




veris



Development Permit for Reconfiguring a Lot
1 Lot into 4 Lots (Code Assessment)

142 Tati Road, Miallo

Lot 73 on SP240928

Applicant: Salvatore & Joseph Marano

32204

DEVELOP
WITH _____
CONFIDENCE™



Document Information

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	Name (Initial)	Title	Date
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Contact Details

All queries regarding this document should be directed to the undersigned in the first instance.

Project Manager			
Michael Tessaro			
Telephone:	(07) 4051 6722	Mobile:	
Email:	m.tessaro@veris.com.au		

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2.0 Details of Application

2.1 Site Details

Real Property Description	Lot 73 on SP240928
Address	142 Tati Road, Miallo
Area	27.18 ha
Owner(s)	Salvatore and Joseph Marano
Existing Uses	Rural Uses (Sugar Cane)
Local Government Authority	Douglas Shire Council
Planning Scheme Designation	Rural and Rural Settlement

2.2 Application Details

Development Type	Development Permit for Reconfiguration of a Lot
Level of Assessment	Assessable Development (Code Assessment)
Proposal Summary	One (1) Lot into Four (4) Lots
Referral Agencies	Nil
Applicant	Salvatore & Joseph Marano
Applicant's Representative	Veris Attn: Michael Tessaro PO Box 7627 Cairns QLD 4870
Relevant Plans	<i>Proposal Plan 32204-PP01 Rev B</i> , prepared by Veris

3.0 Introduction

3.1 Overview

Veris has been commissioned by Salvatore & Joseph Marano ('the applicant') to prepare and lodge an application for a Development Permit for a Reconfiguration of a Lot for One (1) Lot into Four (4) Lots, on land located at 142 Tati Road, Miallo, described as Lot 73 on SP240928 ('the site').

The Proposal Plan is shown in *Appendix 4*.

Pursuant to the *Douglas Shire Planning Scheme Amendment 2008*, the site is located within the Rural and Rural Settlement Zone. An application for a Reconfiguration of a Lot for One (1) lot into Four (4) Lots is Code assessable development.

As identified in Figure 1 (below), the subject site is contained within the Rural and Rural Settlement Zone.

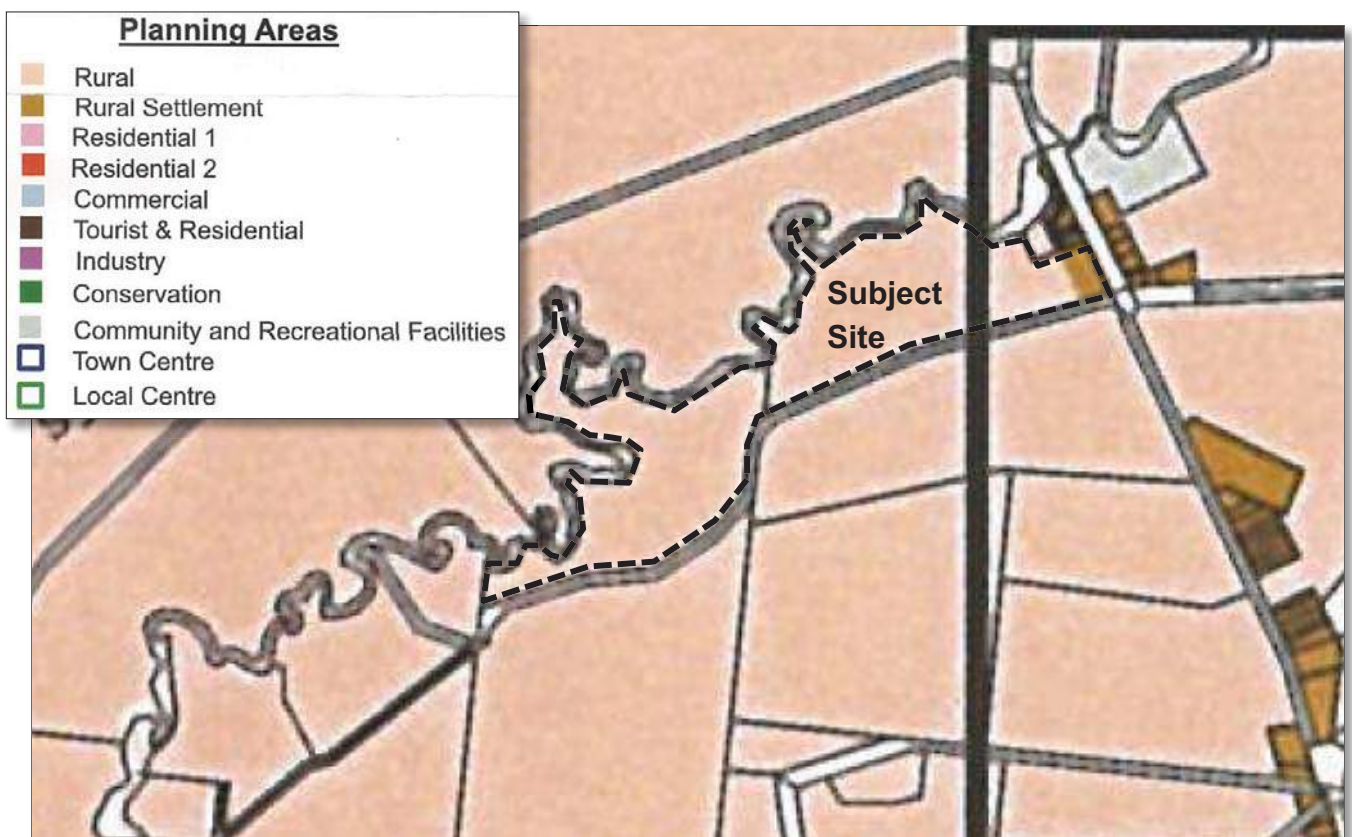


Figure 1 – Extraction of Zoning Map (Source: *Douglas Shire Council*)

4.0 Context Analysis

4.1 Local Context Analysis

The site is located within the Miallo suburb of the Douglas Shire.

