



Cairns Office

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Our Ref: PR106271/EY/AMB/L72540

Date: 30 August 2013

Attn: Mr Graham Boyd
Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Via: Courier/ Smart eDA

Dear Sir

RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR 'RECONFIGURATION OF A LOT' (1 LOT INTO 2 LOTS) OVER LAND LOCATED AT COOYA BEACH ROAD, COOYA BEACH, DESCRIBED AS LOT 147 ON SP199682

RPS Australia East Pty Ltd has been engaged by Jonpa Pty Ltd ('the Applicant') to prepare and lodge the abovementioned development application.

In support of the application, please find attached completed IDAS Forms (Forms 1 & 7) (**Appendix 1**).

A cheque for the amount of **\$2,084.00** payable to Cairns Regional Council, being for application fees required under Council's 2013/14 Schedule of Fees & Charges, will be forwarded to Council separately.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

1.0 Site Information

1.1 Site Details

Key details of the subject site include:

Address:	Cooya Beach Road, Cooya Beach
Real Property Description:	Lot 147 on SP199682
Site Area (m²):	1,001m ² <i>Refer Figure 1 – DCDB Extract</i>
Land Owner:	Jonpa Pty Ltd <i>Refer Appendix 2 – Certificate of Title</i>

I.2 Planning Context

The planning context of the site includes:

Regional Plan Designation:	Urban Footprint
Planning Scheme Locality:	Coastal Suburbs, Villages & Townships
Planning Area:	Residential 2
Relevant Overlays:	Plot Ratio Designations – Medium Scale Acid Sulphate Soils Natural Hazards – Medium Bushfire Risk

I.3 Site Characteristics

Site inspection and searches of local and state government records indicate that key site characteristics include:

Topography:	The site is generally flat.
Vegetation:	The site is clear of any significant vegetation.
Wetlands:	The site is not located near any Wetland Protection Areas.
Coastal:	The site is not located within a Coastal Management District.
Services:	The site is connected to all of the following urban infrastructures: <ul style="list-style-type: none"> ▪ Reticulated water; ▪ Sewer; ▪ Telecommunications; ▪ Electricity; and ▪ Roads.
Waterways:	The site does not contain any waterways.
Road frontages and length:	The site fronts Cooya Beach Road.
Existing use of site:	The site is vacant.

I.4 Surrounding Land Uses

The site is generally surrounded by detached dwellings on conventional residential lots.

2.0 Application Details

2.1 General Description

Aspects of Development Sought:	Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) (code assessable).
Applicant:	Jonpa Pty Ltd C/- RPS Australia East Pty Ltd PO Box 1949 CAIRNS Q 4870 Phone: (07) 4031 1336 Fax: (07) 4031 2942
Registered Owner(s):	Jonpa Pty Ltd <i>Refer Appendix 2 – Certificate of Title</i>
Contact:	Mr Evan Yelavich RPS Australia East Pty Ltd PO Box 1949 CAIRNS QLD 4870 (07) 4031 1336 (ph) (07) 4031 2942 (fax)

3.0 Proposal

3.1 Proposal Detail

This application seeks a Development Permit for Reconfiguration of a Lot (1 lot into 2 lots). The proposal seeks to subdivide Lot 147 on SP199682, which was previously created as part of Stage 1 of 'Cane Estate' (now known as 'Ocean Breeze Estate') and is illustrated by proposed Survey Plan SP249790, included for reference as **Figure 2**.

While the proposed lots, at 500m² each, are smaller than the 1,000m² specified under the Douglas Shire Planning Scheme, specific Building Envelopes are proposed to restrict future dwellings to a certain footprint. The Building Envelopes have been based on proposed future dwellings which will create a similar built form to that of a duplex (plans prepared by NQ Homes are included as **Figure 3**). Given that a duplex (defined as Multi-Unit Housing) is a code-assessable use on the subject land and is permitted on lots of 1,000m², the proposed lot sizes are considered appropriate and consistent with the intent of the land. Further, the proposed Building Envelopes have been designed to comply with the Queensland Development Code (refer to Site Plan Drawing 12001 Sheet 1 within **Figure 3**).

Finally, we note that an identical proposal was approved on Lot 2 within the estate in 2011 (Council ref: 8/13/1615).

4.0 Legislative Requirements

4.1 Sustainable Planning Act 2009 (SPA)

This section provides an overview of the legislative context of the application under the provisions of the *Sustainable Planning Act 2009*.

4.1.1 Confirmation That Development is Not Prohibited

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibitions under SPA including:

- Schedule 1 of the *Sustainable Planning Regulations 2009* (Section 234).

4.1.2 Assessable Development

The development proposed by this application is assessable development pursuant to Schedule 3 of the Sustainable Planning Act 2009, which states that “assessable development” includes: *development not prescribed under a regulation to be assessable development, but declared to be assessable development under any of the following that applies to the area -*

- » *the planning scheme for the area;*
- » *a temporary local planning instrument;*
- » *a masterplan for a declared masterplanned area; or*
- » *a preliminary approval to which section 242 applies.*

4.1.3 Assessment Manager

The Assessment Manager for this development application is Cairns Regional Council as determined by Schedule 6 of the Sustainable Planning Regulations 2009.

4.1.4 Level of Assessment

The table below summarises the assessable development subject of this application and the relevant level of assessment for each aspect of development.

Aspect of Development	Planning Instrument that determines Level of Assessment	Level of Assessment
Development Permit for 'Reconfiguring of a Lot'	Douglas Planning Scheme 2008	Code Assessable

There are no inconsistencies in the level of assessment between planning instruments for the proposed development, therefore this application is subject to 'code assessment'.

4.1.5 Statutory Considerations for Assessable Development

As the development is subject to 'code assessment', the relevant considerations of the Assessment Manager in making the decision pursuant to Sections 313, 324 and 326 of the Sustainable Planning Act 2009 have been assessed at Section 5 of this Planning Report.

4.1.6 Referral Agencies

A review of Schedule 7 of the Sustainable Planning Regulations 2009 indicates that no State Agency referrals are triggered by the proposed development.

4.1.7 Public Notification

This application does not require public notification as it is subject to 'code assessment'.

4.1.8 State Resources

The proposal does not involve any State Resources.

5.0 Statutory Planning Assessment

5.1 Overview

This section assesses the application against all relevant statutory planning provisions.

5.2 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are applicable.

5.3 Regional Plan

An assessment of the proposal against the Regional Plan is relevant to aspects which are not appropriately reflected within the current Planning Scheme pursuant to Section 313(2) of the Sustainable Planning Act 2009.

As the Far North Queensland Regional Plan 2009-2031 identifies the subject site as being within the 'Urban Footprint', the proposed subdivision is considered to be consistent with the intent for the land.

5.4 State Planning Policies

State Planning Policies are relevant to the assessment of this application where they are not appropriately reflected in either a Regional Plan or Planning Scheme relevant to the site, as per Section 313(2)(d) of the Act. The proposal's compliance with relevant State Planning Policies is identified in the table below.

SPP2/02 Planning and Managing Development Involving Acid Sulfate Soils	This policy is adequately reflected in the Planning Scheme.
SPP1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide	<p>This policy is adequately reflected in the Planning Scheme (bushfire only).</p> <p>No landslide risk exists.</p> <p>Finished floor levels of dwellings will be above Q100.</p>

5.5 State Development Assessment Provisions

- No State Development Assessment Provisions are applicable.

5.6 Planning Scheme

Under the 2008 Douglas Shire Planning Scheme, the subject site is included within the 'Residential 2' Planning Area within the 'Coastal Suburbs, Villages & Townships' Locality. In this designation, the proposed Reconfiguration of a Lot is identified as being 'code-assessable' development.

5.6.1 Applicable Codes

The following codes are identified as being relevant to this development:

- 'Coastal Suburbs, Villages & Townships' Locality Code;
- 'Residential 2' Planning Area Code; and
- 'Reconfiguring a Lot' Code.

