



DOUGLAS SHIRE COUNCIL	
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Our Ref: 4903/01
L-EC1917

29 June 2017

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

Attention: Donna Graham
Manager Development & Environment

Dear Sir,

SUBMISSION OF DEVELOPMENT APPLICATION
MATERIAL CHANGE OF USE (HOME BASED BUSINESS)
38 SNAPPER ISLAND DRIVE, WONGA BEACH

Please find enclosed one (1) hard copy and one (1) electronic copy of the Supporting Information Report for a Development Application for a Material Change of Use on land described as Lot 3 on SP204460 and located at 38 Snapper Island Drive, Wonga Beach.

To assist Council with the assessment of the Application, the following information is also attached:

- SARA IDAS Application Form 1 – Application details including owners consent;
- SARA IDAS Form 5 – Material change of use assessable against a planning scheme; and
- Cheque to the value of \$917.85 (incl. GST) being Application fees associated with the proposed Material Change of Use.

It would be appreciated if the receipt for Application fees paid could be forwarded to our office upon receipt of the Application with Council.

Should you have any further queries or concerns regarding the attached Application, please do not hesitate to contact the undersigned on (07) 4724 5737 or erin@flanaganconsulting.com.au

Yours faithfully
FLANAGAN CONSULTING GROUP

ERIN CAMPBELL
Senior Planner

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)

Emanuel Solomovic

For companies, contact name

CI- Flanagan Consulting Group

Postal address

PO Box 5820

Suburb	CAIRNS		
State	QLD	Postcode	4870
Country	Australia		

Contact phone number

(07) 4724 5737

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

erin

@flanaganconsulting.com.au

Applicant's reference number (non-mandatory requirement)

R-EC1916, dated June 2017

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.)

Home based Business – Bed and Breakfast

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)		38	Snapper Island Drive, Wonga Beach	4873	3	SP204460	Douglas Shire
ii)		38	Snapper Island Drive, Wonga Beach	4873	Emt L	RP744775	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)	Residential 1 Planning Area		Acid Sulfate Soils
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)

 3,567m²
4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Vacant land

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

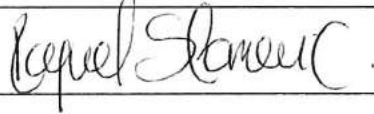
Table F	
Name of owner/s of the land	Raquel Solomovic
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	13/08/17

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

SUPPORTING INFORMATION REPORT

Emanuel Solomovic

Development Application for a Material Change of Use (Home Based Business)



Project No. 4903/01
Reference No. R-EC1916
Date: June 2017

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APPENDIX C –	Title Search (Lot 3 on SP204460)
APPENDIX D –	Site Plan and Development Plans (Emanuel Solomovic Architect)
APPENDIX E -	Geotechnical Report (Dirt Professionals)

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DEVELOPMENT PARTICULARS

Proposal	Development Application for a Material Change of Use (<i>House & Home Based Business</i>)
Applicant	Emanuel Solomovic
Land Owner	Raquel Solomovic
Site Description	Lot 3 on SP204460 and Easement L on RP744775
Street Address	38 Snapper Island Drive, Wonga Beach
Total Site Area	3,567m ²
Planning Area	Residential 1
Overlays	Acid Sulfate Soils
Planning Scheme	Douglas Shire Planning Scheme 2008
Assessment Manager	Douglas Shire Council
SARA	Not Applicable

DEFINITIONS

'Applicant'	Emanuel Solomovic
'B&B'	Bed and Breakfast
'Planning Scheme'	Douglas Shire Planning Scheme 2008
'CLR'	Contaminated Land Register
'Council'	Douglas Shire Council
'DEHP'	Department of Environment & Heritage Protection
'DEOs'	Desired Environmental Outcomes
'EMR'	Environmental Management Register
'IDAS'	Integrated Development Assessment System
'MCU'	Material Change of Use
'SPA'	<i>Sustainable Planning Act 2009</i>
'SPR'	<i>Sustainable Planning Regulation 2009</i>

1.0 INTRODUCTION

This Report has been prepared as Supporting Information for a Development Application for a Material Change of Use by Emanuel Solomovic on land located at 38 Snapper Island Drive, Wonga Beach.

The proposal involves the construction of a single detached dwelling, which will also incorporate a Bed and Breakfast. Two (2) of the six (6) bedrooms proposed will be used for the purposes of the B&B.

This Report sets out in detail the following:

- The Site;
- The Proposal;
- *Sustainable Planning Act 2009* provisions;
- IDAS decision making framework;
- Recommendations and Conclusions.

2.0 THE SITE

2.1 Site Description

The land the subject of this Application is described as Lot 3 on SP204460 and Easement L on RP744755. The location of the site is detailed on **Figure 1 – Locality Plan**. The subject land is identified as being in the Residential 1 Planning Area of the Coastal Suburbs, Villages and Township Locality of the Douglas Shire Planning Scheme 2008.



The subject land has a total area of 3,567m². Lot 3 on SP204460 is not included on DEHP's CLR or EMR (please refer to **Appendix A**). Lot 3 on SP204460 is encumbered by easements as detailed on the Survey Plan attached at **Appendix B**. The easements are associated with access and stormwater drainage.

Lot 3 on SP204460 is owned by Raquel Solomovic in Fee Simple. A copy of the relevant Title Search is attached at **Appendix C**.

2.2 Surrounding Land Uses

Land immediately to the east and south is also included in the Residential 1 Planning Area. Land immediately to the north is included in the Rural Settlement Planning Area. Land immediately to the west is included in the Community and Recreational Facilities Planning Area. The following **Figure 2** extract from the Planning Scheme Planning Area Map refers.

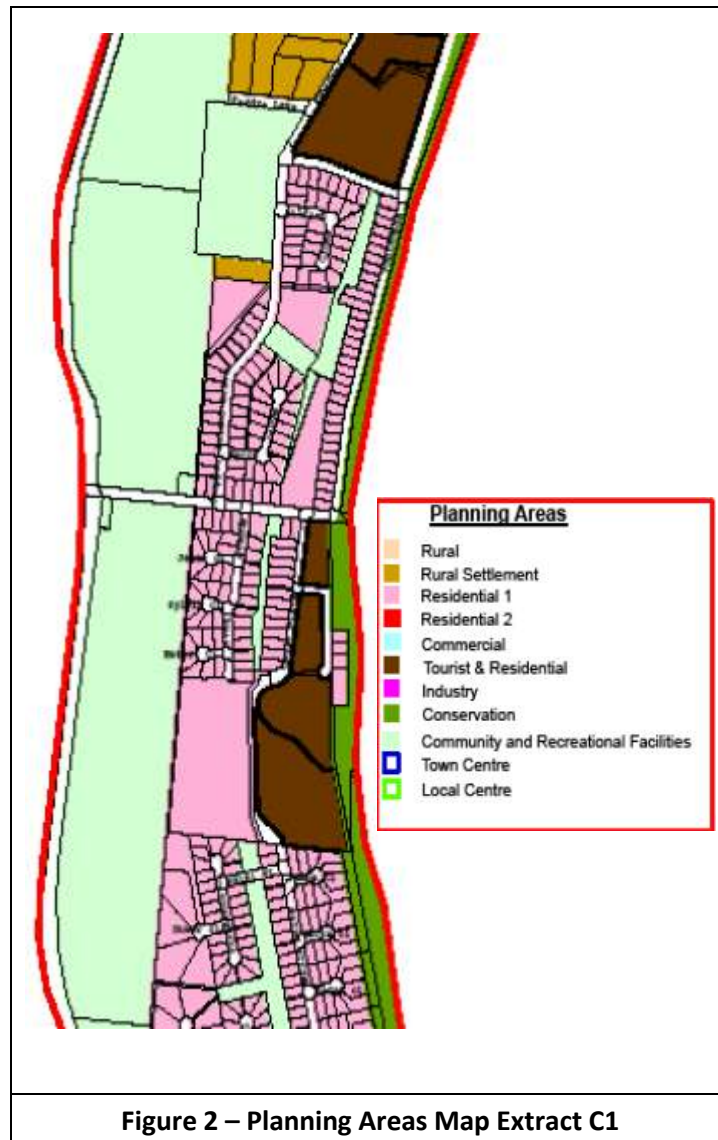


Figure 2 – Planning Areas Map Extract C1

3.0 THE PROPOSAL

The development proposal involves the construction of a substantial single detached residential dwelling, which will also incorporate a Bed and Breakfast. Two (2) of the proposed six (6) bedrooms will be used for the B&B.

A copy of the Site Plan and Development Plans prepared by Emanuel Solomovic are attached at **Appendix D**. A summary of the Development Plans is provided in the following **Table 1**.

Table 1: Development Plans

Drawing Type	Drawing No.	Date
Site Plan	A-01, Revision A	18 June 2017
Ground Floor	A-02, Revision A	18 June 2017
Level 1	A-03, Revision A	18 June 2017
North Elevation	A-05, Revision A	13 June 2017
South Elevation	A-06, Revision A	13 June 2017
East Elevation	A-07, Revision A	13 June 2017
West Elevation	A-08, Revision A	13 June 2017
Section A	A-09, Revision A	13 June 2017
Section B	A-10, Revision A	13 June 2017

Access to the dwelling will be provided from Snapper Island Drive via an easement and shared concrete driveway as detailed on the Site Plan. Four on-site car parks are being provided, one or two of which will be utilised by the residents of the dwelling.

Landscaping will be provided generally in accordance with the Site Plan. Existing trees along the south eastern and eastern boundary of the site will be retained. This existing vegetation forms a natural screen between the proposed development and adjoining residential development.

Each bedroom associated with the Bed and Breakfast will include an ensuite, a queen bed and two (2) single beds. This bedroom configuration has been designed to accommodate families with children. Bedroom 1 has been designed to accommodate persons with disabilities. A lift has also been provided for wheel chair access to the first level of the dwelling.

