

# 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](http://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)	NQL Properties Pty Ltd		
For companies, contact name	C/- Kristy Gilvear, Gilvear Planning Pty Ltd		
Postal address	PO Box 228		
	Suburb	BABINDA	
	State	QLD	Postcode 4861
	Country	AUSTRALIA	
Contact phone number	0448 897 991		
Mobile number (non-mandatory requirement)	0448 897 991		
Fax number (non-mandatory requirement)			

Great state. Great opportunity.



Email address (non-mandatory requirement)

kristy

@gilvearplanning.com.au

Applicant's reference number (non-mandatory requirement)

J000049:NQL:KLG

**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.)

Reconfiguration of a Lot to enable creation of an Access Easement

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)			Andreasson Road, Craiglie	4877	4 and 5	C2254	Cairns
ii)			Andreasson Road, Craiglie	4877	90	SR678	Cairns
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)	Residential 1 and Conservation	Port Douglas and Environs Locality	Refer Planning Submission
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)

261,060m<sup>2</sup> (26.106ha)

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

Vacant / Sugar Cane

**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	NQL Properties Pty Ltd
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

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

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

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

**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
Planning Submission	Online

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

The *Sustainable Planning Act 2009* is administered by the Department of 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](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

1. What is the total number of existing lots making up the premises? Three (3)

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				

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

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

Great state. Great opportunity.



**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


**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?
14.5m	157m	Access	Lot 90 on SR678

**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
<b>All applications and requests for reconfiguring a lot</b>		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the <b>recommended</b> scales) which show the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application or request relates (<b>relevant land</b>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the contours and natural ground levels of the relevant land</li> <li>the location of any existing buildings or structures on the relevant land</li> <li>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)</li> <li>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%</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>all existing and proposed roads and access points on the relevant land</li> <li>any existing or proposed car parking areas on the relevant land</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any stormwater detention on the relevant land</li> <li>the location and dimension of any land dedicated for community</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Online

<p>purposes</p> <ul style="list-style-type: none"> <li>the final intended use of any new lots.</li> </ul>		
<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	Online
<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><b>For an application involving assessable development in a wild river area</b></p>		
<p>Documentation that:</p> <ul style="list-style-type: none"> <li>describes how the development to which the application relates is not prohibited development and</li> <li>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>.</li> </ul>	<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 <a href="http://www.ehp.qld.gov.au/wildrivers/wildrivers-map.php">www.ehp.qld.gov.au/wildrivers/wildrivers-map.php</a>).</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"> <li>special floodplain management area</li> <li>preservation area</li> <li>high preservation area</li> <li>floodplain management area</li> <li>subartesian management area</li> <li>designated urban area.</li> </ul> <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.

Department of State Development, Infrastructure and Planning  
 PO Box 15009 City East Qld 4002  
 tel 13 QGOV (13 74 68)  
[info@dsdip.qld.gov.au](mailto:info@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

IDAS form 7—Reconfiguring a lot  
 Version 3.0—1 July 2013

## OWNERS CONSENT

TO:

Chief Executive, Cairns Regional Council

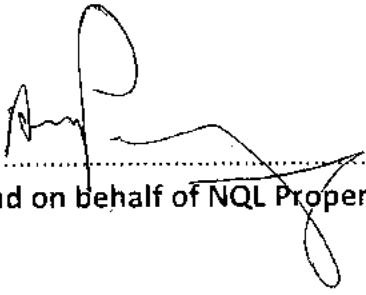
**NQL Properties Pty Ltd A.C.N. 108 180 338** hereby consents to the following  
Development Application:

*Reconfiguration of a Lot (Access Easement) providing access to Lot 90  
on SR678*

*related to lots located on Andreasson Road, Craiglie, more particularly  
described as:*

*Lots 4 and 5 on C2254  
Lot 90 on SR678*

Signed:

  
For and on behalf of NQL Properties Pty Ltd

Signed By:

ALLEN PERRY

(print name)

Date:

24/9/13

Your Ref: 8/20/2 (4022537) LD  
Our Ref: J000049:NQL:KLG  
Date: 30 September 2013

Chief Executive Officer  
Cairns Regional Council  
PO Box 359  
CAIRNS QLD 4870

**Attention: Mr Graham Boyd, Manager Development and Regulatory Services  
Mr Leon Doutre, Planner**

Dear Mr Boyd and Mr Doutre,

**RE: Development Application for Reconfiguration of a Lot (Access Easement) on land located at Andreassen Road, Craiglie more particularly described as Lots 4 and 5 on C2254 and Lot 90 on SR678**

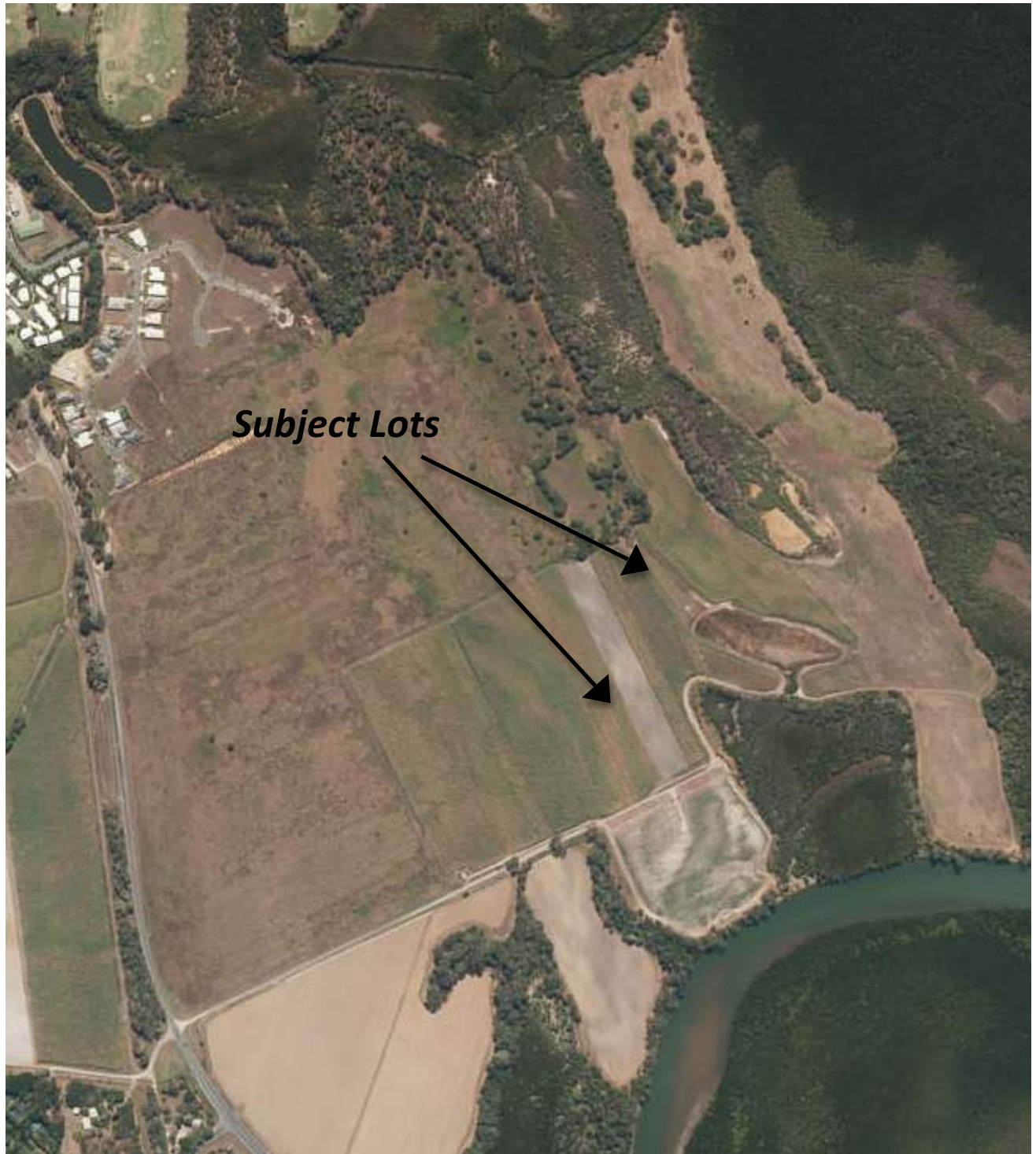
I refer to the above-described matter, and confirm that Gilvear Planning Pty Ltd has been engaged by NQL Properties Pty Ltd A.C.N. 108 180 338 ('the Applicant') to assist in preparation and lodgment of a Development Application seeking a Development Permit for Reconfiguration of a Lot to facilitate creation of an Access Easement burdening Lots 4 and 5 on C2254, in favour of Lot 90 on SR678, providing access to Lot 90 on SR678 ('the Application'). The Application relates to land located at Andreassen Road, Craiglie ('the site').

To assist in Council's consideration of this Application, I now provide:

1. Payment in the sum of \$831.00, being Council's Application Fees for the subject proposal;
2. Title Searches (Annexure 1);
3. Proposal Plan, prepared by RECS Pty Ltd and described as Drawing No C03 (Annexure 2);
4. Engineering Assessment Report prepared by RECS Pty Ltd (Annexure 3);
5. Code Compliance Assessment (Annexure 4); and
6. Duly Completed IDAS Forms (Annexure 5).

