Queensland Government

Department of **Aboriginal and Torres Strait Islander and Multicultural Affairs**

11 February 2015
Our reference: DA010 Lot 10

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

Dear Madam

RE: Part Lot 10 on RP903517 Application for a Development Permit for "Reconfiguration of a Lot" for purpose of leasing

The Remote Indigenous Land and Infrastructure Program Office (Program Office) of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs is lodging this application with Council to create home ownership leases for a period over 10 years. Planning approval is required under the *Sustainable Planning Act 2009* to create a lease for a period that exceeds 10 years. The purpose of this report is to gain planning approval from Council to create the proposed leases.

The development approval is sought to create nine lots on part of Lot 10 on RP 903517 in Douglas Shire. The creation of the lots will provide opportunities for 99 year home ownership housing leases. The Integrated Development Assessment System (IDAS) Forms are attached.

Please find attached request to change an existing approval IDAS form and report in relation to previous approval for Material Change of Use issued by Douglas Shire Council on 3rd November 2004.

Douglas Shire Council planning officer has advised that she will determine the appropriate n application fee once the application has been lodged.

Please do not hesitate to contact me on 4039 8574 or email me on robert.zigterman@datsima.qld.gov.au in regard to any matters raised in this letter.

Yours sincerely

Robert Zigterman Program Manager Town Planning
Remote Indigenous Land & Infrastructure Program Office | Aboriginal and Torres Strait Islander Affairs | Department of Aboriginal and Torres Strait Islander and Multicultural Affairs

Corporate Tower
Level 9
15 Lake Street
Cairns
Telephone: +61 7 4039 8574
www.datsima.qld.gov.au
ABN: 73882262700

Report to request change to existing approval.

A change to a condition in a Material Change of Use Development Approval issued by the Douglas Shire Council on 3rd November 2004 (attached) is sought by the Department of Aboriginal, Torres Strait Islander and Multicultural Affairs to enable the lodgment and assessment of a reconfiguration of Lot development application over Lot 10 on RP903517.

In particular the Condition 4.2 below

[illegible] by the terms of this approval.

4.2 One access point is permitted directly to and from the cape Tribulation-Bloomfield Road to service the nine (9) proposed Dwelling Houses. This driveway is to be gravel sealed to prevent dust nuisance.

DATSIMA seeks to change this condition to allow access via 4 easements to the 9 lots as illustrated in the below Survey Plan SP253214. Aerial view of the area and photos of the houses is attached. Access to all lots has been constructed to the lots as listed below:

9 Lots

Lease A – 1455m2, Lease B – 1002m2, Lease C – 671m2, Lease D – 688m2, Lease E – 1573m2, Lease F – 1200m2, Lease G – 1207m2, Lease H – 1044m2, Lease J – 1954m2.

4 Easements

EMT N - 1186m2 provides access to Leases G, H and J.

EMT M - 874m2 provides access to Leases E and F.

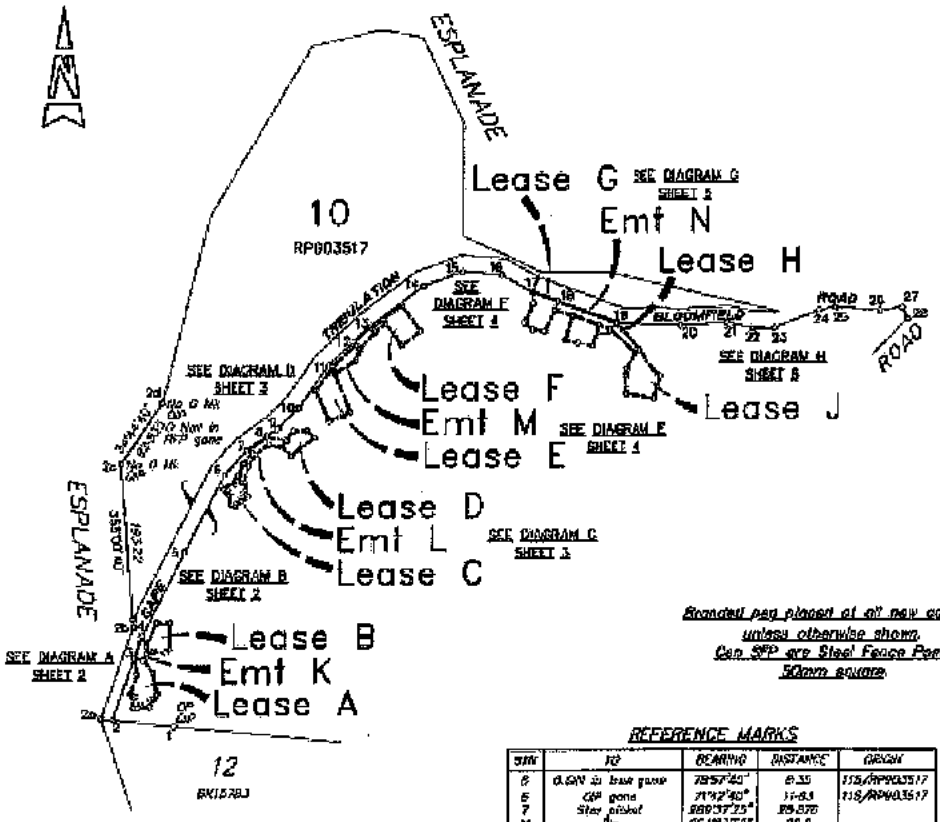
EMT L – 707m2 provides access to Leases C and D.

EMT K – 261m2 provides access to Leases A and B.

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 5



Standard peg placed at all new corners unless otherwise shown.
Con SFP are Steel Fence Posts 50mm square.

REFERENCE MARKS

SM	TO	BEARING	DISTANCE	ORIGIN
1	DP	257°12'30"	1.870	B2/RP903517
2c	CnP gone	36°55'40"	1.078	J6/RP903517
2t	Screw in rock	2.83°15'30"	20.80	
2v	0 Rod hole in c/step	226°19'40"	39.56	J6/RP903517
3b	Screw in concrete	228°09'	44.175	
3d	DP in bitumen	228°50'40"	148.0	J6/RP903517
3f	0 Nail in RFP gone	205°42'40"	5.185	J7/RP903517
3h	CnD gone	277°13'40"	30.555	J7/RP903517
3k	DP	65°46'40"	12.02	J5/RP903517
3l	DP	23°30'40"	5.955	J4/RP903517
3q	0 Nail in RFP gone	156°09'40"	19.895	J4/RP903517
3	Pin	65°46'	1.7	
3	Pin	238°46'	83.465	
4	Pin	238°46'	93.895	
4	Pin	1°22'30"	49.097	
4	DP gone	210°19'40"	59.35	J17/RP903517

REFERENCE MARKS

SM	TO	BEARING	DISTANCE	ORIGIN
5	0.5IN in bent gone	285°45'	0.35	115/RP903517
6	DP gone	71°42'40"	11.63	118/RP903517
7	Star picket	359°37'25"	89.870	
11	Pin	254°13'55"	36.8	
11	DP gone	248°35'40"	30.71	111/RP903517
13	Pin	201°19'30"	32.895	
14	DP gone	295°44'40"	57.68	109/RP903517
15	DP gone	177°07'40"	5.655	108/RP903517
15	DP gone	295°47'40"	155.4	108/RP903517
16	0 Mk in P.pole gone	157°58'40"	1.445	107/RP903517
16	DP gone	181°58'40"	17.93	107/RP903517
17	DP gone	57°19'40"	11.045	105/RP903517
18	Pin	288°18'45"	32.854	
18	Pin	65°41'	33.925	
21	Pin	41°33'	20.35	
25	Screw in kerb	52°36'	25.683	
26	Pin	126°23'40"	121.01	
27	0 Hole in Pipe	28°18'40"	5.21	22/RP903517
28	DP gone	205°56'40"	12.675	22/RP903517
29	Pin	100°22'	26.138	
29	Hole in rock	205°30'	7.457	
30	Pin	235°5'	10.97	
32	Pin	52°0'	3.92	
33	Pin	65°30'	11.344	

PERMANENT MARKS

SM	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
2e	dPol	242°45'40"	29.275	103001	J6/RP903517	Brass Plaque
11	PSM	276°53'	36.77	183996		Bolt and Washer
28	CPM (new conc.)	118°37'25"	129.25	109000	94a/RP903518	Brass Plaque

Rowlands Surveys Pty. Ltd. (ACN 010 925 200) hereby certify that the field completion in this plan was surveyed by the corporation, by Stephen John Holloway (Registered Surveying Graduate).

for whom and the corporation accepts responsibility, under the supervision of Kerry John Smith (Cadastral Surveyor) and that the plan is accurate, that the field 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 30/03/2012.

ROWLANDS SURVEYS PTY LTD A.C.N. 010 925 200 BOONAH

Kerry John Smith
Director/

Laurence John Nolan
Director/

Date: 7/6/2012

0m 50m 250m 500m 750m
50.0m 100.0m 500.0m

Scale appropriate if landscape

PLAN OF

Leases A, B, C, D, E, F, G, H & J, and Proposed Easements K, L, M & N

in Lot 10 on RP903517

PARISH: TRIBULATION COUNTY: Selander

Horizon: MGA by RTK-GPS Y/n: NO

Scale: 1 : 5 000

Format: STANDARD

SP253214

Plan Status:

(Filing No.)

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 ... *MUJAL MUJAL ABORIGINAL COUNCIL* ...

(Names in full)

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

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

Signature of * Registered Owners ~~* Lessees~~

* Rule out whichever is inapplicable

2. Local Government Certificate.

hereby approves this plan in accordance with the :

%

Dated this ... day of ...

... #

... #

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

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 42922/04

8. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50158951	10	RP903517	A, B, C, D, E, F, G, H & J	K, L, M & N	

Lots	Orig

7. Portion Allocation :

8. Map Reference :

7966-23244

9. Locality :

Dagarra

10. Local Government :

Cairns Regional Council

11. Passed & Endorsed :

By : Rowlands Surveys Pty Ltd (ACN 010 025 200)

Date : [illegible]

Signed : [illegible] 1/6/2 [illegible]

