

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	RODNEY JOHN MILLER c/- AUSNORTH Consultants Pty Ltd
Contact name <i>(only applicable for companies)</i>	BRIAN LANE
Postal address <i>(P.O. Box or street address)</i>	PO BOX 38
Suburb	MACHANS BEACH
State	QLD
Postcode	4878
Country	AUSTRALIA
Contact number	07 4037 0144
Email address <i>(non-mandatory)</i>	B.Lane@ausnorth.com.au
Mobile number <i>(non-mandatory)</i>	0427 570 100
Fax number <i>(non-mandatory)</i>	07 4037 0166
Applicant's reference number(s) <i>(if applicable)</i>	22025

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
	N/A	1-9	BOWMAN CLOSE	WONGA BEACH
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	18	RP744773	DOUGLAS SHIRE COUNCIL
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
S 16.33730°	E 145.41507°	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	DOUGLAS SHIRE COUNCIL

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
330 695	8193 095	<input type="checkbox"/> 54 <input checked="" type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	DOUGLAS SHIRE COUNCIL

3.3) Additional premises

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

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer:	NOT APPLICABLE
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	NOT APPLICABLE
	Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	Name of local government for the tidal area (if applicable):	NOT 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:	NOT APPLICABLE

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text" value="NOT APPLICABLE"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text" value="NOT APPLICABLE"/>

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):*

RECONFIGURATION OF 1 x RURAL RESIDENTIAL LOT INTO 2 x RURAL RESIDENTIAL ALLOTMENTS

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
ONE (1)	

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

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	0	0	0

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input checked="" type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

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)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

DOUGLAS SHIRE COUNCIL

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

Matters requiring referral to the **local government:**

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

<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 Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

Water resources

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

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

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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

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

I, **RODNEY JOHN MILLER**

as owner of the premises identified as follows:

**LOT 18 ON RP744773
1-9 BOWMAN CLOSE
WONGA BEACH QLD 4873**

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

**AUSNORTH CONSULANTS PTY LTD
PO BOX 38
MACHANS BEACH QLD 4878**

on the premises described above for:

**TWO (2) LOT RURAL RESIDENTIAL SUBDIVISION OF LANDS
[PROPOSED LOTs 1 & 18 CANCELLING LOT 18 ON RP744773]**

Rod Miller

RODNEY JOHN MILLER
(REGISTERED OWNERS)

23/9/22

DATE



PO Box 38 Machans Beach QLD 4878
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Your Ref:
Our Ref: 22025:TPR01

Cairns, September 23rd 2022

DOUGLAS SHIRE COUNCIL
ENVIRONMENT & PLANNING DIVISION
PO Box 723
MOSSMAN QLD 4873

Attention : Ms. Rachel Brophy, Chief Executive Officer

Re: RECONFIGURATION OF LANDS APPLICATION
RPD : LOT 18 on RP744773
ADDRESS: 1-9 Bowman Close
WONGA BEACH

1.0 EXECUTIVE SUMMARY

1.1 PROJECT SYNOPSIS

DESCRIPTION	COMMENTS
PROPOSED DEVELOPMENT	<p>This Development Application and associated planning submission materials¹ describes the proposed subdivision of the subject allotment into two (2) x Rural Residential allotments using relevant, Planning Scheme-consistent Rural Residential Zone Code 6.2.11 performance assessment criteria (refer to attached Reconfiguration Proposal Plan DWG.22025/ROL/01 et al – Annexure B).</p> <p>In essence, this Development Application proposes that a new, internal boundary be created within the subject property, whose purpose will be to demarcate existing land use at the site (detached Residential Dwelling and Storage Shed respectively) using Planning Scheme-consistent Rural Residential measures where relevant.</p> <p>Given that the property and it's immediate surrounds are all zoned Rural Residential and that the design of the proposed subdivision is able to provide for the satisfaction of the objectives of Sec 6.2.11.2 (3), as follows :</p>

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DESCRIPTION	COMMENTS
	<p>(a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services</p> <p>(b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features</p> <p>(c) Development provides a high level of residential amenity and</p> <p>(d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.</p> <p>it is considered that the proposal will support the establishment of planning-scheme compliant, lawful uses at the site in accord with the <i>Douglas Shire Planning Scheme (2018) (Version 1.0)</i> and will not compromise the existing residential aesthetic or amenity.</p> <p>In this context, the proposed Reconfiguration of Lands action (via the creation of new lots by the subdivision of another lot) (refer <i>Planning Act (2016)</i>, Schedule 2 (Dictionary), Reconfiguring a Lot, Section (c)) is also considered to be consistent with relevant <i>Land Titles Act (1994)</i> and <i>Land Act (1994)</i> provisions.</p>
APPLICANT DETAILS	AUSNORTH Consultants PTY LTD is acting on the instructions of Rodney John MILLER – being the Registered Owner of the subject allotment (LOT 18 on RP744773 (refer to Section 2.0 & Annexure D) - with respect to the current Development Application (also refer to Letter of Consent – Annexure A).
DEVELOPMENT APPROVAL SOUGHT	<p>With respect to the development control and strategic planning policies of the Douglas Shire Council as expressed within <i>Douglas Shire Council Planning Scheme (2018) (Version 1.0)</i> and the <i>Planning Act (2016)</i>, the project therefore triggers the lodgement of DA Form 1 Development Application documentation (refer attached – Annexure A).</p> <p>DEVELOPMENT APPROVAL is accordingly sought for the reconfiguration of the existing property by the method of Two (2) x Lot Subdivision.</p>

1.2 DEVELOPMENT APPLICATION DETAILS

DESCRIPTION	COMMENTS
REGISTERED OWNER	Rodney John MILLER (Refer Current Title Search – Annexure D)
SITE ADDRESS	1-9 BOWMAN CLOSE WONGA BEACH QLD 4873
REAL PROPERTY DESCRIPTION	LOT 18 ON RP744773 Title Reference 21332141 (refer Annexure D)
SITE AREA	1.004ha

DESCRIPTION	COMMENTS			
CENTROID LOCATION	MGA2020 (ZONE 55)		GDA94	
	EASTING	NORTHING	LATITUDE	LONGITUDE
	E 330 695	N 8193 095	S 16.33730°	E 145.41507°
ASSESSMENT MANAGER	DOUGLA Shire Council			
APPLICANT DETAILS	RJ Miller c/- AUSNORTH Consultants PTY LTD PO Box 38 MACHANS BEACH QLD 4878			
IDAS FORMS	DA Form 1	Development Application Details		
CONTACT DETAILS	Brian Lane AUSNORTH Consultants PTY LTD B: (07) 4037 0144 F: (07) 4037 0166 E: B.Lane@ausnorth.com.au			

1.3 PLANNING INSTRUMENT DETAILS

DESCRIPTION	COMMENTS
STATE INTERESTS PLANNING POLICY	AGRICULTURE AGRICULTURAL LAND CLASSIFICATION – CLASS A & CLASS B COASTAL ENVIRONMENT COASTAL MANAGEMENT DISTRICT NATURAL HAZARDS, RISK & RESILIENCE FLOOD HAZARD AREA – LEVEL 1 MEDIUM STORM TIDE INUNDATION AREA
DEVELOPMENT ASSESSMENT POLICY	COASTAL PROTECTION COASTAL MANAGEMENT DISTRICT COASTAL AREA – MEDIUM STORM TIDE INUNDATION AREA WETLAND PROTECTION AREAS WETLAND PROTECTION AREA TRIGGER
REGIONAL PLAN DESIGNATION	<i>FAR NORTH QUEENSLAND REGIONAL PLAN (2009-2031)</i> (NON STATUTORY INSTRUMENT)
REFERRAL AGENCIES	Not Triggered
PLANNING SCHEME	Douglas Shire Planning Scheme (2018) (Version 1.0)
PRELODGMET REFERENCE	Not Applicable
ZONE	RURAL RESIDENTIAL
LEVEL OF ASSESSMENT	CODE ASSESSMENT
PUBLIC NOTIFICATION	Not Triggered (Code Assessable Development)

DESCRIPTION	COMMENTS
<p>PLANNING SCHEME POLICY</p>	<p>ZONING RURAL RESIDENTIAL</p> <p>LOCAL PLANS WONGA BEACH PRECINCT 4</p> <p>ACID SULFATE SOILS ACID SULFATE SOILS (<5m AHD)</p> <p>FLOOD STORM MEDIUM STORM TIDE HAZARD FLOODPLAIN ASSESSMENT OVERLAY (DAINTREE RIVER)</p> <p>TRANSPORT ROAD HIERARCHY ACCESS ROAD COLLECTOR ROAD</p>