#### Site Description

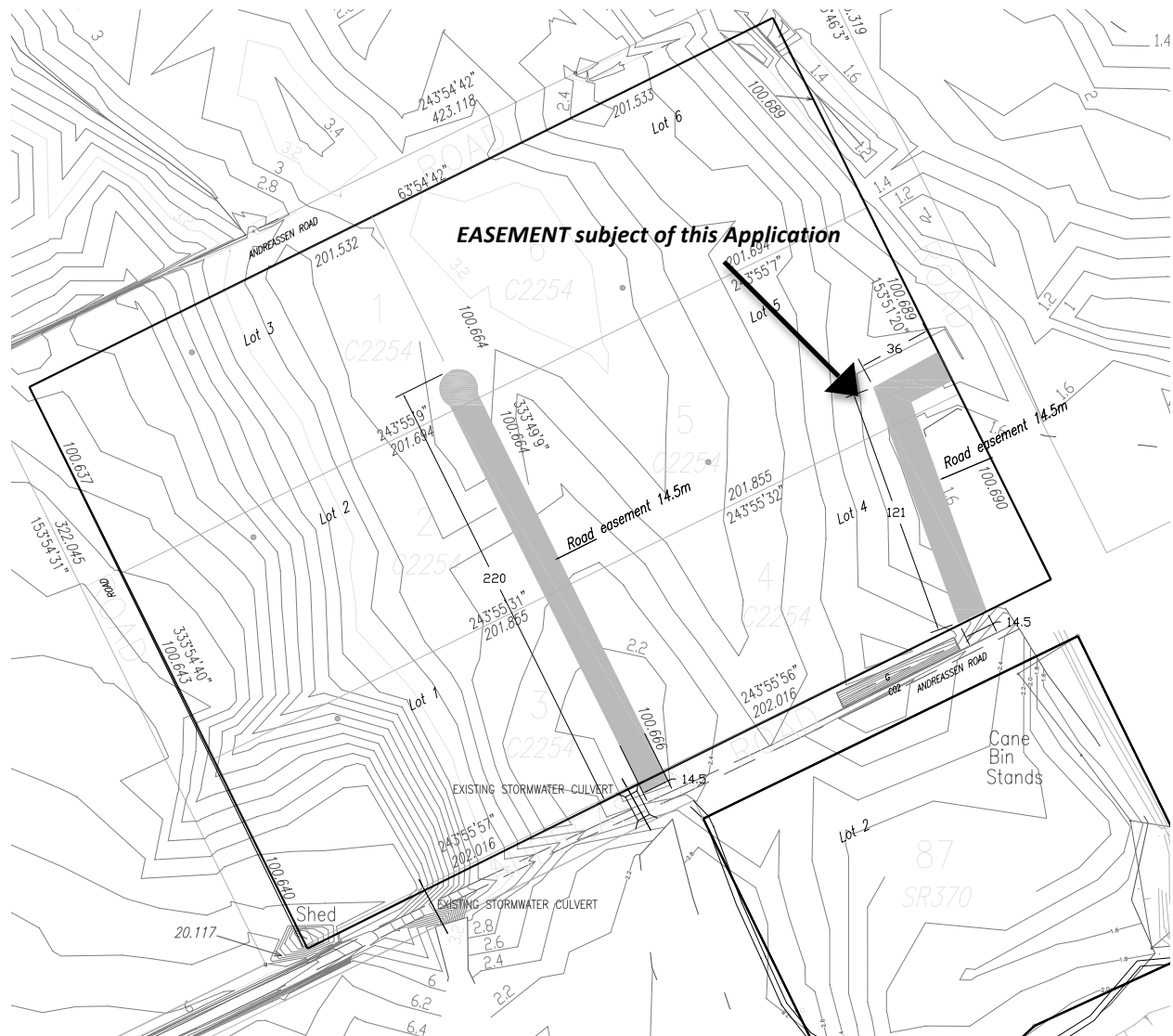
The site is located on Andreassen Road, Craiglie and is more particularly described as Lots 4 and 5 on C2254, and Lot 90 on SR678. These lots are neither burdened nor benefited by any easement currently. Copies of Title Searches for these lots are included for reference as **Annexure 1** to this Submission.



*Plate 1: Aerial Image of Site (© Department of Natural Resources and Mines, 2011)*

### Proposed Reconfiguration of a Lot (Access Easement)

It is proposed to create an Access Easement over Lots 4 and 5 on C2254 enabling long term access to Lots 90 on SR678 off Andreassen Road, enabling access to avoid damage or destruction to vegetation currently located on the 'road reserve' providing technical frontage for Lot 90. Currently, Lot 90 has 'legal' access off unconstructed road reserve that forms the extension to Mitre Street. Confirmation of opportunities for development of single houses on each existing allotment in this locality has required re-consideration of access arrangements to the locality.



*Plate 2: Proposal Plan illustrating Access Easement (Image Courtesy RECS Pty Ltd 2013).*

The Plan illustrating the proposed access easement is included for reference within **Annexure 2** to this Submission.

The easement is proposed to be 14.5m in width, 157m in length. Access will be provided off Andreasson Road, around existing vegetation on the Mitre Street road reserve, across Lots 4 and 5, extending to road reserve in front of Lot 90 that is not vegetated.

Road closure and / or State Consent for the subject area of road reserve is not required, as the 'road' can legitimately provide access to Lot 90.

### **Planning Considerations**

#### **State Requirements:**

A preliminary review of mapping and listed constraints at a State level has been undertaken, and there appear no major state constraints that affect the development proposed.

Review of the Sustainable Planning Regulation 2009, Schedule 7, indicates that no referral is required for the subject development, given it does not meet necessary development thresholds and / or is separated from State Controlled Infrastructure.

#### **Local Requirements:**

Planning constraints / considerations affecting the site at a local level are outlined below:

<b>Planning Scheme</b>	<b>Douglas Shire Planning Scheme</b>
<b>Locality</b>	Port Douglas and Environs
<b>Planning Area or Zone</b>	Residential 1 Conservation*
<b>Special Management Area</b>	Residential Growth Area
<b>Other Designation</b>	Investigation Zone (Vegetation and Flooding) Low Scale Plot Ratio
<b>Overlay/s</b>	Acid Sulfate Soils Overlay (below 20m AHD) Natural Hazards (Low Risk – Bushfire)

*\* Please note development is not proposed within areas affected by the Conservation Planning Area designation. Residential 1 Planning Area requirements and levels of assessment are therefore utilized.*

Pursuant to the relevant Table of Assessment, it is noted assessment against the following Codes is required:

- Port Douglas and Environs Locality Code;



- Residential 1 Planning Area Code;
- Acid Sulfate Soils Overlay Code;
- Natural Hazards Overlay Code;
- Reconfiguring a Lot Code.

In regard to assessment against these codes:

- (a) It is submitted that assessment against the Acid Sulfate Soils Code is not required, as earthworks will be the subject of assessment at the Operational Works phase, and compliance with reasonable and relevant conditions associated with management of the potential impact or effect of Acid Sulfate Soils may be imposed;
- (b) Assessment against the Natural Hazards Overlay Code is not required as the development is on a site located in a “Low Risk” area;
- (c) Assessment against the Reconfiguring a Lot Code is not required, given the proposed development does not seek to vary uses, change lot configuration or intensify development on site; rather, the proposed development seeks to formalize access arrangements in order to provide greater security for long term access.

Assessment against remaining Codes (that is, the Port Douglas and Environs Locality Code and the Residential 1 Planning Area Code) has been undertaken, and is provided for reference within **Annexure 4** to this Submission.

#### **Other Issues - Flooding**

Council has previously raised concern in regard to access arrangements for existing lots in this area as part of prelodgement discussions and advice provided in July 2013. One of the specific concerns raised was:

***Concern regarding filling of house lots within the tidal / flood plain that would become inaccessible during flood events***

The site subject of this development application is currently included within the “Residential 1” Planning Area in the Douglas Shire Planning Scheme. Ordinarily, such a planning area designation affords certain rights to landowners in regards to development for ‘housing’ or other appropriately considered purposes.

In addition, following further discussion with Council Officers, RECS Pty Ltd have provided engineering advice confirming that, in regards access to existing lots in this area:

*“It is proposed for this scale of development that no upgrading of Andreasson Road other than to ensure the finished surface level (fsl) of the road to be at 2.40m AHD which coincides with 1:10yr flood immunity.”*

Additional detail in regards engineering considerations associated with the development are contained within the RECS Pty Ltd Engineering Assessment Report provided for reference at **Annexure 3** to this submission.

It is understood that proposed filling levels for the access in question are considered acceptable by Council Officers at this stage.

### **Reports and Information Council may Request**

It is noted that the Port Douglas and Environs Locality Code references Planning Scheme Policy No 10: Reports and Information the Council May Request. A consideration of the proposed development, and information provided to support favourable consideration of same, is provided below:

Policy Requirement	Comment
<p><b>Objectives</b></p> <p><i>The Objectives of this Policy are:</i></p> <ul style="list-style-type: none"> <li><i>• To ensure that all necessary information is provided with a development application to enable the assessment of the impacts of a proposed development to be undertaken, or to confirm that impacts of a proposed development can be minimized; and</i></li> <li><i>• To ensure that any potential impacts associated with development can be identified and minimized to an acceptable level to protect the biodiversity and environmental integrity of the Shire and to ensure development promotes ecological sustainability.</i></li> </ul>	<p>It is submitted that, given the low-scale nature of the proposed development (ie, formalizing access arrangements to an existing allotment), the information provided, including:</p> <ul style="list-style-type: none"> <li>(a) Planning Submission;</li> <li>(b) Engineering assessment;</li> <li>(c) Proposal plan;</li> <li>(d) Code Compliance assessment; and</li> <li>(e) IDAS Application Forms,</li> </ul> <p>is sufficient to enable Council to reasonably make a decision on development declared to be ‘code assessable’ within the relevant Table of Assessment.</p> <p>In addition, any potential or perceived non-compliance with Code requirements may be reasonably addressed via imposition of conditions on any approval granted.</p>

Policy Requirement	Comment
<b>Information / Reports the Council may Request</b>	
<p><b>Locality Code</b> <i>If an application requires assessment against a Locality Code the following general information may be required:</i></p> <ul style="list-style-type: none"> <li><i>• An assessment of how the development may contribute to or detract from achievement of the outcomes sought for the Locality;</i></li> <li><i>• If applicable, an assessment of the measures proposed to adequately manage the potential detraction form the achievement of the outcomes.</i></li> </ul>	<p>This assessment is undertaken within the Locality Code assessment included for reference within <b>Annexure 4</b>.</p>
<p><b>Overlays</b> <i>If an application requires assessment against an Overlay Code the following general information may be required:</i></p> <ul style="list-style-type: none"> <li><i>• An assessment of how the development or effects of the development may affect the values of the relevant feature or resource;</i></li> <li><i>• An assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and</i></li> <li><i>• If applicable, an assessment of measures proposed to adequately manage the potential significant adverse affects arising from the development.</i></li> </ul>	<p>It is submitted that the RECS Pty Ltd Engineering Assessment Report provided in <b>Annexure 3</b>, together with technical reports and information previously provided to Council by the Applicant and landowners in the immediate locality, are sufficient to enable Council to assess the subject Application without need for additional detail.</p>
<p><b>Acid Sulfate</b> Reporting and Management Plan may</p>	<p>It is submitted that an ASS / PASS Report is not required in this instance. If considered</p>

	Policy Requirement	Comment
<b>Soils</b>	be required.	necessary, Council may reasonably condition any approval granted to ensure provision of such a Report prior to issue of an Operational Works approval.
<b>Natural Hazards</b>	If necessary, a Report may be required to detail how bushfire threat is managed.	As outlined above, it is submitted that as the site is designated "Low Risk" on mapping, further or more detailed assessment of Natural Hazard (Bushfire) issues is not necessary.
<b>General</b>	Ecological Assessment and Scenic Amenity Report	Development is proposed on cleared and / or areas of the site currently utilized for sugar cane production. Ecological values are minimal, and it is noted that the site is designated on relevant planning scheme mapping as "Residential 1".
	Landscape Plan	As the proposed development merely seeks to formalize access arrangements via an access easement, it is submitted that a landscape plan for the project is not required.
	Ecological Assessment Report: For development considered to have the potential to have adverse ecological and environmental impacts.	Development is proposed on cleared and / or areas of the site currently utilized for sugar cane production. Ecological values are minimal, and it is noted that the site is designated on relevant planning scheme mapping as "Residential 1".  Indeed, the access easement proposed seeks to ensure that impacts on areas of ecological significance are minimized / removed, through avoidance of vegetated areas.
	Environmental Management Plan: for development considered to have adverse environmental impacts.	An Environmental Management Plan is not required at this stage of development; if considered necessary, it may be the subject of a reasonable / relevant condition on any approval granted.
	Rehabilitation Management Plan: may	As development proposed merely relates to

Policy Requirement	Comment
be required in certain circumstances.	creation of an access easement for existing allotments, it is submitted that a Rehabilitation Management Plan is not required. If considered necessary, the Applicant welcomes the opportunity to further discuss same with Council as part of conditions development processes.
Social and / or Socio – Economic Impact Assessment	Development does not seek to intensify residential or urban uses within a rural area. Nor does development seek to further intensify existing residential development intensity or opportunity in the area. Rather, access arrangements for existing allotments are to be formalized.
Agricultural Suitability / Viability Report	Whilst the site is currently utilized for agricultural (sugar cane production) uses, it is submitted that its Residential 1 designation within the Planning Scheme indicates an intent for urban development at some point. This designation, coupled with the fact that development proposed merely seeks to formalize access arrangements to existing allotments, supports a position whereby an Agricultural Suitability / Viability Report is not required.
Rural Assessment Report	Whilst the site is currently utilized for agricultural (sugar cane production) uses, it is submitted that its Residential 1 designation within the Planning Scheme indicates an intent for urban development at some point. This designation, coupled with the fact that development proposed merely seeks to formalize access arrangements to existing allotments, supports a position whereby an Rural Assessment Report is not required.
Private Forestry	Not applicable: Private Forestry is not

Policy Requirement	Comment
	proposed.