Designation : Liaison Officer

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

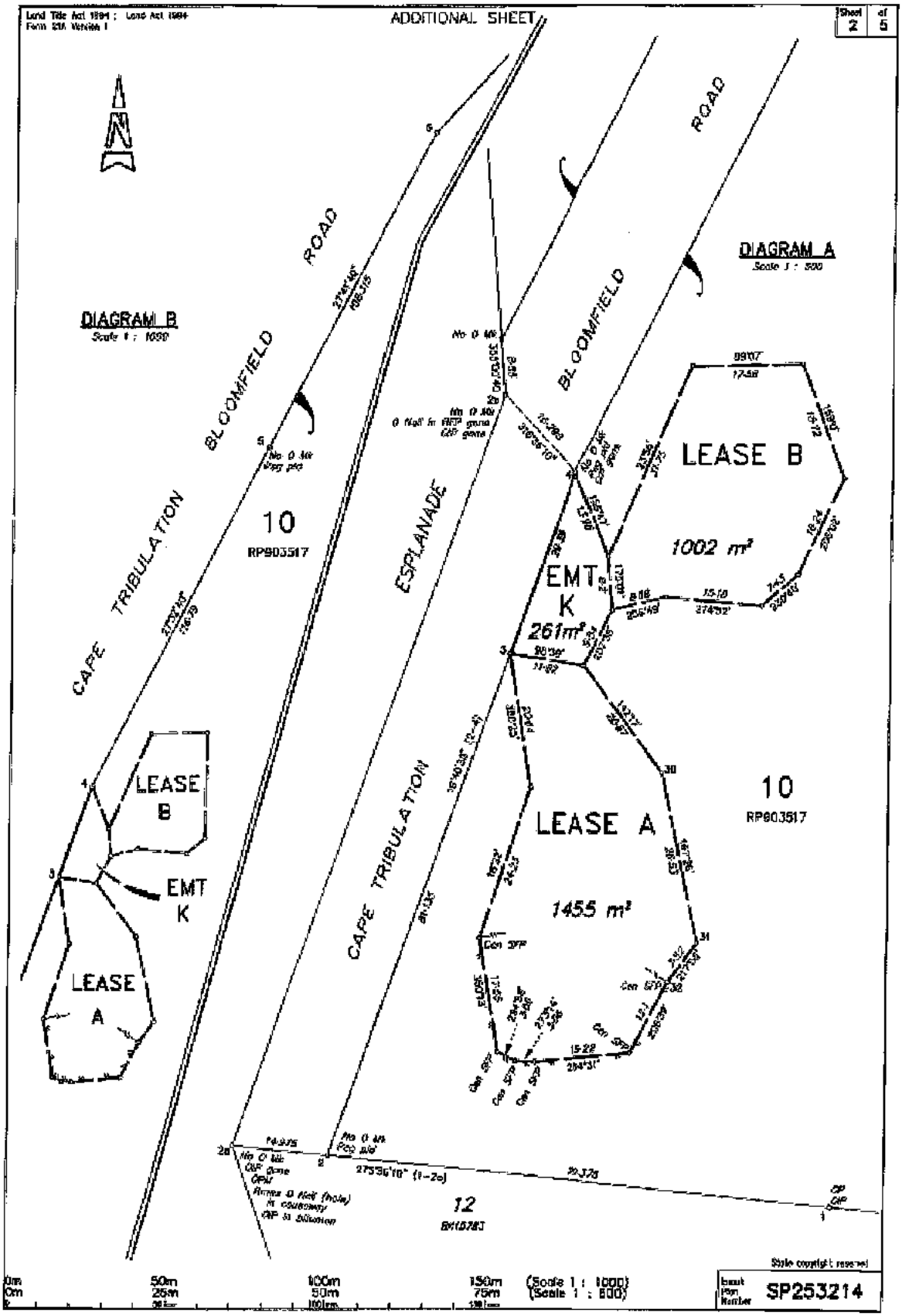
Cadastral Surveyor/Director * Date

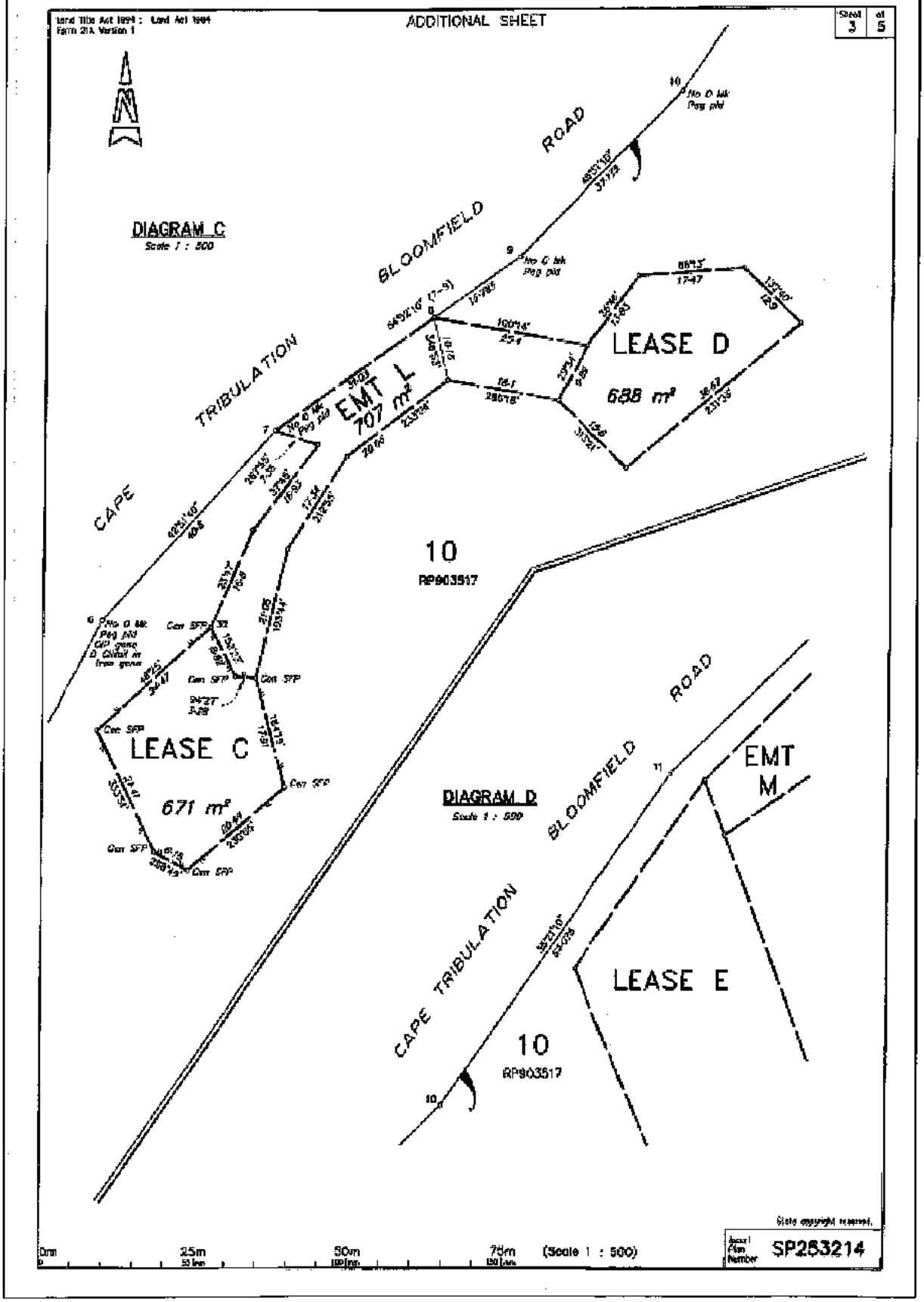
* delete words not required

13. Lodgement Fees :

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

14. Insert Plan Number **SP253214**

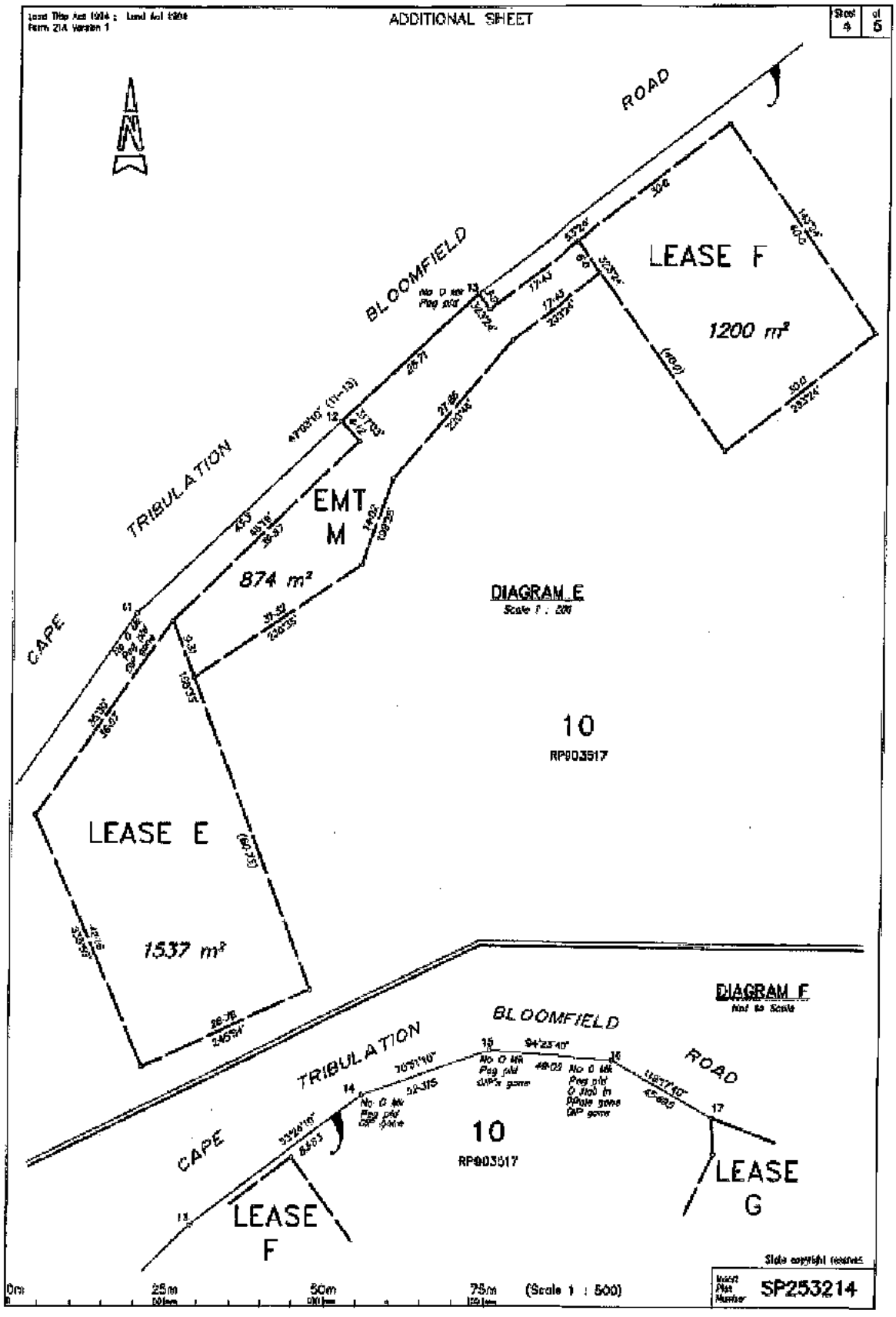

Land Title Act 1994 : Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 2 of 5
DIAGRAM B
Scale 1 : 1000
DIAGRAM A
Scale 1 : 500
BLOOMFIELD ROAD
CAPE TRIBULATION
ESPLANADE
10
RP903517
12
SP153783
LEASE B
LEASE A
EMT K
1002 m²
261m²
1455 m²
Style copyright reserved
SP253214


Land Title Act 1994 : Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 3 of 5
DIAGRAM C
Scale 1 : 500
BLOOMFIELD ROAD
CAPE TRIBULATION
EMT L
707 m²
LEASE D
688 m²
LEASE C
671 m²
10
RP903517
DIAGRAM D
Scale 1 : 500
EMT M
LEASE E
10
RP903517
CAPE TRIBULATION
BLOOMFIELD ROAD
State copyright reserved.
0m
2.5m
5m
7.5m
(Scale 1 : 500)
Deposit Plan Number SP253214

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

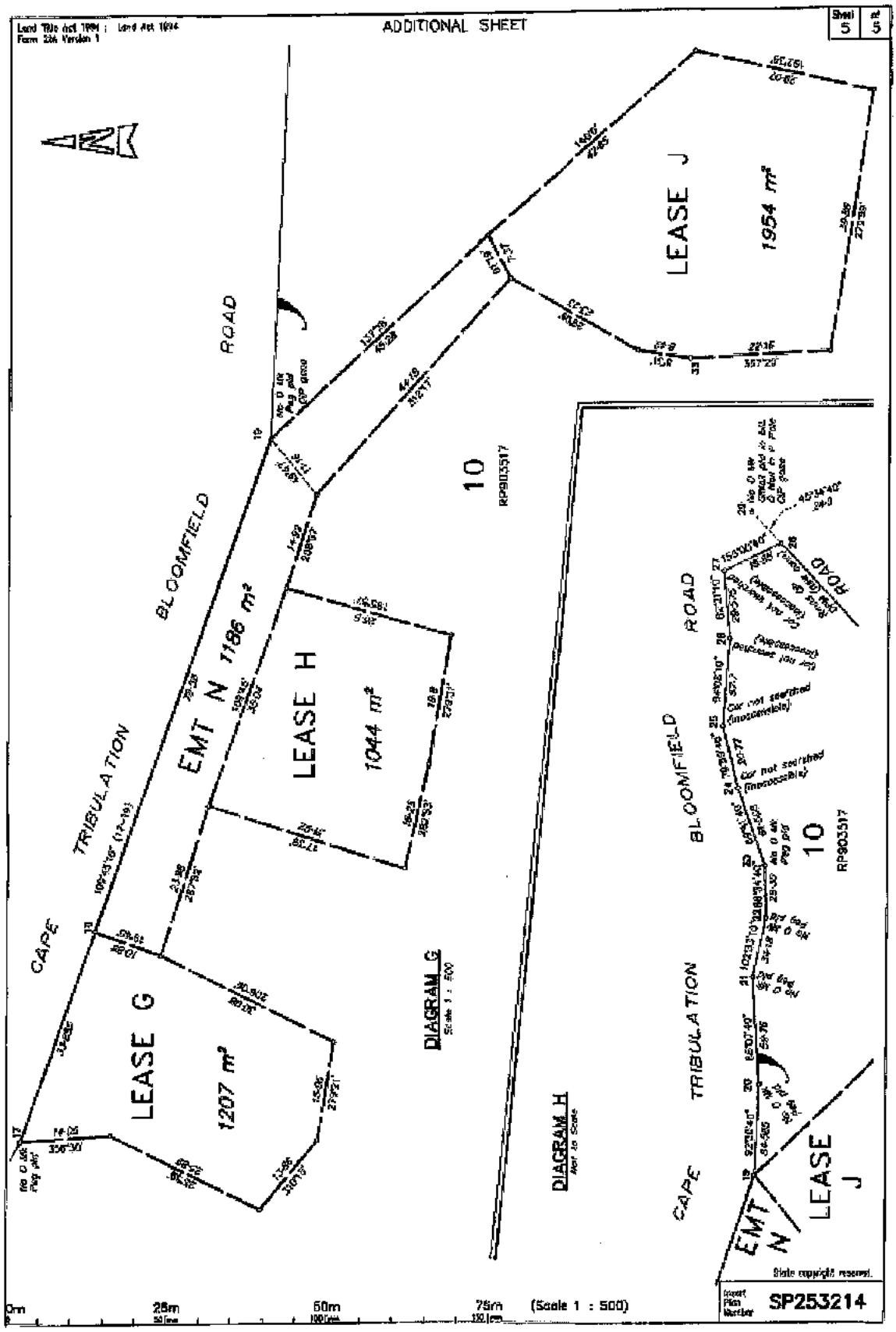
ADDITIONAL SHEET

Sheet 4 of 5



State copyright reserved

Deposit Plan Number SP253214



State copyright reserved.

Attachment 1 – Decision Notice

FACSIMILE

TO: Michael Wilson

OF: Wujal Wujal

FAX NO: 4060 9250

DATE: 8th November 2004

PAGES: 9
(Including this page)

FROM: Tess Patterson
Administrative Assistant

DEPT: Building & Town Planning Dept

Please report any transmission faults to the relevant department

Message

Dear Michael,

RE TPC 1136 – LOT 10 ON RP903517, BLOOMFIELD RIVER, DEGARRA - DECISION NOTICE

Please find following a copy of the decision notice Vanessa Maruna requested be faxed to you.

Regards,

Tess Patterson
Administration Officer
Development Services (Building & Town Planning)

This facsimile is confidential and may be the subject of legal privilege. It is intended for the named addressee. If you are not the addressee, any use of this facsimile whatsoever or the information contained in it is prohibited. Please let us know immediately if you have received this communication in error so that we can arrange for it to be returned.

Enquiries to : Tess Patterson, Administration Officer – Development Services
Douglas Shire Council, P O Box 357, Mossman QLD 4873
Phone: (07) 4098 9450
Email: douglas@dsc.qld.gov.au
Fax: (07) 4098 2902

DOUGLAS SHIRE COUNCIL

ENQUIRIES: Ms Vanessa Marsan - Planning Officer
DEPARTMENT: Planning Services Section - ☎ (07) 4099 9450

OUR REF: VVM: tap
YOUR REF: TPC 1136

Wujal Wujal Aboriginal Corporation
C/- C & B Group
PO Box 1949
CAIRNS QLD 4870

3rd November 2004

INTEGRATED PLANNING ACT
DECISION NOTICE

DEVELOPMENT APPLICATION

Applicant's Name	:	Wujal Wujal Aboriginal Corporation
Owner's Name	:	Wujal Wujal Community Council
Proposal	:	Council approves the application by the Wujal Wujal Aboriginal Corporation for a Material Change of Use Development Permit to construct an Out Station (9 Houses) on land described as Lot 10 on RP903517.
Application Number	:	TPC 1136
Site Address	:	Bloomfield River, Degarra
Property Description	:	Lot 10 on RP903517, Parish of Tribulation, County of Solander

1. **Decision:** **Decision Date:** 12th October 2004

   Approved subject to Conditions

2. **Type of Development Approval:**

   Material Change of Use Development Permit

.../2.

3. **Referral Agency:**

Nil

4. **Conditions**

4.1 The approved development and the conduct of the approved use, the carrying out of any works on the premises and the construction of any buildings on the premises associated with the development must generally be in accordance with the approved plans of development attached to this Development Permit except where such plans are modified by the terms of this approval.

4.2 One access point is permitted directly to and from the Cape Tribulation-Bloomfield Road to service the nine (9) proposed Dwelling Houses. This driveway is to be gravel sealed to prevent dust nuisance.

4.3 The Cape Tribulation – Bloomfield Road is to be bitumen sealed to a minimum width of 6m along the full frontage of the site to the causeway across the Bloomfield River. This road construction is to be undertaken in accordance with the Far North Queensland Regional Organisation of Council's Engineering Development Manual. The applicant has three (3) years from the date of this Decision Notice to complete the required works in accordance with this condition.

