

Our ref: AU009582 PC/SL

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Date: 11 May 2023

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

Dear Sir/Madam,

7 Nautilus Street, Port Douglas

Application for a minor change to a development approval (pursuant to Section 78 of the Planning Act 2016)

RPS AAP Consulting Pty Ltd act on behalf of Louise Pidgeon (The 'Applicant') in relation to an application for a minor change to an existing development approval on land located at 7 Nautilus Street, Port Douglas, described as Lots 0, 1 and 2 on BUP70493. The site is improved with an existing two storey Dual Occupancy constructed in accordance with Development Approval No. 163 (attached at **Appendix D**).

The development comprises a two storey building comprising two dwelling units that are attached by a common wall. The building is setback approximately 9 metres from the road frontage and is accessed via a single driveway from Nautilus Street that is located centrally at the site frontage. The rear of the site is separated into two private open space area separated by a fence.

The locality containing the site is characterised by a mix of dwelling houses and dual occupancy developments. To the rear (north) and to the west the site adjoins dual occupancy developments, whilst to the east, the site adjoins a Dwelling House. The development to the west is setback approximately 900mm from the common side boundary to external covered patio areas and to the east the adjoining development is approximately 1.0 metres setback from the common side boundary.



Figure 1: Site Location

Source: Queensland Globe



Figure 2: Site frontage

Source: Google Maps

1 Proposed change

1.1 Overview

It is proposed to undertake a minor change to the Development Approval granted by Council, dated 15 June 1984 to facilitate a side extension to unit one of the development. Effectively, the change is to amend the plans approved as part of the original development. Generally, the proposed change would comprise an extension to unit 1 comprising of a guest bedroom, ensuite and wardrobe. The extension would be setback 1 metre from the property boundary to 9 Nautilus Street to the west and would be single storey. The guest area would have a floor area of 36.05m² and an external unenclosed covered area of 37.57 metres would be provided to the rear. Internally, the building would comprise a single bedroom, walk in robe and ensuite bathroom.

An amended set of proposal plans prepared by River 2 Reef are provided for reference at **Appendix E**. The proposed changes are considered to be consistent with the minor change definition contained in the *Planning Act 2016* and the Development Assessment Rules. See below for further detail regarding the change's compliance.

In accordance with Council's adopted fees and charges, the relevant application fee is \$465.00. It would be appreciated if Council officers could confirm the fee and provide an invoice for prompt payment.

2 Minor Change Status

The proposed change to the development approval is consistent with the definition of a 'minor change' under the *Planning Act 2016* as outlined below:

2.1 Minor change definition

<i>Under Schedule 2 of the Planning Act 2016, a minor change (for a development approval) means a change that:</i>	Response
(i) <i>would not result in substantially different development; and</i>	Demonstration that the change does not constitute substantially different development is provided in section 2.2 below.
(ii) <i>if a development application for the development, including the change, were made when the change application is made would not cause</i>	
(A) <i>the inclusion of prohibited development in the application; or</i>	The proposed change would not introduce an element to the development that constitutes a prohibited development.
(B) <i>referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	The original application was not subject to any referral requirements and the proposed change would not require referral to a referral agency.
(C) <i>referral to extra referral agencies, other than to the chief executive; or</i>	The original application was not subject to any referral requirements and the proposed change would not require referral to any referral agencies.
(D) <i>a referral agency, in assessing the application under section 55, to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or</i>	There were no referral agencies for the original application.
(E) <i>public notification if public notification was not required for the development application.</i>	Public Notification was required for the original application under the legislation and scheme in place at the time. No public notification would be required under the current scheme and legislation.

2.2 Substantially different development criteria

<i>Under Schedule 1 of the Development Assessment rules, a change may be considered to result in substantially different development if any of the following apply to the change:</i>	Response
(a) involves a new use;	The change does not involve a new use.
(b) results in the application applying to a new parcel of land; or	The change does not introduce new land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	The proposed extension to the existing development would be a single storey side extension located behind the existing building line. It would be constructed of similar materials to the existing dwelling and would be subordinate to the existing built form. It is considered that the proposal would not result in a dramatic change to the built form dramatically different built form
(d) changes the ability of the proposed development to operate as intended; or	The proposed changes (building extension) would not compromise the development ability to operate as a dual occupancy.
(e) removes a component that is integral to the operation of the development; or	The development would continue to operate as approved under the original approval.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	It is not proposed to include any additional traffic generating activities as a part of the proposed change.
(g) introduces new impacts or increase the severity of known impacts; or	No new impacts would be introduced as a result of the proposed changes.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	No incentives or offset components are applicable to the development application.
(i) impacts on infrastructure provisions.	The proposed change would not result in significant impacts on infrastructure provisions.

On the basis of the above, the proposed change is considered to constitute a minor change and would not result in a substantially different development.

3 Changes to the Development Approval

The proposed change would require a change to the approved plans. The proposed plans are provided at **Appendix E**.