In regard to Infrastructure Charges, it is submitted that no charges should be payable for the proposed development, as no intensification in uses or additional 'lots' are proposed.

#### Conclusion

Following an assessment of the site, surrounding land uses and planning considerations, it is submitted that the proposed development for Reconfiguration of a Lot (Access Easement) is unlikely to have any major impact on the amenity of the area, nor to Council's infrastructure networks. It is therefore commended to Council for approval, subject to reasonable and relevant conditions.

Should any additional information be required, please do not hesitate to contact the undersigned.

Kind regards,



**Kristy Gilvear**  
**Director / Town Planner**  
**Gilvear Planning Pty Ltd**

#### **Far North Queensland Office:**

**Email:** kristy@gilvearplanning.com.au  
**Telephone:** 0448 897 991  
**Postal:** PO Box 228  
BABINDA QLD 4861

## **ANNEXURE 1: Title Search**

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 16992440

Search Date: 18/09/2013 14:24

Title Reference: 21030178

Date Created: 17/11/1976

Previous Title: 20089063

## REGISTERED OWNER

Dealing No: 708520934 21/03/2005

NQL PROPERTIES PTY LTD A.C.N. 108 180 338

## ESTATE AND LAND

Estate in Fee Simple

LOT 4 CROWN PLAN C2254  
County of SOLANDER Parish of SALISBURY  
Local Government: CAIRNS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20089063 (ALLOT 4 SUBN SEC 13)
2. MORTGAGE No 708673980 20/05/2005 at 11:48  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
3. COVENANT No 708881465 08/08/2005 at 10:32  
restricts dealings over  
LOT 1 ON RL4535 AND  
LOTS 4 - 6 ON C2254

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 CITEC CONFIRM



# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 16992441

Search Date: 18/09/2013 14:24

Title Reference: 21030177

Date Created: 17/11/1976

Previous Title: 20089062

## REGISTERED OWNER

Dealing No: 708520934 21/03/2005

NQL PROPERTIES PTY LTD A.C.N. 108 180 338

## ESTATE AND LAND

Estate in Fee Simple

LOT 5 CROWN PLAN C2254

County of SOLANDER

Parish of SALISBURY

Local Government: CAIRNS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20089062 (ALLOT 5 SUBN SEC 13)
2. MORTGAGE No 708673980 20/05/2005 at 11:48  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
3. COVENANT No 708881465 08/08/2005 at 10:32  
restricts dealings over  
LOT 1 ON RL4535 AND  
LOTS 4 - 6 ON C2254

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D APPLICATIONS CITEC CONFIRM

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 16992444

Search Date: 18/09/2013 14:24

Title Reference: 21128044

Date Created: 24/11/1980

Previous Title: 20743232

## REGISTERED OWNER

Dealing No: 708065857 17/09/2004

NQL PROPERTIES PTY LTD A.C.N. 108 180 338

## ESTATE AND LAND

Estate in Fee Simple

LOT 90 CROWN PLAN SR678  
County of SOLANDER Parish of SALISBURY  
Local Government: CAIRNS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20743232 (POR 90)
2. MORTGAGE No 708673980 20/05/2005 at 11:48  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

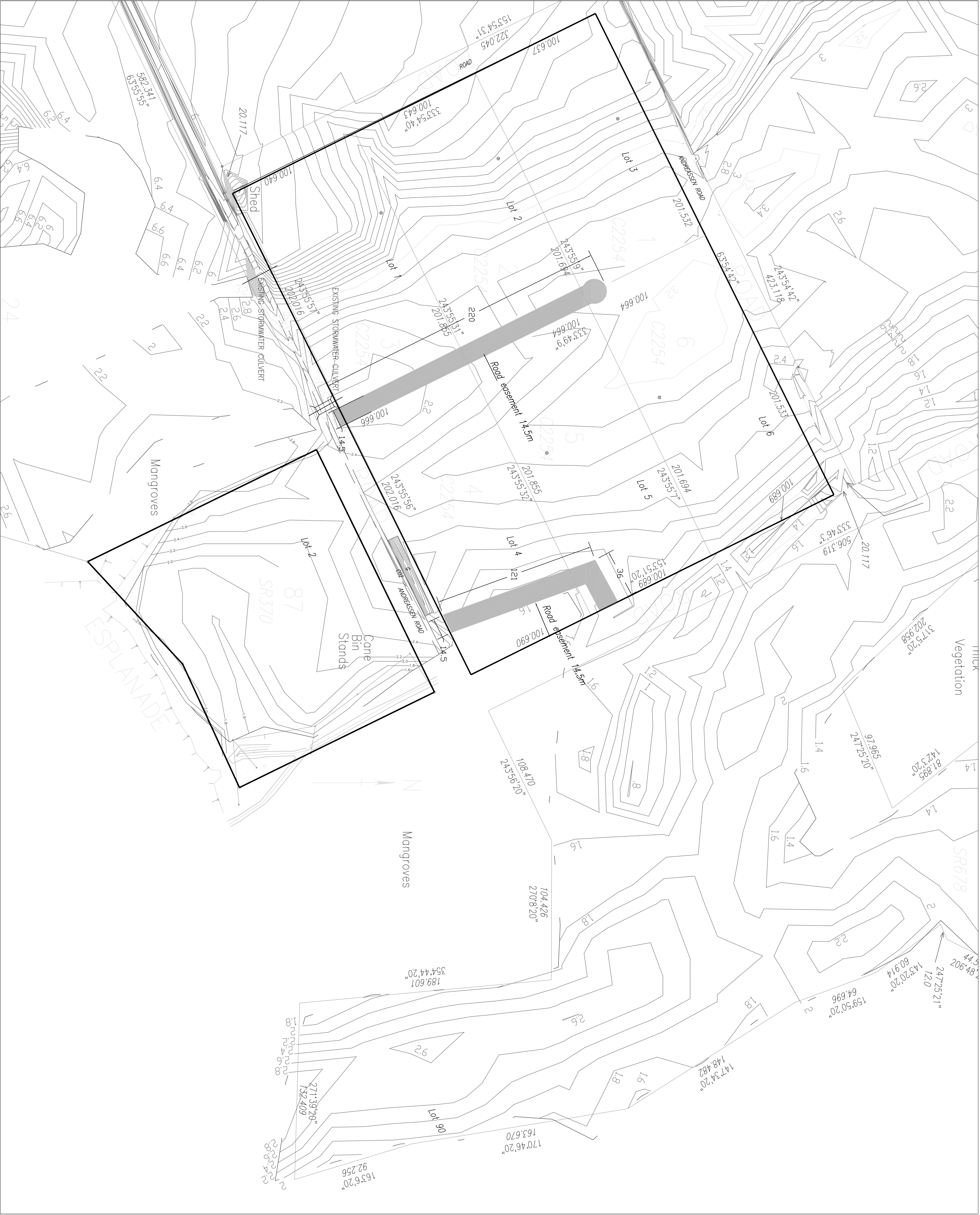
Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D APPLICATIONS CITEC CONFIRM

## **ANNEXURE 2: Proposal Plan**





ALL BUILDING PADS ARE 50M W X 50M B IN SIZE

ALL THE BUIDING PADS ARE DRAWN MINIMUM OF 10M SET BACK FROM THE BOUNDARY

ACCESS ROADS ARE DESIGNED AS PER THE FNQROC REQUIREMENTS

MINIMUM BUILDING PAD LEVEL REQUIRED 3.4 AHD

5.5M ROAD WIDTH AND 14.5M ROAD EASEMENT PROVIDED

BUILDING DESIGNERS



**RECS** Pty Ltd

ABN 95 081 197 006

• Port Douglas  
PO Box 871 4877 QLD  
Ph: 07 40934010  
Fax: 07 40934000  
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www.recs.net.au  
RPEC 5412

CONSULTING ENGINEERS

**EASEMENT PLAN**

PROJECT: MOWBRAY DEVELOPMENT, LOT 87 SR370

FOR: NOL PROPERTIES

TITLE: EASEMENT PLAN

SCALE: 1:500

PROJECT NO: 42-2013

DRAWING NO: C03

ISSUE: B

## **ANNEXURE 3: RECS Pty Ltd Engineering Assessment Report**



# Engineering Assessment Report

## Prepared by

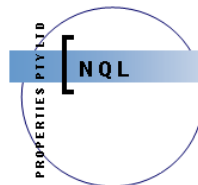


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Email [admin@recs.net.au](mailto:admin@recs.net.au)  
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ABN 95 081 197 006

## Prepared for



NQL Properties Pty Ltd  
PO Box 417  
PORT DOUGLAS QLD 4877

**Project No.:** 42-2013

## Project Name / Location

Mowbray Development  
Andreassen Road, Port Douglas  
Described as  
Lots 87 on SR370, 90 on SR678 and Lots 1 – 6 on C2254

**Date:** September, 2013

## Distribution

RECS Consulting Engineers – 1 copy  
NQL Properties Pty Ltd - 1 copy

*Copy No.: 1*



## STATEMENT OF LIMITATIONS

The sole purpose of this report and the associated services performed by RECS Consulting Engineers and Building Design (RECS Pty Ltd) is to assess the engineering implications in the proposed development of lands identified under the appropriate town planning scheme, in accordance with the scope of services set out in the agreement between RECS Pty Ltd and its 'Client' (NQL Properties Pty Ltd). The scope of services was defined by the requests of the Client, his agents, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

RECS Pty Ltd derived the data in this report from a desktop review of existing and historical data and survey information provided by others and the Client. As far as can be realistically determined, this information was deemed reasonable for development application purposes on the condition that detailed investigation and design would determine detailed solutions to particular site matters. This report is consistent with available information to RECS Pty Ltd and was not subject to detailed, future nor historical analysis.

In preparing this report, RECS Pty Ltd has relied upon and presumed accurate certain information (or absence thereof) provided by others. Except as otherwise stated in the report, RECS Pty Ltd has not attempted to verify the accuracy or completeness of any such information for the purposes of a development application and prior to detailed design.

The findings, observations and conclusions expressed by RECS Pty Ltd in this report are not, and should not be considered, an opinion concerning the geotechnical considerations. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between RECS Pty Ltd and the Client. RECS Pty Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

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## EXECUTIVE SUMMARY

This engineering report investigated a proposal for construction of access easements suitable for access to existing allotments; and a single building pad on each separate allotment with access from along Andreasson Road Port Douglas.

The majority of the sites are cleared and/or farmed under sugar cane. One small machinery shed is located on Lot 3 C2254. The remaining lots contain no existing structures.