4.4 Each Dwelling House is to be supplied with an on-site sewerage effluent system in accordance with the requirements of the "On-site Sewerage Code".

4.5 Prior to commencement of the approve use the applicant must provide Council with a report demonstrating that an adequate and suitable water supply is available by bore source or other alternative source to each proposed Dwelling House.

4.6 The telephone and electrical supply is to be provided to each Dwelling House prior to the use commencing.

4.7 This approval lapses after four (4) years unless either this use has substantially commenced or this Currency Period is extended under Section 3.5.22 of the *Integrated Planning Act 1997*.

Advice

- Douglas Shire Council is not responsible for future works associated with upgrading of the Bloomfield River causeway. However, Council supports any application by the Wujal Wujal Council to upgrade this Causeway to cater for significant flood events.

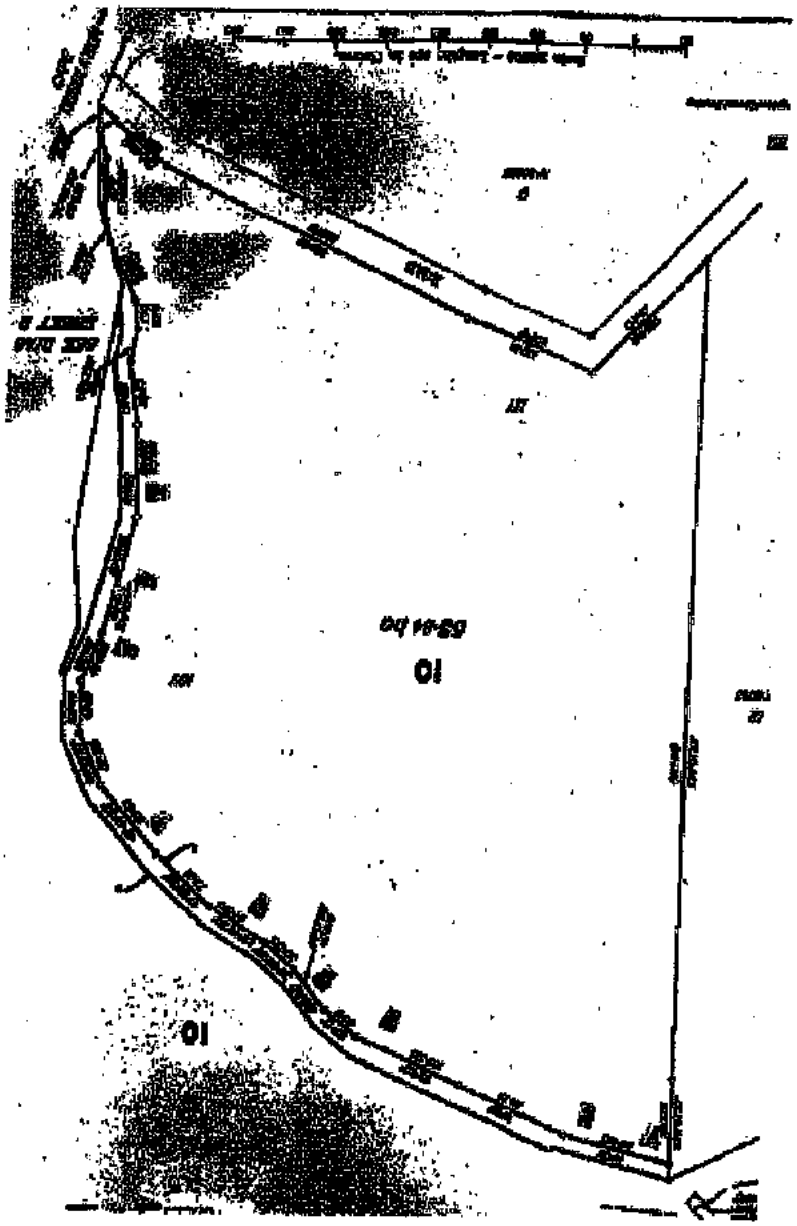
- It is the responsibility of the Wujal Wujal Council to maintain access for residents of the proposed development during times of flood when motor vehicle access is not possible between the subject site and the Wujal Community.

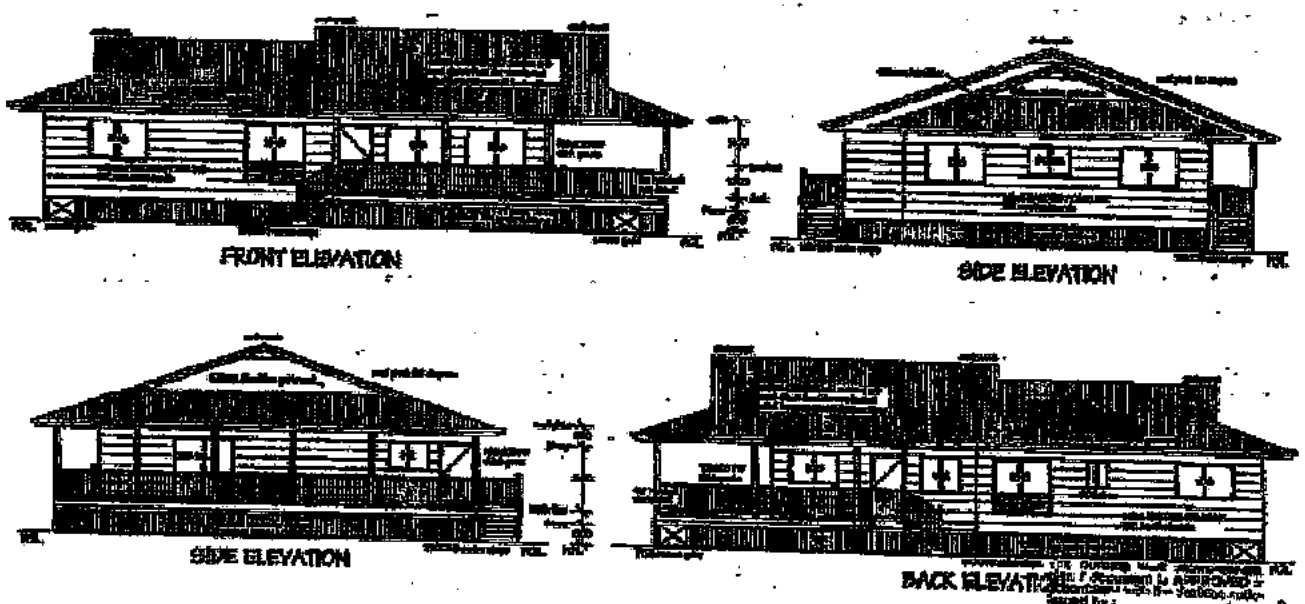
.../3.

5. **Further Development Approvals Required:**

Building Work	Development Permit
Plumbing & Drainage Permit	Development Permit

Terry Melchert
Chief Executive Officer





BUILDING APPROVAL

AMENDED DRAWING

PROPOSED RESIDENCE FOR WUJAL WUJAL ABORIGINAL COUNCIL AT Lot A CAPE TRIBULATION RD. WUJAL WUJAL via COOKTOWN

HOUSE - 40B/LG
PLAN NO. - DEIDIS
ELEVATIONS
SHEET NO. 3

[illegible] [illegible] [illegible] [

Division 6 – Appeals to court relating to development applications

Appeals by applicants

4.1.27. (1) An applicant for a development application may appeal to the court against any of the following:-

(a) the refusal, or the refusal in part, of a development application;

(b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6;66

(c) the decision to give a preliminary approval when a development permit was applied for;

(d) the length of a currency period;

(e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within twenty (20) business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Division 10 – Making an appeal to court

How appeals to the court are started

4.1.39 (1) An appeal is started by lodging written notice of appeal with the registrar of the court.

(2) The notice of appeal must state the grounds of the appeal.

(3) The person starting the appeal must also comply with the rules of the court applying to the appeal.

