

21 December 2024

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Via email: enquires@douglas.qld.gov.au

Attention: Neil Beck (Team Leader Planning)

RE: DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) OVER LAND AT 1 GARDENIA CLOSE, WONGA BEACH, MORE FORMALLY DESCRIBED AS LOT 6 ON SP293639

Aspire Town Planning and Project Services act on behalf of Desmond Henry Herbert and Jacqueline Florence Herbert (the 'Applicant' and 'Land Owner' in relation to the above described Development Application).

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots).

Please find enclosed the following documentation associated with this Development Application:

- Duly completed DA Form 1 (Attachment 1); and
- Town Planning Report (Attachment 2).

In accordance with Douglas Shire Council's 2024/25 Fee Schedule, the relevant Application Fee for a Reconfiguration of a Lot (1 Lot into 2 Lots) is noted as \$1,524.00. Given the specific nature of this application, which effectively seeks to reverse a previous lot amalgamation, the required assessment by Council is anticipated to be limited in scope. In light of this, we formally request a review of the fee and a 75% reduction in the Application Fee. Additionally, we kindly request that an invoice for the agreed Application Fee be provided via email to facilitate direct payment by the Applicant. We appreciate your consideration of this request and look forward to your prompt response.

Thank you for your time in considering the attached Development Application.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

Attachment I

Duly completed DA Form I

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Desmond Henry Herberte and Jacqueline Florence Herberte
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2024-12-44 - Herberte - 1 Gardenia Close, Wonga Beach

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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)

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
		1	Gardenia Close	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	6	SP293639	Douglas Shire
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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

- ☐ 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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot (1 Lot into 2 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

6.2) 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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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?

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input checked="" type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	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?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> 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



Queensland
Government

<input type="checkbox"/> SEQ northern inter-urban break – tourist activity or sport and recreation activity <input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

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

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

☒ No

DA templates are available from planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

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	

Attachment 2

Town Planning Report



Town Planning Report

1 GARDENIA CLOSE, WONGA BEACH

21 December 2024

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2024-12-44 - Herberte - 1 Gardenia Close, Wonga Beach

This Town Planning Report is intended for the exclusive use of our Client “Desmond Henry Herberte and Jacqueline Florence Herberte” and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

1.0 Introduction

This Town Planning Report has been prepared to support a Development Application for land located at 1 Gardenia Close, Wonga Beach, more formally described as Lot 6 on SP293639 (hereafter referred to as "the subject site"). The application has been made on behalf of the registered landowners, Desmond Henry Herbert and Jacqueline Florence Herbert, who are also the nominated Applicants. The ownership details are confirmed in the original Registration Confirmation Statement included in Attachment 1 to this report.

The Development Application seeks approval for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots). The purpose of the proposed development is to reverse a previous amalgamation of the two lots, which was undertaken in 2017. The application proposes to reinstate the lot boundaries to their original configuration as they existed prior to the amalgamation, in accordance with historical cadastral records.

The subject site is located within the Low Density Residential Zone under the Douglas Shire Planning Scheme 2018 v1.0. In this zone, development for the purpose of Reconfiguring a Lot (1 Lot into 2 Lots) is classified as assessable development, requiring a Code Assessable Development Application to be submitted to the Douglas Shire Council.

This Town Planning Report provides a detailed assessment of the proposed development in accordance with the relevant statutory planning framework. It addresses the planning considerations required under the *Planning Act 2016* and demonstrates that the proposed development aligns with the objectives of the applicable codes and provisions of the Douglas Shire Planning Scheme 2018 v1.0.

The report is structured as follows:

- Section 2 provides a detailed description of the subject site, including its characteristics, location, and context within the Wonga Beach community.
- Section 3 outlines the proposed development, providing an overview of the intended lot reconfiguration. Additional details are illustrated within the Proposal Plan, included as Attachment 2 to this report.
- Section 4 documents the Statutory Town Planning Framework applicable to the assessment of the Development Application. This section evaluates compliance with the relevant provisions of the Douglas Shire Planning Scheme 2018 v1.0 and other statutory requirements.

For the purposes of Section 51 of the Planning Act 2016, a completed copy of DA Form 1 is included within the Cover Letter accompanying this application.

