

TOWN PLANNING REPORT FOR A DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT

3-5 and 7 Lifu Close, Wonga Beach



PR149864/MC/SD/R80454
V3
23 June 2021

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V1	Internal Review	S. Devaney	M. Carter	M.Carter	21/06/2021
V2	Client Review	S. Devaney	M. Hatfield	M.Carter	23/06/2021
V3	Final for Lodgement	S. Devaney	M.Carter	M.Carter	23/06/2021

Approval for issue

Mark Carter



23 June 2021

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- Appendix A DA Form and Landowners Consent
- Appendix B Searches
- Appendix C Proposal Plan
- Appendix D Code Responses
- Appendix E Pre-lodgement correspondence

SUMMARY

Site Details

Site Address:	3-5 and 7 Lifu Close, Wonga Beach
Real Property Description:	46 and 47 on RP736631
Site Area:	Lot 46 – 8,500m ² Lot 47 – 9,003m ²
Applicable Planning Instrument/s:	Douglas Shire Planning Scheme 2018
Owner(s):	Lot 46 on RP736631 - Matthew Lloyd Hatfield Lot 47 on RP736631 – Hatfield Electrical Pty Ltd

Application Details

Permit Type Sought:	Development Permit
Application Type/Description:	Reconfiguring a Lot for Boundary Realignment (2 Lots into 2 Lots)
Assessment Manager:	Douglas Shire Council
Level of Assessment:	Code
Referrals:	Nil

Consultation

Entity name and representative (Including role):	Douglas Shire Council – Jenny Elphinstone
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Applicant Contact Details

Applicant Contact Person:	Mark Carter – North Queensland Planning Coordinator mark.carter@rpsgroup.com.au D +61 7 4750 9636 M +61 0408 883 228
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1 INTRODUCTION

RPS Australia East Pty Ltd (RPS) has been engaged by Matthew Hatfield to prepare and lodge a development application seeking development approval for the reconfiguring of land at 3-5 and 7 Lifu Close, Wonga Beach for a boundary realignment (2 into 2 lots). The subject site is more properly described as Lot 46 and Lot 47 on RP736631 and has an area of 1.7503ha.

This development application seeks the following permit/s:

- Development Permit for Reconfiguring a Lot for a Boundary Realignment (2 into 2 Lots).

The proposal involves:

- Reconfiguring the boundaries of existing Lots 46 and 47 on RP733631 to change the size and arrangement of the subject lots to enable Lot 46 to gain additional area at the rear of lot 47;
- Proposed Lot 6 will comprise an area of 1.439ha and will contain the existing detached dwelling and shed; and
- Proposed Lot 4 will comprise an area of 3,112m² and the existing detached dwelling.

Under the Douglas Shire Planning Scheme 2018 v1.0, the subject site is located within the “Low Density Residential” Zone. The proposal is subject to code assessment.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Technical issues associated with the proposal are addressed in appended technical reports.

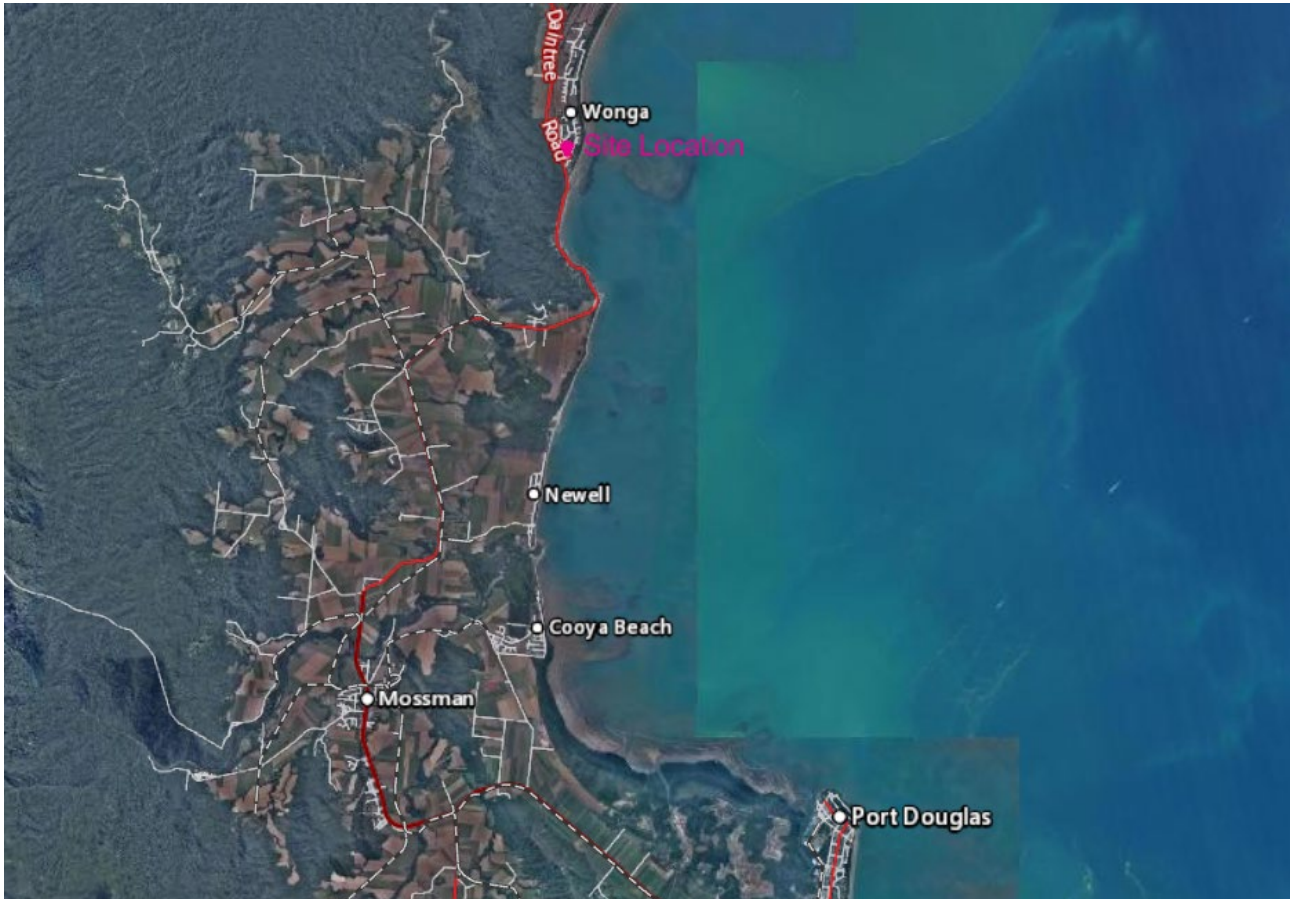
Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Location

The subject site is located within the suburb of Wonga Beach, which is a coastal residential community approximately 30km drive north of Port Douglas within the Douglas Shire local government area, refer to Figure 1.