The pool and associated pool decking area will be available for guest use, as will the gym and games room on the first level.

Refuse storage is provided on the northern boundary of the site, opposite the car parking area.

4.0 SUPPORTING INFORMATION REPORT

As precursor to development, the Applicant commissioned the following Report to accompany the Development Application. The following executive summary of the Report refers.

4.1 Geotechnical Report

A copy of the Geotechnical Report is attached at **Appendix E**. The Report presents the result of a site investigation at 38 Snapper Island Drive, Wonga Beach. The investigation is required in connection with a proposed dwelling to be constructed on the allotment.

5.0 SUSTAINABLE PLANNING ACT 2009

The SPA 2009 provides the framework for the preparation of Planning Schemes and the assessment of Development Applications. The SPR 2009 specifies the triggers for Development Applications that must be referred to various State agencies for assessment in accordance with the regulations.

5.1 Development Applications

The proposal requires the issue of a Development Permit for a Material Change of Use (*House & Home Based Business*). The Application is Code Assessable in accordance with the provisions of the Planning Scheme, and is required to be assessed against the applicable Codes in the Planning Scheme, pursuant to section 313(2)(e) of the SPA.

5.2 Assessment Manager

In accordance with Schedule 6, Table 1 of the SPR 2009, Cairns Regional Council is the Assessment Manager for the Development Application.

5.3 State Assessment and Referral Agency

The Application is not referable to SARA for matters of State interest.

6.0 DOUGLAS SHIRE PLANNING SCHEME 2008

The Planning Scheme for Douglas Shire divides the local government area into six (6) localities that cover the entire Planning Scheme area. The Planning Scheme also divides the Shire into eleven (11) Planning Areas.

The subject land is in the Residential 1 Planning Area of the Coastal Suburbs, Villages and Township Locality of the Planning Scheme. The proposed Material Change of Use is required to be assessed against the following provisions and Codes of the Planning Scheme:

- DEOs
- Coastal Suburbs, Villages and Township Locality Code;
- Residential 1 Planning Area Code;
- Home Based Business Code; and
- House Code.

The Overlays affecting the land include:

- Acid sulfate soils
 - Below 20m AHD
- Natural hazards
 - Bushfire risk analysis (low risk hazard)

6.1 Desired Environmental Outcomes

Chapter 2 of the Planning Scheme sets out the DEOs expected to be achieved by the Scheme, Each DEO is supported by primary measures which are designed to help achieve the respective DEO. It is acknowledged that interrelationships of the DEOs is such that each will only be achieved to the extent possible having regard to the competing interests of the DEO. DEOs relevant to the development proposal are assessed in the following **Table 2**.

Table 2: Desired Environmental Outcomes

Desired Environmental Outcome
Economic Development
The proposed development includes a small tourist type component in proximity to Wonga Beach and the facilities offered at this locale. The development will have a positive impact on the tourism sector of the Shire, encouraging visitors to enjoy quality B&B accommodation. It is expected that the visitors to this local area will provide economic benefits by utilising existing service in the locality.

Cultural, Economic, Physical and Social Well-being of the Community

The proposed development is not located within or adjacent to a place of cultural and heritage significance. Accordingly, culturally important areas will not be impacted by the development proposal.

The development proposes a single detached residential dwelling which will incorporate a Bed & Breakfast (2 bedrooms) that will cater to the tourist market. The development has been designed to a high quality and reflects the tropical climate and surrounds.

The development of the Bed & Breakfast at Wonga Beach will not detract from the township's sense of community nor community pride. The proposed development is located adjacent to existing residential development and has been designed to reflect the existing tropical character of the locality.

6.2 Coastal Suburbs, Villages and Townships Locality Code

The subject land is in the Coastal Suburbs, Villages and Townships Locality. To comply with the purpose of the Coastal Suburbs, Villages and Townships Locality Code, development is required to comply with the performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following **Table 3**.

Table 3: Coastal Suburbs, Villages and Township Locality Code

Performance Criteria	Development Compliance
General Requirements	
P1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.	The proposed dwelling is ~7.4 metres in height. However the existing vegetation to be retained along the eastern boundary of the site will provide natural screening to adjoining residential properties.
P2 Development is connected to all urban services or to sustainable on site infrastructure services.	The subject land is connected to all urban services.
P3 Landscaping of development complements the existing character of the Coastal Suburbs, Villages and Townships Locality Code.	The development will be landscaped generally in accordance with the Site Plan. The Applicant is amenable to Council including Conditions in the Decision Notice which require landscaping to be provided in accordance with the Planning Scheme policy, including species appropriate to the locality. It is noted that existing trees located near the south eastern and eastern boundaries will be retained.
P4 Development sites are provided with efficient and safe vehicle access and manoeuvring areas on site and to the site, to an acceptable standard for the locality.	Access to the site is provided via an easement and shared concrete driveway as detailed on the Site Plan.
P5 Local centres are provided in the Coastal Suburbs to service the needs of the local communities.	The development does not necessitate the provision or expansion of the Wonga Beach local centre.
P6 Any expansion of residential development in the Shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	The subject land is included in the Residential 1 Planning Area. The proposed development is considered appropriate development on the land.

Performance Criteria	Development Compliance
P7 The existing large residential allotments at Wonga Beach in the Rural Settlement Planning Area are retained to maintain diversity and the existing character of the locality.	The proposed development is not located in the Rural Settlement Planning Area.
P8 The residential amenity of permanent residents of Wangetti is protected.	The proposed development is not located at Wangetti.

The proposed development is considered to comply with the Performance Criteria of the Coastal Suburbs, Villages and Townships Code having regard to the Acceptable Solutions.

6.3 Residential 1 Planning Area Code

To comply with the purpose of the Residential 1 Planning Area Code, development is required to comply with the performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following **Table 4**.

Table 4: Residential 1 Planning Area Code

Performance Criteria	Development Compliance
Consistent and Inconsistent Uses	
P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	The development proposes a single detached residential dwelling in the Residential 1 Planning Area. The use of two (2) bedrooms for Bed and Breakfast is also considered appropriate development, noting that a B&B is a Code Assessable land use in the Residential 1 Planning Area.
Fencing	
P4 Any perimeter fencing to the frontage of the site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	The subject land does not have frontage to a road. The Applicant is amenable to Conditions being included in the Decision Notice regarding perimeter fencing.
Buffering to Incompatible Land Uses	
P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals (including aquaculture and intensive animal husbandry) from residential development.	The subject land is not located adjacent to agricultural activities.
Sloping Sites	
P9 Buildings/structures are designed and sited to be responsive to the constraints of sloping sites.	The subject land is not considered a sloping site.
P10 The building style and construction methods used for development on sloping sites are responsive to the site constraints.	As above.
P11 Development on sloping land minimises any impact on the landscape character of the surrounding area.	As above.

Performance Criteria	Development Compliance
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the site does not cause any detrimental impact to the natural environment or to any other sites.	As above.

It is noted that Performance Outcomes PO2, PO3, PO5, PO6-PO7 and PO13 to PO16 are not applicable to the development. As such, these Performance Outcomes have not been included in the above assessment.

The proposed development is considered to comply with the Residential 1 Planning Area Code having regard to the Acceptable Solutions.

6.4 Home Based Business Code

To comply with the purpose of the Home Based Business Code, development is required to comply with the performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following **Table 5**.

Table 5: Home Based Business Code

Performance Criteria	Development Compliance
Siting and Design	
P1 The home based business is compatible with adjacent uses and is small scale and secondary to the primary residential use.	The proposed Bed and Breakfast will be conducted by no more than two (2) residents of the dwelling and is restricted to two (2) bedrooms only.
P2 The home based business provides adequate car parking on site for the traffic generated by the use in association with car parking for the residents.	Car parking associated with the dwelling and the B&B is located adjacent to the proposed dwelling and is easily accessible by residents and guests of the house.
P3 Any new building/s to be erected in association with a home based business complement existing buildings on site and create no significant visual impacts from adjoining public roads.	The proposed dwelling, while substantial, is located on a rear allotment without direct frontage to Snapper Island Drive. The proposed dwelling has been designed to incorporate tropical elements indicative to the area.
P4 The home based business does not adversely affect the amenity of the locality containing the site.	The proposed development including the B&B will not result in any adverse impacts to the amenity of the locality.
Bed and Breakfast Accommodation – Additional Provisions	
P5 In the case of Bed and Breakfast Accommodation, the accommodation remains ancillary to the primary residential use.	The proposed B&B aspect of the development will utilise two (2) bedrooms only which have been designed to accommodate families with children.

The proposed development is considered to comply with the Home Based Business Code having regard to the Acceptable Solutions.

6.5 House Code

To comply with the purpose of the House Code, development is required to comply with the performance Criteria of this Code. The proposal's compliance with the relevant provisions of the Code is detailed in the following **Table 6**.

Table6: House Code

Performance Criteria	Development Compliance
General	
P1 Buildings on a lot have the appearance and bulk of a single house with ancillary outbuildings.	The proposed development will contain no more than one (1) house on the allotment.
P2 The house is for residential purposes.	The house will be occupied by the residents. Two (2) of the proposed six (6) bedrooms will be used for the purposes of a B&B. The proposed B&B will be operated by the residents of the house.
P3 Resident's vehicles are accommodated on site and are sited to minimise dominance of car accommodation on the streetscape.	The subject land does not have direct frontage to Snapper Island Drive. The proposed car parking has been located on the subject land such that it will not be overly visible from adjoining residential dwellings. Existing tree on the site will be retained and form a natural screen to the proposed car parking area. Four (4) car parks are being provided on site.

The proposed development is considered to comply with House Code having regard to the Acceptable Solutions.