This report and its supporting materials provide a comprehensive justification for the proposed development, ensuring that all aspects of the application are addressed in a clear and professional manner. The information demonstrates that the reinstatement of the lot boundaries is logical, consistent with planning intentions, and represents an appropriate outcome for the site.

2.0 Site Details and Context

2.1 Site Details

The site details are outlined in **Table 1** below.

Table 1 – Site Details	
Address	1 Gardenia Close, Wonga Beach
Real Property Description	Lot 6 on SP293639
Applicant	Desmond Henry Herberte and Jacqueline Florence Herberte c/- Daniel Favier T/A Aspire Town Planning and Project Services
Registered Owners	Desmond Henry Herberte and Jacqueline Florence Herberte Refer to Attachment 1 – Registration Confirmation Statement
Easements and Encumbrances	Nil
Contaminated Land	It is understood that the site is not listed on the Environmental Management Register or the Contaminated Land Register
Local Government	Douglas Shire Council
Zone	Low Density Residential
Existing Use	Single Dwelling House including ancillary structures including shed and pool
Site Area	2,015m ²

1.1 Site Context

The property at 1 Gardenia Street, Wonga Beach, is situated within the coastal community of Wonga Beach, part of the Douglas Shire Local Government Area in Far North Queensland. The subject site is prominently positioned within this serene coastal locality. **Figure 1** below provides an overview of the site’s location within the broader context of the suburb.

Site Characteristics

Topography

- The site is relatively level, with an elevation of approximately 3 metres above Australian Height Datum (AHD), refer to **Figure 2**.
- There are no notable topographical features or variations.

Vegetation

- The property is characterised by domestic landscaping, including well-maintained grasses, shrubs, and mature trees.
- This vegetation enhances the natural aesthetic of the site, providing shade and privacy, but is limited to existing domestic plantings without significant environmental constraints.

Surrounding Context - Land Use

- North, East, South, and West: The site is surrounded by established residential properties on all sides.
- The Wonga Beach Esplanade, a key feature of the locality, is approximately 83 metres east of the property.

Road Access

- The subject site benefits from frontage to Gardenia Close, Marlin Drive, and Calophyllum Close, which are all well-maintained local roads.
- Marlin Drive serves as the main collector road providing connectivity within Wonga Beach.
- Two existing vehicular crossovers are located along Marlin Drive, ensuring convenient access.

Utilities

- Essential services such as water and electricity are readily available to the site and can be extended to support any future development.
- Telecommunications and internet infrastructure are accessible, supporting modern connectivity needs.
- Wastewater is managed and treated onsite through existing systems.

Public Transport

- There are no public transport facilities within the immediate locality, emphasizing the reliance on private vehicles for mobility.

Environmental Considerations - Coastal Proximity

- The property's proximity to the coastline necessitates adherence to coastal management guidelines to address potential risks such as erosion and other environmental impacts.
- However, the proposed development is minor in scope and does not involve significant land disturbance or environmental concerns.

Development Potential - Residential Development

- The northern portion of the site, formerly known as Lot 7, is improved with a Dwelling House and associated ancillary structures.
- The southern portion, previously Lot 6, remains largely unimproved, with landscaped domestic vegetation.
- The proposed vacant parcel, former Lot 6, is well-suited for the development of a single Dwelling House, with its size and dimensions aligning with the requirements for residential development in the locality.

This analysis demonstrates that the site's characteristics and location provide a solid foundation for minor residential development while maintaining its alignment with local planning objectives and environmental considerations.



Figure 1: Subject Site (Source: QLD Globe, 2024)



Figure 2: Contour Mapping (Source: QLD Globe, 2024)

3.0 Proposed Development

This Development Application seeks approval for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots). The proposal essentially reverses a prior amalgamation of two titles, which was completed in 2017.

The proposed reconfiguration reinstates the original boundaries as per the previous survey plan RP739689, ensuring full alignment with historical cadastral records. A portion of the survey plan has been reproduced below as **Figure 2**, and a larger-scale version is provided under **Attachment 2** for reference.