(4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Aerial view of lots

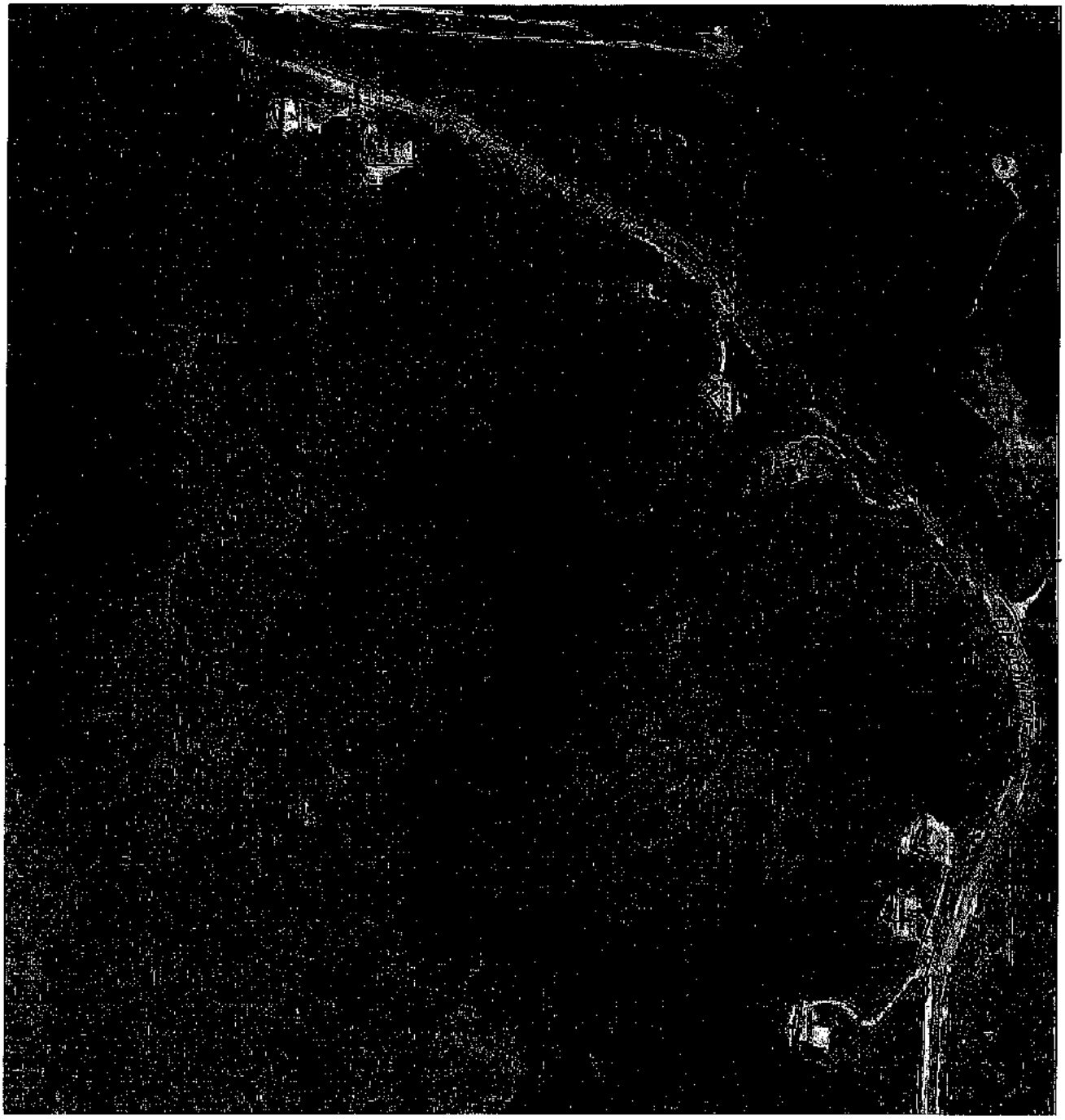


Figure 1 Proposed access to lots

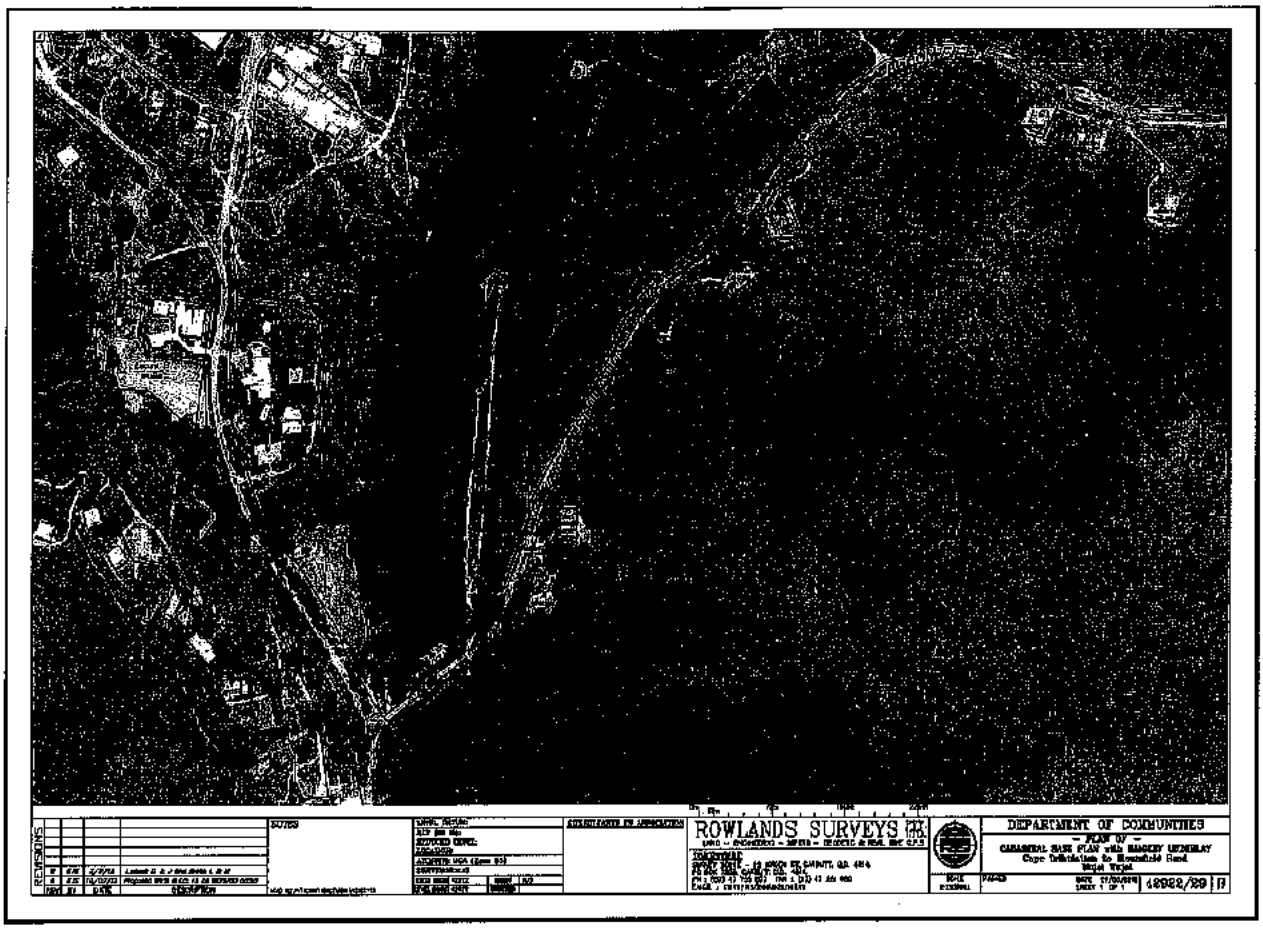


Figure 2 Aerial View of Lots with proposed Lot Reconfiguration boundaries

Figure 3 Lease A on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

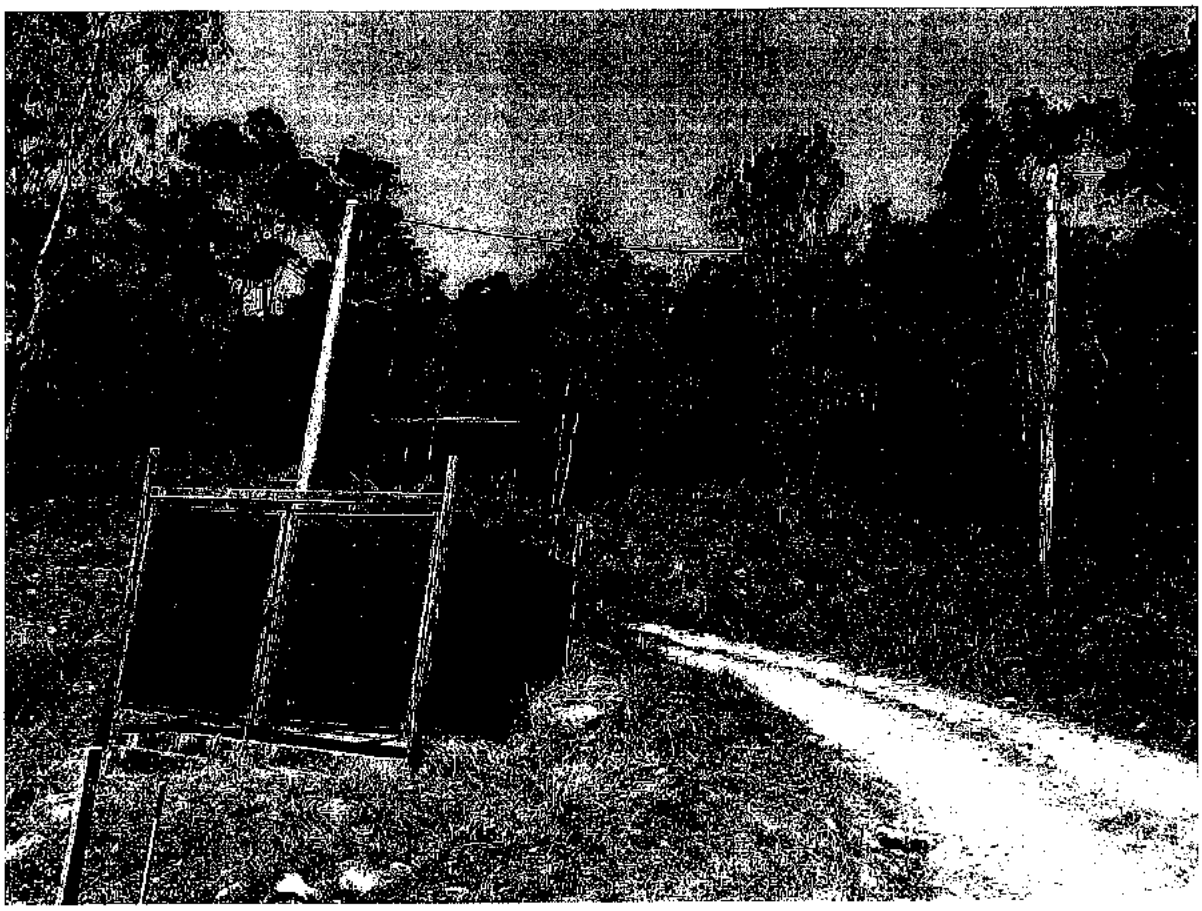


Figure 4 Lease B on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 5 Lease C on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 6 Lease D on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 7 Lease E on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 8 Lease G on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 9 Lease H on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 10 Lease J on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Request to change an existing approval template

(*Sustainable Planning Act 2009* version 1.1 effective March 2010)

This template may be used for giving a written notice asking the responsible entity to make a permissible change to a development approval under section 369 of the *Sustainable Planning Act 2009* (SPA). It should be noted that if the responsible entity for the request has a form for the request, the request must made using that form.

This template must be lodged with the following entity (the responsible entity) as applicable:

- if the change is to a condition imposed by a Minister under chapter 6, part 11, division 1 of SPA the template must be lodged with the Minister that imposed the condition
- if the approval was given by a Minister under chapter 6, part 11, division 2 of SPA the template must be lodged with the Minister that gave the approval
- if the change is to a condition of the approval imposed by a concurrence agency the template must be lodged with the concurrence agency
- if the approval was given by the Planning and Environment Court the template must be lodged with the Planning and Environment Court
- in all other cases the template must be lodged with the assessment manager for the original development application.

Attach extra pages if there is insufficient space on this template. Terms used in this template having the meaning given in the *Sustainable Planning Act 2009*.

1. Who is making the request?

Name/s (individual or company name in full)	Robert Zigterman
For companies, contact name	Department of Aboriginal, Torres Strait Islander & Multicultural Affairs
Postal address	PO Box 5461 Cairns Qld 4870
Contact phone number	4039 85 74
Mobile number (non-mandatory)	0428 752 487
Fax number (non-mandatory)	07 4041 5048
e-mail address (non-mandatory)	Robert.Zigterman @ datsima.qld.gov.au

☐☐☐

7. Does the request involve a state resource prescribed under the *Sustainable Planning Regulation 2009*, schedule 14? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

☐ No ☒ Yes—the written agreement of the chief executive from whom evidence would need to be obtained under the *Sustainable Planning Act 2009*, section 254(1) must be attached.

8. Has a pre-request response notice been given for this request?

☒ No

☐ Yes—a copy of the pre-request response notice must be attached to this request

9. Is a copy of this request required to be given to another entity under section 372 of the *Sustainable Planning Act 2009*? (refer to notes at the end of this form for more information)

☐ No

☒ Yes—complete Table F

Table F

A copy of this request has been provided to the entities identified below (provide details for each entity given a copy of the request and the date the copy was given)

☒ Assessment manager for the original application	
☐ Concurrence agencies for the original application	
☐ Any other entity prescribed by a regulation	

10. Provide details of any other supporting information attached to this request

A report and Survey Plan SP253214 showing change to access.

Notes for completing this template

- This template is not an approved form under the *Sustainable Planning Act 2009*. The entity responsible for deciding the request may have their own form for the purpose of making a written request to change an existing development approval. A change to an existing development approval may involve:
  - a change to an approval given by the assessment manager
  - a change to a condition imposed by a concurrence agency
  - a change to an approval given by the Minister under a Ministerial call in
  - a change to a condition imposed by the Minister under a Ministerial direction
  - a change to an approval given by the Planning and Environment Court

Table C—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)						
Coordinates (note: place each set of coordinates in a separate row)				**Zone reference**	**Datum**	**Local government area (if applicable)**
Easting	Northing	Latitude	Longitude			
					☐ GDA94 ☐ WGS84 ☐ Other	

5. Details of the proposed change

Original Decision stated: One Access point is permitted directly to & from the Cape Tribulation–Bloomfield Road to service the nine(9) proposed Dwelling Houses. this driveway is to be gravel sealed to prevent dust nuisance. DATSIMA seeks to change this condition to allow access via four (4) easements to the nine(9) lots in accordance with Plan of leases A, B, C, D, E, F, G, H & J and proposed Easements K, L, M & N on SP253214

6. Is owner's consent required for this request? (refer to notes at the end of this form for more information)

☐ No

☒ Yes—complete either table D or table E as applicable

Table D	
Name of owner of the land	
I, the above-mentioned owner of the land, consent to the making of this request.	
Signature of owner of the land	
Date	

Table E	
Name of owner of the land	Wujal Wujal Aboriginal Shire Council
☒ The owner's written consent is attached	See Form 1.

☐☐☐

2. What are the details of the existing approval sought to be changed?

Type of approval	identification number	Date decision notice or negotiated decision notice issued	Name of entity that issued the approval or imposed the condition sought to be changed
☒ Development permit	TPC 113 (MCU)	3 November 2004	Douglas Shire Council
☐ Preliminary approval			

3. Is the approval for a mobile and temporary environmentally relevant activity (ERA)?

☒ No

☐ Yes—complete table A and then go to question 5

Table A—name of each local government area in which the mobile and temporary ERA is proposed to operate/ is operating

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)

Table B—street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

☐ street address/lot on the plan

☐ street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
		Cape Tribulation Road Wujal Wujal	4895	10	RP903517	Douglas Shire

Question 6:

- Under section 371 of the Sustainable Planning Act 2009, if the person making the request is not the owner of the land to which the approval relates, the request must be accompanied by the owner's consent.
- However, owner's consent is not required if the approval:
  - relates to land that was acquisition land to which section 263(2)(d) of the Sustainable Planning Act 2009 applied when the application for the approval was made
  - is for building work or operational work for the supply of community infrastructure on land designated for the community infrastructure, or
  - the consent of the owner would not be required under section 263(1) of the Sustainable Planning Act 2009 if a development application were made for the requested change
- Also, owners' consent is not required if the responsible entity is satisfied that:
  - the number of owners of the land make it impracticable to obtain owners' consent, and the requested change does not materially affect the owners' land, or
  - having regard to the nature of the proposed change, the owner has unreasonably withheld consent and the requested change does not materially affect the owner's land.

Question 7:

- Section 370(3) and (4) of the Sustainable Planning Act 2009 requires that if an application for the development approval were made at the time of making this request and evidence under section 264(1) of the Sustainable Planning Act 2009 would be required to support the application, this request must be accompanied by the written agreement of the chief executive from whom evidence would be required under section 264(1). (Section 264 of the Sustainable Planning Act 2009 provides that if a development involves a State resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the Sustainable Planning Regulation 2009 prescribes the State resources for which evidence is required to be given, and the evidence required, to support the application.)

Question 9:

- Section 372 of the Sustainable Planning Act 2009 requires that a copy of the request be given to:
  - the assessment manager for the original application, if the request is made to a concurrence agency, the Minister, or the court
  - any concurrence agencies for the original application, if the request is made to the assessment manager for the original application, the Minister or the court
  - any other entity prescribed by a regulation.
- However, a copy of the request is not required to be given to an entity that has given a pre-request response notice for the request.

OFFICE USE ONLY

Date received		Reference numbers	

Wujal Wujal DA010

Department of Aboriginal and Torres Strait Islander and Multicultural Affairs

Remote Indigenous Land and Infrastructure Program Office

Planning and Assessment Report

Development Application

Reconfiguration of part of Lot 10 on RP903517 into 9 Lots at Wujal Wujal community on south side of Bloomfield River

February 2015

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- Appendix 3 - Survey Plans
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1. Introduction

A Development Permit is sought for Reconfiguration of part of Lot 10 on RP903517 into nine residential lots (including four access easements) at Wujal Wujal.

The purpose of reconfiguring part of Lot 10 on RP903517 from one into nine lots is to enable existing social housing dwellings and one vacant lot to be within their own lot to enable future sale. (See Figure 1).

A decision notice was issued by Douglas Shire Council in November 2004 for Material Change of

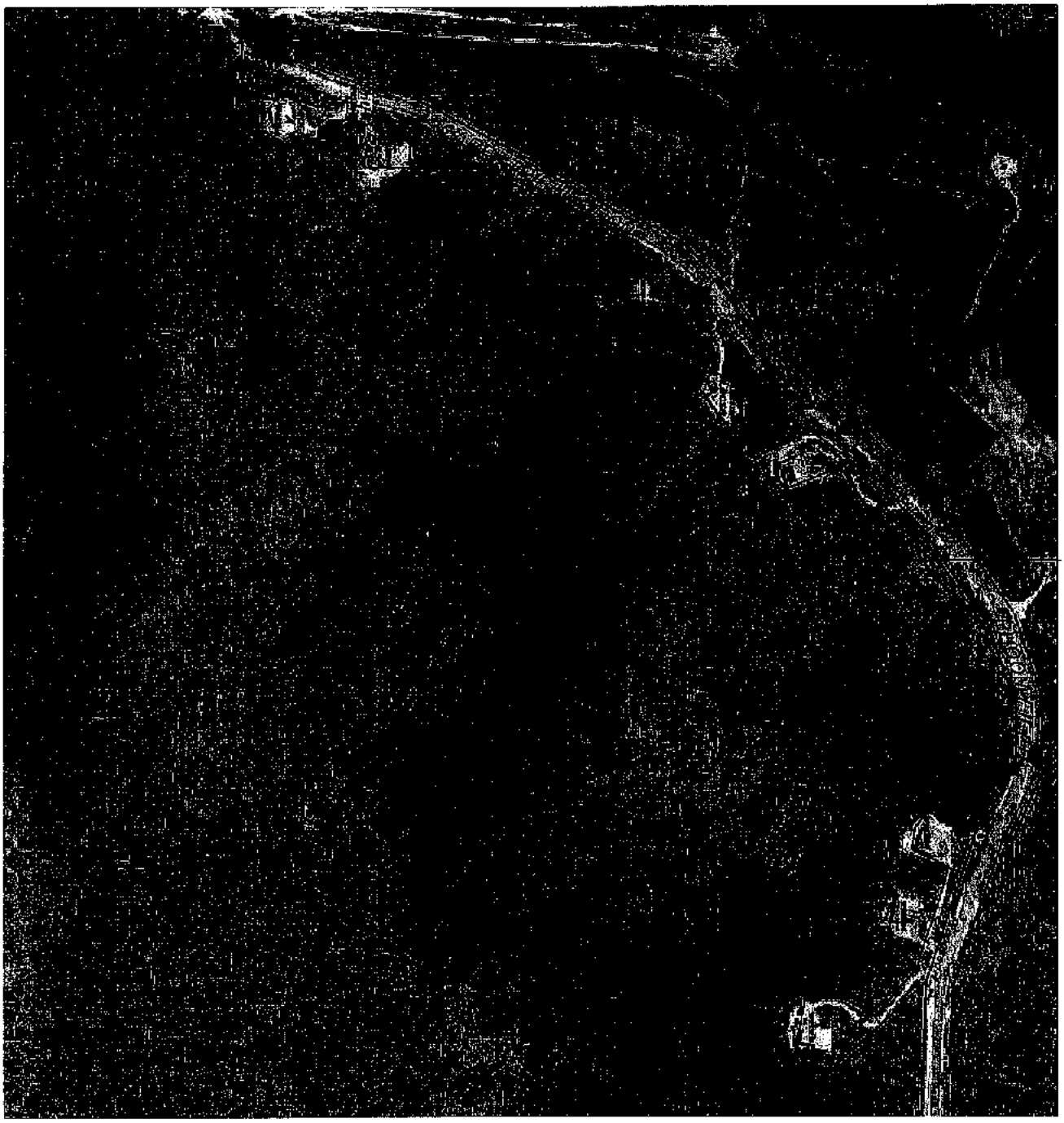


Figure 1 Proposed lot reconfiguration diagram showing existing social housing dwellings and Lease F which is a vacant lot

Use to construct nine houses on Lot 10 on RP903517 (see separate report attached). One of the lots is vacant. The Decision Notice was issued to Wujal Wujal Community Council the owner of the land at the time, ownership has now transferred to Wujal Wujal Aboriginal Shire Council.