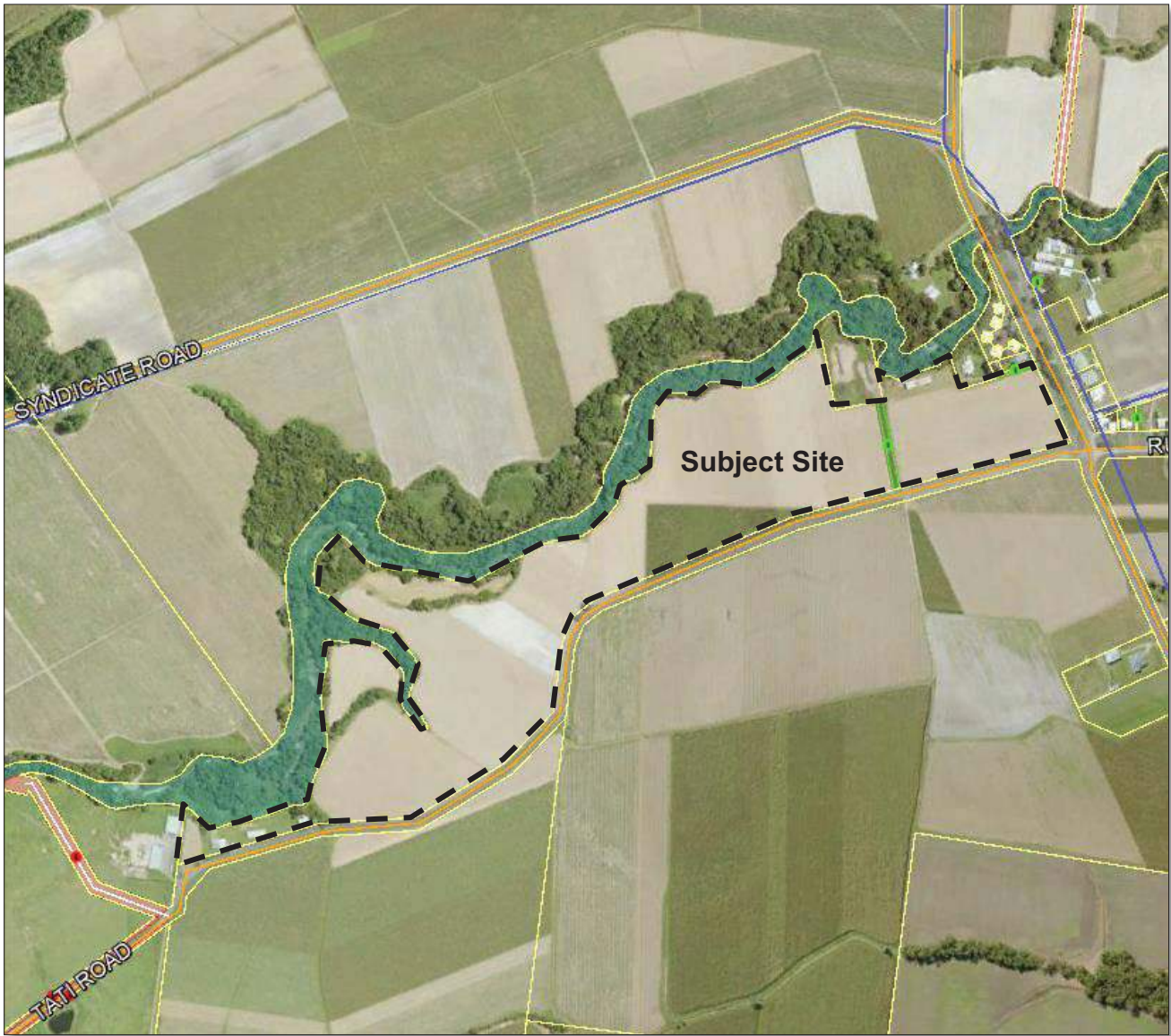


Figure 2 – Location of site (source – Google Earth)



Table 1 summarises the surrounding fabric.

Table 1 – Land uses surrounding the subject sites.

Direction	Land Use
North	Rural uses and Saltwater Creek
East	Residential uses and Miallo Road
South	Rural uses and Tati Road
West	Rural uses.

4.2 Site Analysis

The following section details an analysis of the site with regards to its features and the immediate vicinity.

4.2.1 Ownership & Tenure

The registered owners of the sites are Salvatore & Joseph Marano. Refer to Current Title Search in *Appendix 3*.

4.2.2 Easements

The site is subject to three easements; refer to the Current Title Search in *Appendix 3*. A summary of each Easement is below:

- Easement A/RP722353 – burdens the land in favor of Lot 1 on RP722353, for the purpose of access.
- Easement B/RP891900 – burdens the land in favor of Lot 4 on RP891900, for the purpose of access and services.
- Easement C/SP222328 – burdens the land in favor of Lot 71 on SP222328, for the purpose of access and services.

The proposed development will have no impacts on the terms of functionality of the easements.

4.2.3 Existing Land Use

The site contains a dwelling house and sheds, and is utilised for rural purposes, predominantly sugar cane.

4.2.4 Roads and Site Access

The site has direct access to Miallo and Tati Road, both roads are constructed to a sealed standard.

4.2.5 General Topography

The land is predominately flat.

4.2.6 Existing Significant Vegetation

The site contains a small amount of regulated remnant vegetation and some regrowth along the watercourse that runs through the site, as shown in Figure 3 below. The proposed subdivision does not require any clearing works and will have no impact on this mapped vegetation.

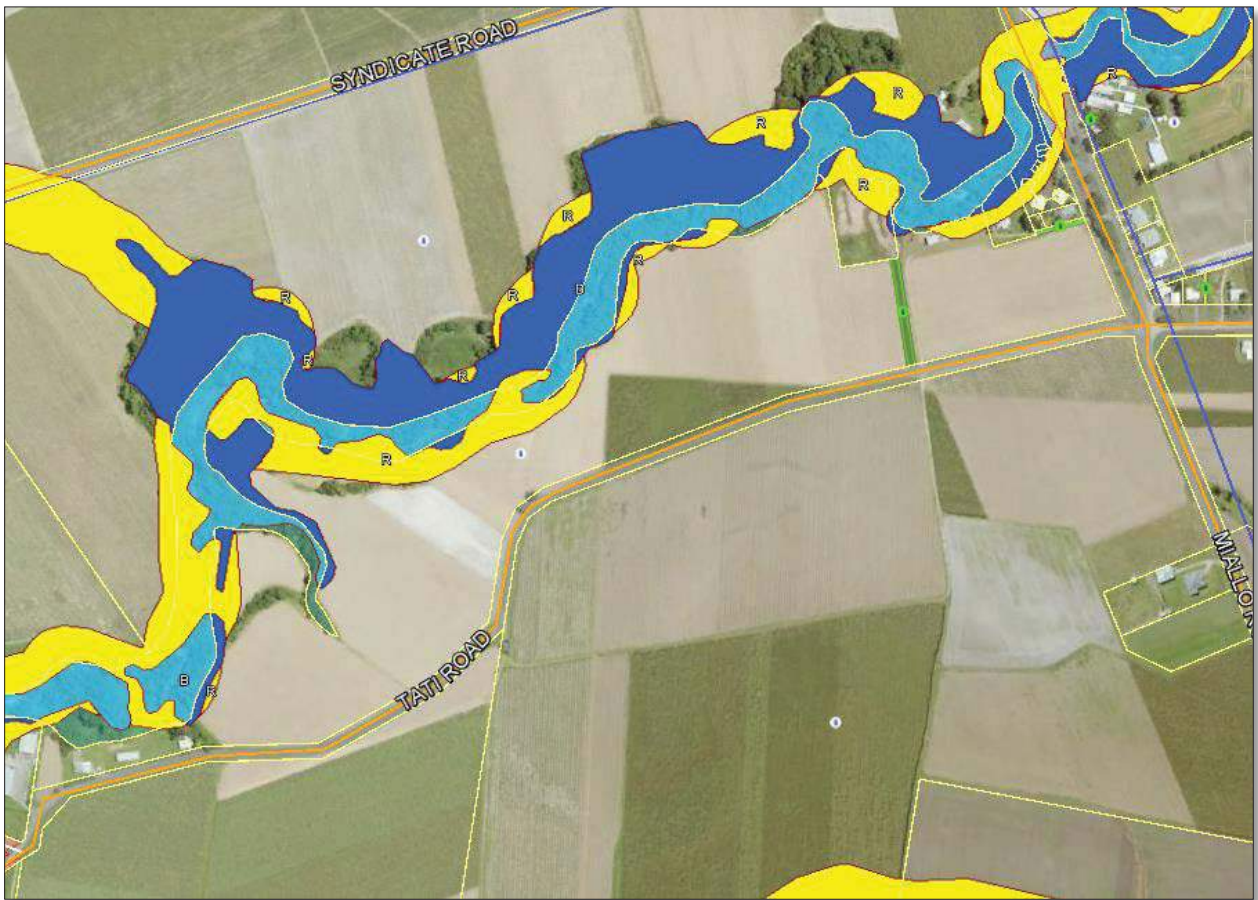


Figure 3 – Vegetation Overlay (source – Google Earth)



4.2.7 Existing Service Arrangements

Table 2 – Service arrangements

Water	The existing dwelling house is serviced by town water supply.
Sewerage	The existing dwelling house is serviced by an on site effluent disposal.
Stormwater	Stormwater is managed on site.
Electricity	The existing dwelling house is connected to electricity.
Telecommunications	The existing dwelling house is connected to telecommunication services.

Existing service arrangements will not be altered as part of this application.

4.2.8 Stormwater

Stormwater will continue to be managed on site.

4.2.9 Referral Summary

No referral agencies have been identified.

The application is not triggered for referral under Schedule 7, Table 2, Item 4 (Clearing Vegetation) of the Sustainable Planning Regulation 2009 as the development will not result in any additional exempt clearing.

5.0 Proposal

5.1 Development Summary

The development application aims to gain a Development Permit to allow the applicant to subdivide their property into four (4) allotments.