4 Public Notification

Public notification was required for the original application. However, under the Douglas Shire Council Planning Scheme 2018, the site is included in the Low-Medium Density Residential Zone. In accordance with Tables of Assessment, the development of a Dual Occupancy is Code Assessable and does not require Public Notification.

It is not known whether the original application was the subject of any properly made submissions; however, there has been a significant passage of time since the original approval and the existing development and use now form part of the established built form of the area.

5 Referral agencies

No referral agencies were required for the original application, and no referrals are required for the proposed change.

6 Douglas Shire Planning Scheme 2018 Version 1.0.

In accordance with Section 81 of the *Planning Act 2016* the Council must consider the statutory instrument or other document in effect when the development application was properly made. The Council may also give consideration to the statutory instrument which is in effect when the change application is made. The instrument currently in effect is the Douglas Shire Planning Scheme 2018.

The development, including the change, is defined as a dual occupancy under the current Planning Scheme. Under the scheme the site is identified within the Low-Medium Density Residential Zone and the Port Douglas/Craigie Local Plan and is affected by the following overlays:

- Acid Sulfate Soils; and,
- Flood and Storm tide hazard overlay;

In accordance with Table 5.6.g a dual occupancy is subject to Code Assessment with the relevant codes being:

- Low-medium density residential zone code;
- Port Douglas/Craigie local plan code;
- Acid sulfate soils overlay code;
- Flood and storm tide hazard overlay code;
- Dual occupancy code;
- Access, parking and servicing code;
- Filling and excavation code;
- Infrastructure works code; and
- Landscaping code.

A review of the existing development and the proposed minor change against the relevant development codes shows that the original development and the proposed change would generally be compliant with the assessment benchmarks. Further consideration would be required in respect of:

- Performance Outcome PO2 and Acceptable Outcome AO2, relating to building setbacks, of the Low-medium density residential zone code;
- Performance Outcome PO1 and Acceptable Outcome AO1.1 of the Flood and Storm tide hazards overlay code relating to development location.
- Performance Outcome PO1 and Acceptable Outcome AO1 of the Dual Occupancy Code relating to lot size.

Each of these matters is addressed separately below:

6.1 Low-medium Density Residential Zone Code

Performance Outcome PO2 of the Low-medium density residential zone code states:

PO2

Buildings are setback to:

- (a) maintain the character of residential neighbourhoods;*
- (b) achieve separation from neighbouring buildings and from road frontages;*
- (c) maintain a cohesive streetscape;*
- (d) provide daylight access, privacy and appropriate landscaping.*

The associated Acceptable Outcome states:

AO2

Buildings are setback:

- (a) a minimum of 6 metres from the main street frontage;*
- (b) a minimum of 4 metres from any secondary street frontage;*
- (c) 4.5 metres from a rear boundary;*
- (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater.*

The acceptable outcome requires a 2 metre setback from the side property boundary and the proposed change would provide a 1 metre setback. Notwithstanding this, the proposed building extension would maintain a built form and character that is consistent with the built form in the streetscape including the side setbacks provided for development on the immediately adjoining sites. Additionally, the development would be single storey and would not result in a built form that would adversely impact on the residential amenity of the adjoining land through the loss of daylight or privacy. The proposed change is considered to comply with the requirements of the Performance Outcome.

6.2 Flood and Storm Tide Inundation Hazards Overlay Code

Performance Outcome PO1 of the Flood and Storm Tide Hazards Overlay Code states:

PO1

Development is located and designed to:

ensure the safety of all persons;

minimise damage to the development and contents of buildings;

provide suitable amenity;

minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.

The associated Acceptable Outcome states:

AO1.1

Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;

The subject site is located within the Medium Storm Tide Hazard area and would not comply with the Acceptable Outcome. However, the proposed development would have a finished floor level consistent with that granted at the time of original approval and would not result in any significant change to the safety of persons, potential to damage to the development, amenity of residents or disruption to residents, recovery time or rebuilding or restoration costs. It is considered that the extension complies with the intent of the Performance Outcome.

6.3 Dual Occupancy Code

Performance Outcome PO1 of the Dual occupancy code states:

PO1

The dual occupancy contributes to housing choice while maintaining the residential character and amenity of the neighbourhood.

The associated Acceptable Outcome AO1 states:

AO1

The dual occupancy is established on land with a minimum size of 1000m²:

The overall site, including Lots 0, 1 and 2 on BUP70493 has a total area in the order of 820m², which is less than the Accepted 1,000m². However, the principal of the development of the site for the purpose of a Dual Occupancy has been established by the existing development and the continued use of the site for a Dual Occupancy would continue to provide a range of housing in the area in accordance with the requirements of the Performance Outcome.

Our ref: AU009582

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

- **Appendix A:** Relevant Application Form 5 – Change application
- **Appendix B:** Landowners Consent
- **Appendix C:** Title Documents
- **Appendix D:** Development Approval – No. 163, dated 15 June 1984
- **Appendix E:** Amended Proposal Plans, prepared by River 2 Reef, Rev A dated 5/12/2022

The application is submitted for approval subject to reasonable and relevant conditions. Should you have any queries please contact the writer (contact details below).

