



Charles O'Neill  
Surveyors & Planners

Development Permit for Reconfiguration of a Lot  
(1 lot into 5)

# Oasis Drive & Bells Reef Close Wonga

Lot 1 on SP259953

Applicant: Floro Pty Ltd

30728



## Document Management

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## 1.0 Application Summary

<b>Site Address</b>	Oasis Drive and Bells Reef Close, Wonga
<b>Real Property Description</b>	Lot 1 on SP259953
<b>Site Area</b>	1.048ha
<b>Current Land Use</b>	Dwelling/Vacant Land
<b>Current Land Owners</b>	Floro Pty Ltd (Appendix 3)
<b>Local Government</b>	Douglas Shire Council
<b>Planning Scheme</b>	Douglas Shire Planning Scheme Amendment 2008
<b>Planning Area</b>	Tourist and Residential
<b>Approval Sought</b>	<ul style="list-style-type: none"> <li>DEVELOPMENT PERMIT – RECONFIGURATION OF A LOT (1 LOT INTO 5)</li> </ul>
<b>Level of Assessment</b>	Code
<b>Referral Agencies</b>	N/A
<b>Applicant</b>	Floro Pty Ltd C/- Charles O'Neill Surveyors & Planners PO Box 5246 CAIRNS Q 4870 Contact Person: Michael Tessaro Phone: (07) 4051 6722 Email: michael.tessaro@oneillsurveys.com.au
<b>File Reference</b>	30728

### 1.2 Introduction

Charles O'Neill Surveyors and Planners have been commissioned by Floro Pty Ltd to prepare a Planning Report in support of an application to Douglas Shire Council seeking;

- Development Permit – Reconfiguration of a Lot (1 lot into 5).

For land located at Oasis Drive, Wonga, precisely described as Lot 1 on SP259953.

### 1.3 Grounds for Approval

In justifying the development application, this report undertakes a review of the relevant State, Regional and Local planning instruments as they relate to the development of the property. In line with this review, the following supporting elements have been found to justify the approval of this application: -

- The proposal conforms to the requirements for making a development under the Sustainable Planning Act

On the basis of the above and the details provided within the body of this report, it is recommended that Council approve the application subject to reasonable and relevant conditions.

## 2.0 The Site

### 2.1 Site Description and Location

The subject site is located in the Wonga Locality, with street frontages to Oasis Drive and Bells Reef Close. The subject parcel can be precisely described as Lot 1 on SP259953. A copy of the Smart Map of the site and surrounding areas is included as Appendix 4.

The site covers a total area of 1.048ha and contains a single dwelling. The site is level and clear of vegetation.

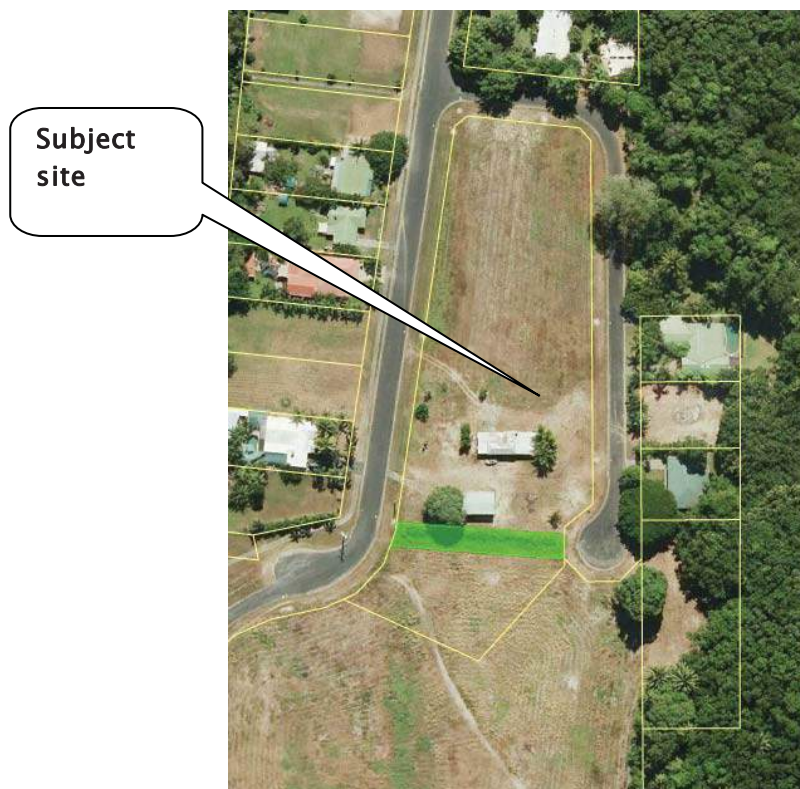


Figure 1. Aerial View (Source: Google/Qld Globe)

## 2.2 Surrounding Area

Surrounding developed land to the north is also contained within the Tourist & Residential Planning Area, with land to the east and west contained within Residential 1 Planning Area. Land to the south is currently undeveloped and also contained within the Tourist and Residential Planning Area. See Figures 1 & 2.

