DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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*)	Port Douglas Steam Train Co Pty Ltd
Contact name *(only applicable for companies)*	John Morris
Postal address *(P.O. Box or street address)*	c/- Planz Town Planning PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	Australia
Contact number	4041 0445
Email address *(non-mandatory)*	info@planztp.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	P92201

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

Queensland Government

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
		4-10	Escape St	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	900	SP321513 (soon to be 900 SP333300)	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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

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

Name of water body, watercourse or aquifer:	

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

Name of airport:	

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

☐ 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)*:

This application is to facilitate the creation of 2 lots (lots 14 and 15) which currently forms part of the balance parcel (Lot 900).

The 2 lots (lots 14 and 15) will replace the approved lots 29, 30, 31, 32.

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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(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?
☐ Yes
☐ 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?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☒ Boundary realignment *(complete 12))*	☐ 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	2			

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ 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)
12.2) What is the reason for the boundary realignment?			

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?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ 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
☐ 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:**

☐ Airport land
☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*

☐ Heritage places – Local heritage places
Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:** ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • 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 ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the **Brisbane City Council:** ☐ Ports – Brisbane core port land
Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:** ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)* ☐ Ports – Strategic port land
Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:** ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
Matters requiring referral to the **Chief Executive of the relevant port authority:** ☐ Ports – Land within limits of another port *(below high-water mark)*
Matters requiring referral to the **Gold Coast Waterways Authority:** ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*
Matters requiring referral to the **Queensland Fire and Emergency Service:** ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☒ Yes – provide details below or include details in a schedule to this development application ☐ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application	CA2639/2008 original approval CA2639/2019 current approval	2008 2019	Douglas Shire
☐ Approval ☐ 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.dsdmip.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 Form1 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.dsdmip.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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 *Note: For completion by assessment manager if applicable*			
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			

PLANZ Town Planning

PO Box 181 Edge Hill QLD 4870
07 4041 0445
info@planztp.com

97 Anderson Street Manunda QLD 4870
planztp.com
ABN 83 128 085 870

27 May 2022

Our ref: P92201
Your ref: CA2639/2008 original approval
CA2639/2019 current approval

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

via email: enquiries@douglas.qld.gov.au

Attention: Daniel Lamond

Dear Daniel,

Application for a Minor Change to a Development Approval - Council ref: CA2639/2008
9 St Crispins Avenue and 4-10 Escape Street, Port Douglas
Part of Lot 900 SP321513 (soon to be SP333300)

I am pleased to present this minor change application made pursuant to Section 78 of the *Planning Act 2016*.

1. Background

Original approval CA2639/2008
The original approval CA2639/2008 was for

> *Material Change of Use and Reconfiguration of a Lot (33 lots and common property on a Community Title Scheme, development of a House on each lot, and use of one House as a Display Home)*

The original approval referred to Lots 1 and 2 on SP311489

Current approval CA2639/2019
In 2019 the landowner and Council undertook a substantial review of the development and a new development permit was issued in April 2019. The approval was for:

> *Minor Change to Combined Application (Material Change of Use (30 lots & common property) with a house on each lot & a display home).*

Since the approval a number of lots have been created under a Community Title Scheme/s.

This application is to facilitate the creation of 2 lots (lots 14 and 15) which currently forms part of the balance parcel (Lot 900).

The 2 lots (lots 14 and 15) will replace the approved lots 29, 30, 31, 32.

Generally located in the area behind the screen in the adjacent image.

Landowner Consent is included in the Community Management Statement page 3 Page 3 allows the change of Lots and stages.

Figure 1: approved lots – shown as a cadastral plan over air photo

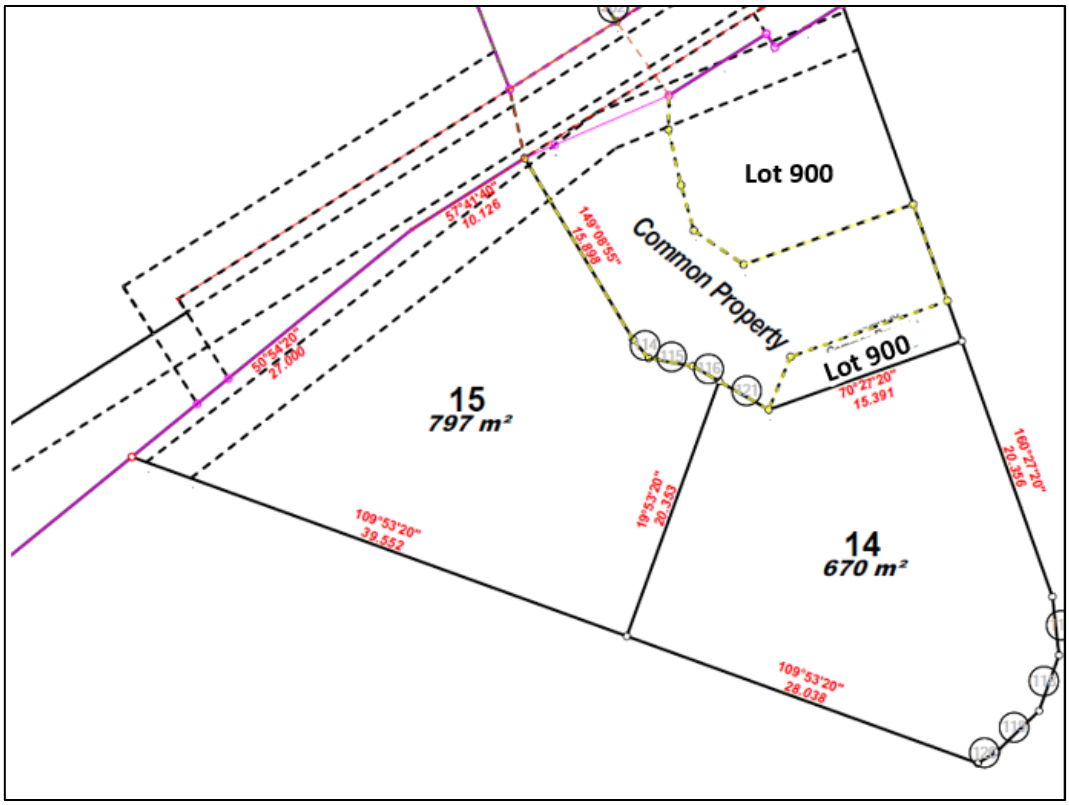


Figure 2: proposed lots

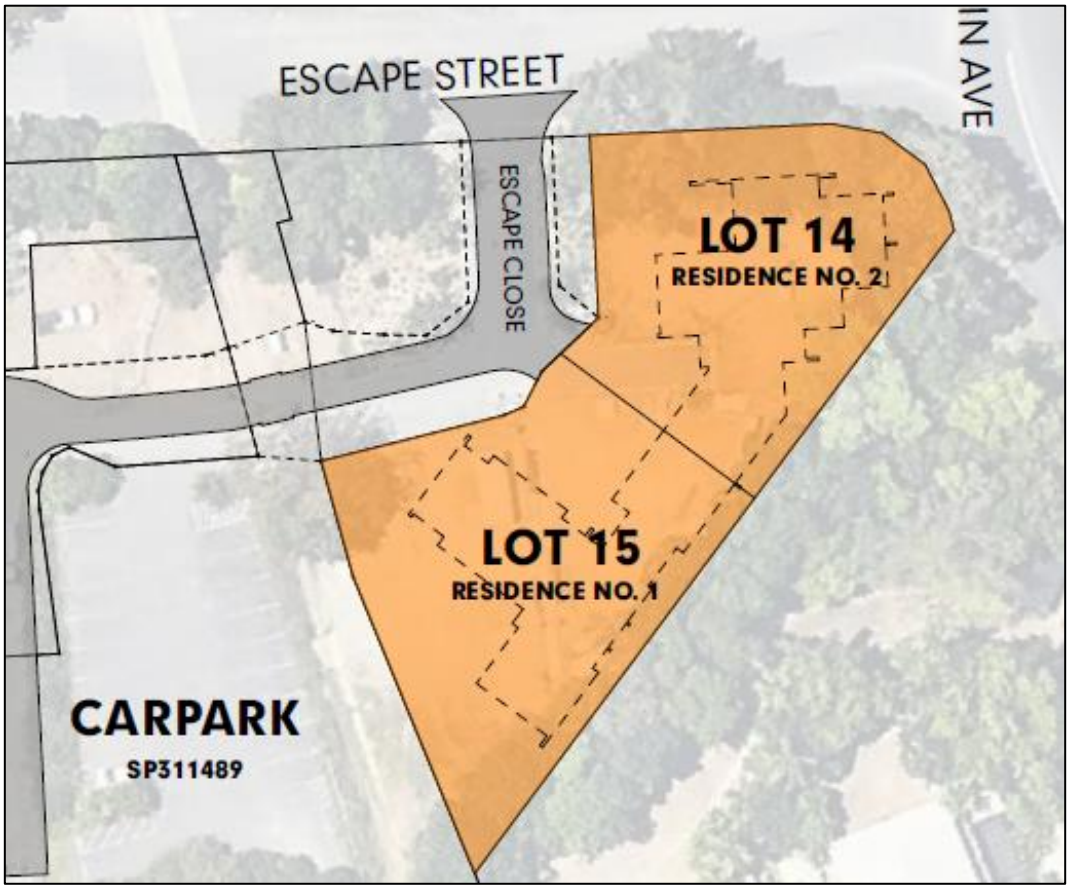


Figure 3: proposed lots

Photo 1 – Looking south along Escape St towards proposed lots 14 and 15

Photo 2 – Looking east along St Crispens Av towards Escape St

2. Proposed Change

There proposed change is a **minor change** in relation to the arrangement of part of the remaining Lot 900 SP321513. The change will result in the approved 4 lots being amended into 2 lots.

The new lots will have the following lot sizes:

Lot Description	Proposed Area	Comment
Lot 14	670m^2	▪ Previously approved as 2 lots: - Lot 29 209m^2 - Lot 30 384m^2
Lot 15	797m^2	▪ Previously approved as 2 lots - Lot 32 322m^2 - Lot 31 345m^2

Notes:

1. the 4 lots were to be serviced by a small stub of road, and this also removes a small stub of road. However, this was not formalised and remained part of Lot 900.
2. There is an area of approximately 45m^2 adjacent to Lot 14 that remains in the balance Lot 900. This area will be dedicated as common property as part of a future application.

3. Assessment against Schedule 1 of the Development Assessment Rules

In determining the proposed change, the change has considered the circumstances of the development, in the context of the change proposed. Accordingly, the proposed change has been

assessed against the following criteria to determine that the proposed change does not cause a 'substantially different' in relation to:

1. ***Involve a new use***
   The changes proposed will continue to facilitate the intended uses being residential

2. ***Result in the application applying to a new parcel of land***
   The proposed change does not occur on a new parcel of land.

3. ***Dramatically change the built form in terms of scale, bulk and appearance***
   The proposed changes are in relation to the lot layout, and does not 'dramatically change' the intended built for in terms of scale, bulk, and appearance. The change results in a reduced number of lots and allows for a much improved built form but with no change to the streetscape.

4. ***Change the ability of the proposed development to operate as intended***
   The proposed changes do not change the ability of the proposed development to operate as intended, being for residential uses.

5. ***Remove a component that is integral to the operation of the development***
   The proposed changes do not remove a component that is integral to the operation of the development.

6. ***Significantly impact on traffic flow and the transport network, such as increasing traffic to the site***
   The proposed changes do not impact on traffic flow and the transport network.

7. ***Introduce new impacts or increase the severity of known impacts***
   The proposed changes will not introduce new impacts or increase the severity of known impacts.

8. ***Remove an incentive or offset component that would have balanced a negative impact of the development***
   The proposed changes do not remove an incentive or offset component of the proposed development.

9. ***Impact on infrastructure provisions.***
   The proposed changes do not impact on infrastructure provision.

Therefore, the proposed change is considered to not result in a 'substantially different' development.

Yours sincerely

Nikki Huddy
Planz Town Planning

Att:

1. CMS Confirming Landowner Consent (see page 3)
2. Lot 14 & 15 Escape Street DA Package by Hunt Design
3. Most recent approved Survey Plan SP333300 (currently being registered)

NEW COMMUNITY MANAGEMENT STATEMENT

THIS CMS MUST BE DEPOSITED WITH:
- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

Schedule A - Schedule of lot entitlements
Schedule B - Explanation of development of scheme land
Schedule C - By-laws
Schedule D - Any other details
Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme

ESCAPE VILLAS PORT DOUGLAS COMMUNITY TITLES SCHEME 54681

2. Regulation module

ACCOMMODATION MODULE

3. Name of body corporate

BODY CORPORATE FOR ESCAPE VILLAS PORT DOUGLAS COMMUNITY TITLES SCHEME 54681

4. Scheme land

Lot on Plan Description	Title Reference
Lot 8, 9 and 10 on SP321513	51261352 to 51261354
Lot 11 on SP333300	
Lot 12 on SP333300	
Lot 16 on SP333300	
Lot 17 on SP333300	
Lot 18 on SP333300	
Lot 19 on SP333300	
Lot 900 on SP333300	
Common Property of ESCAPE VILLAS PORT DOUGLAS Community Titles Scheme 54681	51261351

5. #Name and address of original owner

NOT APPLICABLE

6. Reference to plan lodged with this statement

NOT APPLICABLE

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

NOT APPLICABLE PURSUANT TO SECTION 60(6) OF THE BODY CORPORATE AND COMMUNITY MANAGEMENT ACT 1997

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

Common
BODY CORPORATE FOR ESCAPE VILLAS PORT DOUGLAS COMMUNITY TITLES SCHEME 54681
Seal

19/5/22
Execution Date

.....
Wendy Morris – Chairperson/Secretary

.....
John Herbert Morris – Committee Member

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 8 on SP 321513	1	1
Lot 9 on SP 321513	1	1
Lot 10 on SP 321513	1	1
Lot 11 on SP 333300	2	2
Lot 12 on SP 333300	3	3
Lot 16 on SP 333300	1	1
Lot 17 on SP 333300	1	1
Lot 18 on SP 333300	1	1
Lot 19 on SP 333300	1	1
Lot 900 on SP 333300	11	11
TOTALS	23	23

Contribution Schedule Lot Entitlements - Sections 66(1)(d)(i)

In accordance with Section 66(1)(db) BCCM Act 1997 (Qld) the deciding principle for the **Contribution Schedule Lot Entitlement (CSLE)** is the Relativity Principle and they are not equal.