A detailed assessment against the 2008 Douglas Shire Planning Scheme codes is included as **Appendix 3** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Solutions' and/or 'Performance Criteria' of the relevant codes. Where strict compliance with the 'Acceptable Solutions' is not achieved, comments addressing the relevant 'Performance Criteria' are provided.

6.0 Conclusions and Recommendations

This submission supports an application by Jonpa Pty Ltd ('the Applicant') for a Development Permit for Reconfiguration of a Lot (1 lot into 2 lots) on land located at Cooya Beach Road, Cooya Beach, described as Lot 147 on SP199682.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We therefore commend the development for Council approval.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours sincerely
RPS



Evan Yelavich
Senior Planner

enc: **Figure 1:** DCDB Extract
Figure 2: Survey Plan SP249790
Figure 3: Plans prepared by NQ Homes
Appendix 1: IDAS Forms 1 & 7
Appendix 2: Certificate of Title
Appendix 3: Douglas Shire Planning Scheme Codes

Figure I

DCDB Extract

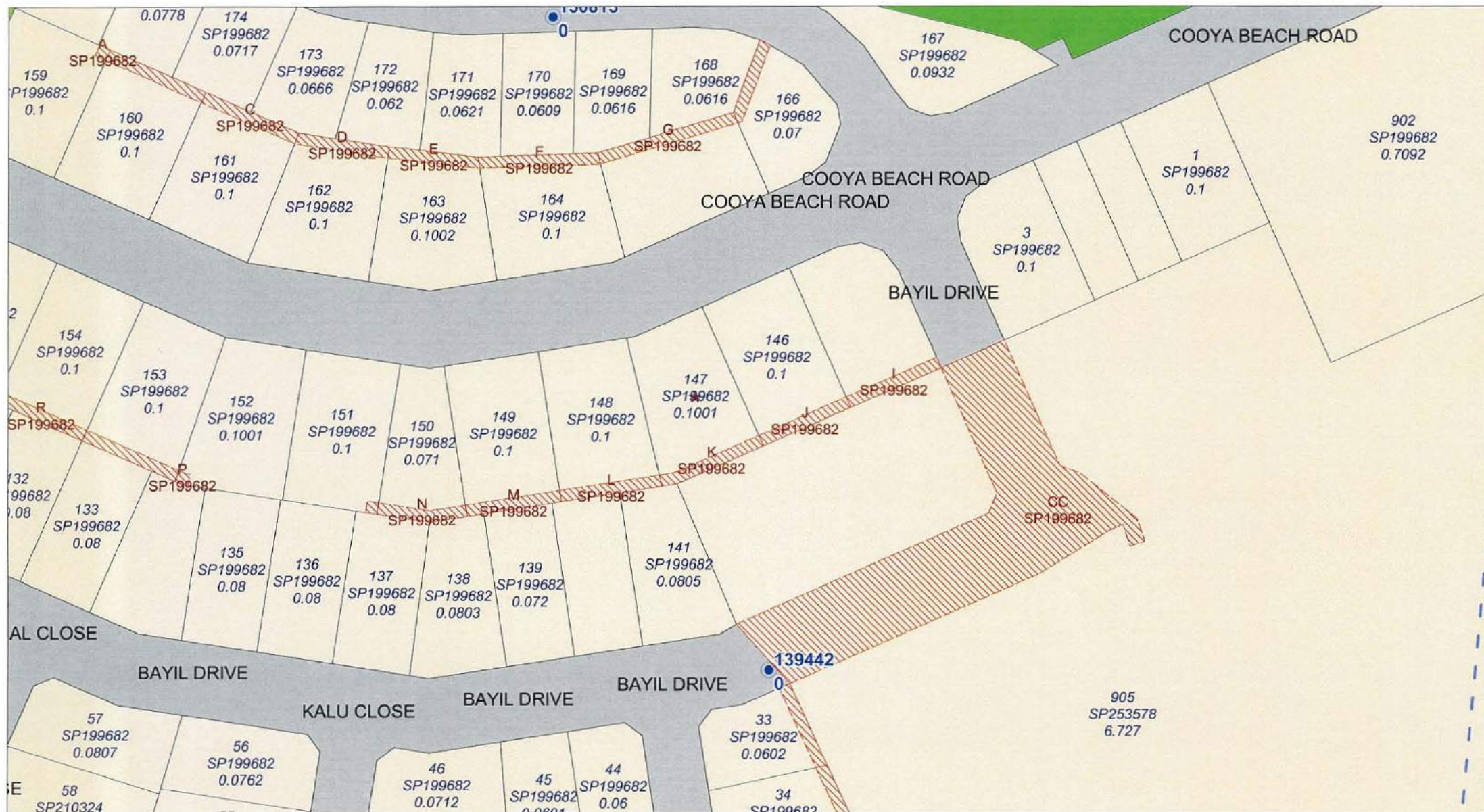
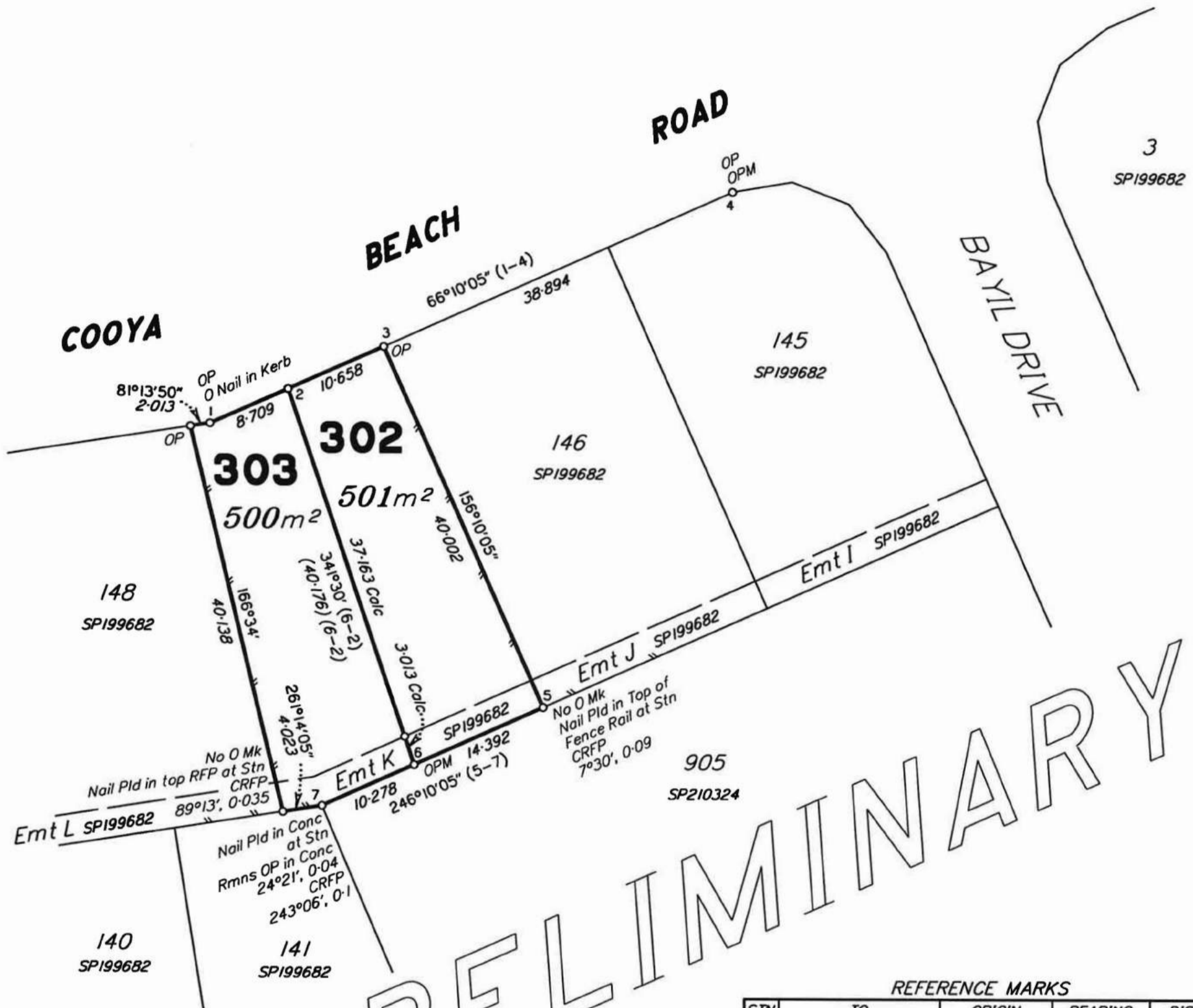




Figure 2

Survey Plan SP249790



Peg placed at all new and original corners, unless otherwise stated.