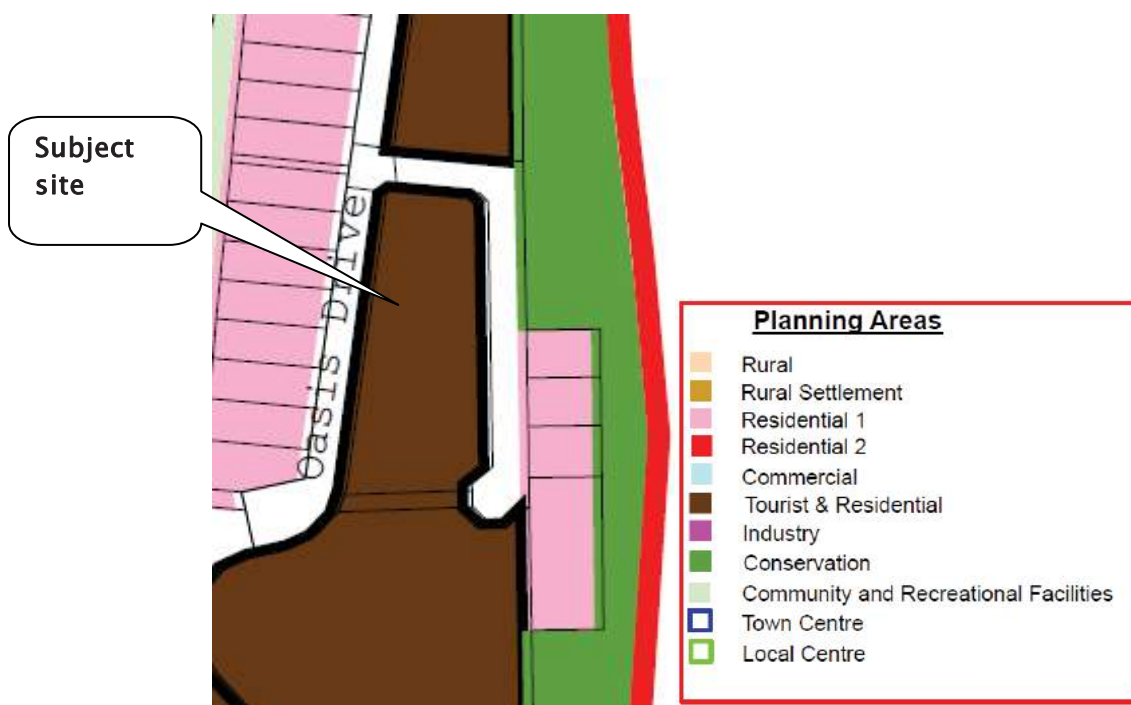


Figure 2. Location of site in relation to surrounding Planning Areas (Source: Douglas Shire Planning Scheme Amendment 2008)

## 2.3 Services

The site is currently serviced by Council's Water Reticulation, Drainage Network and associated electrical and telecommunications infrastructure located within the Oasis Drive and Bells Reef Close frontages. The existing services are of sufficient capacity to service the development. The dwelling located within Proposed Lot 4 is connected to the existing services with connections servicing the dwelling contained within proposed Lot 4.

As the Wonga Locality is not serviced by Council's sewerage network it is proposed that any new dwelling constructed within the proposed lots will be serviced by individual onsite effluent disposal systems in accordance with the Queensland Plumbing and Wastewater Code. The dwelling within Proposed Lot 4 is connected to an existing, compliant onsite sewerage disposal system.



## 3.0 Development Proposal

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This development application requests approval from Douglas Shire Council for the following:

- Development Permit – Reconfiguration of a Lot (1 lot into 5).

The subject parcel, Lot 1 on SP259953, was created as a result of boundary realignment undertaken in 2013. There is an underlying Court Consent Order permitting the subject parcel and adjacent parcel, Lot 2 on SP259953, to be developed in 53 lots.

The applicant, Floro Pty Ltd, purchased the subject parcel in late 2013 and now wishes to develop Lot 1 on SP259953 with a reduced density as depicted on Proposal Plan 30728PP-01, see Appendix 8.

The layout is responsive to the Wonga Locality and is compliant with the applicable assessment codes being the

1. Coastal Suburbs, Villages and Townships Locality Code;
2. Tourist and Residential Code; and
3. Reconfiguration of a Lot Code.

All proposed lots have street frontages to both Oasis Drive and Bells Reef Close. Existing services are located within the road services are available to the development.

We would like to emphasise that this application is only for reconfiguration of a lot in an existing developed residential area. No further roads are required to be constructed and necessary services are available to the proposed lots.



## 4.0 Statutory Considerations

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### 4.1 Referral Agencies

No referral agencies have been identified for this application.

### 4.2 State Planning Policies

The Douglas Shire Planning Scheme adequately addresses the current State Planning Policies, therefore it is not proposed to address the State Planning Policies in this application.

### 4.3 Far North Queensland Regional Plan

Under the Far North Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's future urban development requirements.

### 4.4 Douglas Shire Planning Scheme Amendment 2008

The subject site is currently located within the Tourist and Residential Planning Area under the Douglas Shire Planning Scheme. Assessment by Douglas Shire Planning Scheme is detailed in Section 5.

### 4.5 Level of Assessment

The level of assessment has been determined to be Code Assessable for an application of for Reconfiguration of a lot within the Tourist and Residential Planning Area.

### 4.7 Public Notification

Public notification is not required for this development application.



## 5.0 Assessment against Douglas Shire Planning Scheme Amendment 2008

This section of the report addresses the major assessment criteria of Douglas Shire Planning Scheme in relation to this application.

The application seeks Reconfiguration of Land within the Tourist and Residential Planning Area. The Coastal Suburbs, Villages & Townships Locality District Assessment Table provides a guide to the applicability of Codes. The Codes which potentially apply to Reconfiguration of Land within the Tourist and Residential Planning Area are identified in the table below, together with brief comments on the applicability.

The Coastal Suburbs, Villages & Townships Locality District Assessment Table identifies that code assessment is required for the application.

Code	Applicability of Code	Comment
<b><i>Codes for Localities</i></b>		
Coastal Suburbs, Villages & Townships Locality Code	The Code is applicable	The Code is addressed
<b><i>Codes for Planning Areas</i></b>		
Tourist & Residential Code	The Code is applicable	The Code is addressed
<b><i>Codes for Overlays</i></b>		
Acid Sulfate Soils	The Code is applicable	The Code is not addressed in detail  Excavation onsite will be limited to that of footings for new dwellings.
Cultural Heritage and Valuable Sites	The Code is not applicable as the site is not affected by the Overlay	The Code is not addressed
Natural Hazards Code	The Code is not applicable as the site is not affected by the Overlay	The Code is not addressed
<b><i>Land Use Codes</i></b>		
	The Codes are not applicable	This application is only for the Reconfiguration of a Lot. Any future development of the site will address the applicable Land Use Codes.
<b><i>General Codes</i></b>		
Natural Areas and Scenic Amenity	The Code is deemed not applicable	The Code is not addressed
Reconfiguration of a Lot Code	The Code is applicable	The Code is addressed

## 5.1 Coastal Suburbs, Villages & Townships Locality Code

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
<b>General Requirements</b>		
<b>P1</b> Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	<b>A1.1</b> In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	A1.1 The application put before Council is only for the reconfiguration of a lot. Any future application will comply with the performance criteria of the Coastal Suburbs, Villages and Townships Locality Code.
<b>P2</b> Development is connected to all urban services or to sustainable on Site infrastructure services.	<b>A2.1</b> Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions. OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting. AND d) An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive. AND e) On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code and screened with Dense Planting.	A2.1 All proposed lots can be connected to all available urban services, by underground connections except for town sewer. Onsite sewerage disposal will be provided to the individual lots at the time that dwellings are constructed.
<b>P3</b> Landscaping of development Sites complements the existing character of the Coastal Suburbs, Villages and Townships Locality.	<b>A3.1</b> Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate	A3.1 The application put before Council is only for the reconfiguration of a lot. Any future application will be compliant with Performance Criteria P3
<b>P4</b> Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site	<b>A4.1</b> All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with	A4.1 All proposed lots can be accessed via Oasis Drive or Bells Reef Close. The application put before Council is only for the reconfiguration of a lot. Manoeuvring

