

EMANUEL SOLOMOVIC

ARCHITECTURE AND
PROJECT MANAGEMENT

1/54 King Road Hornsby NSW 2077

Mobile: 0433 289251

NSW Design Practitioner DEP1771

NSW Architects Registration Board NO. 7154

ABN 19650015752

BRIEF DESCRIPTION

Date: February 16, 2026

BRIEF DESCRIPTION

Paul Hoye

To
Manager Sustainable Communities
Douglas Shire Council

Dear Paul,

This is a brief description of proposed minor changes for No.38 Snapper Island Drive, Wonga Beach, QLD.

Brief Description:

The proposed minor change seeks approval for the deletion of two external staircases connecting Ground Floor to Level 1, located on the eastern and southern elevations of the approved building at No. 38 Snapper Island Drive, Wonga Beach.

The removal of these external stairs does not alter the approved building footprint, height, use, or overall internal layout. Internal access arrangements remain unchanged and continue to comply with the National Construction Code (NCC). There are no changes to car parking provision, setbacks, site cover, landscaping, access, or services.

The deletion of the external stairs reduces the visual bulk and articulation of the eastern and southern façades, resulting in a cleaner and more simplified built form. The amendment marginally decreases the overall built area and reduces projecting elements from the façade, thereby improving the architectural presentation of the development.

The proposed change does not generate any additional impacts in relation to amenity, privacy, overlooking, overshadowing, traffic, infrastructure demand, or environmental considerations. Accordingly, the amendment represents a minor refinement to the approved design and does not alter the nature, scale, or intensity of the approved development.

Planning Justification – Minor Change Test

Planning Act 2016 – Section 81

The proposed change to Development Permit No. 4903/01 L-EC1917 seeks the deletion of two external staircases connecting Ground Floor to Level 1 on the eastern and southern elevations of the approved building at 38 Snapper Island Drive, Wonga Beach.

1. Nature of the Change

The amendment involves the removal of built elements only. No additional structures are proposed. The change does not:

- Increase building height.
- Increase site cover.
- Increase gross floor area.
- Alter setbacks.
- Change the approved land use.
- Increase the intensity or scale of development.
- Modify car parking or access arrangements.
- Alter infrastructure demand.

Internal circulation and compliance with the National Construction Code (NCC) remain unaffected.

2. Assessment Against Section 81 – Minor Change Test

Under Section 81 of the *Planning Act 2016*, a change is considered minor if it:

(a) Does not result in substantially different development

The removal of two external staircases does not change the nature, scale, function, or operational characteristics of the approved development. The proposal remains consistent with the original development intent and approved use.

The development as amended maintains the same built form envelope and continues to comply with relevant planning scheme provisions.

Accordingly, the proposal does not constitute substantially different development.

(b) Does not trigger referral to a referral agency

The proposed deletion of external stairs does not introduce new referral triggers under the Planning Regulation 2017. No additional matters of state interest are engaged, and no new referral requirements arise.

(c) Does not change the level of assessment

The proposed amendment does not alter the category of development or level of assessment originally applied to the development permit.

3. Planning Merit

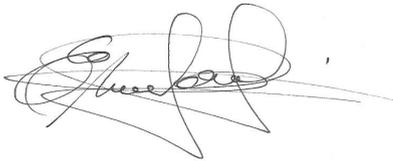
The deletion of the external stairs produces a planning benefit by:

- Reducing perceived bulk and visual impact on the eastern and southern elevations.
- Simplifying the built form.
- Reducing built elements projecting from the façade.
- Marginally decreasing overall built area.

There are no additional amenity, privacy, overshadowing, traffic, infrastructure, or environmental impacts associated with the proposed change.

Conclusion

The proposed amendment clearly satisfies the statutory definition of a minor change under Section 81 of the *Planning Act 2016*. The change results in a reduced built outcome, does not alter the approved development in any substantive manner, and does not generate additional impacts. Accordingly, the application is appropriately made as a Minor Change Application under Section 78 of the *Planning Act 2016*.

A handwritten signature in black ink, appearing to read 'Emanuel Solomovic', with a stylized flourish extending to the right.

Emanuel Solomovic Architect

OWNER'S WRITTEN CONSENT

Planning Act 2016 (Qld)

Section 75 & Section 282

DA Form 5 – Change Application (Minor Change)

Property Address:

38 Snapper Island Drive

Wonga Beach QLD 4873

Lot on Plan:

Lot 3 on SP204460

Local Government:

Douglas Shire Council

Existing Development Permit Reference:

4903/01 L-EC1917

Issued 9 April 2018

Owner's Consent

I, Raquel Solomovic, being the registered owner(s) of the above property situated at 38 Snapper Island Drive, Wonga Beach QLD, hereby provide written consent pursuant to Section 75 of the *Planning Act 2016* for the lodgement of a Change Application (Minor Change) under Section 78 of the *Planning Act 2016*.