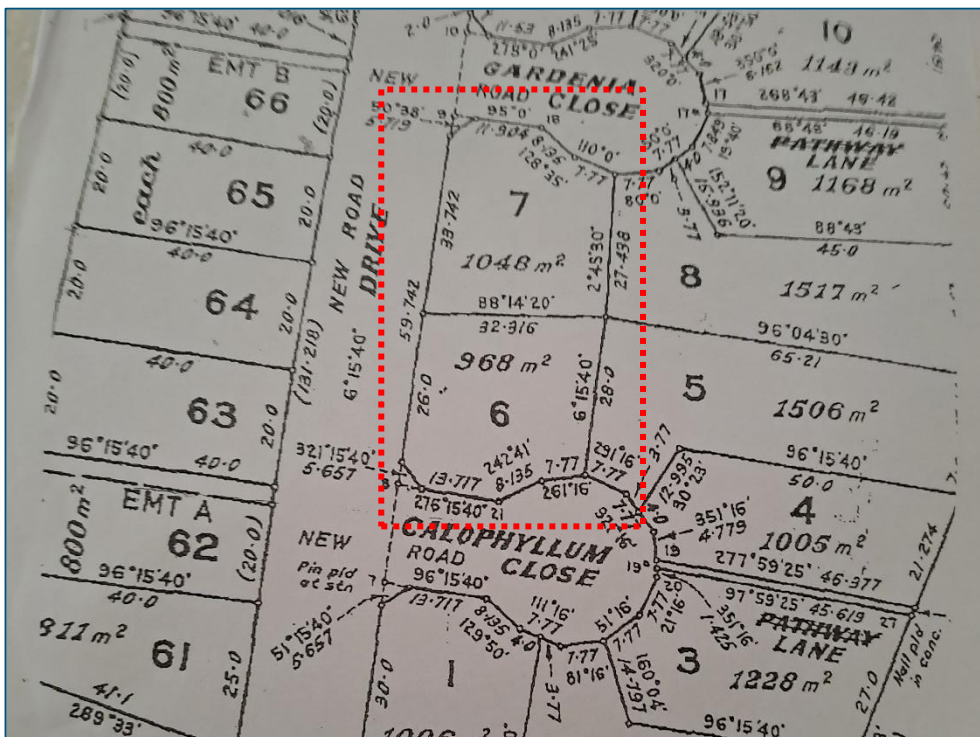


Figure 3: Extract from RP739689 (emphasis added)

The proposed development will result in the following:

Proposed Lot 6

- **Area:** 968m²
- **Configuration:** Predominantly regular in shape, with the exception of the southern boundary, which follows the alignment of Calophyllum Close.
- **Current Use:** The lot is currently vacant and ready for future development in line with planning provisions.

Proposed Lot 7

- **Area:** 1,048m²
- **Configuration:** Predominantly regular in shape, with the exception of the northern boundary, which follows the alignment of Gardenia Close.
- **Current Use:** The lot contains an existing Dwelling House and associated ancillary structures, which are to be retained.

The proposed reconfiguration is a simple and direct initiative that reinstates the site's cadastral layout to its original pre-amalgamation state. It aligns with local planning objectives, preserves the integrity of historical land boundaries, and optimises the site for its intended residential use.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* ('the Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments. The Planning Act is supported by the *Planning Regulation 2017* ('the Planning Regulation').

The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for Reconfiguring a Lot.

4.1.2 Application

The proposed development is:

- Development which is located completely in a single local government area; and
- Is development made assessable under a local categorising instrument.

In accordance with Section 48 of the Planning Act, the development application is required to be made to the applicable local government, in this instance being Douglas Shire Council ('Council').

4.1.3 Referral

Sections 54 and 55 of the Planning Act and Schedule 10 of the Planning Regulation, require and provide for the identification of Referral Agencies of which a Development Application requires referral and to which a copy of the Development Application must be provided.

Review of the referral triggers confirms that the Development Application does not require referral to the State Assessment and Referral Agency.

4.1.4 Public Notification

Section 53 of the Planning Act provides that an applicant must give notice of a development application where any part is subject to Impact Assessment or where it is an application which includes a variation request.

The Development Application is subject to Code Assessment and therefore Public Notification of the Development Application is not required.

