

Our ref: AU013644/OCK/SL/L82521

135 Abbott Street
Cairns QLD 4870
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Date: 30 January 2024

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

Attn: Neil Beck – Team Leader Planning

Dear Neil,

Development Application seeking a Development Permit for Reconfiguring a Lot (Boundary Re-alignment) – Lot 9 on SP327592, Lot 10 on RP843496 and Lot 2 on SP327592, Miallo Bamboo Creek Road, Miallo

RPS AAP Consulting Pty Ltd act on behalf of Anthony D’Addona (the ‘applicant’) in lodging abovementioned Development Application with Douglas Shire Council over Lot 9 on SP327592, Lot 10 on RP843496 and Lot 2 on SP327592, located on Miallo Bamboo Creek Road, Miallo.

This application seeks a Development Permit for Reconfiguring a Lot (Boundary re-alignment), to address building encroachments from Lot 9 on SP327592 and Lot 10 on RP843496 into Lot 2 on SP327592. No other development would occur as part of the proposal and the built form on the overall site would remain the same.

In support of this application, please find attached the following:

- **Attachment 1:** Completed DA Form 1;
- **Attachment 2:** Certificates of Title;
- **Attachment 3:** Landowners consent; and
- **Attachment 4:** Reconfiguration Proposal Plan, RPS Drawing No. AU013644-1.

It is requested that the application fee of \$1,061.00 be confirmed and an invoice for the applicable application fee be emailed to owen.caddick-king@rpsgroup.com.au for payment.

This report provides greater details on the nature of the proposal and provides an assessment of the proposal against the relevant code requirements of the Douglas Shire Planning Scheme 2018 Version 1.0. Based on this assessment the application is recommended for approval subject to reasonable and relevant conditions.

1 Site Information

1.1 Site Details

The key site details are provided in **Table 1**.

Table 1 - Site Details

Address:	Lot 2 Rutherford Road, Miallo (Lot 2 on SP327592) 122 Miallo Bamboo Creek Road, Miallo (Lot 9 on SP327592) 120 Miallo Bamboo Creek Road, Miallo (Lot 10 on RP843496)
Real Property Description:	Lot 2 on SP327592 Lot 9 on SP327592

	Lot 10 on RP843496
Land Area:	30.05 ha (Lot 2 on SP327592) 1,695m ² (Lot 9 on SP327592) 1,546m ² (Lot 10 on RP843496)
Landowners:	Anthony D'Addona (Lot 2 on SP327592 & Lot 9 on SP327592) Adelina D'Addona (Lot 10 on RP843496)
Easements / Encumbrances:	Lot 2 on SP327592 – Easement A on SP264283 (cane railway)



Figure 1 – Property Map

Source: Queensland Globe 2013

1.2 Site Characteristics

The site characteristics are provided in **Table 2**.

Table 2 - Site Characteristics

Topography:	All sites are relatively flat
Vegetation:	<p>Lot 2 on SP327592 – The site has been historically cleared for cane farming, however Category B Remnant Vegetation is located within the riparian zone of Saltwater Creek at the north of the site.</p> <p>Lot 9 on SP327592 – The site has been historically cleared, It has been landscaped with planted non-remnant vegetation.</p> <p>Lot 10 on RP843496 – The site has been historically cleared, It has been landscaped with planted non-remnant vegetation.</p>

Road Frontage:	Lot 2 on SP327592 – Approx. 76 metres to Miallo Bamboo Creek Road and Approx. 390 metres to Rutherford Road Lot 9 on SP327592 – Approx. 34 metres to Miallo Bamboo Creek Road Lot 10 on RP843496 – Approx. 32 metres to Miallo Bamboo Creek Road
Existing Use:	Lot 2 on SP327592 – Cane farm Lot 9 on SP327592 – Residential Dwelling Lot 10 on RP843496 – Residential Dwelling

1.3 Planning Context

The planning context of the site is detailed in **Table 3**.