This consent relates to a minor change to the existing Development Permit (Reference No. 4903/01 L-EC1917), specifically:

Deletion of two external stairs from Ground Floor to Level 1 located on the eastern and southern sides of the building.

I, Raquel Solomovic confirm that:

1. I am the registered owner(s) of the land described above.
2. I consent to Emanuel Solomovic Architect lodging the Change Application (DA Form 5 – Minor Change Application) with Douglas Shire Council.
3. I understand the nature of the proposed minor change and authorise the application to proceed.
4. This consent is provided freely and without limitation for the purposes of assessment and determination by Douglas Shire Council.

Owner Name: Raquel Solomovic

Signature: 

Date: 16 / 02 / 2026

Contact Details: MOB 0415 523 100 / email: solomovic@hotmail.com

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)	Emanuel Solomovic
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	Hornsby
State	NSW
Postcode	2077
Country	Australia
Email address (non-mandatory)	info@emanuelsolomovic.com.au
Mobile number (non-mandatory)	0433289251
Applicant's reference number(s) (if applicable)	

2) Owner's consent - Is written consent of the owner required for this change application? Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input type="checkbox"/> 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
		38	Snapper Island Drive	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	3	SP204460	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**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: <input type="text"/>	

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: <input type="text"/>	

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	4903/01 L-EC1917	9 April 2018	Paul Hoyer Manager Sustainable Communities
<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):

The proposed changes is for the deletion of 2 external stairs from ground Floor to Level 1, located on the east and south side of the building.

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		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> 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?
<input type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> 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. <input type="checkbox"/> No <input type="checkbox"/> 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
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> 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 X 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
X 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
X 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 X 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

X By making this change application, I declare that all information in this change application is true and correct.

X 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*.

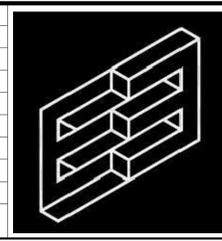
PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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



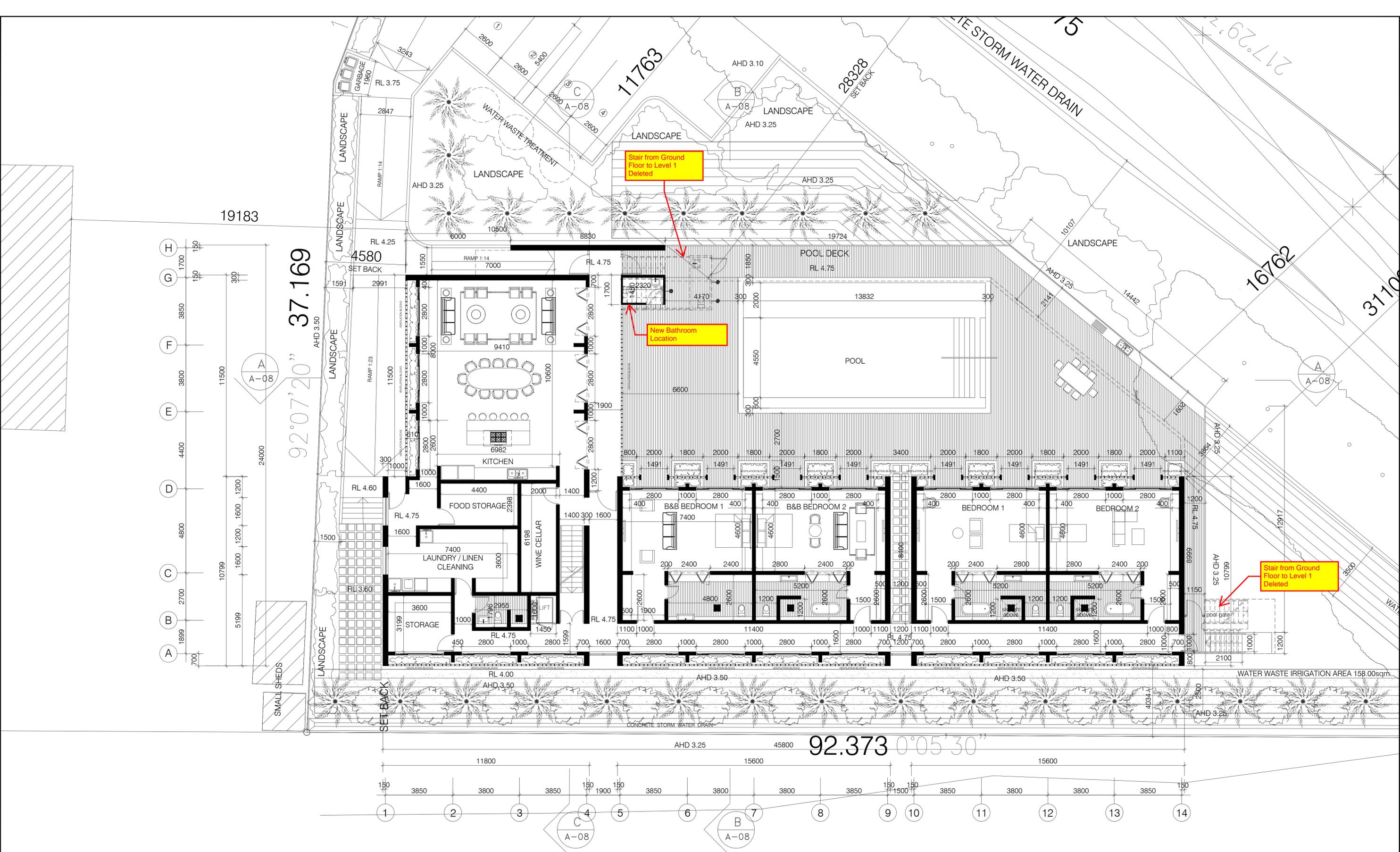
DATE	REV	AMENDMENT
15-02-26	D	ISSUE FOR SECTION 78 MINOR AMENDMENTS APPLICATION
15-03-18	C	ISSUE FOR DEVELOPMENT APPLICATION
12-09-17	B	ISSUE FOR DEVELOPMENT APPLICATION
18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION



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 E: info@emanuelsolomovic.com.au

CLIENT: _____
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	SITE PLAN				
SCALE:	A1 / 1:300	NORTH	JOB NO:	TYPE:	DWG NO:
DRAWN BY:	ES		17-02-10	DA	A-01
CHECKED BY:	ES				
PLOT DATE:	15-02-2026				REV: D



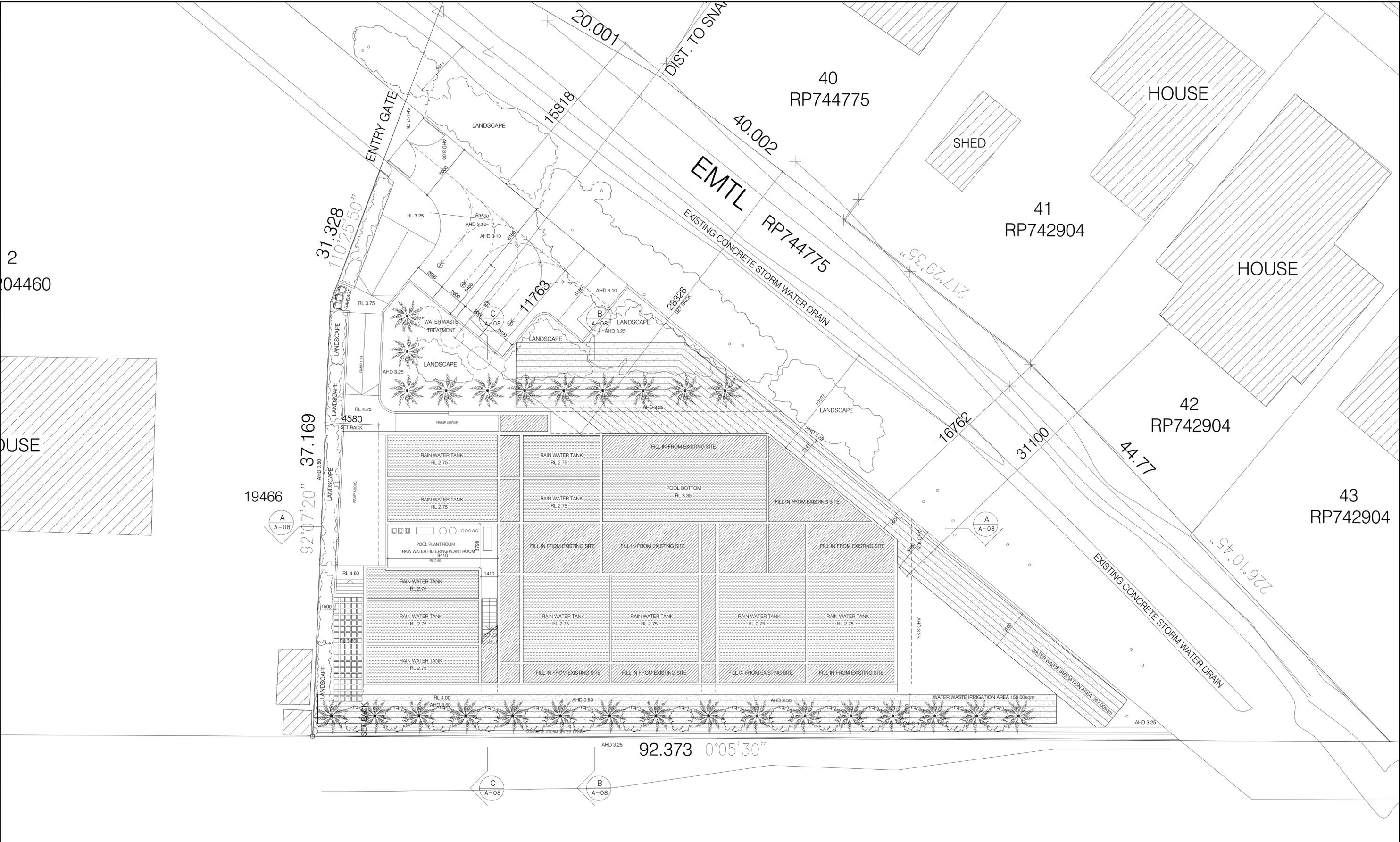
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15-02-26	D	ISSUE FOR SECTION 78 MINOR AMENDMENTS APPLICATION
12-02-18	C	ISSUE FOR DEVELOPMENT APPLICATION
12-09-17	B	ISSUE FOR DEVELOPMENT APPLICATION
18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION

NOTE:
 NET AREA(footprint)620 sqm (covered)
 POOL DECK AREA 400 sqm (open sky)
 GFA 1020 sqm

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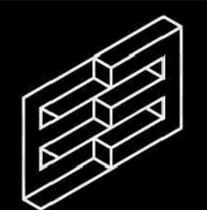
CLIENT:
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD		
DRAWINGS:	Ground Floor		
SCALE:	A1 / 1:100	NORTH	
DRAWN BY:	ES	JOB NO:	17-02-10
CHECKED BY:	ES	TYPE:	DA
PLOT DATE:	15 FEB 26	DWG NO:	A-02
		REV:	D



DATE	REV	AMENDMENT
15-02-26	D	ISSUE FOR SECTION 78 MINOR AMENDMENTS APPLICATION
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18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION

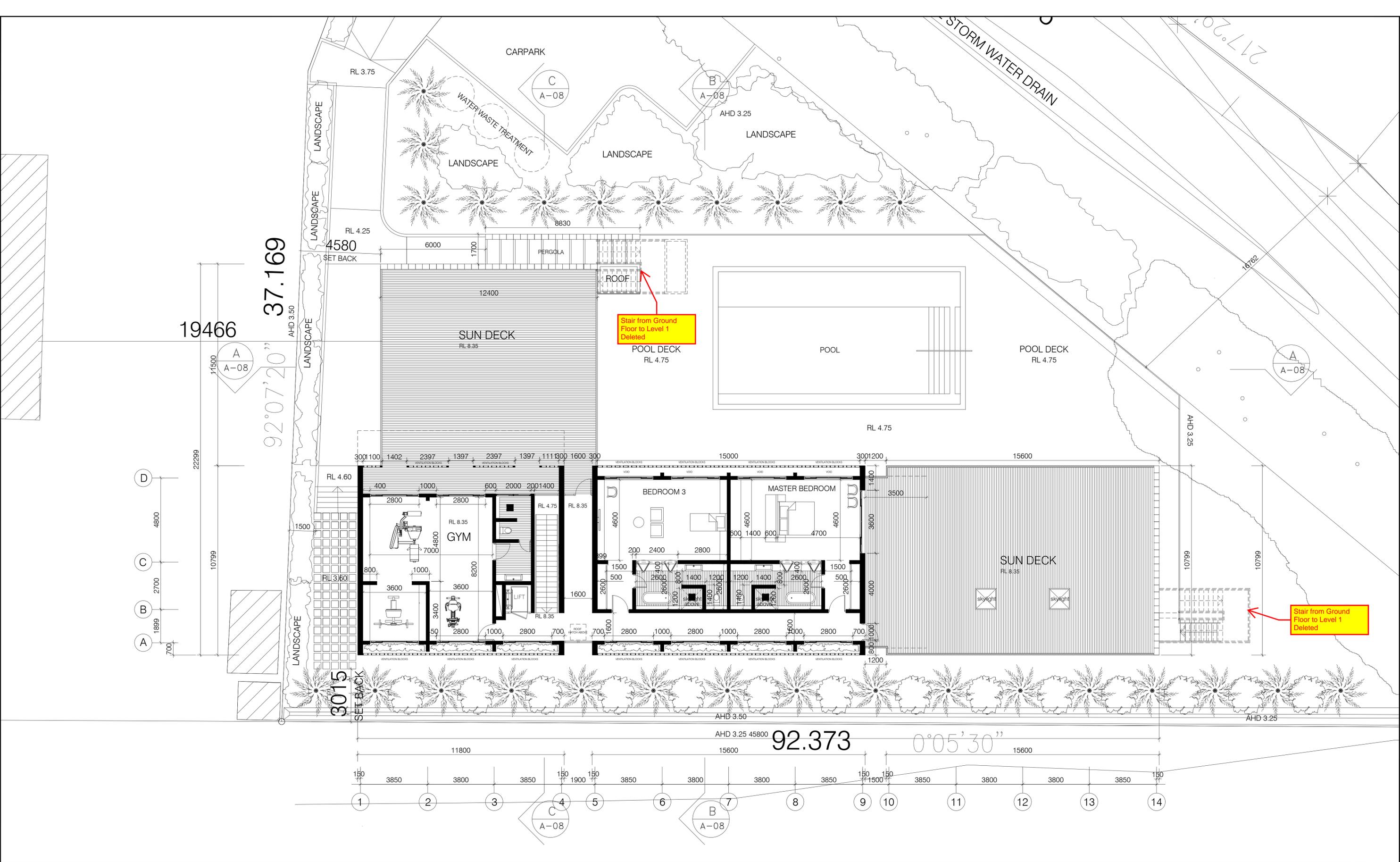
NOTE:



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CLIENT:
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	Rain Water Harvesting Level				
SCALE:	A1 / 1:150	NORTH	JOB NO:	TYPE:	DWG NO:
DRAWN BY:	ES		17-02-10	DA	A-03
CHECKED BY:	ES				
PLOT DATE:	15-02-2026				



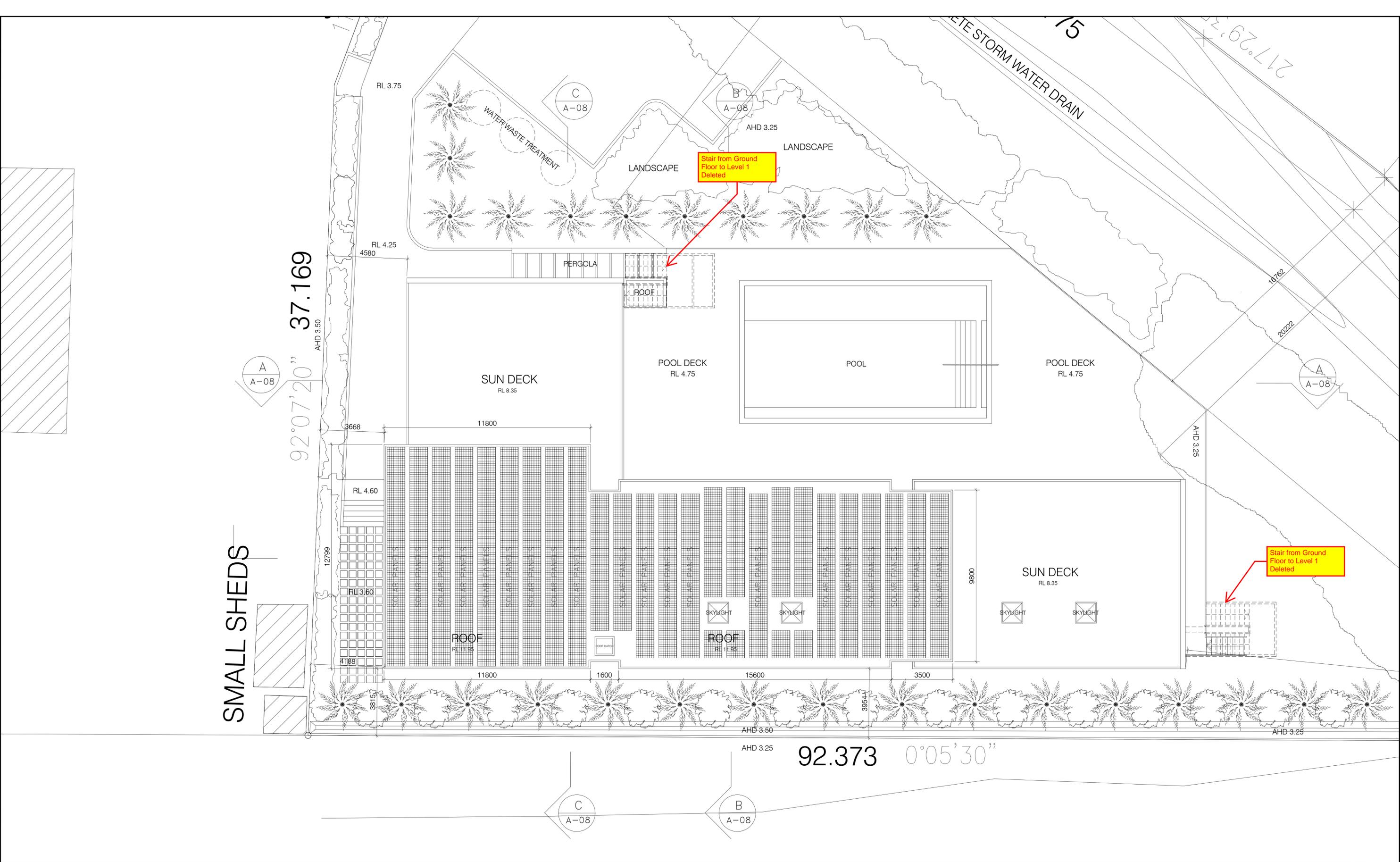
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NOTE:	
NET AREA	270sqm (covered)
SUN DECK	325 sqm (open sky)
GFA	595 sqm