Figure 1: Site Context map



Source: QLD Globe

2.2 Site Particulars

The site particulars are detailed in Table 1 with an aerial map of the site found in Figure 2.

Table 1: Site Particulars

Address	3-5 and 7 Lifu Close, Wonga Beach
Real Property Description	Lot 46 and Lot 47 on RP736631
Site Area	1.7503ha (Lot 46 – 8,500m ² and Lot 47 – 9,003m ²)
Encumbrances	Nil
Existing use of site	<ul style="list-style-type: none"> Lot 46 on RP736631 - detached dwelling and ancillary shed Lot 47 on RP736631 – detached dwelling
Contaminated land Register	The subject site is not on the Contaminated Land Register (CLR) or the Environmental Management Register (EMR).
Topography	The subject site is relatively flat.

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Vegetation	Mature trees traverse Lot 47
Waterways	The site does not contain any waterways.
Road frontages	<ul style="list-style-type: none"> Lot 46 has frontage to Lifu Close of approximately 23 metres. Lot 47 has frontage to Lifu Close of approximately 35 metres.
Services	<ul style="list-style-type: none"> The site is located within an area serviced by available urban services, including reticulated water, electricity and telecommunications. The subject site contains an on-site wastewater treatment system.
Heritage	No known areas of heritage.
Surrounding land uses	The surrounding area is typified by existing Low Density Residential development to the south, east and west. The Special Purpose Zone is located immediately to the north, providing for a drainage channel that discharges to an open space area to the east via culvert pipes under Marlin Drive.
Previous Approvals	None.

Relevant searches of the site including Certificate/s of title and Contaminated land Search documents can be found in Appendix B.

Figure 2: Aerial image of site



3 BACKGROUND

3.1 Pre-lodgement History

3.1.1 Local Authority Engagement

The applicant sought pre-lodgement advice from Douglas Shire Council prior to the lodgement of this application. After this request, Council Planner Jenny Elphinstone provided additional email correspondence, (refer to Appendix E), which suggested Council's support for the proposed reconfiguring of lots. Through a follow up discussion with Jenny, relating to the requirement for an operational works application for the secondary driveway, the applicant has summarised all of the Council pre-lodgement advice as follows:

- The applicant should ensure the new boundary is sufficiently setback from the existing on-site effluent treatment system currently servicing the dwelling located on Lot 47 on RP736631;
- The applicant should detail on-site stormwater management for the site;
- Council accepts the proposal for an additional secondary driveway and vehicle crossover for the larger lot along the eastern boundary of the subject site. This secondary driveway should be contained within a 4m wide access handle forming part of the lot. The driveway crossover and a sufficient portion of the driveway should be sealed (i.e. concrete or asphalt) with the remaining length allowed to be a gravel surface. This length of sealed driveway should be long enough to ensure the gravel does not adversely impact Lifu Close.
- Where sufficient detail of the driveway construction is provided in the application documentation, a subsequent operational works application is not required. Council will condition the permit detailing the accepted secondary driveway detail.

The applicant acknowledges Council comments/advice and has addressed these in preparation of the proposal Plan, provided for reference in Appendix C and discussed in further in this report.

4 PROPOSAL DETAIL

The proposed development seeks to realign the internal boundary between Lots 46 and 47 on RP736631 for the purposes of encapsulating the land behind the existing dwelling on lot 46 to form part of the lot 47 property (i.e Proposed new lot 6), as well as an access handle down the eastern boundary of properties to enable an additional access to rear of proposed Lot 6, from Lifu Close.

The proposed realignment seeks to create the lot sizes to be consistent with the Planning Scheme provisions. The proposed reconfiguration is depicted within RPS Drawing No. PR149864-1 dated 21/06/2021, found in Appendix C. The proposed Lot 6 area is 1.439ha with proposed lot 2 having an area of 3112 m².

4.1 Proposed access

Proposed lot 6 will utilise an existing driveway crossover as the primary access location for this lot, as well as a proposed secondary driveway through a 4m wide access handle running along the eastern boundary of the subject site. Through discussion with Council, it was agreed the conditions of this reconfiguring a lot permit should include a condition requiring the secondary driveway to be constructed to a relevant standard. We suggest the secondary driveway has the following standards:

- Access crossover constructed in accordance with FNQROC Regional Development Manual (version 8) Standard drawing No. S1015 (residential vehicle crossover)
- Driveway must be constructed from the crossover to the property boundary in accordance with FNQROC Regional Development Manual Version 8 Standard drawing No. S1110 (Concrete driveway for allotment access) including a minimum width of 3m.
- The driveway surface may be a gravel surface where located within the allotment (i.e. along the access handle).

The existing driveway for the current lot 47 will remain as the driveway access for proposed lot 4.

4.1.1 Secondary Access driveway timing

As secondary driveway for the access handle for the proposed lot 6 is not the primary access point, thus not essential for the lots to be created, it is requested the relevant condition in the permit is worded to ensure the timing of this driveway is not required before the Council will sign the survey plan.

4.2 Services

4.2.1 Sewer

The subject site is not located within a reticulated sewer area. On-site sewerage treatment facilities exist for both existing properties. The proposed reconfiguration will ensure the proposed new lot boundaries are sufficiently setback from the transpiration trenches.

4.2.2 Water Supply

The subject site is adequately serviced by Council's reticulated water supply and will not require augmentation as a result of this reconfiguration of the lots.

4.2.3 Stormwater Management

The subject land is considered very flat in nature and does not have any defined natural drainage channels or flows identifiable across it. Due to the large size of the site which will have predominantly permeable surfaces (i.e. grass and vegetated lands), the requirement to direct flows or establish legal points of discharge in the form of inter-allotment drainage easements is unwarranted. If in the unlikely circumstance that a significant rain event occurs it would be assumed that resulting sheet flows would be assumed to

naturally flow to the Lifu Close Road area or the drainage lot (lot 109 on RP739691) owned by Douglas Shire Council, at the rear.

4.2.4 Power and Communications

The subject site is currently developed with a detached dwelling and ancillary shed located on Lot 46 on RP736631 and a detached dwelling located on Lot 47 on RP736631. The necessary infrastructure and connections for electricity services do not need to be augmented to facilitate the boundary realignment.

Preliminary review of NBN Co services, indicates that the subject site is serviced by fixed wireless broadband connection, but do not need to be augmented to facilitate the boundary realignment.

4.2.5 Earthworks

No earthworks are proposed as part of this development.

5 PLANNING ASSESSMENT

5.1 Applicable Act/s

The *Planning Act 2016* and its subordinate legislation is the applicable act for the assessment of this development application.

5.2 State Planning Policy

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires that the code assessment must be carried out against the State Planning Policy, Part E, to the extent part E is not identified in the planning scheme as having been appropriately integrated.

A review of the changes within the SPP are not considered to impact the proposals compliance with the SPP.