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton
Senior Principal Planner
Patrick.clifton@rpsgroup.com.au
+61 7 4031 1336

Appendix A

Relevant Application Form 5 – Change application

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Louise Pidgeon
Contact name (only applicable for companies)	c/- RPS AAP Consulting Pty Ltd, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Email address (non-mandatory)	Patrick.clifton@rpsgroup.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	AU009582

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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	7	Nautilus	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	BUP70493	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	2	7	Nautilus	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	BUP70493	Douglas Shire Council



**Queensland
Government**

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 the original development approval and the details of these premises have been attached in a schedule to this application
- ☐ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	163	15 June 1984	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval to allow for a building extension to unit 1

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☐ No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

☐ No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change 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: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

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

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes

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

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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			

Schedule 1

Additional Premises Information

c)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Nautilus	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	0	BUP70493	Douglas Shire Council

Appendix B
Landowners Consent

**Body Corporate consent to the making of a development application
under the *Planning Act 2016***

We, the Body Corporate for Nautilus Place Community Titles Scheme 1129

As the owners of the premises identified as follows:

Lot 0 on BUP70493 – Common Property of 7 Nautilus Place Community Titles Scheme 1129

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

Louise Pidgeon

on the premises described above for:

Minor Change Application, building extension to 1/7 Nautilus Street, Port Douglas

Company seal *[if used]*

Body Corporate for Nautilus Place Community Titles Scheme 1129



Signature of Authorised Person

11/5/2023

Date

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

I, Patsy Anne Peroni

as owner of the premises identified as follows:

2/7 Nautilus Street, Port Douglas, also described as Lot 2 on BUP70493


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

Louise Pidgeon

on the premises described above for:

Minor Change Application, building extension to 1/7 Nautilus Street, Port Douglas


Signature


Date

Appendix C
Title Documents

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 19070493

Search Date: 14/04/2023 08:05

Request No: 44126861

Previous Title: 20939037

LAND DESCRIPTION

COMMON PROPERTY OF NAUTILUS PLACE COMMUNITY TITLES SCHEME 1129

COMMUNITY MANAGEMENT STATEMENT 1129

Local Government: DOUGLAS

REGISTERED OWNER

BODY CORPORATE FOR NAUTILUS PLACE COMMUNITY TITLES
SCHEME 1129

UNIT 2 NAUTILUS PLACE
7 NAUTILUS ST
PORT DOUGLAS QLD 4871

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20278034 (POR 6)
2. REQUEST FOR NEW CMS No 704355472 09/10/2000 at 17:01
New COMMUNITY MANAGEMENT STATEMENT 1129
SMALL SCHEMES MODULE

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21295022	Search Date:	17/02/2023 12:20
Date Title Created:	20/08/1985	Request No:	43613519
Previous Title:	20939037		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 BUILDING UNIT PLAN 70493

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 1129

REGISTERED OWNER

Dealing No: 720842599 07/06/2021

LOUISE CASSANDRA PIDGEON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20278034 (POR 6)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21295023	Search Date:	14/04/2023 08:07
Date Title Created:	20/08/1985	Request No:	44126875
Previous Title:	20939037		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 70493

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 1129

REGISTERED OWNER

Dealing No: 715085840 15/05/2013

PATSY ANNE PERONI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20278034 (POR 6)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Appendix D

Development Approval – No. 163, dated 15 June 1984

DOUGLAS SHIRE COUNCIL.
BUILDING SURVEYOR'S REPORT.

The Chairman and Councillors,
 Douglas Shire Council,
MOSSMAN.

I herewith submit my report for the period ending 15th June, 1984.

CLAUSE 1.

Re: TOWN PLANNING SCHEME APPLICATION NO. 163.

No appeals have been lodged with the Local Government Court against Council's decision and Council can now confirm its decision and grant approval to the application subject to the following conditions:-

1. Should within a period of two (2) years from the date of the permit work on the development as approved not be commenced Council may implement action to revoke the approval as given.
2. The approval does not constitute a building permit and a building permit must be obtained before any building operations proceed.
3. The development is to comply with the Council's Town Planning Scheme and Development Control Plan 1.
4. An approved drainage system to cater for the disposal of effluent from all septic tanks and other drainage fixtures is to be provided in accordance with the provisions of the standard sewerage by-laws.

BUILDING SURVEYOR'S REPORT SCHEDULE.