Table 3 - Planning Context

Instrument	Designation
Douglas Shire Planning Scheme 2018 Version 1.0	
Zoning	<ul style="list-style-type: none"> Environmental Management Zone (Lot 9 on SP327592, Lot 2 on SP327592 & Lot 10 on RP843496) Rural Zone (Lot 2 on SP327592)
Overlays	<ul style="list-style-type: none"> Acid Sulfate Soils Overlay <ul style="list-style-type: none"> Acid Sulfate Soils (5-20m AHD) Acid Sulphate Soils (< 5m AHD) Flood and Storm Tide Inundation Overlay <ul style="list-style-type: none"> Floodplain Assessment Overlay (Daintree River) Landscape Values Overlay <ul style="list-style-type: none"> High Landscape Values Medium Landscape Values Natural Areas Overlay <ul style="list-style-type: none"> MSES – Regulated Vegetation (Intersecting a Watercourse) MSES – Wildlife Habitat MSES – Regulation Vegetation Potential Landslide Hazard Overlay <ul style="list-style-type: none"> Landslide Hazard (High & Medium Hazard Risk) Transport Network (Pedestrian and Cycle Overlay) <ul style="list-style-type: none"> Strategic Investigation Route Transport Network (Road Hierarchy) Overlay <ul style="list-style-type: none"> Major Rural Road Minor Rural Road
State Planning Policy Mapping	
Economic Growth	<ul style="list-style-type: none"> Agriculture <ul style="list-style-type: none"> Agricultural land classification - class A and B
Environment and Heritage	<ul style="list-style-type: none"> Biodiversity <ul style="list-style-type: none"> MSES - Wildlife habitat (endangered or vulnerable) MSES - Regulated vegetation (category B) MSES - Regulated vegetation (category R) MSES - Regulated vegetation (essential habitat) MSES - Regulated vegetation (wetland)
Safety and Resilience to Hazards	<ul style="list-style-type: none"> Natural Hazards Risk and Resilience <ul style="list-style-type: none"> Flood hazard area - Level 1 - Queensland floodplain assessment overlay* Flood hazard area - Local Government flood mapping area*

Instrument	Designation
Development Assessment Maps (SARA DA Mapping)	
Native Vegetation Clearing	<ul style="list-style-type: none"> Native Vegetation Clearing <ul style="list-style-type: none"> Category B on the regulated vegetation management map Category R on the regulated vegetation management map Category X on the regulated vegetation management map Category A or B area containing of concern regional ecosystems Non remnant Coastal bioregions and sub-regions Essential habitat

1.3.1 Zoning

The subject site is located across two (2) zones within the Planning Scheme. The area of Lot 2 on SP327592 subject to the development application is identified within the Rural Zone and Lot 9 on SP327592 and Lot 10 on RP843496 is located within the Environmental Management Zone, as depicted in **Figure 2**.

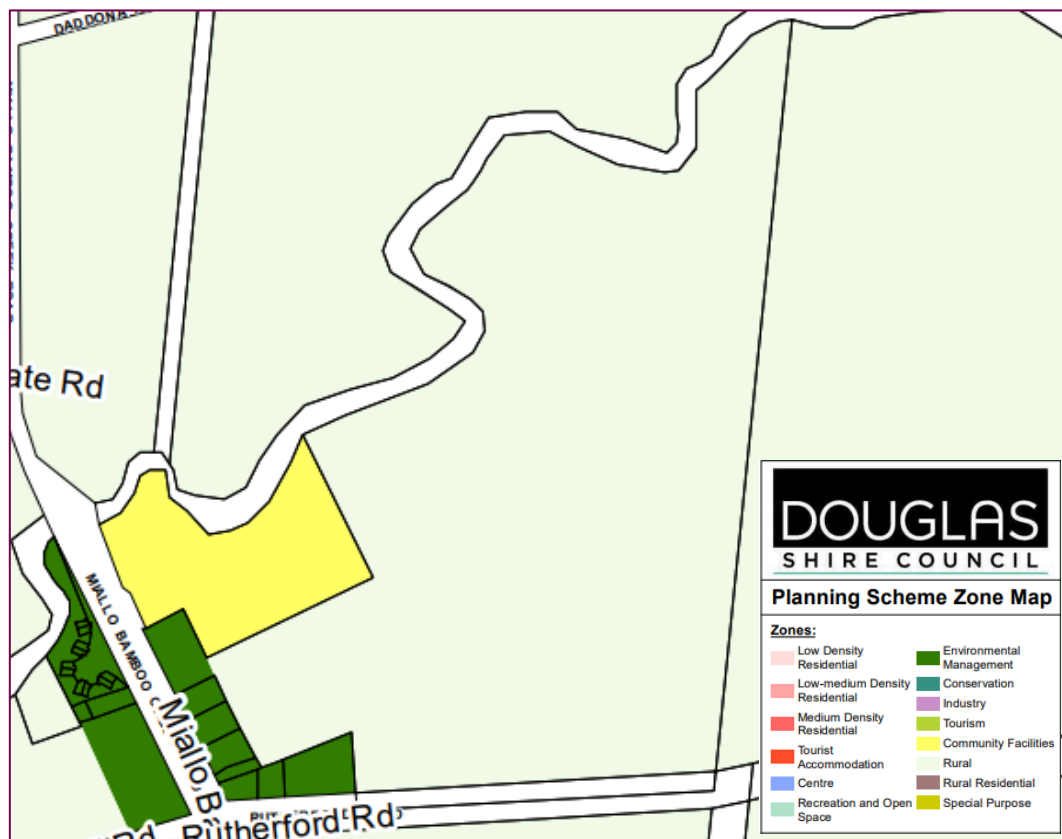


Figure 2 – Property Zone Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2 Overlays