5.3 Temporary State Planning Policy

Section 26(2)(a)(iii) of the *Planning Regulation 2017* requires that the code assessment must be carried out against any temporary State Planning Policy applying to the premises. In this instance no temporary State planning policies apply.

5.4 Regional Plan

Section 30 of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against the assessment benchmarks stated in the regional plan, to the extent the regional plan is not identified in the planning scheme as having been appropriately integrated.

The subject is located with the Far North Qld Regional Plan, and it has been acknowledged by the Minister that the Douglas Shire Planning Scheme 2018 (Version 1.0) advances this Regional Plan appropriately. On this basis no further assessment against the FNQ Regional Plan is required.

5.5 State interests (referrals)

In accordance with Schedule 10 of the *Planning Regulation 2017*, there are no referrals applicable to the proposed development.

5.6 Development Assessment under Schedule 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to.

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. Given that there are no referral triggers, SDAP assessment is not required.

5.7 Local Planning Assessment Provisions

The local planning assessment provisions are summarised in Table 2.

Table 2: local planning assessment provisions summary

Douglas Shire Planning Scheme 2018 v1.0	
Zoning:	Low Density Residential
Local Plan	Coastal Communities Local Plan - Precinct 5 Wonga Beach Lifu Close
Overlays:	<ul style="list-style-type: none"> Acid Sulfate Soils Overlay <ul style="list-style-type: none"> Acid Sulfate Soils (<5m AHD)

Douglas Shire Planning Scheme 2018 v1.0

- Bushfire Hazard Overlay
 - Potential Impact Buffer
- Flood and Storm Tide Inundation Overlay
 - Storm Tide – Medium Hazard
- Natural Areas Overlay
 - MSES – Regulated Vegetation (Of Concern Regional Ecosystem)
- Transport Network (Road Hierarchy) Overlay
 - Major Transport Corridor Buffer Area

5.7.1 Applicable Assessment Instrument

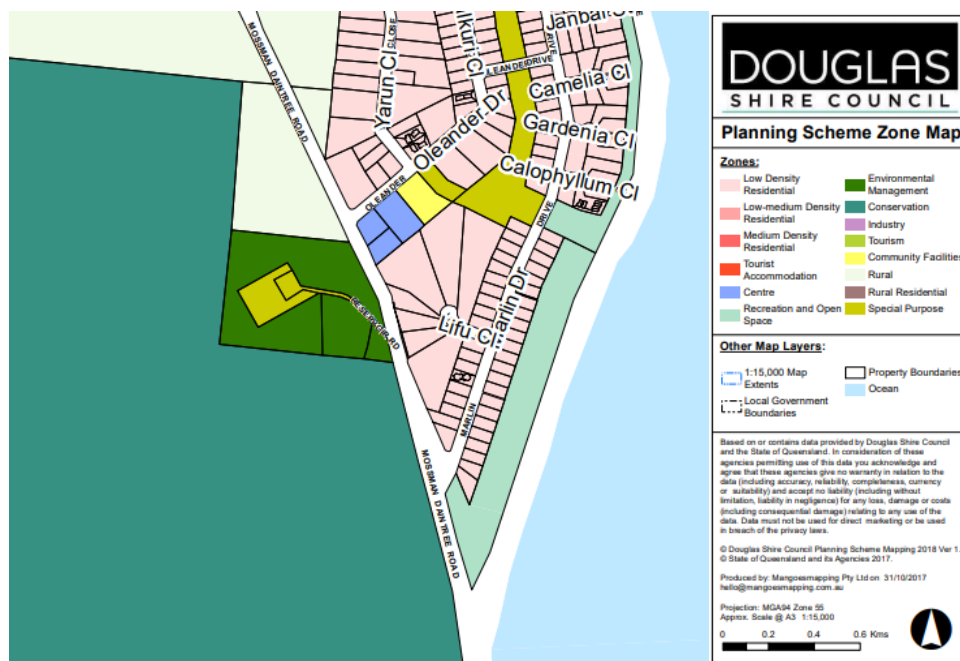
The Douglas Shire Planning Scheme 2018 (version 1.0) is the applicable Local Categorising Instrument for this development application.

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Douglas Shire Council.

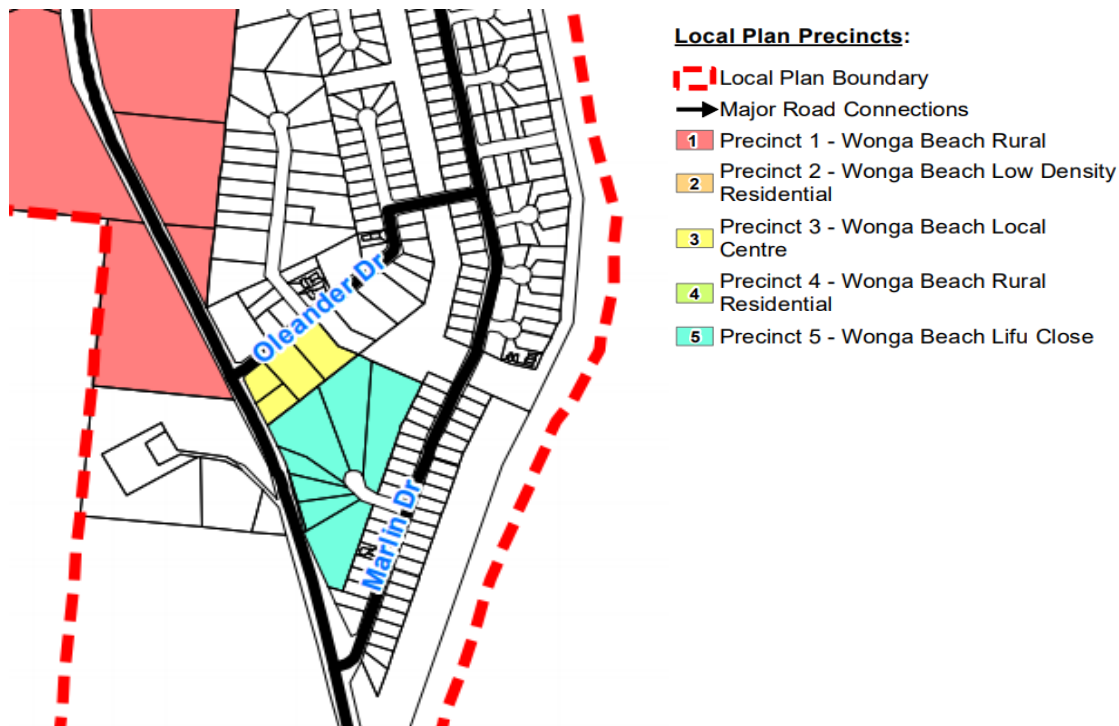
5.7.2 Zone/Local Plan Area

The subject site is located within the Low-Density Residential Zone (refer to Figure 3) and the Coastal Communities Local Plan – Precinct 5 (Wonga Beach Lifu Close) (refer to Figure 4) of the Douglas Shire Planning Scheme 2018.