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
and to the Site, to an acceptable standard for the Locality.	the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	areas onsite will be subject to future use applications to Council.
<b>Local Centres</b>		
<b>P5</b> Local Centres are provided in the Coastal Suburbs to service the needs of the local communities.	<b>A5.1</b> The existing Local Centre at Wonga Beach does not exceed a maximum Net Lettable Area of 300 m <sup>2</sup> . <b>A5.2</b> Any additional Local Centre at Wonga Beach only establishes when the population has increased by 700 persons and then the second Local Centre, with a maximum Net Lettable Area of 350 m <sup>2</sup> , establishes in proximity to the existing Primary School in North Wonga.	P5 Not applicable to this application.
<b>Residential Development</b>		
<b>P6</b> Any expansion of residential development in the Shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	<b>A6.1</b> Residential expansion occurs in the designated area at Cooya Beach, identified on the Locality Plan and a buffer area is provided between Bonnie Doon Road (the preferred route for heavy vehicles) and any residential uses.	P6 Not applicable to this application as the development is an existing designated residential area.
<b>P7</b> The existing large residential allotments at Wonga Beach are retained to maintain diversity and the existing character of the locality.	<b>A7.1</b> The large allotments at Wonga Beach included in the Rural Settlement Planning Area are not reconfigured to provide smaller lots.	A7.1 Not applicable to this application
<b>P8</b> The residential amenity of permanent residents at Wangetti is protected.	<b>A8.1</b> Any services and facilities are located on the western side of the Captain Cook Highway at Wangetti.	A8.1 Not applicable to this application.
<b>P9</b> The proportion and scale of residential development, and tourist development, other than a House, are complementary in scale and design to the locality and are responsive to the tropical climate.	<b>A9.1</b> The proportion and scale of residential and tourist development, other than a House, does not exceed the identified Plot Ratio designation on the Locality Map:	A9.1 The application put before Council is only for the reconfiguration of a lot. Any future application will be compliant with Performance Criteria P9
<b>Community Facilities</b>		
<b>P10</b> Community facilities are appropriately located to service the needs of the community.	<b>A10.1</b> Community facilities, such as community halls and clubs, Child Care Centres and emergency service facilities are located with direct Access to a main street and in proximity to other community facilities or commercial services.  <b>A10.2</b> The existing landfill Site at Newell Beach is ultimately	A10.1 The application put before Council is only for the reconfiguration of a lot in an existing residential area. Any future application will be compliant with Performance Criteria P10

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
	developed for community/recreational facilities.	
<b>P11</b> Public open space for active or passive recreation, parkland or community recreation uses is provided and appropriately located to service the needs of the local community and to avoid detrimental impacts on the amenity of residential areas.	<b>A11.1</b> Public open space, which provides for the active or passive recreation of local residents, is provided as follows: <ul style="list-style-type: none"> <li>- informal active parkland is provided at Wonga Beach, Cooya Beach and Newell Beach with an area of approximately two hectares for each residential area, being: <ul style="list-style-type: none"> <li>- level usable land;</li> <li>- of regular configuration, such as rectangular; and</li> <li>- in an accessible location with a Road Frontage of not less than 60 metres;</li> </ul> </li> <li>AND</li> <li>- in accordance with the relevant provisions of the Reconfiguring a Lot Code and Planning Scheme Policy No 9 – Open Space Contributions.</li> </ul>	P11.1 A contribution will paid in accordance with the Planning Scheme Policy
<b>Other Development</b>		
<b>P12</b> Tourist facilities and services are low key and do not adversely impact on residential areas.	<b>A12.1</b> Tourist accommodation and facilities are not located in the residential areas of Cooya Beach, Newell Beach and Wangetti, other than Bed and Breakfast Accommodation. <b>A12.2</b> Any tourist accommodation or facilities at Wonga Beach are limited to the Site already included in the Tourist and Residential Planning Area.	<b>A12.1 &amp; A12.2</b> Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future application will be compliant with Performance Criteria P12
<b>P13</b> Tourist accommodation and facilities are of an appropriate scale in the Daintree Village Township and are in character with the existing village.	<b>A13.1</b> Tourist accommodation and facilities which establish within or in convenient proximity to Daintree Village are limited to small scale uses such as: Bed and Breakfast Accommodation, Host Farm Accommodation and small scale commercial/tourist uses such as art galleries, craft stores and cafes.	A13.1 Not applicable
<b>Protection of Scenic and Natural Values</b>		
<b>P14</b> Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality20,21.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	P14. Not applicable to this application.

## 5.2 Tourist & Residential Code

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
<b>Consistent and Inconsistent Uses</b>		
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Tourist and Residential Planning Area.	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Tourist and Residential Planning Area.	A1.1 The application put before Council is only for the reconfiguration of a lot. Any future uses of the site will be subject to subsequent applications to Council.
<b>Site Coverage – Other than a House</b>		
<b>P2</b> The Site Coverage of all Buildings, other than a House, does not result in a built form that is bulky or visually obtrusive.	<b>A2.1</b> The Site Coverage of any Building, other than a House, is limited to: <ul style="list-style-type: none"> <li>• 45% at Ground Level;</li> <li>• 40% at first floor level; and</li> <li>• 35% at second floor level, if applicable</li> </ul>	Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future application will be compliant with Acceptable Measure A2.1
<b>Building Setback &amp; Siting – Other than a House</b>		
<b>P3</b> Buildings, other than a House, are Setback to: <ul style="list-style-type: none"> <li>• maintain the character and amenity of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<b>A3.1</b> Buildings, other than a House is Setback: <ul style="list-style-type: none"> <li>• a minimum of 6 metres from the Main Street Frontage</li> <li>• a minimum of 4 metres from any secondary street Frontage; and</li> <li>• for side and rear boundary Setbacks: <ul style="list-style-type: none"> <li>- 1.5 metres; or</li> <li>- an average of half of the Height of the wall of the Building, whichever is the greater.</li> </ul> </li> </ul>	Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future use application will be compliant with Acceptable Measure A3.1
<b>Fencing</b>		
<b>P4</b> Perimeter fencing to the Frontage of a Site is not visually obtrusive and does not detract from the residential character of the area.	<b>A4.1</b> Any fencing provided at the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at side and rear boundaries of the Site are a maximum of 1.8 metres in Height.	Any perimeter fencing undertaken onsite will be in accordance with Acceptable Measure A4.1
<b>Building Proportions and Scale – Other than a House</b>		
<b>P5</b> The proportions and scale of any development, other than a House, are in character with the area and local streetscape.	<b>A5.1</b> The overall length of a Building, other than a House, does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres. <b>A5.2</b> Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a Habitable Room.	Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future use application will be compliant with Acceptable Measures A5.1 – A5.3