2.0 PROJECT ELEMENTS

2.1 PROJECT SYNOPSIS & LAND USE FUNCTION

DESCRIPTION	COMMENTS												
<p>PROJECT SYNOPSIS</p>	<p>The proposed development will be in support of the reconfiguration of the subject allotment into two (2) x Rural Residential allotments using relevant, Planning Scheme-consistent Rural Residential Zone performance assessment criteria (refer DWG.22025/ROL/01 et al – Annexure B).</p> <p>Based on an analysis of the existing (cadastral) land boundary framework, the existing property represents as a parallelogram with a front:side ratio of about 1:1.</p> <p>The proposed subdivision will create paired parallelogram-shaped allotments, with proposed LOT 18 enclosing the existing residential dwelling and curtilage area (front:side ratio of 1:1.7) and a balance, undeveloped property (LOT 1) with a front:side ratio of 1:2.5.</p> <p>It is therefore considered that the proposed subdivision of lands action described here will provide for the continuation and/or establishment of existing, lawful uses at the site without compromising the existing Rural Residential aesthetic or localised amenity values that are enjoyed in the immediately surrounding Wonga Beach area.</p>												
<p>PROPOSED DIMENSIONS & AREA</p>	<p>The proposed subdivision will result in the creation of two (2) x new allotments with a geometry that satisfies the minimum threshold requirements of Council with respect to Rural Residential allotments (4000m² or 0.4ha) and minimum road frontage exposure dimensions (30m) (refer Table 6.2.11.3) (refer Annexure B).</p> <table border="1" data-bbox="571 1279 1444 1487"> <thead> <tr> <th></th> <th>LOT 18 (CURRENT)</th> <th>LOT 1 (PROPOSED)</th> <th>LOT 18 (PROPOSED)</th> </tr> </thead> <tbody> <tr> <td>LAND AREA</td> <td>1.004ha</td> <td>4000m²</td> <td>6036m²</td> </tr> <tr> <td>ROAD FRONTAGE</td> <td>203.424m</td> <td>40.625m</td> <td>162.801m</td> </tr> </tbody> </table>		LOT 18 (CURRENT)	LOT 1 (PROPOSED)	LOT 18 (PROPOSED)	LAND AREA	1.004ha	4000m ²	6036m ²	ROAD FRONTAGE	203.424m	40.625m	162.801m
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LAND AREA	1.004ha	4000m ²	6036m ²										
ROAD FRONTAGE	203.424m	40.625m	162.801m										
<p>PROPOSED LAND USE</p>	<p>Proposed LOT 18 shall support the continuation of the existing use of this portion of the property, being a detached residential dwelling and surrounding curtilage area (e.g. storage & equipment shed, landscaped garden, etc) and balance remnant vegetation.</p> <p>Proposed LOT 1 is intended to support the establishment of a new land use type that is consistent with the Rural Residential Zone Code Sec.6.2.11 & Rural Residential Zone Assessment Table 5.6.K.</p> <p>Given that no additional development is proposed by this Planning Application, the proposed lot geometry/design shall ensure the satisfaction of the requirements of the Queensland Development Code (QDC) with respect to Building Envelopes and boundary offset dimensions.</p>												

DESCRIPTION	COMMENTS
<p>ROAD FRONTAGE & SITE ACCESS</p>	<p>Proposed LOT 18 shall continue to enjoy direct road frontage access to both Snapper Island Drive (Collector Road) – being the location of the existent driveway - adjacent to the termination point of the same road and nominal access to Bowman Close (Access Road) for about 102.2m & 60.6m respectively.</p> <p>Future access to proposed LOT 1 shall be directly via Bowman Close (Access Road) in accord with the relevant provisions of the Queensland Development Code.</p>
<p>INFRASTRUCTURE SERVICES</p>	<p>The subject property is already connected to appropriate reticulated infrastructure service networks typically associated with Rural Residential allotments in Wonga Beach (e.g. LV overhead power, 100ØPVC potable water and NBN/telecommunications – refer Annexure F).</p> <p>The Wonga Beach Rural Residential precinct remains unsewered. Accordingly the on-site disposal of domestic sewerage via the use of septic tanks has long been an accepted practise in Wonga Beach.</p> <p>The existing dwelling has a biocycle Septic system that was installed at the time of the construction of the residence, being located adjacent to the dwelling and the garage near to the clothes line, with the north/south aligned EV trenches running to the west of the Garage.</p>
<p>TOPOGRAPHIC CHARACTERISTICS & NATURAL HAZARDS</p>	<p>The property is situated in the Daintree-Bloomfield Wet Tropics Subregion within the wider hind-dune/sandy-swale environs about 300m due west of Wonga Beach and Coral Sea coastline.</p> <p>Gradients are typical of the generally flat coastal plains that typify Wonga Beach, being very shallow and with overland stormwater runoff directed by gravity in a south-easterly direction towards the legal points of discharge – being the surrounding road reserve network. Host soils types generally comprise of sandy loams/humus and are therefore considered to be well draining.</p> <p>With reference to the <i>Douglas Shire Planning Scheme 2018</i> and contemporary State Planning Policy mapping (refer Annexures C & E) it can be demonstrated that a significant portion of the property is located within a defined Medium Storm Tide Hazard Risk area.</p>
<p>SURROUNDING LAND USE FUNCTION</p>	<p>At the time of field survey, the property adjoining the western boundary of the subject property was vacant and undeveloped (LOT 17 on RP744773) and is similarly located within the Rural Residential Zone.</p> <p>The allotment adjoining the northern boundary (LOT 51 on SP155078) represents as a large, rural-type property anecdotally used for cattle grazing activities despite also being zoned Rural Residential.</p> <p>Land use development activities within all properties in the immediately surround area are all consistent with the host Rural Residential of the precinct, generally comprising stand-alone, single, detached dwellings.</p>

3.0 LOCAL GOVERNMENT DEVELOPMENT CONTROL & ASSESSMENT

With reference to the *Planning Act 2016*, Development is defined as follows :

- Carrying out building work, plumbing & drainage works or operational works (i.e. work, other than building work or plumbing & drainage works, in, on, over or under a premises that materially affects the premises of the use of the premises)
- Reconfiguring a lot (i.e. creating lots by subdivision, or amalgamating two (2) or more lots, or rearranging the boundaries of a lot by registering a plan of subdivision or dividing land into parts by agreement)
- Making a Material Change of Use of premises (i.e. starting of a new use of a premises, the reestablishment on the premises of a use that has been abandoned or a material increase in the intensity of scale of the use of the premises)

With reference to the **Douglas Shire Council Planning Scheme 2018** where existing lot boundaries are to be reconfigured then the following categories of development and assessment are deemed to be applicable to this particular Development Application (refer Annexure C).

3.1 STRATEGIC PLANNING CONTROL POLICY

DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS
ZONE CODE	RURAL RESIDENTIAL CODE	<p>COMPLIANCE ACHIEVED</p> <p>It can be demonstrated that the proposed Two (2) x Lot Reconfiguration of Lands Project complies with the Rural Residential Zone Code (refer Sec.6.2.11.3).</p> <p>The proposed development will promote residential development on comparatively larger allotments where typical public infrastructure and services may not be provided and where the density of residential development is generally dispersed.</p> <p>With particular reference to the current Development Application, Council will note that the proposed two (2) x allotments each have areas equal to or in excess of 4000m², thereby retaining the existing amenity of clustered Rural Residential allotments in relative proximity to activity centres and where reticulated water supply and an urban standard of infrastructure (with the exception of sewerage) is able to be cost-effectively provided.</p>
OVERLAY CODE	LOCAL PLAN – WONGA BEACH PRECINCT 4	<p>COMPLIANCE ACHIEVED</p> <p>With reference to Sec 7.2.2.2, the purpose of this Code is to achieve the following outcomes :</p> <p>(a) maintain development in coastal communities as primarily low density residential development</p>

DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS				
		<p>(b) protect residential communities from incursion by tourist accommodation and facilities (c) facilitate the development of local commercial and community services and facilities, including active and passive open space at a level adequate to service the resident population (d) ensure new residential development is limited in extent and is designed to integrate with existing communities (e) ensure Good Quality Agricultural Land is protected from the impacts of residential development or residential expansion (f) protect environmentally sensitive coastal areas and coastal processes from the detrimental impacts associated with urban development; and (g) protect parts of the Local Plan Area used for the cultivation of sugar cane from incompatible development, where such land is zoned for continued Rural use.</p> <p>Whilst with particular reference to Precinct 4 (Wonga Beach) Rural Residential Precinct measures – being in addition to the overall outcomes itemised above, any future lot reconfigurations within the Wonga Beach Precinct 4 environs are to achieve the following outcome : (a) any further lot reconfiguration within this precinct ensures that large lots are maintained to provide for housing diversity and for the protection of the existing rural residential character.</p> <p>Given that compliance has been achieved with respect to Sec.6.2.11.3 of the Planning Scheme it is considered that relevant provisions of Sec. 7.2.2.2 shall also be satisfied.</p>				
OVERLAY CODE	ACID SULFATE SOILS	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>With reference to Sec.8.2.1.1 and ASS-011 (refer Annexure C), the subject property is assessed as being located on lands that are situated at or below 5m AHD. In this context, future development works associated with proposed LOT 1 are able to be appropriately conditioned by Council as follows :</p> <table border="1" data-bbox="770 1742 1426 2020"> <thead> <tr> <th data-bbox="770 1742 1098 1807">PERFORMANCE OUTCOME</th> <th data-bbox="1098 1742 1426 1807">ACCEPTABLE OUTCOME</th> </tr> </thead> <tbody> <tr> <td data-bbox="770 1807 1098 2020"> PO1 The extent and location of potential or actual acid sulfate soils is accurately identified. </td> <td data-bbox="1098 1807 1426 2020"> AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. </td> </tr> </tbody> </table>	PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken.
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DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS	
		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
<p>PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table or (e) previously saturated acid sulfate soils being aerated; or</p> <p>AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidation of potential acid sulfate soils and actual acid sulfate soils through ground water level management</p>		

DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS	
		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
			(d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.
		PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	A03 No acceptable outcomes are prescribed (refer Fig.8.2.1.3.a).
OVERLAY CODE	FLOOD STORM	COMPLIANCE ABLE TO BE CONDITIONED With reference to Sec.8.2.4.3 and FST-014 (Annexure C), the subject property is assessed as being located on lands that are at potential risk of Medium Storm Tide Hazard. In this context, future development works associated with proposed LOT 1 are able to be appropriately conditioned by Council as follows	
		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
		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.	For Dwelling Houses A01.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm (i.e. recommended Minimum Habitable Floor Level fixed at 1%AEP plus 300mm freeboard).

DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS	
		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
			AO1.3 New buildings are: (a) not located within the overlay area (b) located on the highest part of the site to minimise entrance of flood waters and (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site
OVERLAY CODE	TRANSPORT ROAD HIERARCHY	COMPLIANCE ACHIEVED With reference to Sec 8.2.10 it can be demonstrated that the proposed creation of the additional LOT 1 satisfies the overall purpose of this Code by ensuring that : (a) development does not compromise the safety and efficiency of the transport network (AO1.2) (b) development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road (AO1.3)	

3.2 DEVELOPMENT PLANNING CONTROL POLICY

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
LOT DESIGN	C01 Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements	COMPLIANCE ACHIEVED Proposed LOTs 1 & 18 satisfy the minimum road frontage exposure requirements (refer Sec 3.1)
	C02 Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.	Not Applicable

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	<p>C03 The reconfiguration includes a rear lot only if a relevant planning instrument provides for a rear lot; and the number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument; and only one rear lot is provided behind each standard lot and no more than two rear lot access strips directly adjoin each other.</p>	<p>Not Applicable</p>
	<p>C04 The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument; or in relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under the relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the Queensland Development Code.</p>	<p>COMPLIANCE ACHIEVED The north-western corner of the existing residential dwelling within proposed LOT 18 is offset from the shared common boundary with proposed LOT 1 by about 6.7m at its point of closest adjacency.</p>

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	<p>C05 The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument; or in relation to a reconfiguration within the residential zone, where no boundary setbacks are prescribed under the relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>For proposed LOT 1 and with respect to the Queensland Development Code (QDC) for a detached dwelling, garage or carport structure, the minimum road setback offset distance is generally fixed at 6m (refer QDC MP 1.2 Element 1 P1/A1).</p> <p>For side & rear boundary clearance for a part of a proposed building or structure, the minimum setback distance is generally fixed at 1.5m (for building heights 4.5m or less), or where the height is greater than 4.5m but less than 7.5m, the side & rear setback distance is fixed at 2.m.</p> <p>(refer QDC MP 1.2 Element 1 P2/A2).</p>
	<p>C06 The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.</p>	<p>Not Applicable</p>
	<p>C07 No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a local planning instrument, or an Annual Exceedance Probability (AEP) of one per cent, whichever results in the highest level above Australian</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>The Applicant is aware the general environs represented by Wonga Beach Precinct 4 are potentially impacted by Medium Storm Tide Risk.</p> <p>Accordingly it is proposed that any new dwelling house structure established within proposed LOT 1 have a minimum habitable floor level fixed at least 300mm above the existing Natural Surface.</p>

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	Height Datum (AHD); or where a DFE is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an AEP of 1%	
	CO8 If the land is located within a designated bushfire prone area, the reconfiguration does not involve premises identifies as being greater than low risk.	Not Applicable
	CO9 No new lots are created where the existing slope of the land is 15 per cent or greater.	Not Applicable
INFRASTRUCTURE	CO10 For premises within a reticulated water area, each lot is connected to the reticulated water supply system.	COMPLIANCE ABLE TO BE CONDITIONED The Council potable water reticulated mains network runs along the southern road reserve boundary of Bowman Close. Therefore it is proposed that a new Water Meter be installed for LOT 1 and that a Water Mains House Connection be provided in accord with the FNQROC Development Manual design requirements.
	CO11 For premises within a sewerred area, each lot is connected to the sewerage service.	COMPLIANCE ABLE TO BE CONDITIONED The existing dwelling within Lot 18 on RP744773 has a biocycle Septic system that was installed at the time of the construction of the residence, being located adjacent to the dwelling and the garage near to the clothes line, with the north/south aligned EV trenches running to the west of the Garage. By inference, proposed LOT 1 has no waste water treatment or disposal system, therefore future lot owners will be expected to be self-sufficient with respect to domestic sewerage requirements via the installation of an appropriate, on-site Biocycle septic system and subject to the relevant geotechnical analysis.

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	<p>CO12 Each lot is connected to an electricity supply network where required under a relevant local planning instrument.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>The localised 66Kv electrical transmission grid runs along the northern road reserve boundary of Bowman Close via existent overhead power (poles & cable) infrastructure immediately adjacent to proposed LOT 1.</p> <p>It is therefore proposed that reticulated power be provided to proposed LOT 1 in accord with the FNQROC Development Manual design requirements.</p>
	<p>CO13 Each lot is connected to a telecommunications network where required under a relevant local planning instrument.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>The localised underground telecommunications & NBN network runs along the northern road reserve boundary of Bowman Close immediately adjacent to proposed LOT 1.</p> <p>It is therefore proposed that LOT 1 be connected to the same telecommunications network in accord with the FNQROC Development Manual design requirements.</p>
	<p>CO14 Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with any requirements under a relevant local planning instrument to service the lots.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>All forms of public infrastructure services typically associated with the Rural Residential Zone (Wonga Beach Precinct 4) are already provided to the site and where necessary are able to be easily accessed and cost-effectively extended to proposed LOT 1.</p>
<p>ACCESS</p>	<p>CO15 Each lot has lawful, safe and practical access to the existing road network via either: (a) direct road frontage (b) an access strip (for a rear lot) (c) an access easement, where provided for in a relevant planning instrument</p>	<p>COMPLIANCE ACHIEVED</p> <p>Proposed LOTs 1 & 18 satisfy the minimum road frontage exposure requirements (refer Sec 3.1), with direct road frontage provided to each allotment.</p>

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	<p>CO16 Where access to a lot is proposed via an access strip or easement, the access strip or easement has: (a) a minimum width in accordance with the relevant local planning instrument; or (b) if no minimum width is prescribed under a relevant planning instrument, a minimum width of 5 metres in a residential zone or eight metres in an industrial zone.</p>	Not Applicable
	<p>CO17 The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument.</p>	Not Applicable
	<p>CO18 The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant planning instrument.</p>	Not Applicable
	<p>CO19 A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>No change in existing access/egress vehicle movements relative to Snapper Island Drive is proposed by this Development Application relative to proposed LOT 18.</p> <p>Future vehicle access to proposed LOT 1 shall be directly via Bowman Close in accordance with the design & construction requirements of Council.</p>

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
STORMWATER	<p>CO20 Onsite erosion and the release of sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>Excess overland stormwater runoff captured internally from proposed LOT 1 shall be conveyed by natural gradients to the legal Point of Discharge (Bowman Close) if not absorbed by normal soil infiltration processes.</p> <p>Otherwise the control of sediment-laden stormwater and the mitigation of onsite erosion processes during future construction processes are able to be appropriately conditioned by Council.</p>
EARTHWORKS	<p>CO21 Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>Filling and excavation activities at proposed LOT 1 are able to be conditioned as-appropriate by Council in relation to any future development or construction processes.</p>
	<p>CO22 Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.</p>	<p>COMPLIANCE ABLE TO BE CONDITIONED</p> <p>Filling and excavation activities at proposed LOT 1 – and the commensurate risk of water ponding on the subject property and adjoining allotments - are able to be conditioned as-appropriate by Council in relation to any future development or construction processes.</p>

4.0 SUMMARY & CONCLUSIONS

In summary and with respect to the proposed **Bowman Close Rural Reconfiguration of Lands Development Application** the **Douglas Shire Council** will find through the course of its own investigations that:

- **From a rational land management capability assessment perspective, the Planning Application is considered to be consistent with existing planning controls (whether imposed by Council or the State), responds appropriately to the existing landscape character and Rural Residential aesthetic and is of a scale and nature that contributes to the proper orderly development of the locality**
- **The proposed Reconfiguration of Lands project is consistent with the Overall Outcomes of the Rural Residential Zone Code and other relevant Specific Outcomes of the Douglas Shire Council Planning Scheme 2018**
- **The proposed development is able to be cost-effectively serviced by existing forms of Rural Residential-compliant reticulated infrastructure**
- **The proposed new allotment is of a sufficient geometry to accommodate a contemporary residential dwelling in compliance with relevant provisions of the Queensland Development Code**
- **The proposed development will not have a detrimental impact on the function of the existing road network nor will the existing level of road thoroughfare traffic be compromised**

In conclusion and on behalf of the Registered Owners, **AUSNORTH Consultants** respectfully requests that the **Douglas Shire Council** favourably considers the project and grants Development Approval using Code Assessable performance criteria where appropriate, subject to the application of all relevant development conditions as contained within the Planning Scheme.

