

7 September 2017

Douglas Shire Council
64 – 66 Front Street
MOSSMAN QLD 4873

Application to Reconfigure Land (Boundary Realignment) – 152R Old Forestry Road, Whyanbeel

Attached is an application to realign the north western boundary of 152R Old Forestry Road Whyanbeel for the purpose of opening up New Road to accommodate the existing alignment of Old Forestry Road. At present, the alignment of the road traverses the north western corner of the allotment.

In support of the application, please find attached:-

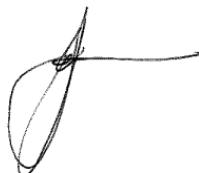
- Completed Application Form under the Planning Act 2016; and
- Planning assessment of the proposal.

As Douglas Shire Council is seeking to formalise the existing road alignment and is responsible for all associated costs, it is requested that Development Assessment & Coordination assess and decide the application at no cost.

The proposal is consistent with the intent of the Rural Planning Area and represents a practical and logical approach to the existing situation.

It would be appreciated if the application could be prioritised as Council is seeking to finalise this matter as soon as possible.

Kind Regards



Joanne Jacobson
Manager Governance

PLANNING SUBMISSION

APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT)



152R OLD FORESTRY ROAD – WHYANBEEL

August 2017

Introduction

A Development Permit is sought for the reconfiguration of land (boundary realignment) over land located at 152R Old Forestry Road, Whyanbeel. The purpose of the application seeks to undertake a boundary realignment to accommodate the existing alignment of Old Forestry Road.

The following assessment of the site and its surrounds and associated planning considerations conclude that the proposed boundary realignment is consistent with the intent of the Rural Planning Area and the provisions of the Planning Scheme.

Other than to realign the boundary, no other changes are proposed.

This submission addresses the relevant legislative framework and relevant sections of the Planning Scheme as they relate to the proposal.

The Application Form under the *Planning Act 2016* & Landowners Consent is at Attachment 1 with a copy of the Survey Plan forming Attachment 2.

Site & Locality

The land to be reconfigured is 152R Old Forestry Road formally described as Lot 1 on RP746753.

The land is currently improved by a single storey building and contains a restaurant and caretaker's residence and is locally known as High Falls Farm. Building improvements are located in the south eastern portion of the site with the balance of the site being treed and grassed.

The site is rectangular in shape with a total land area of 9146m².

The land is gently sloping in a north easterly direction towards the waterway adjacent the northern boundary.

The land is contained within the Rural Planning Area within the Planning Scheme. Surrounding land uses consist predominantly of agriculture with a small enclave of other similarly sized allotments in the immediate vicinity of the site.