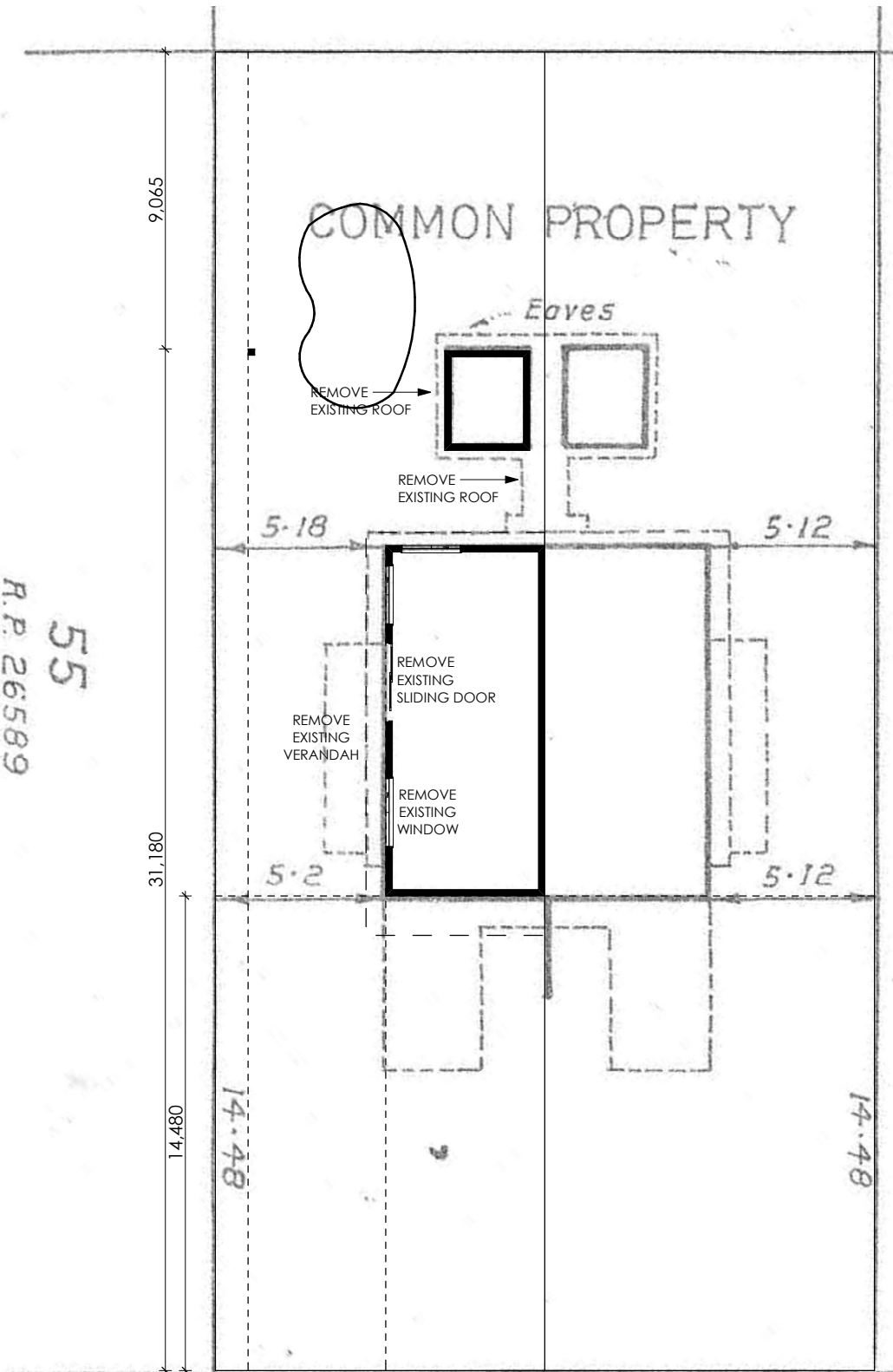
Scheduled below for consideration by Council is the application for the consent of use and rezoning as required under the provisions of the Town Plan.

Appl. No.	Name & Address of Applicant.	Description of land for which use is sought.	Date object-ions close.	Proposed use of Land.	<u>Zoning of land under plan</u> Zone	<u>Use</u> Use
163	Kite Bar Pty. Ltd., c/- D. Lee-Warner, 55 Macrossan St., Port Douglas.	Lot 54, R.P. 26589, Parish of Salisbury, County of Solander at Nautilus St.	30.3.84. No appeals have been lodged.	Duplex	Resident- ial	Permitted with consent of Council.

J.F. Parsons.
BUILDING SURVEYOR.
 15.6.84.