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
	<p>AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.</p> <p><b>A5.3</b> Roof forms, materials and colours of the Building enhance the amenity of the street and locality including: the roof of Buildings are light coloured and non reflective; and white and shining metallic finishes are avoided on external surfaces in prominent view. The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	
<b>Landscaping – Other than a House</b>		
<p><b>P6</b> A Site in the Tourist and Residential Planning Area which is developed for any residential purpose, other than a House, is landscaped to provide for the recreational amenity of residents/guests and also incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p><b>A6.1</b> A minimum of 35% of the Site is provided as Landscaping and Recreation Area. 30% of this total area is provided as Landscaping.</p> <p>UNLESS</p> <p>A greater percentage is specified in a Land Use Code.</p> <p>AND</p> <ul style="list-style-type: none"> <li>· within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and</li> <li>· within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping, including 75% Dense Planting is provided in accordance with the Landscaping Code. <p>UNLESS A greater distance is specified in a Land Use Code.</p> </li></ul>	<p>Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future use application will be compliant with Acceptable Measure A6.1</p>
<b>Recreation and Ancillary Facilities</b>		
<p><b>P7</b> Tourist developments include recreational and ancillary services and facilities for the enjoyment and convenience of guests.</p>	<p><b>A7.1</b> Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities:</p> <ul style="list-style-type: none"> <li>· swimming pool/s</li> <li>· tennis courts</li> <li>· BBQ areas</li> <li>· volleyball courts</li> <li>· outdoor lounging/Recreation Areas</li> <li>· Restaurants/bars</li> <li>· shops/boutique</li> <li>· tour booking</li> </ul>	<p>Not applicable. The application put before Council is only for the reconfiguration of a lot. Any future use application will be compliant with Acceptable Measure A7.1- A7.3</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
	<p>office · spas/health clubs.</p> <p><b>A7.2</b> Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p> <p><b>A7.3</b> Where a commercial service or facility offers services to persons over and above in-house guests the commercial component provides on Site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Vehicle Parking and Access Code.</p>	



### 5.3 Reconfiguration of a Lot Code

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
<b>Areas and dimensions of Lots</b>		
<b>P1</b> Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	<b>A1.1</b> Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	A1.1 All lots comply with the minimum areas and dimensions identified in Table 1.
<b>Stormwater and Drainage</b>		
<b>P12</b> Stormwater runoff is contained and managed so that it does not adversely affect: <ul style="list-style-type: none"> <li>· natural Watercourses;</li> <li>· surface or underground water quality;</li> </ul> or <ul style="list-style-type: none"> <li>· the built environment either upstream or downstream of the Site.</li> </ul>	<b>A12.1</b> Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.	A12.1 There is existing stormwater infrastructure located within the Oasis Drive and Bell Reef Close road reserves. See Appendix 6 – Drainage As-constructed Plan. Emt C within proposed Lot 5 will be continued to be maintained. The existing infrastructure will be adequate to service the proposed lots.
<b>Water Supply</b>		
<b>P13</b> An adequate, safe and reliable supply of potable water is provided.	<b>A13.1</b> Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. <b>A13.2</b> A contribution is paid in accordance with Planning Scheme policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	A13.1 There is existing water reticulation infrastructure located within the Oasis Drive and Bell Reef Close road reserves. See Appendix 7 – Water Reticulation As-constructed Plan. The existing infrastructure will be adequate to service the proposed lots.  A13.2 A contribution will be paid in accordance with the Planning Scheme Policy.
<b>Treatment and Supply of Effluent</b>		
<b>P14</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the	<b>A14.1</b> Each new lot is connected to Council's sewerage system. AND The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 –	A14.1 An onsite effluent disposal system will be provided at the time that a dwelling is constructed within the proposed lots in accordance with the Queensland Wastewater and Plumbing Code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
locality.	FNQROC Development Manual. OR Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997. AND The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law. <b>A14.2</b> A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions	
<b>Residential Development – Standard Format Plan with Common Property</b>		
<b>P15</b> Lots have an appropriate area and dimension to protect residential amenity.	<b>A15.1</b> The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and Frontage provisions of the Residential 1 Planning Area Code, as set out in Table 1	Not applicable to this application
<b>P16</b> The Setback of Residential Uses from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.	<b>A16.1</b> A minimum separation distance of 15 metres is provided between Residential Uses with Frontage to the Access driveway.	Not applicable to this application
<b>P17</b> Internal Access driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.	<b>A17.1</b> Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for every 3 houses/or other Residential Uses.	Not applicable to this application
<b>P18</b> Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.	<b>A18.1</b> The provision of public open space and communal open space provided by the development is dependent upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined on a Site/development specific basis.	Not applicable to this application
<b>P19</b> Boundary fencing does not have a significant impact on the visual amenity of the	<b>A19.1</b> The side and rear boundary fence is a maximum of 1.8 metres in Height and	Not applicable to this application

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
local area.	incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.	
<b>P20</b> The installation of Fire Hydrants ensures that they are easy to locate and use in times of emergency and are of a standard consistent with service needs.	<b>A20.1</b> Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.	Not applicable to this application
<b>Boundary Realignment</b>		
<b>P21</b> The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.	<b>A21.1</b> No additional lots are created. AND The area and configuration of the proposed lots are consistent with the historical pattern of reconfiguration in the local area. AND An improvement on the existing situation is achieved by: · the provision of Access to a lot which previously had no Access; OR · the proposed lots being better suited to the existing or proposed use of the lots, whether or not the provisions relating to minimum area and dimensions are met; OR · the Frontage to depth ratio of the proposed lots being greater than the frontage to depth ratio of the existing lots	Not applicable to this application



## 6.0 Conclusion

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This development application requests approval from Douglas Shire Council for the following:

- Development Permit – Reconfiguration of a Lot (1 lot into 5).

We would like to emphasise that this application is only for reconfiguration of a lot in an existing developed residential area. No further roads are required to be constructed and necessary services are available to the proposed lots.

On the basis of the above and the details provided within the body of this report, it is recommended that this application be considered favourably by Council and subsequently approved subject to reasonable and relevant conditions.