The proposed development seeks to create the following proposed lots:

- Proposed Lot 1 – 4000m²;
- Proposed Lot 2 – 4000m²;
- Proposed Lot 3 – 4000m²; and
- Proposed Lot 4 – 25.98 ha.

The proposed subdivision is shown in Figure 4 below. All agricultural land within the rural zone will be contained in a single parcel used for agricultural purposes.

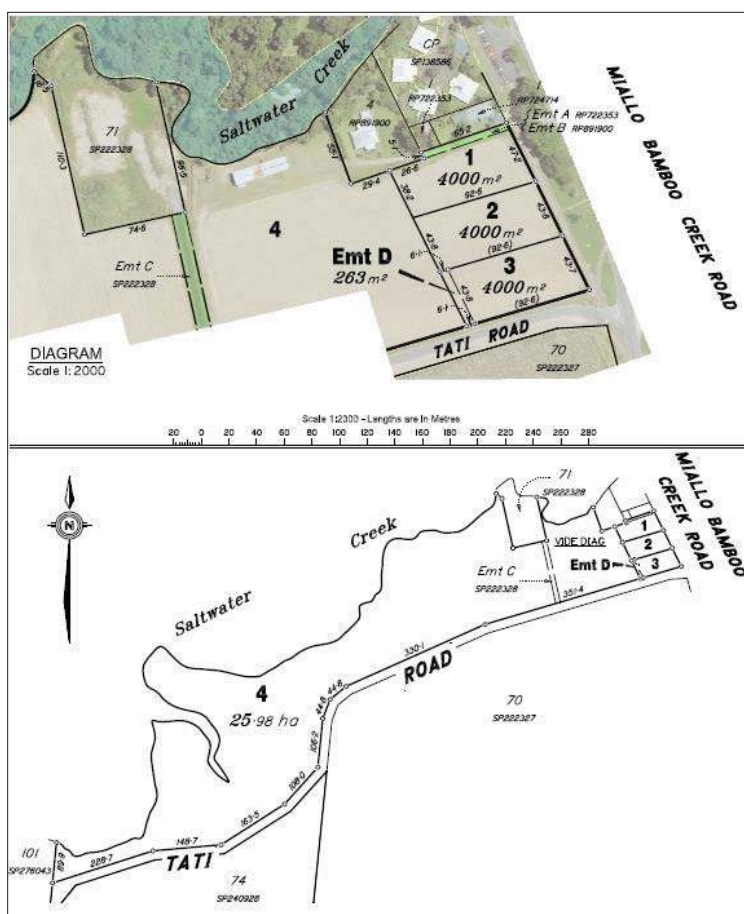


Figure 4 – Extract of Proposal Plan 32204-PP01 Rev B (source – Veris)

5.2 Lot Dimensions and Size

The proposed lot sizes are consistent within the Miallo vicinity.

Proposed lots 1, 2 and 3 achieve compliance with the *Douglas Shire Planning Scheme 2008* with regards to rural settlement zoned land. Proposed lot 4 does not meet the desired 40ha minimum lot size in the rural zone. In the view that the subject land has split zoning and is intended for this type of development, the non-compliance is considered acceptable in this instance.

5.3 Access

Proposed Lot 1 will utilise the existing access to Miallo Bamboo Creek Road

Proposed Lot 2 will gain access from Tati Road via proposed easement D within Proposed Lot 3.

Proposed Lot 3 will direct access to Tati Road. The proposed access will be determined at the time a building approval is lodged for the subject lot.

Proposed Lot 4 has an existing cross over to Tati Road, access arrangements will remain unchanged.

5.4 Electricity & Telecommunications

The proposed lots are designed so that efficient connection to electricity and telecommunications services can be achieved.

All existing electricity & telecommunication services for proposed Lot 4 will remain unchanged as part of the proposed development.

5.5 Water & Sewer

Proposed Lot 1-3 will be serviced by town water supply and on site effluent disposal. It is requested Council appropriately condition the provision of an onsite effluent report at the time that building applications are lodged with Council for the relevant lots.

All existing water and sewer services for proposed Lot 4 will remain unchanged as part of the proposed development.

6.0 Planning Framework & Assessment

6.1 Planning Framework

As described within Section 313 of the *Sustainable Planning Act 2009*, the Assessment Manager must assess the part of the application against each of the following relevant matters:

- The State planning regulatory provisions;
- The Regional Plan for a designated region, to the extent it is not identified in the Planning Scheme as being appropriately reflected in the Planning Scheme;
- Any applicable codes, other than concurrence agency codes the assessment manager does not apply, that are identified as a code for IDAS under this or another Act;
- State Planning Policies, to the extent the policies are not identified in any relevant regional plan as being appropriately reflected in the regional plan; or the planning scheme as being appropriately reflected in the planning scheme;
- Any applicable codes in a temporary local planning instrument; a preliminary approval to which section 242 applies; or a planning scheme;
- If the assessment manager is an infrastructure provider – the priority infrastructure plan.

In accordance with Section 313 of the *Sustainable Planning Act 2009*, in determining this Code Assessable planning application, the Assessment Manager must also have regard to:

- The common material;
- Any development approval for, and any lawful use of, premises the subject of the application;
- Any referral agency's response for the application;
- The purposes of any instrument containing any applicable code.

On this basis, the planning framework and associated provisions that are applicable in this assessment are:

1. Far North Queensland Regional Plan
2. Rural and Rural Settlement Planning Areas, Rural Areas & Rural Settlements Locality Code, Planning Area Code and Reconfiguration a Lot Code of the *Douglas Shire Planning Scheme Amendment 2008*.

6.2 Far North Queensland Regional Plan

The Far North Queensland Regional Plan identifies the site as being included in the Regional Landscape and Rural Production area. The proposed development is consistent with the rural and rural settlement zoning of the site.



6.3 Douglas Shire Planning Scheme Amendment 2008

The Douglas Shire Planning Scheme Amendment 2008 is the current, applicable document for planning assessment for applications. For the purposes of the current application, the following elements will be assessed:

Code	Applicability of Code	Comment
Codes for Localities		
Rural	The Code is applicable	The proposed subdivision is very minor in nature. There will no loss of good quality agricultural land as all agricultural land will be contained in a single parcel used for agricultural purposes. Setbacks from the existing structures to the new boundaries are in accordance with the planning scheme. It is considered that a full assessment against the planning scheme is no warranted in this circumstance.
Rural Settlement	The Code is applicable	
Codes for Planning Areas		
Rural Areas & Rural Settlements Locality Code and Planning Area Code	The Code is applicable	The Code is not addressed in detail
Codes for Overlays		
Acid Sulfate Soils	The Code is applicable	The Code is not addressed in detail Excavation onsite will be limited to that of footings for new dwellings.
Cultural Heritage and Valuable Sites	The Code is not applicable as the site is not affected by the Overlay	The Code is not addressed
Natural Hazards Code	The Code is not applicable as the site is not affected by the Overlay	The Code is not addressed as the site is mapped as low risk hazard. Proposed lots have acceptable access and will be connected to Council's water supply, providing firefighting capabilities.
Land Use Codes		
Natural Areas and Scenic Amenity	The Codes are not applicable	This application in only for the Reconfiguration of a Lot. Any future development of the site will address the applicable Land Use Codes.
General Codes		
Reconfiguration of a Lot Code	The Code is applicable	The Code is addressed

6.4 State Planning Regulatory Provisions

There are no State Planning Regulatory Provisions relevant to the development.



7.0 Conclusion of Assessment

7.1 Conclusion

The Assessment Report has demonstrated that the proposal represents a beneficial outcome that accords with the relevant codes of the *Douglas Shire Planning Scheme Amendment 2008* and State Development Assessment Provisions.

It is recommended that the proposed development be considered favourably by Council and approved subject to reasonable and relevant conditions.