As required by S46A of the Body Corporate and Community Management Act 1997, the CSLE for the scheme have been decided on the basis of only the following factors:

(a) How the scheme is structured;
(b) The nature, features and characteristics of the lots included in the scheme;
(c) The purpose for which the lots are used;
(d) The impact the lots may have on the costs of maintaining the common property;
(e) The market values of the lots.

On the basis of these factors it is just and equitable for the CSLE for the Scheme not to be equal. The contribution schedule lot entitlement for each lot varies between a minimum of 1 for each of the residential lots and a maximum of 11 for the balance, undeveloped Lot. The difference in lot entitlements recognises that the factors stated above do not impact on how much each lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays but the structure of the scheme and the features and characteristics of the lots result in a differential burden on the costs of the Body Corporate for repair and maintenance of the common property.

When allocating the lot entitlements to be included in the CSLE, consideration has been given to each of the factors stated above in the following ways:

(a) Structure of the Scheme
The scheme is not part of a layered scheme or part of a volumetric plan and consequently this factor does not contribute to any difference in the lot entitlements.

(b) Nature, Feature and Characteristics of the Lots in the Scheme

Lots 8, 11, 12, 18 and 19 are detached dwelling and Lots 9, 10, 16 & 17 are semi-detached dwellings on a standard format plan. Lot 900 is the undeveloped balance of scheme land which will be developed at a later time. The Body Corporate is responsible for the repair and maintenance of common property within its scheme. This includes internal roads, utility infrastructure, utility services and common facilities. The undeveloped Lots will have limited impact on the common property.

(c) The Purpose for which the Lots are used

Lots 8, 9, 10, 11, 12, 16, 17, 18 and 19 in the scheme have approved use for Dwelling House. Lot 900 is undeveloped land and will be developed further at a later time.

(d) The impact the lots may have on the costs of maintaining the common property

Lots 8, 9, 10, 11, 12, 16, 17, 18 and 19 are used for residential dwelling purposes. Lot 900 is the undeveloped balance of the scheme land which will be further developed at a later date. The impact Lot 900 has on the costs of maintaining the common property is different from the impact of each of the residential Lots.

(e) The market value of the lots
The market value of the developed lots will be substantially the same but differ from Lot (Balance).

Interest Schedule of Lot Entitlements – Section 66(1)(dc)

In accordance with Section 66(1)(dc) BCCM Act 1997 (Qld) the deciding principle for the **Interest Schedule Lot Entitlements (ISLE)** for the scheme is the Market Value Principle.

The Lot entitlements must reflect the respective market values of the lots, except to the extent to which it is just and equitable in the circumstances for the lot entitlements not to reflect the respective market values of the lots.

The ISLE reflect the respective market values of the lots included in the scheme.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

It is proposed that the scheme land be further developed.

It is proposed that Lot 900 on SP 333300 be further subdivided by a standard format plan to create additional separate lots and common property.

Development of Lot 900

1. It is intended that Lot 900 be further subdivided by a standard format plan to create additional separate lots and common property. The number of Lots within each stage is intended to be generally in accordance with the range of lots shown on the Proposed Lot Layout Plan annexed as Annexure "A" attached to this community management statement ("the Lot Layout Plan").
2. It is intended that Stage 3 will comprise of between approximately 1 and 4 residential Lots and common property;
3. It is intended that Stage 4 will comprise of between approximately 1 and 4 residential Lots and common property.

The Original Owner may, however, increase or decrease the number of Lots in each stage in its discretion.

The Concept Plan for the Scheme Land depicting the stages is intended only to represent an indicative development. Accordingly, it has been annexed for illustrative purposes only. It is subject to local government approval. The Original Owner may change the Concept Plan in its discretion. The Concept Plan does not purport to accurately specify the location of any common property or lot boundaries on the scheme land and it is not an indication of the boundaries or the number or order of further stages.

Despite anything else in this Schedule B:
(a) the number of stages; and
(b) the number of Lots in any stage
may alter depending on market conditions or demand or other relevant factors prevailing at the relevant time.

The Original Owner reserves the right to develop stages in any order as determined by the Original Owner.

The Original Owner reserves the right not to proceed with the development of one or more stages and/or not to complete one or more stages and reserves the right to alter the number of Lots in any stage in which case a new CMS will be recorded to amend the description of the scheme land and to adjust the Lot Entitlements.

The Original Owner reserves the right to convert any Lot or part of a Lot into Common Property in which case a new Community Management Statement will be recorded.

Council Development Approvals or Permits given in respect of the development (or any Stage thereof) may require additional by-laws recording Development Approval and/or may require the recording of a new Community Management Statement(s) containing amended by-laws and the Body Corporate and owners of Lots agree to give their consent to the recording of any such new Community Management Statement.

Market, economic and site conditions, the requirements of the Council and other relevant Government Authority may mean that changes are made to:

(i) the timing, plans of subdivision and nature of subdivision of the scheme land;
(ii) the configuration, number, type and staging of the Scheme;
(iii) the configuration, size and location of the common property;
(iv) the size and location of roads and whether the roads are public roads or part of common property;
(v) the order in which the stages proceed;
(vi) the Community Management Statement; and
(vii) the terms of any body corporate agreements entered into by the Body Corporate (including caretaking, letting and administration agreements).

The Body Corporate and owners of Lots agree to give their consent to the recording of any new Community Management Statement(s) required to facilitate the development of the scheme land as referred to in this Schedule B by the Original Owner.

SCHEDULE C BY-LAWS

DEFINITIONS

In this Community Management Statement, unless the context otherwise indicates:-

"Act" means the Body Corporate and Community Management Act 1997 as amended and any regulations and modules made pursuant to the Act.

"Approved" means for the purpose of these By-Laws and Schedule D the Building Requirements set by the Architectural Panel from time to time.

"Architectural Panel" means the Architectural Panel or person appointed by the Committee of the Body Corporate for the purposes of the regulation and operation of the Building Requirements and the landscaping code as provided in this Community Management Statement.

"Building Act" means Building Act 1975.

"Building Requirements" means the Architectural, landscaping and other requirements set out in Schedule D or from time to time adopted by the Body Corporate and complying with Local Government and Building Act requirements for the purpose of regulating and monitoring the construction of a residence and development of any lot, including, without limitation, the construction, alteration, renovation or repair of any residence, building, fence, retaining wall, driveway, external sign or hoarding, or other external elements that may impact on the streetscape or neighbours of the Lot.

"Committee" means the Committee of the Body Corporate as elected from time to time.

"Local Government" means Douglas Shire Council or such other Local Government as may from time to time have jurisdiction over the Scheme Land.

"Lot" means a lot in the Scheme.

"Occupy" has the meaning as defined in the Act.

"Owner" has the meaning defined in the Act.

"Residence" means a building comprising self contained accommodation intended for the exclusive use of one family for human habitation approved by the Architectural Panel and complying with the Building Requirements.

1. NOISE

1.1 The occupier of a lot, their guests, servants or agents must not create or permit any noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property;

1.2 Guests of a Lot leaving late in the evening are requested by their hosts to leave quietly. Quietness also shall be observed when an owner or occupier of a lot returns to the lot late at night or early morning hours.

1.3 The volume of any radio, television or other sound equipment shall be kept as low as possible at all times and shall not be operated in such a manner as to unreasonably interfere with the use and enjoyment of any other Lot by any other owner or occupier of a Lot.

1.4 An owner or occupier of a Lot shall not permit any musical instrument to be practised or played upon or any avoidable noise to be made in such manner as to unreasonably interfere with the use and enjoyment of any other lot by any other owner or occupier of a Lot.

1.5 An owner or occupier of a Lot shall not permit any pool noise from their Lot after 9 p.m. which is likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property;

2. VEHICLES

2.1 An occupier or owner of a lot must not –

(a) Park a vehicle, or allow a vehicle to stand in a regulated parking area; or

(b) Without the approval of the Body Corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or

(c) Permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property other than in a regulated parking area.

2.2 An approval under subsection 2.1(b) must state the period for which it is given.

2.3 The Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

2.4 In this section "regulated parking" area means an area of scheme land designated as being available for use, by invitees of occupiers of lots included in the scheme, for parking vehicle.

3. OBSTRUCTION

3.1 The Occupier of a lot must not obstruct the lawful use of the Common Property by any other person.

3.2 In the exercise and performance of:-

3.2.1 any of the powers or functions of Local Government; and
3.2.2 any other powers or functions bestowed upon the Local Government by any statute, regulation, Order-in-Council or by any statute, regulation, Order-in-Council or by any other legislative or administrative means,

the Local Government, its officers, servants, agents, contractor and any person authorised by it may at all reasonable times enter upon any lot or upon the common property or any structure or premises thereon to carry out works, matters or things into, through, across or under any lot or the common property and execute any work, matter or thing in respect of any structure or premises thereon and to inspect, maintain, repair, alter or add to such works, matters or things.

3.3 For the purposes of the foregoing subclause but without limiting that subclause in any way, the Local Government, its officers, servants, agents, contractors and any person authorised by it may enter upon any lot or the common property for the purpose of making any inspection or valuation of any land or of any building or structure erected thereon or reading or maintenance of water meters or collection of garbage.

3.4 The Body Corporate shall ensure that at all times the Local Government and appropriate emergency services have current keys or cards to enable access to all areas of the common property.

4. DAMAGE TO LAWNS ETC. ON COMMON PROPERTY

4.1 The occupier of a lot must not, without the Body Corporate's written approval –

(a) Damage a lawn, garden, tree, shrub, plant or flower on the common property; or
(b) Use a part of the Common Property as a garden.

4.2 An approval under subsection 4.1 must state the period for which it is given.

4.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

5. DAMAGE TO COMMON PROPERTY

5.1 An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

5.2 However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

5.3 The owner of a lot must keep a device installed under subsection 5.2 in good order and repair.

6. BEHAVIOUR OF INVITEES

An occupier of a lot must take reasonable steps to ensure that he occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property.

7. LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

(a) The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

(b) The occupier of a lot must not throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of the windows or doors from balconies or from the roof onto common property. Any damage or costs for cleaning or repair caused by breach hereof shall be borne by the occupier or owner of the Lot.

8. BUILDING REQUIREMENTS

(a) The owner or occupier of a Lot must not either commence construction, alteration, addition, modification or reconstruct or carry out any improvements or works on any lot or submit any applications to the Local Government in relation to same which do not comply with the Building Requirements.

(b) The occupier and owner of a Lot acknowledge and agree that a breach of the Building Requirements shall constitute a breach of these by-laws.

(c) The Body Corporate may from time to time vary, modify or add to the Building Requirements or adopt new Building Requirements in which case such Building Requirements shall apply in lieu of those set out in Schedule D of this Community Management Statement without the need to record a new Community Management Statement subject to the Act and Local Government approval where required.

(d) All applications to the Architectural Panel for approval under the Building Requirements must be accompanied by the reasonable fee determined by the Committee of the Body Corporate from time to time and pending further determination shall be fixed at $500.00 plus GST.

9. APPEARANCE OF LOT

9.1 The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

9.2 The Occupier of a lot must not, without the Body Corporate's written approval –

(a) hang washing, towels, bedding or other cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
(b) display a sign, advertisement, placard, banner, pamphlet or similar article on any part of the Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land.

9.3 Subsection 8.2(b) does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

10. STORAGE OF FLAMMABLE MATERIALS

10.1 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.

10.2 The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

10.3 However, this section does not apply to the storage of fuel in –

(a) The fuel tank of a vehicle, boat, or internal combustion engine; or
(b) A tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

11. WASTE & GARBAGE DISPOSAL

11.1 A central Waste storage facility is provided by the Body Corporate on Common Property accessible via Escape Street. The occupier of a lot must not keep waste storage bins on private community title scheme allotments. All waste and garbage must be disposed of in the waste bins and recycle bins located in the central waste storage facility.

(a) The occupier of a lot must comply with all of the following laws about the disposal of garbage.

(b) Ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

12. KEEPING OF ANIMALS

12.1 The Owner or occupier of a lot may keep one dog or one cat on a lot without the Body Corporate's written approval.

12.2 The Owner or occupier of a lot must not without the Body Corporate's written approval -

(a) bring or keep any further animal on the lot or common property; or

(b) permit an invitee to bring or keep an animal on the lot or common property.