Locality Plan

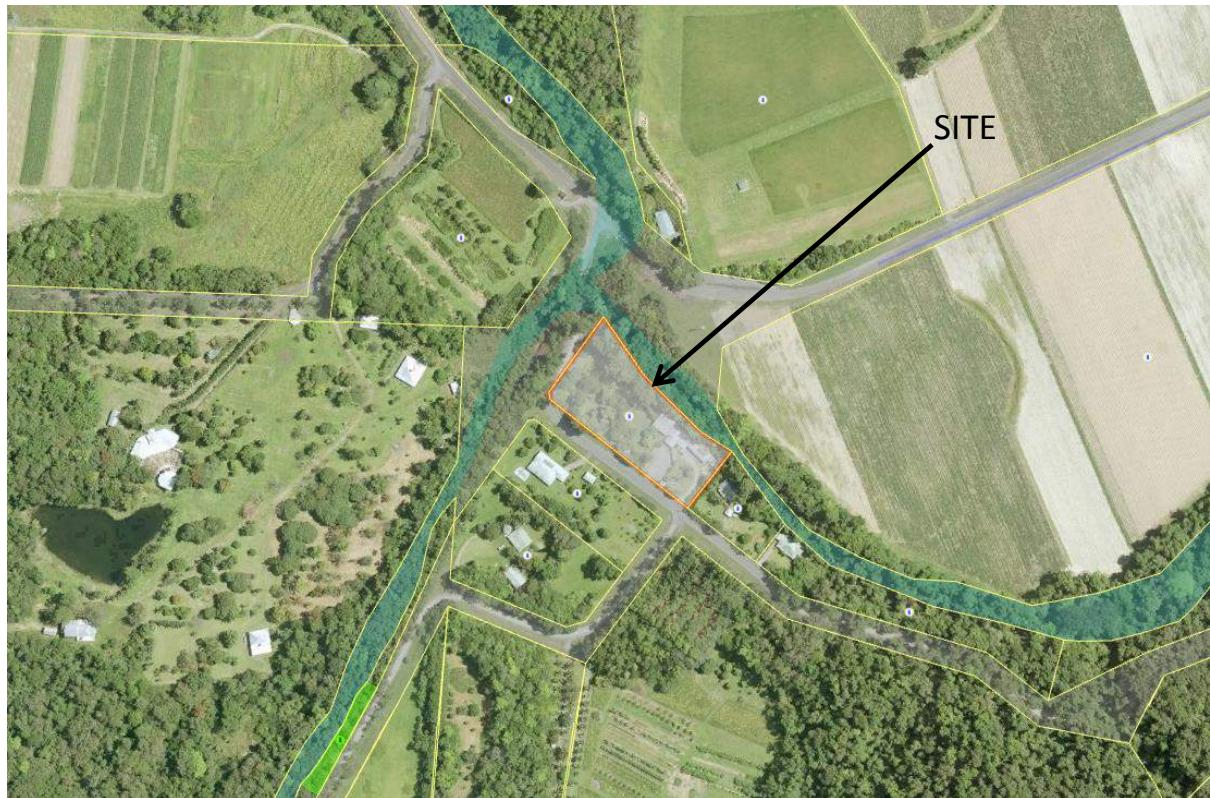


Figure 1 - Site Plan (Source Qld Globe)

Proposal

The application seeks approval to realign the north western boundary of the site for the purposes of opening New Road in order to accommodate the existing alignment of Old Forestry Road. The area of New Road required is 337m².

Details of the proposal is summarised below:-

Existing Lot	Size - Area (m ²)	Street Frontage	Other Comments
1	9146m ²	140.86m	No changes being proposed to existing access arrangements.
Proposed Lot	Size - Area (m ²)	Street Frontage	Other Comments
1	8809m ²	128.11m	Note reduction in street frontage as a consequence of opening new road. No issues are raised.

A copy of the Survey Plan forms Attachment 2.

It is noted the existing fence is located within the area to be opened as New Road. It is anticipated that the fence will require realigning and such requirement would form a condition of the approval.



Figure 2 – Image illustrating road encroachment (Source Qld Globe)

Services

The site is not connected to Council's sewer or water network. Waste water generated by the development is disposed of onsite. A review of as-constructed drawings for properties along Old Forestry Road could not locate the as-constructed drawing for this property.

While unlikely, it is important that the area of land to be dedicated as New Road must not contain private infrastructure. It is suggested that the extent of the onsite effluent disposal system be located to ensure that the area of land to be dedicated is unencumbered.

Telecommunications and power supply is provided to the site.

LEGISLATIVE FRAMEWORK

Assessable Development

The development proposed by this application is “assessable development” pursuant to Schedule 10 Part 14 of the *Planning Regulation 2017*.

Assessment Manager

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

Level of Assessment

The reconfiguration of land for the number of lots proposed is identified as being code assessable development as determined by Schedule 10 of the Planning Regulation 2017 and within the Table of Assessment for the Rural Planning Area.

Referral Agencies

The application does not trigger referral to any State Agencies having regard to the content of Schedule 10 of the Planning Regulation 2017.

PLANNING SCHEME

A review of the Planning Scheme has revealed the site has the following designations:-

- Rural Planning Area;
- Acid Sulfate Soils Overlay;
- Natural Hazards (Low Risk).

Being an application to reconfigure the land, the following codes are considered applicable in the assessment of the proposal:-

- Rural Areas and Rural Settlements Locality Code;
- Rural Planning Area Code;
- Reconfiguring a Lot Code.

In response to the content of the applicable codes, the following information is provided.

Rural Areas and Rural Settlements Locality code:

The proposed development is entirely consistent with the purpose of the Rural Areas and Rural Settlements Locality code. The proposal seeks to formalise the existing alignment of

Old Forestry Road and therefore will not impact on the areas used for primary industry purposes or affect the rural character of the area.

Rural Planning Area Code

Similar to the comments made above, the proposed development is entirely consistent with the purpose of the Rural Planning Area code.

While the realignment of the property boundary to exclude the Old Forestry Road from the site triggers assessment against the code, the proposal does not give rise to any concerns.