4.1.5 Assessment Framework

As discussed in this report, a Code Assessable development application is required in this instance. Section 45(3) of the Planning Act provides that:

- “(3) A code assessment is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development; and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.”*

The Douglas Shire Planning Scheme 2018 v1.0 (‘the Planning Scheme’), as the applicable local categorising instrument, is discussed in greater throughout this report.

Section 26 of the Planning Regulation provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the Planning Act:

- “(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—*
- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
 - (b) if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) However, an assessment manager may, in assessing development requiring*

code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

Section 27 of the Planning Regulation provides matters for the purposes of Section 45(3)(b) of the Planning Act:

“(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—

- (a) the matters stated in schedules 9 and 10 for the development; and*
- ...*
- (d) if the prescribed assessment manager is a person other than the chief executive—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) for designated premises—the designation for the premises; and*
- (e) any temporary State planning policy applying to the premises; and*
- (f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
- (g) the common material.*

(2) However—

- (a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and*
- (b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”*

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Schedules 9 and 10 of the Planning Regulation 2017

The application is not for Building Works and therefore Schedule 9 does not apply.

Referral of the Development Application under Schedule 10 is not triggered to the State Assessment and Referral Agency as discussed under s4.1.3 above.

4.3 Far North Queensland Regional Plan 2009 – 2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies and is categorised Urban Footprint.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

4.4 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The April 2016 version of the SPP is identified in the Planning Scheme as being appropriately integrated. Whilst the SPP has been amended since April 2016 version, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.5 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.6 Schedule 12A Planning Regulation

Schedule 12A of the Planning Regulation does not apply as the Development Application does not seek to create new lots or road.

4.7 Douglas Shire Council Planning Scheme 2018 v1.0

The Planning Scheme came into effect on 2 January 2018 and is the applicable planning scheme to the Douglas Local Government Area. It is noted that the Planning Scheme was drafted under the *Sustainable Planning Act 2009* ('the SPA'). The interpretation of the Planning Scheme with respect to the proposed development is therefore based on the transitional provisions of the Planning Act.

4.7.1 Categories of Development and Level of Assessment

The subject site is located within the Low Density Residential Zone. The Development Application is identified as Assessable Development, to which Code Assessment is applicable.

This category of development and assessment is not varied by any applicable overlay.

4.7.2 Zone

The subject site is located within the Low Density Residential Zone. The purpose of the proposal is to reinstate boundaries as they previously existed prior to amalgamation of the subject site in 2017. The proposed development results in lots less than the minimum 1,000m², however the development merely seeks approval for the reinstatement of the boundaries in accordance with the cadastral layout, pre-amalgamation in 2017. It is submitted that the proposed development maintains the low density residential character and amenity of the area. It is therefore submitted that the proposed development is consistent with the Purpose and Overall Outcomes of the Low Density Residential Zone.

No conflicts are identified with the Assessment Benchmarks under the Low Density Residential Zone Code, and therefore a full documented assessment against the code is not included within this application.

4.7.3 Local Plan

The site is located within the Coastal Communities Local Plan, however does not fall within a precinct.

The proposed development has been assessed under the Local Plan Code and no conflicts are identified with the Assessment Benchmarks. It is noted that the

development merely seeks approval for the reinstatement of boundaries in accordance with the cadastral layout, pre-amalgamation in 2017.

A full documented assessment against the code is not included within this application.

4.7.4 Overlays

The following Overlays are applicable to the subject site:

- Acid Sulfate Soils (< 5m AHD);
- Bushfire Hazard (Potential Impact Buffer);
- Flood and Storm Tide Hazard (Medium and High Storm Tide Hazard; Floodplain Assessment Overlay (Daintree River)); and
- Transport Network (Neighborhood Route, Access Road, and Collector Road).