Appendix E

Amended Proposal Plans, prepared by River 2 Reef, Rev A dated
5/12/2022



EXISTING FLOOR PLAN

1:200



River 2 Reef Carpentry & Maintenance

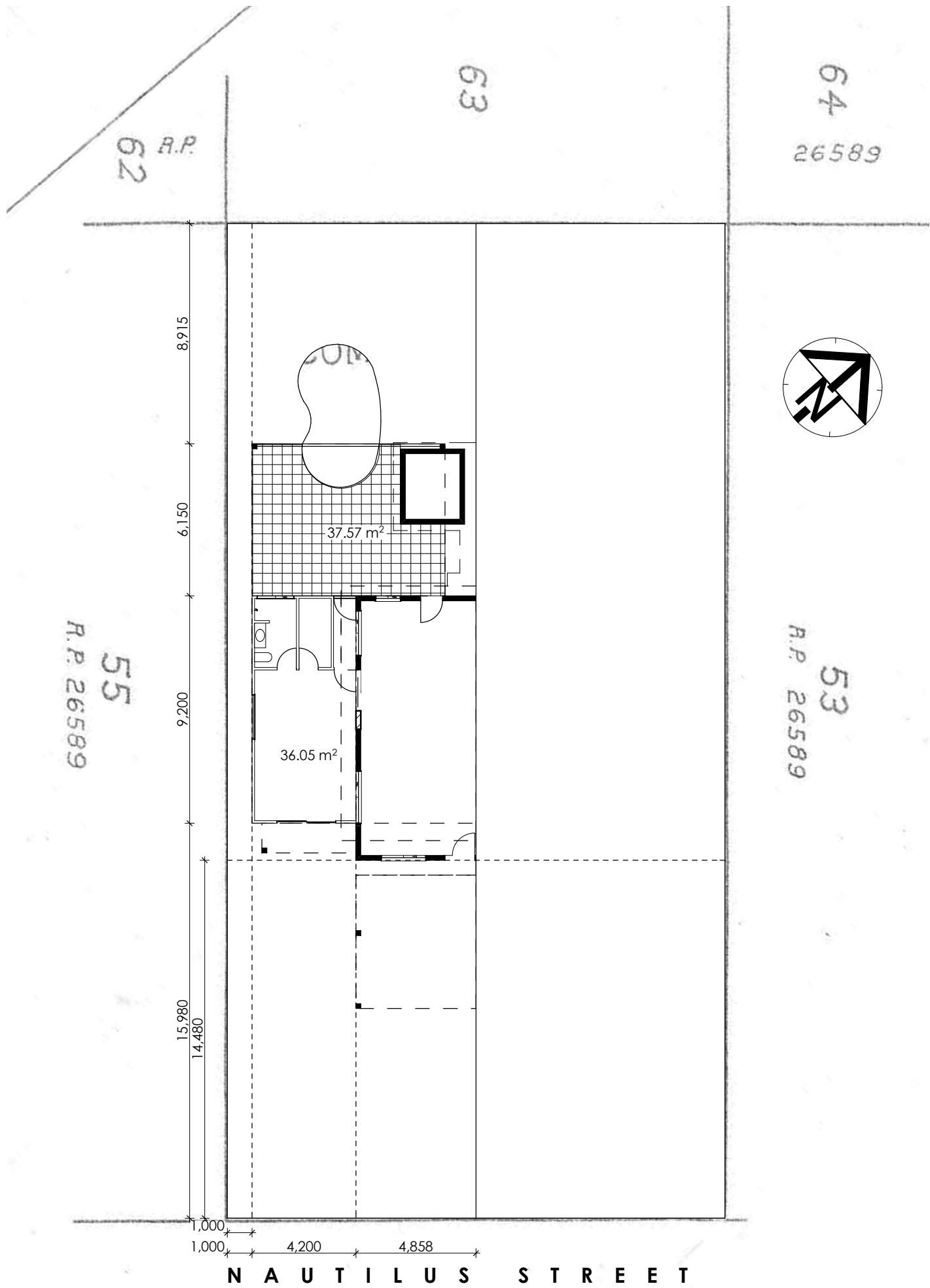
Lee Bower-Miles
Mob: 0414 255 196
Email: lbmcarp@bigpond.com