1.3.2.1 Acid Sulfate Soils Overlay

Whilst it is noted that the majority of the site is located within the Acid Sulfate Soils area (5-20m AHD) and a small portion of the site depicted as Acid Sulfate Soils (<5m AHD), as depicted in **Figure 3**. The proposed development is solely for a boundary re-alignment to address building encroachment between lots and will not result in any change in the current land use nor undertaking of any Operational Works. On this basis it is the considered opinion of RPS that detailed assessment of the proposal against the Acid Sulfate Soils Overlay is not required.

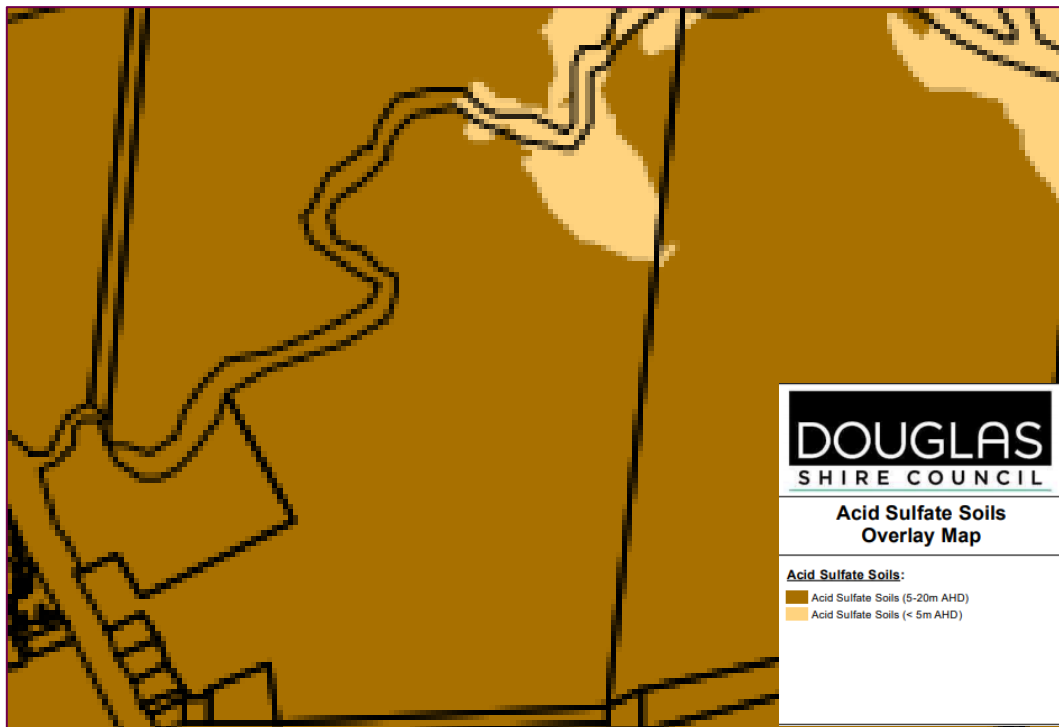


Figure 3 – Acid Sulfate Soils Overlay Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2.2 Flood and Storm Tide Inundation Overlay

The subject site is mapped as being within the Floodplain assessment area of the Planning Scheme, as depicted in **Figure 4**. Whilst it is acknowledged that the subject site in its entirety is located within the Floodplain Assessment area, it is noted that the proposal does not seek to change land use or provide for any additional buildings or structures, as such the proposed boundary re-alignment will not adversely impact the functioning of the floodplain nor create any increased risk of personal or economic threats posed by flooding.