8.0 Appendices

Appendix 1 – IDAS Forms

Appendix 2 – Registered Survey Plan – SP240928

Appendix 3 – Current Title

Appendix 4 – Proposal Plan

Appendix 5 – Development Codes



Appendix 1 – IDAS Forms

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

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)

Salvatore & Joseph Marano c/- Veris

For companies, contact name

Attn: Michael Tessaro

Postal address

PO Box 7627

Suburb Cairns

State QLD

Postcode

4870

Country Australia

Contact phone number

(07) 4051 6722

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)	m.tessaro
	@ veris.com.au
Applicant's reference number (non-mandatory requirement)	32204

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.)

4 Lot ROL

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

Impact assessment Code assessment

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

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

Material change of use Reconfiguring a lot Building work Operational work

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

Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

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

d) What is the level of assessment?

Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

Refer attached schedule Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		142	Tati Rd, Miallo	4873	73	SP240928	Douglas Shire Council
ii)							
iii)							

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

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

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

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

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

27.18ha

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

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

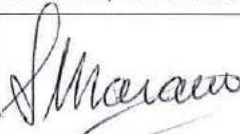

Name of owner/s of the land	Salvatore Marano & Joseph Marano	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.		
Signature of owner/s of the land	 Salvatore Marano	 Joseph Marano
Date	17/2/17	

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

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

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

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

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

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

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

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

- No—go to question 11 Yes

10a. 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 local government/private certifier's copy of the accepted QLeave form

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

11. 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)

12. 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 1 & 7	Smart eDA
Planning Report with supporting information	Smart eDA

13. 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 10

- 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 2013.

Question 10a

- 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 can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

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

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 received form sighted by assessment manager	Name of officer who sighted the form

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.

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	3			

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) 0

b) What is the total area of land to be contributed for community purposes? (square metres) 0

c) Does the proposal involve the construction of a canal or artificial waterway?
 No Yes

d) Does the proposal involve operational work for the building of a retaining wall?
 No Yes

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

a) What is the proposed estate name? (if known and if applicable)

b) What stage in the development does this table refer to?

c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
 No Yes—specify the total number

d) What is the total area of land for this stage? (square metres)

e) What is the total length of any new road to be constructed at this stage? (metres)

f) What is the total area of land to be contributed for community purposes at this stage? (square metres)

g) Does the proposal involve the construction of a canal or artificial waterway?
 No Yes

h) Does the proposal involve operational work for the building of a retaining wall?
 No Yes

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

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

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

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

9. What is the reason for the boundary realignment?

--

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

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

Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <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 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 	<input checked="" type="checkbox"/> Confirmed	

purposes • the final intended use of any new lots.		
For a development application – A statement about how the proposed development addresses the local government’s planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	<input type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Notes for completing this form

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

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

OFFICE USE ONLY

Date received

Reference numbers

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

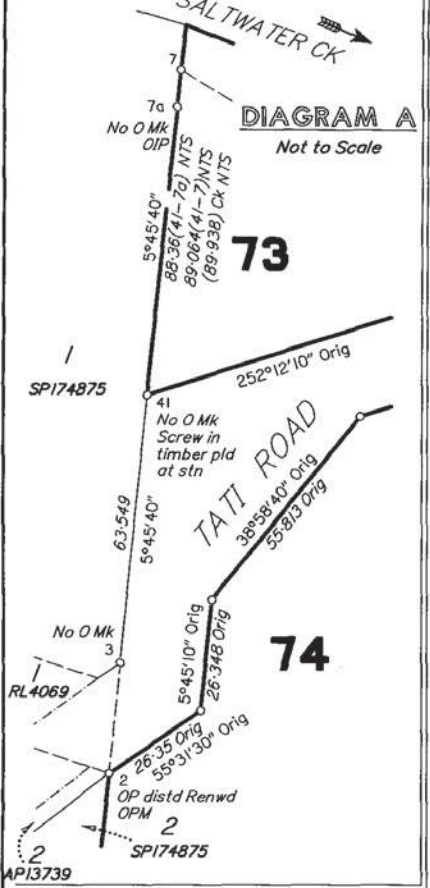


Appendix 2 – Registered Survey Plan

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

SURVEY PLAN

Sheet 1 of 2

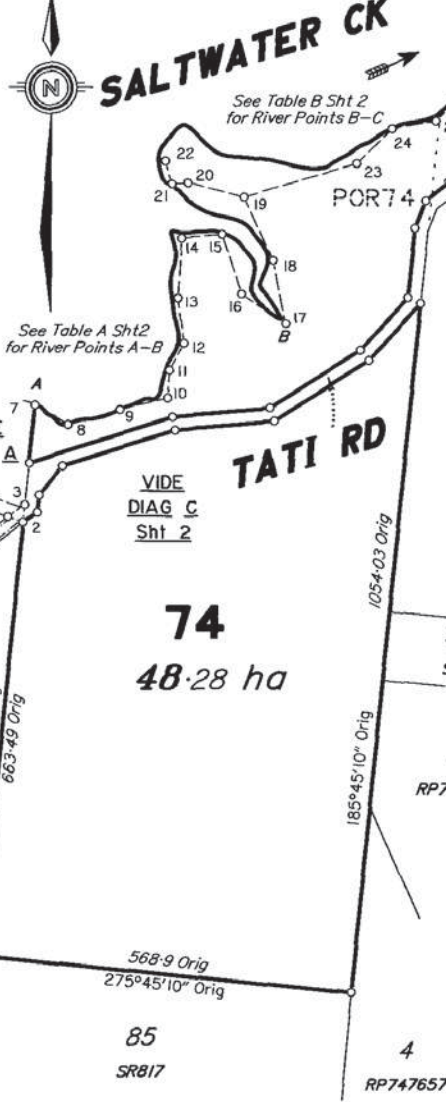
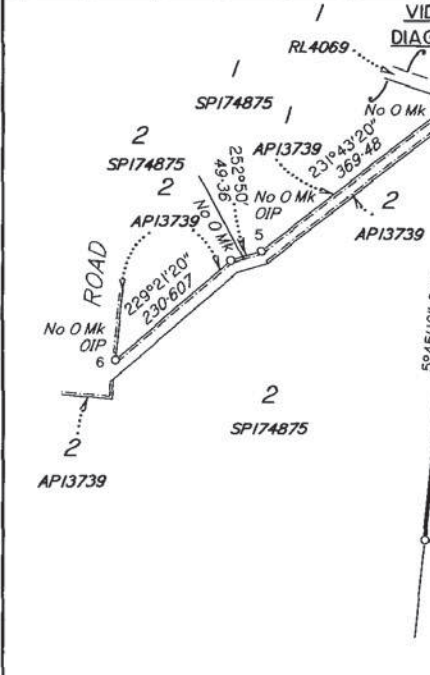
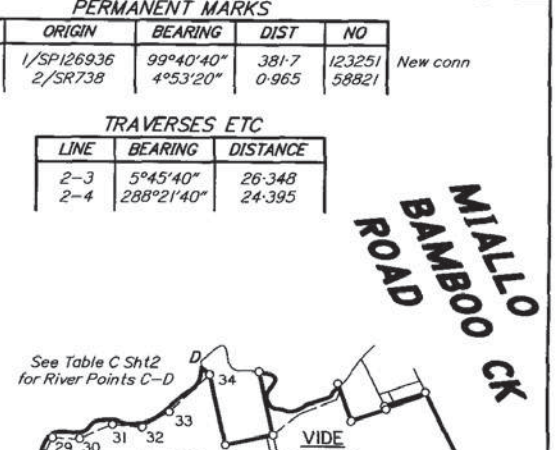


PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
1-OPM	1/SP126936	99°40'40"	381.7	123251
2-OPM	2/SR738	4°53'20"	0.965	58821

New conn

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	OIP	12/SP222328	349°23'10"	1.062
5	OIP	10/SR885	152°22'40"	10.228
6	OIP	6/SR885	185°45'40"	14.585
7	Pin		133°33'	1.0
7a	OIP	1/SR657	185°45'40"	1.006
17	Pin		323°45'30"	2.71
18	Pin		262°29'20"	4.34
27	Pin		285°26'	1.08
28	Pin		293°17'45"	4.12
34	OIP	13/SP222328	347°01'10"	1.252
35	OIP	10/SP222328	338°12'40"	1.344
36	OIP	9/SP222328	226°35'40"	7.752
39	OIP	5/RP891900	160°07'40"	2.0
40	OIP	4/RP891900	339°57'40"	6.34
41	Pin		93°20'35"	1.912

TRAVERSES ETC		
LINE	BEARING	DISTANCE
2-3	5°45'40"	26.348
2-4	288°21'40"	24.395



See Table C Sht 2 for River Points C-D

See Table B Sht 2 for River Points B-C

See Table A Sht 2 for River Points A-B

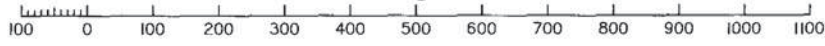
Original information compiled from SP222328 in the Department of Environment and Resource Management.