Report prepared by :

AUSNORTH Consultants PTY LTD



Brian Lane LS MASIBA MPIA
Director/Cadastral Surveyor

Enc.

ANNEXURES	DESCRIPTION
ANNEXURE A	PLANNING ACT DOCUMENTATION OWNERS CONSENT DA FORM 1 – DEVELOPMENT APPLICATION
ANNEXURE B	DEVELOPMENT APPLICATION MAPPING & IMAGERY PROPOSED LAND SUBDIVISION – LOTS 1 & 18 - DWG.22025/ROL/01 PROPOSED SUBDIVISION PLAN OF SURVEY - SP329444
ANNEXURE C	DOUGLAS SC PLANNING SCHEME DOCUMENTATION ZONE MAP : ZM-014 LOCAL PLAN PRECINCT : LPM-003 ACID SULFATE SOILS OVERLAY : ASS-011 FLOOD & STORM TIDE INUNDATION OVERLAY : FST-014 TRANSPORT NETWORK ROAD HIERARCHY OVERLAY : RH-011
ANNEXURE D	QLD DEPARTMENT OF RESOURCES DOCUMENTATION SURVEY PLAN PLAN OF SURVEY RP744773 TITLE SEARCH TITLE SEARCH 21332141 [LOT 18 ON RP744773]
ANNEXURE E	STATE PLANNING INSTRUMENTS STATE PLANNING POLICY MAPPING DEVELOPMENT ASSESSMENT MAPPING
ANNEXURE F	RETICULATED INFRASTRUCTURE & PUBLIC SERVICES DIAL BEFORE YOU DIG MAPPING TELSTRA NETWORK ERGON ENERGY NETWORK DOUGLAS SHIRE COUNCIL NETWORK

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

I, **RODNEY JOHN MILLER**

as owner of the premises identified as follows:

**LOT 18 ON RP744773
1-9 BOWMAN CLOSE
WONGA BEACH QLD 4873**

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

**AUSNORTH CONSULANTS PTY LTD
PO BOX 38
MACHANS BEACH QLD 4878**

on the premises described above for:

**TWO (2) LOT RURAL RESIDENTIAL SUBDIVISION OF LANDS
[PROPOSED LOTs 1 & 18 CANCELLING LOT 18 ON RP744773]**

Rod Miller

RODNEY JOHN MILLER
(REGISTERED OWNERS)

23/9/22

DATE

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	RODNEY JOHN MILLER c/- AUSNORTH Consultants Pty Ltd
Contact name <i>(only applicable for companies)</i>	BRIAN LANE
Postal address <i>(P.O. Box or street address)</i>	PO BOX 38
Suburb	MACHANS BEACH
State	QLD
Postcode	4878
Country	AUSTRALIA
Contact number	07 4037 0144
Email address <i>(non-mandatory)</i>	B.Lane@ausnorth.com.au
Mobile number <i>(non-mandatory)</i>	0427 570 100
Fax number <i>(non-mandatory)</i>	07 4037 0166
Applicant's reference number(s) <i>(if applicable)</i>	22025

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
	N/A	1-9	BOWMAN CLOSE	WONGA BEACH
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	18	RP744773	DOUGLAS SHIRE COUNCIL
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
S 16.33730°	E 145.41507°	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	DOUGLAS SHIRE COUNCIL

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
330 695	8193 095	<input type="checkbox"/> 54 <input checked="" type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	DOUGLAS SHIRE COUNCIL

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: NOT APPLICABLE

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land: NOT APPLICABLE
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable): NOT APPLICABLE
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport: NOT APPLICABLE

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	NOT APPLICABLE
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	NOT APPLICABLE

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):*

RECONFIGURATION OF 1 x RURAL RESIDENTIAL LOT INTO 2 x RURAL RESIDENTIAL ALLOTMENTS

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
ONE (1)	

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

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	0	0	0

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)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

DOUGLAS SHIRE COUNCIL

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

Matters requiring referral to the **local government:**

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

<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 Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

Water resources

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

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

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

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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

ANNEXURE B

DEVELOPMENT APPLICATION MAPPING & IMAGERY

PROPOSED LAND SUBDIVISION – LOTS 1 & 18 - DWG.22025/ROL/01

PROPOSED SUBDIVISION PLAN OF SURVEY - SP329444



ADDITIONAL NOTES:

1. Reticulated infrastructure (power, water sewer & telcomms) locations are approx. only, with surface assets being located either by field survey or being compiled from 3rd party sources, (e.g. DBYD, etc) The Relevant Authorities should be contacted prior to any excavation, demolition or construction works.
2. This plan has been prepared to assist with the Local Government management of a Development Application and must not be used for any other purposes.

B J LANE

 Cadastral Surveyor/
 Director

15/09/2022

 Date

PO Box 38
 MACHANS BEACH QLD 4878
 B: (07) 4037 0144
 F: (07) 4037 0166
 M: 0427 570 100
 E: B.Lane@ausnorth.com.au