Figure 3: Zoning Map



Source: Douglas Shire Planning Scheme 2018

Figure 4: Coastal Communities Local Area Plan Map

Source: Douglas Shire Planning Scheme 2018

5.7.3 Level of Assessment

Pursuant to the Tables of Assessment for the Low-Density Residential Zone within the Planning Scheme, the proposal triggers Code Assessment.

5.7.4 Overlays

Overlays affecting the site are listed in Table 2 with maps of each overlay provided to Figure 5 - Figure 9. Detail of a response to the relevant overlay code is provided in Table 3.

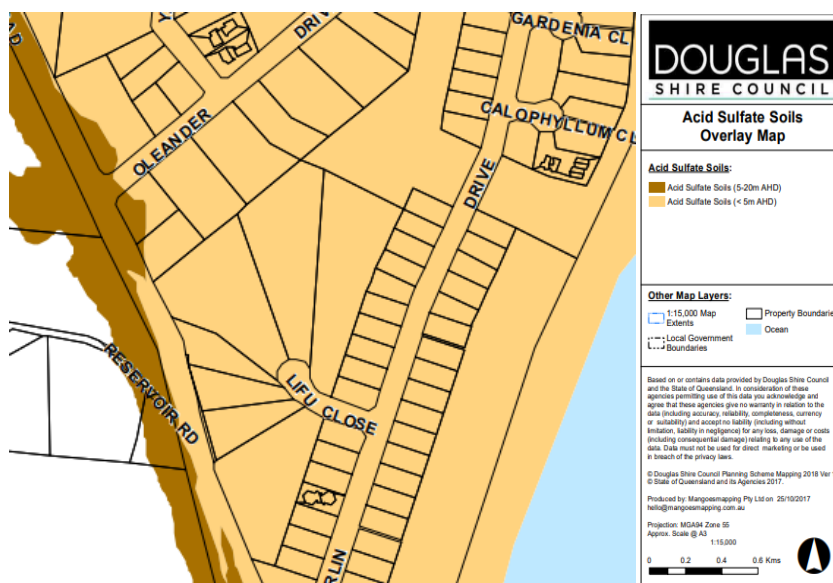
Figure 5: Acid Sulfate Soils overlay map