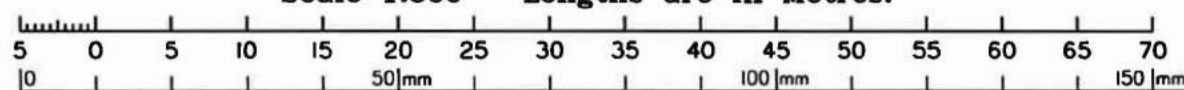
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Kerb	SP199682	346°14'	6.572
3	Nail in Kerb		345°06'	4.971

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
4-OPM	SP199682	308°50'	95.851	150813	
6-OPM	SP199682	164°37'	55.242	139442	

Scale 1:500 - Lengths are in Metres.



State copyright reserved.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Ben Christopher SHEPHERD, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 18/01/2012.

Authorised Delegate

Date

Plan of Lots 302 & 303

Cancelling Lot 147 on SP199682

PARISH: **VICTORY**

COUNTY: **Solander**

Meridian: **SP199682**

F/N's: **No**

Scale: **1:500**

Format: **STANDARD**

SP249790

Plan Status:

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

Registered

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We JONPA PTY LTD A.C.N. 125 458 344

(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.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Local Government Approval.

*

hereby approves this plan in accordance with the :

%

Dated this day of

#

#

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : PRI06271

6. Existing

Title Reference	Description	Lots	Road	Emts	Lease	Profit a prendre
50672503	Lot 147 on SP199682	302 & 303	—	—	—	—

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713588591	302 & 303	—

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
K	302 & 303

Por 28

302 & 303

Orig

Lots

7. Portion Allocation :

8. Map Reference :

7965-22341

9. Locality :

BONNIE DOON

10. Local Government :

CAIRNS REGIONAL

11. Passed & Endorsed :

By : RPS Australia East Pty Ltd

Date :

Signed :

Designation : Cadastral Surveyor

12. Building Format Plans only.

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;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

*delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

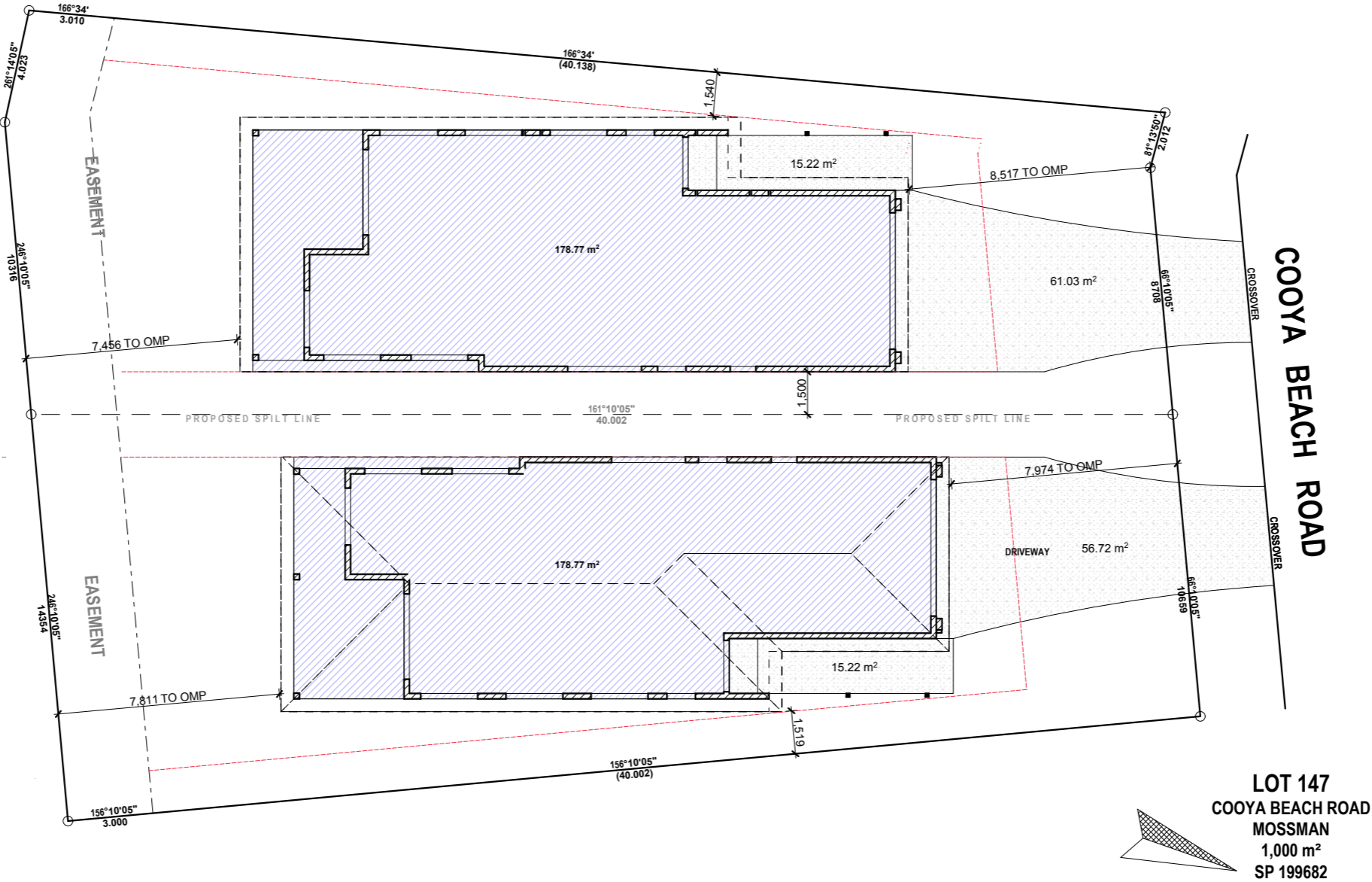
14. Insert Plan Number

SP249790

PRELIMINARY

Figure 3



Plans prepared by NQ Homes



LONG ISLAND 175

SITE PLAN

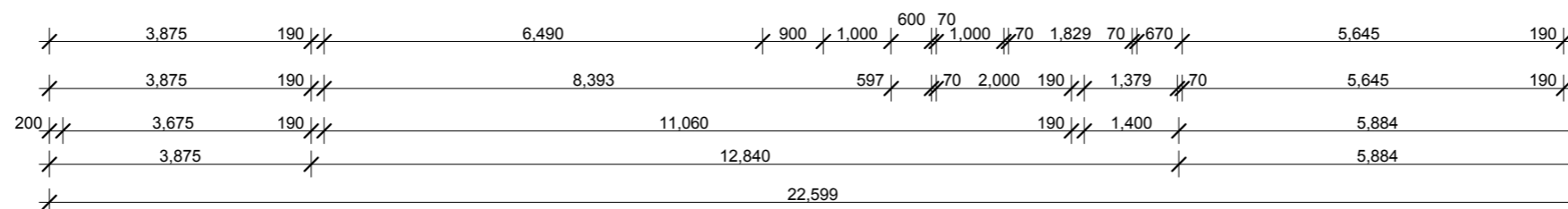
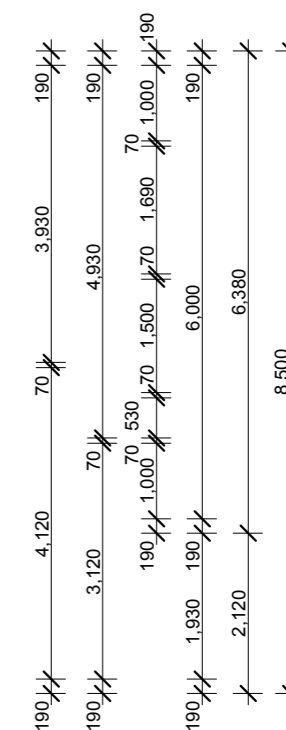
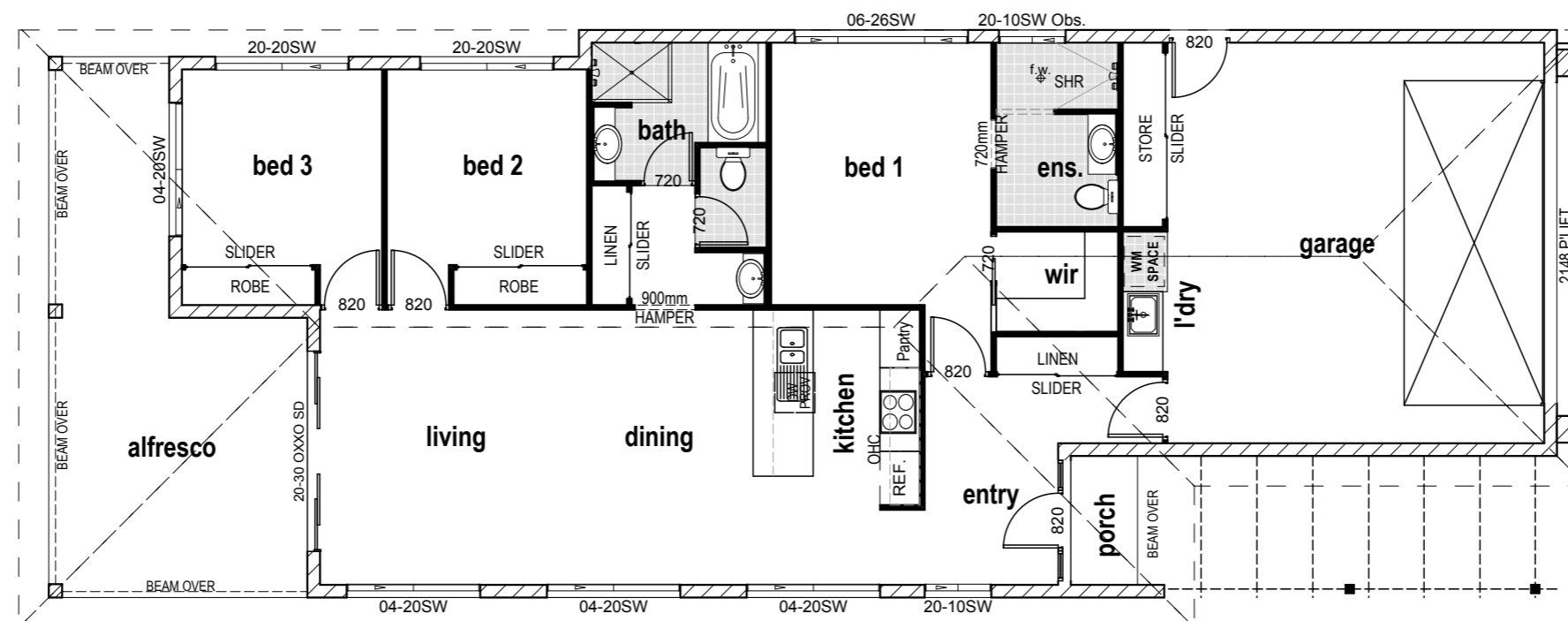
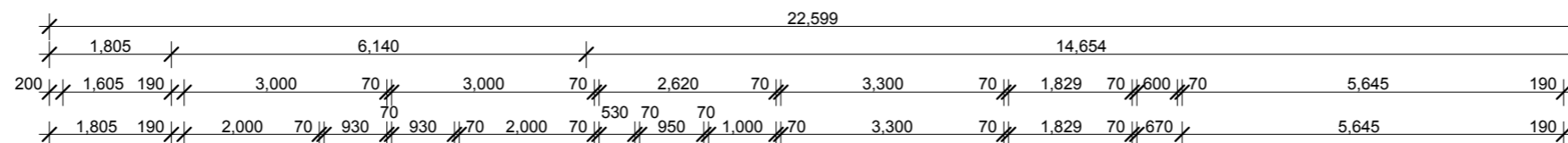
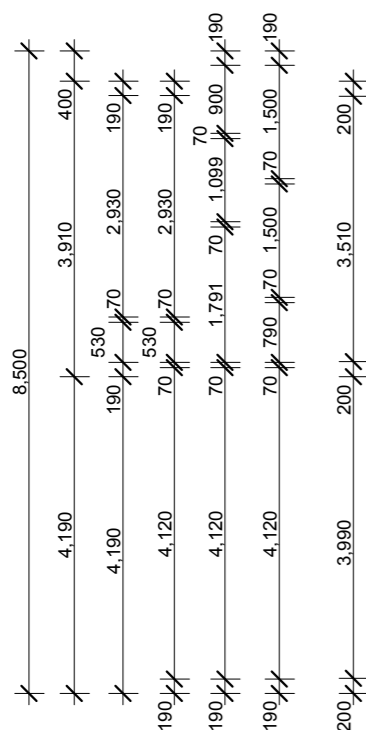
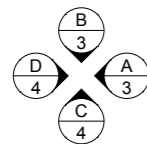
Scale 1:200

rev.	date	description	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT		These plans are the property of NQ HOMES PTY LTD and subject to copyright.	 BSA No: 1142338 ABN: 25 690 335 667 PHONE: 07 5501 9206 13 RUTHEAN CIRCUIT FAX: 07 5501 9207 COOMERA WATERS, QLD 4209	NQ HOMES - LONG ISLAND 175		- N3 - orientation wind rating facade type	SITE PLAN drawing title	12001 drawing job number	- revision	as shown drawing scales
		SIGNATURE _____ DATE _____					9/02/2012 drawn date	1 of 12					
		SIGNATURE _____ DATE _____											
			designed: BF drawn: BF checked: ROB T			client details:							

NOTE:
BEAMS TO BE CONFIRMED BY FRAME
MANUFACTURER PRIOR TO CONSTRUCTION.

LEGEND

- | | |
|-----|--------------------|
| SD | SLIDING DOOR |
| SW | SLIDING WINDOW |
| AW | AWNING WINDOW |
| LW | LOUVRE WINDOW |
| UBO | UNDER BENCH OVEN |
| RH | RANGEHOOD |
| OHC | OVER HEAD CUPBOARD |
| DP | DOWNPIPE |



Areas:



Living:	113.00m²
Garage:	37.20m²
Porch:	1.8m²
Alfresco:	23.30m²
Total:	175.30m² 19.00sqs



