

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

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

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

For all development applications, you must:

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

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

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

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

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

Mandatory requirements

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

Name/s (individual or company name in full)

CLINTON AND VERONICA REYNOLDS

For companies, contact name

Postal address

Mail Service 1880

2247 Mossman-Daintree Road

Suburb Lower Daintree

State QLD

Postcode 4873

Country Australia

Contact phone number

07 4098 7777

Mobile number (non-mandatory requirement)

0488 190023

Fax number (non-mandatory requirement)

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DOUGLAS SHIRE COUNCIL Received	
File Name...	ROL1642/2016
Document No...	
24 AUG 2016	
Attention	TAV ong ✓
Information	

Email address (non-mandatory requirement)

reynolds2247

@ skymesh.com.au

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?**Table A—Aspect 1 of the application** (If there are additional aspects to the application please list in Table B—Aspect 2.)

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

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

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

☒ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Realign boundaries between Lot 249 and Lot 250 SP 138588

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

☐ Impact assessment ☒ Code assessment
Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

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

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment
Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
- ☒ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Postcode	Lot no.	Plan type and plan no.	
i)		2247	Mossman-Daintree Road Lower Daintree	4873	250	SP 138588	Douglas Shire
ii)		2247	Mossman-Daintree Road Lower Daintree	4873	249	SP 138588	Douglas Shire
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural		
ii)	Rural		
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.) **REFER TO SURVEY PLAN**

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	Douglas Shire

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

Lot 249 = 61.58 HA **Lot 250** = 1.175 HA

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

Lot 250 - house / shed
 Lot 249 - cane farm

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

☒ No ☐ Yes—provide details below

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

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

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

Table J

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

Table K

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

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

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted
REFER TO SURVEY PLAN EMT A 1763 Sq. m

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

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

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

☒ No—go to question 12 ☐ Yes

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

☒ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

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

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

☒ No
☐ Yes—please provide details below

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

Question 12

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

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

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

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

- 13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS FORM 7	In Person Monday 22/08/2016
Maps / Aerial photographs of block/existing infrastructure	In Person Monday 22/08/2016
Statement addressing Self Assessment Checklist	In Person Monday 22/08/2016
Approximate GPS coordinates of proposed boundary realignment	In Person Monday 22/08/2016

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

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

Question 7

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

Question 11

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

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

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

For all development applications, you must:

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

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

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

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

Mandatory requirements

1. What is the total number of existing lots making up the premises?

1

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☐ subdivision—complete questions 3–6 and 11
- ☒ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

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

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

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

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

☐ No ☐ Yes—provide details below

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

6. Does the proposal involve multiple stages?

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

Table A

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

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

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

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

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

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

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage
Lot 250 SP138588	11750 m ² (1.175 Ha)	Approx 5 metres - for driveway access width (EMT A SP 138588)	Lot 250 SP138588	Approx. 20000 m ² (2.0 Ha)	No change

9. What is the reason for the boundary realignment?

Bore (water supply) is just outside of the boundary of Lot 250 and is sunk on Lot 249 where water source was found to be best when originally sunk. It feeds water up to holding tank on ridge behind our house (holds approx 47000 Litres) which is then gravity fed back down to the house.

Original driveway leading up the hill was very unsafe and caused lots of erosion, so a new driveway was made which now has part of it on Lot 249. This new driveway has since been concreted to prevent further erosion problems so is now a permanent fixture of the block and needs to be incorporated into Lot 250 in order to allow access to Lot 250.

Due to the irregular shaped block and undulating land (steep banks surrounding eastern front of house and also western side of the house we wish to ensure that all necessary 'living' fixtures/requirements such as the bore supply, electricity supply power pole and meter box access, and the concrete driveway itself are contained well within the boundaries of Lot 250. We would like to align boundaries to use natural banks where our yard edge actually meets the slope below (unusable land) on southern border as natural boundary, and the northern banks of steep, unusable land to enable bore supply to be incorporated into Lot 250.