Figure 6: Bushfire hazard overlay map

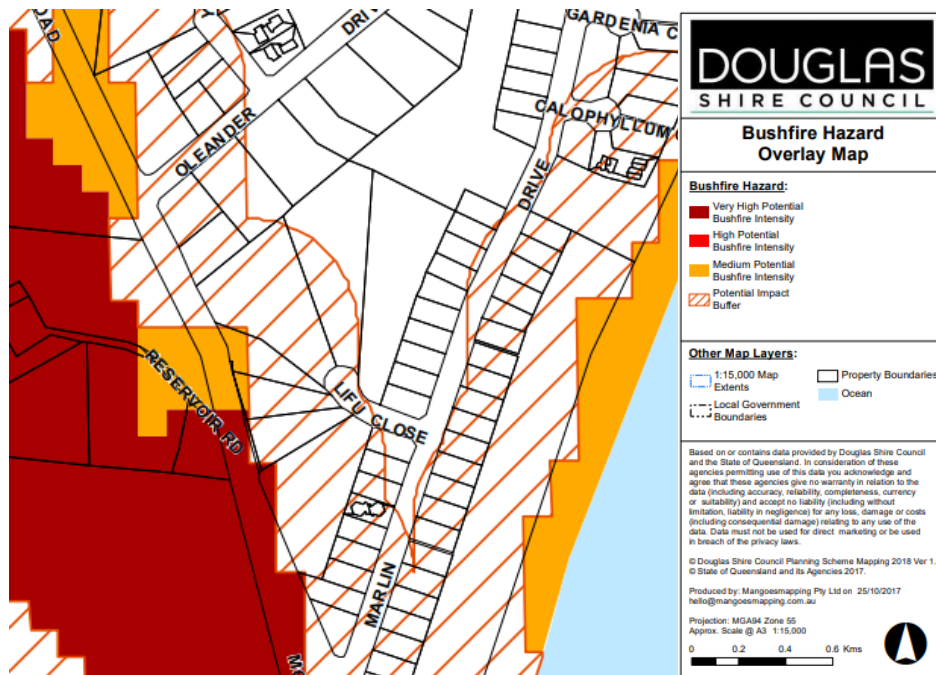


Figure 7: Flood and storm tide inundation overlay map

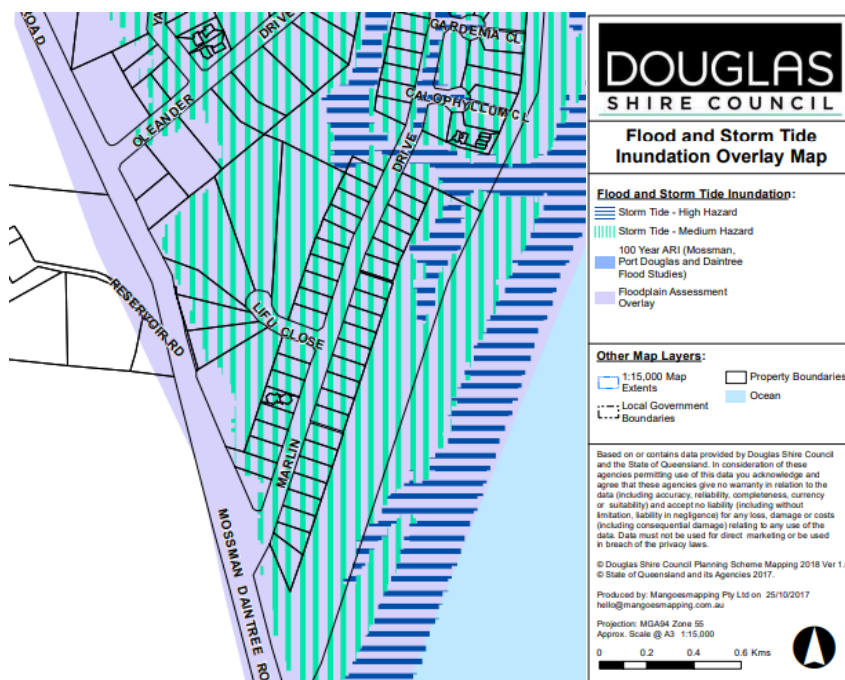


Figure 8: Natural areas overlay map

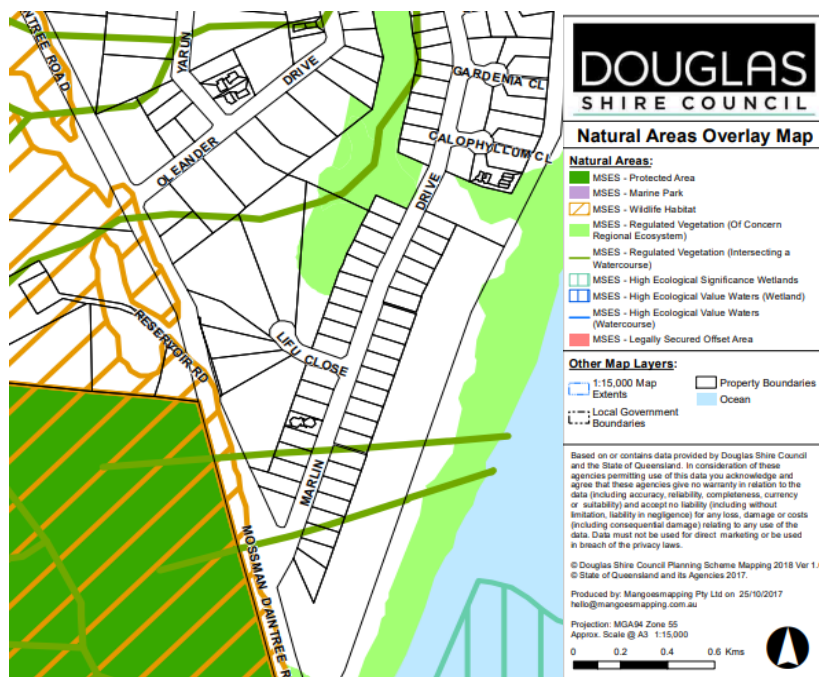
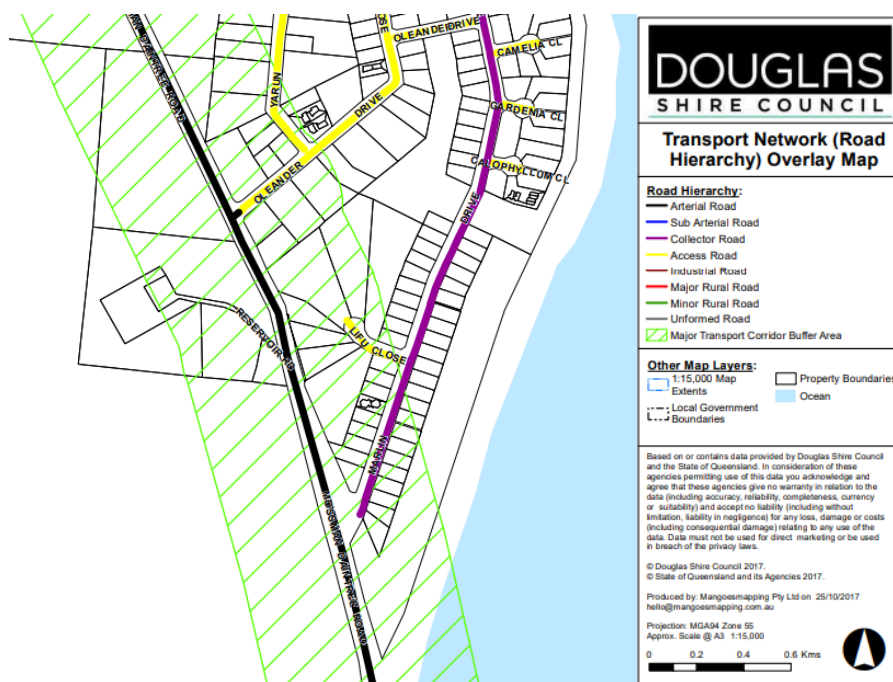


Figure 9: Transport network (Road Hierarchy) overlay map



5.7.5 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant code response are detailed in Table 3.

Table 3 : Planning scheme code responses

Planning Scheme Code	Location of response
Zone Code	
Low Density Residential Zone Code	Appendix D

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Local Plan Code

Coastal Communities Local Plan Code	Appendix D
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Development Codes

Filling and Excavation Code	No operational works are part of this proposal.
Infrastructure Works Code	No operational works are part of this proposal.
Landscaping Code	The proposal is simply for reconfiguring a lot. No further development will be undertaken as part of this proposal, therefore there is no requirements for the provision of landscape works and no further assessment against this code is required.
Vegetation Management Code	The proposed development is solely for Reconfiguring a Lot (Boundary realignment), no vegetation will be impacted.
Reconfiguring a Lot Code	Appendix D

Overlay Codes

Acid Sulfate Soils Overlay Code	The proposed development relates solely to reconfiguring a lot (Boundary realignment). There is no intent to undertake any earthworks as part of this proposal. Future construction of the crossover will be conditioned as part of this permit.
Bushfire Hazard Overlay Code	The proposed development relates solely to reconfiguring a lot to realign the boundary. It is anticipated that the bushfire risk associated with the proposal in the potential buffer area has not increased as the existing dwellings remain.
Flood and Storm Tide Inundation Overlay Code	The proposal relates to reconfiguring a lot to realign boundaries. The proposal will not impact existing flood hazard areas for the subject site and is not expected to directly, indirectly or cumulatively increase the severity of flood impacts on either the subject site or adjoining properties. On this basis, no further assessment against this code is required.
Natural Areas Overlay Code	The proposal relates to reconfiguring a lot to realign the boundaries. Whilst it is noted that the proposal relates to an urban purpose within an urban area, existing natural areas have been identified and will continue to be maintained. On this basis, no further assessment against this code is required.
Transport Network (Road Hierarchy) Overlay Code	The proposed development is solely to realign the boundaries and will not impact operation of the transport network.

6 CONCLUSION

This town planning report supports a development application made by RPS on behalf of Matthew Hatfield to Douglas Shire Council seeking a Development Permit for Reconfiguring a Lot for Boundary Realignment (2 into 2 Lots), over land located at 3-5 and 7 Lifu Close, Wonga Beach, more formally described as Lots 46 and 47 on RP736631.

The application is subject to code assessment.

This report has demonstrated the proposal's consistency with the intents and code requirements of Douglas Shire Planning Scheme 2018 (v1.0).

Approval is sought subject to reasonable and relevant conditions.

Appendix A

DA Form and Landowners Consent

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Matthew Hatfield c/-RPS Australia East Pty Ltd
Contact name (only applicable for companies)	Mark Carter – RPS
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4750 9636
Email address (non-mandatory)	mark.carter@rpsgroup.com.au ; stacey.devaney@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	PR149864

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3-5	Lifu Close	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	46	RP736631	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Lifu Close	Douglas Shire Council
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	47	RP736631	Douglas Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguration of a Lot (Boundary Realignment – 2 Lots into 2 Lots)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
2	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input checked="" type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 46 on RP736631	8,500m ²	Lot 6	1.439 ha
Lot 47 on RP736631	9,003m ²	Lot 4	3,112m ²
12.2) What is the reason for the boundary realignment?			
To enable a larger footprint for one of the lots.			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, Matthew Hatfield

[Insert name in full.]

Director of the company mentioned below.