As separate and single building allotments, the proposal requires no extension of trunk service infrastructure. Individual water and waste services can be provide from domestic service systems to each allotment.

Proposed building pad and access road levels are located above the 1:100yr and 1:10yr levels respectively.

Each allotment is consistent with the minimum area and dimensions.

Final road design will comply with FNQROC development manual requirements.

Roads shall be constructed in accordance with FNQROC development manual requirements.

No individual stormwater design is required for each allotments other than typical rural residential domestic service.

The proposal provides for reticulated water and on site waste disposal system and all internal works in accordance with designs endorsed by Council.

Preliminary discussions with other public utility providers indicate no impediment for the supply of services.

The proposal shall be designed and constructed with appropriate environmental management implemented and effectively monitored at all stages of project development.

Following an assessment of the site, its surrounds, the existing use and proposed use, it is submitted that the use is appropriate for the site, unlikely to detrimentally affect the amenity of the locality, and consistent with the various planning constraints and requirements. It is recommended for approval, subject to reasonable and relevant conditions.

# **1. GENERAL**

## **1.1 OVERVIEW**

RECS Pty Ltd (RECS) have been engaged by NQL Properties Ltd to provide an Engineering Assessment Report to support a development application associated with seeking a Preliminary Approval for Reconfigurations for Access Easements ('the Application') on lands Lots 1 – 6 on C2254, and Access to Lot 90 burdening Lots 4 and 5) situated at Andreassen Road, Port Douglas, Queensland.

The Site has been subject to numerous reports and investigations these include the following reports as background material:

- Town Planning – Flanagan Consulting Group
- Acid Sulfate Soil Investigation – Parsons Brinckerhoff
- Acid Sulfate Soil Investigation Lot 87 – RECS Consulting Engineers & Building Design
- Numerous surveys – C&B Group Mossman (also Conics, now RPS) and Charles O'Neill Surveyors
- Mowbray River Residential Development Hydrological and Hydraulic Assessment - Patterson Britton & Partner
- River & Flood Hydraulics – McPherson Maclean Wargon Chapman

This report examines preliminary engineering comments for:

- earthworks
- roadworks
- stormwater
- sewer reticulation
- water reticulation
- electricity
- communications
- Highway intersection upgrade

Preliminary geotechnical investigations conducted on the site have been reviewed and no testing of materials or finalisation of treatments has been undertaken. For this level of development typical engineering site classifications are sufficient for the proposed building works.

## 1.2 SCOPE

In accordance with our brief, this report addresses the following engineering matters:

- Preliminary site plan including access easements, building pad and road levels; and
- Engineering Assessment Report for the proposed development including provision of services from a review of existing documentation including engineering and geotechnical reports.

**Figure 1 – Location Plan**

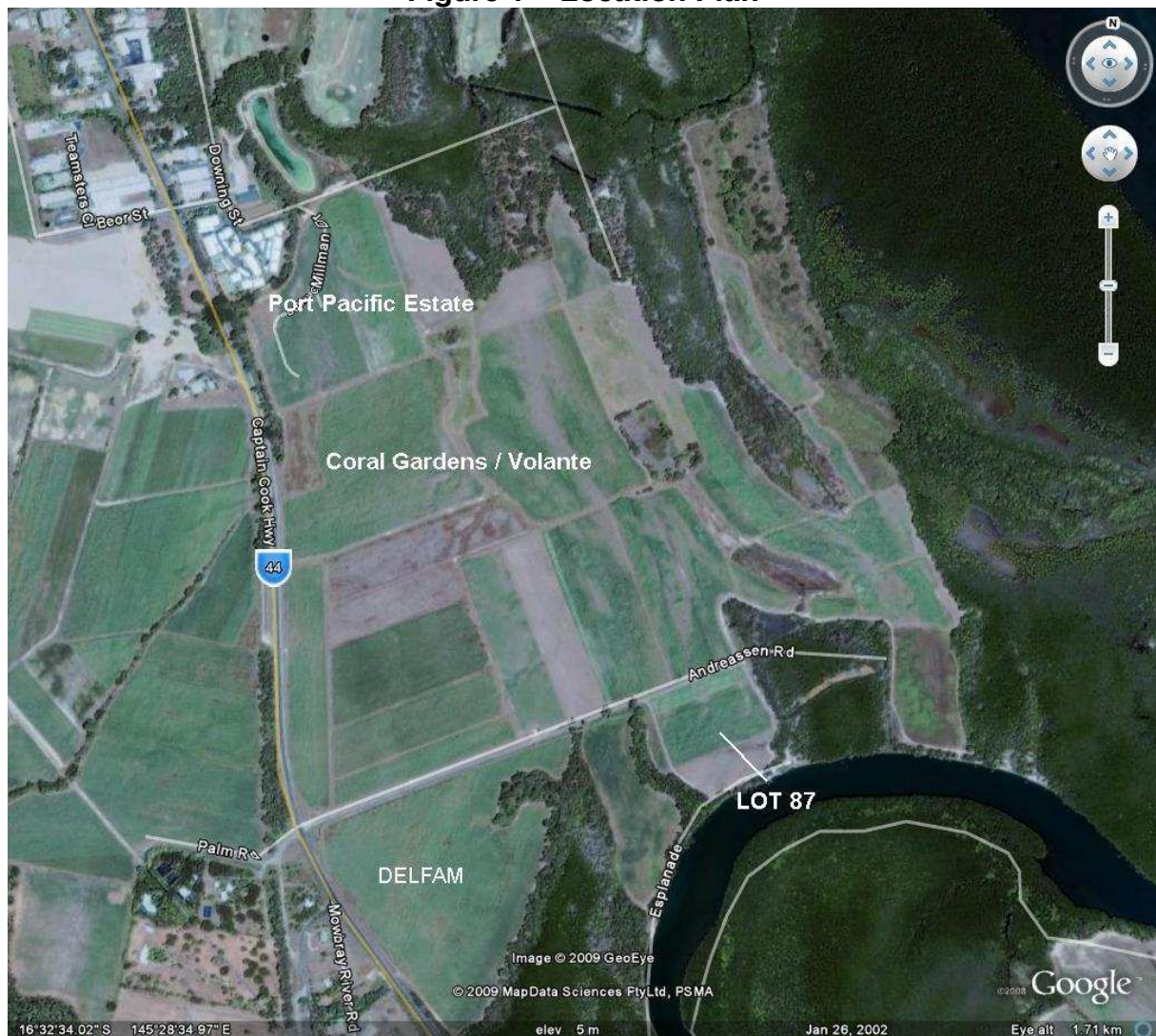


Figure 2 – Property Description





## **2. GEOTECHNICAL INVESTIGATIONS**

### **2.1 SCOPE**

Preliminary geotechnical investigations have been concerned with the identification and presence of ASS / PASS on specific areas and general subsurface investigations to identify potential construction constraints. ASS / PASS have been identified as present on the site at depths generally >1.5m. The extent of any possible disturbance relating to this development has not been confirmed. It is proposed that the treatment of disturbed ASS / PASS will be in accordance with QASSIT guidelines i.e. avoid, minimise disturbance, manage, treat, and remediate as deemed necessary.

From our knowledge of developments in the surrounding area there are no known geotechnical constraints affecting the site. However, during preliminary and detailed design stages assumptions may require geotechnical verification.

The site classification varies across the site with the estuarine sediments assigned Class P, Class A to S for the dunal sand areas and Class M to for the elevated clay soils. Most shallow footing systems are considered suitable for the proposed development with heavily loaded structured requiring piled foundations.

It is known that the groundwater table seasonally fluctuates and it is likely that groundwater may be encountered in deep excavations.

### **2.2 EXISTING DATA**

- The site has not been subject to any known previous geotechnical investigation other than as stated above.
- Sources of proposed engineered fill have been identified locally and have been widely used throughout the Port Douglas and Mossman Districts.

Based on the results of the investigation and previous experience with similar developments in the Port Douglas area it is considered that the proposed development is feasible from a geotechnical point of view subject to appropriate investigations and advice during detailed design.

### **2.3 STABILITY ANALYSIS**

No detailed stability analysis has been undertaken on the site. Preliminary investigations indicate there are no apparent areas of instability on the site. There is no deep excavation or embankments proposed for the development.

The site is low-lying coastal lands and it is possible that the site contains subsurface compressible soils that may require investigation or treatment prior to any substantial loading.

## 2.4 EARTHWORKS BATTER DESIGN

Typical earthworks batter design values are summarised below:

Material Type	Maximum Batter Slope	Maximum Vertical Height Between Berms	Comments
Topsoil / Colluvium	n/a	n/a	Remove from crest of all batters
Residual "clayey" soils	1V:1H	3m	If required, intermediate berms minimum 1.5m wide.
Very low strength or stronger rock	1.5V:1H	6m	
Strong Rock	2V:1H	8m	If required, intermediate berms 1.5m wide minimum
Engineered Fill (where required)	1V:1.5H	3m	Steeper batters may be adopted subject to engineered assessment

The above summary and guidelines are preliminary only and maybe revised based on results of proposed stability analysis and adopted individual treatments.

## 3. EARTHWORKS

### 3.1 EXTENT OF EARTHWORKS

Earthworks will be required to be undertaken for the construction of the following activities:

- Road works for local accesses and drives
- Car parks
- Building foundations
- Stormwater drainage
- Subsurface drainage
- Water services
- Sewerage services
- Electrical supply and telecommunications
- Landscaping
- Swimming pool and spa areas if required
- Soil erosion and sediment control

Earthworks for water, sewer, electricity, communications, stormwater, and subsurface drainage will be by typical trench and backfill methods. It would be anticipated that a small excess of material would result and incorporated in road embankments.

Earthworks for pool areas, landscaping and soil erosion and sediment control would be localised cut and fill operations. Excess materials could be incorporated into roadwork embankment and landscaped areas.

Generally it is envisaged that earthworks would be carried out by excavator and truck operations, spread and trimmed with grader and standard compaction equipment. Minor earthworks would be conducted with backhoe and bobcat operations.

From the geotechnical investigations to date, excavation is possible with conventional digging equipment.

No overall earthworks balance calculation has been undertaken for the concept designs adopted for this development application.

*From an analysis of previous river & flood hydraulics it is proposed that building pad levels will be constructed to achieve minimum building floor level of 3.4m AHD*

### **3.2 EARTHWORKS MATERIALS**

Preliminary geotechnical investigations and engineering observations indicate that the earth materials required for building and roadwork to be readily available.

Materials required for retaining walls and rock walls for embankments and landscaping if required, would be sourced from local licensed quarries. No quarrying operations would be undertaken on site.

Topsoil from the site would utilise existing surface soils. Any excess materials would be incorporated in landscape mounds or spoilt against embankments to stabilise batters if required.

## **4. ROADS**

### **4.1 CAPTAIN COOK HIGHWAY / ANDREASSEN ROAD INTERSECTION**

It is envisaged that this development proposal would not be sufficient to trigger any consideration of a highway intersection upgrade.

It is understood that a highway intersection upgrade is being conditioned as part of the adjoining development proposals with significantly higher traffic generation.

### **4.2 ANDREASSEN ROAD**

*It is proposed for this scale of development that no upgrading of Andreassen Road other than to ensure the finished surface level (fsl) of the road to be at 2.40m AHD which coincides with 1:10yr flood immunity.*

Andreassen Road is currently unsealed gravel and functions as a cane haulage and agricultural access road.