2. Site Detail

Street Address	10 Cape Tribulation Road Wujal Wujal
Total Area	10,758m2

Proposed lot Areas	**9 Lots** Lease A – 1455m2, Lease B – 1002m2, Lease C – 671m2, Lease D – 688m2, Lease E – 1573m2, Lease F – 1200m2, Lease G – 1207m2, Lease H – 1044m2, Lease J – 1954m2. **4 Easements** EMT N - 1186m2 provides access to Leases G, H and J. EMT M - 874m2 provides access to Leases E and F. EMT L – 707m2 provides access to Leases C and D. EMT K – 261m2 provides access to Leases A and B.
Local Government Authority	Douglas Shire Council
Survey Number	RP903517

3. Application Details

Aspects of Development	Reconfiguration of Lot
Land Owner	Wujal Wujal Aboriginal Council
Applicant	Remote Indigenous Land and Infrastructure Program Office
Contact Person	Robert Zigterman, Remote Indigenous Land and Infrastructure Program Office – (07) 4039 8574

4. Elements of Application

Level of Assessment	Code
Planning Scheme Requirements	Douglas Shire Planning Scheme Code Assessment

5. Site Characteristics

Location	10 on RP903517
Current use of site	Social Housing and one vacant lot
Surrounding land uses	Social Housing and vacant land
Zone	Rural

6. Supporting Documentation

This planning and assessment report includes the following:

- Appendix 1 - Identification of Lots
- Appendix 2 - Proposed Lot Reconfiguration
- Appendix 3 – Survey Plans

- Appendix 4 - Planning Scheme Code Trigger Table
- Appendix 5 - IDAS Forms

7. The Proposal

This report has been prepared in support for a Development Permit for part of Reconfiguration of Lot 10 on RP903517 to create nine residential lots (including four access easements – one lot is vacant and the remaining eight contain existing social housing).

The Land is located at Wujal Wujal and is owned by the Wujal Wujal Aboriginal Council but falls under the Douglas Shire Council Area.

The site location is shown in Appendix 1. The Survey Plan showing the reconfiguration of lot is shown in Appendix 2.

Services and Infrastructure

The existing houses are connected to electrical, water and sewerage services as part of the Wujal Wujal nertwork.

8. Regulatory Framework

8.1 Sustainable Planning Act 2009

This section provides an overview of the assessment framework under the provisions of the *Sustainable Planning Act 2009* (SPA). SPA forms the foundation of Queensland's planning and development assessment legislation. The purpose of SPA is to balance community well-being, economic development and the protection of the natural environment by providing a framework for managing growth and change within the State. SPA imposes requirements on state and local governments through the Integrated Development Assessment System (IDAS). IDAS aims to co-ordinate and integrate the assessment and conditioning powers of government agencies responsible for administrating a range of legislation dealings and development approvals.

8.2 Planning Regulations

The IDAS incorporates a referral process established through the *Sustainable Planning Regulations 2009* (SPR), enabling relevant state agencies to have input in the assessment process. Under schedule 7 of the SPR, this application does not trigger referral to the State Assessment and Referral Agency (SARA).

8.3 Assessable Development

Under SPA "development" includes Reconfiguration of Lot.

8.4 Assessment Manager

The Assessment Manager for this application is the Douglas Shire Council.

8.5 Level of Assessment

~~Code assessable~~

8.6 Statutory Considerations for Assessable Development

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

8.7 Referral Agencies

This application does not trigger referral to SARA.

8.8 Public Notification

This application does not require public notification as it is "code assessable".

8.9 Application Forms

IDAS application forms are found in Appendix 5.

9. Statutory Planning Assessment

9.1 Overview

This section assesses the application against various statutory provisions relevant to the lot.

9.2 Assessment against the Douglas Shire Planning Scheme

Levels of Assessment that apply to this development proposal are:

- Settlement Areas North of the Daintree River Locality Code
- Rural Planning Area Code
- Reconfiguration of Lot Code
- Natural Areas and Scenic Amenity Code

9.2.1 Settlement Area North of the Daintree River Locality Code

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	Achieved / Not Achieved (Comments)
P1	The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the 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.	Houses already constructed, accept for Lease F New house to comply with acceptable solutions
P2	Development is connected to sustainable on Site infrastructure services.	A2.1 Water storage is provided in tank/s with a minimum capacity 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 sited so as to be visually unobtrusive. Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects. A2.2 On any roof exceeding 100 m2, gutters are installed and the flow diverted to a storage tank. A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road. (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).	Not Applicable – dwelling have already been constructed , accept for Lease F(Note: Tanks can be seen on most of the lots – see Appendix 1 photographs and all lots are connected to water) New house to comply with acceptable solutions
P3	Onsite wastewater does not adversely impact on the environmental quality of the	Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best	N/A - Existing and new houses connected or will be

	water and soil resources or the amenity of residents, through the implementation of best environmental practice.	environmental practice.	connected to Wujal Wujal Aboriginall Shire Council reticulated sewerage system
P4	The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	A4.1 If groundwater is to be used development is limited to one bore per site and the bore is: • Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and • not located within 100 metres of another bore. A4.2 Surface water is to be used for domestic purposes only.	N/A – Houses are already or will be connected to Wujal Wujal Aboriginal Shire Council reticulated water supply.
P5	Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A – Houses are already built , accept for Lease F and do not and will not intrude on amenity and natural values.
P6	Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	A6.1 The exterior finishes and colors of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed. A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized. A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements. A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres. A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and bunded.	N/A – Houses are already built , accept for lease F. Houses are and will be connected to a reticulated power supply.
P7	Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping. AND All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.	Achieved
P8	Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	A8.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic. AND Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.	Achieved – access to the 9 lots has been reduced to the use of 4 easements rather than 9 separate access points along Cape Tribulation Road. See appendix 2 for drawings of the easements to each lot on Survey Plan SP253214 – Leases J, H and G have access via easement EMT N; Leases F and E have access via EMT M; Leases D and C have access via EMT L and Leases B and A have access via EMT K.
P9	The onsite impacts on natural flow regimes and erosion and sedimentation	A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot. A9.2 All exposed surfaces must incorporate erosion and sediment	N/A – 8 houses are already constructed New house will be

	are minimized	controls during construction and must be maintained until revegetation or other permanent stabilization has occurred. A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots. A9.4 On Site drainage and stormwater management: P1 maintains natural flow regimes; P2 minimises impervious surfaces; P3 avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).	high set with minimum site disturbance including appropriate sediment and erosion control. Stormwater management plan to be prepared for new house size
P10	The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A land is freehold
General Requirements – House			
P11	Development minimizes the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site.	A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA). A11.2 Development 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 a Building Permit is issued. A11.3 Any new Clearing is limited to a maximum area of 700 m2 and is sited clear of the High Bank of any Watercourse. (The 700m2 area of new Clearing does not include an access driveway).	N/A – 8 houses constructed, building footprint for new house will be >700m^2
P12	All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	8 houses already constructed, new house will result in minimum impact on existing vegetation.
P13	Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing. A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.	Achieved
P14	House Sites have efficient and safe vehicle Access and maneuvering areas on Site and to the Site to an acceptable standard for the Locality.	A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes. A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface. A14.3 Vehicular Access is constructed prior to the construction of the House.	Achieved – access to the 9 lots has been reduced to the use of 4 easements rather than 9 separate access points along Cape Tribulation Road. See appendix 2 for drawings of the easements to each lot on Survey Plan SP253214

9.2.2 Rural Planning Area Code

Consistent and Inconsistent Uses			
	PERFORMANCE CRITERIA	**ACCEPTABLE SOLUTIONS**	**Achieved/Not Achieved Comment**
P1	The establishment of uses is consistent with the outcomes sought for the Rural Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	Achieved

Good Quality Agricultural Land			
P2	GQAL[24] is only used for agricultural uses and primary production purposes.	A2.1 Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	N/A
Buffering Incompatible Land Uses			
P3	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.	A3.1 A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).	N/A
P4	Buildings/structures are Setback to: • maintain the rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages.	A4.1 Buildings/structures are Setback not less than: • 40 metres from the property boundary adjoining a State-Controlled Road; or • 25 metres from the property boundary adjoining the Cape Tribulation Road; or • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site.	Achieved , new house to be setback as required.
P5	Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.	A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.	Achieved
Rural Character			
P6	Buildings/structures are designed to maintain the rural character of the area.	A6.1 White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.	Achieved (See photos - Appendix 1)
Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area			
P7	Native vegetation existing along Watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected.	No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Report and Information the Council May Request, for code and impact assessable development).	N/A
P8	Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A8.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR 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. OR 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 sign-off that the Site can be stabilised. AND Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (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.)	Achieved at construction stage – this application is for reconfiguration of lot over dwellings that have already been constructed New house design to accommodate slope constraints.
P9	The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A9.1 A split level building form is utilised. A9.2 A single plane concrete slab is not utilised. A9.3 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.	Achieved at construction stage
P10	Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Achieved at construction stage

P11	Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Achieved
Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered			
P12	A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	A12.1 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. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2. (The 800m2/700m2 area of Clearing does not include an access driveway.) A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	Achieved
P13	A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 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.	Achieved
P14	The exterior finishes of a House Complements the surrounding natural environment.	A14.1 The exterior finishes and colors of Building/s are non-reflective and complement the colors of the surrounding vegetation and viewshed. AND For self-assessable development the exterior colors of Buildings/structures are chosen from the following list of Colourbond Colors: □ Jasper □ Sandbank □ Paperbark □ Dune □ Windspray □ Woodland Grey □ Bushland □ Pale Eucalypt □ Wilderness □ Cottage Green □ Plantation □ Blue Ridge and □ Ironstone.	Achieved
P15	A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A15.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Achieved
P16	Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	N/A
P17	The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	A17.1 The Gross Floor Area of the House does not Exceed 250m2.	Achieved

9.2.3 Reconfiguring a Lot Code

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	Achieved / Not Achieved /

			Comments
Area and Dimensions of Lots			
P1	Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.	Achieved (As existing with no further reconfiguration)

Table 1 – Minimum Area and Dimensions of Lots for each Planning Area

Planning	Minimum Area	Minimum	Comments
Rural Settlement • Within Settlement Areas North of the Daintree River Locality and at Rocky Point.	• As existing with no further reconfiguration • 0.4 hectares	• To accommodate square with minimum side of 50 metres	Achieved Social Housing Dwelling already exist on eight of the nine lots. The vacant lot does not meet the 4000m2 requirement at 1200m2. Lots are between 688m2 and 1455m2.

Rural Planning Area				
P2	Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.	A2.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation. A2.2 Lots comply with the area and dimensions identified for Lots in the Rural Planning Area in Table 1, above. A2.3 Designated Development Areas are identified on any lots exceeding a maximum slope of 15% and are registered on title.		Achieved – as existing with no further reconfiguration
Water Supply				
P13	An adequate, safe and reliable supply of potable water is provided.	A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual A13.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.		Achieved for eight lots that contain existing social housing. Not achieved for the vacant lot however any social housing constructed on the site in the future would need to comply with this requirement.
Treatment and Supply of Effluent				
P14	Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	A14.1 Each new lot is connected to Council's sewerage system. AND The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. OR Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the 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. A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions		Achieved for eight lots that contain existing social housing. Not achieved for the vacant lot however any social housing constructed on the site in the future would need to comply with this requirement.