6.6 Acid Sulfate Soils Code

The proposed MCU is required to be assessed against the Acid Sulfate Soils Code. The purpose of this Code as it relates to the development is to ensure development which occurs on a site containing or potentially containing acid sulfate soils is undertaken in a manner such that potential risk associated with disturbing acid sulfate soils is minimised.

The site is identified as being contained below 20m AHD contour of the Acid Sulfate Soils Map C3. No soil testing has been conducted at this stage; however, the extent of excavation associated with the development will be relatively minor (excavation for the pool). In this regard, it is considered that the proposed development complies with the Acid Sulfate Soils Overlay Code having regard to the Acceptable Solutions.

The Applicant is amenable to Council including Conditions in the Decision Notice about acid sulfate soils and duty of care.

6.7 Natural Hazards Code

The proposed MCU is required to be assessed against the Natural Hazard Code for Bushfire Risk Analysis (low risk hazard). The purpose of this Code is to ensure that development does not occur in areas prone to natural hazards of bushfire. Lot 3 on SP204460 is identified as being located within the Bushfire Risk Analysis (low hazard area). Given the low risk severity of the bushfire hazard, and proximity of existing and surrounding urban development, it is considered that there is minimal risk from bushfire because of development. In this regard, it is considered that the proposed development complies with the Natural Hazards Code having regard to the Acceptable Solutions.

7.0 RECOMMENDATIONS AND CONCLUSIONS

Having regard to the facts and circumstances outlined in this Report, it is recommended that Douglas Shire Council approve the Development Application for a Material Change of Use on land located at 38 Snapper Island Drive, Wonga Beach.

It is considered that Council can justifiably approve the Development Application subject to reasonable and relevant Conditions, on the following grounds:

- the proposed allotment is of sufficient area to accommodate the proposed detached dwelling which will incorporate the Bed and Breakfast.
- all urban services can be provided to the proposed development; and
- the development is considered consistent with the provisions of the Douglas Shire Planning Scheme 2008.

In accordance with the above, the Development Application is hereby recommended to Council for its favourable consideration.

APPENDIX: A

DEHP's CLR & EMR Search - Lot 3 on SP204460



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

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

Transaction ID: 50383506 EMR Site Id: 07 June 2017
This response relates to a search request received for the site:
Lot: 3 Plan: SP204460

EMR RESULT

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

CLR RESULT

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

ADDITIONAL ADVICE

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

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

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

Administering Authority

APPENDIX: B

Survey Plan - Lot 3 on SP204460

62458_02/JMG/FB1140

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

SURVEY PLAN

Sheet 1 of 2

PERMANENT MARKS

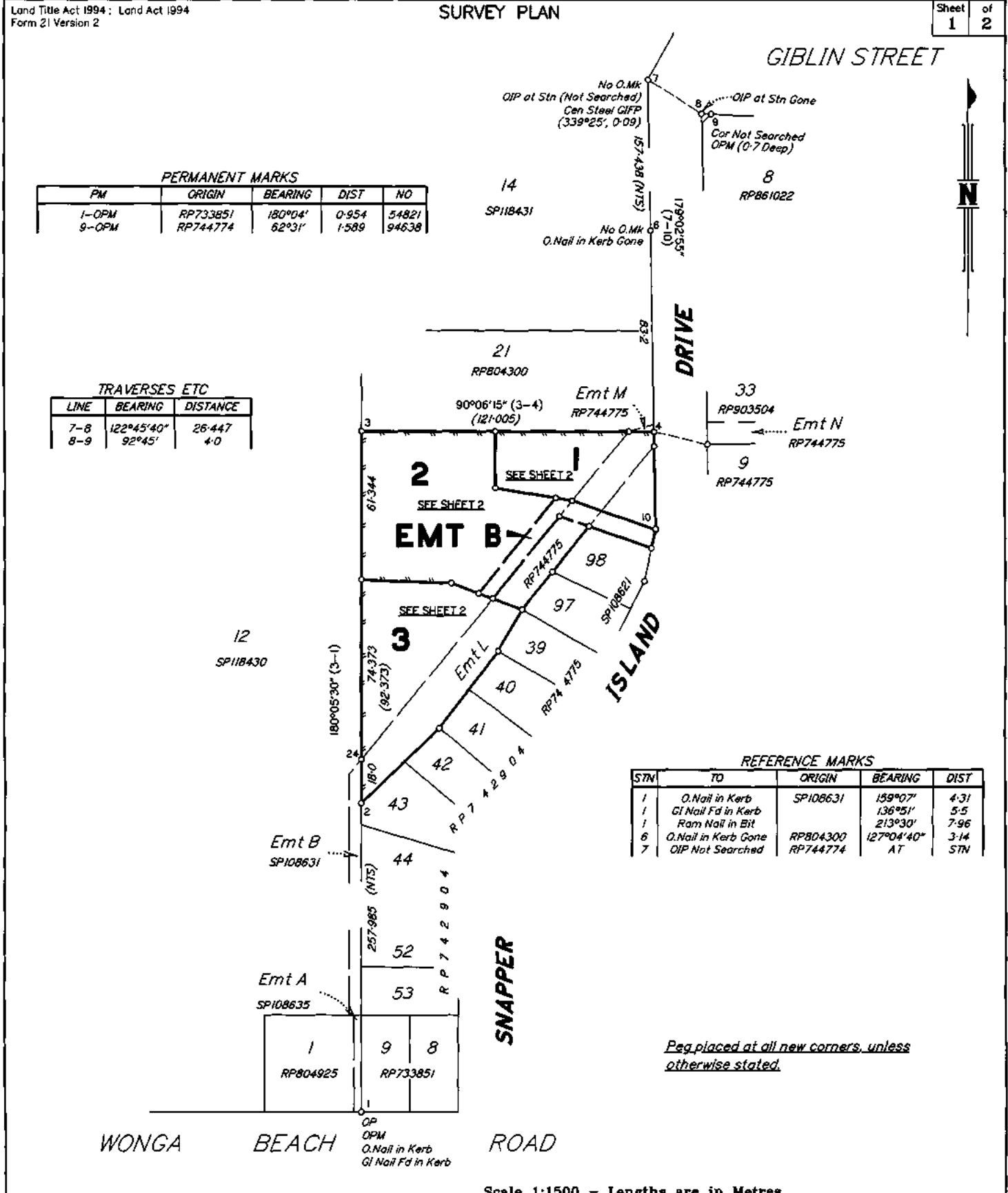
PM	ORIGIN	BEARING	DIST	NO
1-OPM	RP733851	180°04'	0.954	54821
9-OPM	RP744774	62°31'	1.589	94638

TRAVERSES ETC

LINE	BEARING	DISTANCE
7-8	122°45'40"	26.447
8-9	92°45'	4.0

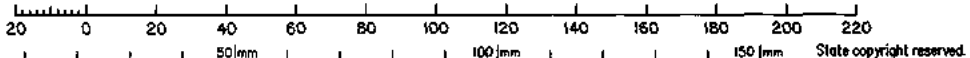
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Nail in Kerb	SPI08631	159°07'	4.31
1	GI Nail Fd in Kerb		136°51'	5.5
1	Ram Nail in Bit		213°30'	7.96
6	O.Nail in Kerb Gone	RP804300	127°04'40"	3.14
7	OIP Not Searched	RP744774	AT	STN



Peg placed at all new corners, unless otherwise stated.

Scale 1:1500 - Lengths are in Metres.



C&B Consultants Pty Ltd (ACN 055 831 096) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark Gregory FERRERO, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Adrian Edward SOLOMON, 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 10/08/07.

C&B CONSULTANTS PTY LTD A.C.N. 055 831 096
 THE COMMON SEAL OF C & B CONSULTANTS PTY LTD
 Director: *[Signature]*
 Date: 1.10.07

Plan of Lots 1-3 & Emt B in Lot 2
 Cancelling lot 99 on SPI08621
 PARISH: **WHYANBEEL** COUNTY: **SOLANDER**
 Meridian: **SPI08621** F/N's: **No**

Scale: **1:1500**
 Format: **STANDARD**

SP204460
 Plan Status:

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

712254350

\$483.80
03/03/2009 13:38

CS 400 NT

Registered

s. Lodged by

MURRAY LYONS SOLICITORS
PO Box 626 CAIRNS Qld.

768.

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

1. Certificate of Registered Owners or Lessees.

+/We **ALAN JOHN WOOLDRIDGE**
KERRY-ANN STORM BOLTON JOINT TENANTS

(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.

[Signatures]
Signature of *Registered Owners *Lessees

6. Existing

Title Reference	Lot	Plan	Created	Emts	Road
50241739	99	SP108621	1-3	B	

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
708500369	1-3	
711019098	1-3	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601295363	1-3

* Rule out whichever is inapplicable

2. Local Government Approval.

* **CAIRNS REGIONAL COUNCIL**

hereby approves this plan in accordance with the :

% **INTEGRATED PLANNING ACT 1997**

DATE OF APPLICATION: 1 JULY 2007

DATED THIS **SECOND** DAY OF **MARCH** 2009

[Signature] # **SIMON CLARKE**
MANAGER DEVELOPMENT ASSESSMENT

Dated this **SIXTEENTH** day of **MAY** 2008

[Signature] # **SIMON CLARKE**
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 : **8/38/2**
Surveyor : **62458**

1-3 **Por 33**
Lots Orig

7. Portion Allocation :

a. Map Reference :
7965-21324

s. Locality :
WONGA

10. Local Government :
DOUGLAS SHIRE

11. Passed & Endorsed :

By: **C&B Consultants Pty Ltd**
Date: **11/01/07**
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 roads.
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
* delete words not required