This would be consistent with rural residential roads throughout the Mossman, Whyanbeel and Mowbray environs and the road would classify as an access place road for which the characteristics of the road readily comply.

## 4.2 INTERNAL ACCESS

No detailed engineering drawings have been prepared however, accesses within the development shall be designed to comply as access place with FNQROC Table D1.1 as appropriate.

### ROAD GEOMETRY

Table D1.1 Street and Road Hierarchy - Deemed to Comply Requirements

Table D1.1 Street and Road Hierarchy - Deemed to Comply Requirements												
Road Hierarchy Classification <sup>8,13</sup>		Type	Standard Drawing	Catchment Size (no of dwellings)	AADT (vpd)	Reserve Width <sup>12,6,7</sup> (Min each side)	Carriageway Width <sup>13</sup> (Min)	Verge Width <sup>9</sup> (Min each side)	Footpath	Max Grade (Desirable)	Design Speed (km/h)	Lighting Category
Access Place (CRC only)		1	S1005	0-19	0-190	14.5m	5.5m sealed	4.5m	not req'd	16% <sup>3</sup> (12%)	30	P4
Access Street (TRC & CRC only)		2	S1005	20-74 <sup>11</sup>	200-740 <sup>12</sup>	15.5m	6.5m sealed	4.5m	1 side	16% <sup>34</sup> (12%)	30	P4
Low Density Residential (CRC only)		3	S1005	n/a	n/a	20m	7.0m sealed with 1.0m wide gravel shoulders <sup>5</sup>	5.5m	Not req'd	16% <sup>3</sup> (12%)	60	P4
Residential Street (excl TRC & CRC)		4	S1005	0 – 74	0 - 740	16.5m	7.5m sealed	4.5m	1 side <sup>12</sup>	16% <sup>34</sup> (12)	40	P4
Collector Road	Minor	5	S1006	75-299	750-2990	16.5m	7.5m <sup>2</sup>	4.5m	1 side	10% (8%)	50	P3
	Major	6	S1006	300-599	3000-5999	20m	11m	4.5m	1 side	10% (8%)	50	V5
Sub Arterial/Arterial <sup>9</sup>	No median	7	S1007	>600	>6000	25m	16m	4.5m	both sides	8% (6%)	60	V3
	2 lane median divided	8				28m	2 x 5.5m separated by a 5m median	6m				
	4 lane median divided	9	31m			2 x 8.5m separated by a 5m median	4.5m					
	4 lane median divided with parking	10	40m			2 x 12.4m separated by a 5m median if no centre parking	5.1m					
Industrial Access Street		11	S1009	<8Ha		21m	12m	4.5m	not req'd	10% (6%)	60	P4
Industrial Collector Street		12	S1009	<30Ha		23m	14m	4.5m	Not req'd	8% (6%)	60	P3
Rural						Refer Table D1.4 for details of Rural Road Elements						

Refer Table D1.4 for details of Rural Road Elements

#### Notes:

- Carriageway (and reserve) widening shall be provided on bends in accordance with Queensland Streets.
- Widening of carriageway to 10m shall be required on all bus routes, and a minimum road reserve of 18m provided.
- Carriageway widths are measured from the invert of the kerb and channel on one side of the carriageway to the invert of the kerb and channel on the opposite side of the carriageway.
- The absolute maximum grade shall be 20% for a maximum length of 60m. The maximum length of grades less than 20%, but not less than 16%, shall be 60m plus 25m for each 1% the grade is less than 20%. The maximum length of any grade greater than 16% shall be 160m.
- Where the ultimate traffic catchment exceeds 30 allotments and Council considers bicycle use likely, shoulders shall be sealed to provide a total seal minimum width of 9.0m.
- Road reserve widths may require widening to accommodate table drains, provision for services, on-street car parking provision & bus bays.
- Minimum reserve width must be provided, irrespective of minimum verge and carriageway widths specified.
- In CRC - For CBD streets between Florence St, Wharf St, McLeod St, & The Esplanade, refer to CBD Streetscape Masterplan policy.
- The road cross section type for this category shall be provided by the Council or Relevant Authority (DMR). Traffic volumes shall be identified in a traffic management report.
- Where the road is nominated as part of the bikeway network, allowance for bike lanes shall be added to this width (minimum bikeway width is 1.5m, or 2.0m where the design speed is > 60km/h).
- For TRC catchment size is 0 - 74 dwellings
- For TRC the AADT is 0 - 740
- For TRC - For Rural Residential, lot sizes between 2,000m<sup>2</sup> and 10,000 m<sup>2</sup>, the above provisions apply with the exception of street lighting, footpath and asphalt surfacing.

Road furniture and delineation shall be in accordance with Queensland Streets or AUSTROADS guidelines as appropriate.

Access verges will be utilised for placement of public utility services (power, water and communications) via common services trench as appropriate.

## 4.4 OTHER PATHWAYS AND WALKWAYS

No formal pathways and walkways are proposed other than within easements.

## 4.5 CAR PARKING

Private car parking facilities will be provided at individual residences and not within easements.

## 4.6 TURNING AREAS

Andreassen Road enjoys a 30 metre wide road easement at present. The development will not be designed to limit multi axle vehicles e.g. garbage and removalist vehicles on internal access roads. Widening around intersections and within residence driveways maybe utilised for these turning movements where required.



## **4.7 GARBAGE COLLECTION AREAS**

Standard garbage collection services within the shoulder areas will be able to operate with direct access to the development.

# **5. STORMWATER DRAINAGE**

## **5.1 DESIGN CRITERIA**

The stormwater design generally shall be designed to comply with the Queensland Urban Drainage Manual where applicable.

The stormwater design within easements shall be determined on a 5 year recurrence interval.

The designs shall cater for secondary 100yr drainage path flows to discharge at legal points without scour, erosion, loss of vegetation, excess turbidity and landslip within or external to the site.

It is not envisaged that drainage easements will be required as part of the proposed development.

Surface flow will be encouraged over roadways, common property and allotments where the natural characteristics of the existing land have not been altered.

Areas of concentrated flows shall be protected with adequate outlet protection works and controlled for discharge to agreed points of discharge.

All internal flows will have design capacity and secondary drainage paths for periods of prolonged rain and wet conditions.

# **6. SEWERAGE RETICULATION**

## **6.1 RETICULATION**

Council trunk mains are not available on or adjacent to the site at this stage.

Individual allotments will be serviced by onsite waste management facilities which would adequately cater for this scale of residential development within the individual lots in accordance with wastewater and plumbing standards.

# **7. WATER RETICULATION**

## **7.1 RETICULATION**

Council trunk mains are not available on or adjacent to the site.

A 32mm town service currently extends to an agricultural shed located on Lot 3 C2254.

No town service is proposed at this stage on any allotment other than existing supply. It is envisaged that dwelling would be serviced by rainwater tank and or bore supply.

## 8. ELECTRICAL RETICULATION

### 8.1 HIGH VOLTAGE MAIN SUPPLY

A planning enquiry to Ergon Energy 16 August, 2005 has advised that the agency has no special requirements for supply to the sites. From this it is assumed that the network has adequate capacity.

Services to all lots will be contained within a services easement located within the road easement between 0.3m and 1.2m from the property boundary unless otherwise approved by Council.

See attached correspondence.



REF: FN090/1700/0011 (FN05/004928)CCO:njc

August 24, 2005

RECS Consulting Engineers  
PO Box 894  
Port Douglas QLD 4877

109 Lake Street  
Cairns QLD 4870  
PO Box 358  
Cairns QLD 4870  
Telephone 07 4050 2777  
Facsimile 07 4050 2707  
Website [www.ergon.com.au](http://www.ergon.com.au)

Dear Peter,

#### DEVELOPMENT APPLICATION FOR RECONFIGURATION PROPOSED DEVELOPMENT CRAIGLEE

**APPLICANT:** RECS Consulting Engineers

I refer to your e-mail dated August 16 regarding the above application and advise that Ergon Energy has no special requirements other than for RECS Consulting Engineers to make application for electricity supply to this subdivision in the normal manner.

Should you have any further queries please do not hesitate to contact Sue Housley on 4050 2686.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G Lynes'.

For G LYNES  
CUSTOMER CONNECTIONS MANAGER

Ergon Energy Corporation Limited ABN 50 087 646 062

## **9. COMMUNICATION SERVICES**

The communications network is located within the road reserve along the Captain Cook Highway.

The network can be located in the access easement and road verge within a common services provision.

## **10. ENVIRONMENTAL CONSIDERATIONS**

### **10.1 ENVIRONMENTAL ISSUES**

The following environmental issues will require consideration during the design and construction stages of the project:

- Water quality
- Soil erosion and sediment control
- Noise Management
- Community Consultation
- Traffic Management
- Site establishment
- Construction activities
- Waste minimisation and disposal
- Air quality
- Vegetation management
- Bank Stability
- Soil resources
- Threatened & endangered species
- Protection of Coastal Environments
- Wildlife management

### **10.2 PRINCIPLES OF CONCEPT SOIL EROSION AND SEDIMENT CONTROL**

A concept Soil Erosion and Sediment Control Plan will integrate the following principles in the design of the development:

1. Schedule construction out of the wet season.
2. Control the over land flow of stormwater in and around the site to consider the effect of the volume and velocity of stormwater on the site during and post construction.

3. Divert clean stormwater run-off from upstream and around the site and discharge the water in a controlled manner to natural drainage lines.
4. Establish a stormwater system to capture sediment laden water during construction to be treated prior to discharge to natural drainage lines in a controlled manner.
5. Sequence a staged construction to control stormwater during and post construction with temporary and permanent structures.
6. Apply a progressive revegetation program concurrent with construction works to stabilise the site.
7. Location of the lowest point of stormwater discharge
8. Erecting various soil erosion protective treatments within the site prior to or concurrent with construction activities.
9. Minimise the areas of disturbance.
10. Retain and enhance effective vegetation buffer strips around natural drainage lines.
11. Regular maintenance of constructed works for the control of stormwater, soil erosion and sediment control and slope stability.
12. Regular monitoring and reporting of the site for unusual surface movements and changing subsurface conditions.

These mitigation measures shall be enhanced during the detailed design and documentation.

### **10.3 ADOPTION OF ENVIRONMENTAL AMELIORATIVE MEASURES**

The following ameliorative measures will be incorporated into the detailed design. The list is not exhaustive and subject to further site investigation during detailed design.

1. Incorporation of environmental design principles within detailed engineering design where appropriate.
2. Obtained licences and permits for prescribed activities.
3. Identification of areas of environmental significance for avoidance
4. Restrict development activities to areas previously disturbed where practicable
5. Minimise impact of construction activities on air quality
6. Implement soil erosion and sediment control plan before, during and after construction.
7. Restrict access to the site to designated routes
8. Undertake the works in a staged and controlled manner.
9. Minimise the impact of the development on surrounding properties

10. Minimise the impact of the development to protect the values of the Great Barrier Reef and adjoining rain forest
11. Maintain wildlife corridors throughout the site
12. Rehabilitate areas of disturbed vegetation to facilitate natural succession.
13. Prevent and suppress weed growth in disturbed areas.
14. Protect and maintain remnant vegetation for wildlife food sources and habitat
15. Rehabilitate disturbed areas with species endemic to the site or area
16. Control stormwater drainage discharge to natural watercourses
17. Minimise impact on existing water quality
18. Minimise the generation of waste from the development
19. Provide waste collection sites for materials to be collected and disposed of at licensed transfer stations.
20. Promote reduce, reuse and recycle philosophy
21. Purchase construction materials from licensed commercial supplies
22. Utilise machinery with proper exhaust emission treatment devices
23. Promote environmental awareness of construction workers and landowners by site induction and site descriptions.
24. Incorporate environmental design philosophies within an environmental management plan for construction

## **11. PROVISION AND CO-ORDINATION WITH FUTURE DEVELOPMENT**

Clearly, any proposed intersection and service provision design would need to take into consideration the additional traffic and demand from adjoining land developments.