Pegs placed at stations 7-33.

First New Plan of Survey under Section 108 of the SMI Act

TRAVERSES ETC		
LINE	BEARING	DISTANCE
7-8	121°13'35"	59.158
8-9	73°25'30"	81.686
9-10	76°33'25"	74.379
10-11	4°31'50"	42.306
11-12	27°27'15"	46.653
12-13	352°49'	69.718
13-14	3°28'55"	91.337
14-15	84°48'45"	61.759
15-16	161°49'45"	95.054
16-17	124°24'55"	81.018
17-18	348°37'	98.288
18-19	335°23'25"	106.362
19-20	284°03'	87.775
20-21	266°28'45"	24.495
21-22	344°23'	35.782
19-23	73°41'30"	179.053
23-24	45°10'25"	75.077
24-25	80°01'30"	67.428
25-26	45°09'30"	75.606
26-27	38°10'20"	74.958
27-28	3°40'05"	82.183
28-29	26°03'30"	28.13
29-30	92°25'45"	41.406
30-31	66°51'35"	55.384
31-32	94°45'40"	45.727
32-33	60°52'45"	47.198
33-34	46°48'	83.564

Scale 1:8000 - Lengths are in Metres.



CHARLES O'NEILL PTY. LTD. (ACN 010 329 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Lloyd Raymond Gilbert, Registered Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Grant Harold Phillips, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 18/10/10.

Charles Edward O'Neill, Director
Julie Anne O'Neill, Director
Date: 27/10/10

0 50mm 100mm 150mm State copyright reserved.

Plan of Lots 73 & 74

Cancelling Lot 72 on SP222328

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

Meridian: **MGA94 Zone 55 by GPS** F/N's: Yes

Scale: **1:8000**

Format: **STANDARD**

SP240928

Plan Status:

BIS5MAR-05 815568-05 27/10/10

713600059

\$417.00
01/12/2010 10:25

CS 400 NT

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

Registered

5. Lodged by

MacDonnell's Law
Cnr Shields & Grafton Sts
CAIRNS QLD 4870
Ph: (07) 4030 0600 Fax: 4030 0699
Email: lodgements.clerk@MacDonnells.com.au
MRS
(Include address, phone number, reference, and Lodger Code)

754

1. Certificate of Registered Owners or Lessees:

#We SALVATORE MARANO
JOSEPH MARANO
AS TENANTS IN COMMON

(Names in full)

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

* as Lessees of this land agree to this plan.

Salvatore Marano
Joseph Marano
Signature of * Registered Owners * Lessees

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50781153	72	SP222328	73,74		

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601024925 (Emt A on RP722353)	73
700816538 (Emt B on RP891900)	73
712661576 (Emt C on SP222328)	73

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708750706	74	73
708750707	74	73
708750710		73
712661577	73,74	
712661578	73,74	

* Rule out whichever is inapplicable

2. Local Government Approval.

* ~~CAIRNS REGIONAL COUNCIL~~
hereby approves this plan in accordance with the :
%
SUSTAINABLE PLANNING ACT 1997

Dated this SEVENTEENTH day of NOVEMBER 2010

[Signature] # DELEGATED OFFICER
KELLY REASTON, MANAGER
DEVELOPMENT ASSESSMENT

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

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

4. References :
Dept File :
Local Govt : 8/13/1550
Surveyor : 8155MAR

74	Por 74
73	Por 66, Por 74
Lots	Orig

7. Portion Allocation :

8. Map Reference :
7965-23112

9. Locality :
MIALLO

10. Local Government :
CAIRNS REGIONAL COUNCIL

11. Passed & Endorsed :
By : CHARLES O'NEILL PTY.LTD.
Date : 27/10/10
Signed : *[Signature]*
Designation : Cadastral Surveyor

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
Cadastral Surveyor/Director * Date
* delete words not required

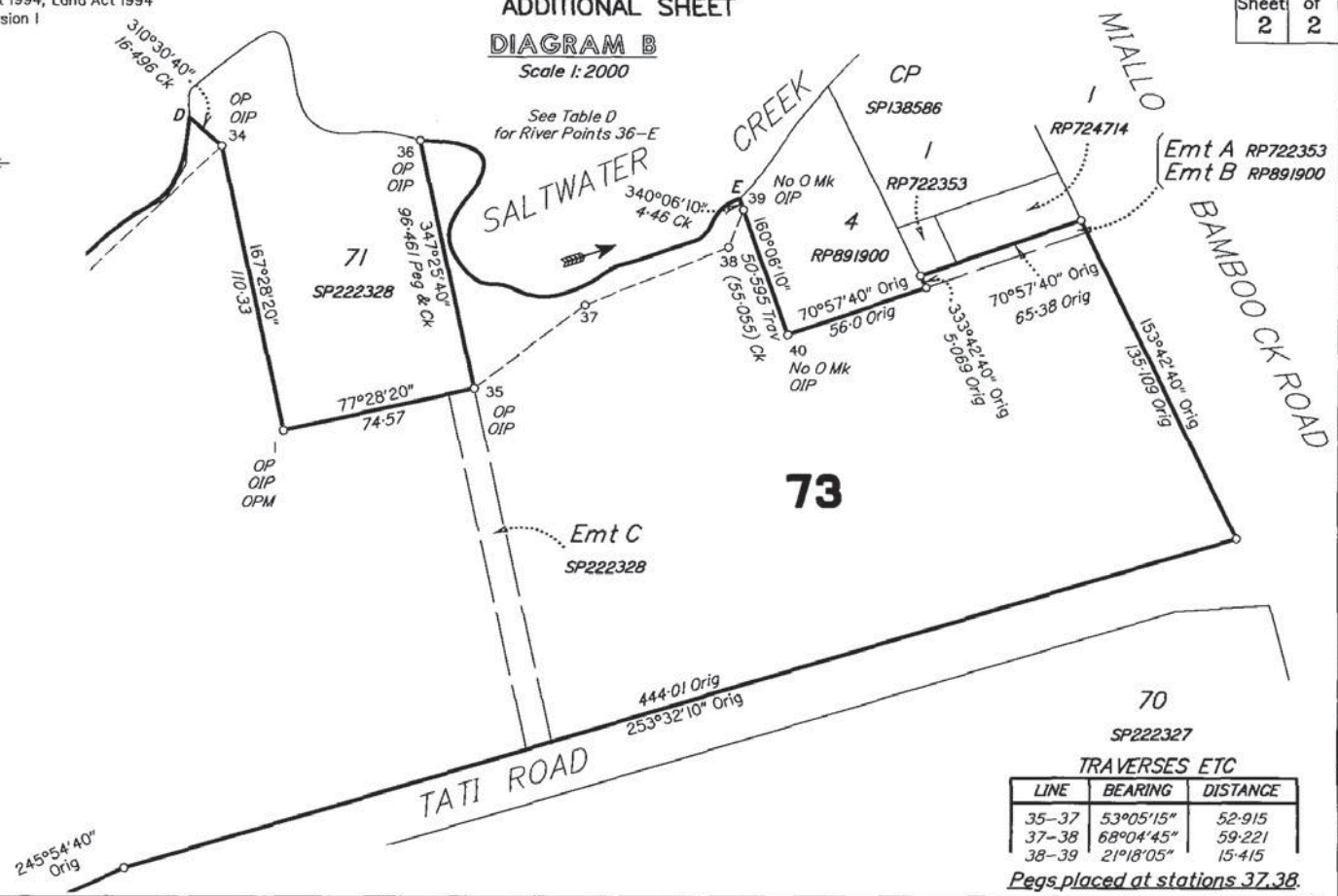
13. Lodgement Fees :
Survey Deposit \$.....
Lodgement \$.....
..... New Titles \$.....
Photocopy \$.....
Postage \$.....
TOTAL \$.....