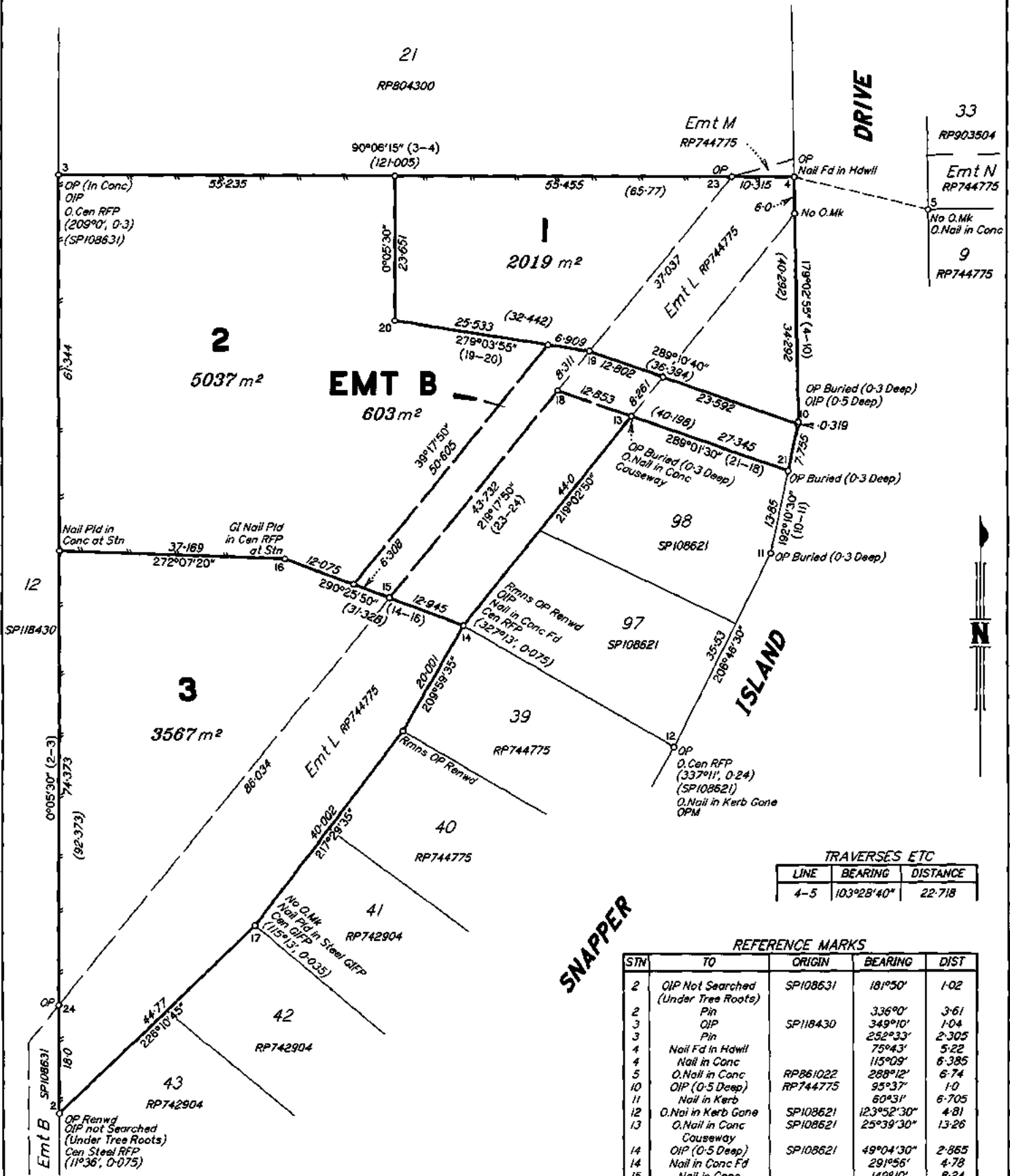
13. Lodgement Fees :

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

14. Insert Plan Number
SP204460

PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
12-OPM	RP742904	205°50'	100.555	92315

SEE SHEET I



TRAVERSES ETC

LINE	BEARING	DISTANCE
4-5	103°28'40"	22.718

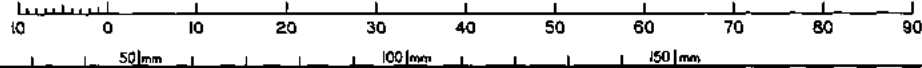
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	O/P Not Searched (Under Tree Roots)	SP108631	181°50'	1.02
2	Pin		336°0'	3.61
3	O/P	SP118430	349°10'	1.04
3	Pin		252°33'	2.305
4	Nail Fd in Hdwl		75°43'	5.22
4	Nail in Conc		115°09'	6.385
5	O.Nail in Conc	RP861022	288°12'	6.74
10	O/P (0-5 Deep)	RP744775	95°37'	1.0
11	Nail in Kerb		60°31'	6.705
12	O.Nail in Kerb Gone	SP108621	123°52'30"	4.81
13	O.Nail in Conc Causeway	SP108621	25°39'30"	13.26
14	O/P (0-5 Deep)	SP108621	49°04'30"	2.855
14	Nail in Conc Fd		291°56'	4.78
15	Nail in Conc		149°10'	8.24
16	Pin		212°07'	0.9
17	Nail in Conc		305°39'	7.505

Peg placed at all new corners, unless otherwise stated.

SEE SHEET I

Scale 1:600 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP204460**

APPENDIX: C

Title Search - Lot 3 on SP204460

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26131463

Search Date: 07/06/2017 13:23

Title Reference: 50761425

Date Created: 18/03/2009

Previous Title: 50241739

REGISTERED OWNER

Dealing No: 717751885 03/01/2017

RAQUEL SOLOMOVIC

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 204460
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20211167 (POR 33)
2. EASEMENT IN GROSS No 601295363 (T258922) 12/09/1986
BURDENING THE LAND
TO COUNCIL OF THE SHIRE OF DOUGLAS
OVER EASEMENT L ON RP744775
3. EASEMENT No 712254351 03/03/2009 at 13:40
benefiting the land over
EASEMENT B ON SP204460
4. MORTGAGE No 717751886 03/01/2017 at 14:38
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

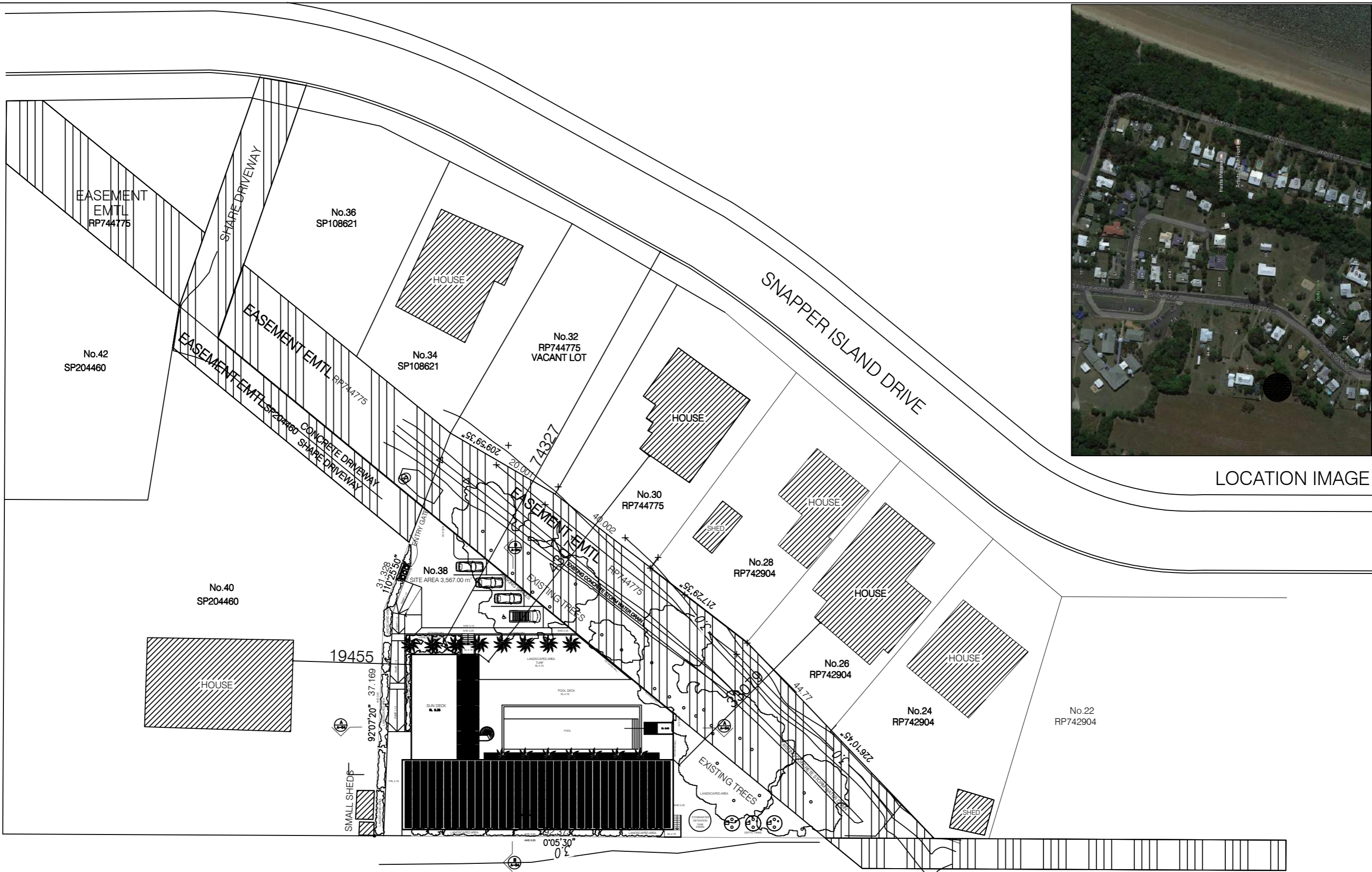
** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]