This proposal seeks to simplify and provide clear advice to the surrounding developments on its service and demand requirements to meet planning requirements.

## DRAWINGS





ALL BUILDING PADS ARE 50M W X 50M B IN SIZE

ALL THE BUILDING PADS ARE DRAWN MINIMUM OF 10M SET BACK FROM THE BOUNDARY

ACCESS ROADS ARE DESIGNED AS PER THE FNQROC REQUIREMENTS

MINIMUM BUILDING PAD LEVEL REQUIRED 3.4 AHD

5.5M ROAD WIDTH AND 14.5M ROAD EASEMENT PROVIDED

RECS

PTY LTD

ABN 92 081 197 006

• Port Douglas  
PO Box 871, 4877 QLD  
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Email: admin@recs.net.au  
www.recs.net.au  
RPEC 2412

CONSULTING ENGINEERS

BUILDING DESIGNERS

PROJECT

MOWBRAY DEVELOPMENT, LOT 87 SR370

TITLE

PROPOSED BUILDING PADS PLAN

SCALE (FULL SIZE)

1:500

PROJECT NO.

42-2013

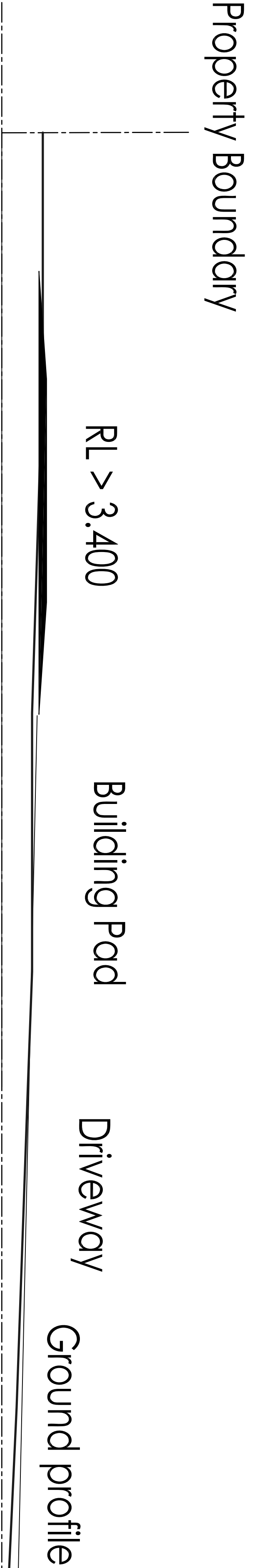
DRAWING NO.

C01

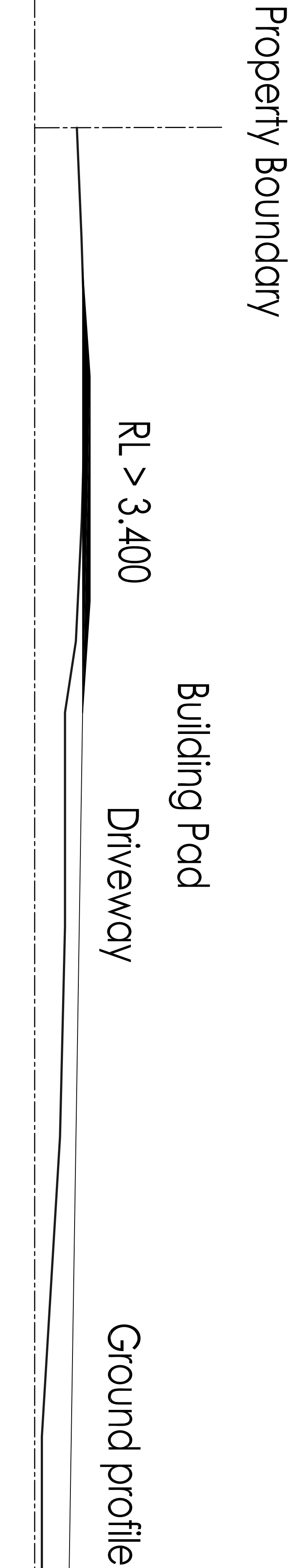
ISSUE

B

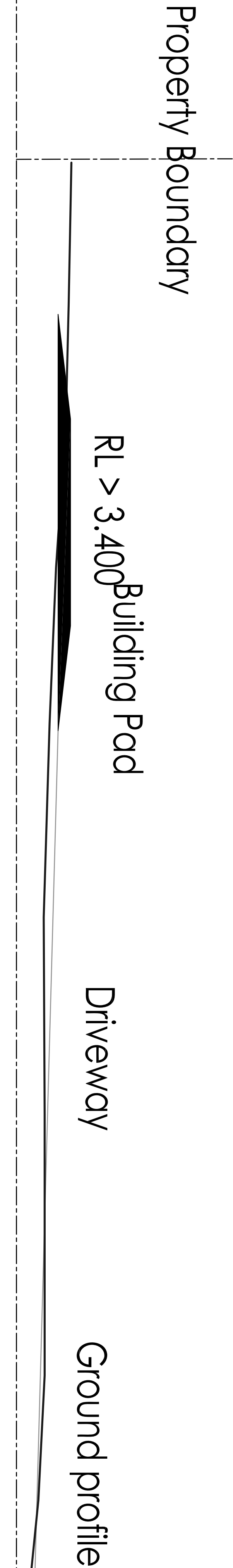




SECTION A  
C01



SECTION B  
C01



SECTION C  
C01

CONSULTING ENGINEERS BUILDING DESIGNERS

PROJECT MOMBRAY DEVELOPMENT, LOT 87 SR370	ISSUE A	Original issue	11/09/13
		AMENDMENT	DATE
TITLE NOL PROPERTIES	SCALE 1:500	DRAWING NO.	
		PROJECT NO.	
SECTIONS	42-2013	C02-1	
		A	



RECS Pty Ltd

ABN 95 081 197 006

• Port Douglas

PO Box 894 4877 QLD

Phone (07) 40996010

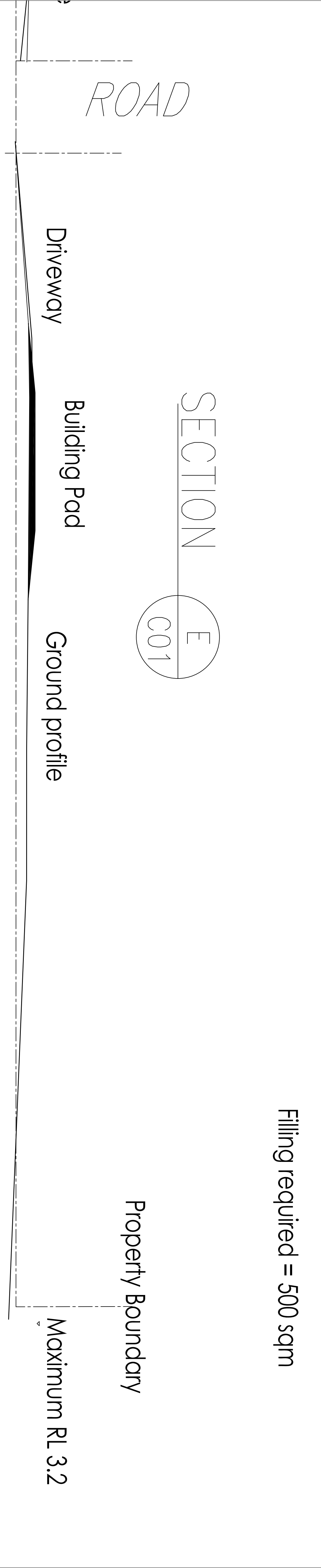
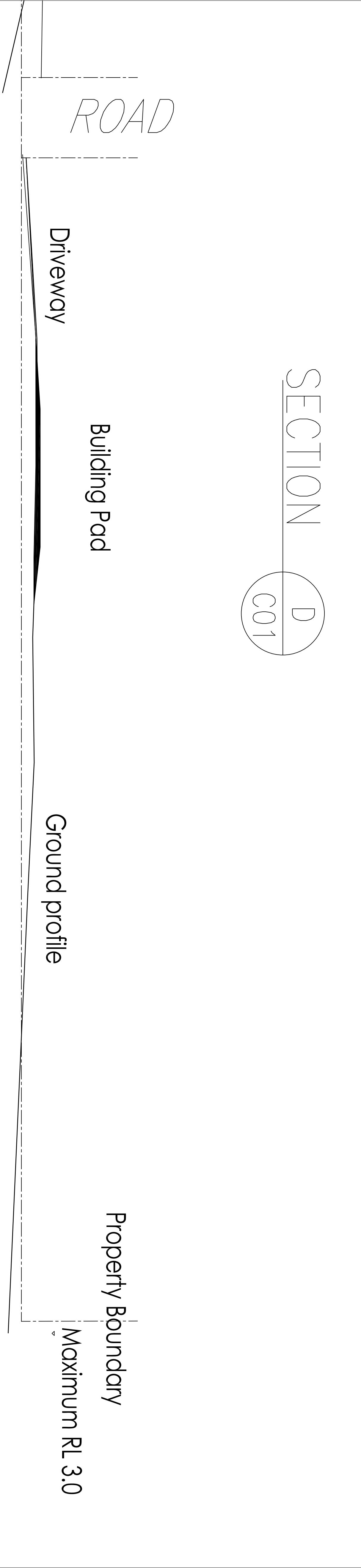
Fax (07) 40996020

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REFO 5412





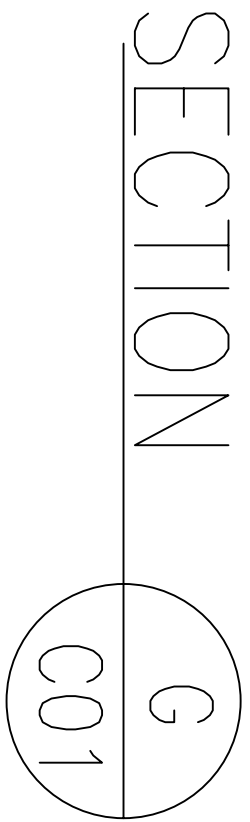
MINIMUM BUILDING  
PAD LEVEL  
REQUIRED 3.4 AHD