**SURVEYING
 PLANNING
 MAPPING
 MINING
 PROPERTY
 ENGINEERING**

SERVICES LEGEND

- | | | | |
|--|---------|--|-------------|
| | SEWER | | STORMWATER |
| | WATER | | ELECTRICITY |
| | TELECOM | | GAS |



**PROPOSED LAND SUBDIVISION
 LOTS 1 & 18
 CANCELLING LOT 18 ON RP744773
 1-9 BOWMAN CLOSE
 WONGA BEACH**

PLAN SCALE 1 : 1000
 (A3 FORMAT)
 0 10 20 40 60m

LOCALITY **WONGA BEACH**
 LGA **DOUGLAS S.C.**

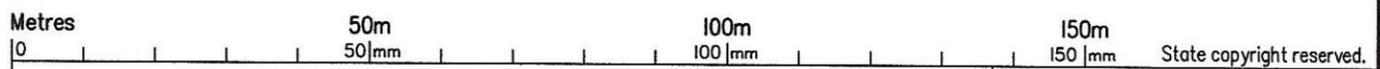
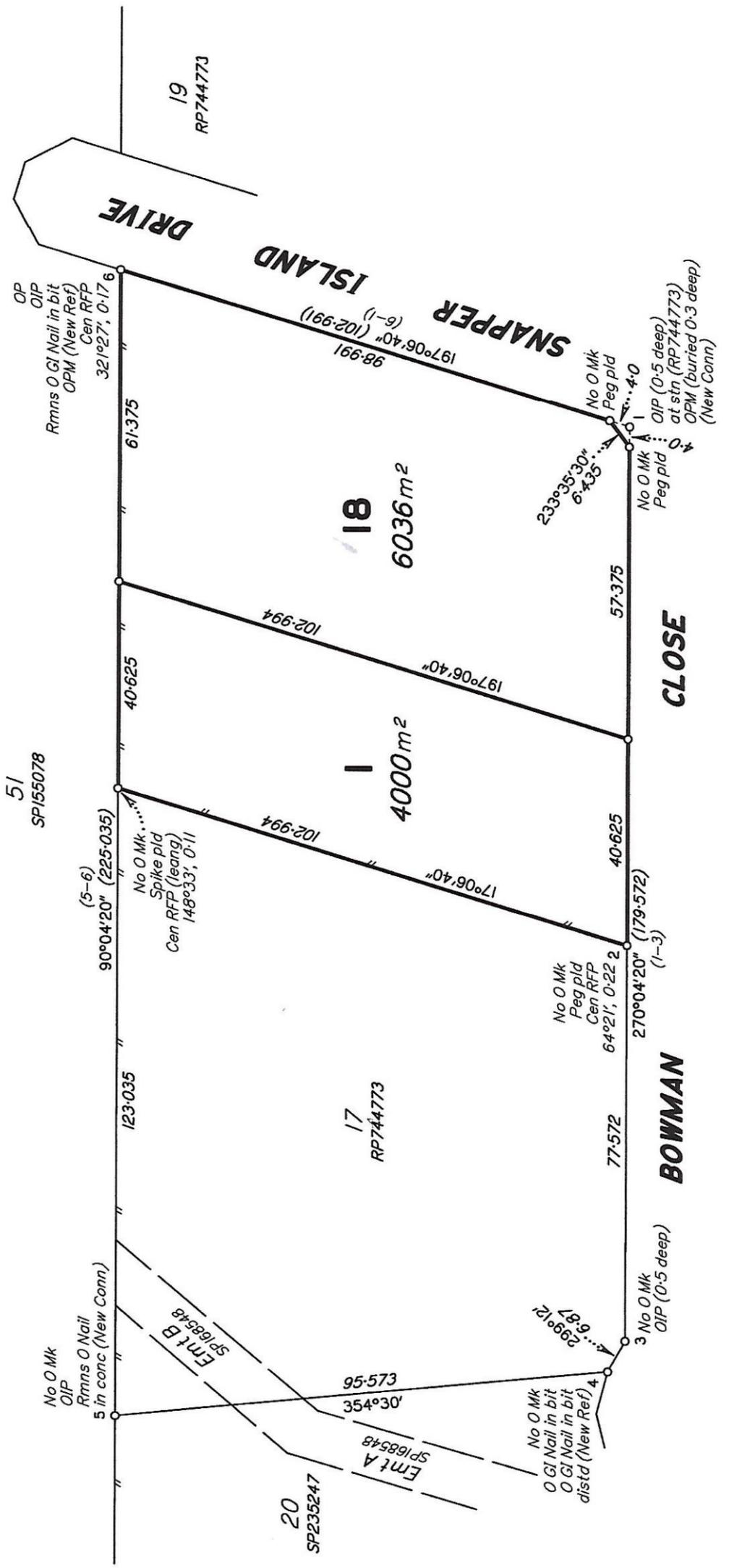
MGA2020 (Zone 55) VIDE DCDB MERIDIAN	CO-ORD DATUM PSM105820	LEVEL DATUM N/A	CONTOUR INTERVAL N/A	1 OF 1 SHEET	2022/22025 WB ROL 1509 ARCHIVED
--	------------------------------	-----------------------	----------------------------	-----------------	---------------------------------------

DWG.No
22025/ROL/01 REV

PERMANENT MARKS		ORIGIN	BEARING	DIST	NO	TYPE
1-OPM (buried 0.3 deep) (New Conn)		RP861001	196°59'35"	151.01	105820	Standard
6-OPM (New Ref)		SP168548	87°47'	23.315	94637	Standard

Peg placed at all new corners unless otherwise shown.

STN	TO	ORIGIN	BEARING	DIST
1	OIP (0.5 deep)	RP744773	at	stn
1	Spike in bit &		139°54'10"	12.98
2	Spike in bit &		120°23'10"	21.74
3	OIP (0.5 deep)	RP744773	180°04'20"	1.0
4	O GI Nail in bit	DP219623	214°15'	8.9
4	O GI Nail in bit (dista)(New Ref)	DP219623	204°38'50"	9.71
5	OIP	SP134224	231°08'	1.255
5	Pin fd in conc hd/wl		96°0'	21.285
5	Rmns O Nail in conc (New Conn)	IS170012	95°56'50"	22.685
6	OIP	RP744773	90°04'20"	1.0
6	GI Nail fd in bit		129°56'50"	10.5
6	Rmns O GI Nail in bit	IS170012	107°24'50"	11.31



AUSNORTH CONSULTANTS PTY LTD (ACN 116 510 028) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brian James LANE, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/04/2022.

16/05/2022 *[Signature]*
Date Director

PLAN OF
Lots 1 and 18
Cancelling Lot 18 on RP744773

LOCAL GOVERNMENT: DOUGLAS S.C. LOCALITY: WONGA BEACH

Meridian: vide RP744773 Survey Records: NO

Scale: 1 : 1000
Format: STANDARD

SP329444

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
21332141	Lot 18 on RP744773	1 and 18	-	-

SURVEY REPORT

The objective of Plan of Survey SP329444 is to establish an appropriate land boundary framework in support of a Planning Scheme-compliant Rural Residential Subdivision Project in accordance with Douglas Shire Council development conditions.

1.0 BOUNDARY REINSTATEMENT REPORT

1.1 SURVEY DOCUMENT RECORD SEARCH

The survey document search has included the following survey plans in general chronological order : RP744773, DP113398, SP134224, IS170012, SP155078, IS175104, SP168548 & SP235247

1.2 REINSTATEMENT OF SURVEYED BOUNDARIES

- Bowman Close road reserve alignment & project datum (1-4) re-established via recovery of survey infrastructure as shown with excellent distance agreement achieved
- Totalised rear allotment boundaries (5-6) reinstated via recovery of survey infrastructure as shown with excellent distance agreement achieved
- Snapper Island Drive road reserve alignment (6-1) re-established via recovery of survey infrastructure as shown with excellent distance agreement achieved & minor alignment rotation noted (-0°00'20")
- New lot boundary designed in accord with minimum lot area control measures vide Douglas Shire Council Planning Scheme (2018) Zone Map ZM01 (Wonga Beach) and Sec 6.2.11.2(2)(b), with boundary alignment running parallel with Snapper Island Drive as per original geometry intent vide RP744773
- By way of summary, all measurements to cadastral monuments were deemed to be in accord with relevant CSR Sec 3.4.2 guidelines (Accuracy/Measurement Accuracy) with the exception of the vector connection to PSM94637

I and 18	Por 33
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 22025

5. Passed & Endorsed :
By: AUSNORTH CONSULTANTS PTY LTD
(ACN 116 510 028)
Date: 16/05/2022
Signed: *[Signature]*
Designation : Cadastral Surveyor/Director

Date of Development Approval:

6. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL -	\$

8. Insert Plan Number **SP329444**

ANNEXURE C

TABLELANDS REGIONAL COUNCIL DOCUMENTATION

ZONE MAP : ZM-014

LOCAL PLAN PRECINCT : LPM-003

ACID SULFATE SOILS OVERLAY : ASS-011

FLOOD & STORM TIDE INUNDATION OVERLAY : FST-014

TRANSPORT NETWORK ROAD HIERARCHY OVERLAY : RH-011

Planning Scheme Zone Map

Zones:

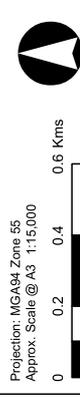
Low Density Residential	Environmental Management
Low-medium Density Residential	Conservation
Medium Density Residential	Industry
Tourist Accommodation	Tourism
Centre	Community Facilities
Recreation and Open Space	Rural
	Rural Residential
	Special Purpose

Other Map Layers:

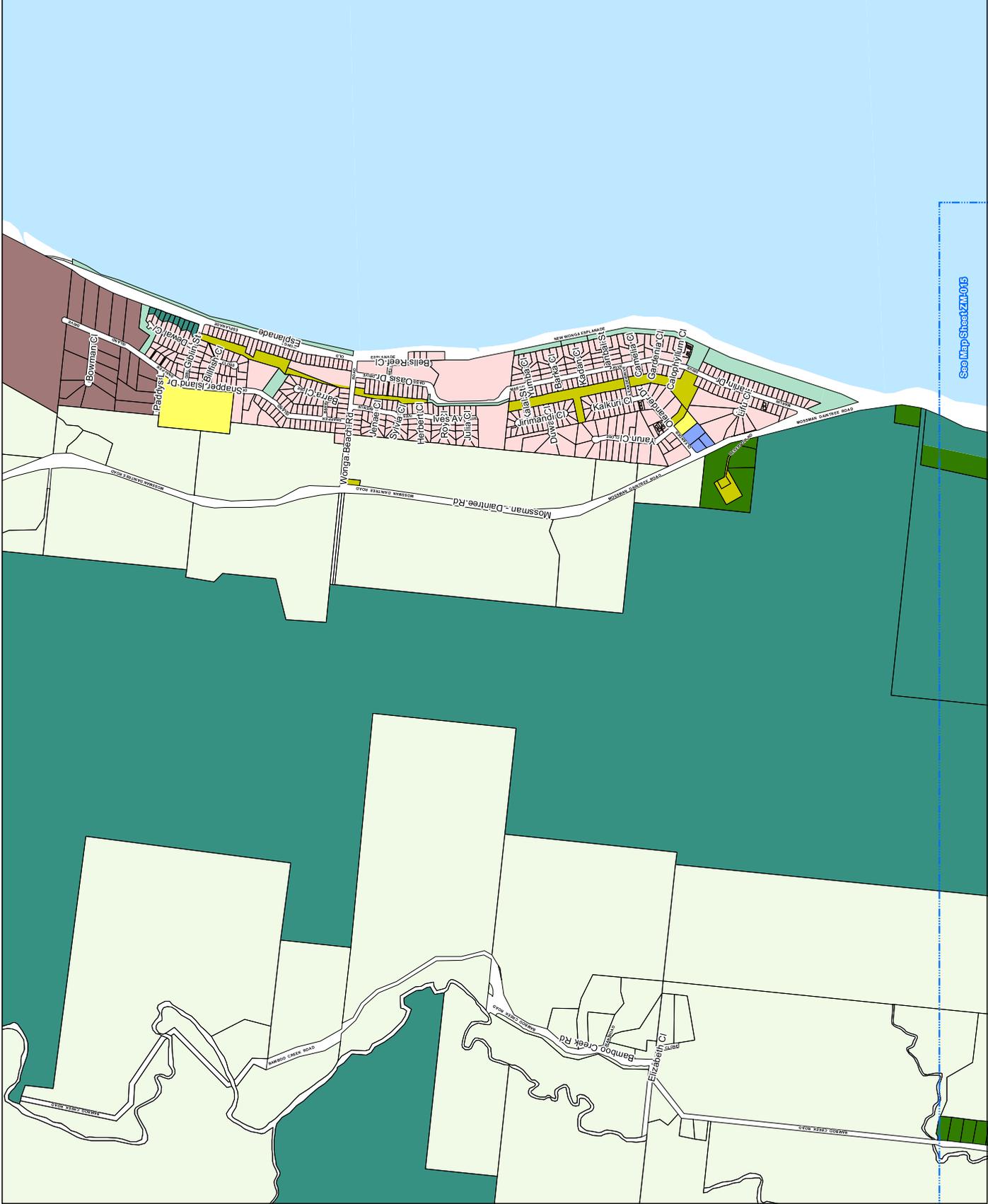
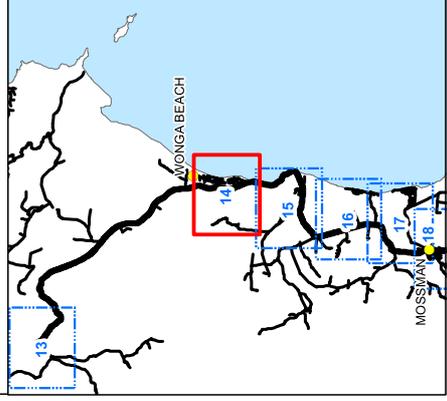
1:15,000 Map Extents	Property Boundaries
Local Government Boundaries	Ocean

Based on or contains data provided by Douglas Shire Council and the State of Queensland. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or timeliness) except to the extent necessary to avoid liability (including consequential damages) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

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 Produced by: Mangoesmapping Pty Ltd on 31/10/2017
 hello@mangoesmapping.com.au



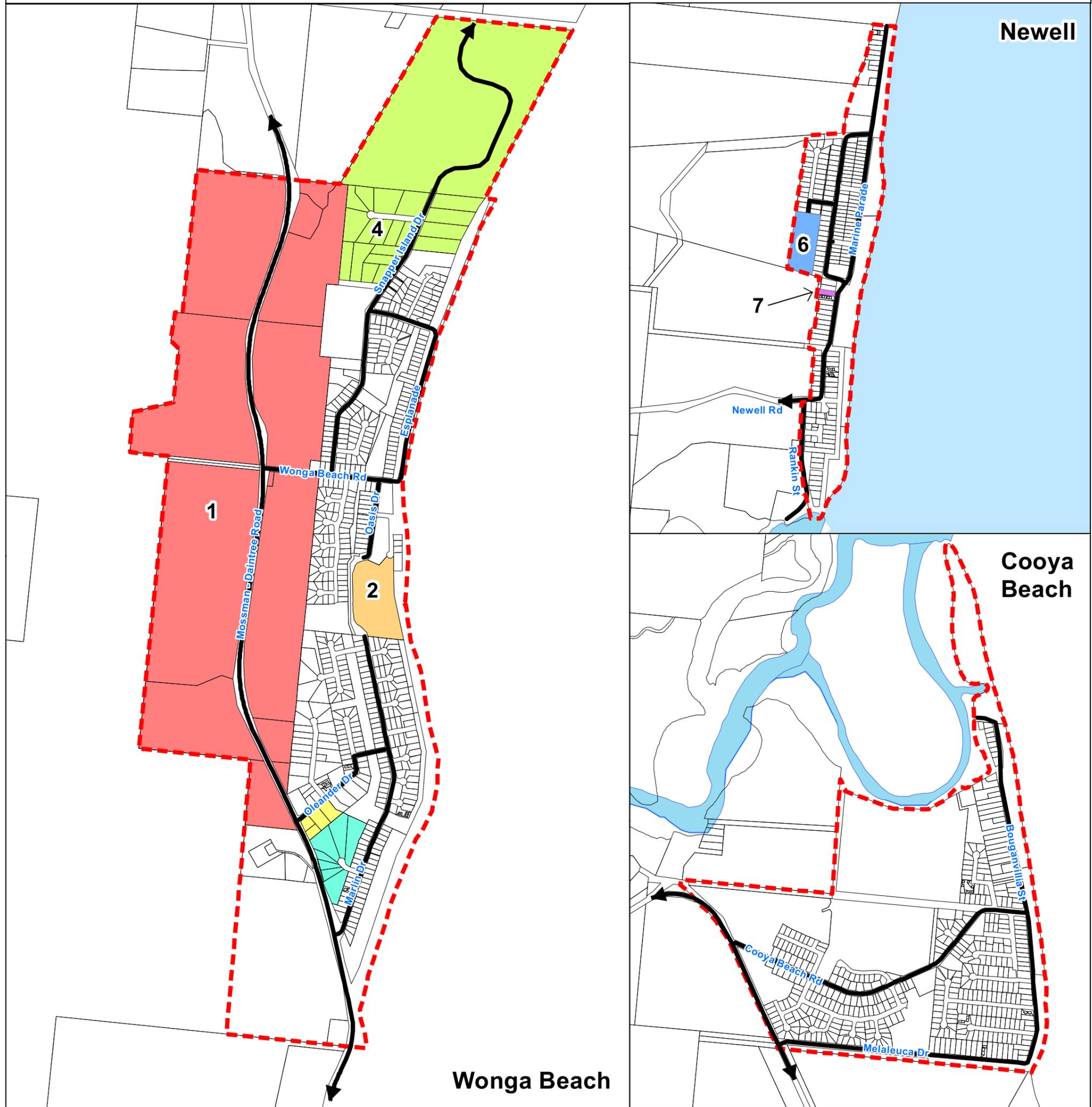
Map Sheets:



Zoning Map Sheet - ZM-014

See Map Sheet ZM-016

Local Plan Map Sheet - LPM-003



Coastal Communities Local Plan Precincts

Other Map Layers:

- Property Boundaries
- Waterbodies
- Major Rivers / Creeks

Local Plan Precincts:

- Local Plan Boundary
- Major Road Connections
- Precinct 1 - Wonga Beach Rural
- Precinct 2 - Wonga Beach Low Density Residential
- Precinct 3 - Wonga Beach Local Centre
- Precinct 4 - Wonga Beach Rural Residential
- Precinct 5 - Wonga Beach Lifu Close
- Precinct 6 - Newell Low Density Residential
- Precinct 7 - Newell Local Centre

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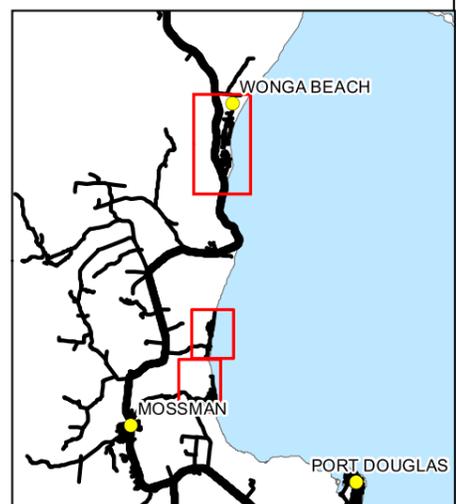
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Produced by: Mangoesmapping Pty Ltd on 25/10/2017
hello@mangoesmapping.com.au

Projection: MGA94 Zone 55
Approx. Scale @ A3 1:15,000



Overview:



Acid Sulfate Soils Overlay Map

Acid Sulfate Soils:

-  Acid Sulfate Soils (5-20m AHD)
-  Acid Sulfate Soils (< 5m AHD)

Other Map Layers:

-  1:15,000 Map Extents
-  Local Government Boundaries
-  Property Boundaries
-  Ocean