Requested By: D-ENQ CITEC CONFIRM

APPENDIX: D

Site Plan and Development Plans - Emanuel Solomovic Architect



LOCATION IMAGE

NOTE:
Site Area 3,567.00m²



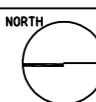
NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

CLIENT:
Raquel Solomovic

PROJECT: Single Dwelling / Bed & Breakfast
No.38 Snapper Island Drive Wonga Beach QLD

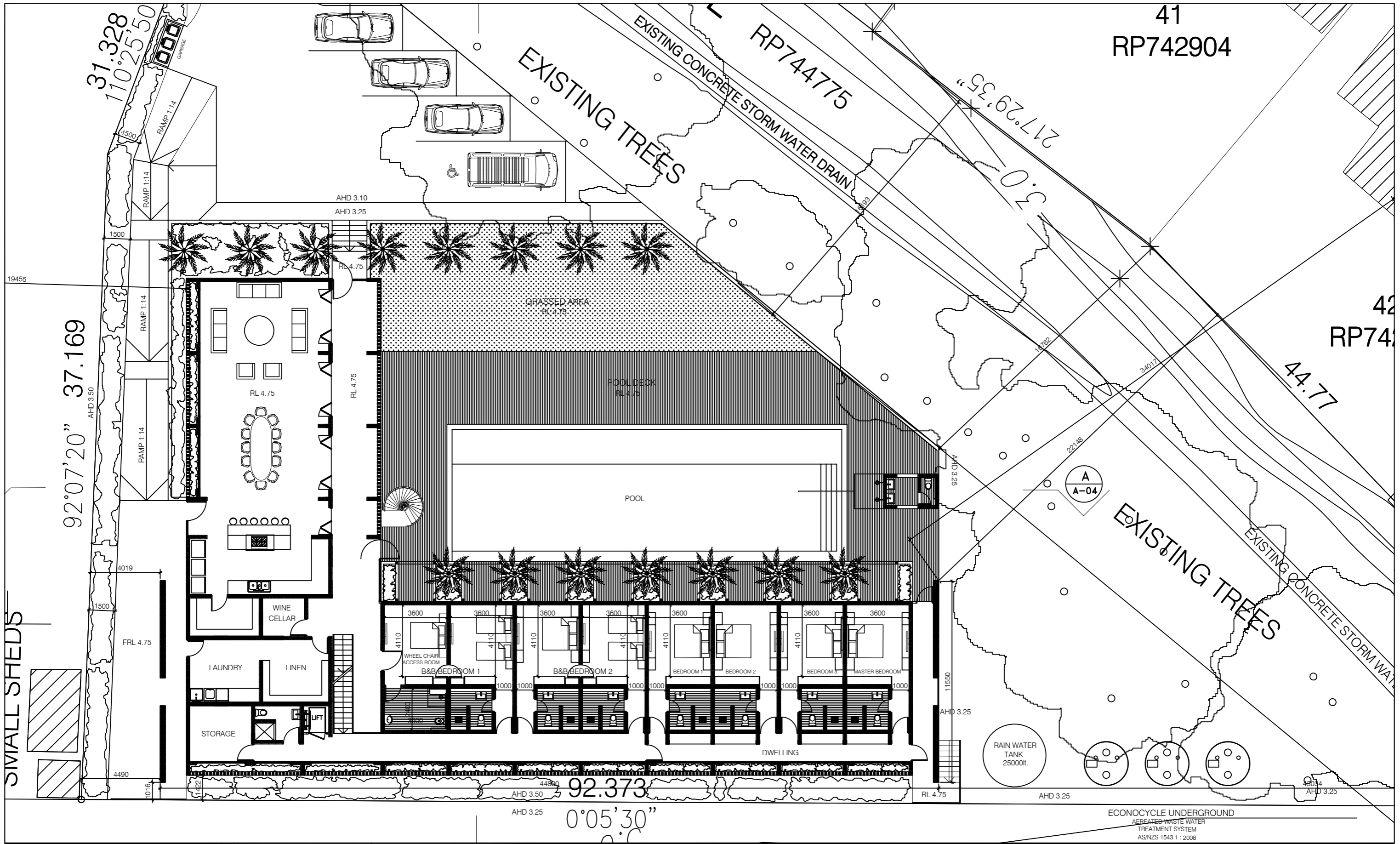
DRAWINGS: Site Plan

SCALE: A1 / 1:300
DRAWN BY: ES
CHECKED BY: ES
PLOT DATE: 18 JUN 2017



JOB NO:	TYPE:	DWG NO:	REV:
17-02-10	DA	A-01	A

DATE	REV	AMENDMENT	DATE	REV	AMENDMENT
18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION			



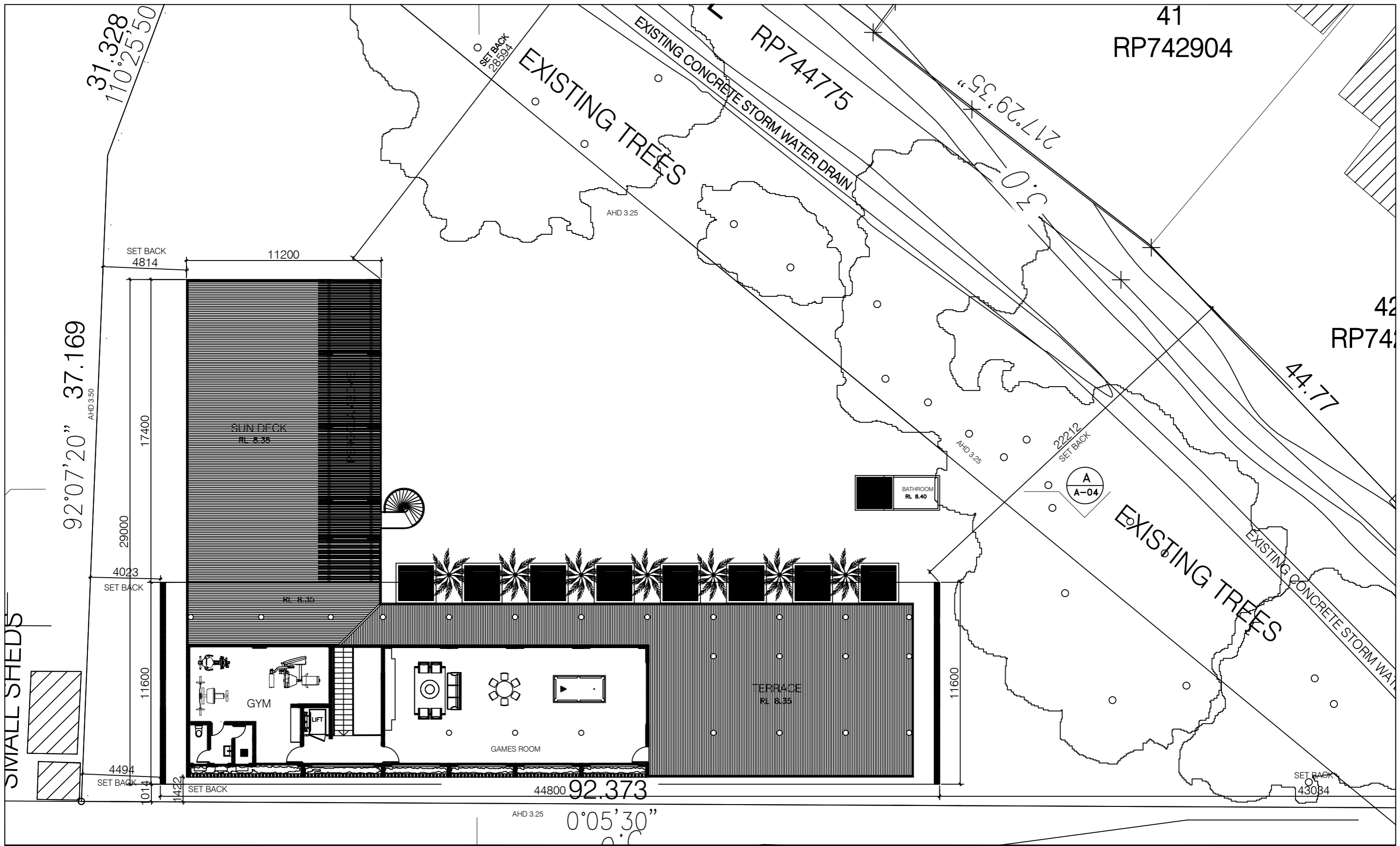
DATE	REV	AMENDMENT	DATE	REV	AMENDMENT
18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION			

NOTE:
 NET AREA 626 sqm (covered)
 POOL DECK AREA 440 sqm (open sky)
 GFA 1066 sqm

EMANUEL SOLOMOVIC
 ARCHITECT
 NSW Architects Registration Board No.7154
 www.emanuelsolomovic.com
 mobile 0433 289251

CLIENT:
 Raquel Solomovic

PROJECT:		Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:		Ground Floor				
SCALE:	A1 / 1:100	NORTH	JOB NO:	17-02-10	TYPE:	DA
DRAWN BY:	ES		DWG NO:	A-02	REV:	A
CHECKED BY:	ES	PLOT DATE:		18 JUN 2017		



DATE	REV	AMENDMENT	DATE	REV	AMENDMENT
18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION			