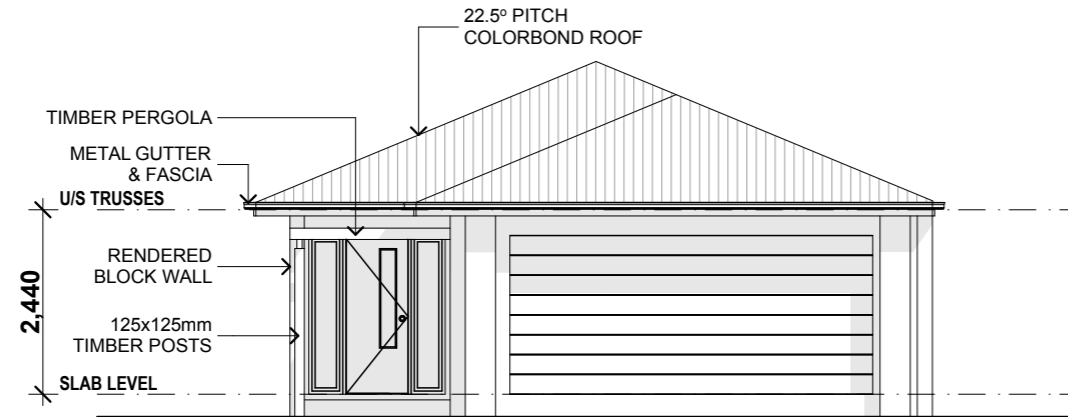
LONG ISLAND 175

FLOOR PLAN

Scale 1:100

rev.	date	description	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT		These plans are the property of NQ HOMES PTY LTD and subject to copyright.		NQ HOMES - LONG ISLAND 175	- N3 -	FLOOR PLAN	12001	revision - as shown	drawing scales 2 of 1
		SIGNATURE _____ DATE _____										
		SIGNATURE _____ DATE _____										
						BSA No: 1142338 ABN: 25 890 335 667 PHONE: 07 5501 9206 13 RUTHEAN CIRCUIT COVINGTON QLD 4209	client details:	orientation wind rating facade type	drawing title	drawing job number	designed: REF drawn: REF checked: ROR.T	sheets in set