14. Insert Plan Number
SP240928

DIAGRAM B

Scale 1:2000

See Table D for River Points 36-E



TRAVERSES ETC

LINE	BEARING	DISTANCE
35-37	53°05'15"	52-915
37-38	68°04'45"	59-221
38-39	21°18'05"	15-415

Pegs placed at stations 37, 38

TABLE A

TABLE B

TABLE C

TABLE D

RIVER POINTS

BEARING	DISTANCE
110°51'15"	5-074
122°44'	9-689
148°43'55"	11-458
90°43'40"	9-612
154°12'50"	19-844
72°09'10"	19-465
62°57'25"	12-778
91°17'15"	17-295
76°22'	29-039
60°09'55"	17-769
74°35'25"	23-825
57°02'45"	22-713
130°19'55"	10-431
55°10'20"	14-233
10°01'35"	25-239
18°48'50"	16-695
15°24'15"	12-755
35°49'10"	17-183
18°32'25"	15-8
2°17'45"	13-35
342°57'50"	19-284
352°53'35"	35-924
350°02'10"	31-961
25°47'40"	31-349
348°10'40"	29-385
337°57'25"	18-281
112°58'25"	16-962
88°10'20"	18-054
84°29'35"	26-008
90°02'25"	19-033
117°11'40"	30-435
149°50'45"	12-339
139°01'15"	22-52
156°25'	11-995
190°54'15"	20-368
194°22'25"	16-745
147°04'35"	8-183
145°16'50"	23-522
127°01'15"	26-429
115°44'50"	10-674

RIVER POINTS

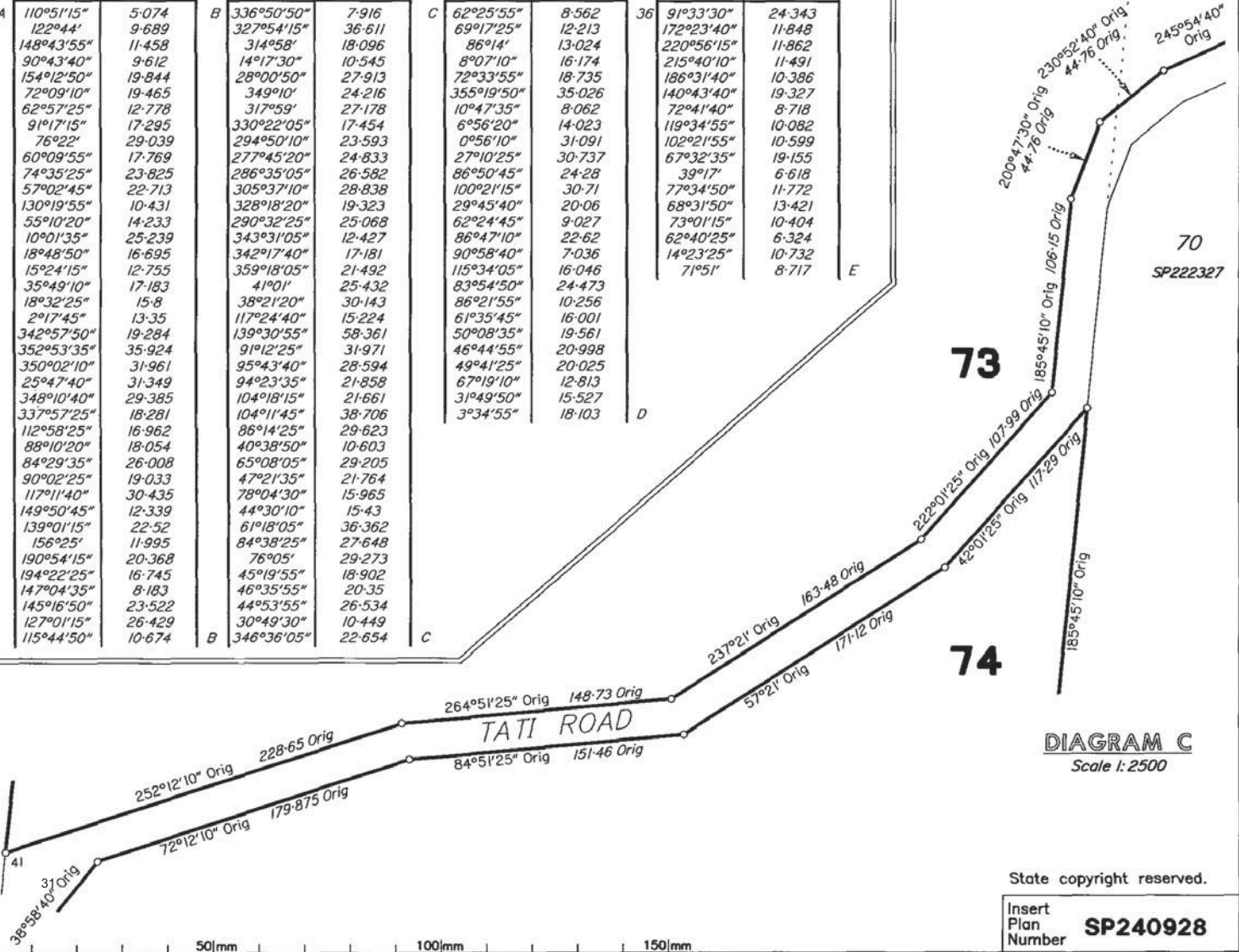
BEARING	DISTANCE
336°50'50"	7-916
327°54'15"	36-611
314°58'	18-096
14°17'30"	10-545
28°00'50"	27-913
349°10'	24-216
317°59'	27-178
330°22'05"	17-454
294°50'10"	23-593
277°45'20"	24-833
286°35'05"	26-582
305°37'10"	28-838
328°18'20"	19-323
290°32'25"	25-068
343°31'05"	12-427
342°17'40"	17-181
359°18'05"	21-492
41°01'	25-432
38°21'20"	30-143
117°24'40"	15-224
139°30'55"	58-361
91°12'25"	31-971
95°43'40"	28-594
94°23'35"	21-858
104°18'15"	21-661
104°11'45"	38-706
86°14'25"	29-623
40°38'50"	10-603
65°08'05"	29-205
47°21'35"	21-764
78°04'30"	15-965
44°30'10"	15-43
61°18'05"	36-362
84°38'25"	27-648
76°05'	29-273
45°19'55"	18-902
46°35'55"	20-35
44°53'55"	26-534
30°49'30"	10-449
346°36'05"	22-654

RIVER POINTS

BEARING	DISTANCE
62°25'55"	8-562
69°17'25"	12-213
86°14'	13-024
8°07'10"	16-174
72°33'55"	18-735
355°19'50"	35-026
10°47'35"	8-062
6°56'20"	14-023
0°56'10"	31-091
27°10'25"	30-737
86°50'45"	24-28
100°21'15"	30-71
29°45'40"	20-06
62°24'45"	9-027
86°47'10"	22-62
90°58'40"	7-036
115°34'05"	16-046
83°54'50"	24-473
86°21'55"	10-256
61°35'45"	16-001
50°08'35"	19-561
46°44'55"	20-998
49°41'25"	20-025
67°19'10"	12-813
31°49'50"	15-527
3°34'55"	18-103

RIVER POINTS

BEARING	DISTANCE
91°33'30"	24-343
172°23'40"	11-848
220°56'15"	11-862
215°40'10"	11-491
186°31'40"	10-386
140°43'40"	19-327
72°41'40"	8-718
119°34'55"	10-082
102°21'55"	10-599
67°32'35"	19-155
39°17'	6-618
77°34'50"	11-772
68°31'50"	13-421
73°01'15"	10-404
62°40'25"	6-324
14°23'25"	10-732
71°51'	8-717



TRAVERSES ETC

LINE	BEARING	DISTANCE
36-37	91°33'30"	24-343
37-38	172°23'40"	11-848
38-39	220°56'15"	11-862
39-40	215°40'10"	11-491
40-41	186°31'40"	10-386
41-42	140°43'40"	19-327
42-43	72°41'40"	8-718
43-44	119°34'55"	10-082
44-45	102°21'55"	10-599
45-46	67°32'35"	19-155
46-47	39°17'	6-618
47-48	77°34'50"	11-772
48-49	68°31'50"	13-421
49-50	73°01'15"	10-404
50-51	62°40'25"	6-324
51-52	14°23'25"	10-732
52-53	71°51'	8-717

DIAGRAM C
Scale 1:2500

State copyright reserved.