Whilst the overall area of this block will increase by an estimated 7500 to 8000 m², almost all of this 'extra' land area will encompass unusable land which has served as a fire break to date, between Lot 249 and Lot 250 due to the potential for fires from the surrounding cane land. (Refer to letter from John Reynolds Owner of Lot 249)

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

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

Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following: <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road 	<input checked="" type="checkbox"/> Confirmed	In Person Monday 22/08/2016

<ul style="list-style-type: none"> • the contours and natural ground levels of the relevant land • the location of any existing buildings or structures on the relevant land • the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) • any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% • any existing or proposed easements on the relevant land and their function • all existing and proposed roads and access points on the relevant land • any existing or proposed car parking areas on the relevant land • the location of any proposed retaining walls on the relevant land and their height • the location of any stormwater detention on the relevant land • the location and dimension of any land dedicated for community purposes • the final intended use of any new lots. 		
<p>For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application.</p> <p>For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.</p>	<input type="checkbox"/> Confirmed	
<p>A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).</p>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

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

OFFICE USE ONLY

Date received

Reference numbers

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




20 Mowbray River Road
Port Douglas Q 4877

19th August 2016

TO WHOM IT MAY CONCERN

This is to advise that as the owner of the property Lot 249 SP 138588, I give consent to the boundary realignment application being presented by Clinton and Veronica Reynolds (owners of property Lot 250 SP 138588) .

The alignment is necessary to encompass their bore (residential water supply) where bore driller considered this to be the most desirable location for their water supply; their power pole (residence power supply and Ergon's access to meter box) and their concrete driveway which was repositioned in approximately 2007 to reduce erosion and for safety reasons. Other boundary adjustments on the southern side are logical adjustments to suit the natural 'bank' of where their yard meets the steep wooded slope.

Whilst the proposed boundary realignment will increase the size of the block a further 7500 – 8000 sq metres (estimated), this land is of no use at all to my cane farming practises and is also unusable for any buildings/development for the owners of Lot 250. It incorporates a majority of steep shrubby slopes and this area has already been regarded as a fire break/buffer between Lot 249 and Lot 250.

Please do not hesitate to contact me should you require further information and clarification.

Yours Faithfully,


John Keith Reynolds

MS 1880
2247 Mossman-Daintree Road
Lower Daintree Q 4873

22nd August 2016

TO WHOM IT MAY CONCERN

This is to advise that as the owners of the property LOT 250 SP138588, we are in favour of the application for boundary realignment between Lot 249 SP138588 and Lot 250 SP138588.

The alignment is necessary to ensure that all of the essential services - bore (permanent water supply); electricity service pole / house meter box; and the concrete driveway access are contained within the Lot boundaries, and to also accommodate logical alignments to the existing yard and natural banks.

Whilst we acknowledge that the size of the realignment will increase the overall area of Lot 250 considerably, none of the gained land is usable for farming or further building/development, as this extra area consists of shrubs, small regrowth (from existing fire break) and very steep slopes.

Should you wish to contact us regarding this application, please contact us via email (reynolds2247@skymesh.com.au), or via phone (Clint 0488 190023 or Veronica 0477073331).

Yours Sincerely,



Clinton and Veronica Reynolds

SELF ASSESSMENT CRITERIA

C and V REYNOLDS Application to Reconfigure a Lot.

In reference to Reconfiguring a Lot Code

Acceptable Criteria to address: P21 / P21.1

Could not find Criteria P21.1 (have assumed it is meant to comply with A20.1 – see attached page highlighting this discrepancy).

Whilst the proposed boundary alignment will increase Lot 250's area to approximately 2 Hectares, the boundary realignment is necessary to encompass essential services such as permanent water supply (bore), power supply (Ergon Service Pole / house meter box). The boundary realignment will also encompass the repositioned, permanent concrete driveway so access can be maintained to this block. The southern boundary realignment is to enclose the entirety of the original flat house pad land / current yard. NONE of the boundary realignment will impede on current cane farming operations of Lot 249, and encompasses slopes that would not be of any benefit for future buildings/development.

In reference to Rural Areas and Rural Settlement Locality

Acceptable Criteria to address: A1.1 / A2.1 (a) (c) (e)

A1.1

There is no change to buildings/ structures – we are seeking boundary realignment

A2.1 (a)

All available services (telephone landline and electricity) were connected to block/premises when original building application was submitted and approved back in 2005/2006 period. We are seeking boundary realignment to ensure that power pole / meter box is situated within the boundaries of Lot 250.

A2.1 (c)

As per original building/subdividing of block applications from 2003 to 2006 time period, a bore was drilled to supply water to residence. This is connected directly to the house, but also feeds to a head tank that hold approximately 47000 L of water. This is situated on ridge behind house it is gravity fed down to the house, should power supply be interrupted, water can still be used. This green tank cannot be seen from road, and cannot be seen by Google Earth images as it is screened by vegetation, other than the service road leading up to the tank.

A2.1 (e)

As per original building development application and approval, an Aqua Nova Sewerage treatment plant was installed and connected to the premises, and is currently under contract to be serviced by Zammataro Plumbing.