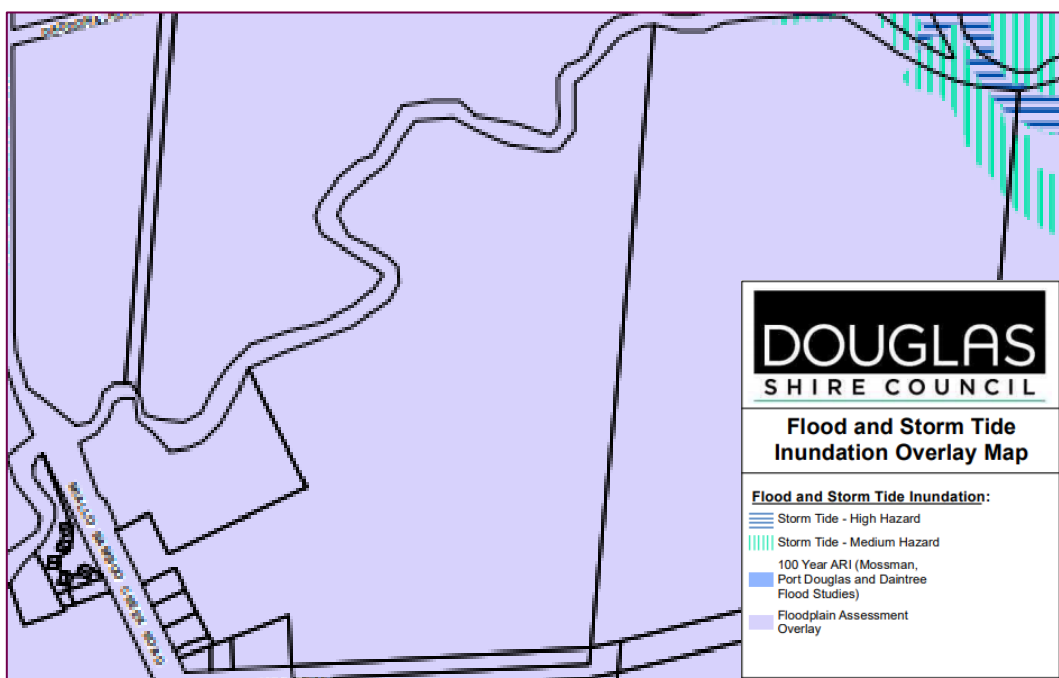


Figure 4 – Flood and Storm Tide Inundation Overlay Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2.3 Landscape Values Overlay

The subject site is mapped as being predominantly located within the Medium Landscape Value area and the riparian zone within Saltwater Creek is mapped as being of High Landscape Value under the Overlay mapping depicted in **Figure 5**. RPS notes that the area subject of the proposed boundary re-alignment is not subject to either Medium or High Landscape Value, as depicting within the Overlay and on this basis it is expected that the proposed boundary re-alignment will not impact landscape values.

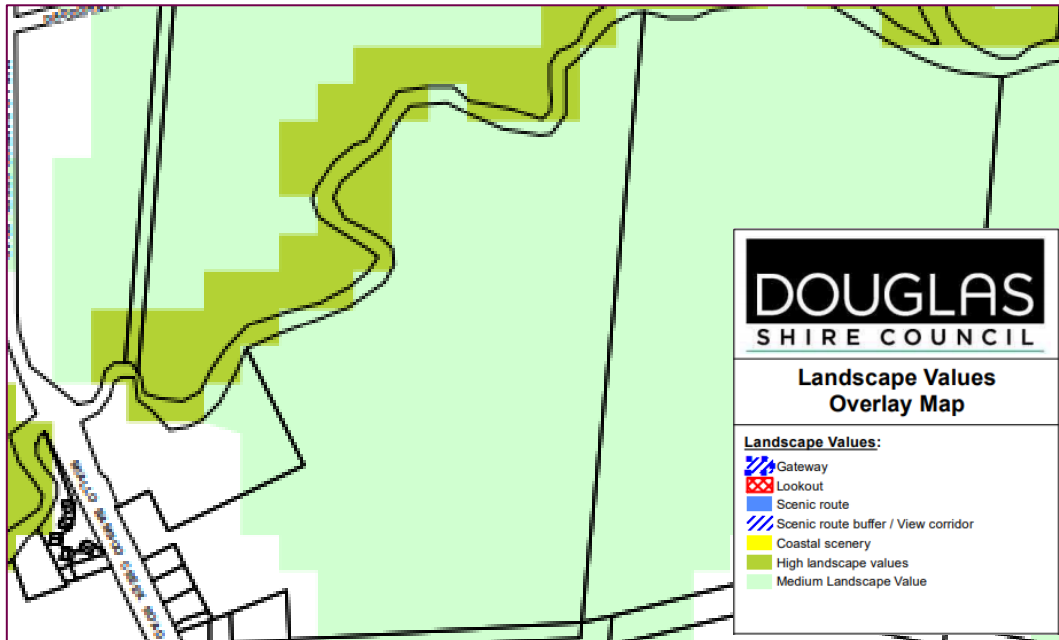


Figure 5 – Landscape Values Overlay Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2.4 Natural Areas Overlay

The subject site, in particular the northern area of Lot 2, is mapped as containing areas of MSES Regulated Vegetation (Of Concern Regional Ecosystem) and MSES (Wildlife Habitat) within the riparian zone of Saltwater Creek, as depicted in **Figure 6**. Whilst the applicant acknowledges the presence of these MSES areas, it is also noted that the proposed boundary re-alignment will not impact these areas. On this basis it is the considered opinion of RPS that detailed assessment of the proposal against the Natural Areas Overlay is not required.