12.3 Animals on the common property must at all times be restrained by a leash.

12.3 The Owner or Occupier must obtain the Body Corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property. Such approval may be subject to all such conditions considered relevant for the peaceful enjoyment of occupiers of other lots and the common property.

13. TENANTS TO HAVE NOTICE OF BY-LAWS

The Owner of a Lot must ensure that a copy of the current by-laws (or a precis thereof approved by the Committee) is delivered to the Lessee or occupier of any lot not personally occupied by the owner.

14. OBSERVANCE OF BY-LAWS

The duties and obligations imposed by these By-Laws on an owner or occupier of a lot must be observed not only by the owner or occupier but also by their respective tenants, guests, servants, employees, agents, children, invitees and licensees.

15. USE OF WATER ETC.

An Owner or Occupier must not waste the water and must see that all water taps in the Lot are promptly turned off after use.

Waste pipes and drains must not be used for any purposes other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein. Any damage or blockage resulting to such water, waste pipes and drains from misuse or negligence shall be borne by the owner whether the same is caused by the owner's actions, by the servants, agents, guests, employees, invitees or licensees of the owner or occupier.

16. BULK SUPPLY OF WATER

16.1 Water will be supplied to the Common Property and each Lot within the Community Titles Scheme by the supplying local authority through one or more meters.

16.2 The full water consumption bill for the scheme shall be issued to and paid for by the Body Corporate and it is the Body Corporate's responsibility to issue invoices to individual Lot owners for a Lot's share of the water usage.

16.3 The Body Corporate will tri-annually cause to be read and recorded the water usage of each and every water meter for all Lots in the Community Titles Scheme. The Body Corporate shall then render accounts to each Lot owner for the metered amount of water usage for a Lot in accordance with its corresponding meter and such accounts shall be payable by the Lot owner to the Body Corporate within 14 days of the delivery of such accounts.

16.4 Common property water will form part of the administrative fund budget of the Body Corporate which is apportioned amongst the Lot owners as per the Lot contribution entitlement.

16.5 In the event that a proper account for Water usage charges is not paid by its due date for payment, then the Body Corporate shall be entitled to:

(a) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any court of competent jurisdiction; and/or
(b) disconnect the supply of water to the relevant Lot.

16.6 The Body Corporate is not responsible or liable for any failure of the supply of water due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description.

17. UNAVOIDABLE NOISE TO BE MINIMISED

In the event of any unavoidable noise in a lot at any time the occupier must take all practical means to minimise annoyance to other occupants by closing all doors, windows and curtains of the lot and also effecting such further steps as may be within his power for same purpose.

18. PATHWAYS TO BE KEPT CLEAR

(a) The pathways and drives on the land and any easement giving access to the land must not be obstructed by any of the owners or occupiers or used by them for any other purposes than the reasonable ingress and egress to and from their respective lots and no owner or occupier shall park or permit to be parked any vehicle so as to prevent the passage of other vehicles over the said pathways, drives and easements.
(b) The owner or occupier of a lot must not obstruct lawful use of the Common Property by any person including obstruction by the placement thereon of freestanding signs, furniture, pot plants, display of wares or otherwise howsoever.

19. COMMITTEE MAY MAKE RULES

The Committee may make rules relating to the Common Property including but not limited to gardening and maintenance of common property and the collection and disposal of rubbish not inconsistent with these by-laws and the same shall be observed by the occupiers and their servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

20. PROPRIETORS NOT TO INSTRUCT CONTRACTORS/WORKMEN

Occupiers must not directly instruct any contractors or workmen employed by the Committee unless so authorised and all requests for consideration of any particular matter to be referred to the Committee shall be directed to the Secretary and not to the Chairman or any member of the Committee.

21. USE OF LOTS

(a) A Lot may only be used for residential purposes.

(b) There must not be any construction on a Lot other than a Residence, swimming pool and any other improvements approved by the Architectural Panel. All other types of construction are prohibited.

22. BODY CORPORATE TO MAINTAIN LANDSCAPING

(a) The Lot Owners acknowledge and agree that it is in their mutual interest that the landscaping of Lots and Common Property be maintained to a uniform standard.

(b) The Body Corporate shall provide Lot owners with a service under which the Body Corporate will cause any vacant lots to be maintained on behalf of Lot owners including maintaining the lots to a standard in keeping with the standard set by the Committee.

(c) The Body Corporate shall have the exclusive right to provide this Service.

(d) The Body Corporate shall determine the cost of providing the service detailed in this by-law and lot owners must pay for such service at the times and in the manner determined by the Body Corporate.

23. BODY CORPORATE RIGHTS AND POWERS - UNPAID LEVIES

23.1 The owner of a lot (which expression shall extend to a corporation or a mortgagee in possession) must pay on demand:-

(a) The whole of the Body Corporate's costs and expenses (including Solicitors and own client costs) incurred in recovering levies, late payment penalties or moneys duly levied upon that owner's Lot in a Community Titles Scheme by the relevant Body Corporate pursuant to the Body Corporate and Community Management Act or pursuant to the by-laws of the Body Corporate;

(b) Such costs as may have been ordered to be paid by the owner to the Body Corporate or the Commissioner for Body Corporate and Community Management by any Court, Adjudicator, Commissioner, Tribunal or body with authority to order the payment of costs.

23.2 In the event that the owner fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Body Corporate's party and party costs, the Body Corporate shall comply with any procedure for the taxation and recovery of costs provided for in the rules of the Court, Tribunal or other body which orders payment of costs in favour of the Body Corporate. The Body Corporate may also enter any costs and penalties and other monies payable to against the levy account of the owner's lot in the community title scheme and note the amount of such costs on any certificate issued in respect of the Lot pursuant to Section 162 of the Body Corporate and Community Management Act.

23.3 If a contribution levied under the relevant Regulation Module is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Committee of the Body Corporate from time to time, unless otherwise determined by Ordinary Resolution at a general meeting and until determined at the rate of 2.5% for each month the contribution or instalment is in arrears. At the discretion of the Committee, any Body Corporate Manager has administrative discretion to write off interest at a limit to be determined by the Body Corporate Committee from time to time.

23.4 If at any time any person, company or association becomes the owner of a lot, another person or entity is liable in respect of the lot to pay interest on a contribution, the owner is jointly and severally liable with the other person or other entity for the payment of the interest.

23.5 The amount of any interest is recoverable by the Body Corporate as a liquidated debt.

23.6 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-Laws by any owner or occupiers, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

24. SEVERABILITY

If any of the provisions of these By-Laws should be adjudged invalid, unlawful or unenforceable for any reason whatsoever, such invalidity or unenforceability or illegality (unless deletion of such provision or provisions would substantially after the intention of the parties hereto expressed or implied) will not affect the operation, construction or interpretation of any other by-law with the intent that the invalid or unenforceable or illegal provisions will be treated for all purposes as severed from these by-laws.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

The Body Corporate has adopted and wishes to regulate Building Requirements for the Scheme.

There will be no construction on any lot except that of a Residence, swimming pool and other ancillary improvements complying with the Building Requirements and approved by the Architectural Panel. All other types of construction are prohibited.

When any application is made pursuant to these provisions by any person, firm or company who or which is not the owner of any such lot, the written consent of the appropriate registered owner must accompany such application.

Any approval granted by the Architectural Panel will not constitute an agreement or representation as to the adequacy, suitability or fitness of any of the Building Requirements or the siting of the Residence and other approved improvements or that the relevant State, Local Government or other competent authority will grant its approval, and the owner and occupier of the Lot acknowledge that they will not place any reliance on the approval.

1 <u>All Development Requires Approval</u>

1.1 An owner or occupier of any lot shall not either commence construction, alteration, addition, modification or reconstruct or carry out any improvements or works on any lot or submit an application to the Local Government in relation to same until the plans and specifications showing the nature, height, width or colours and location of same together with landscaping proposals shall have first been approved by the Architectural Panel.

1.2 All plans and specifications submitted by an owner or occupier to the Architectural Panel for its approval shall be fully detailed, including without limitation, floor plans, site plans, drainage plans, elevation drawings, earthworks plans and descriptions or samples of exterior materials and colours, fencing and driveway details and landscaping plan. The application shall be made on the form of application adopted by the Architectural Panel from time to time. Payment of the fee determined by the Committee pursuant to By-law 8must accompany the application.

1.3 The address for submission of such plans and specifications shall be at the address for service of the body corporate or at such other address as the body corporate shall have designated by notice in writing to the owner. All plans and specifications shall be deemed to be submitted if mailed by registered or certified mail addressed to the Body Corporate at the address of the Body Corporate or at such other address as the Body Corporate shall have designated by notice in writing to the owner of the lot.

1.4 Any application for any approval for construction, alteration, modification, reconstruction or carrying out any improvements or works on any lot shall not be unreasonably withheld so long as:

- The plans and specifications and the proposed construction, alteration, addition, modification, reconstruction or improvement or works comply with the Building Requirements;
- The fee payable pursuant to By-law 8 has been paid; and
- The application otherwise complies with these By-laws.

1.5 The Architectural Panel shall within fourteen (14) days from the date of its receipt of any application sought pursuant to Clause 1.1 hereof notify the applicant thereof of its approval or refusal of such application.

1.6 The Architectural Panel may require the applicant to provide additional information to clarify any aspect of the application.

1.7 The Architectural Panel shall, where an owner or occupier of any lot is refused the approval of any application sought pursuant to clause 1.1 hereof, in doing so, furnish the owner with written reasons for its refusal.

1.8 The Body Corporate may impose, as a condition of its approval of any application made pursuant to these by-laws, requirements that:

- Additional plans and specifications of any construction, alteration, addition, modification, reconstruction, works or improvements or such other information as it may require to be submitted;
- Changes to be made to the plans and specifications provided such changes are consistent with the Building Act (Qld) and Standard Building By-Laws hereunder;
- The proposed construction, alteration, modification, reconstruction, works or improvements be completed within a reasonable time specified in such condition.

2. Tree preservation and lot earthworks

2.1 An occupier or owner of any lot shall not remove, injure, cut, deface, poison, destroy, burn, ringbark or lop any tree or part thereof on any lot or any common property where such tree has a diameter greater than one hundred millimetres (100mm) at the height of one point two metres (1.2m) above the ground level of such tree without first having obtained the written approval of the body corporate which approval shall not be unreasonably withheld so long as:

- The tree or trees are within the bounds of any construction, alteration, addition, modification, reconstruction, improvements or works approved pursuant to these by-laws;
- Within three metres (3m) of any existing construction, alteration, addition, modification, reconstruction, improvements or works pursuant to these by-laws; or
- Where the tree or trees are either dying, dead, diseased or potentially dangerous or the root system of the tree or trees is endangering the foundations of any dwelling or improvement erected thereon; or
- Where the tree or trees are so located that they may threaten the operation of services to any lot or the common property; and
- The owner or occupier of the lot first obtains all necessary consents where any Local Government tree preservation by-law and other Environmental Protection and other authorities having jurisdiction.

PROVIDED HOWEVER that the Body Corporate shall not (except in the case of an emergency or in the preservation of safety) grant its approval for the removal, cutting, defacing, poisoning, destroying, burning, ringbarking or lopping of any tree or part thereof which would result in the number of trees on any lot at any time being reduced below 60% of the total number of trees recorded in the tree register in respect of that lot.

2.2 The owner or occupier of any such lot shall not fill, cut or evacuate any lot or common property without first having obtained the approval of the Architectural Panel, which approval shall not be unreasonably withheld so long as:

- The owner or occupier of any such lot has obtained approval to the construction, alteration, addition, modification, reconstruction, improvements or works approved pursuant to these Building Requirements; or

- Such filling, cutting or excavating does not unduly interfere with, endanger or detract from the existing environment or forested character of any lot, the common property or the surrounding environment.

PROVIDED HOWEVER that the approval of the Body Corporate will not be required where the filling, cutting or excavation does not involve the alteration of the contours of the lot and does not involve excavation below a depth of point three metres (.3m) nor filling above a height of point three metres (.3m) of the surface of the lot.

2.3 In approving any application made to it under this by-law the Body corporate may impose as a condition of its approval a requirement that such plans, specifications or other information as it may require be submitted.

2.4 Any owner or occupier of any lot who wilfully injures, cuts, defaces, poisons, destroys burns, ringbarks or lops any tree or fills, cuts or excavates the land, on any lot or the common property or who procures or is knowingly concerned in the injuring, cutting, defacing, poisoning, destroying, burning, ringbarking or lopping of any tree or part thereof or the filling, cutting or excavating of the land, on any lot or the common property, shall, unless he has obtained the written approval of the body corporate or unless, by virtue of these Building Requirements, such approval is not required, be guilty of an offence under the Body corporate and shall be liable to replace each and every one of with another tree and/or reinstate the land as directed by the Body Corporate. If such owner or occupier fails to do so then the Body Corporate, by a duly authorised agent, may enter upon the premises (in the case of a lot) and replace each and every one of such trees with another tree and/or reinstate such land (provided that all reasonable care is taken with respect to the owner or occupier's property). If the Body Corporate resolves to carry out such replanting and/or reinstatement then the costs thereof, once the same shall have been established, shall be a debt due from the owner to the Body Corporate which may recover and sue for the same as a debt irrespective of whether the Body Corporate shall have incurred any liability in relation to such costs.