Of Hatfield Electrical Pty Ltd

A.C.N 104 193 866

the company being the owner of the premises identified as follows:

Lot 47 on RP736631

consent to the making of a development application under the *Planning Act 2016* by:

RPS Australia East Pty Ltd

on the premises described above for:

Reconfiguration of a Lot (Boundary Realignment – 2 Lots into 2 Lots)

Company Name and ACN:

Hatfield Electrical Pty Ltd

A.C.N 104 193 866

Signature of Director

Date

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Matthew Lloyd Hatfield

as owner of the premises identified as follows:

Lot 46 on RP736631

consent to the making of a development application under the *Planning Act 2016* by:

RPS Australia East Pty Ltd

on the premises described above for:

Reconfiguration of a Lot for Boundary Realignment (2 Lots into 2 Lots)

[signature of owner and
date signed]

14/6/2021

Appendix B

Searches



Department of Resources
ABN 59 020 847 551

Title Reference:	21151130	Search Date:	08/06/2021 11:20
Date Title Created:	07/10/1981	Request No:	37473119
Previous Title:	21098096		

ESTATE AND LAND

Estate in Fee Simple

LOT 46 REGISTERED PLAN 736631
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 716355122 09/03/2015

MATTHEW LLOYD HATFIELD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20219080 (POR 49)
2. MORTGAGE No 716920617 30/11/2015 at 11:42
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of Resources
ABN 59 020 847 551

Title Reference:	21151131	Search Date:	08/06/2021 11:22
Date Title Created:	07/10/1981	Request No:	37473162
Previous Title:	21098096		

ESTATE AND LAND

Estate in Fee Simple

LOT 47 REGISTERED PLAN 736631
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 712812812 22/10/2009

HATFIELD ELECTRICAL PTY LTD A.C.N. 104 193 866
UNDER INSTRUMENT 712812812

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20219080 (POR 49)
2. MORTGAGE No 716920618 30/11/2015 at 11:42
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

GlobalX
Level 6, West Tower, 410 Ann St
Brisbane City QLD 4000

Transaction ID: 50695385 EMR Site Id: 18 June 2021
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 46 Plan: RP736631
7 LIFU CL
WONGA BEACH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

GlobalX
Level 6, West Tower, 410 Ann St
Brisbane City QLD 4000

Transaction ID: 50695386 EMR Site Id: 18 June 2021
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 47 Plan: RP736631
3 LIFU CL
WONGA BEACH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address [7 Lifu Close WONGA BEACH](#)

Lot Name [46RP736631](#) (Freehold - 8500m²)



☒ Selected Property

☐ Easements

☐ Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning








Applicable Zone
Low Density Residential

More Information

- [View Section 6.2.6 Low Density Residential Zone Code](#)
- [View Section 6.2.6 Low Density Residential Zone Compliance table](#)
- [View Section 6.2.6 Low Density Residential Zone Assessment table](#)

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Local Plans	Applicable Precinct or Area Wonga Beach Precinct 5	More Information <ul style="list-style-type: none"> View Section 7.2.2 Coastal Communities Local Plan Code View Section 7.2.2 Coastal Communities Local Plan Compliance table
 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (< 5m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer	More Information <ul style="list-style-type: none"> View Section 8.2.2 Bushfire Hazard Overlay Code View Section 8.2.2 Bushfire Hazard Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Medium Storm Tide Hazard Floodplain Assessment Overlay (Daintree River)	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Landscape Values	Scenic Buffer Area Scenic route buffer	More Information <ul style="list-style-type: none"> View Section 8.2.6 Landscape Values Overlay Code View Section 8.2.6 Landscape Values Overlay Compliance table
 Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Regulated Vegetation	More Information <ul style="list-style-type: none"> View Section 8.2.7 Natural Areas Overlay Code View Section 8.2.7 Natural Areas Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Access Road Major Transport Corridor Buffer Area (State Controlled Road)	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone


Low Density Residential

More Information















- [View Section 6.2.6 Low Density Residential Zone Code](#)
- [View Section 6.2.6 Low Density Residential Zone Compliance table](#)
- [View Section 6.2.6 Low Density Residential Zone Assessment table](#)



 Selected Property

 Land Parcels

Zoning

 Centre	 Community Facilities	 Conservation	 Environmental Management
 Industry	 Low Density Residential	 Low-medium Density Residential	 Medium Density Residential
 Recreation and Open Space	 Rural	 Rural Residential	 Special Purpose
 Tourism	 Tourist Accommodation		

Local Plans

Applicable Precinct or Area

Wonga Beach

Precinct 5

More Information

- [View Section 7.2.2 Coastal Communities Local Plan Code](#)
- [View Section 7.2.2 Coastal Communities Local Plan Compliance table](#)



Selected Property

Land Parcels

Transport Investigation Corridor

LPM_FRC

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60

Local Plan Boundary

Local Plan Map

Local Plan Sub Precincts

1d Limited Development

1a Town Centre

1e Community and Recreation

1b Waterfront North

1f Flagstaff Hill

1c Waterfront South

Local Plan Precincts

Not Part of a Precinct

Precinct 4

Precinct 8

Precinct 1

Precinct 5

Precinct 9

Precinct 2

Precinct 6

Precinct 3

Precinct 7

Live Entertainment Precinct

0

Indicative Future Open Space

LPM_FOS

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (< 5m AHD)

- More Information**
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



<input checked="" type="checkbox"/> Selected Property	<input type="checkbox"/> Land Parcels	Acid Sulfate Soils		<input type="checkbox"/> all others
		<input checked="" type="checkbox"/> Acid Sulfate Soils (< 5m AHD)	<input checked="" type="checkbox"/> Acid Sulfate Soils (5-20m AHD)	

Bushfire Hazard

Applicable Precinct or Area
Potential Impact Buffer

- More Information
- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
 - [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Bushfire_Hazard

☒ High Potential Bushfire Intensity

☒ Medium Potential Bushfire Intensity

☒ Potential Impact Buffer

☒ Very High Potential Bushfire Intensity

☐ all others

Flood Storm

Applicable Precinct or Area


Medium Storm Tide Hazard
Floodplain Assessment Overlay (Daintree River)


More Information


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



 Selected Property

 Land Parcels

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Landscape Values

Scenic Buffer Area
Scenic route buffer

- More Information**
- [View Section 8.2.6 Landscape Values Overlay Code](#)
 - [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



<p>Selected Property</p> <p> Selected Property</p>	<p>Land Parcels</p> <p> Land Parcels</p>	<p>Scenic Buffer Area</p> <p> Gateway</p> <p> View corridor</p>	<p> Lookout</p> <p> all others</p>	<p> Scenic route</p>	<p> Scenic route buffer</p>
<p>Landscape Values</p> <p> Coastal scenery</p>	<p> High landscape values</p>	<p> Medium Landscape Value</p>	<p> all others</p>		

Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Regulated Vegetation

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Land Parcels	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Road Hierarchy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Road Hierarchy

— Access Road

— Arterial Road

— Collector Road

— Industrial Road

— Major Rural Road

— Minor Rural Road

— Sub Arterial Road

— Unformed Road

— all others

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address [3-5 Lifu Close WONGA BEACH](#)