The proposed development has been assessed against each of the above referenced Overlay Codes and it is noted that, the proposed development:

- Does not involve earthworks that would disturb potential or actual acid sulfate soils;
- Does not increase the risk of bushfire to property or persons. No new structures are proposed. Any new buildings will be subject to building codes. Reticulated water supply is provided to the site and hydrants within the streetscape;
- Does not involve new structures within the Storm Tide and Floodplain Assessment areas, nor does the proposal exacerbate existing risk to persons or property. Any new future habitable structures will be subject to required flood immunity levels;
- Is not of a scale or nature which would compromise the safety and function of the transport network. The proposed lots were previously separate from each other prior to 2017 when they were amalgamated. The lots are provided with sealed road frontages and sealed crossovers. An existing footpath is located within Marlin Drive.

Therefore a full documented assessment of the identified Overlay Codes is not included within this Development Application.

4.7.5 Development Codes

The Planning Scheme Table 5.6.f – Low Density Residential Zone identifies the other applicable Development Codes including:

- Filling and Excavation Code;
- Infrastructure Works Code;

- Landscaping Code;
- Reconfiguring a Lot Code; and
- Vegetation Management Code.

The proposed development has been assessed against each of the above referenced Development Codes and it is noted that, the proposed development:

- Does not involve any earthworks;
- Does not require the alteration of any infrastructure or services as the proposed lots previously existed independently prior to 2017 when they were amalgamated. Water supply and drainage is available to the sites. Existing overhead electricity supply is available within Marlin Drive;
- Does not involve the removal of landscaping, and does not initiate need for new landscaping;
- The proposal complies with the Reconfiguring a Lot Code, except for the minor non-compliance of Proposed Lot 6, which falls 32m² short of the minimum lot size requirement of 1,000m². In support of the proposed development, it is noted that the application seeks to reinstate the separate titles as they existed prior to the 2017 amalgamation. The proposed development is considered to maintain an acceptable level of streetscape character and residential amenity consistent with the intent of the Low Density Residential Zone.
- Does not involve vegetation damage or removal.

Therefore a full documented assessment of the identified Development Codes is not included within this Development Application.

5.0 Conclusion

This Town Planning Report has been prepared to support a Development Application for land located at 1 Gardenia Close, Wonga Beach, more formally described as Lot 6 on SP293639 (referred throughout this report as the 'subject site').

The Development Application seeks approval for a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots). The intent of the proposed development is to reverse a lot amalgamation that was previously undertaken in 2017. The application seeks to reinstate the original lot boundaries exactly as they existed prior to the amalgamation, in accordance with the historical survey plan.

The proposed development is consistent with the low-density residential character and amenity of the surrounding area and aligns with the planning intent for the locality.

Importantly:

- The proposal does not involve any physical works to the subject site, ensuring that existing vegetation, topography, and site features remain undisturbed.
- All necessary infrastructure, including water, electricity, and telecommunications, is either already in place or readily accessible at the site frontage.

The reinstatement of the original lot boundaries is considered to provide an appropriate and logical outcome for the site, ensuring its development potential aligns with the established residential pattern of the area.

This report, along with the supporting appendices, demonstrates that the proposed development complies with the relevant provisions of the statutory town planning framework, including the Douglas Shire Planning Scheme 2018 v1.0.

Key considerations addressed in this report include:

- Compliance with the Reconfiguring a Lot Code, except for the minor variation of Proposed Lot 6 being slightly under the minimum lot size requirement. This non-compliance is justified on the basis of reinstating pre-existing boundaries.
- Consistency with the Low Density Residential Zone provisions, ensuring the proposal contributes positively to the existing residential character and streetscape amenity.

In conclusion, the proposed development represents a straightforward reconfiguration of the subject site that aligns with local planning objectives and delivers an appropriate outcome for the community. The reinstatement of historical lot boundaries is logical,

requires no physical works, and leverages existing infrastructure. We submit that this proposal satisfies all applicable statutory requirements and respectfully request approval of the Development Application.

Attachment 1

Transfer Documents

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 21216203

This is the current status of the title as at 08:11 on 23/05/2017

REGISTERED OWNER

Dealing No: 717789204 20/01/2017

DESMOND HENRY HERBERTE
JACQUELINE FLORENCE HERBERTE JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 6 SURVEY PLAN 293639
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20219080 (POR 49)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
718017064 PLAN OF SURV

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4022001
Office: CAIRNS
Email: susie@planztp.com
PLANZ TOWN PLANNING
PO BOX 181

Attachment 2

Proposal Plan