3 Some Building Materials Prohibited

3.1 Galvanised iron or zinc or aluminium finishes (that is materials with a reflective finish) will not be approved.

3.2 Bare, plain, pre-coloured, painted or split faced concrete block, or un-rendered fibre-cement sheeting, will not be approved.

4. Lot Maintenance

4.1 Prior to the commencement of any construction on a Lot, the owner or occupier of the Lot must keep the Lot free of rubbish and generally maintained to a reasonable standard. The owner or occupier of a vacant lot must not do anything that would interfere with the Body Corporate maintaining that Lot as provided in by-law 21.

5 Working with Nature

5.1 In designing a residence, consideration should be given to siting and orientation in order to capture prevailing breezes and minimise the effects of the hot North Queensland sun. In Port Douglas the prevailing afternoon breezes blow from the south-east. Consequently residences should be designed to take maximum advantage of the breezes with living spaces facing south or east with windows and louvres that optimise cross ventilation.

5.2 Additional measures that may also assist in cooling residences include:
- Insulation and ventilation of the roof cavity;
- Large shaded windows;
- High windows (which enable hot air to escape);
- Floor to ceiling louvres (which encourages air flow through the house);
- Raised ceilings (which encourages air flow and enable ceiling fans to be comfortably accommodated);
- Interior windows and louvres (which assist air to flow unobstructed through the house).

6 Innovative Design

6.1 Innovative design and construction is encouraged to eliminate damage to trees and root systems.

7 Siting of Garages

7.1 Garages shall not be permitted substantially forward of the main building line of the Residence without the approval of the Architectural panel. All garages must be an integral part of the Residence.

7.2 Open carports will be considered.

7.3 Free standing Garden Sheds will not be approved.

8 Storage

8.1 Each Residence must incorporate covered storage external to the living area. Such storage may be provided in one of the following forms:

i. Within the design of the building e.g. at the back of the garage; or
ii. Enclosed storage within the garage.

The intent of this requirement is to ensure that no personal items are stored within view from the street.

9 Outdoor Amenity Spaces

9.1 Private external areas such as clothes drying areas, storage and outdoor living and entertainment must be suitably screened so that they are not visible from other Lots.

10 Street Front Presentation

10.1 Where the Architectural Panel considers appropriate, a Residence should feature gable detailing on all gable ends. In addition, gable ends which incorporate plain FC sheeting should be texture painted or rendered with a texture finish.

11 Wall Materials

11.1 Materials such as masonry rendered block or other approved texture coated materials will be approved. The composite construction method – that it is, the utilisation of a combination of materials which substantially feature one of these materials and another feature cladding material will be considered.

11.2 Applications for the use of other materials will be considered on their merits.

11.3 Unrendered fibre cement sheeting and bare, painted, pre-coloured or split-faced concrete blocks will not be permitted.

12 Roof Materials

12.1 The materials and roof pitch of a Residence should be designed to suit climatic and aesthetic requirements. A minimum roof pitch of 22.5 degrees is required.

12.2 The following roof materials are preferred:

- Tiles;
- Colorbond – custom orb (corrugated) profile;
- Shingles or slate;
- Other appropriate finishes approved by the Architectural Panel.

12.3 Galvanised iron, zinc or aluminium coated steel, corrugated fibre cement sheeting, or any material with a reflective finish, will not be approved as either wall or roof cladding.

13. Minimum Size Residences

13.1 A Residence must contain a minimum floor area of not less than 168m^2. In this calculation, garages, patios and verandahs are not included. In cases where the owner wished to preserve trees and other vegetation, consideration will be given to varying this requirement.

14. Verandahs and Pergolas

14.1 Support posts for verandahs and/or pergolas should be a minimum of 100m x 100mm in width and constructed of timber painted metal or rendered masonry to match the main dwelling.

The material, colour and pitch of the roof of verandahs should complement that of the main dwelling, as should the materials and colour of the pergola.

14.2 Single, split level or two storey residences may be approved solely at the discretion of the Architectural Committee subject to the Committee's assessment of the effect of the design if the adjoining lots. The Architectural Committee must not capriciously or unreasonably withhold its approval to such residences. A list of lots on which two storey or split level residences may be acceptable will be provided by the Architectural Committee on request. Lots other than those listed as possibly suitable for these types of structures shall not be used other than for single level residences,

Construction Matters

15 Temporary Fencing

15.1 Temporary Fencing of a Lot shall not be erected unless as a requirement for safety during construction.

16 During Construction

16.1 All roadways, crossovers and footpaths should be kept free of dirt and rubbish. The Lot should be kept in a clean and tidy state free of rubbish. A deposit or construction bond in an amount determined by the Architectural Panel shall be provided to the Body Corporate prior to commencement of construction to secure performance of the lot owner's obligations under these Building Requirements.

16.2 Any damage caused to the common property should be reported immediately to the Body Corporate Manager. Any damage caused shall be remedied by the Body Corporate at the Lot owner's expense. The Lot owner must reimburse the Body Corporate for the cost of rectifying such damage or demand.

16.3 In the event that the Building Requirements and other requirements under these By-laws are not complied with the Body Corporate may appropriate the deposit or construction bond towards any remedial work or rectification required but without prejudice to the Body Corporate's rights against the lot owner.

17 Future Extensions

17.1 Extensions to a Residence will be permitted if they are architecturally integrated with the existing Residence (in terms of design, colour and appearance). Prior approval of the Architectural Panel is required prior to submitting plans for extensions to the Local Government.

Carparking and Driveways

18 Carparking

18.1 A minimum of one off street carparking spaces need to be provided on each Lot. Covered carparking accommodation in the form of a garage must be provided prior to occupation of a Residence.

19 Driveways

19.1 A driveway should be constructed prior to the occupation of the dwelling.

19.2 Plain concrete driveways will not be approved. It is recommended that driveways be paved, exposed aggregate or stamped pattern concrete. Crossovers from the roadway to the Lot Boundary must be concrete with exposed aggregate type approved by the Architectural Panel, and with a maximum width of 3.5 metres.

19.5 The location of the driveway should take into consideration the location of existing structures, storm water gullies and light poles.

20 Fencing

20.1 Boundary fences between adjoining lots should generally be 1.8 metres high and not protrude forward of the Building Line. The materials used should be complementary to the style of the building materials used in the Residence.

20.2 Any fencing forward of the Building Line should be for the purpose of providing enclosure of the front yard. "Wing" fencing will not be permitted.

20.3 Front fencing (including secondary street frontage) and boundary fencing forward of the Building Line need to incorporate a masonry element which complements the Residence. In-fill panels may feature timber picket, treated tubular steel, powder coated aluminium or stainless steel. A front fence should be a minimum of 1.2 metres in height and a maximum of 1.8 metres in height.

20.4 The owners or occupiers of Lots must not substitute, replace or change the colour of the fencing erected by the Original Owner along the front and rear boundary of such Lots unless utilising the same colour and style of material.

21 Retaining Walls

21.1 Retaining walls are to be kept to a minimum.

21.2 In considering whether to approve retaining walls, the Architectural Panel will look more favourably on materials that complement the natural environment, such as rocks, stone, railway sleepers etc. The Architectural Panel will also look more favourably on small terraces as they can have visual and landscaping advantages over bigger walls, which in some cases can be disproportionate in height and appearance.

22 Outdoor Areas and Courtyards

22.1 Within three months of taking up occupancy of a Residence, all garden areas within public view should be landscaped to the reasonable standard previously approved by the Architectural Panel.

22.2 Stormwater may only be discharged to the stormwater connection provided.

23 Ancillary Structures

23.1 Signs and hoardings advertising products and businesses will not be permitted.

23.2 Display Home signage may only be erected with the specific prior approval of the Committee of the Body Corporate.

23.3 A sign advertising the sale of vacant land or house and land packages may not be erected on vacant lots without the prior approval of the Architectural Panel and shall be no larger than 600mm x 400mm and shall be professionally sign written.

23.4 Builders or tradespersons signs may be permitted on lots where they are required by statute during construction. These signs must be removed from the Lot at the completion of construction.

24 Air Conditioners

24.1 Air Conditioners for a Residence must be located so that they are screened from public view. Wall and window units should be in a colour that integrates with the Residence and should not be visible from the street front. Units located above the roof line must be sited as low as possible to the side (at the rear) or the rear of the Residence and must be coloured to complement the roof colour.

25 TV Antennae and satellite Dish

25.1 The location and/or style of individual antennae and satellite dishes must be approved by the Architectural Panel.

26 Clotheslines and Letterboxes

26.1 Clotheslines are restricted to "Extend-a-line" and "Para-line" type. A clothesline for a Residence should be located so that it is not visible from any public street or thoroughfare. Clotheslines and letterboxes should be aesthetically sensitive in terms of both design and location.

27 Pools and Ancillary Equipment

27.1 Pumps, spas and other operational equipment should be located and acoustically treated so as to minimise noise to neighbours.

28 Solar Water Systems

28.1 The Architectural Committee encourages the use of solar hot water systems. A solar hot water system should be located in a position where it does not impact on the street front or lake frontage. Galvanised or reflective solar systems will not be approved.

29 Construction Time

29.1 All building works should be completed within 30 weeks of commencement unless a dispensation is granted by the Architectural Panel.

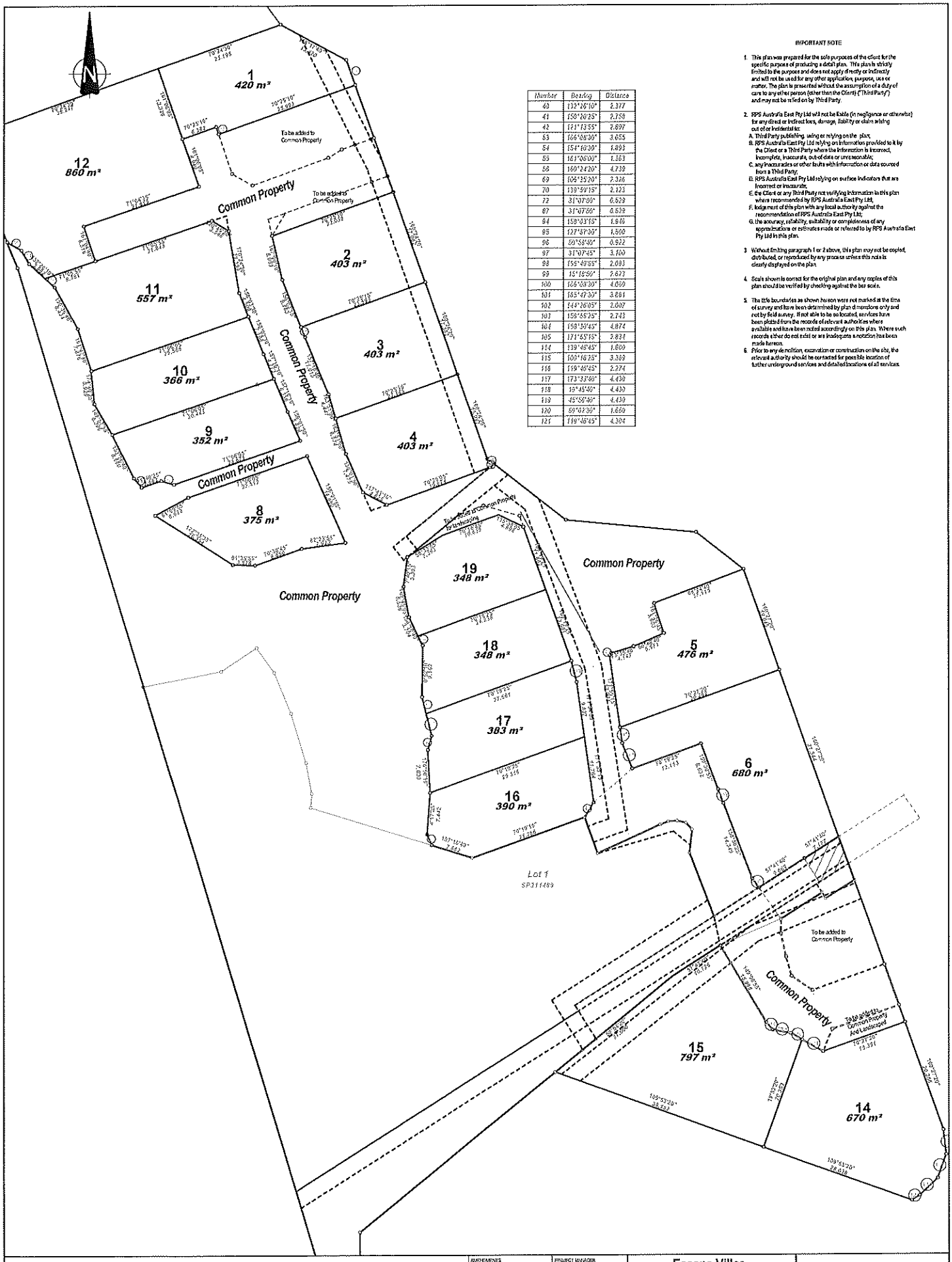
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Lot on Plan	Statutory Easement	Services Location Diagram
Lots 8, 9, 10 on SP 321513 and Lots 11,12, 16, 17, 18 & 19 on SP333300 and Common Property.	Sewer Water Stormwater Electricity	See attached Service Location Diagram Drawing No. PR141541_03

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

NOT APPLICABLE.