Reconfiguring a Lot

The proposed reconfiguration results in the creation of a new lot which is less than the nominated acceptable solution of 40 hectares within the Rural Planning Area. However, as the lot which is less than the minimum lot size already exists, and the proposal is not resulting in the creation of an additional allotment, the proposal is consistent with the Reconfiguring a Lot code to the extent relevant.

Conclusion & Recommendations

This submission provides a description of the site, details the purpose of the boundary realignment and responds to matters contained within the Planning Scheme to the extent relevant.

The proposal is entirely consistent with the Planning Scheme which seeks to formalise the existing alignment of Old Forestry Road without comprising or impacting on the rural character or the environment.

Attachment 1 – Application Form & Landowners Consent

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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)	Douglas Shire Council
Contact name (only applicable for companies)	Graham Busby
Postal address (P.O. Box or street address)	64 – 66 Front Street
Suburb	Mossman
State	QLD
Postcode	4873
Country	
Contact number	4099 9418
Email address (non-mandatory)	Graham.busby@douglas.qld.gov.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
		152R	Old Forestry Road	Whyanbeel
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		1	RP746753	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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. Only one set of coordinates is required for this part.

- 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 their details have been attached in a schedule to this application

- Not required

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

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

- Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

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

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.

- | |
|---|
| <input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application |
| <input checked="" type="checkbox"/> 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)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Material change of use | <input checked="" type="checkbox"/> Reconfiguring a lot | <input type="checkbox"/> Operational work | <input type="checkbox"/> Building work |
|---|---|---|--|

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Development permit | <input type="checkbox"/> Preliminary approval | <input type="checkbox"/> Preliminary approval that includes a variation approval |
|--|---|--|

c) What is the level of assessment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Code assessment | <input type="checkbox"/> 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):

Reconfiguring a Lot (Boundary Realignment)

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.

- | |
|--|
| <input checked="" type="checkbox"/> 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)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Material change of use | <input type="checkbox"/> Reconfiguring a lot | <input type="checkbox"/> Operational work | <input type="checkbox"/> Building work |
|---|--|---|--|

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Development permit | <input type="checkbox"/> Preliminary approval | <input type="checkbox"/> Preliminary approval that includes a variation approval |
|---|---|--|

c) What is the level of assessment?

- | | |
|--|---|
| <input type="checkbox"/> Code assessment | <input type="checkbox"/> 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.

- | |
|---|
| <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
|---|

6.3) Additional aspects of development

- | |
|---|
| <input type="checkbox"/> 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 |
|---|

- | |
|---------------------------------------|
| <input type="checkbox"/> 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 DA Form 2 – Building work details

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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?

One Lot

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input checked="" type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road <i>(complete 13)</i>

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)
Lo1 RP746753	9146m ²	Lot 1 SP288886	8809m ²

12.2) What is the reason for the boundary realignment?

Formalise existing alignment of Old Forestry Road

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"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | <input type="text"/> | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

 Yes – specify number of new lots: 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 – Schedule 8 of Planning Regulation 2017

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"/> 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) Do any aspects of the proposed development require referral for 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 6Matters requiring referral to the **chief executive of the Planning Regulation 2017**:

- | |
|---|
| <input type="checkbox"/> Clearing native vegetation |
| <input type="checkbox"/> Contaminated land (<i>unexploded ordnance</i>) |

<input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA have not been devolved to a local government</i>)
<input type="checkbox"/> Fisheries – aquaculture
<input type="checkbox"/> Fisheries – declared fish habitat area
<input type="checkbox"/> Fisheries – marine plants
<input type="checkbox"/> Fisheries – waterway barrier works
<input type="checkbox"/> Hazardous chemical facilities
<input type="checkbox"/> Queensland heritage place (<i>on or near a Queensland heritage place</i>)
<input type="checkbox"/> Infrastructure – designated premises
<input type="checkbox"/> Infrastructure – state transport infrastructure
<input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors
<input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
<input type="checkbox"/> Infrastructure – state-controlled roads
<input type="checkbox"/> Land within Port of Brisbane's port limits
<input type="checkbox"/> SEQ development area
<input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity
<input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation
<input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development
<input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
<input type="checkbox"/> Tidal works or works in a coastal management district
<input type="checkbox"/> Urban design
<input type="checkbox"/> Water-related development – taking or interfering with water
<input type="checkbox"/> Water-related development – removing quarry material (<i>from a watercourse or lake</i>)
<input type="checkbox"/> Water-related development – referable dams
<input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees (<i>category 2 or 3 levees only</i>)
<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government:
<input type="checkbox"/> Airport land
<input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA have been devolved to local government</i>)
<input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity:
<input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:
<input type="checkbox"/> Brisbane core port land
<input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator:
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority:
<input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
 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 the development application the subject of this form, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
 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:

- 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 – the yellow local government/private certifier's copy of the received 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

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 EM941) 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 "EM941" 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

- No

Note: See www.qld.gov.au for further information.