SECTIONS MAY  
VARY DEPENDING  
ON THE GROUND  
LEVEL PROFILE

MINIMUM BUILDING  
PAD LEVEL  
REQUIRED 3.4 AHD

SECTIONS MAY  
VARY DEPENDING  
ON THE GROUND  
PROFILE

Approximate Filling required = 500 sqm



ROAD

Property Boundary

Ground profile

RL > 3.400

Building Pad

Property Boundary

Building Pad

RL > 3.400

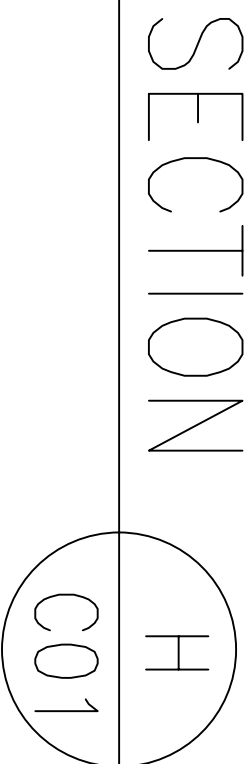
Property Boundary

RL 3.400

Building Pad

Property Boundary

ROAD



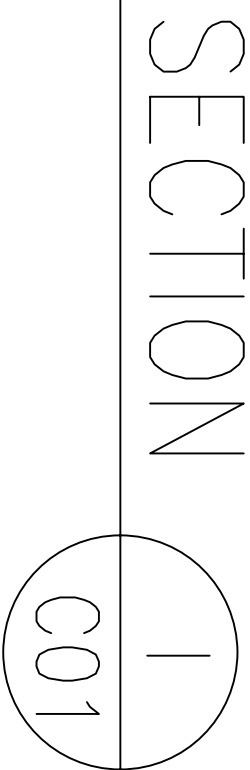
Property Boundary

Building Pad

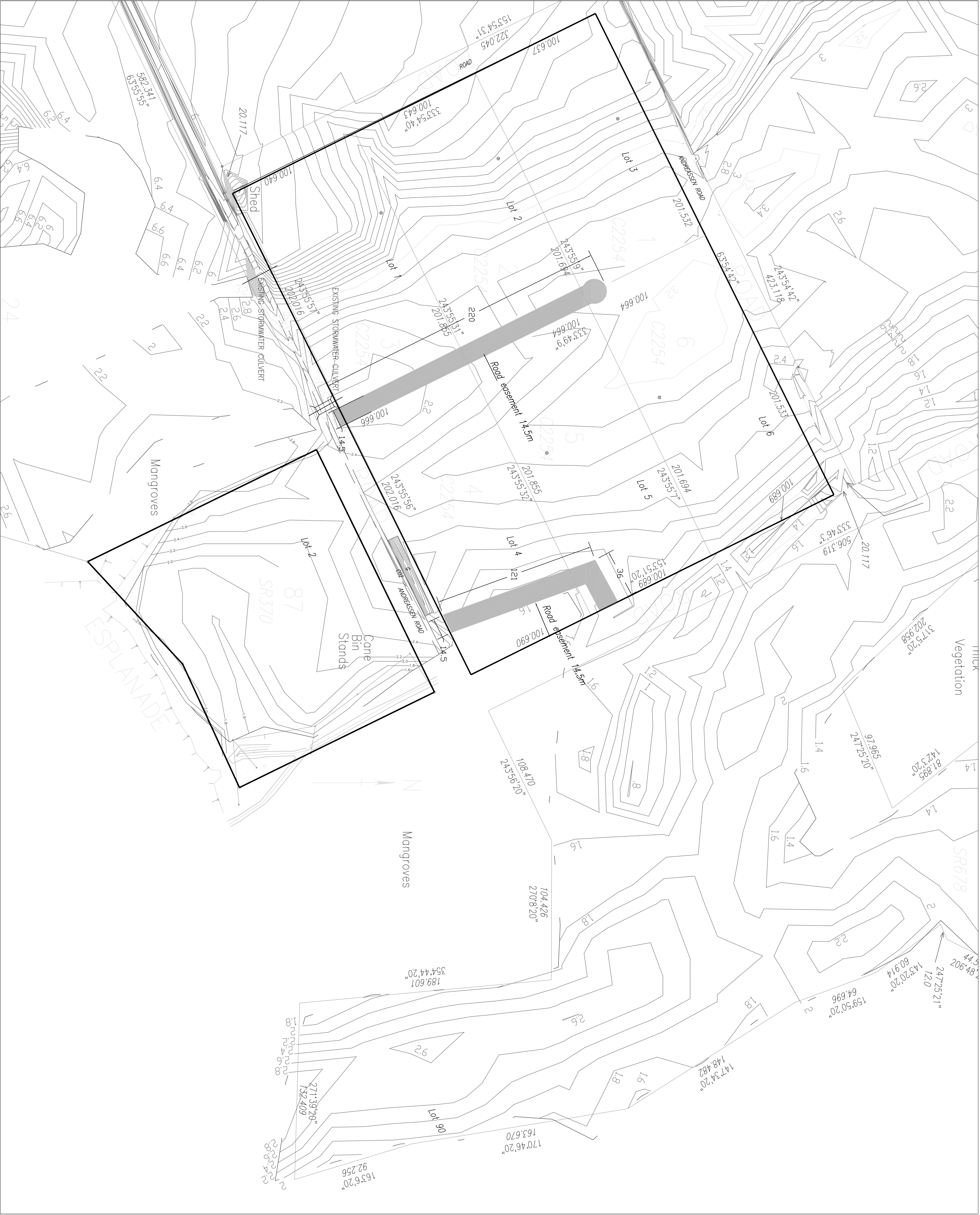
Maximum RL 2.6

Property Boundary

Approximate Filling Required = 1000 sqm







ALL BUILDING PADS ARE 50M W X 50M B IN SIZE

ALL THE BUIDING PADS ARE DRAWN MINIMUM OF 10M SET BACK FROM THE BOUNDARY

ACCESS ROADS ARE DESIGNED AS PER THE FNQROC REQUIREMENTS

MINIMUM BUILDING PAD LEVEL REQUIRED 3.4 AHD

5.5M ROAD WIDTH AND 14.5M ROAD EASEMENT PROVIDED

## BUILDING DESIGNERS



**RECS Pty Ltd**  
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RPEC 5412

## CONSULTING ENGINEERS

### EASEMENT PLAN

PROJECT	MOWBRAY DEVELOPMENT, LOT 87 SR370
FOR	NOL PROPERTIES
TITLE	EASEMENT PLAN
SHEET NO (FULL SIZE)	1:300
PROJECT NO.	42-2013
DRAWING NO.	C03
ISSUE	B

## **ANNEXURE 4: Code Compliance Assessment**



## Port Douglas and Environs Locality Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

<b>Purpose Statement: to facilitate the achievement of the following outcomes for the Port Douglas and Environs Locality</b>	<b>Comment</b>
Consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire	<p>It is submitted that the proposed easement does not detrimentally affect or undermine the potential for achievement of objectives outlined for the Port Douglas and Environs Locality Code. Importantly:</p> <p>(a) Development merely seeks to formalize and provide safe access to existing residential allotments within a designated growth area for the region;</p> <p>(b) Development is unlikely to have an impact on environmental features of the Shire;</p> <p>(c) Development is located within an area designated for further growth in the Shire.</p>
Ensure that tourist development and associated Landscaping is of high quality which reflects and complements the image of Port Douglas	
Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire	
Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features	
Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas	
Protect existing and future residential areas from the intrusion of tourist accommodation and activity	
Protect sensitive environments and natural features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlet and Flagstaff Hill	
Protect the surrounding rural and natural environments from intrusion by urban development	
Maintain the distinct rural hinterland, dominant natural environment and the western escarpment,	

<b>Purpose Statement: to facilitate the achievement of the following outcomes for the Port Douglas and Environs Locality</b>	<b>Comment</b>
and the existing vegetated hillside of Flagstaff Hill	
Protect the primary functions of the port (marine and fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, while also providing secondary opportunities for recreational use by residents and tourists.	

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

<b>Performance Criteria</b>		<b>Acceptable Solutions</b>	<b>Comment / Compliance</b>
<b>General Requirements</b>			
P1	Buildings and structures complement the Height of surrounding development,  AND  Buildings are limited to two Storeys;  OR  In the High Scale locations depicted on the Locality Plan, development of three Storeys is appropriate.	A1.1 In the Planning Areas (and parts thereof) listed below 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:  <ul style="list-style-type: none"> <li>• Residential 1;</li> <li>• Industry;</li> <li>• Conservation;</li> <li>• Community and recreational Facilities;</li> <li>• Residential 2;</li> </ul>	Not applicable:  Buildings and structures are not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> <li>• Tourist and Residential (Medium Scale);</li> <li>• Commercial – (Medium Scale, outside the Tourist Centre);</li> <li>• Commercial – (High Scale, outside the Tourist Centre); and</li> <li>• Commercial – (High Scale, within the Tourist Centre and on the high side of Macrossan Street) – in this instance there is no specified number of Storeys, however the maximum Height prevails.</li> </ul> <p>OR</p> <p>In the Planning Areas (parts thereof) listed below the maximum Height of Buildings/structures is 10 metres and 3 Storeys. 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:</p> <ul style="list-style-type: none"> <li>• Tourist and Residential – (High Scale); and</li> <li>• Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner</li> </ul>	

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Street).	
P2	Development is connected to available urban services.	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>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.</p>	<p>Complies:</p> <p>Development is for reconfiguration of a lot to enable creation of an access easement only; connection to urban services including water and sewer is not required.</p> <p>However, connection to road networks is required, and facilitated via upgrade to part of Andreasson Road, which in turn provides access to the Captain Cook Highway.</p>
P3	Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.	A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.	<p>Not applicable:</p> <p>Landscaping for an access easement is arguably not required.</p>
P4	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.	<p>Complies:</p> <p>Refer Engineering Assessment Report provided within Annexure 3 to this Submission.</p>
Tourist Centre			
Not applicable: Development within the Tourist Centre is not proposed.			
Local Centres			



Performance Criteria		Acceptable Solutions	Comment / Compliance
Not Applicable: Development within the Local Centre areas is not proposed.			
Residential Development Outside the Tourist Centre			
Not applicable: Residential development is not proposed; access easements (reconfiguration) is proposed.			
Other Development			
P19	Industrial development is limited to Service Industry and is located in existing or identified Industrial areas and is of a scale and intensity of development which is acceptable in the locality.	A19.1 Service industry development is located in the identified Industrial areas of: <ul style="list-style-type: none"> <li>• Special Management Area 3 – Service Industry Precincts (Craiglie); and</li> <li>• Special Management Area 4 – Service Industry Precincts (Mahogany Street)</li> </ul>	
Community Facilities			
Not applicable: Community Facilities are not proposed.			
Protection of Scenic Amenity and Natural Values			
P21	The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.	A21.1 Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the Main Street Frontage and the Buildings are Setback 6 metres from the Main Street Frontage.	Not applicable:  Development in proximity to Four Mile Beach is not proposed. Development is not anticipated to detrimentally affect any views or vistas in the relevant area.
P22	Development does not adversely impact on areas of sensitive natural vegetation, foreshore	A22.1 No Acceptable Solution.  (Information that the Council may request to demonstrate compliance with the	Complies:  The development is not anticipated to adversely impact areas of sensitive natural vegetation,