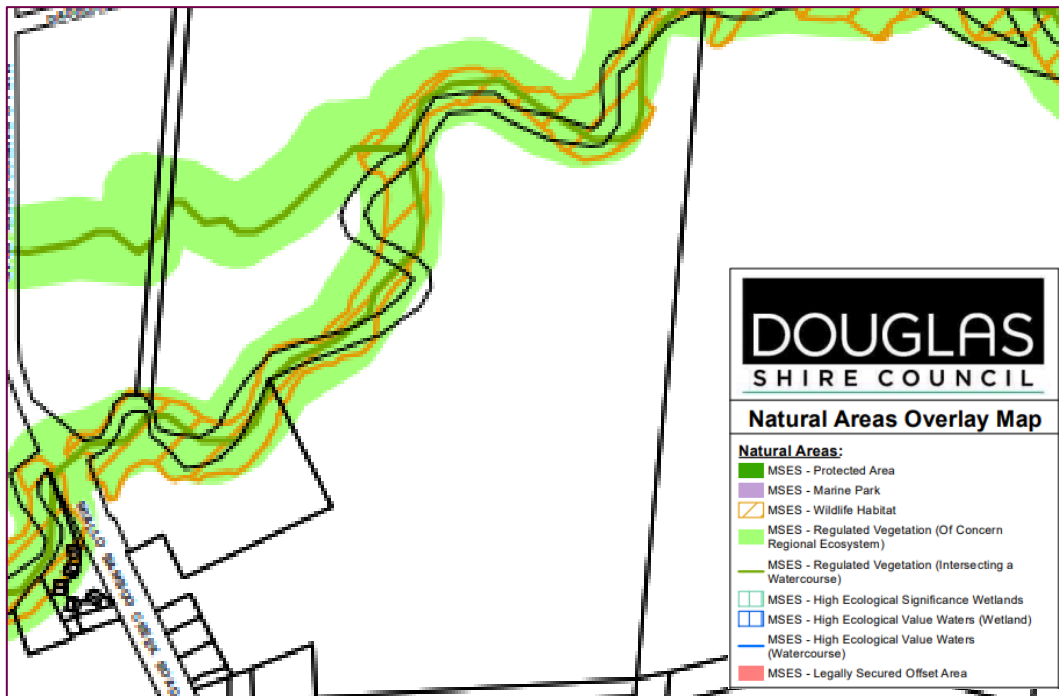


Figure 6 – Natural Areas Overlay Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2.5 Potential Landslide Hazard Overlay

Whilst it is acknowledged that the subject site contains areas within the north east portion of Lot 2 on SP126936 that are subject of potential landslide impacts, it is noted that the proposed development is noted located within the vicinity of these areas, as depicted on **Figure 7**. On this basis it is the considered opinion of RPS that detailed assessment of the proposal against the Potential Landslide Overlay is not required.