ABN: 1881 548 4146 QBCC 101 2211

P R O P O S E D
R E N O V A T I O N
Lou Pidgeoni

U 1 / 7 Nautilus St Port Douglas

REV A
5/12/2022



NAUTILUS

SITE PLAN

1:200



River 2 Reef Carpentry & Maintenance

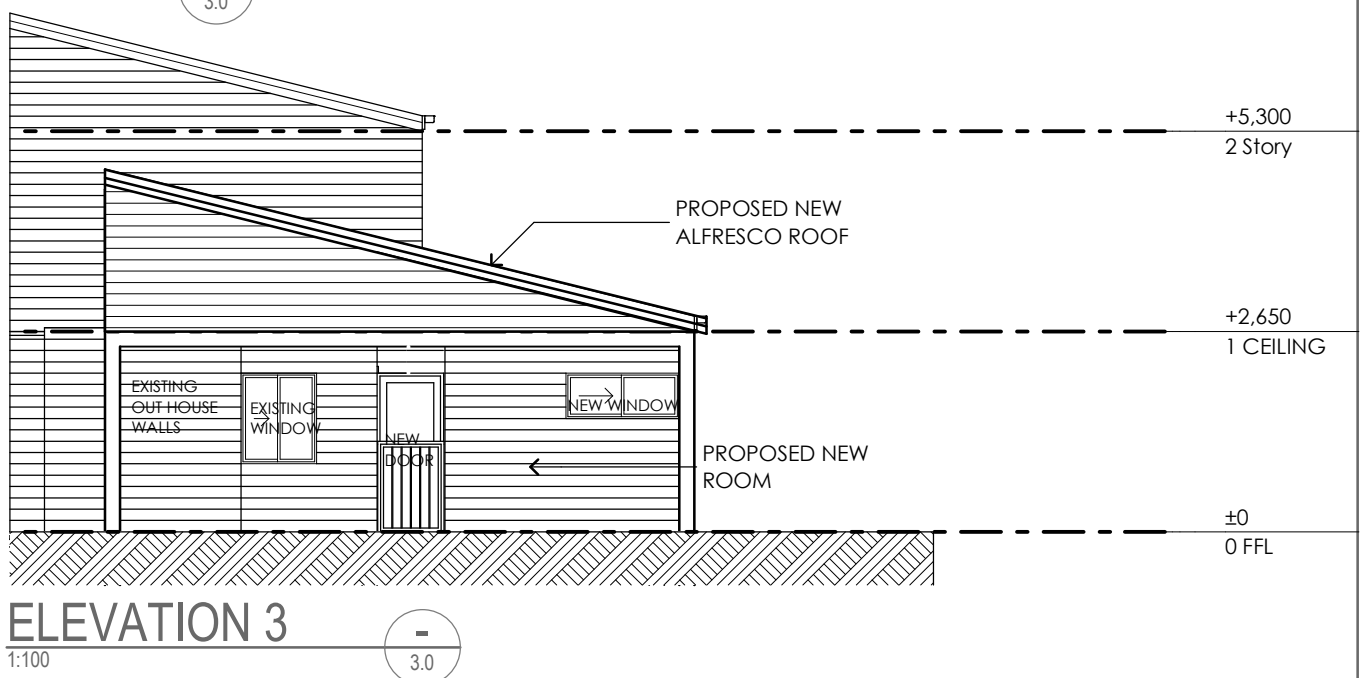