10. Conclusion

Appendix 1: Identification of lots and photos of existing social housing on lots

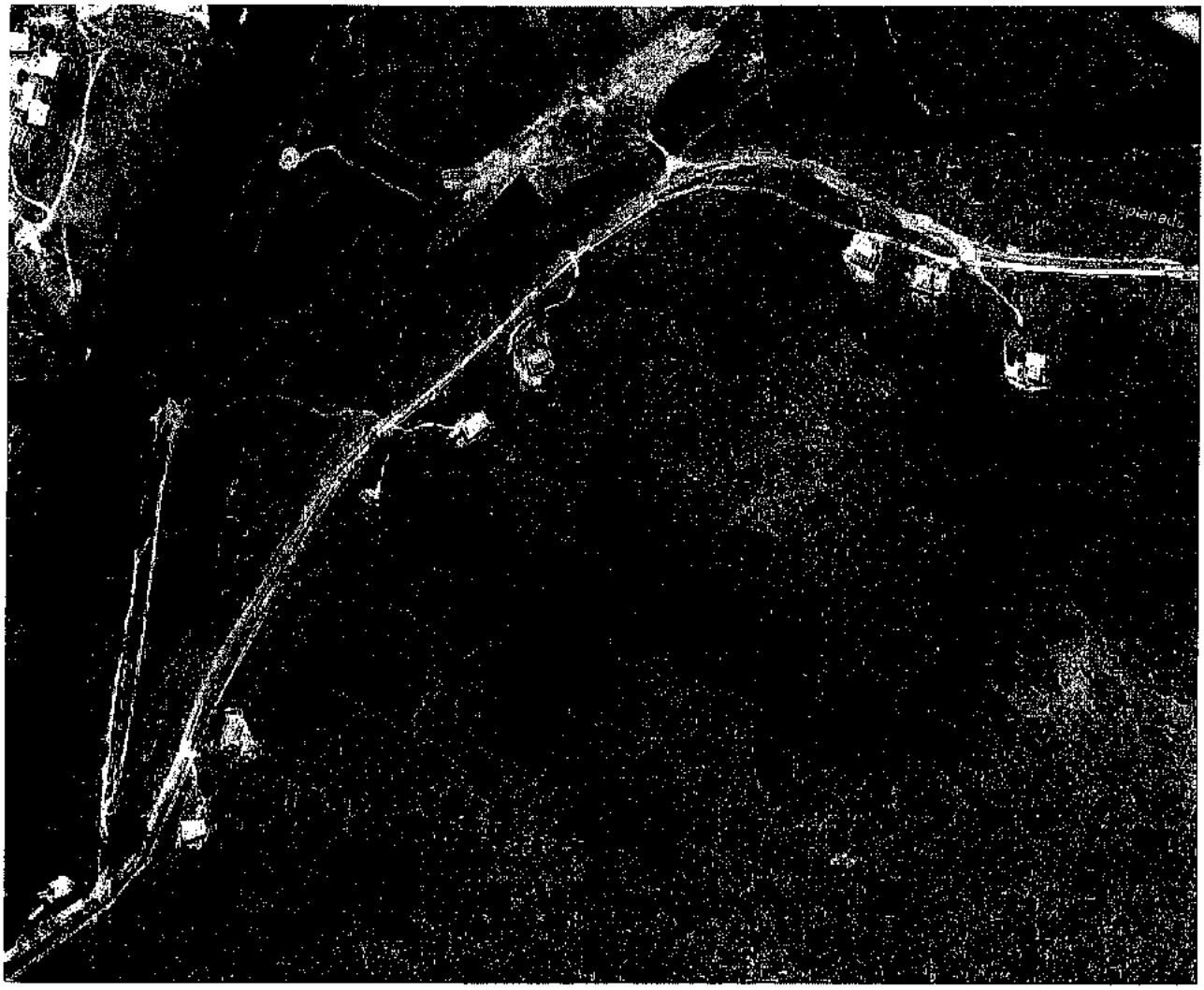


Figure 2 Aerial view of Lot 10 on RP903517

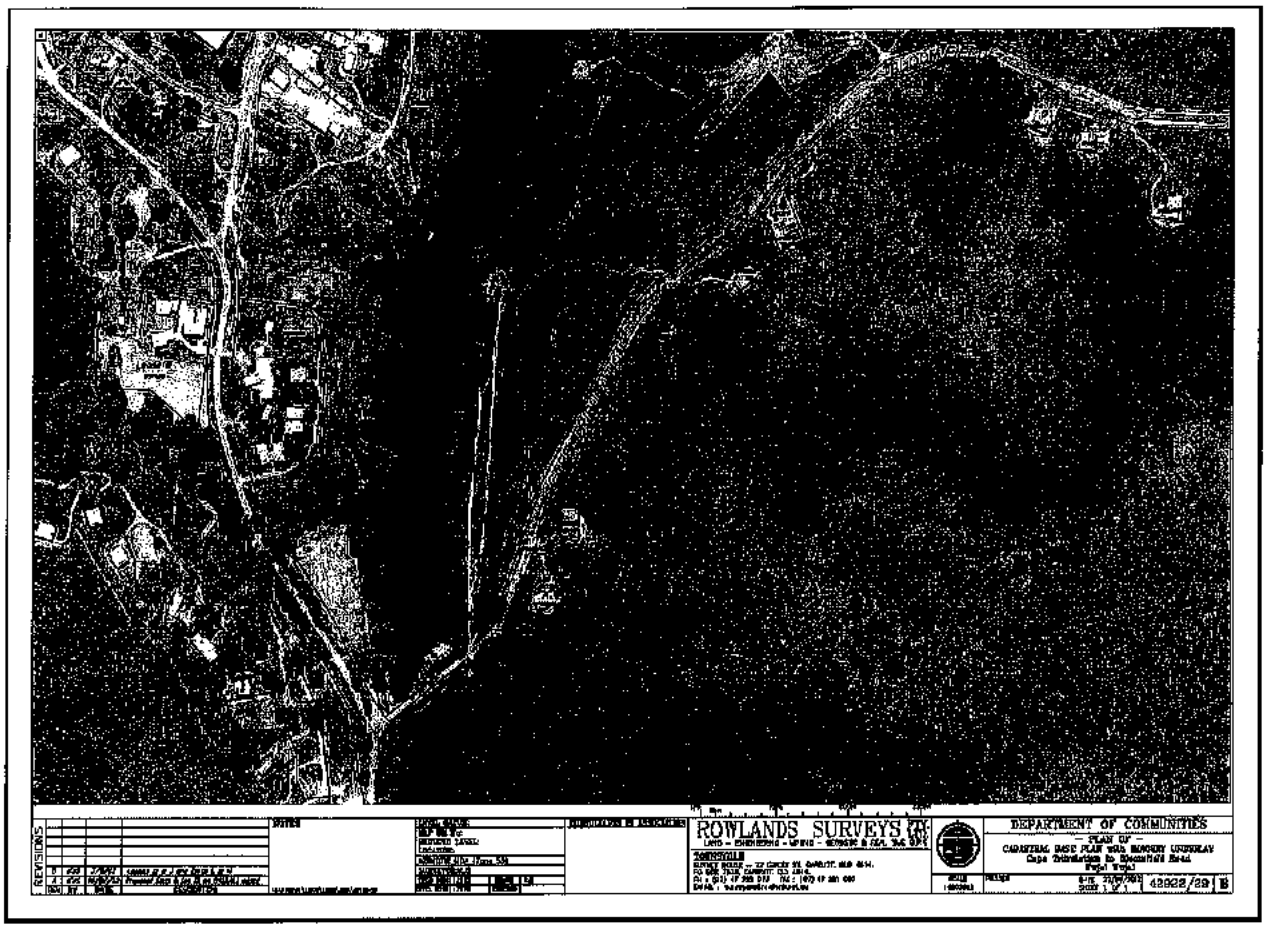


Figure 3 Aerial View of Lots with proposed Lot Reconfiguration boundaries

Figure 4 Lease A on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

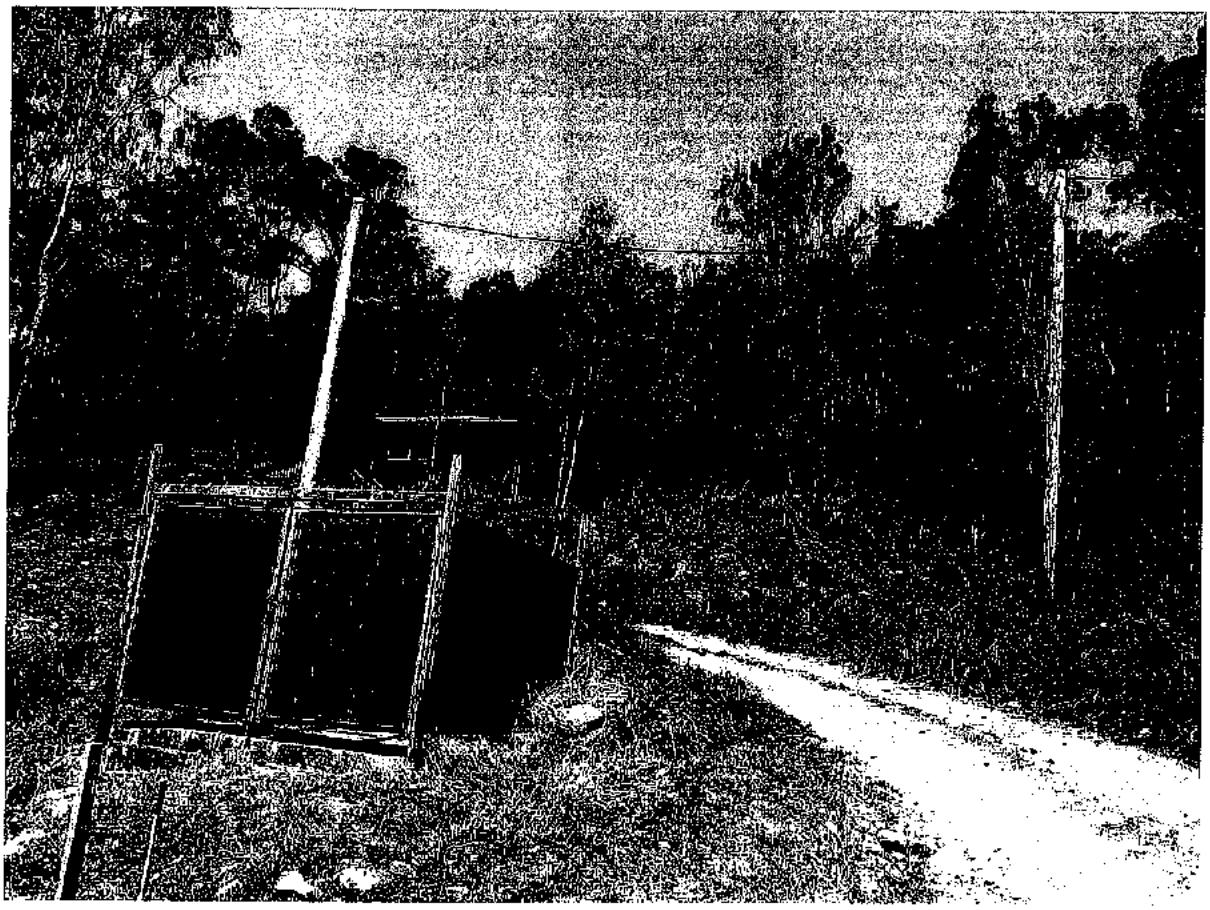


Figure 5 Lease B on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 6 Lease C on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 7 Lease D on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 8 Lease E on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 9 Lease G on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

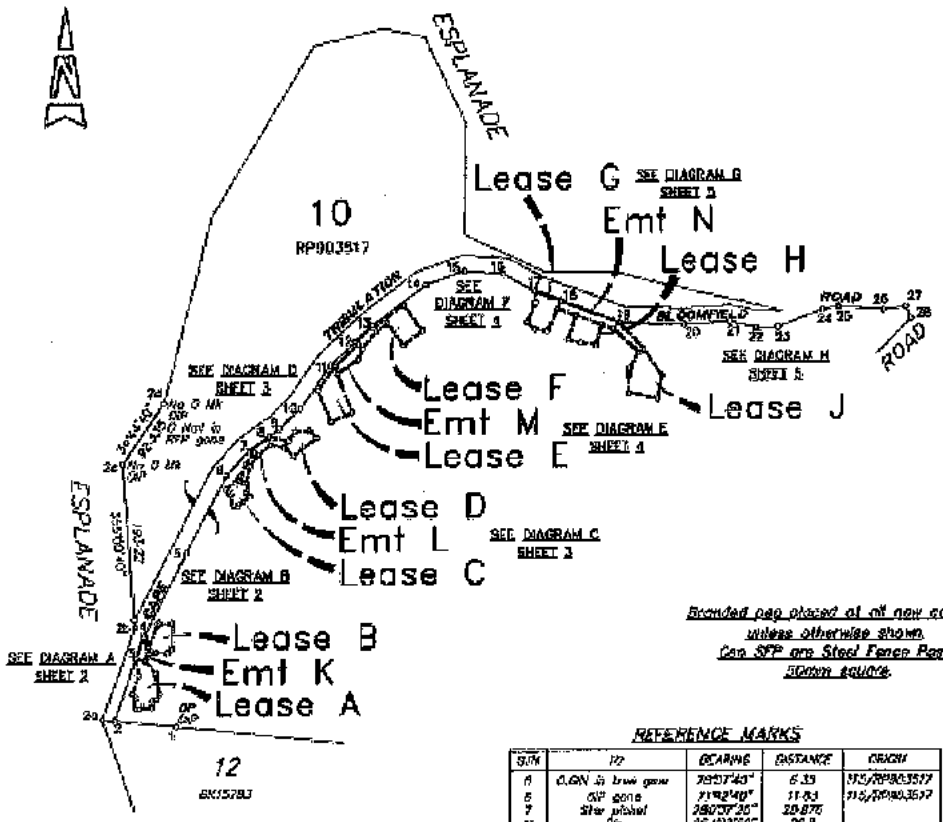
Figure 10 Lease H on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Figure 11 Lease J on SP253214 proposed lot Cape Tribulation Road Wujal Wujal

Land Title Act 1994 | Land Act 1994
Form 2R Version 2

SURVEY PLAN

Sheet 1 of 5



Bronded peg placed at all new corners unless otherwise shown. Can SFP are Steel Fence Posts 50mm square.

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1	OP	257°13'40"	1.875	02/RP903517
2c	OP gone	184°09'40"	11.28	38/RP903517
2n	Screw in rock	233°15'20"	28.88	
2m	Q Nail bolt in c/amy	225°09'40"	39.94	30/RP903517
2o	Screw in concrete	224°05'	44.735	
2q	OP in bitumen	229°50'40"	149.0	36/RP903517
2s	Q Nail in RPP gone	295°13'40"	3.180	37/RP903517
2b	OP gone	277°11'40"	300.955	37/RP903517
2e	OP	82°46'40"	12.02	45/RP903517
2d	OP	273°10'40"	5.905	34/RP903517
2f	Q Nail in RPP gone	358°09'40"	19.690	34/RP903517
1	Pin	60°48"	1.7	
J	Pin	238°42"	23.485	
K	Pin	273°04"	22.886	
L	Pin	122°50"	49.897	
M	OP gone	210°18'40"	59.39	117/RP903517

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
A	C.GN in brass gone	295°17'40"	6.35	115/RP903517
B	OP gone	11°42'40"	11.83	116/RP903517
C	Star picket	280°09'20"	20.870	
D	Pin	264°03'50"	26.8	
E	OP gone	244°09'40"	30.71	111/RP903517
F	Pin	260°19'10"	50.895	
G	OP gone	286°44'40"	57.68	102/RP903517
H	OP gone	177°09'40"	6.830	101/RP903517
I	OP gone	282°47'40"	169.4	108/RP903517
K	Q Nail in R/pole (wire)	157°58'40"	7.665	107/RP903517
M	OP gone	169°58'40"	17.83	107/RP903517
N	OP gone	97°09'40"	11.045	106/RP903517
O	Pin	288°58'40"	32.956	
P	Pin	357°1'	32.925	
Q	Pin	41°31'	30.15	
R	Screw in kerb	52°35'	29.083	
S	Pin	126°21'40"	129.01	
T	Q Nail in RPole	285°09'40"	5.23	28/RP903517
U	OP gone	80°58'40"	10.675	22/RP903517
V	Pin	190°21'	28.139	
W	Nail in rock	270°51'	7.457	
X	Pin	93°51'	10.97	
Z	Pin	52°10'	3.82	
AA	Pin	89°50'	11.344	

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NEASURED	ORIGIN	TYPE
2e	OPM	242°45'40"	29.275	103001	38/RP903517	Brass Plaque Bolt and Washer Screw Plaque
1A	PSM	276°53'	36.77	183888		
2B	OPM (new conc.)	116°57'20"	139.29	103003	Peg/RP903516	

0m 50m 250m 500m 750m

Standards Surveys Pty Ltd. (ACN 010 025 250) hereby certify that the data comprised in this plan was surveyed by the corporation by Stephen John Hathaway (Registered Surveying Graduate) for whose work the corporation accepts responsibility, under the supervision of Kerry John Smith (Cadastral Surveyor) and that this plan is accurate, and 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 30/03/2012.