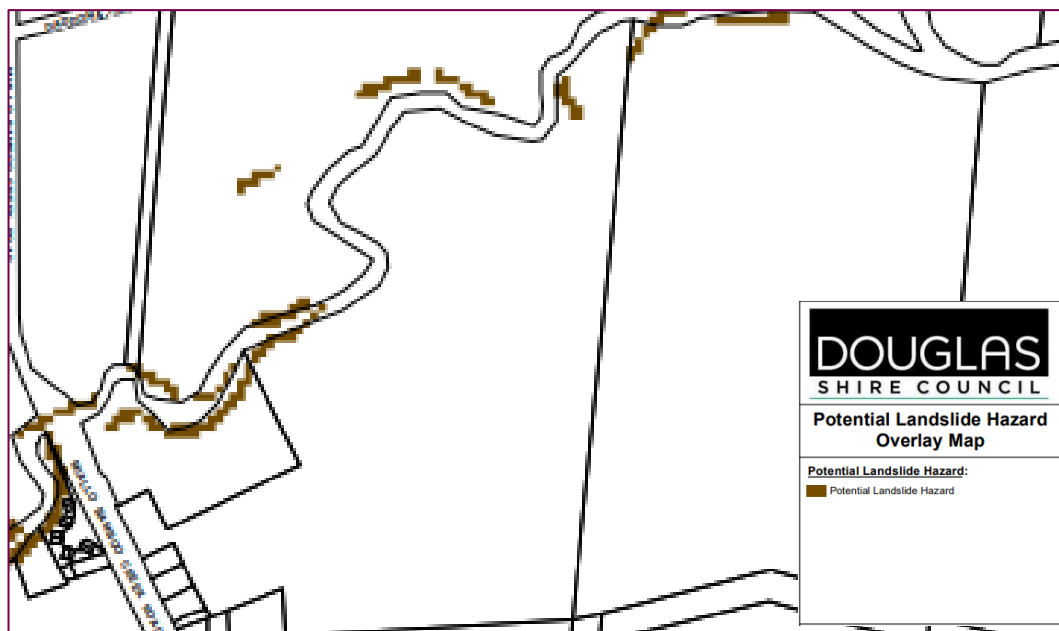


Figure 7 –Potential Landslide Hazard Overlay Map

Source: Douglas Shire Planning Scheme 2018 Version 1.0

1.3.2.6 Transport Network Overlay

The subject site is located on a Major and Minor Rural Road. The proposed development is for a Boundary Realignment to address existing building encroachments and would not involve any intensification of existing

uses on the site or any additional buildings or structures. As such no additional impacts would be placed upon the road network that would create additional traffic or safety hazards. On this basis it is the considered opinion of RPS that detailed assessment of the proposal against the Transport Network Overlay is not required.

1.4 Surrounding Land Use

The subject site is located within the Rural Zone and the Environmental Management Zone under the current Planning Scheme for Douglas Shire. The proposed development is located within the Township of Miallo, which provides limited essential services, with Mossman the major locality for a range of health, education and retail services and facilities, located approximately 8 km to the south. With regards to the immediate adjacent land uses, the site shares a boundary with the following:

North: Rural – cane production

South: Rural – cane production

East: Rural – cane production

West: Residential

2 Proposed Development

The applicant seeks to re-align the existing boundary between Lot 2 on SP327592, Lot 9 on SP327592 and Lot 10 on RP843496 for the purpose of rectifying existing building encroachments, as per the Reconfiguration Proposal Plan, RPS Drawing No. AU013644-1, included as **Attachment 4**. The proposed lots are summarised in Table 4 below:

Table 4 – Development Summary

Proposed Lot	Area	Frontage
Lot 9	1,730m ²	Unchanged
Lot 10	1,578m ²	Unchanged
Lot 2	30.42ha	Unchanged

No other development would occur as a part of the proposal and the built form on the overall site would remain the same. Each of the lots would retain their existing access arrangements and services.

Lot 2 on SP327592 contains regulated Vegetation (Category B and Category R) as depicted on the regulated vegetation Mapping. The application does not trigger referral for the clearing of native vegetation on the grounds that no additional lots will be created and no new lot boundaries are proposed in proximity of the mapped regulated vegetation.

3 State, Regional & Local Assessment Benchmarks

3.1 Applicable Act/s

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

3.2 Confirmation that Development is Not Prohibited

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibition under the *Planning Act 2016*.

3.3 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

As identified in Part 2 of the Douglas Shire Planning Scheme 2018 Version 1.0, it is understood that all aspects of the State Planning Policy have been adequately reflected in the Planning Scheme. Accordingly, no further assessment against the State Planning Policy is required in this instance.

3.4 Regional Plan

The *Planning Regulation 2017* at Section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

Consistent with the State Planning Policy, it is understood that the Minister has identified that the planning scheme appropriately advance the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area. On this basis, no further assessment of the Regional Plan is required in this instance.

3.5 State interests (referrals)

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the proposed development does not trigger referral to the State Assessment and Referral Agency (SARA).

3.6 Local Planning Assessment Provisions

3.6.1 Applicable Assessment Instrument

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

The Douglas Shire Council Planning Scheme 2018 Version 1.0 is the applicable Local Categorising Instrument for this development application.

3.6.2 Level of Assessment

The table below summarises the level of assessment under the provisions of the Douglas Shire Council Planning Scheme 2018 Version 1.0:

Table 5 – Level of Assessment

Aspect of development	Categorising Instrument	Category of assessment
Reconfiguring of a Lot (Boundary Re-alignment)	Table 5.6.d – Environmental Management Zone, Douglas Shire Council Planning Scheme 2018 Version 1.0	Code Assessable
Reconfiguring of a Lot (Boundary Re-alignment)	Table 5.6.j – Rural Zone, Douglas Shire Council Planning Scheme 2018 Version 1.0	Code Assessable

3.6.3 Public Notification

This application does not require public notification on the basis that it is subject to 'code' assessment.