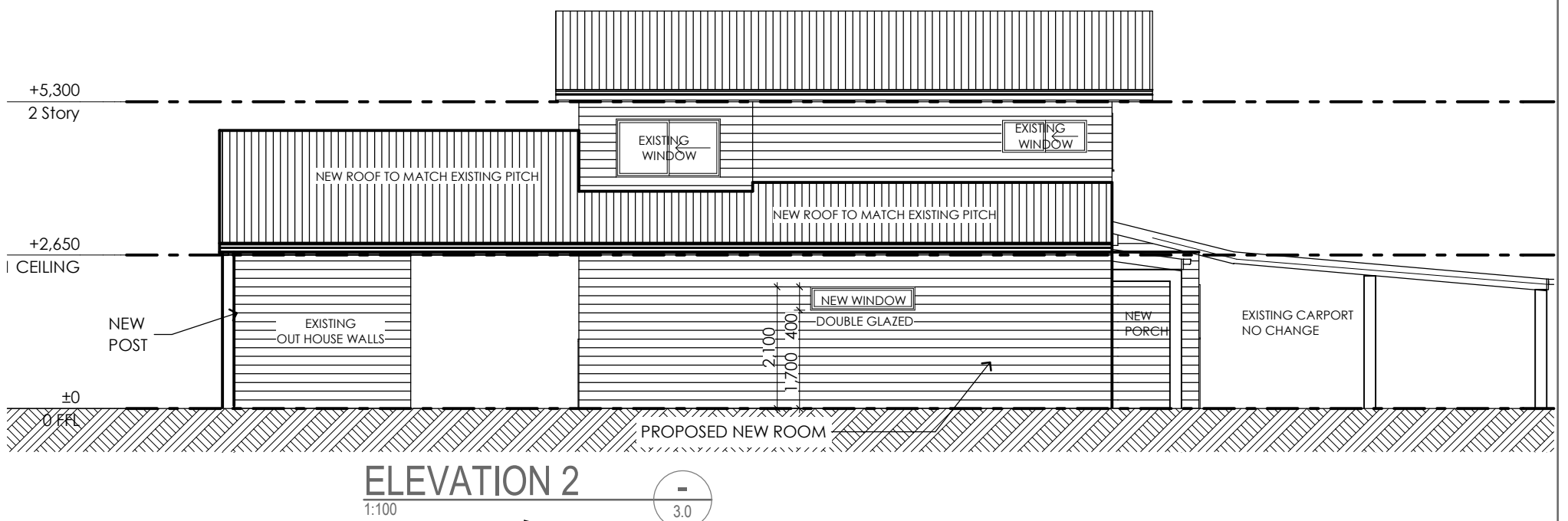
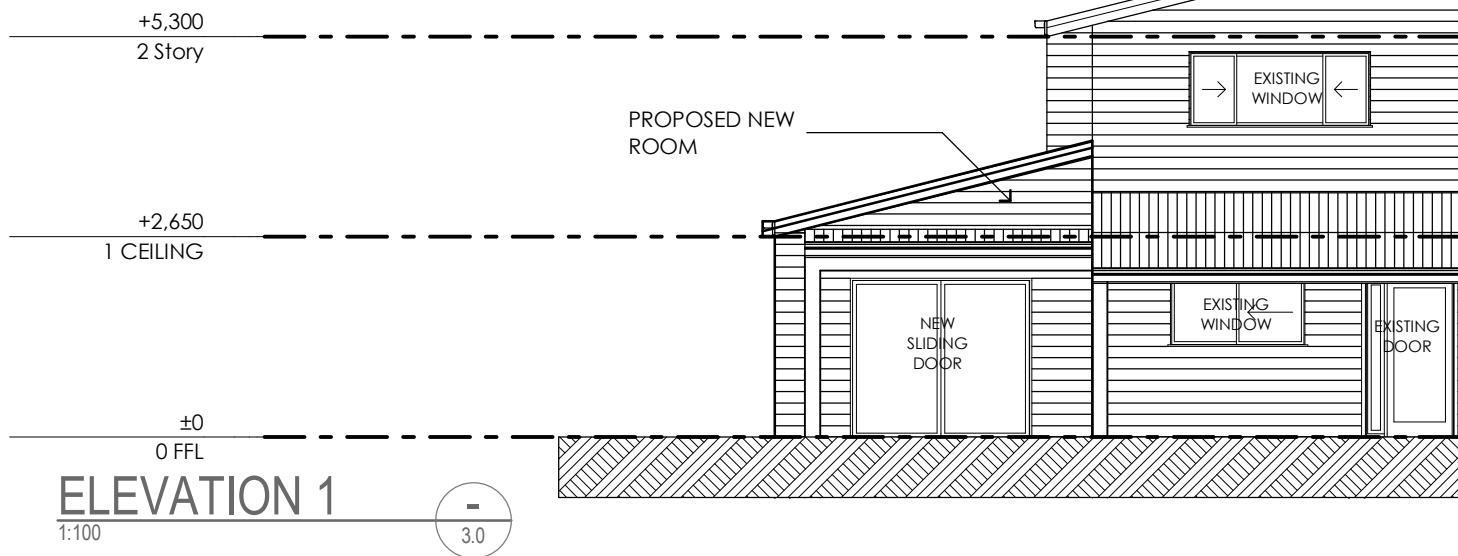
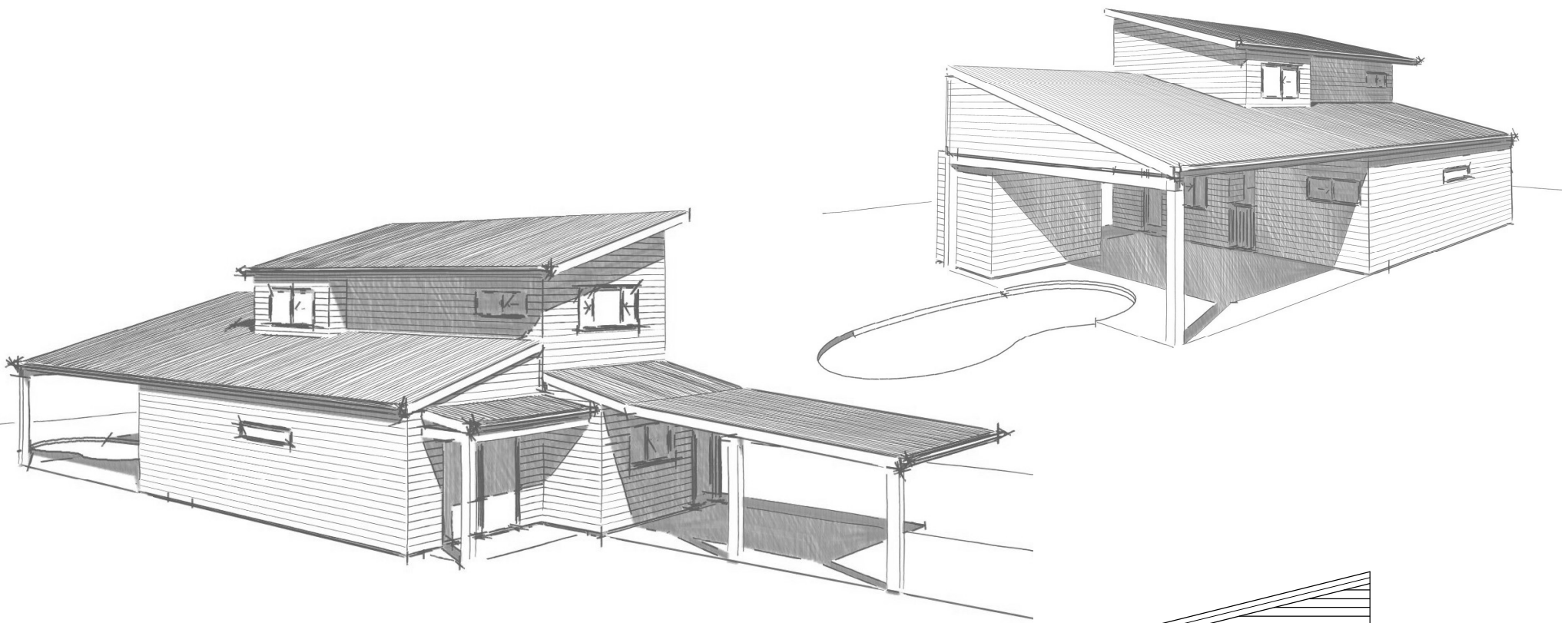
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PROPOSED
RENOVATION
Lou Pidgeoni