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 conservation

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

- Yes

- No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

- No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

- Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

No

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

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.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

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 *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 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 OFFICE USE ONLYDate 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	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Douglas Shire Council
64 – 66 Front Street
MOSSMAN QLD 4873

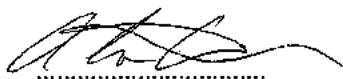
Dear Planning Team

RE ~ CONSENT OF LANDOWNER/S

Reference is made to the Reconfiguring a Lot application to be lodged by the Douglas Shire Council to realign the north western boundary of Lot 1 on RP746753 to formalise the existing alignment of Old Forestry Road.

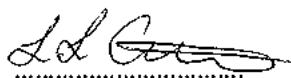
I / We as the registered owners of the land, hereby consent to the Application being made in relation to the land described above.

Signature



A R Le Carpentier

Signature



L M Le Carpentier

Date: 4/19/2017

Attachment 2 – Plan of Survey

SURVEY PLAN

Sheet 1 of 3 N

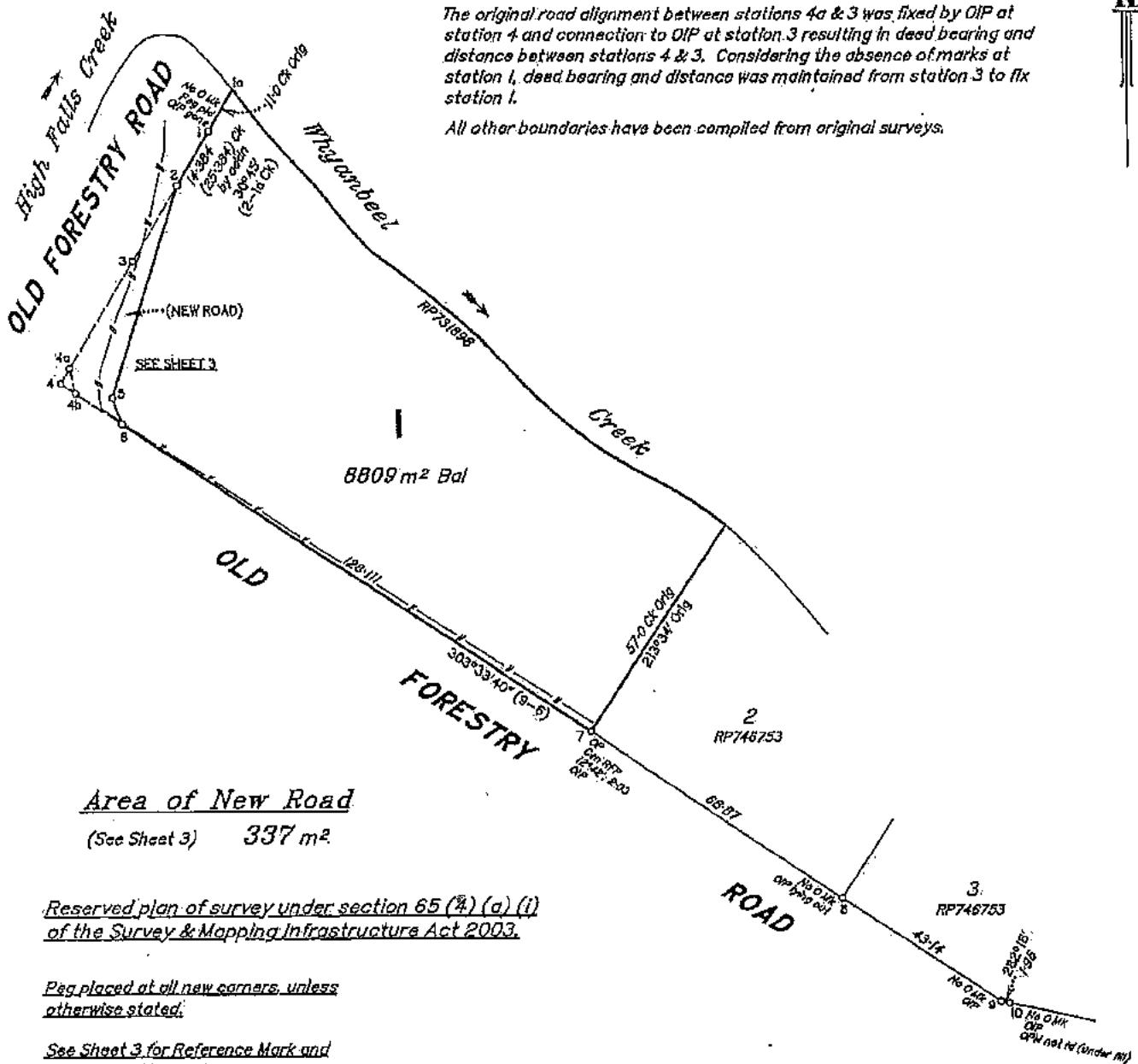
Reinstatement Report

Plans searched – NR12, RP718837, RP731898, RP744777, RP746753,
RP749717, RP861020

The Datum of survey is from stations 4 to 9 fixed by OIP's at stations 4, 7 & 9. This fix resulted in deed in deed distance between all stations. Connection to OIP at station 10 resulted in deed bearing and distance between stations 9 & 10 confirming the fix of these boundaries.

The original road alignment between stations 4 & 3 was fixed by OIP at station 4 and connection to OIP at station 3 resulting in deed bearing and distance between stations 4 & 3. Considering the absence of marks at station 1, deed bearing and distance was maintained from station 3 to fix station 1.