**ELEVATIONS ARE
INDICATIONAL ONLY
SOME VARIATIONS
MAY OCCUR ON SITE**



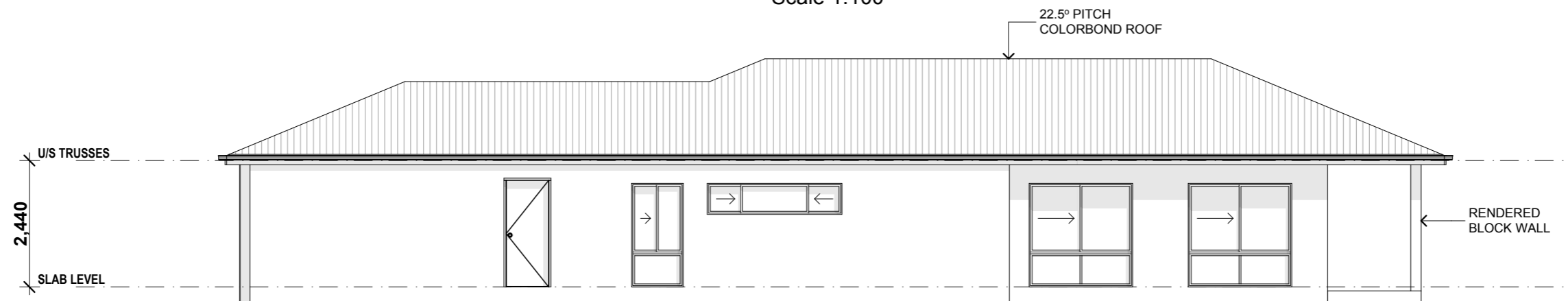
A FRONT ELEVATION

Scale 1:100



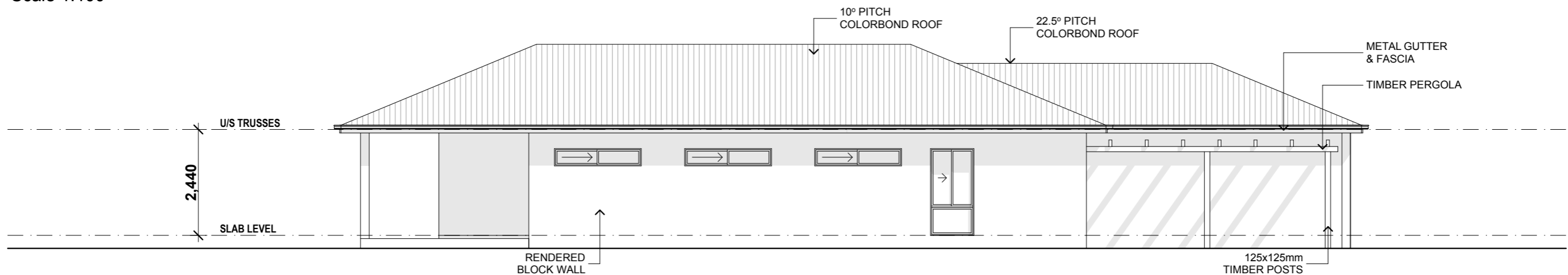
D REAR ELEVATION

Scale 1:100



B RIGHT ELEVATION

Scale 1:100



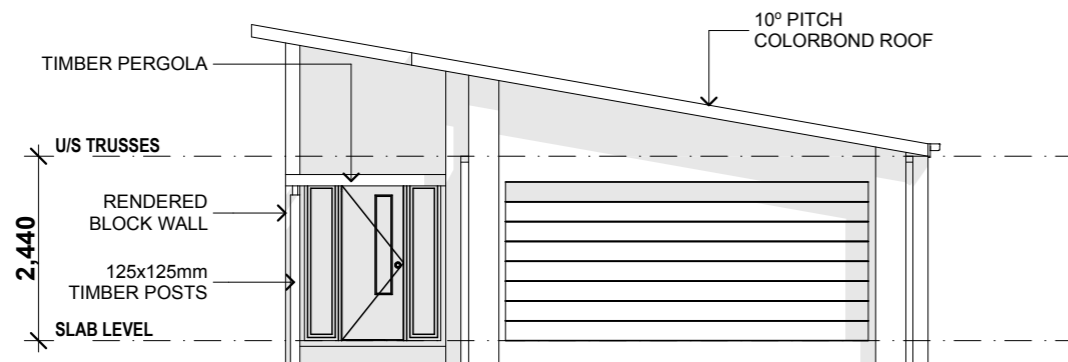
C LEFT ELEVATION

Scale 1:100

LONG ISLAND 175

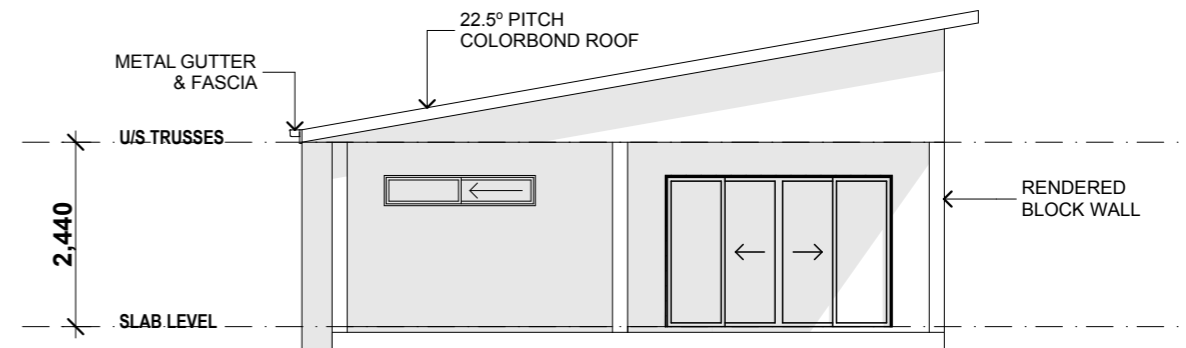
rev.	date	description	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div></div> 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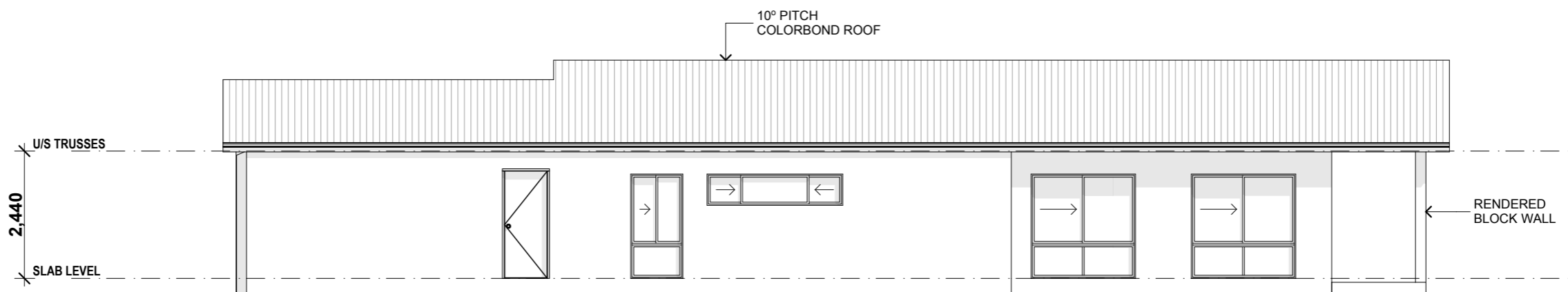
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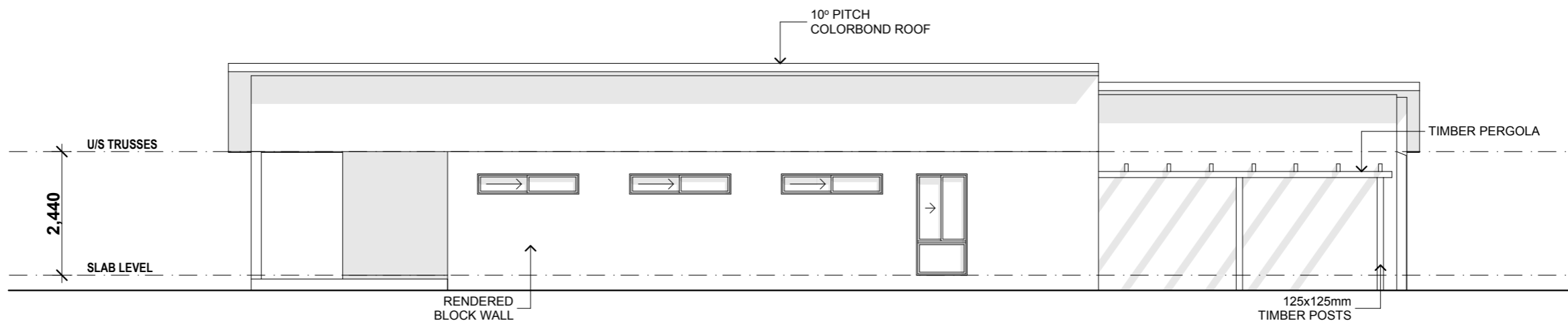
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LEFT ELEVATION

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Appendix I

IDAS Forms 1 & 7

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

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.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

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)

For companies, contact name

Postal address

Suburb			
State		Postcode	
Country			

Contact phone number

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

@

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.)
- 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)							
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)			
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 the premises on which the development is proposed (indicate square metres)

--

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

--

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	
<input 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)

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 12 ☐ Yes

11. 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 yellow local government/private certifier's copy of the receipted QLeave form

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

12. 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)

13. 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. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager

14. 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 11

- 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 2002.

Question 12

- 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 are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), 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

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

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

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

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.

For requests for compliance assessment, you must:

- complete *IDAS form 32—Compliance assessment*
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

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 can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. What is the total number of existing lots making up the premises?

1

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created	1			

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

☒ No ☐ Yes—provide details below

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

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

N/A

N/A

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

--

10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	<input checked="" type="checkbox"/> Confirmed	

<p>Purposes</p> <ul style="list-style-type: none"> the final intended use of any new lots. 		
<p>For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application.</p> <p>For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.</p>	<input checked="" type="checkbox"/> Confirmed	
<p>A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).</p>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<p>For an application involving assessable development in a wild river area</p>		
<p>Documentation that:</p> <ul style="list-style-type: none"> describes how the development to which the application relates is not prohibited development and demonstrates how the proposed development will meet the requirements set out in the relevant wild river declaration and any applicable code mentioned in the relevant wild river declaration under the <i>Wild Rivers Act 2005</i>. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<p>A map showing the proposed location of the development in relation to any nominated waterways under the <i>Wild Rivers Act 2005</i> and wild river management areas. (a map may be produced digitally at www.ehp.qld.gov.au/wildrivers/wildrivers-map.php).</p> <p>Wild river management area means any of the following areas under the <i>Wild Rivers Act 2005</i>:</p> <ul style="list-style-type: none"> special floodplain management area preservation area high preservation area floodplain management area subartesian management area designated urban area. <p>Editor's note: A floodplain management area, subartesian management area or designated urban area may be over all or part of a high preservation area or preservation area. A subartesian management area or designated urban area may be over all or part of a special floodplain management area.</p>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

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

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



Appendix 2

Certificate of Title

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 16806122

Search Date: 22/08/2013 08:38

Title Reference: 50672503

Date Created: 10/07/2007

Previous Title: 20992132

REGISTERED OWNER

Dealing No: 713588589 24/11/2010

JONPA PTY LTD A.C.N. 125 458 344

ESTATE AND LAND

Estate in Fee Simple

LOT 147 SURVEY PLAN 199682
County of SOLANDER Parish of VICTORY
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10473158 (POR 28)
2. EASEMENT IN GROSS No 710760466 28/06/2007 at 11:14
burdening the land
DOUGLAS SHIRE COUNCIL
over
EASEMENT K ON SP199682.
3. MORTGAGE No 713588591 24/11/2010 at 14:47
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS ABR

Appendix 3

Douglas Shire Planning Scheme Codes

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
General Requirements			
4 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	A1.1 In this Locality, the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building.	N/A	Not applicable. Future dwellings must comply.
5 Development is connected to all urban services or to sustainable on site infrastructure.	A2.1 Development is connected to available urban services by underground connections, wherever possible.	✓	Services are available to the site.
	AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	✓	Council may impose this as a condition.
	OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.	N/A	Not applicable.
	AND An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.	N/A	Not applicable.
	AND		