Lot Plan [47RP736631](#) (Freehold - 9003m²)



Selected Property



Easements



Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning

Applicable Zone







Low Density Residential

More Information

- [View Section 6.2.6 Low Density Residential Zone Code](#)
- [View Section 6.2.6 Low Density Residential Zone Compliance table](#)
- [View Section 6.2.6 Low Density Residential Zone Assessment table](#)

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Local Plans	Applicable Precinct or Area Wonga Beach Precinct 5	More Information <ul style="list-style-type: none"> View Section 7.2.2 Coastal Communities Local Plan Code View Section 7.2.2 Coastal Communities Local Plan Compliance table
 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (< 5m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Coastal Processes	Applicable Precinct or Area Erosion Prone Area	More Information <ul style="list-style-type: none"> View Section 8.2.3 Coastal Environment Overlay Code View Section 8.2.3 Coastal Environment Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Medium Storm Tide Hazard High Storm Tide Hazard Floodplain Assessment Overlay (Daintree River)	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Regulated Vegetation	More Information <ul style="list-style-type: none"> View Section 8.2.7 Natural Areas Overlay Code View Section 8.2.7 Natural Areas Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Access Road Major Transport Corridor Buffer Area (State Controlled Road)	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone


Low Density Residential

More Information















- [View Section 6.2.6 Low Density Residential Zone Code](#)
- [View Section 6.2.6 Low Density Residential Zone Compliance table](#)
- [View Section 6.2.6 Low Density Residential Zone Assessment table](#)



 Selected Property

 Land Parcels

Zoning

 Centre	 Community Facilities	 Conservation	 Environmental Management
 Industry	 Low Density Residential	 Low-medium Density Residential	 Medium Density Residential
 Recreation and Open Space	 Rural	 Rural Residential	 Special Purpose
 Tourism	 Tourist Accommodation		

Local Plans

Applicable Precinct or Area

Wonga Beach


Precinct 5

More Information


- [View Section 7.2.2 Coastal Communities Local Plan Code](#)
- [View Section 7.2.2 Coastal Communities Local Plan Compliance table](#)



 Selected Property

 Land Parcels

Transport Investigation Corridor

 LPM_FRC

Major Road Connections

 Major Road Connections

Major Road Connections (No Arrow)



Daintree River to Bloomfield



Creb Track and Quaid Road

 Creb Track

60 metre contour

 60

Local Plan Boundary

 Local Plan Map


Local Plan Sub Precincts

 1d Limited Development

 1a Town Centre

 1e Community and Recreation

 1b Waterfront North

 1f Flagstaff Hill

 1c Waterfront South

Local Plan Precincts

Not Part of a Precinct

 Precinct 4

 Precinct 8

 Precinct 1

 Precinct 5

 Precinct 9

 Precinct 2

 Precinct 6

 Precinct 3


 Precinct 7

Live Entertainment Precinct

 0

Indicative Future Open Space

 LPM_FOS

 Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (< 5m AHD)

- More Information**
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Acid Sulfate Soils

☒ Acid Sulfate Soils (< 5m AHD)

☒ Acid Sulfate Soils (5-20m AHD)

☐ all others


Coastal Processes

Applicable Precinct or Area
Erosion Prone Area

- More Information
- [View Section 8.2.3 Coastal Environment Overlay Code](#)
 - [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



 Selected Property

 Land Parcels

 Coastal Management District

 Erosion Prone Area

Flood Storm







Applicable Precinct or Area

Medium Storm Tide Hazard
High Storm Tide Hazard
Floodplain Assessment Overlay (Daintree River)

More Information

- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



 Selected Property	 Land Parcels	 Medium Storm Tide Hazard	 High Storm Tide Hazard
 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies		 Floodplain Assessment Overlay	

Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - Regulated Vegetation

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Land Parcels	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Road Hierarchy

Applicable Precinct or Area

Access Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Land Parcels

Road Hierarchy

☒ Access Road

☐ Arterial Road

☐ Collector Road

☐ Industrial Road

☐ Major Rural Road

☐ Minor Rural Road

☐ Sub Arterial Road

☐ Unformed Road

☐ all others

☐ Major Transport Corridor Buffer Area

Disclaimer

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Appendix C

Proposal Plan

Appendix D

Code Responses

6.2.6 Low density residential zone code

6.2.6.1 Criteria for assessment

Table 6.2.6.3.a – Low density residential zone code – assessable development

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		Comments
PO1 The height of all buildings and structures must be keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	N/A. The proposed development is solely for reconfiguring a lot. No additional buildings or structures are proposed.
For assessable development		
PO2 The establishment of uses is consistent with the outcomes sought for the Low density residential zone and protects the zone from the intrusion of inconsistent uses.	AO2 Uses identified in Table 6.2.2.3.b are not established in the Low density residential zone.	Not applicable. The proposal is simply for reconfiguring a Lot to realign the boundaries. No new land uses will be established.
PO3 The setback of buildings and structures: (a) maintains the amenity of adjoining lots and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages.	AO3 No acceptable outcomes are prescribed.	Not applicable. The application is for reconfiguring a lot only and does not propose any new building.
PO4 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO4 No acceptable outcomes are prescribed.	Complies. The proposal is simply for a boundary realignment. The proposed development will not adversely impact the existing natural features, namely the regulated vegetation within the northern portion of Lot 47.
PO5 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO5 No acceptable outcomes are prescribed.	Complies. The proposed development is simply for a boundary realignment and the existing dwellings and ancillary sheds will be retained. The proposal will not adversely affect the residential character and amenity of the area on the grounds that no increase in intensity or scale is proposed.
PO6 New lots contain a minimum area of : (a) 600m ² (in sewerage areas); (b) 1000m ² (in unsewered areas).	AO6 No acceptable outcomes are prescribed.	The proposed lots are greater than the minimum lot size for a n unsewered lot being Lot 6 – 1.439ha and lot 4 - 3112m ²



P07 New lots have a minimum road frontage of 15 metres.	A07 No acceptable outcomes are prescribed.	Complies. Both proposed lot frontage exceed 15m in length
P08 New lots contain a 20m x 15m rectangle.	A010 No acceptable outcomes are prescribed.	Complies. Both lots have the ability to house a 20m x 15m rectangle within them.