Insert Plan Number **SP240928**



Appendix 3 – Current Title Search

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 25298988

Search Date: 08/02/2017 16:00

Title Reference: 50832574

Date Created: 06/12/2010

Previous Title: 50781153

REGISTERED OWNER

Interest

Dealing No: 713600059 01/12/2010

SALVATORE MARANO

1/2

JOSEPH MARANO

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 73 SURVEY PLAN 240928
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10498017 (POR 66)
Deed of Grant No. 10498188 (POR 74)
Deed of Grant No. 21120122 (POR 66)
2. EASEMENT No 601024925 (N587231) 25/07/1968
BURDENING THE LAND
TO LOT 1 ON RP22353
OVER EASEMENT A ON RP22353
3. EASEMENT No 700816538 22/08/1995 at 11:46
burdening the land to
LOT 4 ON RP 891900
OVER EASEMENT B ON RP 891900
4. MORTGAGE No 708750706 20/06/2005 at 12:23
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
OVER PART OF THE LAND FORMERLY LOT 74 ON SR657
5. MORTGAGE No 708750707 20/06/2005 at 12:23
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
OVER PART OF THE LAND FORMERLY LOT 74 ON SR657
6. MORTGAGE No 708750710 20/06/2005 at 12:23
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
357 522
OVER PART OF THE LAND FORMERLY LOT 5 ON RP891900

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 25298988

Search Date: 08/02/2017 16:00

Title Reference: 50832574

Date Created: 06/12/2010

EASEMENTS, ENCUMBRANCES AND INTERESTS

7. EASEMENT No 712661576 13/08/2009 at 16:33
burdening the land to
LOT 71 ON SP222328 OVER
EASEMENT C ON SP222328
8. MORTGAGE No 712661577 13/08/2009 at 16:33
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522
INTEREST OF
SALVATORE MARANO
9. MORTGAGE No 712661578 13/08/2009 at 16:34
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522
INTEREST OF
JOSEPH MARANO

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBAL X



Appendix 4 – Proposal Plan

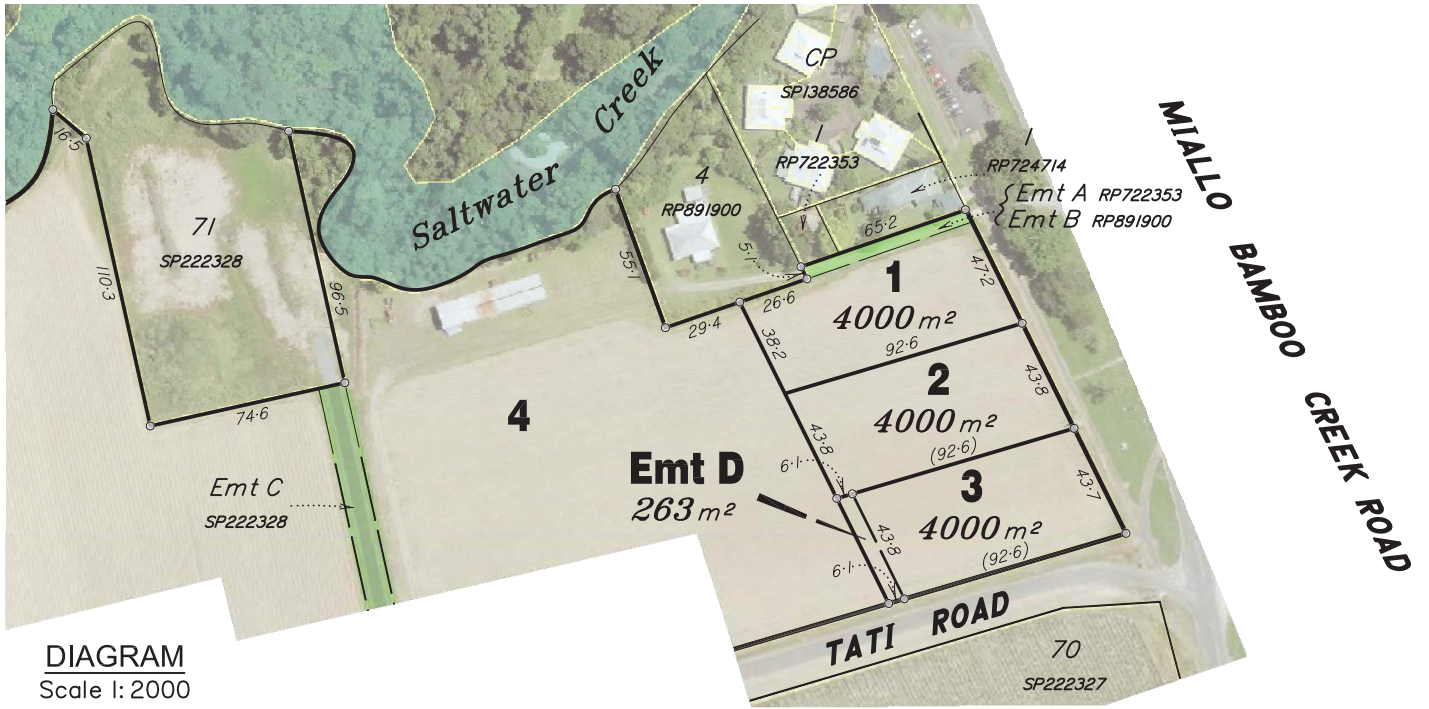
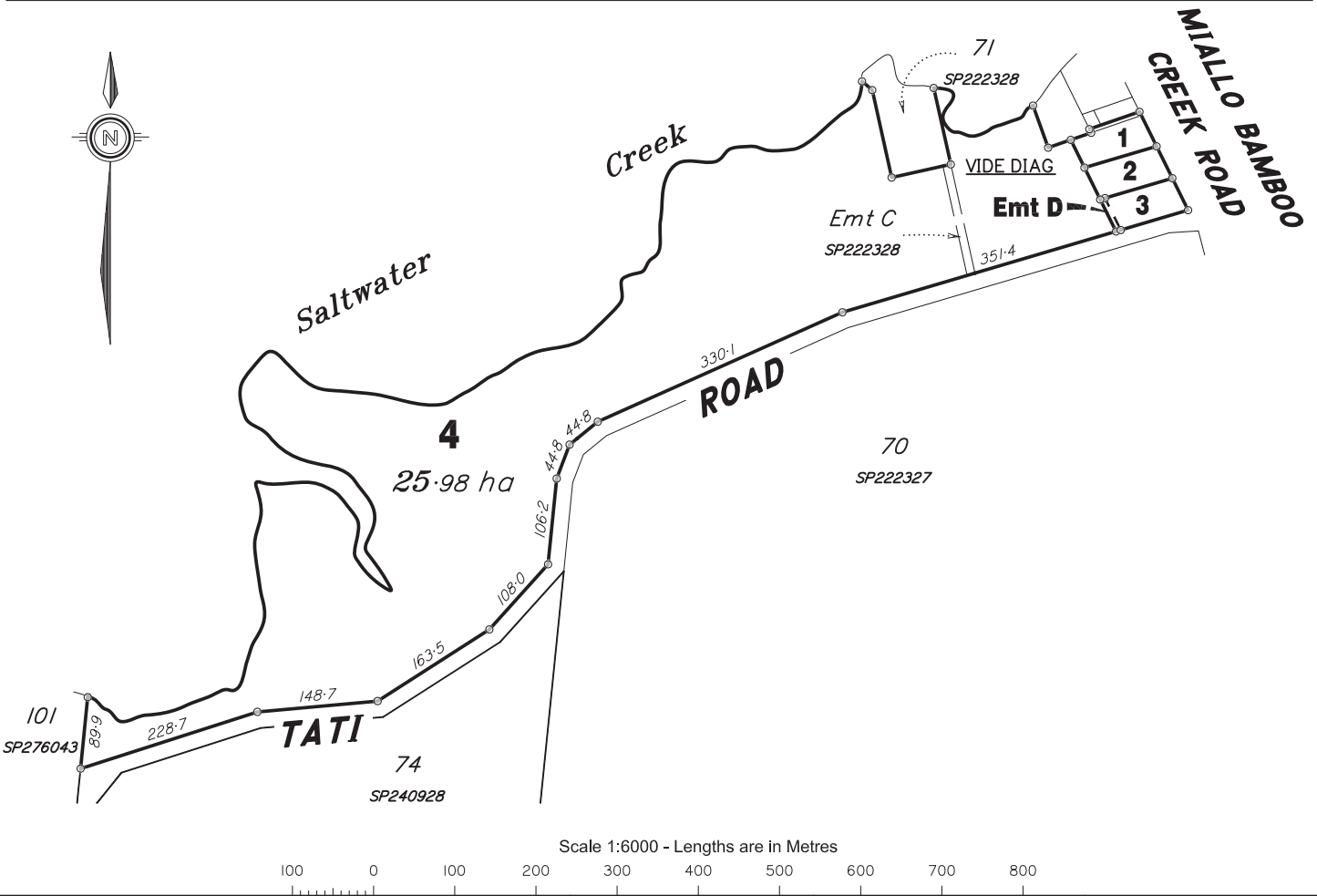