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code and screened with Dense Planting.	N/A	Not applicable
6 Landscaping of development Sites complements the existing character of the Coastal Suburbs, Villages and Townships Locality.	A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality	✓	Proposal is capable of complying.
7 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	N/A	Not applicable.
Local Centres			
8 Local Centres are provided in the Coastal Suburbs to service the needs of the local communities.	<p>A5.1 The existing Local Centre at Wonga Beach does not exceed a maximum Net Lettable Area of 300 m².</p> <p>A5.2 Any additional Local Centre at Wonga Beach only establishes when the population has increased by 700 persons and then the second Local Centre, with a maximum Net Lettable Area of 350 m², establishes in proximity to the existing Primary School in North Wonga.</p> <p>A5.3 The Local Centre at Newell Beach does not exceed a maximum Net Lettable Area of 200 m².</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>A5.4 The Local Centres at Cooya Beach are limited in size to:</p> <ul style="list-style-type: none"> Existing Centre – 320 m² of Net Lettable Area; New Centre – 500 m² of Net Lettable Area, (only to establish after the connection of a sewerage system to service the new residential area of Cooya Beach). <p>AND</p> <p>Any further commercial development at Cooya Beach over and above the Net Lettable Area specified for Local Centres above, is limited to commercial services which service the local community, such as Child Care Centres, Libraries etc.</p>	<p>N/A</p> <p>N/A</p>	<p>Not applicable.</p> <p>Not applicable.</p>
Residential Development			
9 Any expansion of residential development in the Shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	A6.1 Residential expansion occurs in the designated area at Cooya Beach, identified on the Locality Plan and a buffer area is provided between Bonnie Doon Road (the preferred route for heavy vehicles) and any residential uses.	✓	Proposal is located in existing residential area.
10 The existing large residential allotments at Wonga Beach are retained to maintain diversity and the existing character of the locality.	No Acceptable Solution.	N/A	Not applicable.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
11 The residential amenity of permanent residents at Wangetti is protected.	A8.1 Any services and facilities are located on the western side of the Captain Cook Highway at Wangetti.	N/A	Not applicable.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<p>12 Residential and tourist development, other than a House, is climate-responsive, contributes positively to the character of the Locality, is complementary in scale to surrounding development and does not exceed the identified Plot Ratio designation on the Locality Map (that is):</p> <ul style="list-style-type: none"> land designated Medium Scale in Cooya Beach has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.5:1; OR land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.4:1. <p>AND</p> <p>Will not achieve the maximum Plot Ratio specified above unless the development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements. (as referred to in the Acceptable Solution)</p>	<p>A9.1 Development incorporates the following design features and corresponding plot ratio bonuses [in brackets]:</p> <ul style="list-style-type: none"> a) appropriate roof form and roofing material [10% Plot Ratio Bonus]; and b) appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and c) appropriate window openings with window awnings, screens or eaves shading 80% of the window opening – refer Planning Scheme Policy No. 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and d) minimum of 700mm eaves [15% Plot Ratio Bonus]; and e) orientation of the Building to address the street/s [5% Plot Ratio Bonus]; f) sheltered pedestrian Access by unenclosed covered common area walkway of 1.5 metres in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and g) inclusion of windows and balconies to the street façade of the Building [10% Plot Ratio Bonus]; and h) provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and i) the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus]. 	N/A	Not applicable. Future dwellings must comply.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Community Facilities			
13 Community facilities are appropriately located to service the needs of the community.	A10.1 Community facilities, such as community halls and clubs, Child Care centres and emergency service facilities are located with direct Access to a main street and in proximity to other community facilities or commercial services.	N/A	Not applicable.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	A10.2 The existing landfill Site at Newell Beach is ultimately developed for community/recreational facilities.	N/A	Not applicable.
14 Public open space for active or passive recreation, parkland or community recreation uses is provided and appropriately located to service the needs of the local community and to avoid detrimental impacts on the amenity of residential areas.	A11.1 Public open space, which provides for the active or passive recreation of local residents, is provided as follows: <ul style="list-style-type: none"> informal active parkland is provided at Wonga Beach, Cooya Beach and Newell Beach with an area of approximately two hectares for each residential area, being: <ul style="list-style-type: none"> level usable land; of regular configuration, such as rectangular; and in an accessible location with a Road Frontage of not less than 60 metres; <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> in accordance with the relevant provisions of the Reconfiguring a Lot Code and Planning Scheme Policy No 9 – Open Space Contributions. 	N/A	Not applicable.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Other Development			
15 Tourist facilities and services are low key and do not adversely impact on residential areas.	A12.1 Tourist accommodation and facilities are not located in the residential areas of Cooya Beach, Newell Beach and Wangetti, other than Bed and Breakfast Accommodation.	N/A	Not applicable.
	A12.2 Any tourist accommodation or facilities at Wonga Beach are limited to the Site already included in the Tourist and Residential Planning Area.	N/A	Not applicable.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
16 Tourist accommodation and facilities are of an appropriate scale in the Daintree Village Township and are in character with the existing village.	A13.1 Tourist accommodation and facilities which establish within or in convenient proximity to Daintree Village are limited to small scale uses such as: Bed and Breakfast Accommodation, Host Farm Accommodation and small scale commercial/tourist uses such as art galleries, craft stores and cafes.	N/A	Not applicable.
Protection of Scenic Amenity and Natural Values			
P14 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	✓	Site is devoid of natural features.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Consistent and Inconsistent Uses			
P1 The establishment of uses is consistent with the outcomes sought for the Residential 2 Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 2 Planning Area.	✓	Use is not identified as inconsistent.
Site Coverage – Other than a House			
P2 The Site Coverage of all Buildings, other than a house does not result in a built form that is bulky or visually obtrusive.	A2.1 The Site Coverage of any Buildings, other than a House, is limited to: <ul style="list-style-type: none"> 45% at Ground Level; 40% at first floor level; 35% at second floor level, if applicable. 	N/A	Not applicable. Future dwellings will be 'houses' and Building Envelopes have been designed to comply with the Queensland Development Code.
Building Setbacks – Other than a House			
P3 Buildings other than a house are Setback to: <ul style="list-style-type: none"> maintain the character of residential neighbourhoods; and achieve separation from neighbouring Buildings and from maintain a cohesive streetscape pattern; and provide for daylight access, privacy and appropriate landscaping.Road Frontages. 	A3.1 Buildings are Setback: <ul style="list-style-type: none"> (a) at least 6 metres from the Main Street Frontage; and (b) at least 4 metres from any secondary Road Frontage; and (c) to side and rear boundaries: <ul style="list-style-type: none"> (a) 1.5 metres; or (b) an average of half of the Height of the wall of the Building, whichever is the greater. 	N/A	Not applicable. Future dwellings will be 'houses' and Building Envelopes have been designed to comply with the Queensland Development Code.
Fencing			
P4 Perimeter fencing to the Frontage of a Site is not visually obtrusive and does not detract from the residential character of the area.	A4.1 Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.	✓	Proposal is capable of complying.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<i>Building Proportions and Scale – Other than a House</i>			
P5 The proportions and scale of any development, other than a House, are in character with the area and local streetscape.	A5.1 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room. AND Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.	N/A	Not applicable. Future dwellings will be 'houses'.
	A5.2 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A	Not applicable. Future dwellings will be 'houses'.
	A5.3 The overall length of a Building, other than a House, does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.	N/A	Not applicable. Future dwellings will be 'houses'.
<i>Landscaping – Other than a House</i>			
P6 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.	A6.1 A minimum of 35% of the Site is provided as Landscaping and Recreation Area. 30% of this total area is provided as Landscaping. UNLESS A greater percentage is specified in a Land Use Code. AND • within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and	N/A	Not applicable. Future dwellings will be 'houses'.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<ul style="list-style-type: none">within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping, including 75% Dense Planting, is provided in accordance with the Landscaping Code. <p>UNLESS</p> <p>A greater distance is specified in a Land Use Code.</p>		