In reference to Rural Area Planning Code

Acceptable Criteria to address: A4.1 / A5.1 / A12.1 / A14.1 / A16.1 / A17.1

A4.1

There is no change to structures/buildings already established on Lot 250. We are seeking boundary realignment to encompass amenities of bore and power pole/meter box, as well as to accommodate the concrete driveway which was repositioned in response to safety concerns and erosion problems.

A5.1

Not Applicable as we are not North of Daintree River, and our easement places Lot 250 approximately 500 metre from Mossman-Daintree Road.

A12.1

No clearing being undertaken, unless future requirements for maintaining existing fire break (refer to our 2013 Vegetation Clearing application Ref: 3980600).

A12.2

Not applicable – only seeking to realign boundary between Lot 249 and Lot 250.

A14.1

House colour will remain a terracotta / brown colour with routine maintenance planned for new exterior painting. Roof colour is as per original building construction – Colorbond "Plantation" (green)

A16.1

Not applicable – no excavation / development being carried out.

A17.1

Not applicable – no change to building / house as per original building approval from 2005.

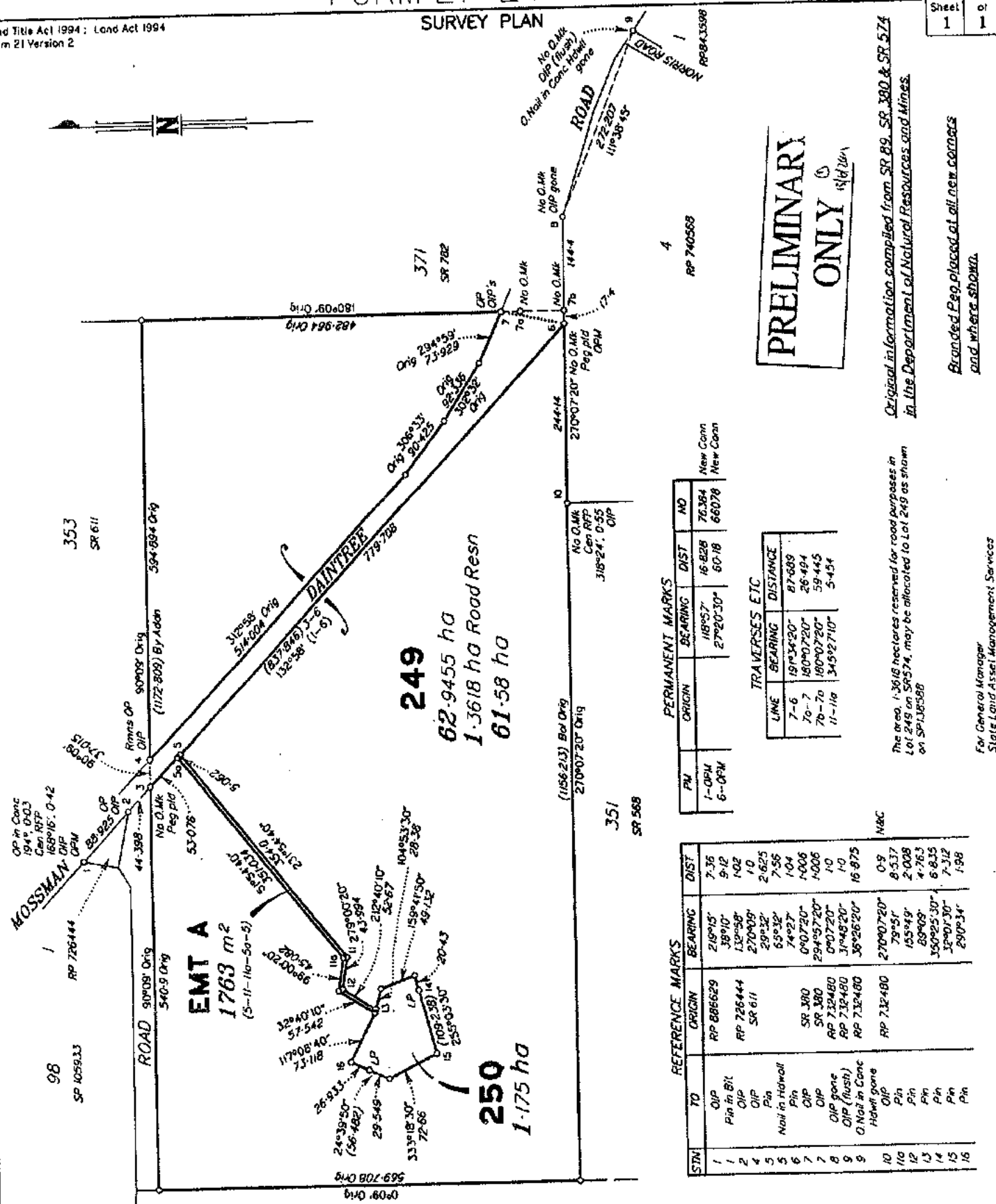


Boundary Realignment

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P21 The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.</p>	<p>21.1 ??</p> <p>A20.1 No additional lots are created.</p> <p>AND</p> <p>The area and configuration of the proposed lots are consistent with the historical pattern of reconfiguration in the local area.</p> <p>AND</p> <p>An improvement on the existing situation is achieved by:</p> <ul style="list-style-type: none">• the provision of Access to a lot which previously had no Access; <p>OR</p> <ul style="list-style-type: none">• the proposed lots being better suited to the existing or proposed use of the lots, whether or not the provisions relating to minimum area and dimensions are met; <p>OR</p> <ul style="list-style-type: none">• the Frontage to depth ratio of the proposed lots being greater than the Frontage to depth ratio of the existing lots.