## 7.0 Appendices

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Appendix 1 – IDAS Form 1

Appendix 2 – IDAS Form 7

Appendix 3 – Certificate of Title

Appendix 4 – Smart Map

Appendix 5 – Existing Survey Plan – SP259953

Appendix 6 – Council Drainage Plan

Appendix 7 – Council Water Reticulation Plan

Appendix 8 – Proposal Plan – 30728PP-01



## Appendix 1 – IDAS Form 1

# 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)

Floro Pty Ltd c/- Charles O'Neill Surveyors and Planners

For companies, contact name

Attn: Michael Tessaro

Postal address

PO Box 5246

Suburb Cairns

State Qld

Postcode

4870

Country

Australia

Contact phone number

(07) 4051 6722

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

(07) 4031 1446



Email address (non-mandatory requirement)

Michael.tessaro

@oneillsurveys.com.au

Applicant's reference number (non-mandatory requirement)

30728

**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.)

5 lot ROL

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)					1	SP259953	Douglas Shire
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
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)

1.048ha

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

House & vacant land

**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	Floro Pty Ltd A.C.N. 059 752 493
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	 LARRY WILSON DIRECTOR
Date	20/5/14

**Table G**

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

**Table H**

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

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

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

**Table I**

Name of water body, watercourse or aquifer

**Table J**

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

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☒ No

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

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

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

☒ No

☐ Yes—please provide details below

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

**13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 7	
Planning Report with supporting information	

**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

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

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

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



## Appendix 2 – IDAS Form 7



# 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?

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			

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

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

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

☒ No ☐ Yes—provide details below

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

**6. Does the proposal involve multiple stages?**

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

**Table A**

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


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

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


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

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

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

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

**9. What is the reason for the boundary realignment?**

--

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

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

**Mandatory supporting information**

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<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	

purposes <ul style="list-style-type: none"> <li>the final intended use of any new lots.</li> </ul>		
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. 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.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>For an application involving assessable development in a wild river area</b>		
Documentation that: <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 type="checkbox"/> Not applicable	
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> ). Wild river management area means any of the following areas under the <i>Wild Rivers Act 2005</i> : <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> 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.	<input type="checkbox"/> Confirmed <input 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



## Appendix 3 – Certificate of Title

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 18288233

Search Date: 02/04/2014 12:17

Title Reference: 50919564

Date Created: 22/07/2013

Previous Title: 21397215

## REGISTERED OWNER

Dealing No: 715260904 16/08/2013

FLORO PTY LTD A.C.N. 059 752 493

## ESTATE AND LAND

Estate in Fee Simple

LOT 1            SURVEY PLAN 259953  
County of SOLANDER            Parish of WHYANBEEL  
Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20211168 (POR 46)
2. EASEMENT IN GROSS No 701345809 04/06/1996 at 15:58  
burdening the land to  
DOUGLAS SHIRE COUNCIL  
over  
EASEMENT C ON RP887370
3. MORTGAGE No 715260906 16/08/2013 at 11:13  
BANK OF QUEENSLAND LIMITED A.B.N. 32 009 656 740

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

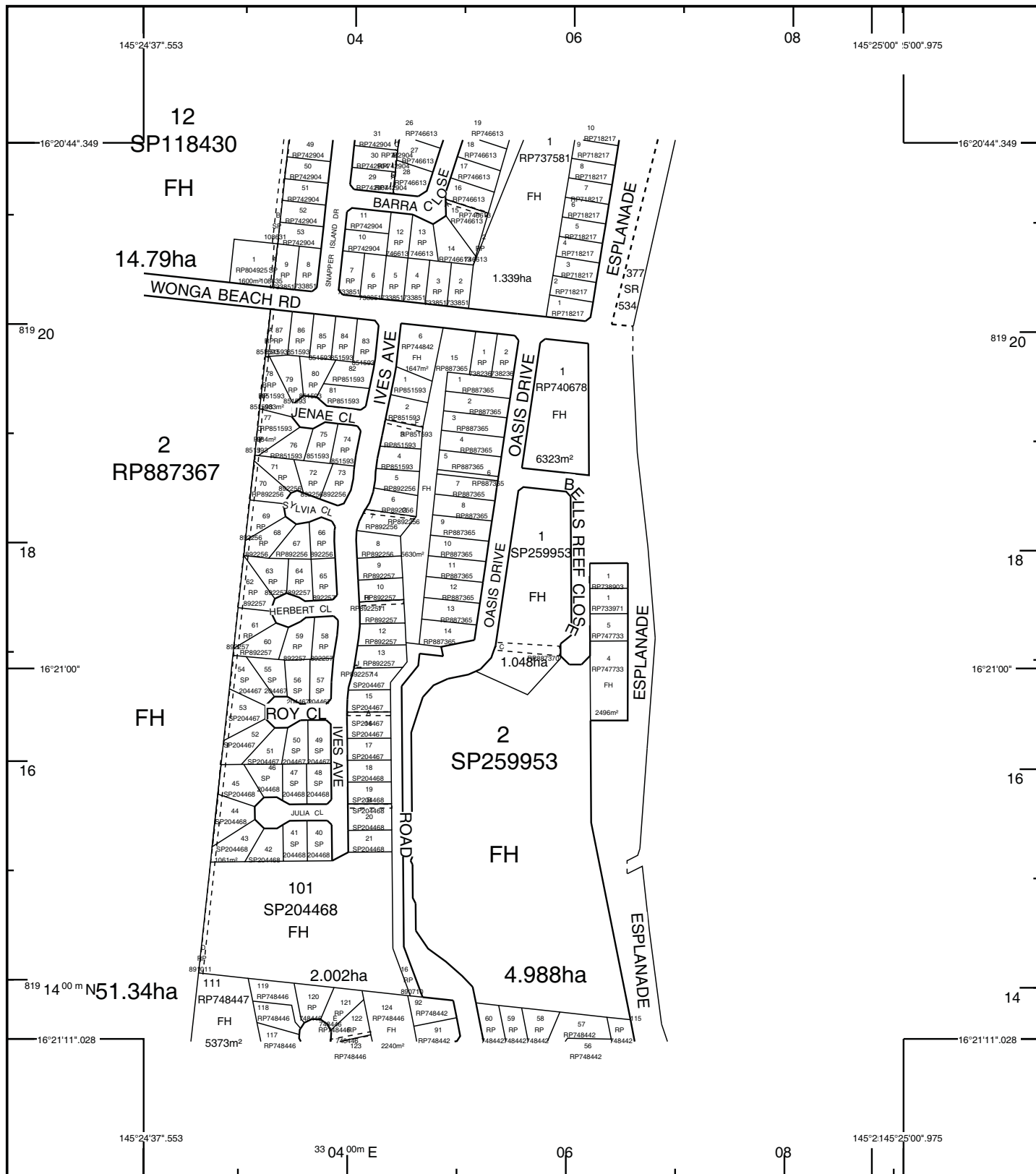
\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2014]  
Requested By: D APPLICATIONS GLOBAL X



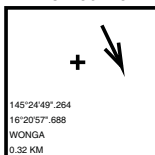
## Appendix 4 – Smart Map





STANDARD MAP NUMBER  
7965-21324

MAP WINDOW POSITION &  
NEAREST LOCATION



37



#### SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 1/SP259953  
Area/Volume 1.048ha  
Tenure FREEHOLD  
Local Government DOUGLAS SHIRE  
Locality WONGA  
Parish WHYANBEEL  
County SOLANDER  
Segment/Parcel 8923/405

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 01/08/2014

DCDB 31/07/2014

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrm.qld.gov.au/property/mapping/blinmap>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



(c) The State of Queensland,  
(Department of Natural  
Resources and Mines) 2014.