3.6.4 Zone

The subject site is split across two (2) zones within the Planning Scheme. The area of Lot 2 on SP327592 subject to the boundary realignment is identified within the Rural Zone and Lot 9 on SP327592 and Lot 10 on RP843496 is located within the Environmental Management Zone under the Douglas Shire Planning Scheme 2018 Version 1.0.

3.6.5 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant code responses are identified in **Error! Reference source not found.5**.

Table 6 - Planning Scheme Code Responses

Planning Scheme Codes	Response
Zone Codes	

Planning Scheme Codes		Response
Rural Zone Code		Complies – No additional lots are created and the boundary re-alignment is an insignificant variation to the existing lot sizes and lot configuration.
Environmental Management Zone Code		Complies – No additional lots are created and the boundary re-alignment is an insignificant variation to the existing lot sizes and lot configuration.
Development Codes		
Reconfiguring a Lot Code		Complies – No additional lots are created and the boundary re-alignment is an insignificant variation to the existing lot sizes and lot configuration.
Filling and excavation Code		The proposal relates solely to a boundary re-alignment to address building encroachments from Lot 9 on SP327592 and Lot 10 on RP843496 into Lot 2 on SP327592. No filling or excavation is proposed or would be required to facilitate the development.
Infrastructure Works Code		The proposal relates solely to a boundary re-alignment. There are no requirements for any additional infrastructure associated with changes to existing infrastructure with this proposal.
Landscaping Code		The proposal relates solely to a boundary re-alignment.
Vegetation Management Code		The subject site has been historically cleared for both cane production and residential development. Remnant vegetation located with the riparian zone of Saltwater Creek will not be impacted by the proposed boundary re-alignment.
Overlay Codes		
Acid Sulfate Soils Overlay Code		Refer to section 1.3.2.1
Flood and Storm Tide Inundation Overlay Code		Refer to section 1.3.2.2
Landscape Values Overlay Code		Refer to section 1.3.2.3
Natural Areas Overlay Code		Refer to section 1.3.2.4
Potential landslide Hazard Overlay Code		Refer to section 1.3.2.5
Transport Network Overlay Code		Refer to section 1.3.2.6

Given the nature of this application, it is the considered opinion of RPS that this proposal does not require detailed assessment against all applicable code provisions. This opinion has been formed on the basis that the proposed development is compliant with the applicable provisions of the Environmental Management Zone Code and Rural Zone Code and the Performance Outcomes relating to reconfiguring a lot. A review of the applicable codes has been undertaken and the proposed development has been determined to be generally consistent with all relevant code provisions.

4 Conclusion

This town planning report supports a development application made by RPS AAP Consulting Pty Ltd on behalf of Anthony D'Addona to Douglas Shire Council seeking a Development Permit for Reconfiguring a Lot (Boundary Re-alignment), over Lot 9 on SP327592, Lot 10 on RP843496 and Lot 2 on SP327592, located on Miallo Bamboo Creek Road, Miallo.

This application seeks a Development Permit for Reconfiguring a Lot (Boundary Re-alignment), to address building encroachments from Lot 9 on SP327592 and Lot 10 on RP843496 into Lot 2 on SP327592. No other development would occur as part of the proposal and the built form on the overall site would remain the same.

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In summary, we submit that the proposed development is unlikely to have any significant impacts upon infrastructure, environment or community that cannot be addressed through the imposition of reasonable and relevant conditions. On this basis it has been determined that the proposal is compliant with relevant 'Acceptable Solution' and/or "Performance Criteria" provided in the Planning Scheme. On this basis, approval is sought subject to reasonable and relevant conditions.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Owen Caddick-King

Principal - Planning

owen.caddick-king@rpsgroup.com.au

07 4031 1336

enc:

Attachment 1: Completed DA Form 1

Attachment 2: Certificate of Title

Attachment 3: Landowners Consent

Attachment 4: Reconfiguration Proposal Plan, RPS Drawing No. AU013644-1.

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Attachment 1

Completed DA Form 1

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Anthony D'Addona
Contact name (only applicable for companies)	c/- RPS AAP Consulting Pty Ltd, Owen Caddick-King
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	+61 7 4276 1027
Email address (non-mandatory)	owen.caddick-king@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	AU013644

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		122	Miallo Bamboo Creek Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	9	SP327592	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		120	Miallo Bamboo Creek Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	10	RP843496	Douglas Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot (Boundary Realignment)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- ☒ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

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

Division 2 – Reconfiguring a lot

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

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

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 9 on SP327592	1,695m ²	Lot 9	1,730m ²
Lot 10 on RP843496	1,546m ²	Lot 10	1,578m ²
Lot 2 on SP327592	30,0500m ²	Lot 2	30,0429m ²
12.2) What is the reason for the boundary realignment?			
To address building encroachment from lots 9 and 10 into lot 2.			