"A"



Number	Bearing	Distance
40	132°26'10"	2.377
41	150°20'25"	2.759
42	121°13'55"	2.897
53	166°08'30"	3.655
54	154°10'30"	1.893
55	161°06'00"	1.363
56	160°24'20"	4.739
69	105°35'20"	2.326
70	139°59'15"	2.123
72	31°07'00"	0.629
87	31°07'00"	0.629
94	159°03'15"	1.946
95	127°57'30"	1.500
96	50°58'40"	0.922
97	31°07'45"	3.100
98	155°49'05"	2.093
99	15°18'50"	2.623
100	105°03'30"	4.000
101	165°47'30"	3.881
102	144°26'05"	2.002
103	158°55'25"	2.743
104	158°30'45"	4.874
105	171°53'15"	3.834
114	139°48'45"	1.800
115	100°16'25"	3.369
116	119°48'45"	2.274
117	173°33'50"	4.430
118	19°45'40"	4.430
119	45°56'40"	4.430
120	59°03'30"	1.660
121	119°46'45"	4.304

IMPORTANT NOTE

1. This plan was prepared for the sole purposes of the client for the specific purpose of producing a detail 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.
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   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.
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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 title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NOTES

Level Datum:
Origin of Levels:

Contour Interval:
Index:

Origin of Coordinates:

Meridian:MGA

NOTES

SCALE 1:300 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A1) (1:600 @ A3)

AMENDMENTS	PROJECT MANAGER DGP	Escape Villas Lot Layout
TEXT	SURVEYED	Escape St Port Douglas
	DRAWN DGP 6-4-22	
CHECKED	CAD REF 141541-302.m/p	SHEET 1 OF SHEETS 1
DRAFTING CHECKED		SHEET SIZE A1

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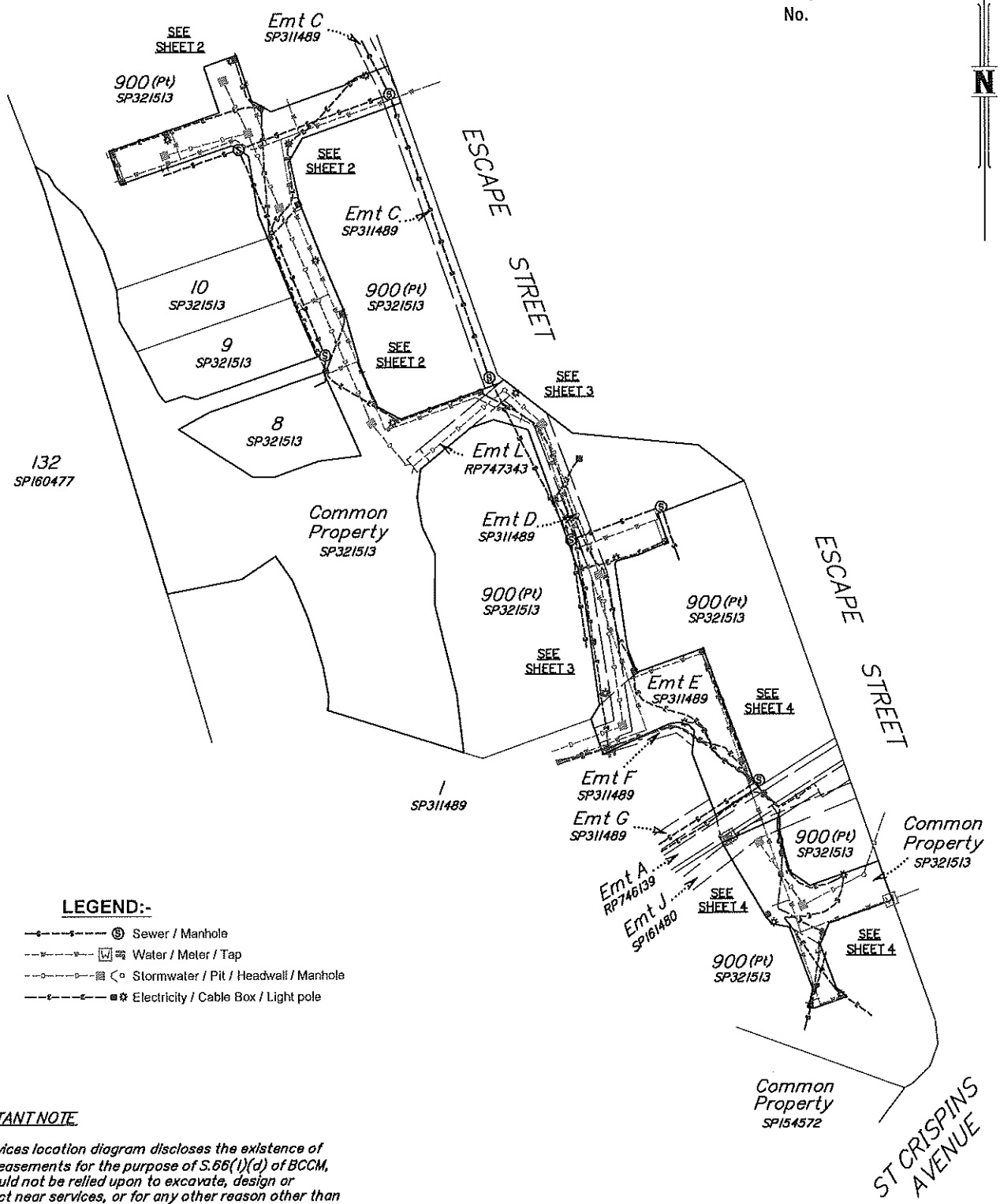
SCALE	DATE	DRAWING NO	ISSUE
1:300	6/4/22	PR141541-306	

SHEET 18 OF 21

"Escape Villas Port Douglas"
Community Titles Scheme
No.



LEGEND:-

- Sewer / Manhole
- Water / Meter / Tap
- Stormwater / Pit / Headwall / Manhole
- Electricity / Cable Box / Light pole

IMPORTANT NOTE

This services location diagram discloses the existence of service easements for the purpose of S.66(1)(d) of BCCM, and should not be relied upon to excavate, design or construct near services, or for any other reason other than the intended purpose. Exact locations and depths of services on site should be obtained from suitably qualified persons prior to undertaking any works.

Services on this plan may be plotted from sources such as engineering design information, and may not be verified after construction by survey.

0 7.5 15.0 22.5 30.0 37.5
metres

SCALE 1:750 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

SERVICES LOCATION DIAGRAM

SHEET 1 OF 4

SCALE 1:750

03/03/2021

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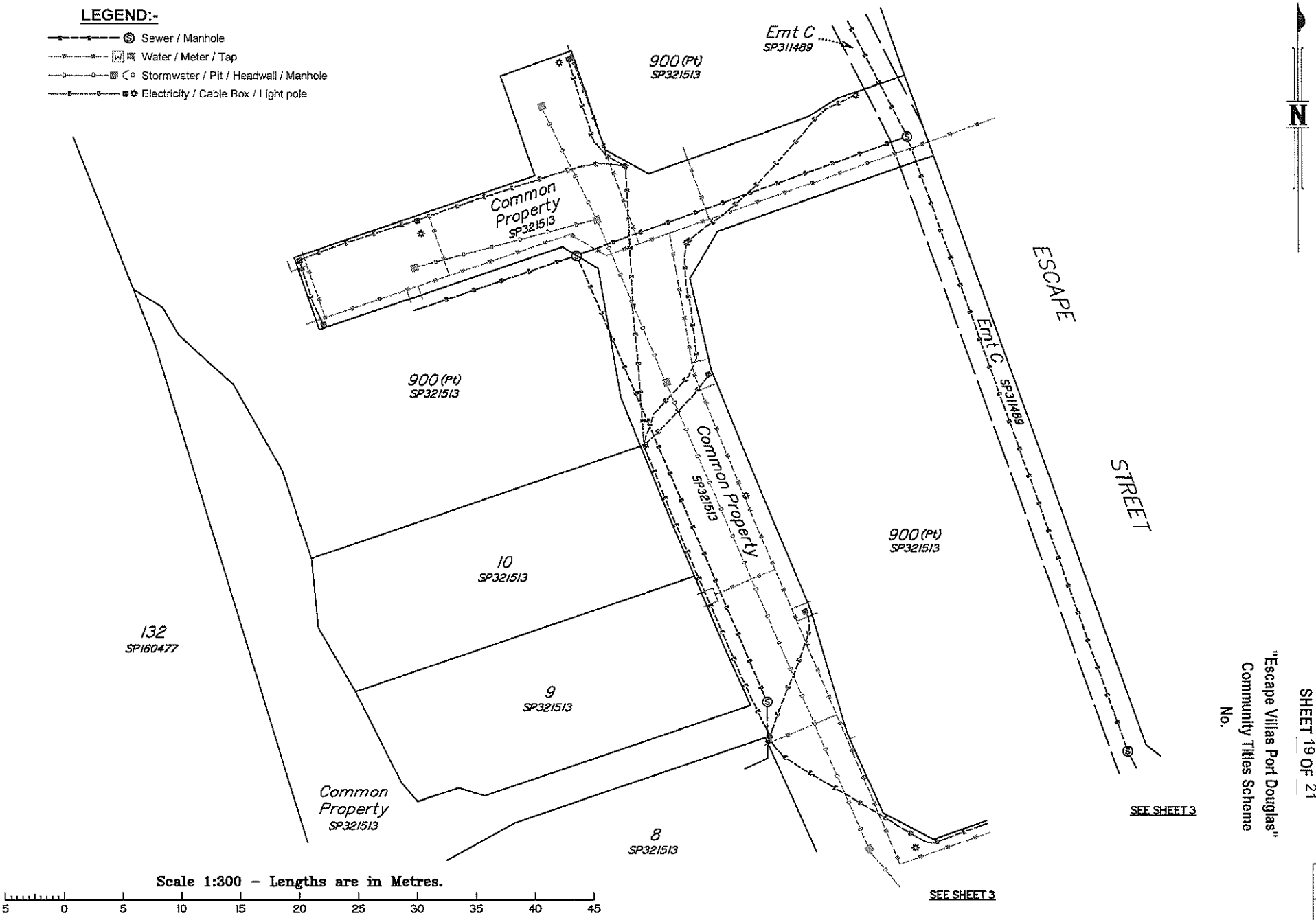
DRAWING NO. ISSUE
PR141541_03



SHEET 19 OF 21

"Escape Villas Port Douglas"
Community Titles Scheme
No.

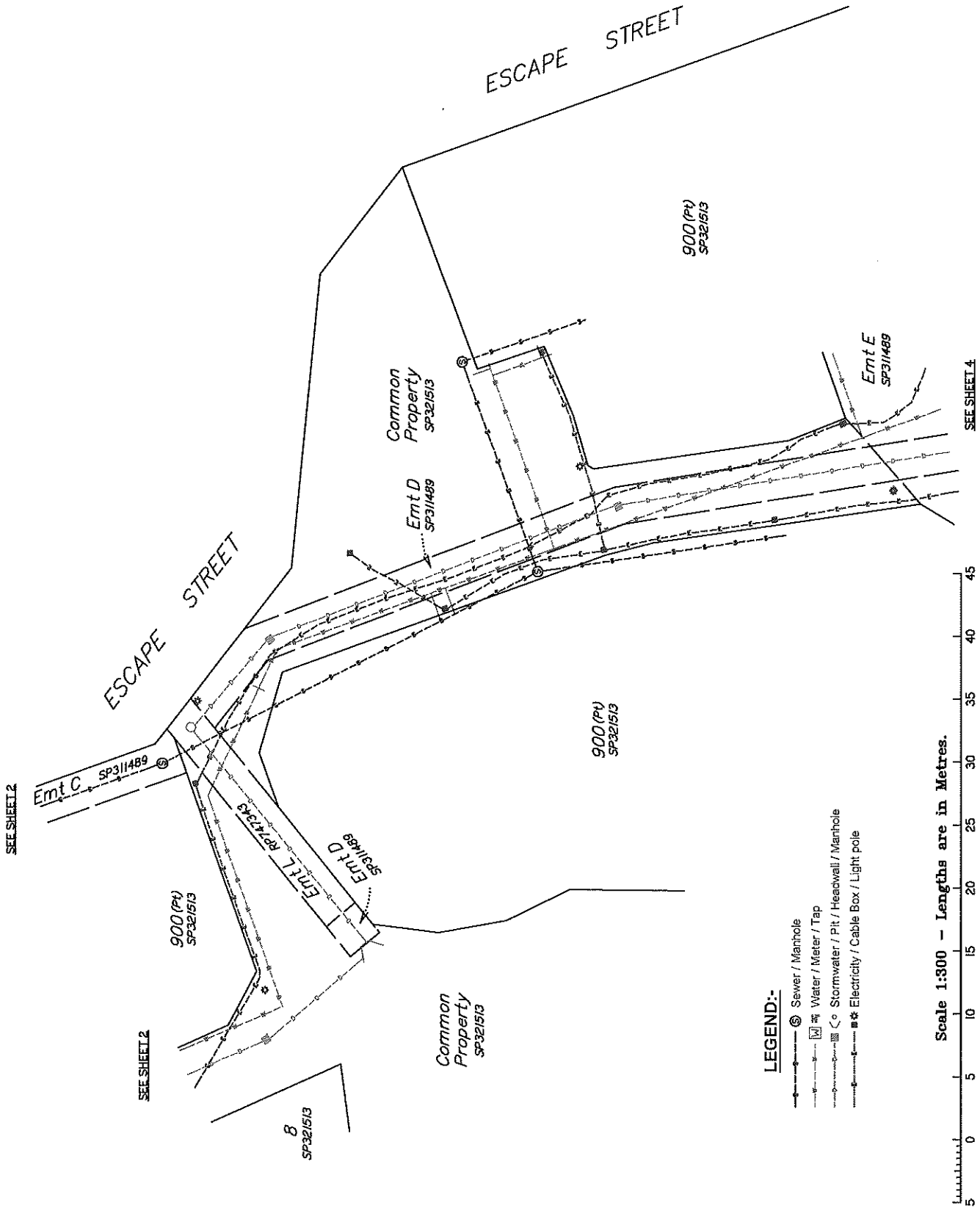
DRAWING NO.
PR141541_03

ISSUE

Sheet 2 of 4

SHEET 20 OF 21

"Escape Villas Port Douglas"
Community Titles Scheme
No.