Table 6.2.6.3.b - Inconsistent uses within the Low density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

7.2.2 Coastal communities local plan code

7.2.2.1 Criteria for assessment

Table 7.2.2.4.a – Coastal communities local plan – assessable development

Performance outcomes		Acceptable outcomes
For self assessable and assessable development		Comments
Development in the Coastal communities local plan area generally		
PO1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.	AO1 Buildings and structures are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	N/A. No new buildings or structures are proposed as part of this development application as it is for reconfiguring a lot only.
For assessable development		
Development in the Coastal communities local plan area generally		
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the Coastal communities' context (as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).	AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the character of the coastal communities, including: (a) the coconut fringed vegetation along the foreshore and esplanade areas; (b) low-lying melaleuca swamp lands and the mangrove communities along river banks and creeks. AO2.2 Development protects and does not intrude into important views and vistas as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).	Complies. The proposed development, depicted in Proposal Plan RPS Drawing No. PR149864-1, will not result in any adverse impacts upon existing landscape elements and natural areas. The proposal is simply for reconfiguring a lot (boundary realignment). Complies. The proposal development is simply for a boundary realignment.
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Coastal Communities Townscape Plan map contained in Schedule 2.	PO3 Development adjacent to the gateways and key intersections as identified on the Coastal Townscape Plan maps contained in Schedule 2 and where permitted under the planning scheme, incorporates architectural features and landscaping treatments and design elements that enhances the sense of arrival and way finding within each coastal suburb.	N/A. The subject site is not located adjacent to a gateway or key intersection.
PO4 Landscaping of development sites complements the desirable qualities of the existing character of the coastal communities.	AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 - Landscaping.	N/A. The proposed development is solely for a boundary realignment, no new development will be undertaken as part of the proposal.

Performance outcomes		Acceptable outcomes	Comments
Additional requirements for Precinct 5 – Wonga Beach Lifu Close precinct			
PO16 Lot reconfiguration is permitted only where adequate dedicated road access can be provided to each lot. Note - The provision of multiple rear lots off the top of the Lifu Close cul-de-sac does not represent an acceptable performance outcome due to the inadequate shape and servicing needs (in particular refuse collection) associated with the existing configuration of the lots.	AO16 Further lot reconfiguration in the form of additional lots does not occur.		Complies. The proposed development is solely for a boundary realignment and does not create any additional lots.

9.4.7 Reconfiguring a lot code

9.4.7.1 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes		Acceptable outcomes	Comments
General lot design standards			
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.		Complies with AO1. The applicant has demonstrated compliance with the low-density residential zone code
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.		Complies with AO2. The proposed new boundaries have angles greater than 45 degrees
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.		Complies. The proposed development relates solely to a boundary realignment. Each lot will retain direct access to the gazetted road reserve being Lifu Close.
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or		Complies. The proposed new boundary running through the rear of the existing lot 47 will not cause any impacts to any existing significant vegetation/trees. There are no defined waterways or drainage paths over the subject site. There are no identified vistas or vantage points on or near the subject site.
Performance outcomes		Acceptable outcomes	Comments
		are incorporated into open space, road reserves, near to lot boundaries or as common property.	
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.		N/A. There is no desire to further subdivide this land at a later date.

<p>PO6 Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. <p>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p>AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.</p>	<p>Complies. The proposed Reconfiguring a Lot (Boundary Realignment) has incorporated adequate setbacks from the existing dwelling within existing Lot 47 on RP736631 and the associated infrastructure (eg on site sewerage treatments infrastructure).</p>
<p>PO7 Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained. 	<p>AO7.1 Where rear lots are to be established:</p> <ul style="list-style-type: none"> (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot. <p>AO7.2 Access strips to the rear lot have a minimum width dimension of:</p> <ul style="list-style-type: none"> (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. <p>Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.</p> <p>AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p> <ul style="list-style-type: none"> (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone. 	<p>N/A. No rear lots are proposed.</p> <p>While no rear lots are proposed, the reconfiguration proposes a secondary access handle down the eastern side of the property. This handle will be 4m wide.</p> <p>Through negotiation with Council it was agreed to provide a sealed crossover and driveway pavement up to the property boundary with the driveway being at least 3m in width. The portion of the driveway within lot (within the access handle) may be a gravel surface. It is considered this length of sealed driveway approximately 6m, is sufficient to ensure gravel is not dispersed into road pavement area of Lifu Close.</p>



Performance outcomes	Acceptable outcomes
Structure plans	
<p>Additional requirements for:</p> <p>(a) a site which is more than 5,000m² in any of the Residential zones; or</p> <p>within these zones, and</p> <p>(b) creates 10 or more lots; or</p> <p>(c) involves the creation of new roads and/or public use land.</p> <p>or</p> <p>(d) For a material change of use involving:</p> <p>(i) preliminary approval to vary the effect of the planning scheme;</p> <p>(ii) establishing alternative Zones to the planning scheme.</p> <p>Note - This part is to be read in conjunction with the other parts of the code</p> <p>This component of the code is not considered relevant as the proposal only seeks to realign boundaries (ie 2 into 2 lots)</p>	

Appendix E

Pre-lodgement correspondence

From: [Jenny Elphinstone](#)
To: [Stacey Devaney](#)
Subject: RE: Proposed ROL - 3-5 and 7 Lifu Close, Wonga Beach P3998 P3997
Date: Wednesday, 26 May 2021 7:38:06 AM
Attachments: [image003.png](#)

CAUTION: This email originated from outside of RPS.

Hi Stacey,

The proposed plan is consistent with previous advice. Generally it would be 1-2 weeks, just depending on our workloads at the time, and that the application is properly made.

When you lodge the application in please do so via enquiries@douglas.qld.gov.au . You will get an automated response email generated from this lodgement.

Our admin will then generate an invoice that will be sent by email for payment of the application fee.

The application can be as a combined application. Please provide details of the vehicle crossover – consistency with the FNQROC Regional Development Manual standard drawings are preferred, noting this will be the second vehicle crossover to the property.

Kind Regards

Jenny Elphinstone | Senior Planning Officer

Environment & Planning | Douglas Shire Council

P: 07 4099 9482 | **F:** 07 4098 2902

E: enquiries@douglas.qld.gov.au | **W:** www.douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

From: Stacey Devaney <Stacey.Devaney@rpsgroup.com.au>
Sent: Tuesday, 25 May 2021 12:23 PM
To: Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>
Subject: Proposed ROL - 3-5 and 7 Lifu Close, Wonga Beach

Good afternoon Jenny,

RPS have been engaged by Matthew Hatfield to prepare a proposal plan and associated town planning report in relation to the proposed Reconfiguration of a Lot (Boundary Realignment – 2 Lots into 2 Lots) over 3-5 and 7 Lifu Close, Wonga Beach.

I believe that Matthew previously contacted you to seek pre-lodgement advice for the attached proposal. His preferred option is to seek a Development Permit to reconfigure the lot (boundary realignment) with a new larger lot including an additional driveway. We note that Operational Works approval will be required for the new crossover.

Can you please confirm that provided we address the following, Council would be generally supportive of the application. I note that this advice would be without prejudice:

- the proposal is consistent with the Coastal Communities Local Plan Code – Precinct 5 – Lifu Close;
- Ensure driveway length is sufficient to prevent transfer of gravel to road area;

- Address stormwater drainage; and
- Compliance with the applicable codes.

We are targeting lodgement by 11 June 2021. Can you provide the likely timeframe required for assessment, indicative only.

Many thanks

Stacey Devaney

Planner

RPS | Australia Asia Pacific

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Cairns QLD 4870, Australia

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