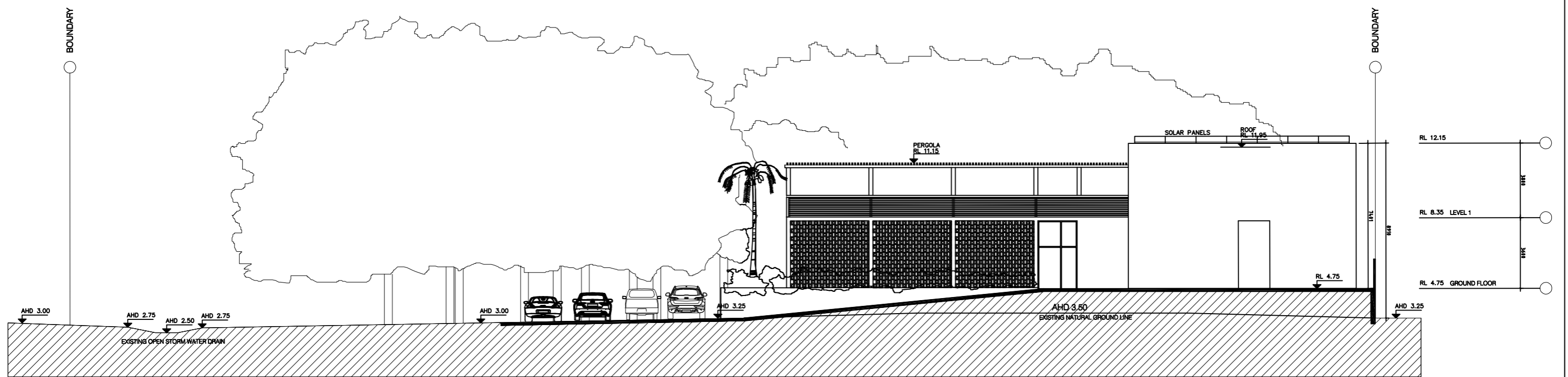
NOTE:	
NET AREA	200 sqm (covered)
SUNDECK AREA	195 sqm (open sky)
TERRACE	230 sqm
GFA	625 sqm

EMANUEL SOLOMOVIC ARCHITECT

NSW Architects Registration Board No.7154
 www.emanuelsolomovic.com
 mobile 0433 289251

CLIENT:
Raquel Solomovic

PROJECT:		Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:		LEVEL 1				
SCALE:	A1 / 1:100	NORTH	JOB NO:	TYPE:	DWG NO:	REV:
DRAWN BY:	ES	NORTH	17-02-10	DA	A-03	A
CHECKED BY:	ES					
PLOT DATE:	18 JUN 2017					



NORTH ELEVATION

DATE	REV	AMENDMENT
13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION



NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

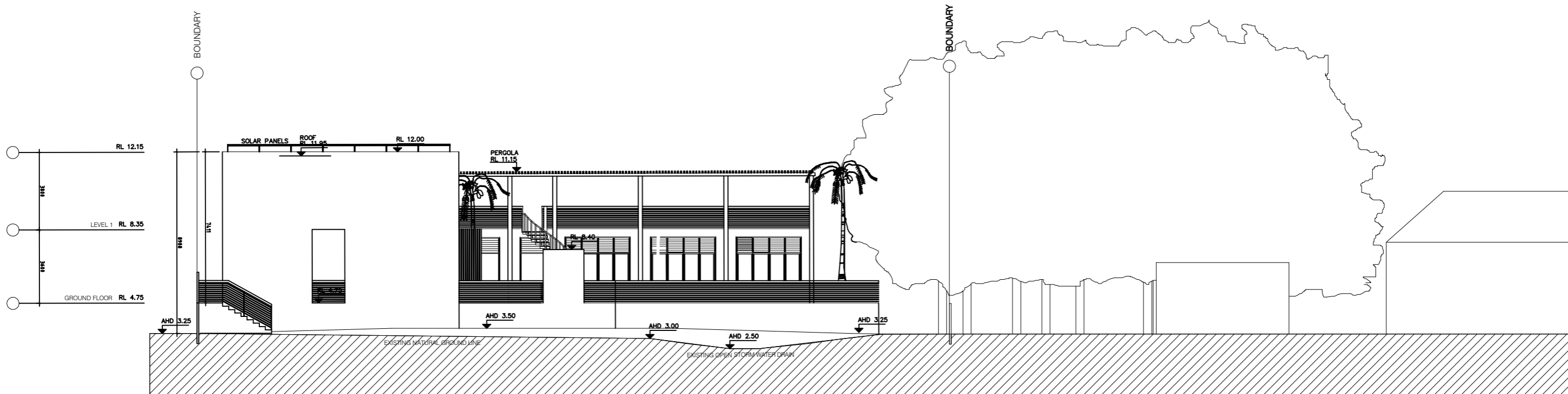
CLIENT:

Raquel Solomovic

PROJECT: Single Dwelling / Bed & Breakfast
No.38 Snapper Island Drive Wonga Beach QLD

DRAWINGS: North Elevation

SCALE:	NORTH	JOB NO:	TYPE:	DWG NO:	REV:
1:100		17-02-10	DA	A-05	A
DRAWN BY: ES					
CHECKED BY: ES					
PLOT DATE: 13 JUN 2017					



SOUTH ELEVATION



SOUTH ELEVATION

13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION
DATE	REV	AMENDMENT



NSW Architects Registration Board No. 7154
www.emanuelsolomovic.com
mobile 0433 289251

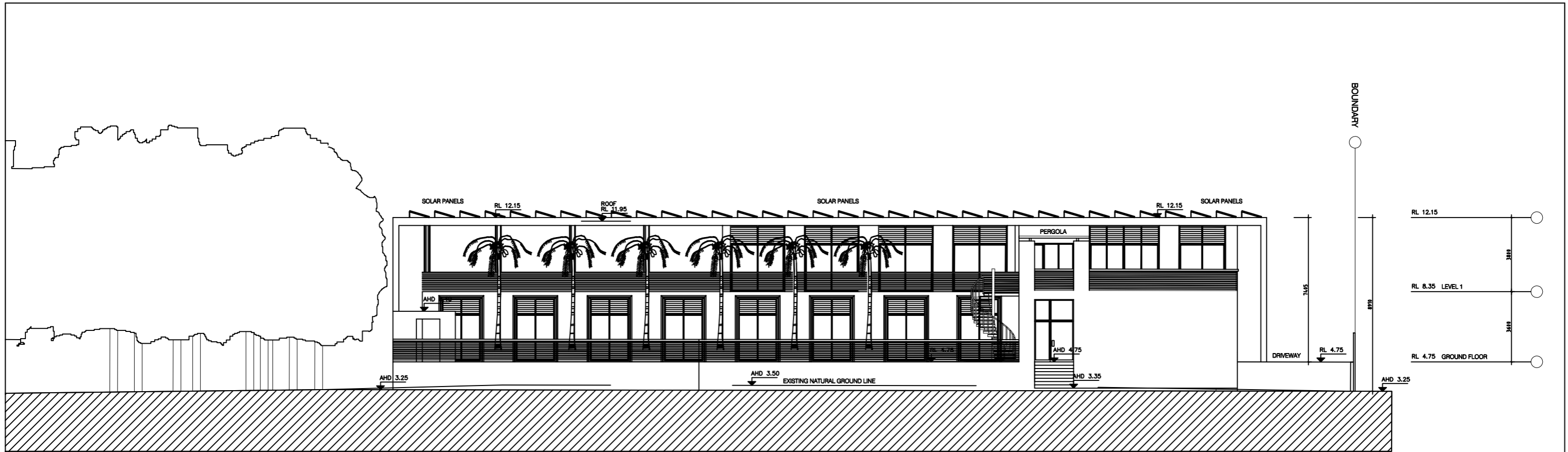
CLIENT:

Raquel Solomovic

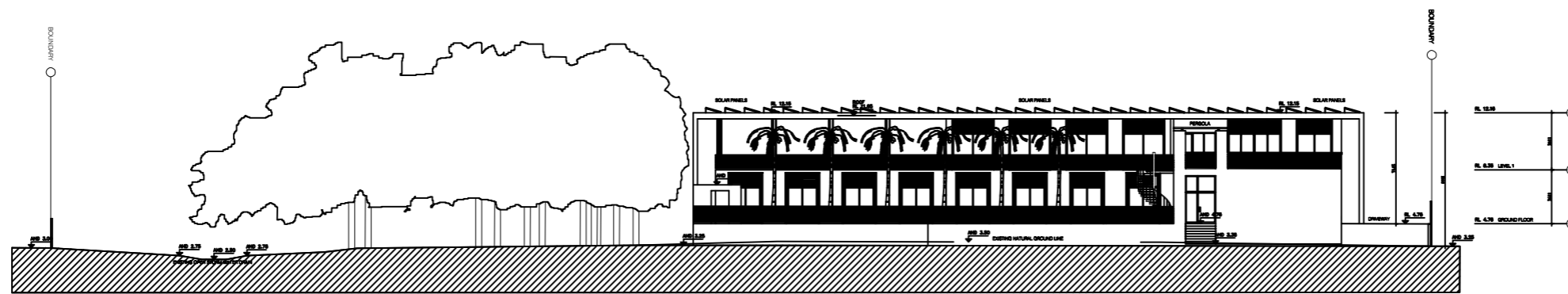
PROJECT: Single Dwelling / Bed & Breakfast
No.38 Snapper Island Drive Wonga Beach QLD

DRAWINGS: South Elevation

SCALE: A1 / 1:100 / 1:200	NORTH	JOB NO: 17-02-10	TYPE: DA	DWG NO: A-06	REV: A
DRAWN BY: ES					
CHECKED BY: ES					
PLOT DATE: 13 JUN 2017					