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CLIENT:
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	Level 1				
SCALE:	A1 / 1:100	NORTH	JOB NO:	TYPE:	DWG NO:
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CHECKED BY:	ES				
PLOT DATE:	15-02-2026				



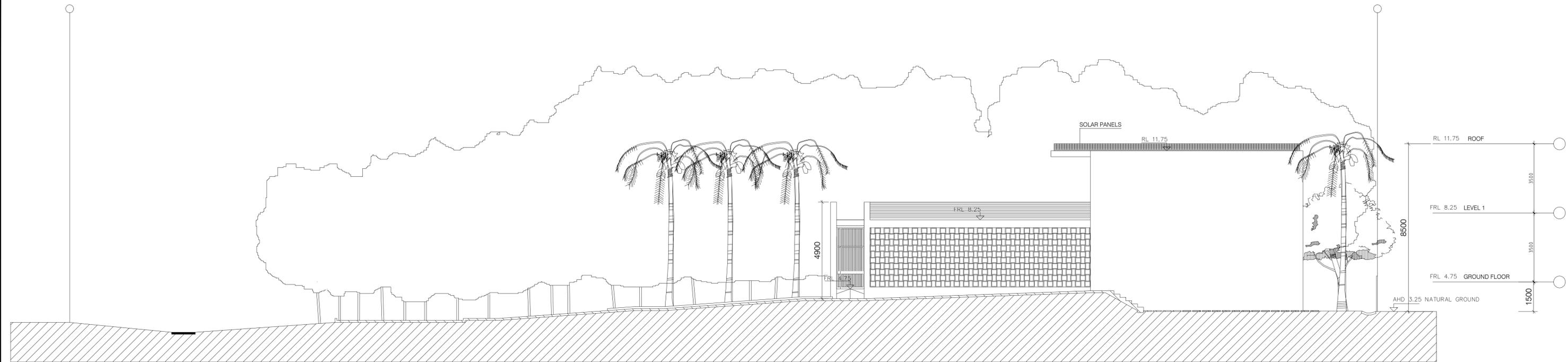
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NOTE:

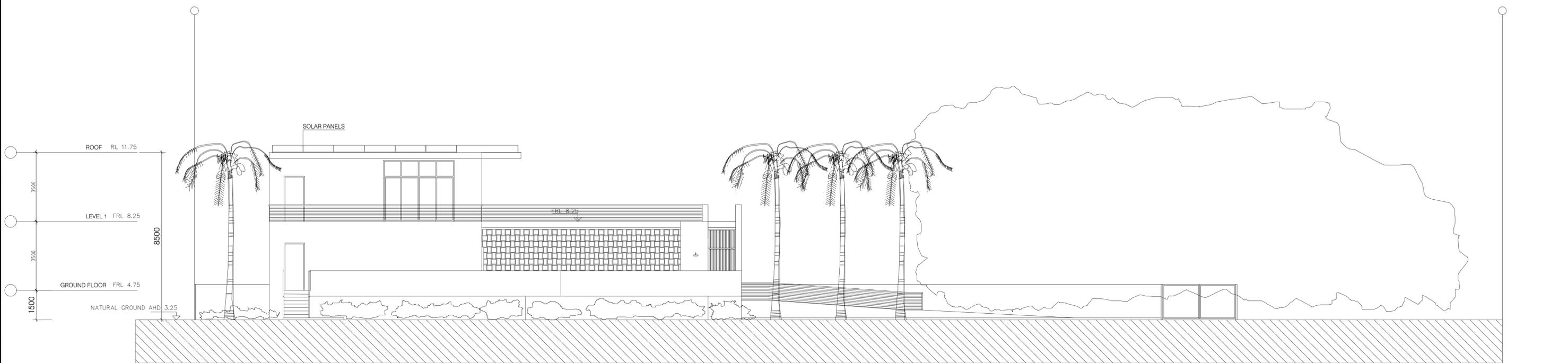
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CLIENT:
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	Roof Plan				
SCALE:	A1 / 1:100	NORTH	JOB NO:	TYPE:	DWG NO:
DRAWN BY:	ES		17-02-10	DA	A-05
CHECKED BY:	ES				
PLOT DATE:	15-02-2026				D