## Appendix 5 – Existing Survey Plan – SP259953

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 3

# SURVEY PLAN

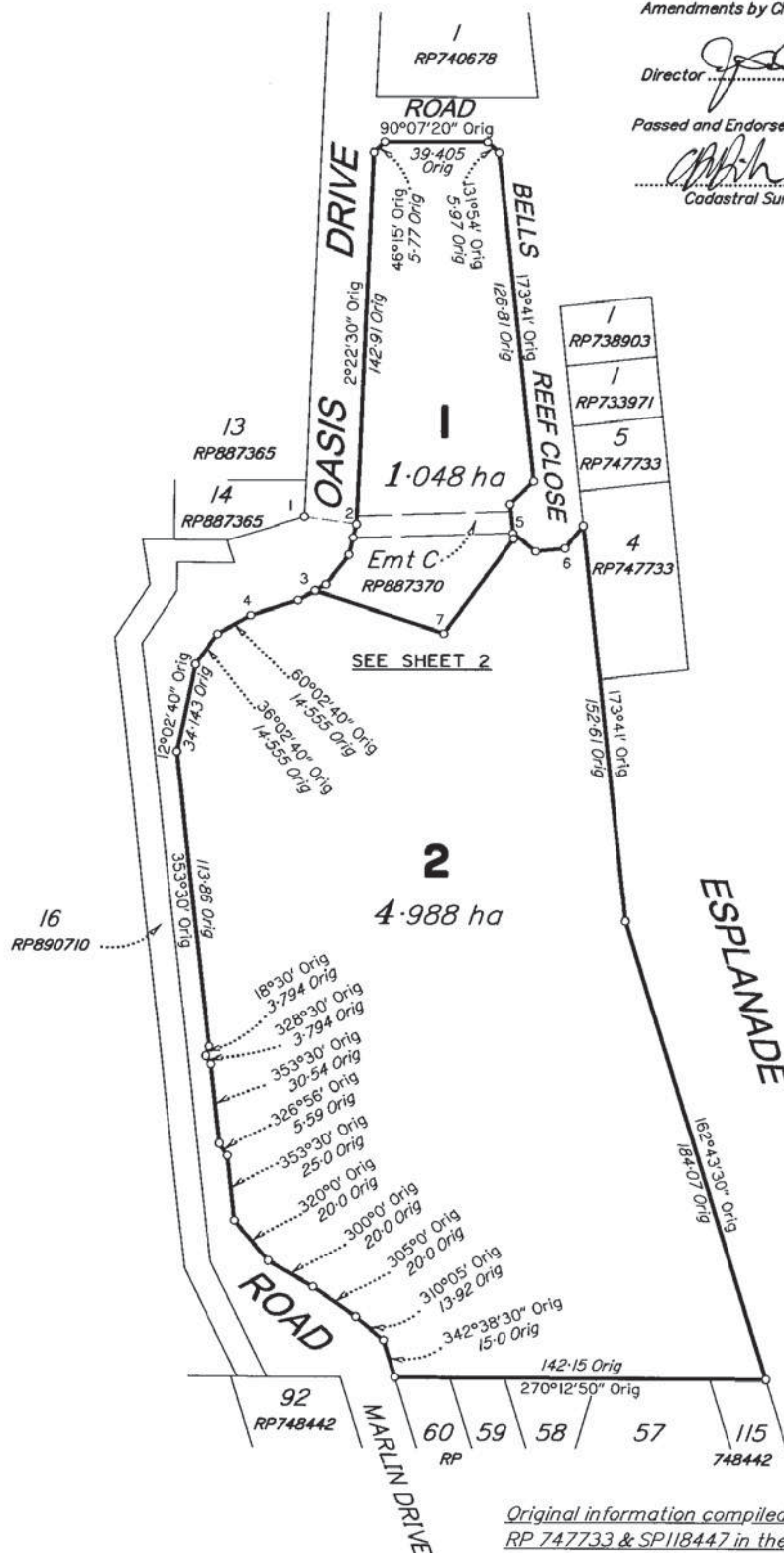
Sheet 1 of 2

Amendments by Charles O'Neill Pty Ltd (ACN 010 329 174)

Director *[Signature]* Date 15/7/13

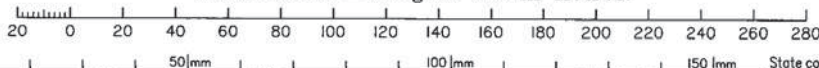
Passed and Endorsed:

*[Signature]* 15/7/13  
Cadastral Surveyor



Original information compiled from  
RP 747733 & SP118447 in the  
Department of Natural Resources and Mines.

Scale 1:2000 - Lengths are in Metres.



CHARLES O'NEILL PTY. LTD. (ACN 010 329 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Kevin Eric Thorne, Registered Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Grant Harold Phillips, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/05/2013.

**THE COMMON SEAL OF**  
**CHARLES O'NEILL PTY. LTD.**  
ACN 010329174  
*[Signature]*  
Charles Edward O'Neill,  
Director  
*[Signature]*  
Julie Anne O'Neill,  
Director  
Date: 15/6/2013

## Plan of Lots 1 & 2

Cancelling Lot 2 on RP747733 & Lot 17 on SP118447

LOCAL GOVERNMENT: Cairns Regional Council LOCALITY: Wonga

Meridian: RP747733

F/N's: No

Scale: 1:2000

Format: STANDARD



SP259953

Plan Status:

7427MEY-11 7427BS-11 9/4/13

715209063

\$477.80

18/07/2013 10:52

NR 400 NT

Legal/Seaches  
PO Box 4670 Sunshine Coast MC 4500

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

Registered

5. Lodged by

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

## 1. Certificate of Registered Owners or Lessees.

I/We WROXALL INVESTMENTS PTY. LTD.  
ACN 010 172 728

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use  
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees

*Rodney Thomas Forrester*  
RODNEY THOMAS FORRESTER (Director)

*William John Freeman*  
WILLIAM JOHN FREEMAN (DIRECTOR)

6.

Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
21397215	Lot 2 on RP747733	1 & 2		
50284671	Lot 17 on SP118447	2		

## ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
701345809 (Emt C on RP887370)	1

## MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
711137143	1 & 2	

\* Rule out whichever is inapplicable

## 2. Local Government Approval.

\* CAIRNS REGIONAL COUNCIL

hereby approves this plan in accordance with the:

%

SUSTAINABLE PLANNING ACT 2009

DATE OF APPLICATION : 15 MAY 2013

Dated this FIRST day of JULY 2013

*Graham Boyd*  
# DELEGATED OFFICER  
GRAHAM BOYD, MANAGER  
DEVELOPMENT AND  
REGULATORY SERVICES  
#

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

## 3. Plans with Community Management Statement :

CMS Number :

Name :

## 4. References :

Dept File :

Local Govt : 8/13/1733

Surveyor : 7427WEY

1,2

Por 46

Lots

Orig

## 7. Portion Allocation :

## 8. Map Reference :

7965-21324

## 9. Parish:

WHYANBEELE

## 10. County:

Solander

## 11. Passed &amp; Endorsed :

By: CHARLES O'NEILL PTY LTD.

ACN 010 329 174

Date: 25/06/2013

Signed: *Charles O'Neill*

Designation: Cadastral Surveyor

## 12. Building Format Plans only.

I certify that:

\* As far as it is practical to determine, no part  
of the building shown on this plan encroaches  
onto adjoining lots or road;

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

Licensed Surveyor/Director \* Date

\*delete words not required

## 13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

Photocopy \$

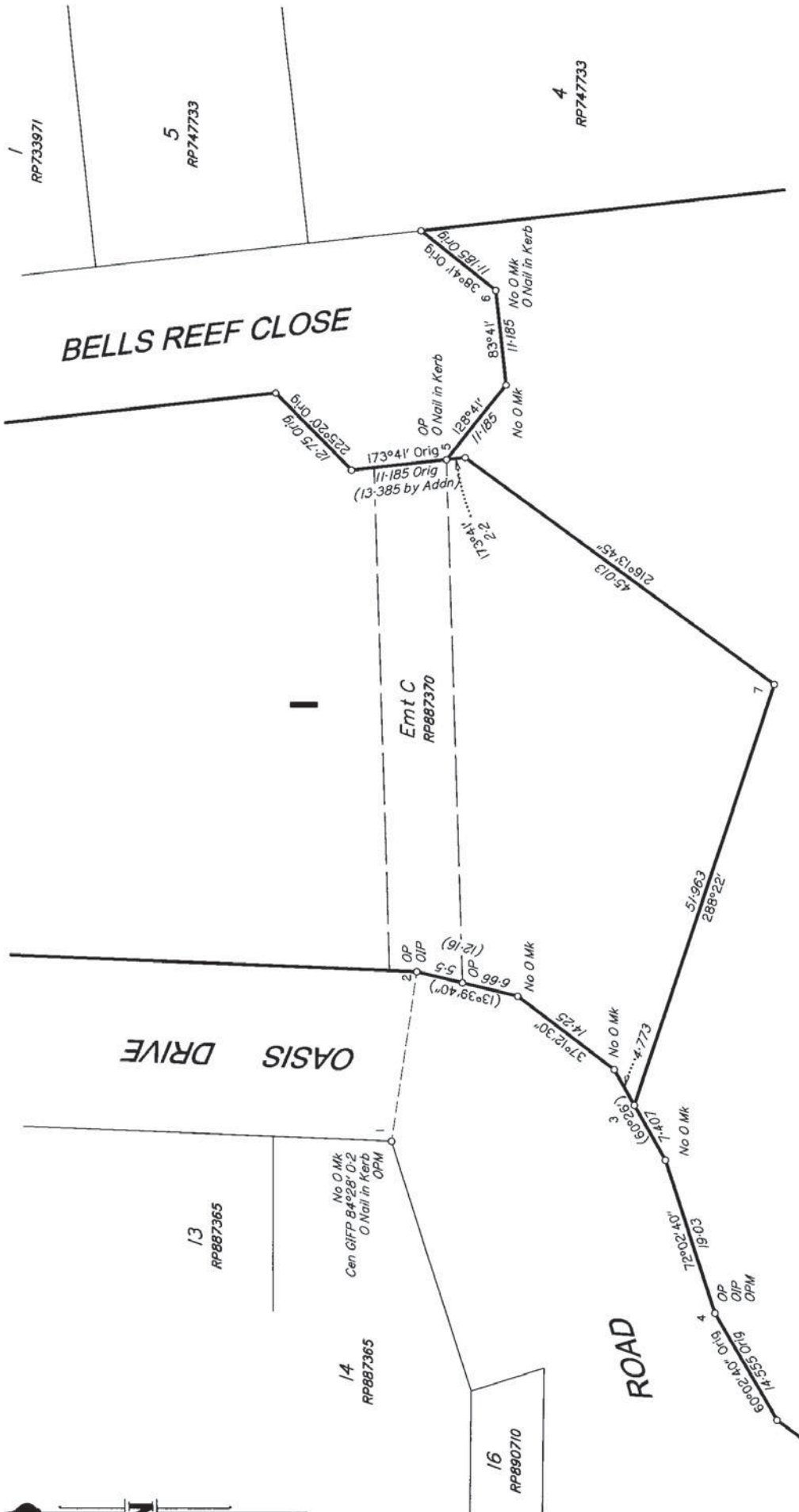
Postage \$

TOTAL \$

14. Insert  
Plan  
Number

SP259953





2

TRAVERSES		
LINE	BEARING	DIST
1-2	98°24'50"	20.105

Peg placed at all new corners.

REFERENCE MARKS			
STM	TO	ORIGIN	DIST
1	O Nail in Kerb	RP887365	7.97
2	OIP	RP747733	2.005
3	Nail in Kerb	RP887365	278°10'20"
4	OIP	RP887365	288°38'
5	O Nail in Kerb	RP887370	346°44'
6	O Nail in Kerb	RP887370	46°46'
7	Pin	RP887370	326°13'

PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
1-OPM	RP887365	145°34'	7.2
4-OPM	RP748442	172°23'35"	336.959

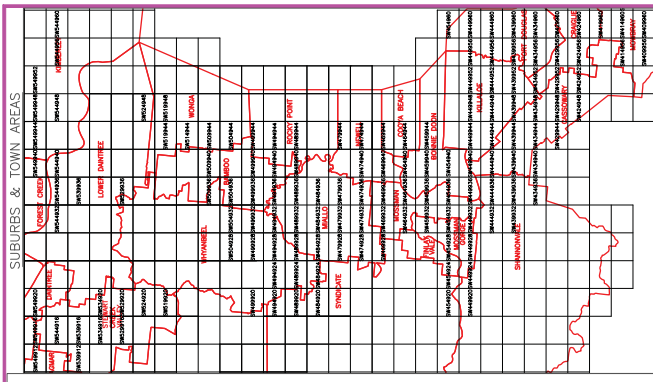
New Conn

Scale 1:500 - Lengths are in Metres.