EAST ELEVATION



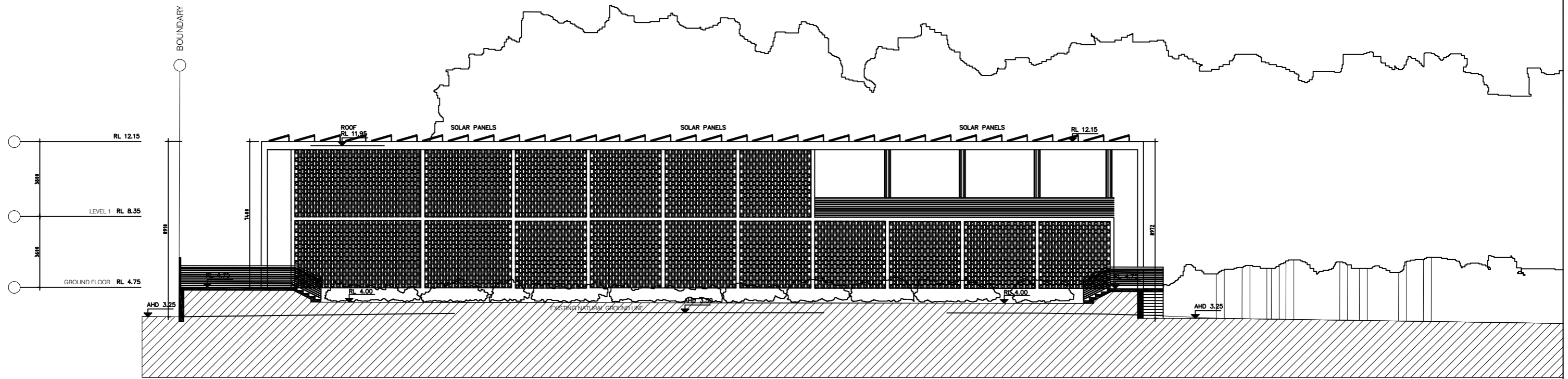
EAST ELEVATION

DATE	REV	AMENDMENT
13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION

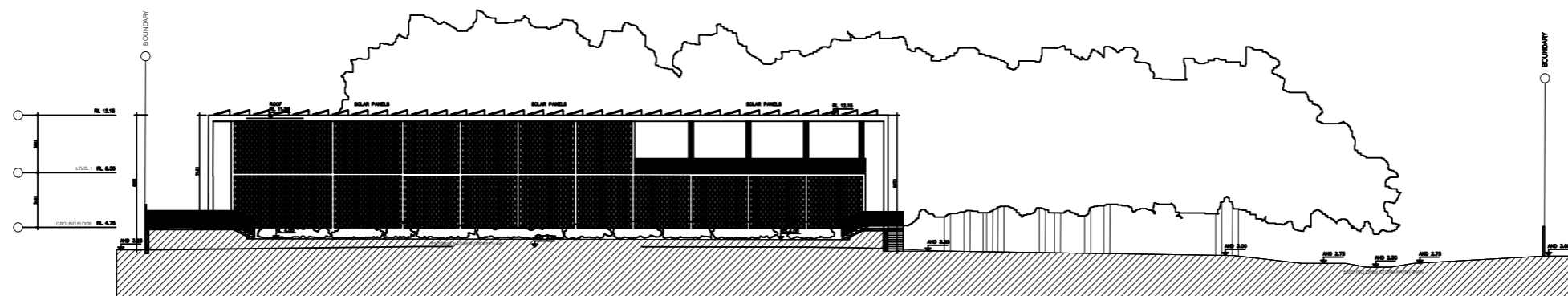


NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

CLIENT:	PROJECT: Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
Raquel Solomovic	DRAWINGS: East Elevation				
	SCALE: A1 / 1:100 / 1:200	NORTH	JOB NO:	TYPE:	DWG NO:
	DRAWN BY: ES		17-02-10	DA	A-07
	CHECKED BY: ES				REV: A
	PLOT DATE: 13 JUN 2017				



WEST ELEVATION



WEST ELEVATION

DATE	REV	AMENDMENT
13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION



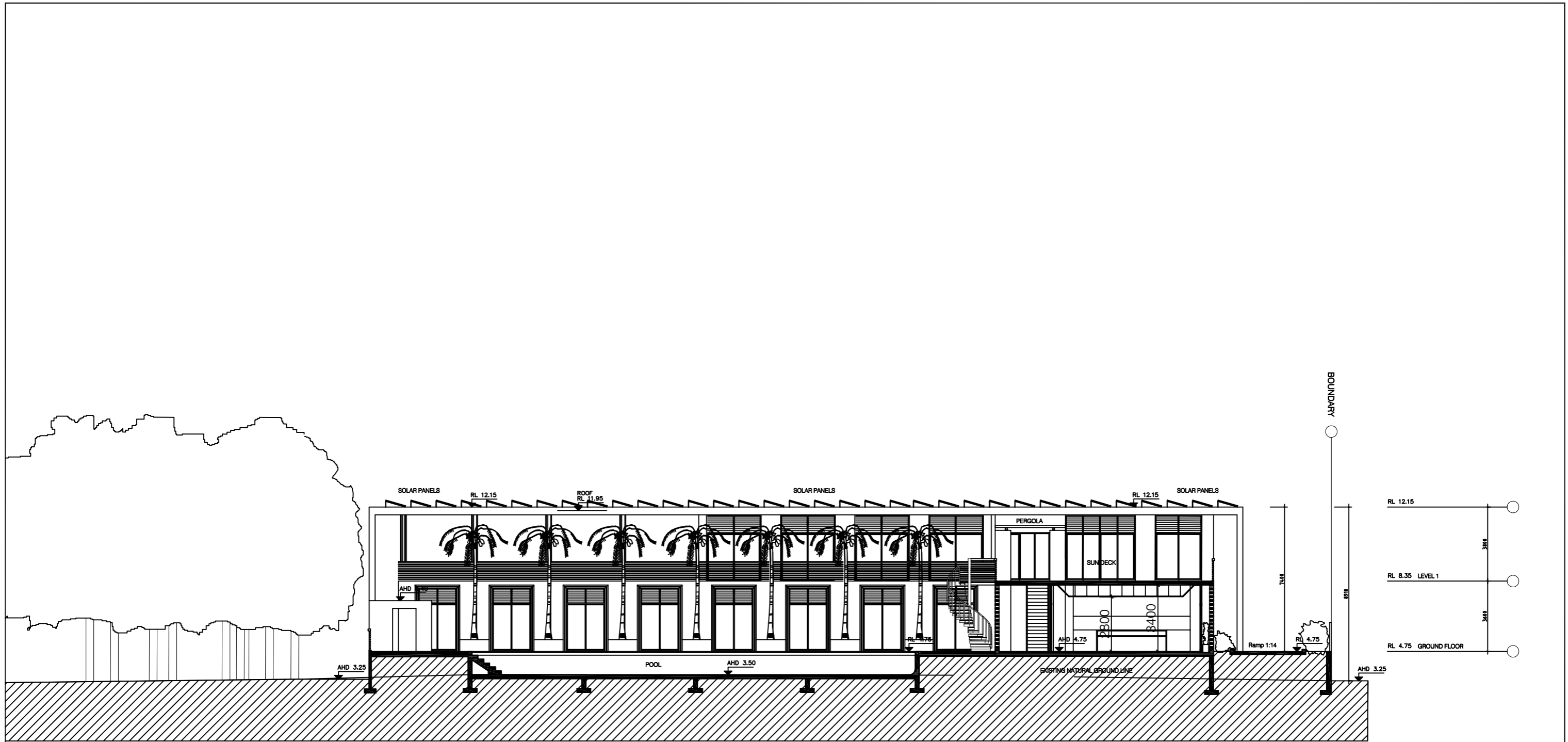
NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

CLIENT:
Raquel Solomovic

PROJECT: Single Dwelling / Bed & Breakfast
No.38 Snapper Island Drive Wonga Beach QLD

DRAWINGS: West Elevation

SCALE:	NORTH	JOB NO:	TYPE:	DWG NO:	REV:
A1 / 1:100 / 1:200		17-02-10	DA	A-08	A
DRAWN BY: ES					
CHECKED BY: ES					
PLOT DATE: 13 JUN 2017					



SECTION A

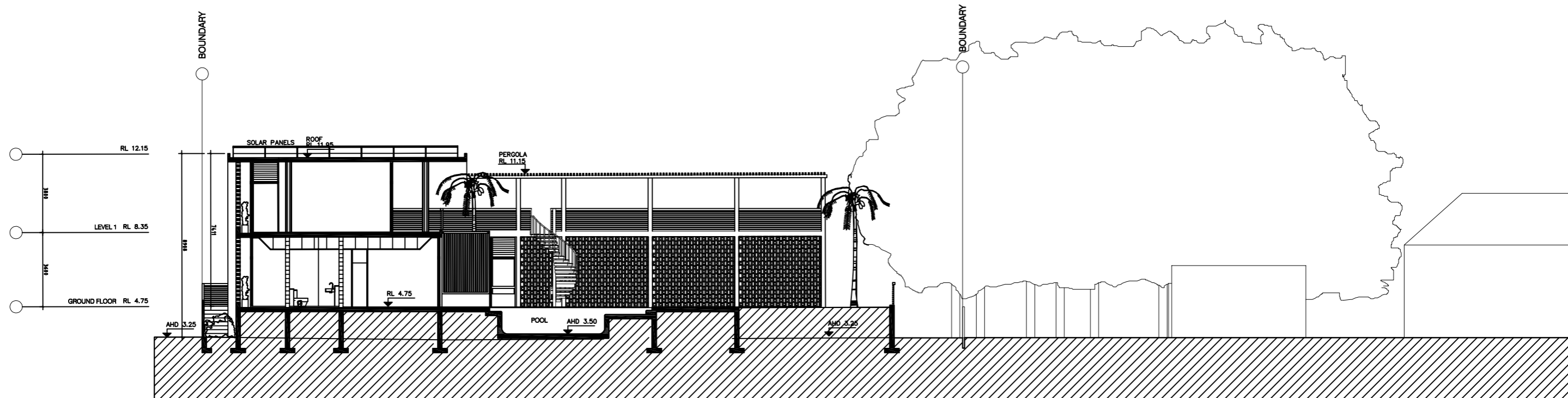
DATE	REV	AMENDMENT
13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION



NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

CLIENT:
Raquel Solomovic

PROJECT: Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD		DRAWINGS: Section A		SCALE: A1 / 1:100 / 1:200		NORTH		JOB NO: 17-02-10		TYPE: DA		DWG NO: A-09		REV: A	
DRAWN BY: ES		CHECKED BY: ES		PLOT DATE: 13 JUN 2017											



SECTION B

DATE	REV	AMENDMENT
13-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION



NSW Architects Registration Board No.7154
www.emanuelsolomovic.com
mobile 0433 289251

CLIENT:

Raquel
Solomovic

PROJECT: Single Dwelling / Bed & Breakfast
No.38 Snapper Island Drive Wonga Beach QLD

DRAWINGS: Section B

SCALE:	NORTH	JOB NO:	TYPE:	DWG NO:	REV:
A1 / 1:100 / 1:200		17-02-10	DA	A-10	A
DRAWN BY: ES					
CHECKED BY: ES					
PLOT DATE: 13 JUN 2017					

APPENDIX: E

Geotechnical Report - Dirt Professionals (14 October 2016)

DIRT PROFESSIONALS

7 REYNOLDS STREET MAREEBA QLD 4880

TELEPHONE 4092 7081

MOBILE 0417 647 477

Emanuel Solomovic
emanuelsolo@hotmail.com

Tandel Investments Pty Ltd
BSA No. 1173606

14 October 2016

Site Investigation
38 Snapper Island Drive
Wonga Beach QLD

Job No 18306

INTRODUCTION

This report presents the results of a site investigation performed at 38 Snapper Island Drive Wonga Beach. The investigation is required in connection with a proposed dwelling to be constructed on the allotment.