U 1 / 7 Nautilus St Port Douglas

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River 2 Reef Carpentry & Maintenance

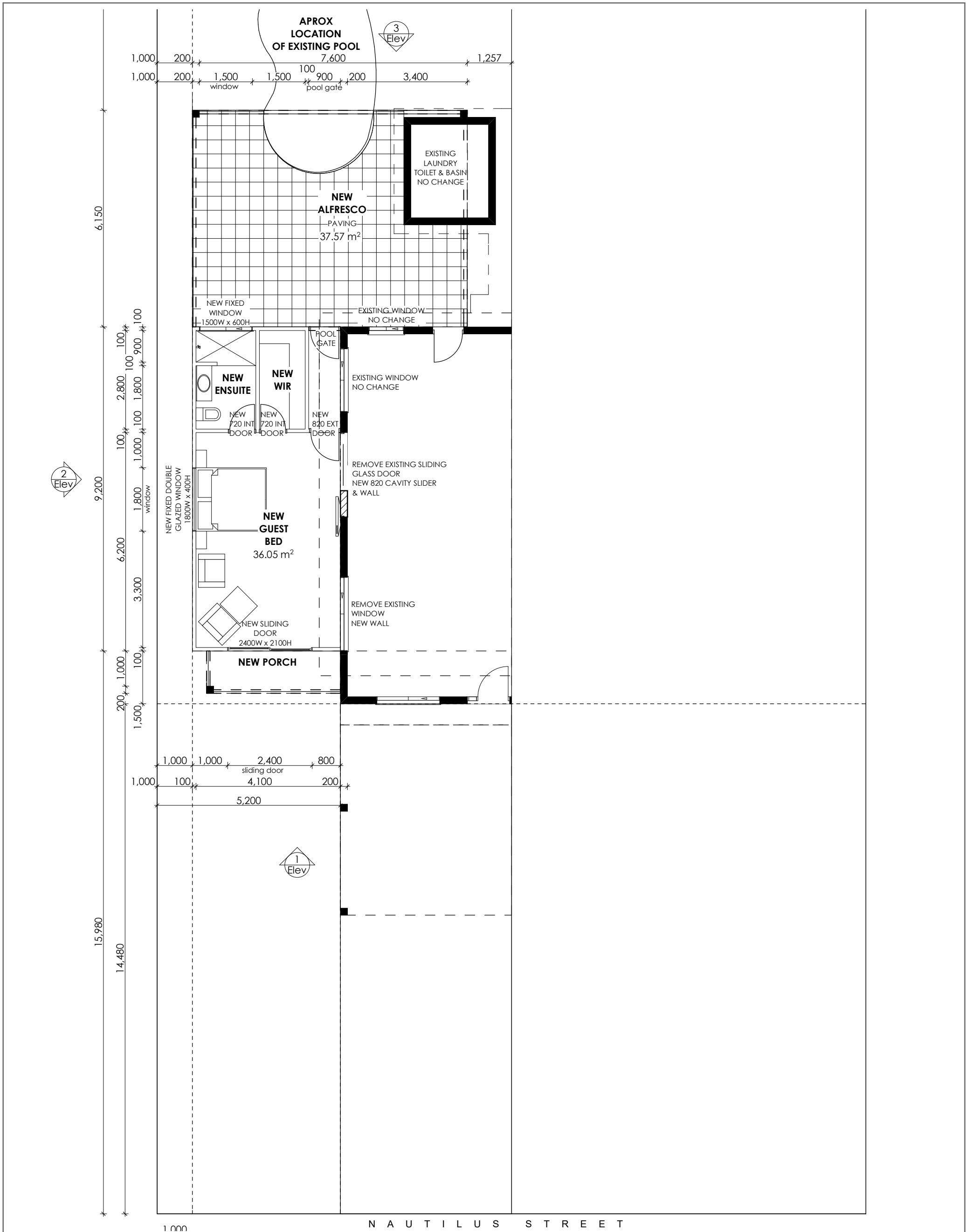
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**P R O P O S E D
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FLOOR PLAN

River2Reef Carpentry & Maintenance

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