## Appendix 6 – Council Drainage Plan



DRAWING REFERENCE

SP0004	SP0004	SP0004
SP0004	SP0004	SP0004
SP0004	SP0004	SP0004

LEGEND

- ENDWALL
- MANHOLE
- FIELD INLET PIT
- KERB INLET PIT
- GROSS POLLUTANT TRAP
- STORMWATER PIPE
- STORMWATER CULVERT
- STORMWATER CHANNEL

The position of all services shown are approximate only. Services are to be installed in accordance with the information on the plan.

Scale (Sheet size A2)  
0 50 100 150 200 250 metres  
DO NOT SCALE

DATUM  
HORIZ — MGA 94  
LEVEL — A.H.D.

NORTH

PLOTTED  
DATE  
CHECKED

TM  
11/2011

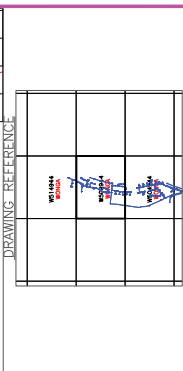
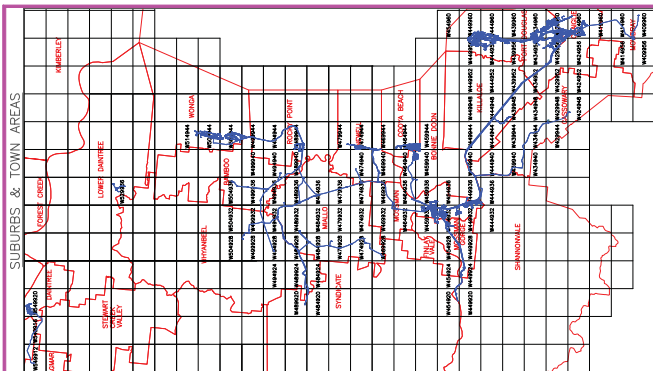
CAIRNS REGIONAL COUNCIL  
STORMWATER AS CONSTRUCTED  
WONGA  
KEY MAP 31

DRAWING NUMBER  
SW509944  
REV A



## Appendix 7 – Council Water Reticulation Plan





LEGEND	
	AIR VALVE
	END CAP
	FLOW METER
	HYDRANT
	HYDRAULIC CONTROL VALVE
	PRESSURE REDUCING VALVE
	REDUCER
	REFLEX VALVE
	RESERVOIR
	SCOUR
	STOP VALVE
	CLOSED STOP VALVE
	VALVE PIT
	WATER PUMP
	WATER METER
	ALTITUDE VALVE
	PRIVATE WATER (RED)
	WATER

The position of all services shown are approximate only. Services are to be installed in accordance with the details of any works related to or effected by the information on the plan.

Scale (Sheet size A2)

0 50 100 150 200 250 metres

DO NOT SCALE

DATUM

HORZ — MGA 94

LEVEL — A.H.D.

NORTH

PLOTTED

DATE

CHECKED

JN

01/2011

CAIRNS REGIONAL COUNCIL

WATER SUPPLY AS CONSTRUCTED

WONGA

DRAWING NUMBER

**W509944**

REV A



## Appendix 8 – Proposal Plan 30728PP-01

**IMPORTANT NOTES:**  
(These notes are an integral part of this plan)  
This plan has been prepared for Floro Pty Ltd for the purposes of Reconfiguration of Lot.

This plan was prepared to support a Reconfiguration of Lot 10 application for the land situated at Quays Drive, Worples. The dimensions, boundaries, area, front footings, building locations and other information shown are based on information received from the owner as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Government and relevant State Government Authority approvals. Any detailed design, final survey, and registration of survey plans, any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown herein are subject to field survey and also to the requirements of Council and any other authority which may have jurisdiction over the site or adjacent lands. In particular, no responsibility is accepted for any errors or omissions in this plan or any subsequent dealings involving the land.

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7/5/14

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AND ARE NOT TO BE USED OR REPRODUCED  
WITHOUT THE WRITTEN PERMISSION OF CNS

- \* **Data Sources**
- \* Cadastral Boundaries
- \* Contours / Topographic
- \* Aerial Images
- \* Flood Level
- \* Engineering Design
- \* Architectural Design
- \* Landscape Design

[illegible]

Why: AREEL	Parish:	
SOLANDER	County:	
WONGA	Locality:	
DOUGLAS SHIRE	Local Authority:	
7965-21324	Map Reference:	
50919564	Title Reference:	
	Horizontal Meridian:	
	Vertical Level Datum:	
	Level Origin:	
	Scale:	1:1000
	Surveyed:	*
	Designed:	*
	Drawn:	MAT
	Checked:	GHP
	Plot Date:	28/5/14
	Computer:	307238-P001.dwg
	File Ref:	

Plan of Proposed Lots  
1-5  
Cancelling  
Lot 1 on SP259953



**CARNS** (07) 4051 6722  
**MACKAY** (07) 4951 2911  
**PROSERPINE** (07) 4945 1722  
**BOWEN** (07) 4786 1050  
**BRISBANE** (07) 3666 4700  
[www.oneill-surveys.com.au](http://www.oneill-surveys.com.au)  
[manager@oneill-surveys.com.au](mailto:manager@oneill-surveys.com.au)

Issue	Drawing No
-------	------------

Drawing No  
30728-PP01



Scale 1:1000 – Lengths are in Metres.

The graph shows the number of cases over time. The Y-axis is labeled 'Number of cases' and ranges from 0 to 140 in increments of 10. The X-axis is labeled 'Time in days' and ranges from 0 to 140 in increments of 10. The data points are connected by a line, showing a peak around day 30 and a subsequent decline.

0 mm      1001 mm      1501 mm

m  
mm SCALE BAR



**Cairns**  
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Cairns Qld 4870  
Phone (07) 4051 6722

**Other Locations**

- Bowen
- Mackay
- Brisbane
- Cairns

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Surveyors and Planners