EXISTING CONDITIONS

At the time of the investigation the allotment was located in an established rural residential subdivision. The allotment was grassed with some trees with a drain located on the Eastern boundary. The proposed dwelling is to be located on the raised area with no part of the building to overlay the old creek bed shown on the attached plan. The location of the proposed building area was not shown.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 1.5m. The location of these holes were at various locations over the allotment (see map). Dynamic Cone Penetrometer Tests were carried out at these locations. The results are attached.

SOIL PROFILE

The bore holes indicate similar soil profiles. There is a layer of fill consisting of a silty sand to the depth of both holes. A Plasticity Indices test was not carried out due to the non plastic nature of materials.

SITE CLASSIFICATION

The materials in the area are regarded as having low shrink/swell potential. In accordance with the AS 2870 residential slabs and footings, visual inspection of soils, Dynamic Cone Penetrometer Tests and Plasticity Indices Test is found to be **CLASS P.**

The problem site is due to the low bearing capacity as indicated by the Dynamic Cone Penetrometer Tests. The footings should therefore be designed by a **Professional Registered Engineer.**

FOUNDATION RECOMMENDATIONS

The building area should be stripped of all topsoil and trees. Any holes resulting from there removal should be recompacted as stated below.

Filling material which is to be used as part of the foundation building platform, should be engineered in accordance with the requirements of AS 3798 Level 1, Guidelines on earthworks for commercial and residential developments. That is, the fill should be placed in no greater than 200 mm layers within 2% of optimum moisture content and at a density of not less than 95% of maximum standard dry density as per AS 1289. The filling used should be of a low plasticity and free from any organic and deleterious materials.

This report should be read in conjunction with the attached CSIRO information leaflet.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully
Tendel Investments Pty Ltd
DIRT PROFESSIONALS



Angelo Tudini
Director

Attached
-CSIRO SHEET NO 10-91
-Site plan of test holes
-Subdivisional plan of allotment

BORE HOLE LOG

HOLE 1 Location: See Map

0.0 - 1.5m Silty Sand - Dark Brown (Fill)

1.0 m Water at this depth

HOLE 2 Location: See Map

0.0 - 1.5m Silty Sand - Brown

HOLE 3 Location: See Map

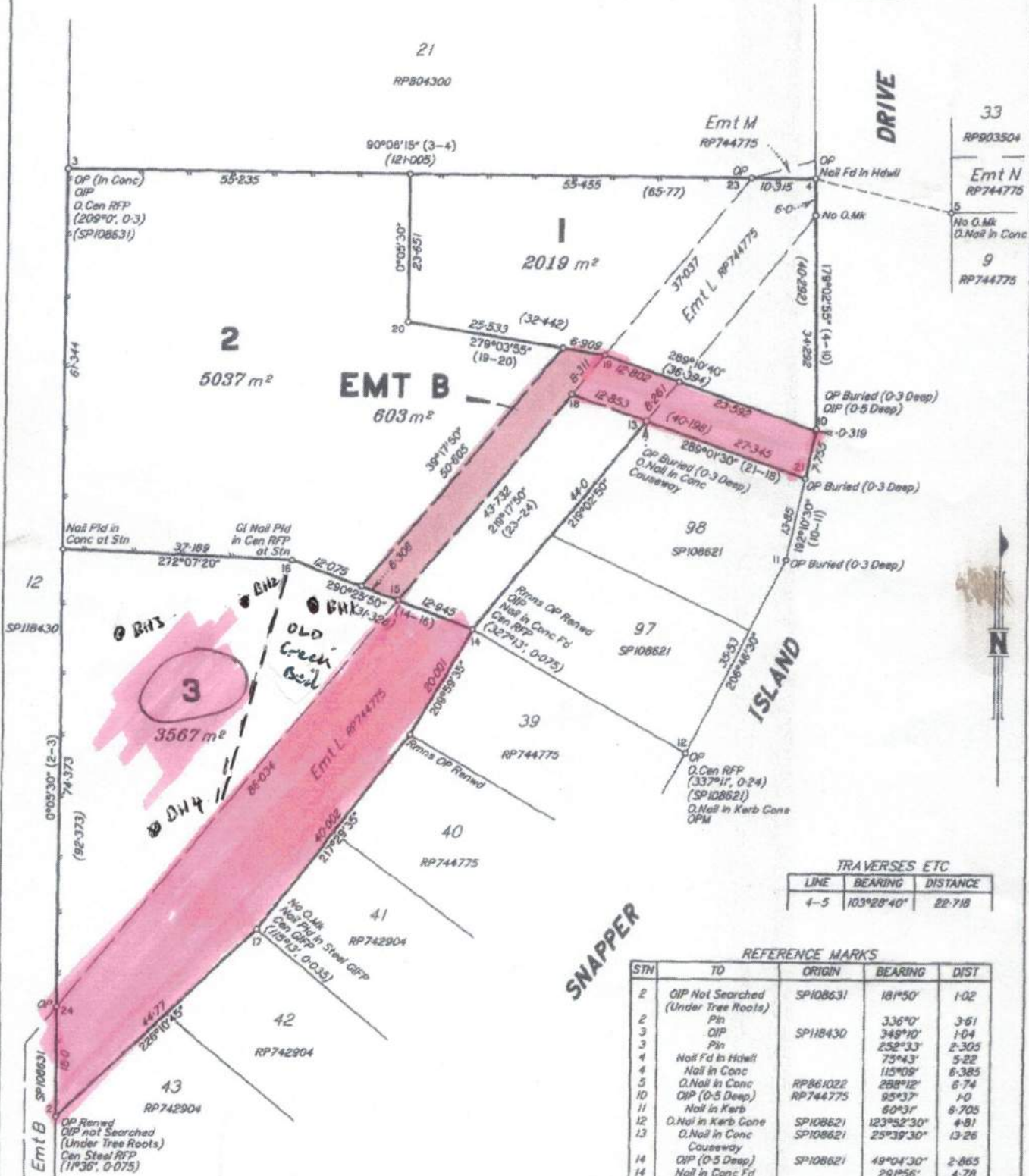
0.0 - 1.5m Silty Sand - Brown

HOLE 4 Location: See Map

0.0 - 1.5m Silty Sand - Brown

PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	NO
12-DPM	RP742904	205°50'	100.555	82315 New Conn

SEE SHEET 1

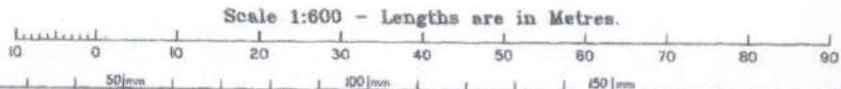


33	RP903504
5	Emt N RP744775
9	RP744775

TRAVERSES ETC		
LINE	BEARING	DISTANCE
4-5	103°28'40"	22.718

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
2	OIP Not Searched (Under Tree Roots)	SP108631	181°50'	1.02
2	Pin		336°0'	3.61
3	OIP	SP118430	348°10'	1.04
3	Pin		252°33'	2.305
4	Nail Fd in Hdwl		75°43'	5.22
4	Nail in Conc		115°09'	6.385
5	O.Nail in Conc	RP861022	288°12'	6.74
10	OIP (0-5 Deep)	RP744775	95°37'	1.0
11	Nail in Kerb		60°31'	6.705
12	O.Nail in Kerb Conc	SP108621	123°52'30"	4.81
13	O.Nail in Conc Causeway	SP108621	25°39'30"	13.26
14	OIP (0-5 Deep)	SP108621	49°04'30"	2.865
14	Nail in Conc Fd		291°56'	4.78
15	Nail in Conc		149°10'	6.24
16	Pin		212°07'	0.9
17	Nail in Conc		305°39'	7.505

Peg placed at all new corners, unless otherwise stated.



State copyright reserved.
Insert Plan Number **SP204460**



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
Development Application & Supporting Information Report (R-EC1916, June 2017)	Courier

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*.

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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 receipted 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 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for a material change of use assessable against a planning scheme.

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.

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 must also be used for material change of use on 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* that requires assessment against the land use plan for that land. 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.

Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Dwelling House including Bed and Breakfast	Home Based Business			

- 2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

No Yes—provide details below

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

3. Does the proposed use involve the following? (Tick all applicable boxes.)

The reuse of existing buildings on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New building work on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
The reuse of existing operational work on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
New operational work on the premises	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes

Mandatory supporting information
4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
Information that states: <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

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.

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