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Produced by: Mangoesmapping Pty Ltd on 25/10/2017
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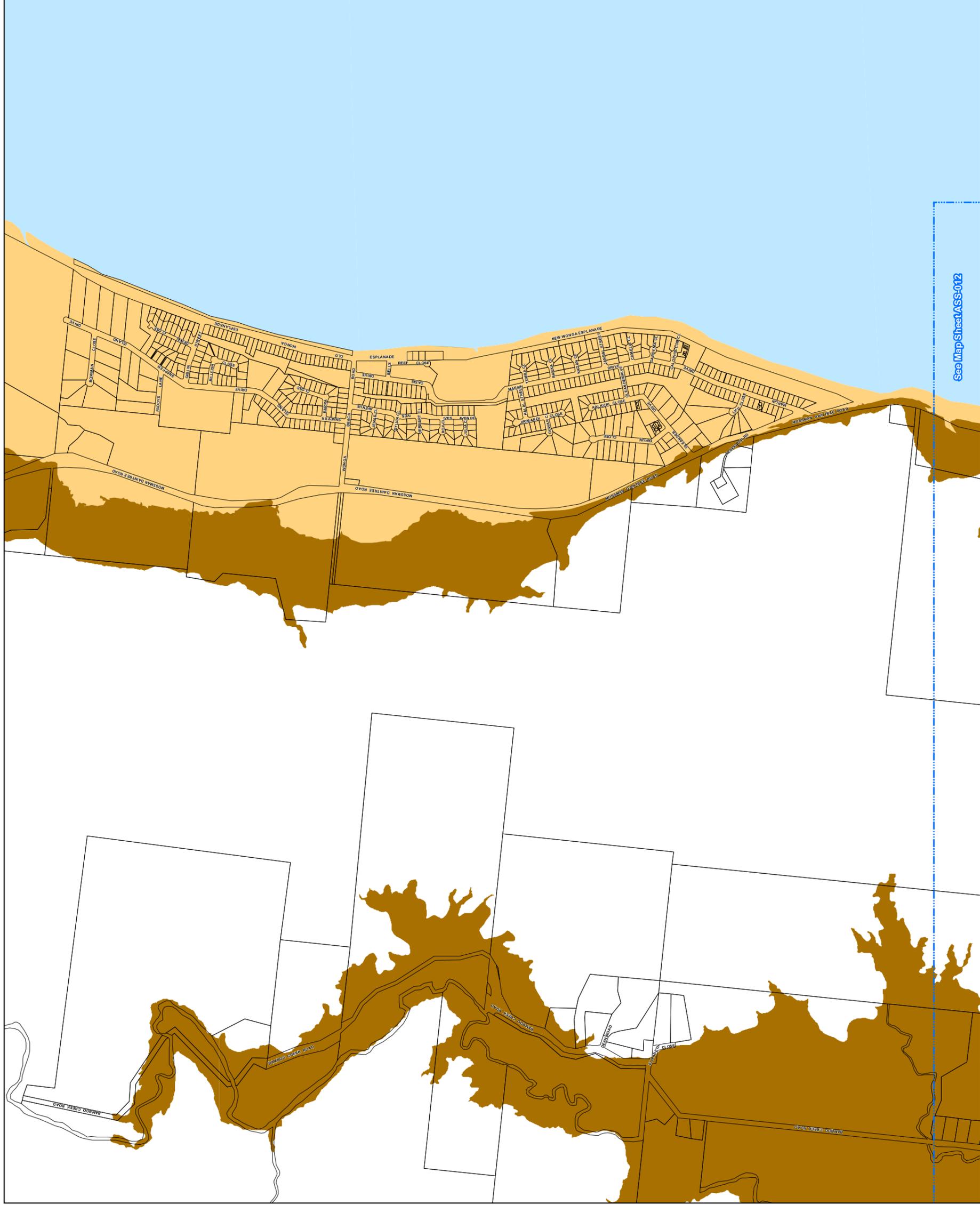
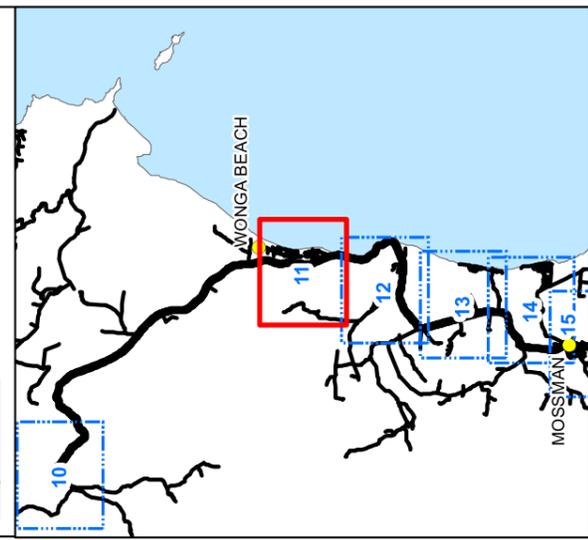
Projection: MGA94 Zone 55
 Approx. Scale @ A3

1:15,000

0 0.2 0.4 0.6 Kms



Map Sheets:



Acid Sulfate Soils Overlay Map Sheet - ASS-011

Flood and Storm Tide Inundation Overlay Map

Flood and Storm Tide Inundation:

-  Storm Tide - High Hazard
-  Storm Tide - Medium Hazard
-  100 Year ARI (Mossman, Port Douglas and Daintree Flood Studies)
-  Floodplain Assessment Overlay

Other Map Layers:

-  1:15,000 Map Extents
-  Local Government Boundaries
-  Property Boundaries
-  Ocean

Based on or contains data provided by Douglas Shire Council and the State of Queensland. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

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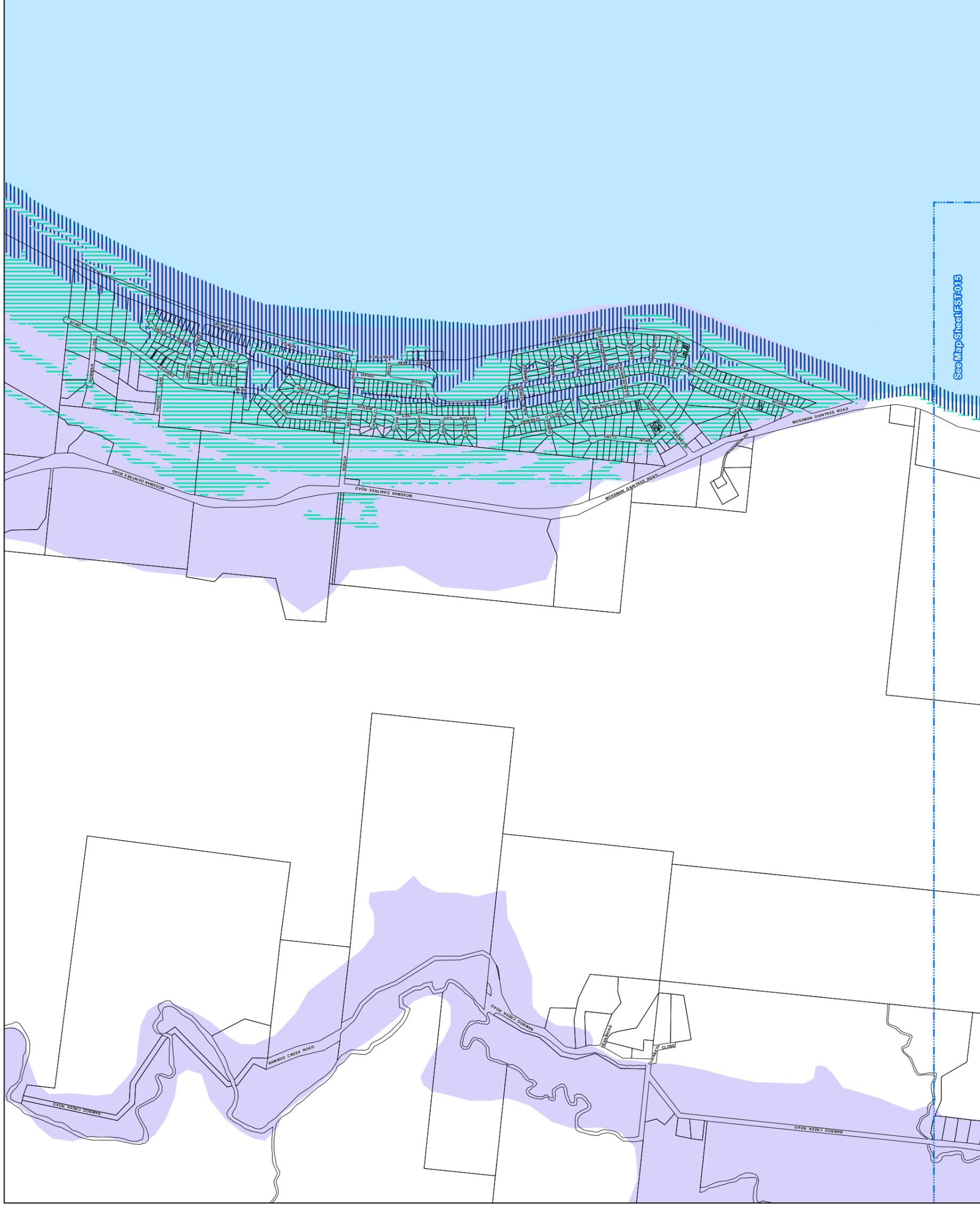
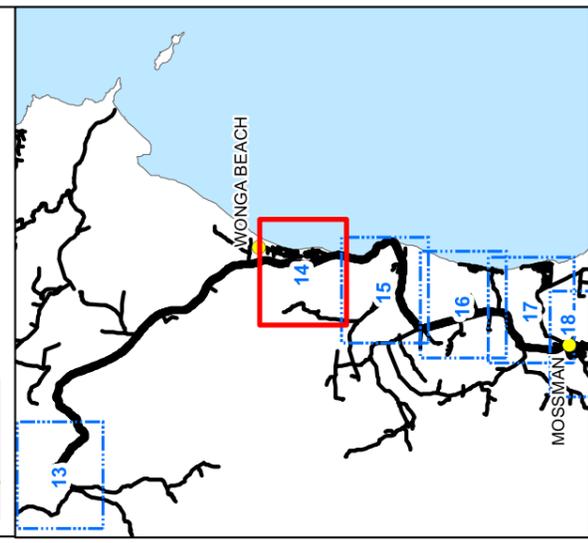
Produced by: Mangoesmapping Pty Ltd on 25/10/2017
hello@mangoesmapping.com.au