DRAWING NO PR141541_03 ISSUE

SHEET 21 OF 21

"Escape Villas Port Douglas"
Community Titles Scheme
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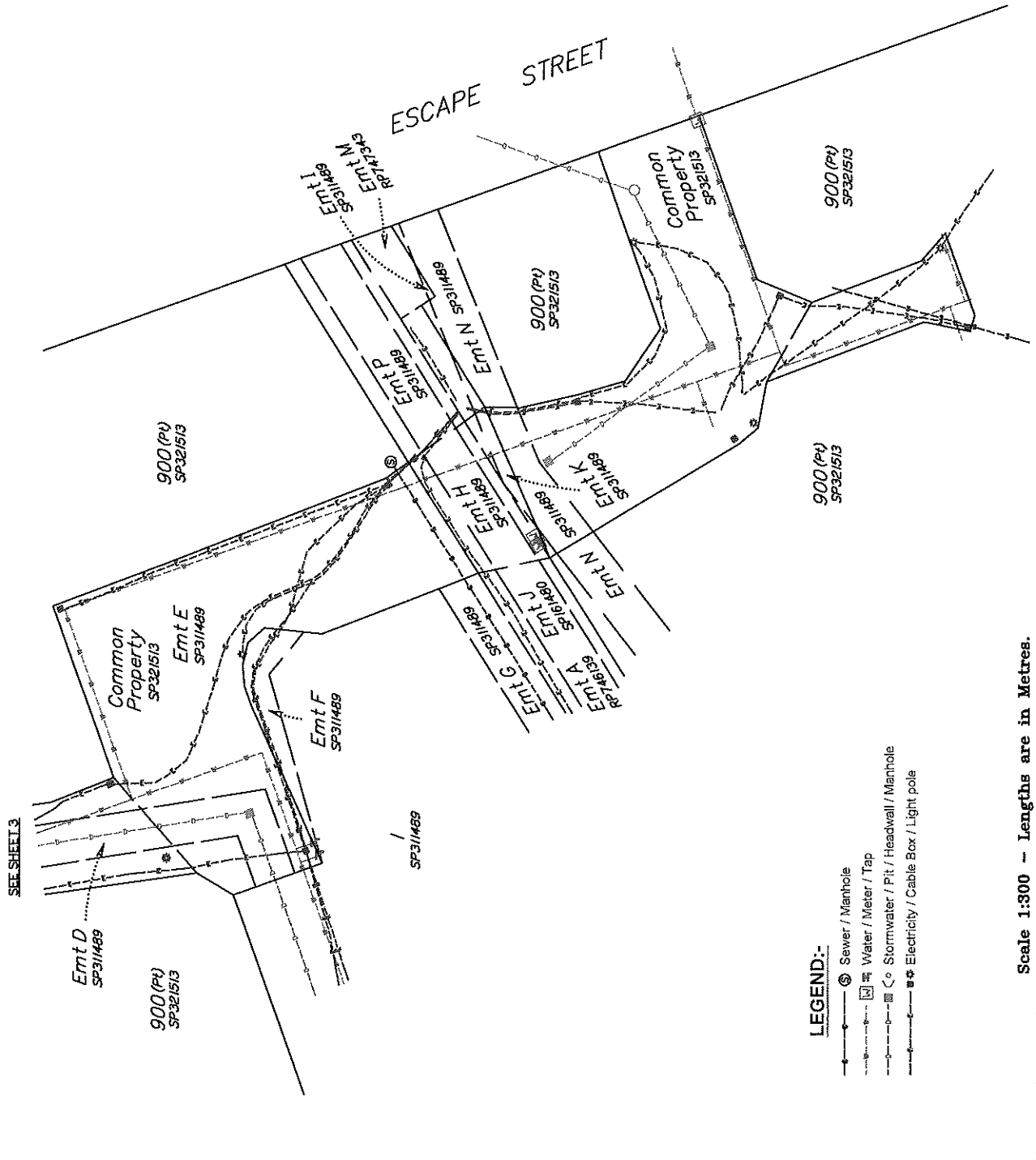

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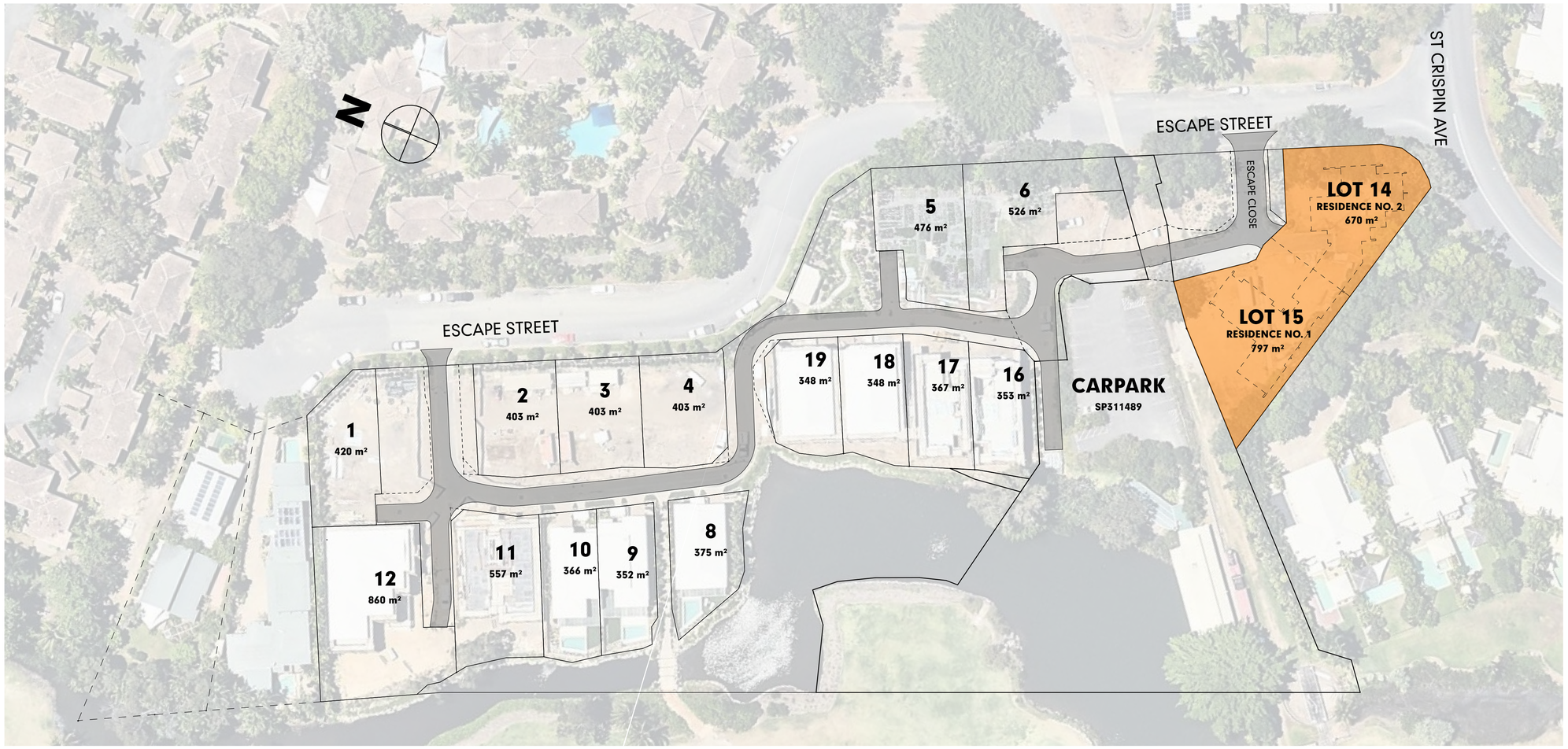
PR141541_03	



OVERALL SITE PLAN

SCALE1:500

IMPORTANT NOTES

THE BUILDER IS TO CHECK ALL DRAWINGS FOR DETAIL CONTENT AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE THESE DRAWINGS. SEEK CONFIRMATION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTANTS DRAWINGS, COMPUTATIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT "BUILDING CODE OF AUSTRALIA" (BCA) AND ALL APPLICABLE AUSTRALIAN STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE BUILDER AND CHECKED PRIOR TO COMMENCEMENT OF ANY FABRICATION. ALL WORKS ASSOCIATED WITH THE ASSEMBLY OR INSTALLATION OF THOSE WORKS IS TO BE IN ACCORDANCE WITH THE SHOP DRAWINGS DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STATUTORY REQUIREMENTS AND ARE PROVIDED AS DIRECTION TO THE APPROPRIATE SOURCE OF RELEVANT AND IMPORTANT INFORMATION.

N

DA COMPLIANCE

RevID	ChID	CHANGE DESCRIPTION	DATE
01 - WIP			Work in Progress

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Architecture Master Planning Interiors

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www.huntdesign.com.au
ABN: 90514257527