All other boundaries have been compiled from original surveys.



Reserved plan of survey under section 65 (4) (a) (i)
of the Survey & Mapping Infrastructure Act 2003.

Peg placed at all new corners, unless otherwise stated.

See Sheet 3 for Reference Mark and Permanent Mark Tables.

Original information compiled from RP731898,
SR848 & RP746753 in the Department of Natural
Resources and Mines.

Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

RPS Australis East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew Jones WILLING, surveying associate and Daniel Geoffrey PINKHAM, surveying graduate, for whom work the corporation accepts responsibility, under the supervision of Adrian Edward SOLLAHAN, cadastre surveyor, and that this plan is accurate, that the cadastral survey was conducted in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 22/08/2016.

J. Argus
Authorised Signatory

1.8.2016
Date

0	50 mm	100 mm	150 mm	Scale copyright reserved.
				Scale: 1:1000
				Format: STANDARD
				SP28886
LOCAL GOVERNMENT: DOUGLAS SHIRE		LOCALITY: WHYANBEEL		
Meridian: RP746753		Survey Records: No		

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
10-OPI not id (under BII)	3/RP744777	210°50'	0.97	77710	

SEE SHEET 1

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP gone	13/RP731898	175°28'	1.007
1	Pin		106°08'	8.702
2	Pin		293°25'	0.955
3	OIP (0-7 deep)	15/RP718837	175°28'	1.006
5	Pin		324°51'	1.654
7	OIP	2/RP746753	213°34'	3.0
8	OIP lying out	3/RP746753	213°34'	1.0
9	OIP	3/RP746753	217°29'	7.936
10	OIP	4/RP744777	192°18'	1.0
	OIP	10/RP731898	314°16'	1.01

ROAD

FORESTRY

OLD

4a (103.44m)
(15.52m)(45.2m)
OIP at Sta
(RP744753)

4b (103.44m)
(15.52m)(45.2m)
OIP at Sta
(RP744753)

5 (103.44m)
(15.52m)(45.2m)
OIP at Sta
(RP744753)

5/184
197-23-55

28.57

30.15 (15.2)
(15.52m)(45.2m)

ROAD

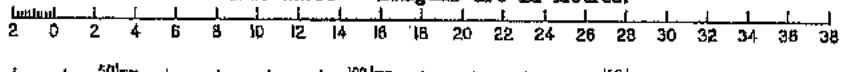
Area of New Road

(6-4b-4a-2-5-6) 337 m²

SEE SHEET 1

Peg placed at all new corners unless
otherwise stated.

Scale 1:250 - Lengths are in Metres.



State copyright reserved.

Insert
Plan
Number
SP288886