SURVEY PLAN

Sheet 1 of 1



PRELIMINARY ONLY

Original information compiled from SR 89, SR 380 & SR 574 in the Department of Natural Resources and Mines.

Branded Peg placed at all new corners and where shown.

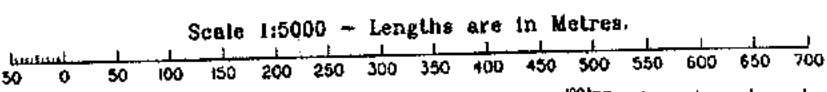
PM	ORIGIN	BEARING	DIST	NO
1-OPM		18°57'	16.828	76.384
6-OPM		27°20'30"	60.18	66078

LINE	BEARING	DISTANCE
7-6	19°34'20"	87.689
7a-7	180°07'20"	26.494
7b-7a	180°07'20"	59.445
11-11a	34.92°110'	5.454

The area, 1.3618 hectares reserved for road purposes in Lot 249 on SR574, may be allocated to Lot 249 as shown on SP138588

For General Manager
State Land Asset Management Services

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP 886629	210°15'	7.35
2	Pin in Bit	RP 726444	38°10'	9.12
3	OIP	SR 611	130°50'	1.02
4	Pin		270°00'	1.0
5	Pin		29°32'	2.625
6	Nail in Hdwll		69°32'	7.55
7	Pin	SR 380	74°27'	1.04
8	OIP	SR 380	0°07'20"	1.006
9	OIP (Rush)	RP 732480	29°45'20"	1.0
10	OIP (Rush)	RP 732480	31°42'20"	1.0
11	O Nail in Conc	RP 732480	35°26'20"	16.875
12	Hdwll gone	RP 732480	270°07'20"	0.9
13	Pin		79°51'	8.537
14	Pin		155°49'	2.008
15	Pin		89°09'	4.763
16	Pin		350°25'30"	6.835
17	Pin		32°07'30"	7.312
18	Pin		290°34'	1.98



C & B CONSULTANTS PTY LTD ACN 055 931 095
hereby certify that the Company has surveyed the land comprised in this plan by DAVID ALLAN J. RICHIE,
Registered Surveyor (Licensed) and Mark Gregory FERRERO,
Registered Surveyor (Associate), for whose work the company accepts responsibility, that the plan is accurate, that the
survey was performed in accordance with the
Surveyors Act 1977 and the Surveyors Regulation 1982
and that the said survey was completed on 24-4-2001.

Stephen James REDGWELL
Director and Registered Surveyor (Licensed)

Director

Date

Plan of
**Lots 249, 250 &
Easement A in Lot 250**
Cancelling Lot 249 on SR 574

PARISH: **WHYANBEEL** COUNTY: **Solander**

Meridian: **RP 886629 - 03' Meridian of SR574 & CAM**

T/N's: No

Scale: **1:5000**

Format: **STANDARD**

SP138588

Plan Status:

C and V Reynolds Boundary Realignment Application between Lot 249 and Lot 250
 2247 Mossman-Daintree Road Lower Daintree Q 4873