Performance Criteria		Acceptable Solutions	Comment / Compliance
areas, Watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality.		Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	<p>foreshore areas, watercourses or areas of tidal inundation, as a result of:</p> <p>(a) development being located away from vegetated or sensitive areas;</p> <p>(b) development being capable of being undertaken with appropriate measures implemented to address or ameliorate any perceived or potential impacts, with these measures being capable of confirmation via conditions on any approval issued; and</p> <p>(c) Having regard to the sites urban designation, and development approvals granted for sites immediately adjacent to the subject site, it is submitted the creation of a formalized access easement to existing allotments is a reasonable and logical proposal.</p>
Special Management Areas			
Special Management Area 1: Flagstaff Hill			
Not Applicable: development on Flagstaff Hill is not proposed.			
Special Management Area 2: Residential Growth Area			
P25	The Residential Growth Area is developed taking account of the opportunities and constraints and existing topographic and man made features of the whole site, and in	<p>A25.1 No Acceptable Solution.</p> <p>(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</p>	<p>Alternative Compliance:</p> <p>Development proposed seeks to formalize access arrangements to existing allotments. New allotments, or intensification of development on the subject site is not proposed. In addition, the location of the access easement</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
	particular, that part of the site identified as Investigation Zone (vegetation and flooding).	Request, for code and impact assessable development).	has been selected with regard site constraints and characteristics in terms of stormwater drainage and vegetation.  It is submitted that appropriate consideration of relevant issues has been demonstrated.
P26	Any reconfiguration layout ensures that Access to the State-Controlled Road is minimised.	A26.1 Vehicular access to the Captain Cook Highway is limited to one Access point via Andreasson Road with internal vehicular connectivity provided throughout the Residential Growth Area, if development occurs in stages.	Complies:  No direct access is proposed to the Captain Cook Highway.  It is understood that upgrades to the Andreasson Road / Captain Cook Highway intersection are required within development approval/s granted for nearby sites.
P27	Residential development near Mowbray River does not detrimentally impact on the natural values of the river system, or of coastal waters.	A27.1 Any residential development on land adjacent to Mowbray River:  a) Does not involve the construction of a canal estate or similar form of development; and  b) is separated from the river by a road and substantial public open space.	Not applicable:  Residential development is not proposed.
Special Management Area 3: Service Industry Precincts (Craiglie)			
Not applicable: Development within Special Management Area 3 is not proposed.			
Special Management Area 4: Service Industry Precincts (Mahogany Street)			
Not applicable: Development within Special Management Area 4 is not proposed.			
Special Management Area 5: Waterfront Investigation Precinct			

Performance Criteria	Acceptable Solutions	Comment / Compliance
Not applicable: Development within Special Management Area 5 is not proposed.		

## Residential 1 Planning Area Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

<b>Purpose Statement: to facilitate the achievement of the following outcomes for the Residential 1 Planning Area:</b>	<b>Comment</b>
Maintain and enhance the residential character and amenity of established residential neighbourhoods	<p>The proposed development seeks to formalize access arrangements to existing allotments, rather than seeking to create ‘additional’ residential allotments. The location of the proposed easement has been selected with careful regard to site characteristics, constraints and vegetation.</p> <p>The development proposed is unlikely to detrimentally affect or undermine the achievement of the objectives of this Planning Area code.</p>
Ensure that the configuration of new residential areas is compatible with established residential neighbourhoods which are characterised by conventional residential housing	
Identify new areas intended for residential living and provide for a high level of residential amenity within the opportunities and constraints imposed by the land	
Provide for the establishment of facilities to service the local community.	

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

<b>Performance Criteria</b>	<b>Acceptable Solutions</b>	<b>Comment / Compliance</b>
<b>Consistent and Inconsistent Uses</b>		
P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.	Not applicable:  No new ‘use’ is proposed; reconfiguration is proposed.
<b>Site Coverage (Other than a House)</b>		
P2 The Site Coverage of all Buildings does not result in	A2.1 Any form of development, other than a House, has a	Not applicable:

Performance Criteria		Acceptable Solutions	Comment / Compliance
a built form that is bulky or visually obtrusive.		Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.	Buildings are not proposed.
Building Setbacks (Other than a House)			
P3	<p>All Buildings are Setback to:</p> <ul style="list-style-type: none"> <li>• maintain the character of residential neighbourhoods; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	A3.1 Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi-Unit Housing outlined below in this Code.	<p>Not applicable:</p> <p>Buildings are not proposed.</p>
Fencing			
P4	Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	<p>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.</p> <p>AND</p> <p>Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.</p>	<p>Not applicable:</p> <p>Buildings are not proposed.</p>
Landscaping (Other than a House)			
P5	A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form,	A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.	<p>Not applicable:</p> <p>Buildings are not proposed.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
incorporates native vegetation and provides privacy to adjacent residential uses.		<p>AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected and integrated with the development.</p>	
Multi Unit housing			
Not applicable: Multi Unit Housing is not proposed.			
Buffering incompatible land uses			
P8	A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	<p>A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p>OR</p> <p>No Acceptable Solution. (Information that the Council may request to demonstrate</p>	<p>Not applicable:</p> <p>The sites do not have a common boundary with Rural Planning Area sites.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		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).	
Sloping Sites			
P9	Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>P9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures</p>	<p>Not applicable:</p> <p>The site is not sloping, nor are any buildings proposed.</p>



Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p>P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>Not applicable:</p> <p>Buildings are not proposed.</p>
<p>P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p>P11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p>Not applicable:</p> <p>Buildings are not proposed.</p>
<p>P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the</p>	<p>A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream,</p>	<p>Complies:</p> <p>Refer the Engineering Assessment Report provided within Annexure 3</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
Site does not cause any detrimental impact to the natural environment or to any other Sites.		upstream, underground stream or adjacent properties.	to this Submission.
Sustainable Siting and Design of Houses on Sloping Sites			
P13	A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs.</p> <p>The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse.</p> <p>(The 800m2 area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	<p>Not applicable:</p> <p>The site is not a sloping site, and a house is not proposed.</p>
P14	A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	<p>Not applicable:</p> <p>The site is not a sloping site, and a house is not proposed.</p>
P15	The exterior finishes of a House complements the surrounding natural environment.	P15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and	<p>Not applicable:</p> <p>The site is not a sloping site, and a house is not proposed.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		viewshed.	
P16	A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	P16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Not applicable:  The site is not a sloping site, and a house is not proposed.

## **ANNEXURE 5: IDAS Forms**

# 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](http://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)	NQL Properties Pty Ltd		
For companies, contact name	C/- Kristy Gilvear, Gilvear Planning Pty Ltd		
Postal address	PO Box 228		
	Suburb	BABINDA	
	State	QLD	Postcode 4861
	Country	AUSTRALIA	
Contact phone number	0448 897 991		
Mobile number (non-mandatory requirement)	0448 897 991		
Fax number (non-mandatory requirement)			

Great state. Great opportunity.



Email address (non-mandatory requirement)

kristy

@gilvearplanning.com.au

Applicant's reference number (non-mandatory requirement)

J000049:NQL:KLG

**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.)

Reconfiguration of a Lot to enable creation of an Access Easement

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)			Andreasson Road, Craiglie	4877	4 and 5	C2254	Cairns
ii)			Andreasson Road, Craiglie	4877	90	SR678	Cairns
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)	Residential 1 and Conservation	Port Douglas and Environs Locality	Refer Planning Submission
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)

261,060m<sup>2</sup> (26.106ha)

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

Vacant / Sugar Cane

**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	NQL Properties Pty Ltd
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

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

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

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

**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
Planning Submission	Online

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

The *Sustainable Planning Act 2009* is administered by the Department of 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](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

1. What is the total number of existing lots making up the premises? Three (3)

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				

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

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

Great state. Great opportunity.



**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


**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?
14.5m	157m	Access	Lot 90 on SR678

**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
<b>All applications and requests for reconfiguring a lot</b>		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the <b>recommended</b> scales) which show the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application or request relates (<b>relevant land</b>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>the contours and natural ground levels of the relevant land</li> <li>the location of any existing buildings or structures on the relevant land</li> <li>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)</li> <li>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%</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>all existing and proposed roads and access points on the relevant land</li> <li>any existing or proposed car parking areas on the relevant land</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any stormwater detention on the relevant land</li> <li>the location and dimension of any land dedicated for community</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Online

<p>purposes</p> <ul style="list-style-type: none"> <li>the final intended use of any new lots.</li> </ul>		
<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	Online
<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><b>For an application involving assessable development in a wild river area</b></p>		
<p>Documentation that:</p> <ul style="list-style-type: none"> <li>describes how the development to which the application relates is not prohibited development and</li> <li>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>.</li> </ul>	<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 <a href="http://www.ehp.qld.gov.au/wildrivers/wildrivers-map.php">www.ehp.qld.gov.au/wildrivers/wildrivers-map.php</a>).</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"> <li>special floodplain management area</li> <li>preservation area</li> <li>high preservation area</li> <li>floodplain management area</li> <li>subartesian management area</li> <li>designated urban area.</li> </ul> <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.

Department of State Development, Infrastructure and Planning  
 PO Box 15009 City East Qld 4002  
 tel 13 QGOV (13 74 68)  
[info@dsdip.qld.gov.au](mailto:info@dsdip.qld.gov.au)

[www.dsdip.qld.gov.au](http://www.dsdip.qld.gov.au)

IDAS form 7—Reconfiguring a lot  
 Version 3.0—1 July 2013

## OWNERS CONSENT

TO:

Chief Executive, Cairns Regional Council

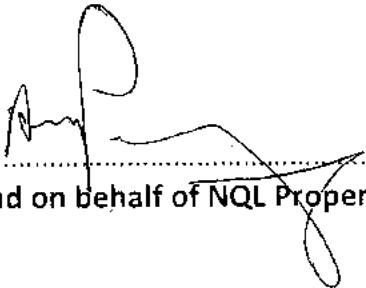
**NQL Properties Pty Ltd A.C.N. 108 180 338** hereby consents to the following  
Development Application:

*Reconfiguration of a Lot (Access Easement) providing access to Lot 90  
on SR678*

*related to lots located on Andreasson Road, Craiglie, more particularly  
described as:*

*Lots 4 and 5 on C2254  
Lot 90 on SR678*

Signed:

  
For and on behalf of NQL Properties Pty Ltd

Signed By:

ALLEN PERRY

(print name)

Date:

24/9/13



Smart eDA ID: 1380511193150

## Application Summary

### Details

**Created:** September 30, 2013**Applicant:****Type of application:**

### Locations

**4C2254****ANDREASSEN RD, CRAIGLIE**

Cairns Regional Council

**5C2254****ANDREASSEN RD, CRAIGLIE**

Cairns Regional Council

**90SR678****ANDREASSEN RD, CRAIGLIE**

Cairns Regional Council

Total 3 locations / 26.106 hectares

### Interested parties

Party / Role	Lodged / Referred at	Reference #
<b>Kristy Gilvear</b>		
<a href="#">Applicant</a>		
<b>Cairns Regional Council</b>	September 30, 2013	
<a href="#">Assessment Manager</a>		
<ul style="list-style-type: none"><li>Reconfiguring a lot</li></ul>		

### IDAS forms

Name	Status	Last Modified
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### Other information

Description/From	Date
<b>Planning Submission including Attachments</b>	30 Sep 2013
<a href="#">Applicant</a> Kristy Gilvear	12:43:26
<b>Owners Consent</b>	30 Sep 2013
<a href="#">Applicant</a> Kristy Gilvear	12:40:21

**IDAS Form 7**

Applicant Kristy Gilvear

30 Sep 2013  
12:39:53

**IDAS Form 1**

Applicant Kristy Gilvear

30 Sep 2013  
12:39:12