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

Division 3 – Operational work

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Schedule 1 to DA Form 1 – Additional Premises

c)	Unit No.	Street No.	Street Name and Type	Suburb
		Lot 2	Rutherford Road	Miallo
	Postcode	Lot No.	Plan Type and Number (<i>e.g. RP, SP</i>)	Local Government Area(s)
	4873	2	SP327592	Douglas Shire Council

Our ref: AU013644/OCK/SL/L82521

Attachment 2

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21517141	Search Date:	19/12/2023 10:29
Date Title Created:	15/12/1992	Request No:	46645728
Previous Title:	20778101, 21459236		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 REGISTERED PLAN 843496
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 718214734 16/08/2017

ADELINA ROSIE D'ADDONA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20120014 (POR 66)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51279971	Search Date:	19/12/2023 10:26
Date Title Created:	08/04/2022	Request No:	46645669
Previous Title:	50364862		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 327592

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722561383 22/06/2023

ANTHONY JOHN D'ADDONA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20120014 (POR 66)
2. EASEMENT No 715602335 14/02/2014 at 14:45
benefiting the land over
EASEMENT A ON SP264283
3. COVENANT No 722561384 22/06/2023 at 14:47
restricts dealings over
LOT 1 ON RL2824
AND LOT 2 ON SP327592

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
709680343	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	15/06/2006 09:51	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51279972	Search Date:	19/12/2023 10:28
Date Title Created:	08/04/2022	Request No:	46645707
Previous Title:	50129252, 50364862		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 327592

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721604426 07/04/2022

ANTHONY JOHN D'ADDONA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20120014 (POR 66)
2. EASEMENT No 715602335 14/02/2014 at 14:45
benefiting
PART OF THE LAND FORMERLY LOT 2 ON SP126936 OVER
EASEMENT A ON SP264283

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 3
Landowners Consent

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

I, Adelina Rosie D'Addona

as owner of the premises identified as follows:

120 Miallo Bamboo Creek Road, Miallo, described as Lot 10 on RP843496

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

Anthony D'Addona

on the premises described above for:

Reconfiguring a Lot (Boundary Realignment)

Adelina D. D'Addona
Signature

29/1/24
Date

Our ref: AU013644/OCK/SL/L82521

Attachment 4

Reconfiguration Proposal Plan, RPS Drawing No. AU013644-1

Scale 1:750

Scale 1:750

AERIAL IMAGERY.

The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only.

Date of Capture: July / 2020

© State of Queensland 2020

IMPORTANT NOTE

1. This plan was prepared for the sole purposes of the client for the specific purpose of accompanying an application to the Douglas Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
2. RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
 - A. Third Party publishing, using or relying on the plan;
 - B. RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
 - C. any inaccuracies or other faults with information or data sourced from a Third Party;
 - D. RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - E. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
 - F. lodgement of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;
 - G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
5. The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
6. Cadastral boundaries are obtained by title dimensions and/or digitising from existing cadastral maps and/or DCDB. These boundaries have not been verified and are approximate only.

SALTWATER

2
30.0429 ha Bal

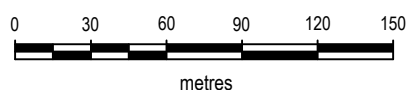
55
N157536

SEE DIAG A

SEE DIAG A

ROAD

RUTHERFORD



SCALE 1:3000 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A3)

AMENDMENTS	PROJECT MANAGER O Caddick-King	
	SURVEYED	
	COMPILED RMS	
CAD REF AU013644-1.DWG	SHEET 1 OF SHEETS 1	SHEET SIZE A3

**Adelina and
Santuccio D'Addona**

RECONFIGURATION OF A LOT
Plan of Lots 2, 9 & 10
Cancelling Lot 2 on SP126936 &
Lot 9 on SP327592 & 10 on RP843496
Miallo Road

RPS Australia East Pty Ltd
ACN 140 292 762
135 Abbott St
PO Box 1949
CAIRNS QLD 4870
T +61 7 4031 1336
F +61 7 4031 2942
W rpsgroup.com

rps

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SCALE	DATE	DRAWING NO.	ISSU
1:3000	10-1-2024	AU013644-1	