STANDARDS PTY LTD A.C.N. 010 025 250 QUEENSLAND

Kerry John Smith
Director/

Laurence John Nolan
Director/

Date: 7/6/2012

Base data supplied courtesy of Queensland Government

PLAN OF

Leases A, B, C, D, E, F, G, H & J, and Proposed Easements K, L, M & N

in Lot 10 on RP903517

PARISH: TRIBULATION COUNTY: Solander

METHOD: MGA by RTK-GPS FIELD: NO

Scale: 1 : 5 000

Format: STANDARD

SP253214

Plan Status

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

(Dealing No.)

Registered

3. Lodged by

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

1. Certificate of Registered Owners or Lessees.

I/We WIJAL WIJAL ABORIGINAL COUNCIL

(Names in full)

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

~~* as Lessees of this land agree to this plan~~

Signature of * Registered Owners ~~* Lessees~~

* Rule out whichever is inapplicable

2. Local Government Certificate.

hereby approves this plan in accordance with the :
%

Dated this day of

#

#

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

6. Existing			Created		
Title Reference	Lot	Plan	Lessee	Ends	Road
50158991	10	RP903517	A, B, C, D, E, F, G, H & J	K, L, M & N	

Lots	Orig

7. Portion Allocation :

8. Map Reference :
7966-23244

9. Locality :
Dagarro

10. Local Government :
Cairns Regional Council

11. Passed & Endorsed :
By : Nowlands Surveys Pty Ltd (ACN 010 025 260)
Date :
Signed :
Designation : Delegate Officer

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

Cadastral Surveyor/Director * Date
delete words not required

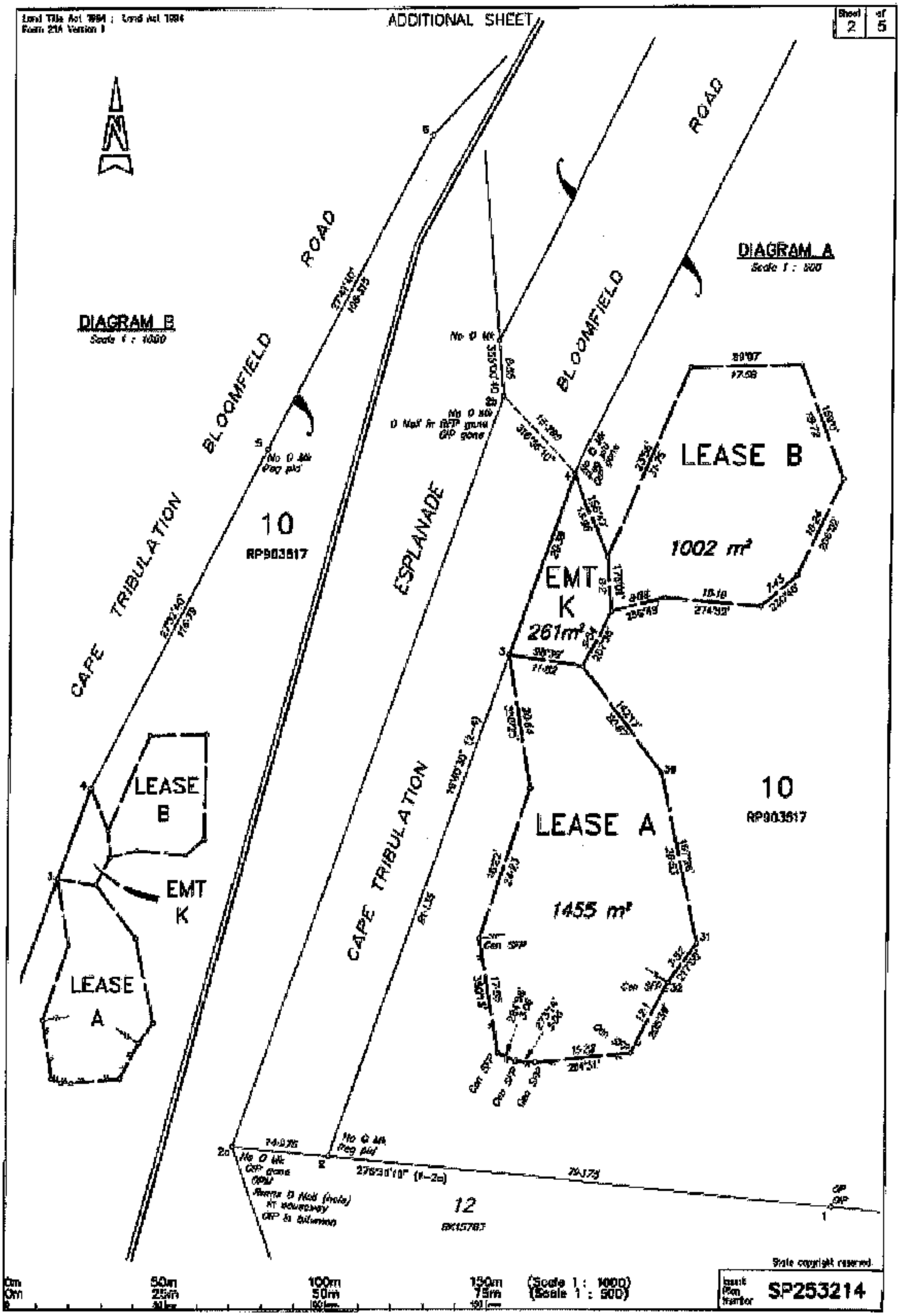
13. Lodgement Fees :

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

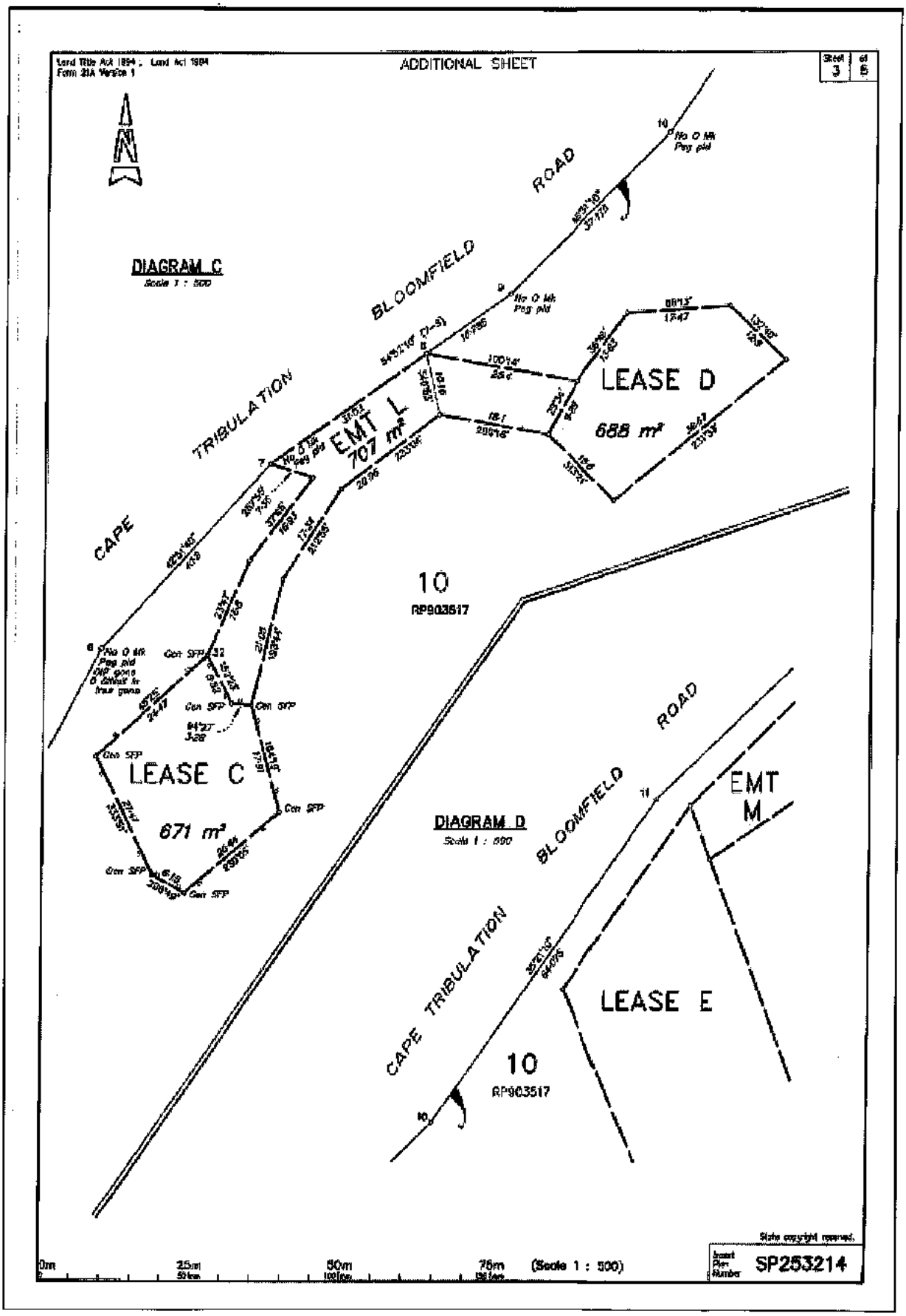
14. Insert Plan Number SP253214

3. Plans with Community Management Statement :
CMS Number :
Name :

4. References :
Dept File :
Local Govt :
Surveyor : 42922/04



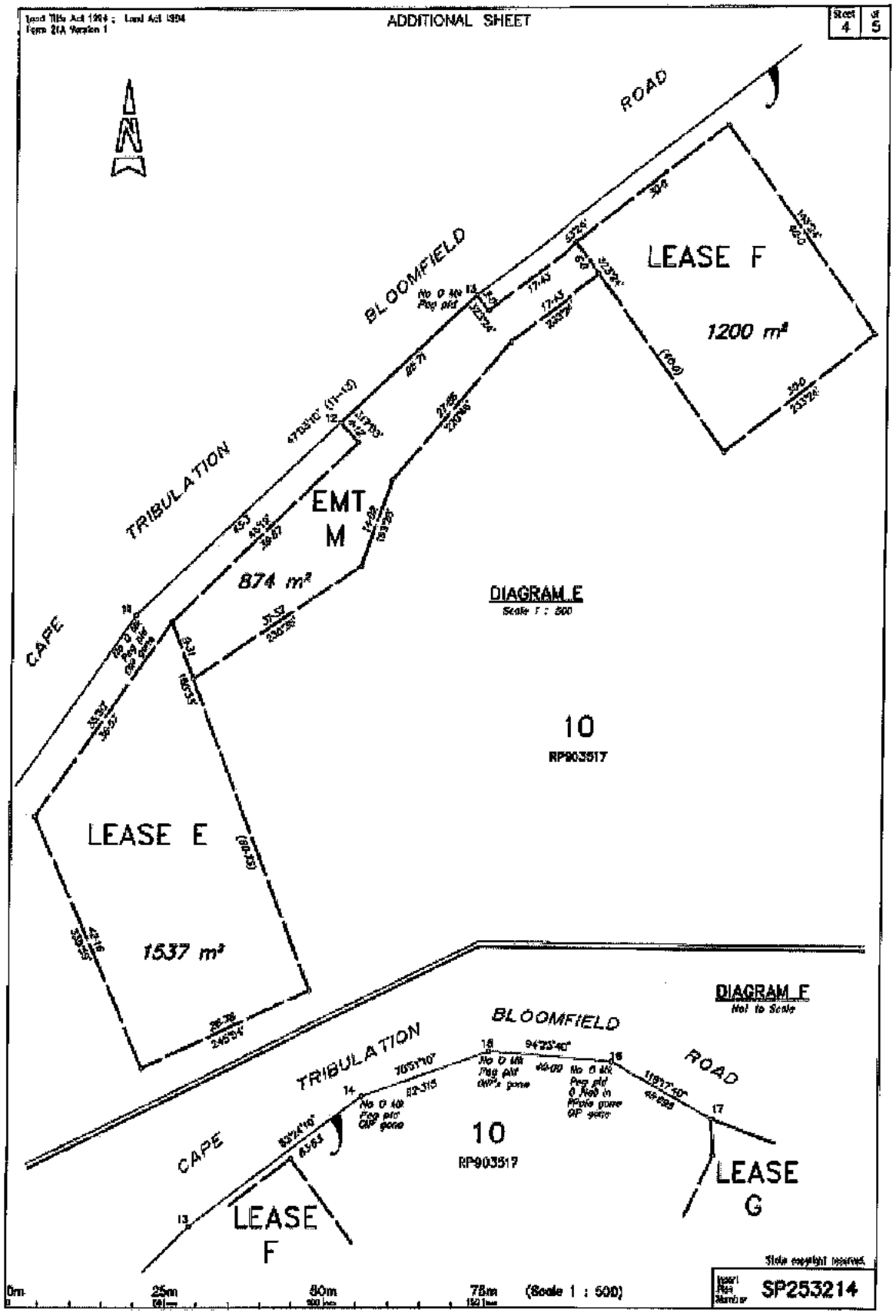
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 2 of 5
DIAGRAM A
Scale 1 : 500
DIAGRAM B
Scale 1 : 1000
BLOOMFIELD ROAD
CAPE TRIBULATION ROAD
ESPLANADE
CAPE TRIBULATION
LEASE B
1002 m²
LEASE A
1455 m²
EMT K
261m²
10
RP903517
12
BK15787
LEASE B
EMT K
LEASE A
State copyright reserved.
0m
0m
50m
25m
100m
50m
150m
75m
(Scale 1 : 1000)
(Scale 1 : 500)
SP253214


Land Title Act 1994 , Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 3 of 5
DIAGRAM C
Scale 1 : 500
BLOOMFIELD
ROAD
TRIBULATION
CAPE
EMT L
707 m²
LEASE D
688 m²
LEASE C
671 m²
10
RP903517
DIAGRAM D
Scale 1 : 500
EMT M
LEASE E
0m
25m
50m
75m
(Scale 1 : 500)
State copyright reserved.
Deposit Plan Number SP253214