DIAGRAM
Scale 1: 2000

Scale 1:2000 - Lengths are in Metres



Scale 1:6000 - Lengths are in Metres



THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VERIS

IMPORTANT NOTES:
(These notes are an Integral part of this plan)
This plan has been prepared for Salvatore & Joseph Marano for the purposes of a proposal plan.
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:
The dimensions, areas and total number of lots shown hereon are subject to Local Authority approval, field survey and preparation of final plan of survey.

Copyright © Queensland Surveying Pty Ltd, a Veris Company.
February 2017

Issue	Revisions	Date	Drawn
B	Amend boundary	28/02/2017	EN
A	Original Issue	17/02/2017	EN

Local Authority: MIALLO DOUGLAS SHIRE
Horizontal Meridian: SP240928
Vertical Level Datum: *
Level Origin: *
Scale: 1:6000 @A3
Surveyed: *
Designed: *
Drawn: EN
Checked: MAT
Plot Date: 14 Mar, 2017
Computer File Ref: 32204PP-01B.dwg

Proposed Reconfiguration of a Lot
For Salvatore & Joseph Marano

Proposed Lots 1-4 & Emt D in Proposed Lot 3

Cancelling Lot 73 on SP240928

BRISBANE (07) 3666 4700 PROSERPINE (07) 4845 1722
MACKAY (07) 4951 2911 CAIRNS (07) 4951 6722
veris.com.au
ACN 604 671 374
Queensland Surveying Pty Ltd, a Veris Company

Drawing No: 32204PP-01 Issue: B



Appendix 5 – Development Codes

Reconfiguration of a Lot Code

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
Areas and dimensions of Lots		
<p>P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.</p>	<p>A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in Table 1.</p>	<p>Proposed Lot 1, 2 and 3 are zoned Rural Settlement and are 4000m² in size, meeting the minimum Lot size of 0.4 hectares</p> <p>Proposed Lot 4 is zoned Rural and is 25.98 ha which is well below the desired 40 ha minimum lot size, therefore the compliance with the Rural Minimum Lot Size is unachievable.</p> <p>All lots are consistent with the zones and surrounding properties.</p>
Stormwater and Drainage		
<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> • natural Watercourses; • surface or underground water quality; <p>or</p> <ul style="list-style-type: none"> • the built environment either upstream or downstream of the Site. 	<p>A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Stormwater and drainage will continue to be managed on site.</p>
Water Supply		
<p>P13 An adequate, safe and reliable supply of potable water is provided.</p>	<p>A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. A13.2 A contribution is paid in accordance with Planning Scheme policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p>	<p>There is existing water reticulation infrastructure located within the Miallo Bamboo Creek and Tati Road reserves. The existing infrastructure will be adequate to service the proposed lots.</p> <p>A13.2 A contribution will be paid in accordance with the Planning Scheme Policy.</p>
Treatment and Supply of Effluent		

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
<p>P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>A14.1 Each new lot is connected to Council's sewerage system. AND The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No 6 – FNQROC Development Manual. OR Where the Site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997. AND The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law. A14.2 A contribution is paid in accordance with Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions</p>	<p>A14.1 An onsite effluent disposal system will be provided at the time that a dwelling is constructed within the proposed lots in accordance with the Queensland Wastewater and Plumbing Code.</p>
Residential Development – Standard Format Plan with Common Property		
<p>P15 Lots have an appropriate area and dimension to protect residential amenity.</p>	<p>A15.1 The lot configuration under a Standard Format Plan with Common Property satisfies the minimum area and Frontage provisions of the Residential 1 Planning Area Code, as set out in Table 1</p>	<p>Not applicable to this application</p>
<p>P16 The Setback of Residential Uses from the Access driveways makes efficient use of the Site and provides for the amenity and privacy of residents.</p>	<p>A16.1 A minimum separation distance of 15 metres is provided between Residential Uses with Frontage to the Access driveway.</p>	<p>Not applicable to this application</p>
<p>P17 Internal Access driveways are designed to provide acceptable levels of safety, amenity and convenience for users, in addition to providing for visitor car parking.</p>	<p>A17.1 Access driveways serving more than 3 lots and a maximum of 20 lots are a minimum of 4 metres in width and provide designated areas for visitor parking at the rate of 1 car space for</p>	<p>Not applicable to this application</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
	every 3 houses/or other Residential Uses.	
<p>P18 Communal/public open space is provided to service the residents of the development and to contribute to the available public open space in the local community.</p>	<p>A18.1 The proportion of public open space and communal open space provided by the development is dependent upon the characteristics of the individual development and its proximity to nearby public open space, existing or planned. A split of 6% public open space and 4% communal open space is preferred, but will be determined on a Site/development specific basis.</p>	<p>Not applicable to this application</p>
<p>P19 Boundary fencing does not have a significant impact on the visual amenity of the local area.</p>	<p>A19.1 The side and rear boundary fence is a maximum of 1.8 metres in Height and incorporates decorative panels which incorporate railings, pickets and/or vegetation screening to reduce the bulk and scale of the fence or wall.</p>	<p>Not applicable to this application</p>
<p>P20 The installation of Fire Hydrants ensures that they are easy to locate and use in times of emergency and are of a standard consistent with service needs.</p>	<p>A20.1 Fire Hydrant installation for the development is provided in accordance with the requirements of the relevant Australian Standard.</p>	<p>Not applicable to this application</p>
Boundary Realignment		
<p>P21 The realignment of a boundary or boundaries does not create additional allotments and achieves an improvement on the existing situation.</p>	<p>A21.1 No additional lots are created. AND The area and configuration of the proposed lots are consistent with the historical pattern of reconfiguration in the local area. AND An improvement on the existing situation is achieved by:</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 	<p>Not applicable to this application</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	Proposal
	dimensions are met; OR • the Frontage to depth ratio of the proposed lots being greater than the frontage to depth ratio of the existing lots	



Cairns

25 Grafton Street
PO Box 7627
Cairns
QLD 4870

T 07 4051 6722
cairns@veris.com.au
veris.com.au

Office Locations

Over 15 offices across
Australia
veris.com.au/contactus

Queensland Surveying Pty Ltd
A Veris Company
ABN 25 604 671 374

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