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PROJECT
ESCAPE STREET EAST
LOT 15 ON SP 321513 ESCAPE STREET

CLIENT
JOHN MORRIS

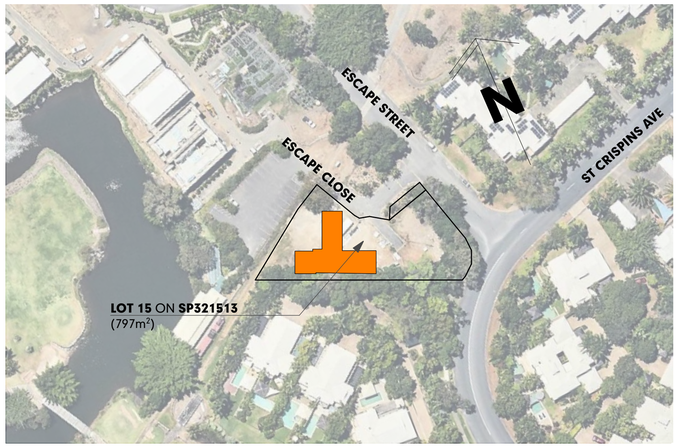
CLIENT SIGN OFF	SIGNATURE	DATE	
BUILDER SIGN OFF	SIGNATURE	DATE	

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ			A	01	S0	01

SCALE	DRAWN	CHECKED
	JR, KS	G.H.
SHEET SIZE	DRAWING STATUS	
A1	DA COMPLIANCE	

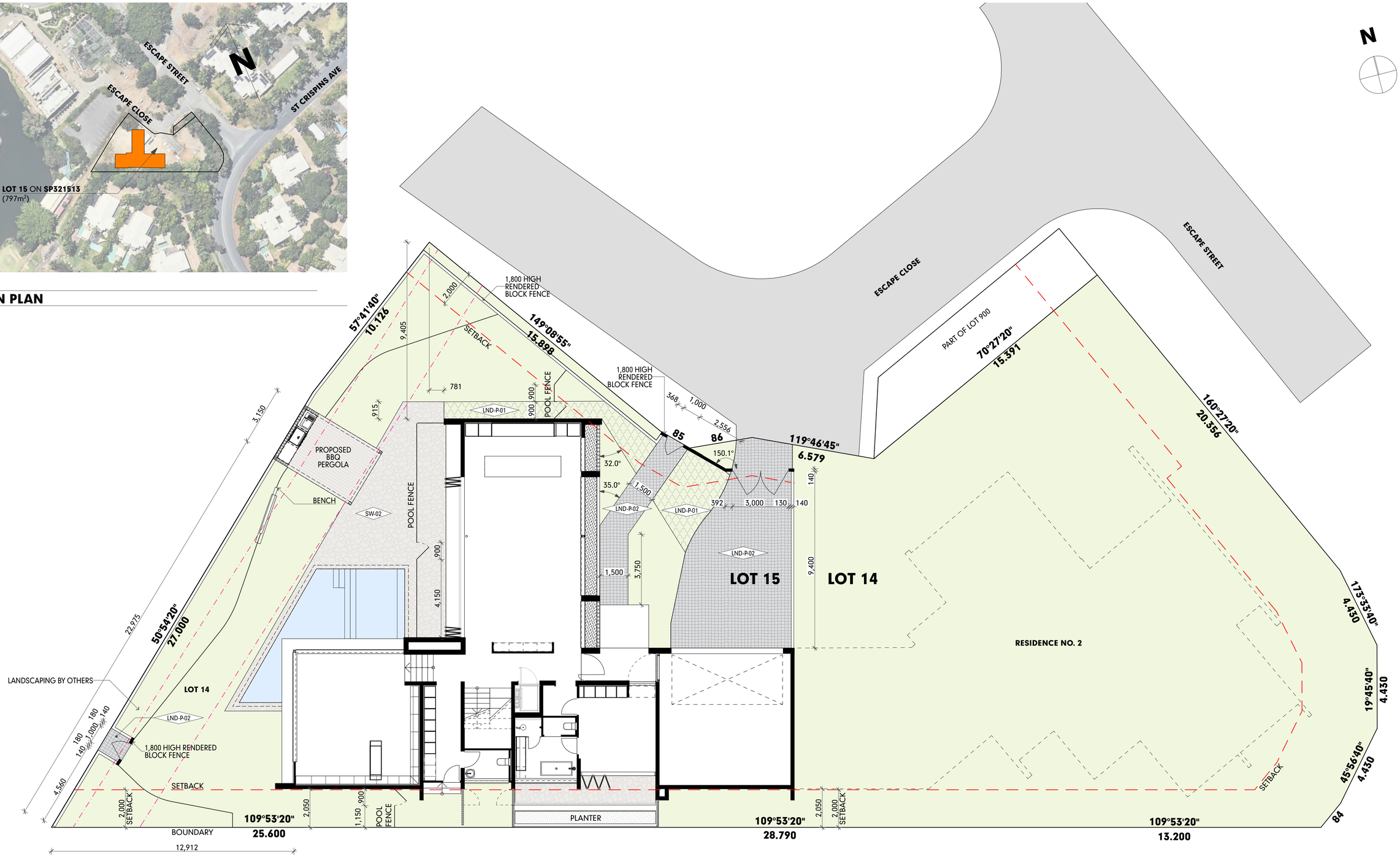
TITLE
DA PACKAGE -
OVERALL SITE PLAN

PROJECT NO.	DATE
ESCAPE001	Work in Progress



LOCATION PLAN

SCALE1:1000



SITE PLAN

SCALE1:100

IMPORTANT NOTES

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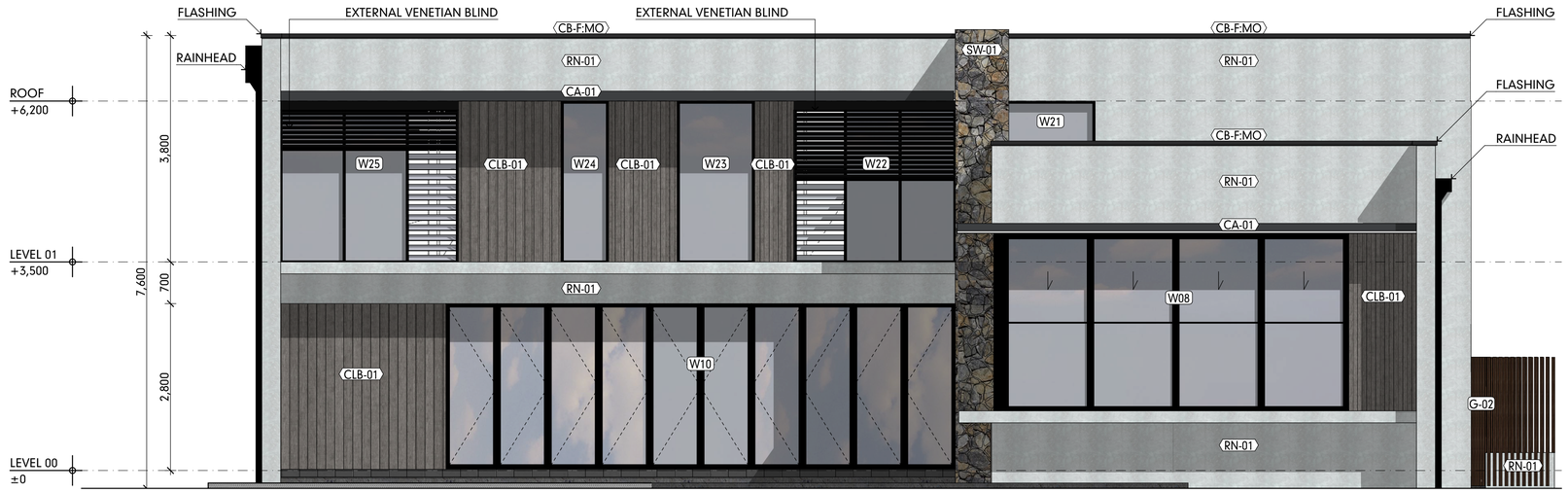
PROJECT: ESCAPE STREET EAST, LOT 15 ON SP 321513 ESCAPE STREET			SCALE: 1:100	DRAWN: JR, KS		CHECKED: G.H.	
			SHEET SIZE: A1	DRAWING STATUS: DA COMPLIANCE			
CLIENT: JOHN MORRIS			TITLE: DA PACKAGE - SITE PLAN (LOT 15)				
CLIENT SIGN OFF	SIGNATURE	DATE	PROJECT NO.: ESCAPE001			DATE: Work in Progress	
BUILDER SIGN OFF	SIGNATURE	DATE					
PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS / REVISION
ESCAPE001	HDA	ZZ			A	02	S0 / 01

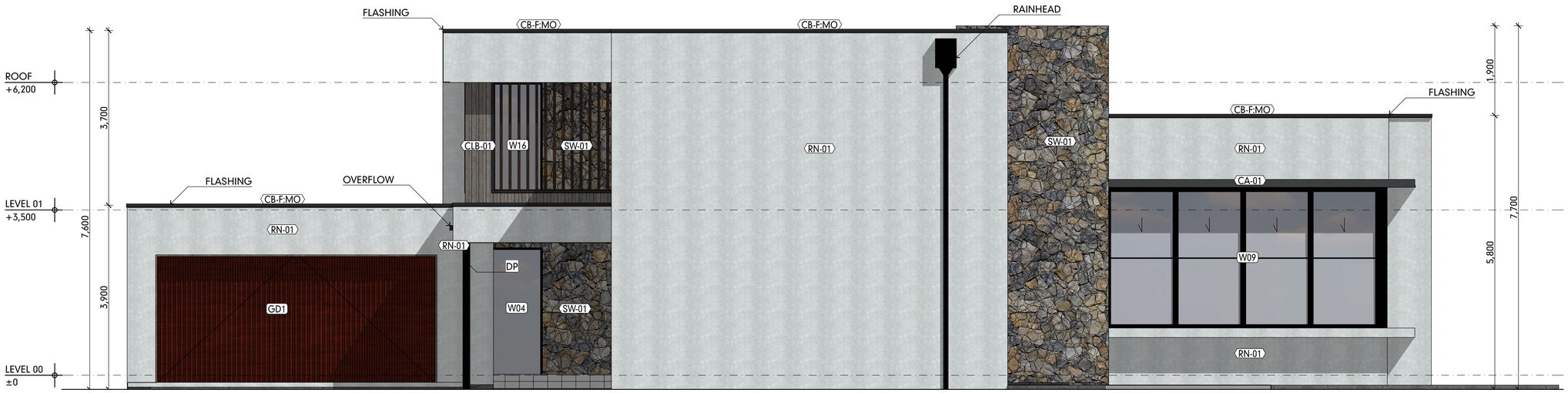


WEST ELEVATION

SCALE1:50

E1

010501, 010502



NORTH ELEVATION

SCALE1:50

E2

010501, 010502

LEGEND

FINISHES

PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL

CA-01	ALUCOBOND PLUS STANDARD ANTHRACITE GREY
DK-T	TIMBER DECKING TBC.
RN-01	ROCKCOTE CONCRETE FINISH OVER ROCKCOTE QUICK RENDER
CB-T:SG	TRIMDEK ROOF SHEET - SHALE GREY
CB-F:MO	COLORBOND FLASHINGS - MONUMENT
CPC-01	POLYCARBONATE ROOF SHEET - DANPAL TRADITIONAL ROOF SYSTEM WITH DANPALON MULTICELL PANELS OR SMILAR APPROV.
PF-01	PAINT FINISH 01 - TBC.
PF-02	PAINT FINISH 02 - TBC.
SW-01	STONE ECO OUTDOOR - FREEFORM WAMBERAL
SW-02	STONE ECO OUTDOOR - CRAZY PAVING PORPHYRY
TLF-01	TILES - TBC.
TF-01	TIMBER FLOORING - TBC.
CLB-01	ECO TIMBER SPOTTED GUM - STANDARD CHARRED FINISH
LND-P-01	EXPOSED AGRREGATE
LND-P-02	MIDNIGHT NATURAL GRANITE COBBLESTONE

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PROJECT: ESCAPE STREET EAST, LOT 15 ON SP 321513 ESCAPE STREET	SCALE: 1:50, 1:100	DRAWN: JR, KS	CHECKED: G.H.	
	SHEET SIZE: A1	DRAWING STATUS: DA COMPLIANCE		
CLIENT: JOHN MORRIS	TITLE: DA PACKAGE - ELEVATIONS WEST & NORTH			
CLIENT SIGN OFF / SIGNATURE / DATE	PROJECT NO.: ESCAPE001		DATE: Work in Progress	
BUILDER SIGN OFF / SIGNATURE / DATE				

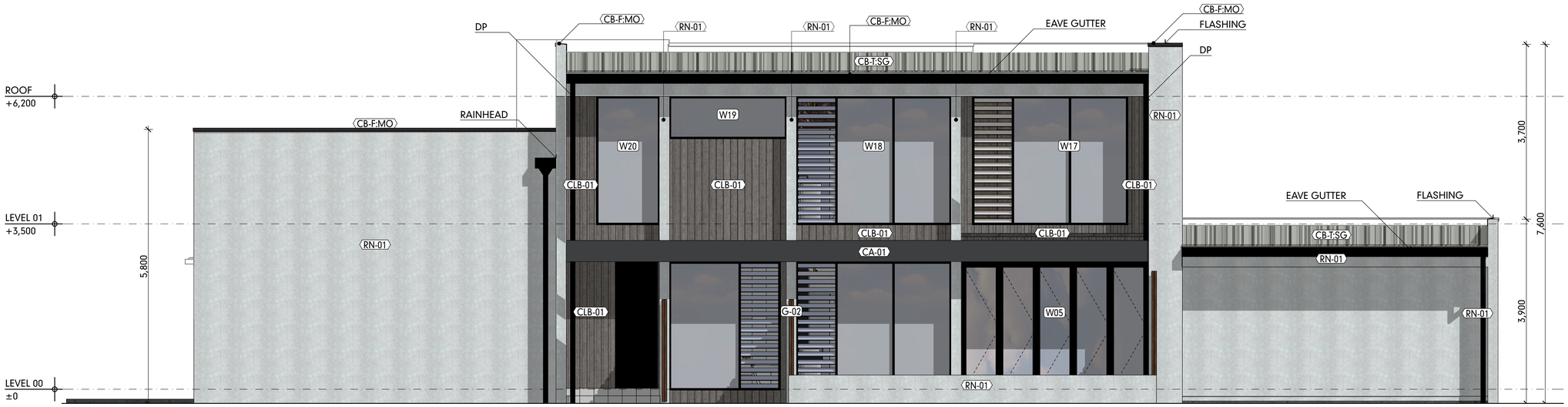
PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ	ZZ	DR	A	03	S0	01

EAST ELEVATION

SCALE1:50

E3

010501, 010502



SOUTH ELEVATION

SCALE1:50

E4

010501, 010502

LEGEND
FINISHES

PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL

CA-01	ALUCOBOND PLUS STANDARD ANTHRACITE GREY
DK-T	TIMBER DECKING TBC.
RN-01	ROCKCOTE CONCRETE FINISH OVER ROCKCOTE QUICK RENDER
CB-T:SG	TRIMDEK ROOF SHEET - SHALE GREY
CB-F:MO	COLORBOND FLASHINGS - MONUMENT
CPC-01	POLYCARBONATE ROOF SHEET - DANPAL TRADITIONAL ROOF SYSTEM WITH DANPALON MULTICELL PANELS OR SMILAR APPROV.
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LOT 15 ON SP 321513 ESCAPE STREET

SCALE: 1:50, 1:100 | DRAWN: JR, KS | CHECKED: G.H.
SHEET SIZE: A1 | DRAWING STATUS: DA COMPLIANCE

CLIENT: JOHN MORRIS

TITLE: **DA PACKAGE - ELEVATIONS EAST & SOUTH**

CLIENT SIGN OFF | SIGNATURE | DATE
BUILDER SIGN OFF | SIGNATURE | DATE

PROJECT NO.: ESCAPE001 | DATE: Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ	ZZ	DR	A	04	S0	01

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PROJECT
ESCAPE STREET EAST
LOT 15 ON SP 321513 ESCAPE STREET

SCALE

DRAWN JR, KS

CHECKED G.H.