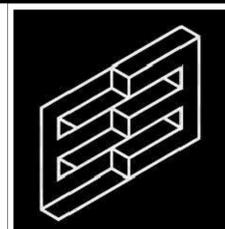
NORTH ELEVATION



SOUTH ELEVATION

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NOTE:



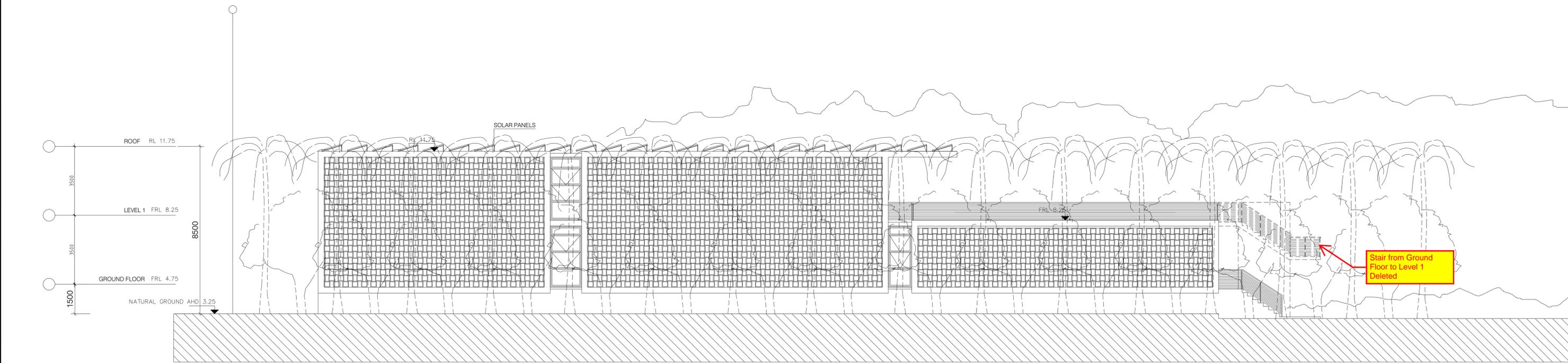
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CLIENT:
Raquel Solomovic

PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	North Elevation South Elevation				
SCALE:	A1 / 1:100	NORTH	JOB NO:	17-02-10	TYPE: DA
DRAWN BY:	ES				DWG NO: A-06
CHECKED BY:	ES				REV: D
PLOT DATE:	15-02-2026				