Land Titles Act 1994 ; Land Act 1994
Form 21A Version 1

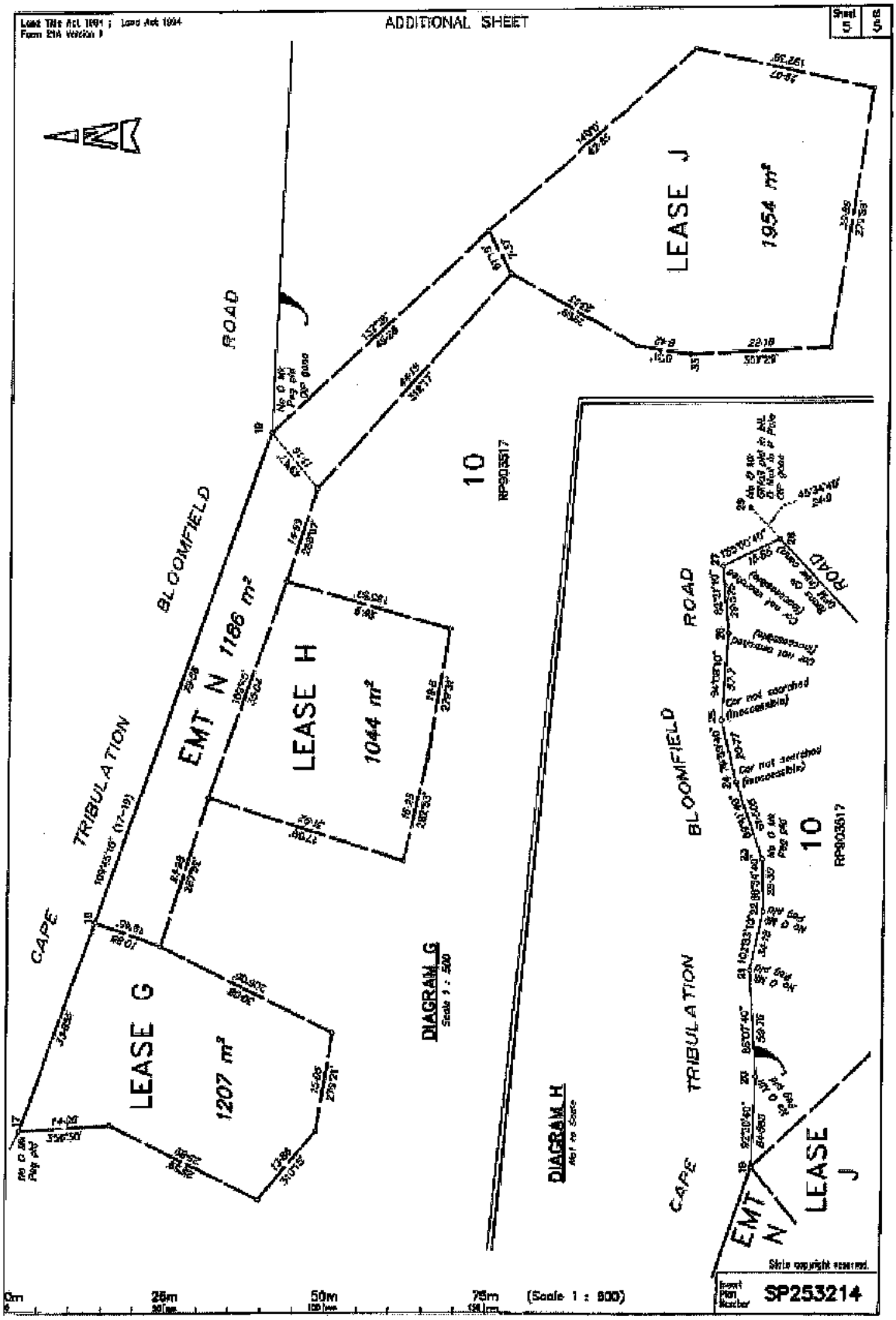
ADDITIONAL SHEET

Sheet 4 of 5



State copyright reserved

Lodged Plan Number SP253214



Land Title Act 1991 ; Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 5
LEASE J
1954 m²
LEASE H
1044 m²
LEASE G
1207 m²
EMT N 1186 m²
CAPE TRIBULATION BLOOMFIELD ROAD
10
RP903517
DIAGRAM G
Scale 1 : 500
DIAGRAM H
Not to Scale
Cor not searched (inaccessible)
Cor not searched (inaccessible)
EMT N
LEASE J
Strip copyright reserved.
0m
25m
50m
75m
(Scale 1 : 500)
SP253214

Appendix 3 – Current Title Search

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 19829669
Search Date: 20/11/2014 09:32 Title Reference: 50159951
Date Created: 11/02/1997

Previous Title: 20787151

REGISTERED OWNER

Dealing No: 701740419 06/01/1997

WUJAL WUJAL ABORIGINAL COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 10 REGISTERED PLAN 903517
County of SOLANDER Parish of TRIBULATION
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20137009 (POR 10V)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 12/03/1997 701851868 Certificate No. 1

** End of Current Title Search **

Appendix 4 – Planning Scheme Code Assessment

SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY – TABLE 2																
DEVELOPMENT ACTIVITY	PLANNING AREAS			GUIDE TO APPLICABILITY OF CODES												
						OVERLAYS				GENERAL						
	Rural	Rural Settlement	Conservation	Settlement Areas North of the Daintree River Locality Code	Planning Area Code	Acid Sulfate Soils	Cultural Heritage & Valuable Sites	Natural Hazards	Design & Siting of Advertising Devices	Filling & Excavation	Landscaping	Natural Areas and Scenic Amenity	Reconfiguring a Lot	Sustainable Development	Vegetation Management
Reconfiguring a Lot	E														

KEY

	Exempt
	Self Assessable
C	Code Assessable
E	Impact Assessable
	Impact Assessable (Inconsistent)
	The Code is Applicable If the circumstances described in the Applicability of the Code are triggered, the Code applies
	Refer to the Overlay Maps for the Settlement Areas North of the Daintree River Locality. If the site is affected by an Overlay and if the circumstances described in the Applicability of the relevant Code are triggered, the Code for the Overlay applies.

NOTE: Self Assessable development converts to Code Assessable development if the development cannot comply in full with the applicable Acceptable Solutions in any relevant Code

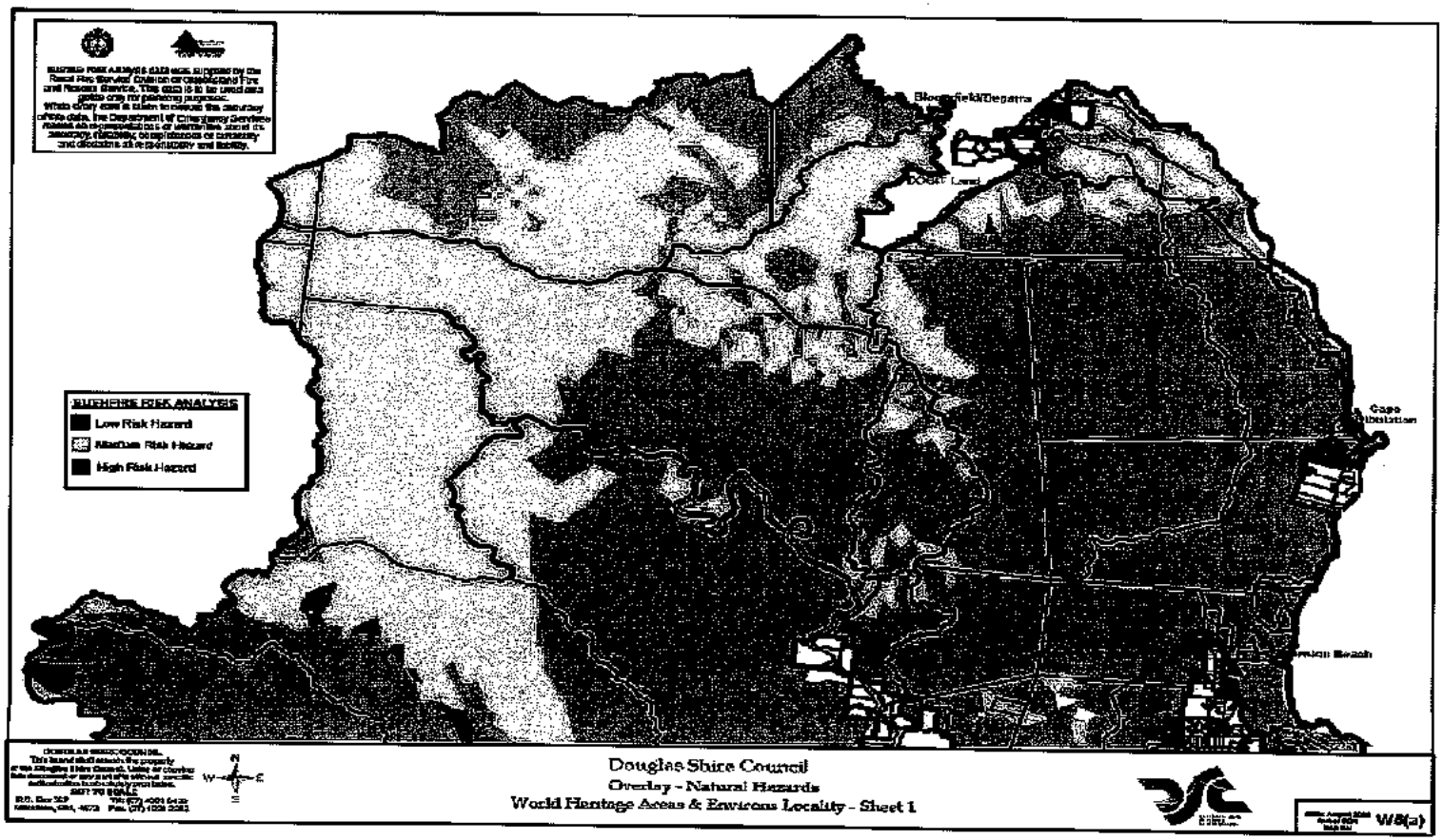


Figure 12 Natural Hazard - not applicable - lot is not located in the Medium or high risk fire area

Appendix 5 IDAS Forms Attached

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form *(IDAS form 1—Application details)*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

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

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	**Department of Aboriginal, Torres Strait Islander and Multicultural Affairs**			
For companies, contact name	**Robert Zigterman**			
Postal address	PO Box 5461			
	Suburb	Cairns		
	State	Qld	Postcode	4870
	Country			
Contact phone number	4039 8574			
Mobile number (non-mandatory requirement)	0428752487			
Fax number (non-mandatory requirement)				

Email address (non-mandatory requirement)	robert.zigterman @ datsima.qld.gov.au
Applicant's reference number (non-mandatory requirement)	

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use X 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 X 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 Lot for leases over 10 years, existing houses on 8 lots and one lot is vacant.

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment X 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 X 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.)

X **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)			Bloomfield- Cape Tribulation Road	4873	Lot 10 on RP9035 17	SP263792	Douglas Shire Council
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)	Rural	N/A	N/A
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			
					☐ GDA94 ☐ WGS84 ☐ other	

3. Total area of the premises on which the development is proposed (indicate square metres)

538400m^2

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

Existing houses on 8 of the lots and one lot is vacant, total area of lots is 10700m^2 + Access Easement of 3028m^2

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☐ No X Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
Material Change of Use (DSC reference VVM) and WWASC reference TPC 1136)	12 October 2004	

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No

X Yes—complete either Table F, Table G or Table H as applicable

Table F	
Name of owner/s of the land	**Wujal Wujal Aboriginal Shire Council**
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 24/11/19	

Table G	
Name of owner/s of the land	
☐ 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	
☐ 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)

☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I
Name of water body, watercourse or aquifer

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

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

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

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

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

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

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

☐ No—go to question 12 ☐ Yes

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

☐ No

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

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

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

☐ No

☐ Yes—please provide details below

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

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

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

14. Applicant's declaration

☐ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received | | Reference numbers | |

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To | | Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assesement 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.

Schedule 3 Assessable Development
Checklist 3—Reconfiguring a lot

(*Sustainable Planning Act 2009* version 3.1 effective 20 December 2013)

This checklist only applies when the development application seeks approval for reconfiguring a lot. Before completing this checklist, it is recommended you complete *Checklist 1—Various aspects of development.*

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 4—Operational work* or *Checklist 5—Building work* where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of State Development, Infrastructure and Planning's (DSDIP) website at **www.dsdip.qld.gov.au**

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

Part 1—General questions

1.1 Does the proposal involve reconfiguring a lot under the *Land Title Act 1994* or reconfiguring a lot that is assessable development under the planning scheme, a temporary local planning instrument, a preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies, or a state planning regulatory provision?

☐ No	End of checklist
X Yes	Complete part 2 of this checklist

Part 2—Reconfiguring a lot under the *Land Title Act 1994*

2.1 Do any of the following apply?

The reconfiguration requires compliance assessment under schedule 18 of the Sustainable Planning Regulation 2009, or	x Yes ☐ No
the reconfiguration is under a relevant instrument of lease, or	x Yes ☐ No
the plan of subdivision necessary for the reconfiguration:	
• is a building format plan of subdivision that does not subdivide land on or below the surface of the land, or	☐ Yes x No
• is for amalgamation of 2 or more lots, or	☐ Yes x No
• is for the incorporation, under the *Body Corporate and Community Management Act 1997*, section 41, of a lot with common property for a community titles scheme, or	☐ Yes x No
• is for the conversion, under the *Body Corporate and Community Management Act 1997*, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme, or	☐ Yes x No

• is in relation to the acquisition, including by agreement, under the *Acquisition of Land Act 1967* or otherwise, of land by: i) a constructing authority, as defined under that Act, for a purpose set out in parts 1 to 13 (other than part 10, second dot point) of the schedule to that Act, or ii) an authorised electricity entity, or	☐ Yes x No
• is for land held by the state, or a statutory body representing the state, and the land is being subdivided for a purpose set out in the *Acquisition of Land Act 1967*, schedule, parts 1 to 13 (other than part 10, second dot point) whether or not the land relates to an acquisition, or	☐ Yes x No
• is for reconfiguring a lot comprising strategic port land, or	☐ Yes x No
• is for reconfiguring a South Bank lot within the corporation area under the *South Bank Corporation Act 1989*, or	☐ Yes x No
• is for the *Transport Infrastructure Act 1994*, section 240, or	☐ Yes x No
• is in relation to the acquisition of land for a water infrastructure facility, or	☐ Yes x No
• is for land in a priority development area.	☐ Yes x No

- If **yes** to any of the above, and this is the only aspect of your development, then you do not require a development permit. End of checklist.
- If **no** to all of the above, then your development requires a development permit, and you must submit a development application to your local government as assessment manager. Please contact your local government for further information. End of checklist.

Privacy—Please refer to your assessment manager or referral agency for further details on the use of information recorded in this form.

Disclaimer:

While DSDIP believes that the information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

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Date received | Reference numbers

The *Sustainable Planning Act 2009* is administered by DSDIP. This checklist and all other required application materials should be sent to your assessment manager and any referral agency.

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