SHEET SIZE A1

DRAWING STATUS DA COMPLIANCE

CLIENT
JOHN MORRIS

TITLE
DA PACKAGE -

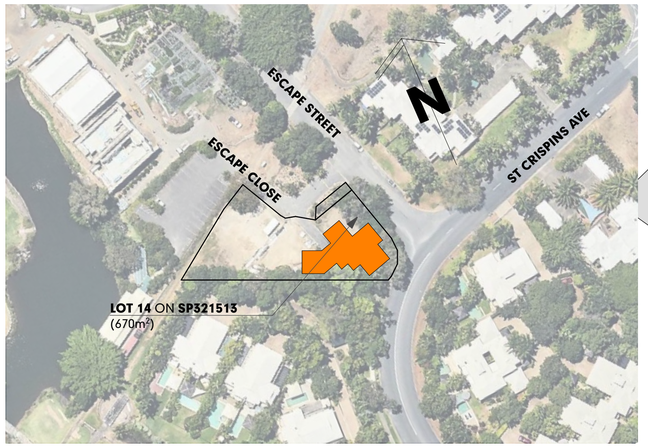
RENDERS (LOT 15)

	SIGNATURE	DATE
CLIENT SIGN OFF		
BUILDER SIGN OFF		

PROJECT NO. ESCAPE001

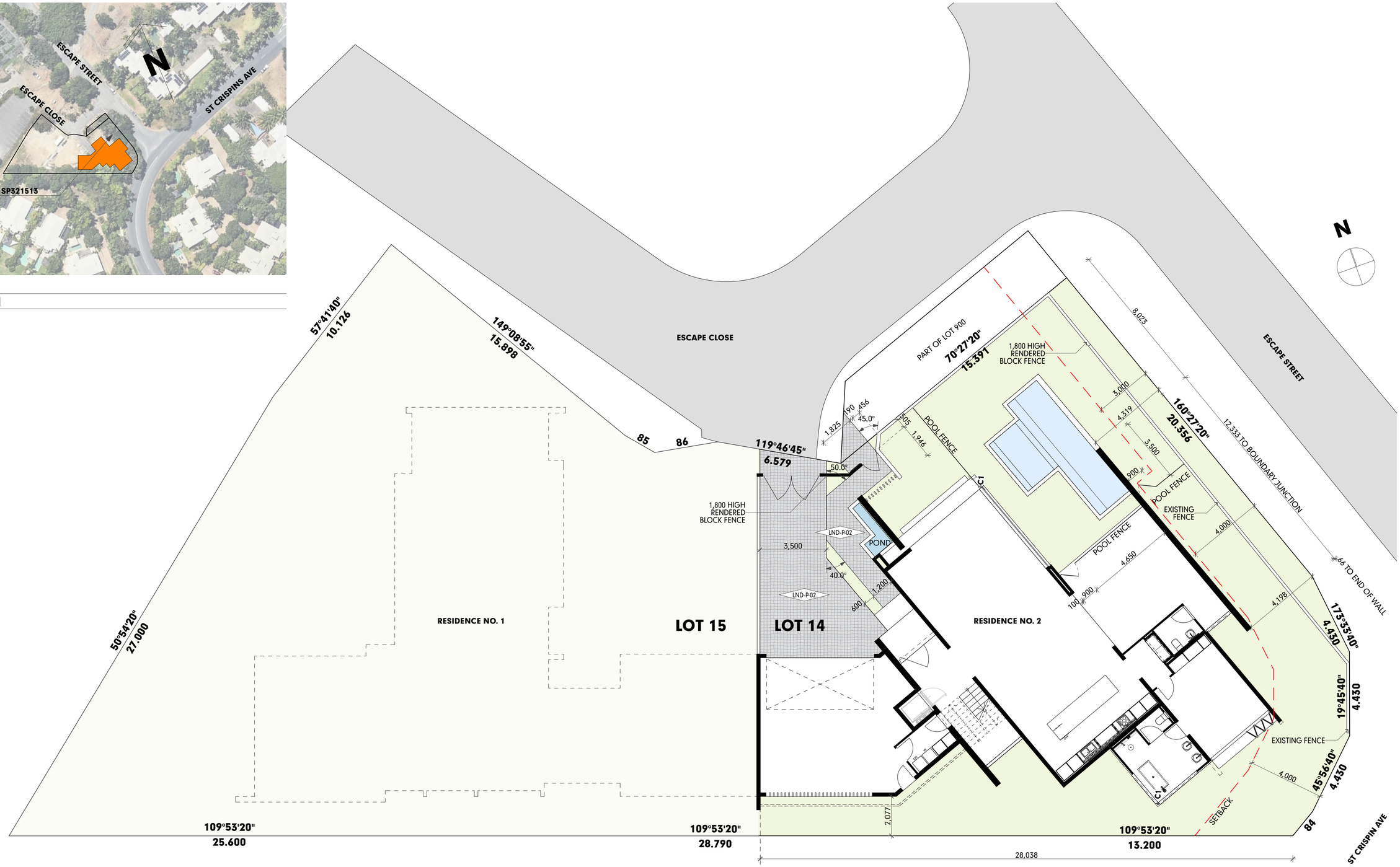
DATE Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	**HDA**	**ZZ**			**A**	**05**	**S0**	**01**



LOCATION PLAN

SCALE1:1000



SITE PLAN

SCALE1:100

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PROJECT
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LOT 14 ON SP 321513 ESCAPE STREET

CLIENT
JOHN MORRIS

	SIGNATURE	DATE
CLIENT SIGN OFF		
BUILDER SIGN OFF		

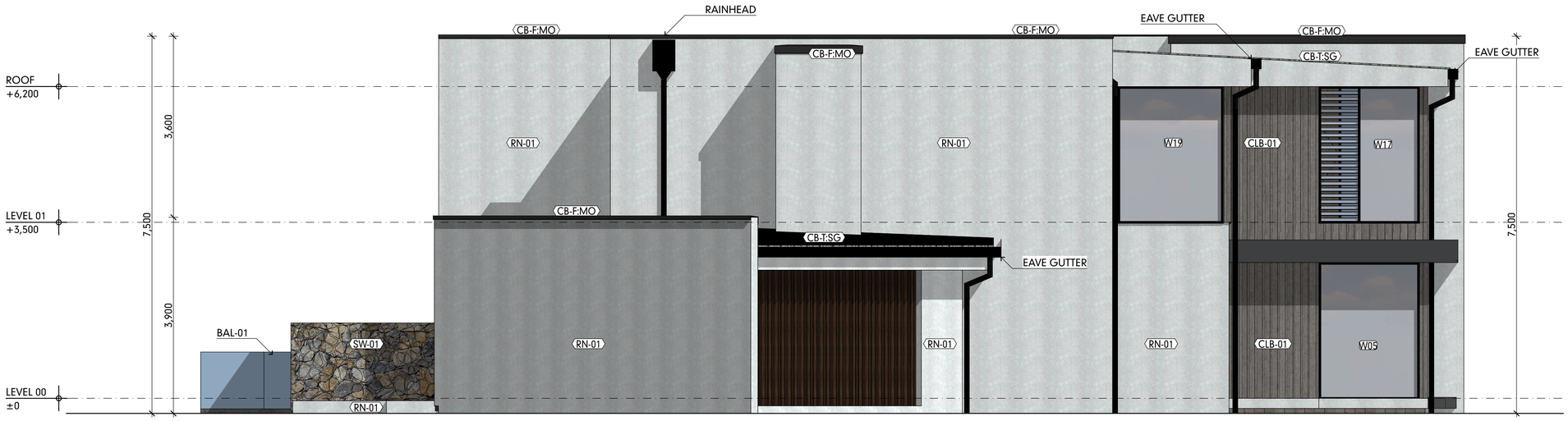
SCALE	DRAWN	CHECKED
1:100, 1:1000	JR, KS	G.H.

SHEET SIZE	DRAWING STATUS
A1	DA COMPLIANCE

TITLE
DA PACKAGE -
SITE PLAN (LOT 14)

PROJECT NO.	DATE
ESCAPE001	Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ			A	06	S0	01



WEST ELEVATION

SCALE1:50

E2

NORTH ELEVATION

SCALE1:50

E1

LEGEND

FINISHES

PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL

CA-01	ALUCOBOND PLUS STANDARD ANTHRACITE GREY
DK-T	TIMBER DECKING TBC.
RN-01	ROCKCOTE CONCRETE FINISH OVER ROCKCOTE QUICK RENDER
CB-T:SG	TRIMDEK ROOF SHEET - SHALE GREY
CB-F:MO	COLORBOND FLASHINGS - MONUMENT MATT
CPC-01	POLYCARBONATE ROOF SHEET - DANPAL TRADITIONAL ROOF SYSTEM WITH DANPALON MULTICELL PANELS OR SMILAR APPROV.
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TLF-01	TILES - TBC.
TF-01	TIMBER FLOORING - TBC.
CLB-01	ECO TIMBER SPOTTED GUM - STANDARD CHARRED FINISH
LND-P-01	CHARCOAL GRASS BLOCK PAVERS
LND-P-02	MIDNIGHT NATURAL GRANITE COBBLESTONE

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PROJECT: ESCAPE STREET EAST
LOT 14 ON SP 321513 ESCAPE STREET

SCALE: 1:50, 1:100 | DRAWN: JR, KS | CHECKED: G.H.

SHEET SIZE: A1 | DRAWING STATUS: DA COMPLIANCE

CLIENT: JOHN MORRIS

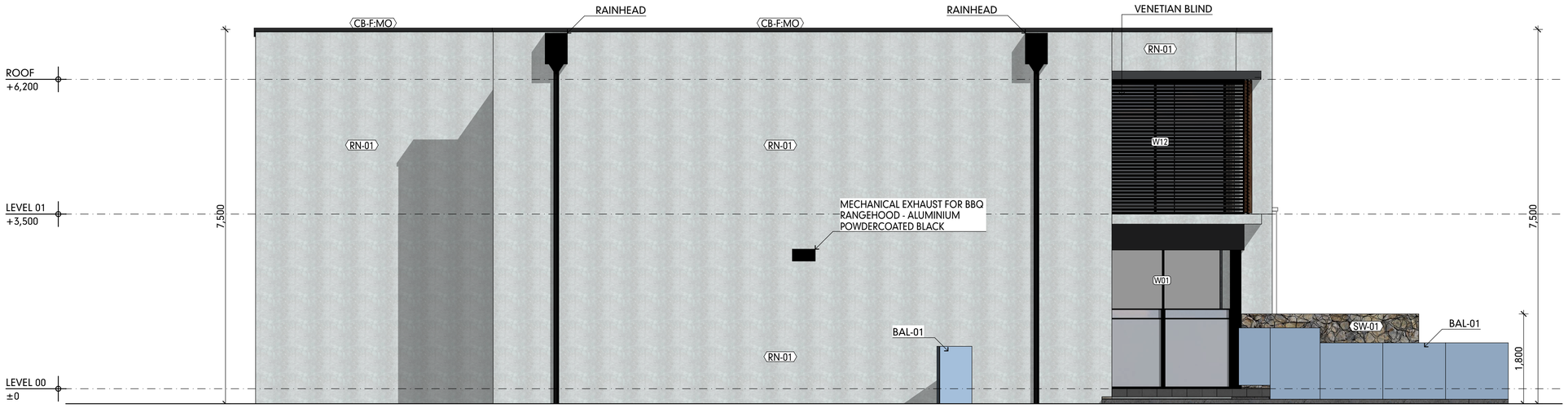
TITLE: **DA PACKAGE - ELEVATION NORTH & WEST**

CLIENT SIGN OFF | SIGNATURE | DATE

BUILDER SIGN OFF | SIGNATURE | DATE

PROJECT NO.: ESCAPE001 | DATE: Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ	ZZ	DR	A	07	S0	01



EAST ELEVATION

SCALE1:50

E4

SOUTH ELEVATION

SCALE1:50

E3

LEGEND
FINISHES

PF-01	WALL FINISH LABEL
TLF-01	FLOOR FINISH LABEL
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PROJECT: ESCAPE STREET EAST
LOT 14 ON SP 321513 ESCAPE STREET

CLIENT: JOHN MORRIS

CLIENT SIGN OFF | SIGNATURE | DATE
BUILDER SIGN OFF | SIGNATURE | DATE

SCALE: 1:50, 1:100 | DRAWN: JR, KS | CHECKED: G.H.
SHEET SIZE: A1 | DRAWING STATUS: DA COMPLIANCE

TITLE: **DA PACKAGE - ELEVATION SOUTH & EAST**

PROJECT NO.: ESCAPE001 | DATE: Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	HDA	ZZ	ZZ	DR	A	08	S0	01

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PROJECT
ESCAPE STREET EAST
LOT 14 ON SP 321513 ESCAPE STREET

SCALE

DRAWN: JR, KS

CHECKED: G.H.

SHEET SIZE: A1

DRAWING STATUS: DA COMPLIANCE

CLIENT
JOHN MORRIS

TITLE
DA PACKAGE -

RENDERS (LOT 14)

CLIENT SIGN OFF	SIGNATURE	DATE
BUILDER SIGN OFF	SIGNATURE	DATE

PROJECT NO.: ESCAPE001

DATE: Work in Progress

PROJECT NUMBER	ORIGINATOR	VOLUME / SYSTEM	LEVEL / LOCATION	TYPE	ROLE	DRAWING NO.	STATUS	REVISION
ESCAPE001	**HDA**	**ZZ**			**A**	**09**	**S0**	**01**