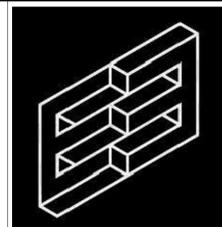
EAST ELEVATION



WEST ELEVATION

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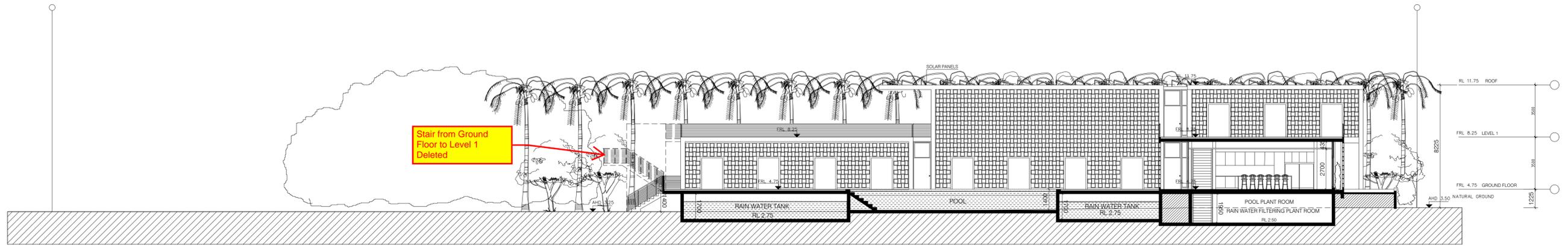
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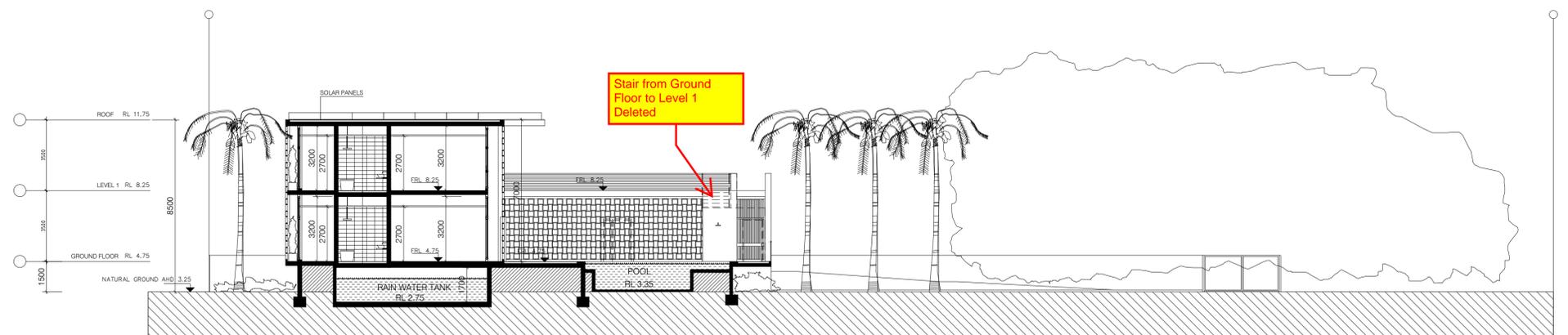
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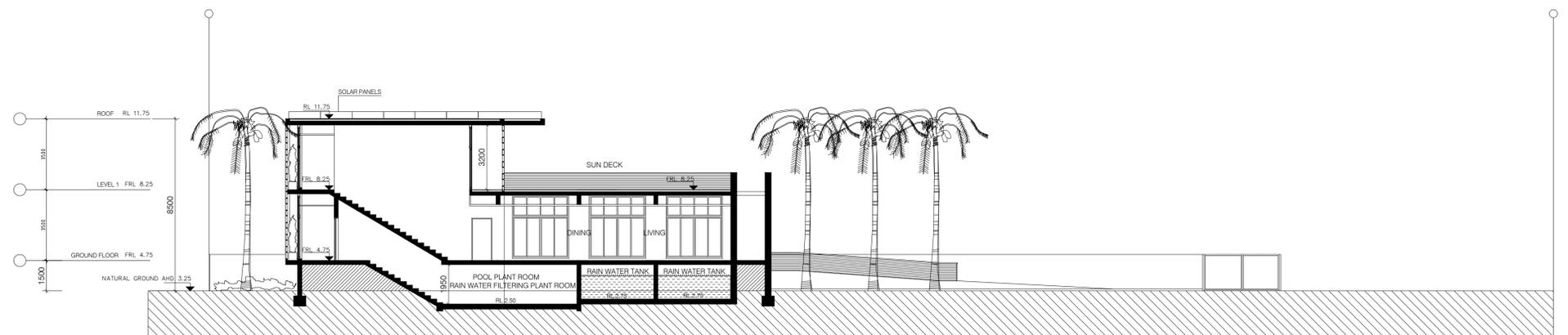
PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	East Elevation West Elevation				
SCALE:	A1 / 1:100	NORTH	JOB NO:	17-02-10	TYPE: DA
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CHECKED BY:	ES				REV: D
PLOT DATE:	15-02-2026				



SECTION A A



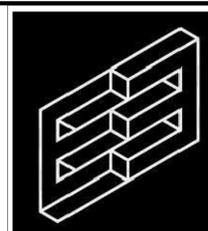
SECTION B B



SECTION C C

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18-06-17	A	ISSUE FOR DEVELOPMENT APPLICATION

NOTE:



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CLIENT:
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PROJECT:	Single Dwelling / Bed & Breakfast No.38 Snapper Island Drive Wonga Beach QLD				
DRAWINGS:	Sections A A B B C C				
SCALE:	A1 / 1:100	NORTH	JOB NO:	TYPE:	DWG NO:
DRAWN BY:	ES		17-02-10	DA	A-08
CHECKED BY:	ES				D
PLOT DATE:	15-02-2026				