White = Existing Boundary

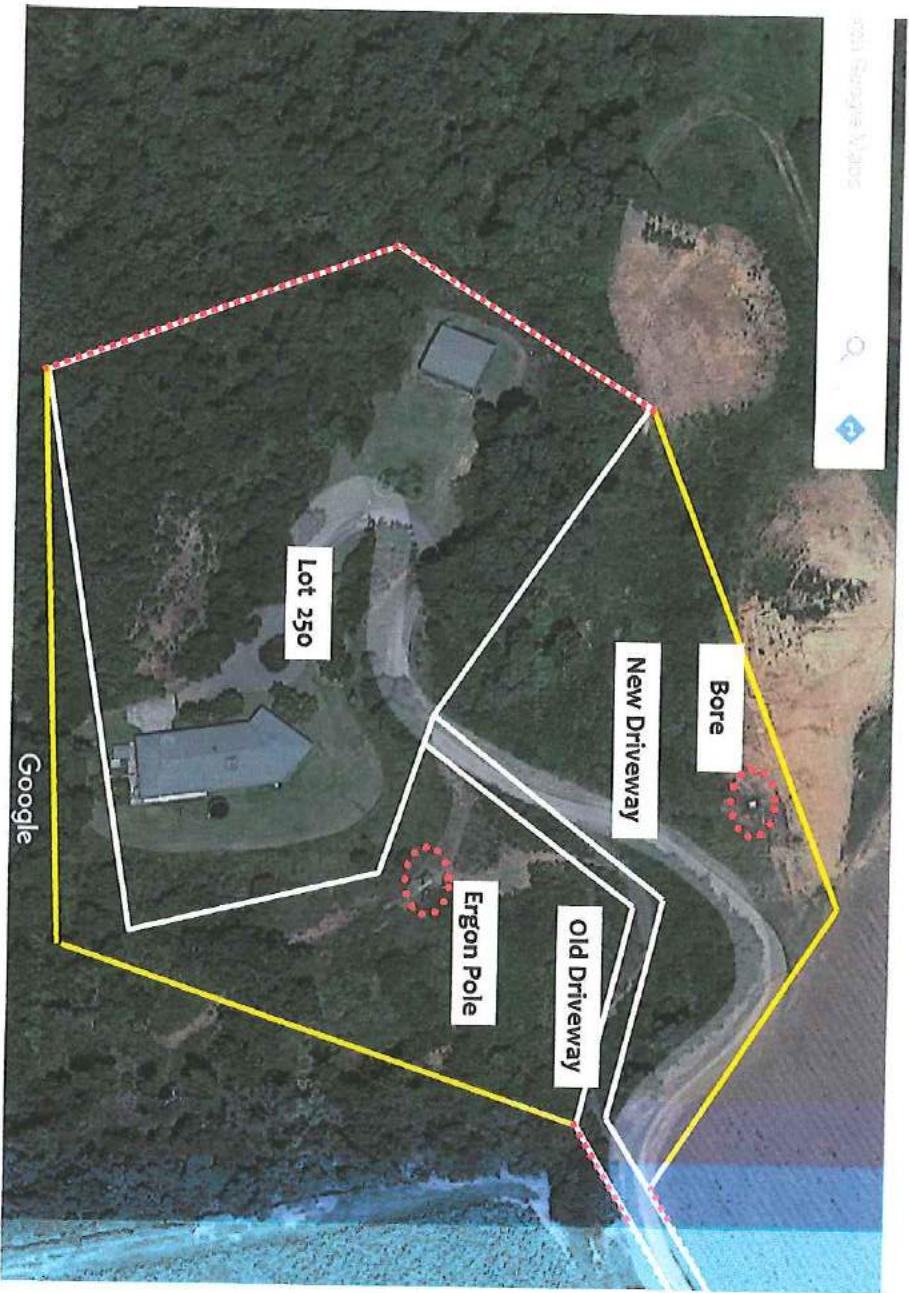
Yellow = Boundary to realign (Approximate) using some existing pegs and 3 new pegs

Red = Boundary to remain as original Lot 250

APPROXIMATE GPS Coordinates of proposed NEW Pegs:

- Peg A
- Peg B
- Peg C

Refer to GPS Points Map.



227°12'E
4140.00'
101°59'30"
128°58'00"
25.132'
37°13'45"W
220
112.00'
86°37'55"
327°10'E
8180714 N
1065.208'
80°42'30"

Area A
5660 m²

22.352°
110°24'00"
165°12'50"
49.102'
60°07'01"
102°52'00"

Area B
4656 m²

48.007°
104°30'00"
43.234°
104°30'00"
327°04'E
0180726 N
122°49'00"
722.560'
100°00'00"
51°00'00"
327°04'E
8180713 N
248
527°15'00"