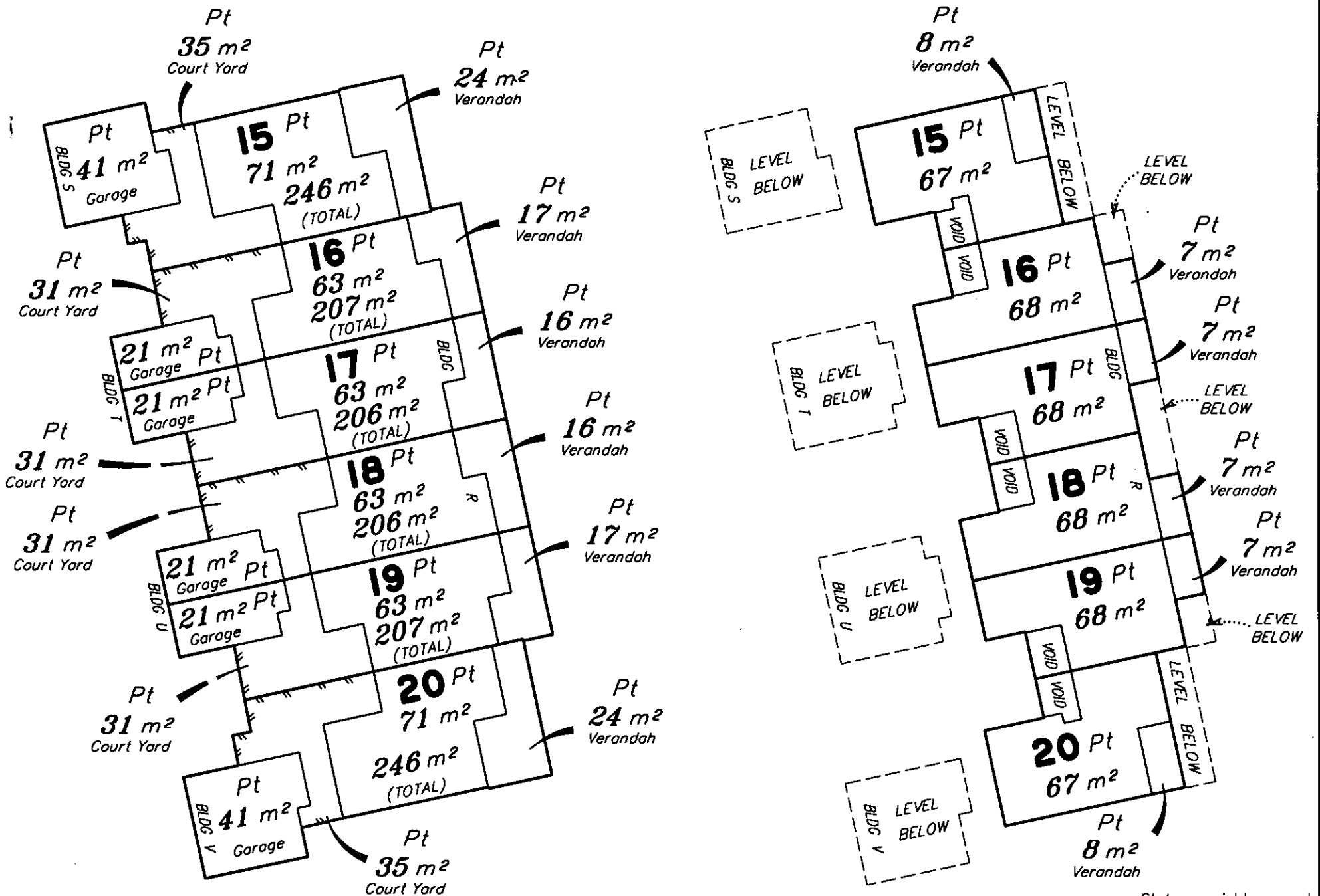
**LEVEL B**



**BUILDINGS R, S, T, U & V**

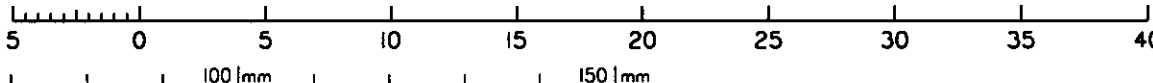
**LEVEL A**

**LEVEL B**



Scale 1:300 - Lengths are in Metres.

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Insert  
Plan  
Number

SP108636