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Area and Dimensions of Lots			
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	A/S	Alternative Solution - proposal complies with Performance Criteria. Building Envelopes have been nominated which will ensure that an appropriate built form is achieved in accordance with the Queensland Development Code. Further, the residential 2 designation of the site supports proposed density.
Rural Planning Area			
P2 Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewerage disposal.	A2.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows or remnant stands of vegetation.	N/A	Not applicable. Site does not comprise natural features.
	A2.2 Lots comply with the area and dimensions identified for Lots in the Rural Planning Area in Table 1, above.	A/S	Alternative Solution - proposal complies with Performance Criteria. Building Envelopes have been nominated which will ensure that an appropriate built form is achieved in accordance with the Queensland Development Code. Further, the residential 2 designation of the site supports proposed density.
	A2.3 Designated Development Areas are identified on any lots exceeding a maximum slope 15% and are registered on title.	N/A	Not applicable. Site is flat.
Rural Settlement Planning Area			
P3 Rural Settlement lots are located and designed such that they: <ul style="list-style-type: none"> Have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosions and natural habitat; Retain significant landscape features, views and vegetation cover; Provide for a high level of residential 	A3.1 The location and layout of new lots does not fragment GQAL or areas of ecological or scenic value and provides buffers that adequately protect such areas from fringe deterioration and other impacts and maximises connectivity between such areas.	✓	Proposal does not impact GQAL or natural values.
	A3.2 Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.	N/A	Not applicable. Site is flat.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<ul style="list-style-type: none"> and scenic amenity, Access to services and facilities, and safety from risk of natural hazards such as bushfire; and 	A3.3 The location and layout of lots minimises the extent of cut and fill for Building area or Road Construction.	✓	Proposal complies. Site is flat.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<ul style="list-style-type: none"> Do not impact on the safety and efficiency of the Shires Road Network. 	A3.4 The location and layout of lots allows for the buffering of riparian vegetation and waterways. A3.5 Lots are buffered from any potentially incompatible land use. A3.6 The location and layout of new lots minimises risk from bushfire through the following measures: <ul style="list-style-type: none"> The Road layout provides for through Roads and avoids cul-de-sacs and “dead end” Roads; Designated Development Areas are sited in clear areas, away from the tops of ridges, and not on north to west facing vegetated slopes; and The use of firebreaks. 	✓ ✓ ✓	Proposal does not impact waterways. Site is not impacted by incompatible uses. Site is surrounded by development so is not as risk from bushfire.
	A3.7 Lots are not located in an area affected by noise from a State-Controlled Road.	✓	Site is not impacted by road noise.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Residential 1 Planning Area			
P4 The layout for a residential reconfiguration greater than 10 lots, gives the neighbourhood a positive identity by: <ul style="list-style-type: none"> Protecting natural features, areas of environmental value and Watercourse; Incorporating Site characteristics, views and landmarks; Providing a legible, connected and safe street, bicycle and pedestrian network that links existing to external networks; Providing community or necessary facilities at convenient focal points; Orientating the street and lots to ensure the sitting and design of residential development maximises energy efficiency. 	No Acceptable Solution <i>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</i>	N/A	Not applicable. Proposal is for less than 10 lots.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P5 Multi-Unit Housing is limited to a small proportion of the total number of lots in a new residential area and is dispersed to ensure conventional residential detached Houses dominate the streetscape.	A5.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.	N/A	Not applicable. Proposal is not for Multi-Unit Housing.
Commercial/Industrial Planning Area			
P6 The reconfiguration layout of an industrial/commercial area: <ul style="list-style-type: none"> Facilitates the efficient use of industrial or commercial land; Ensures minimum impact on the natural environment and on the amenity of adjacent uses; Provides for a variety of lot sizes and complementary uses. 	P6.1 A Concept Plan for the proposed reconfiguration is prepared by a suitably qualified professional and identifies the location of: <ul style="list-style-type: none"> Natural features, area of environmental value and Watercourses; Street, bicycle and pedestrian networks and linkages to adjoining areas; A variety of lot sizes and dimensions, with the minimum areas of dimensions satisfying the requirements of Table 1. 	✓	Concept plan has been prepared.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Infrastructure for Local Communities			
P7 Provision is made for open space that: <ul style="list-style-type: none"> Meets the recreational needs of residents and visitors to the Shire; Provides a diverse range of settings; Creates effective linkages with other areas of open space and natural areas; and Contributes to the visual and Scenic Amenity of the Shire. 	A7.1. An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions. OR A contribution is paid in lieu of an area being designated for open space in accordance with Planning Scheme Policy No 9 – Open Space Contributions. OR A combination of the above, as agreed to by Council.	✓	Council may require a monetary contribution as a condition.
P8 Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the shire.	A8.1 Informal Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Informal Parks being 0.5 – 1 hectare (Local Parks) and 3 – 5 hectares (District Parks). AND Sporting parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of sporting parks being 1.2 – 2 hectares (Local Parks) and 5 hectares (District Parks).	N/A	Not applicable. No parks are proposed.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Road Network			
P9 The Road Network: <ul style="list-style-type: none"> Is integrated and consistent with the existing and proposed local Road network; Is legible and retains existing features, views topography and vegetation; Is convenient and sage for local residents; Facilitates walking and cycling within the 	A9.1 Roads and designed and constructed in accordance with the specifications set out in the Planning Scheme Policy No 6- FNQROC Development Manual.	N/A	Not applicable. No roads are proposed.
	A9.2 The Road network takes into consideration the natural and cultural features of the Site, existing vegetation, Watercourses and contours.	N/A	Not applicable. No roads are proposed.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
<ul style="list-style-type: none"> neighbourhood; and Is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency. 	A9.3 The Road network is designed to reduce traffic speed and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network.	N/A	Not applicable. No roads are proposed.
	A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.	N/A	Not applicable.
	A9.5 Where the created allotments have Frontage to more than one Road, Access to the individual allotment is from the lower order Road.	N/A	Not applicable.
P10 The Road Network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential neighbourhoods.	A10.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	N/A	Not applicable. No roads are proposed.
	A10.2 Industrial/commercial traffic is able to Access a major road without intruding into a residential neighbourhood.	N/A	Not applicable.
Pedestrian and Bicycle Network			
P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	A11.1 Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist Attractions, commercial and industrial areas.	N/A	Not applicable.
	A11.2 The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	N/A	Not applicable.
	A11.3 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	N/A	Not applicable.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Appendix 3



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
Stormwater Drainage			
P12 Stormwater runoff is contained and managed so that it does not adversely affect; <ul style="list-style-type: none"> Natural watercourse; Surface or underground water quality; or The built environment either upstream or downstream of the Site. 	A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.
Water Supply			
P13 An adequate, safe and reliable supply of potable water is provided	A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.
	A13.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	✓	Council may impose this requirement as a condition.
Treatment and Supply of Effluent			
P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality	A14.1 Each new lot is connected to Council's sewerage system. AND The extension of a connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. OR Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the	✓	Proposal is capable of complying.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
	<p>Environmental Protection Policy (Water) 1997. AND The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewerage Law.</p> <p>A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 - Water Supply and Sewerage Headworks and Works External Contributions.</p>	✓	Council may impose this requirement as a condition.
Residential Development – Standard Format Plan with Common Property			
P15 Lots have an appropriate area and dimension to protect residential amenity.	A15.1 The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and Frontage provisions of the Residential 1 Planning Area Code as set out in Table 1.	N/A	Not applicable. Proposal does not include Common Property.
P16 The Setback of Residential Uses from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.	A16.1 A minimum separation distance of 15 metres is provided between Residential Use with Frontage to the Access Driveways.	N/A	Not applicable. Proposal does not include Common Property.
P17 Internal Access Driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.	A17.1 Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for every 3 Houses/or other Residential Uses.	N/A	Not applicable. Proposal does not include Common Property.
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P18 Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.	A18.1 The proportion of public open space and communal open space provided by the development is dependant upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined in a Site/development specific basis.	N/A	Not applicable. Proposal does not include Common Property.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P19 Boundary fencing does not have a significant impact on the visual amenity of the local area.	A19.1 The side and rear boundary fence is a maximum of 1.8 metres in Height and incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.	N/A	Not applicable. Proposal does not include Common Property.
P20 The installation of Fire Hydrants ensures that they are easy to located and use in times of emergency and are of a standard consistent with service needs.	A20.1 Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.	N/A	Not applicable. Proposal does not include Common Property.
Boundary Realignment			
P21 The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.	A21.1 No additional lots are created. AND The area and configuration of the proposed lots are consistent with the historical patterns of reconfiguration in the local area. AND An improvement on the existing situation is achieved by: <ul style="list-style-type: none"> The provision of Access to a lot which previously had no Access; OR <ul style="list-style-type: none"> The proposed lots being better suited to the existing or proposed use of the lots, whether or not the provisions relating to minimum area and dimensions are met; OR <ul style="list-style-type: none"> The Frontage to depth ratio of the proposed lots being greater than the Frontage to depth ratio of the existing Lots. 	N/A	Not applicable. Proposal is not for a boundary realignment.
Energy Efficiency			
P22 The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	No Acceptable Solution	N/A	Not applicable. No roads are proposed.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENTS
P23 The road and lot layout minimises fossil fuel use by: reducing the need for and length of local vehicle trips, maximising public transport effectiveness, encouraging walking and cycling, and provision of appropriate street landscaping.	No Acceptable Solution	N/A	Not applicable. No roads are proposed.

Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Smart eDA ID: 1377848638196

State assessments

46 COOYA BEACH RD, BONNIE DOON

2 matters requiring further investigation.

State Assessment and Referral Agency

Environment and Heritage

[Coastal zone](#)

Yes

[Regional ecosystems](#)

Yes