Projection: MGA94 Zone 55
Approx. Scale @ A3 1:15,000

0 0.2 0.4 0.6 Kms



Map Sheets:



See Map Sheet FST-015

Flood and Storm Tide Inundation Overlay Map Sheet - FST-014

ANNEXURE D

QLD DEPARTMENT OF RESOURCES DOCUMENTATION

SURVEY PLANS

PLAN OF SURVEY RP744773

TITLE SEARCH

TITLE SEARCH 21332141 [LOT 18 ON RP744773]

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

744773

PLAN MUST BE DRAWN WITHIN BLUE LINES

744773

744773

PLAN MUST BE DRAWN WITHIN BLUE LINES

744773



Peg pld at all new corners.
Truncations are 4.0 at stns 19, 20 & 25.
Area of new road 1.167 ha.
(17-19°-36'-37'-35'-20°-21'-22'-17°-17')

Traverses etc

Line	Bearing	Dist.
14-14 ^a	29° 0'	10.0
14-14 ^b	92° 45'	-
17-17 ^a	80° 02' 20"	28.293
18-18 ^a	113° 03' 30"	22.119
19-20	17° 07'	23.011
25-26	191° 04'	22.0
35-36	180° 04' 20"	-

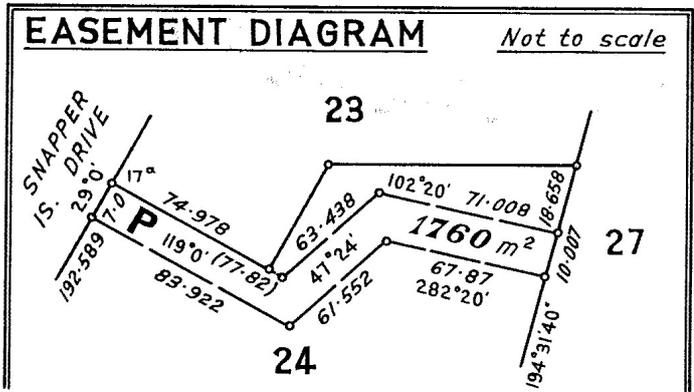
Reference Marks

Stn	To	Bearing	Dist.	Remarks
1	Pin	180° 05' 30"	0.996	
2	-	270° 05' 30"	1.012	
3	O.I.P.	179° 21'	2.887	
18	Pin	113° 03' 30"	0.988	
18 ^a	-	293° 03' 30"	1.0	
21	-	90° 04' 20"	-	
22	-	270° 04' 20"	-	
23	-	17° 08' 20"	-	
24	O.I.P.	11° 04'	1.006	
27	Nail in Conc.	185° 41' 10"	6.448	
28	Pin	188° 37'	1.0	
35	-	180° 04' 20"	-	
36	-	0° 04' 20"	-	

Pin pld at stns 14, 16, 19, 20 & 25.

Perm. Marks

P.M.	Bearing	Dist.	N°
2 - P.M.	78° 41'	1.122	94636
22 - "	17° 07'	0.975	94637



No. FIELD NOTES LODGED		PLAN OF Lots 10, 12-24 & 27 & proposed emt		ORIG. PORTION... 33	
ORIGINAL GRANT		P in Lot 24		TOWN	
N. 10562		Cancelling part of Lot 2 on R.P. 743347		PARISH... WHYANBEEL	
MAP REF.		SURVEYED BY B. O'Neill		COUNTY... Solander	
PROCLAIMED SURVEY AREA		... 3... 7... 1986		REGISTERED PLAN 744773	
SCALE		MERIDIAN R.P. 742904		SCALE 1:2500	



No. - 798245

CERTIFICATE

I, Arina William O'Neill
 hereby certify that I have surveyed the land
 comprised in this plan by Richard Ruitendyk for whose
work I accept responsibility.

that the plan is accurate, that the said survey was performed in accordance with
 the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the
 said survey was completed on 3.7.1986

Date
 Signature of Licensed Surveyor Arina

FOR TITLES OFFICE USE ONLY

Previous Title
C.T. No. N.13.06 folio 218 Pt. Lot 2 R.P. 743327
T. 258921 Ent. Pt. Lot 2A in favour of Shire of Douglas

Council of the Shire of Douglas certifies
 that all the requirements of this Council, the Local Government Acts of 1936 to
 1985 and all By-Laws have been complied with and approves this Plan of Subdivision
 subject to Easement "P" in Lot 24 being registered in
 Council's favour and Lot 27 being transferred to the
~~Crown to form part of the adjoining Eoplande.~~

dedicated as a new road.
 Dated this 29th day of July 19 86
Arina - Mayor or Chairman
Arina - Town or Shire Clerk

I/We Malance Kerry Johns Lynette Violet Johns
Gerald Deveril Hill Janet Elizabeth Hill
 (Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown
 hereon to public use.

Signature of Proprietor / s
Malance Kerry Johns
Gerald Hill

*Plan in accordance with
 Dec. 1986...
 has been registered in
 Pt. of Lot 27 to the Crown...
 and changed
 15.9.86.
 been assigned with...
 consent...
 addition...
 accordingly*

*Be deleted
 as a...*

SHORT FEE
 \$9.00
 5 DEC 1986
 Paid Vide No. F66317

SHORT FEE
 \$9 REQUISITION FEE
 14 NOV 1986
 Paid Vide No. F66...

31 OCT 1986
 Paid Vide No. F66262

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
10	N1372	134						
12		135						
12		136						
14		137						
15		138						
16		139						
17		140						
18		141						
19		142						
20		143						
21		144						
22		145						
23		146						
24		147						

Lodged by
MACDONNELL'S
 REGISTRATION PTY. LTD.
 TOWNVILLE

Calc. Bk. No. 162-207
 Examined 161986 C.H.S.
 Passed 161986 C.H.S.
 Charted 11
 Map Ref. P.M.

Particulars entered in Register Book

Vol. 1306 Folio 118
 at 1.23p

15 DEC 1986

15 DEC 1986 *Book*

Fees Payable
 Postal fee and Postage 153
 Lodgt. Exam. & Ass. 11
 Entd. on Docs. 350
 New Title 11
 Entd. on Deeds 6
 Photo Fee 531
 Total
 Short Fees Paid

Received Registrar of Titles
 1258918
 Receipt No. 34166
 15 DEC 1986

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21332141	Search Date: 05/04/2022 14:10
Date Title Created: 19/12/1986	Request No: 40682021
Previous Title: 21306218	

ESTATE AND LAND

Estate in Fee Simple

LOT 18 REGISTERED PLAN 744773
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 702502273 11/02/1998

RODNEY JOHN MILLER

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20211167 (POR 33)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

ANNEXURE E

STATE PLANNING INSTRUMENTS

STATE PLANNING POLICY MAPPING

DEVELOPMENT ASSESSMENT MAPPING

State Planning Policy - Lot Plan Search

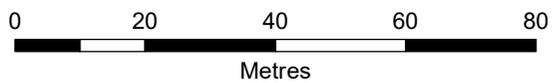
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 16/09/2022



Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

AGRICULTURE

- Agricultural land classification - class A and B

COASTAL ENVIRONMENT

- Coastal management district

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*

- Medium storm tide inundation area



Queensland Government

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State Planning Policy **Making or amending a local planning instrument** **and designating land for community infrastructure**

Date: 16/09/2022

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 18RP744773 (Area: 10040 m²)

AGRICULTURE

- Agricultural land classification - class A and B

COASTAL ENVIRONMENT

- Coastal management district

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*

- Medium storm tide inundation area



Queensland Government

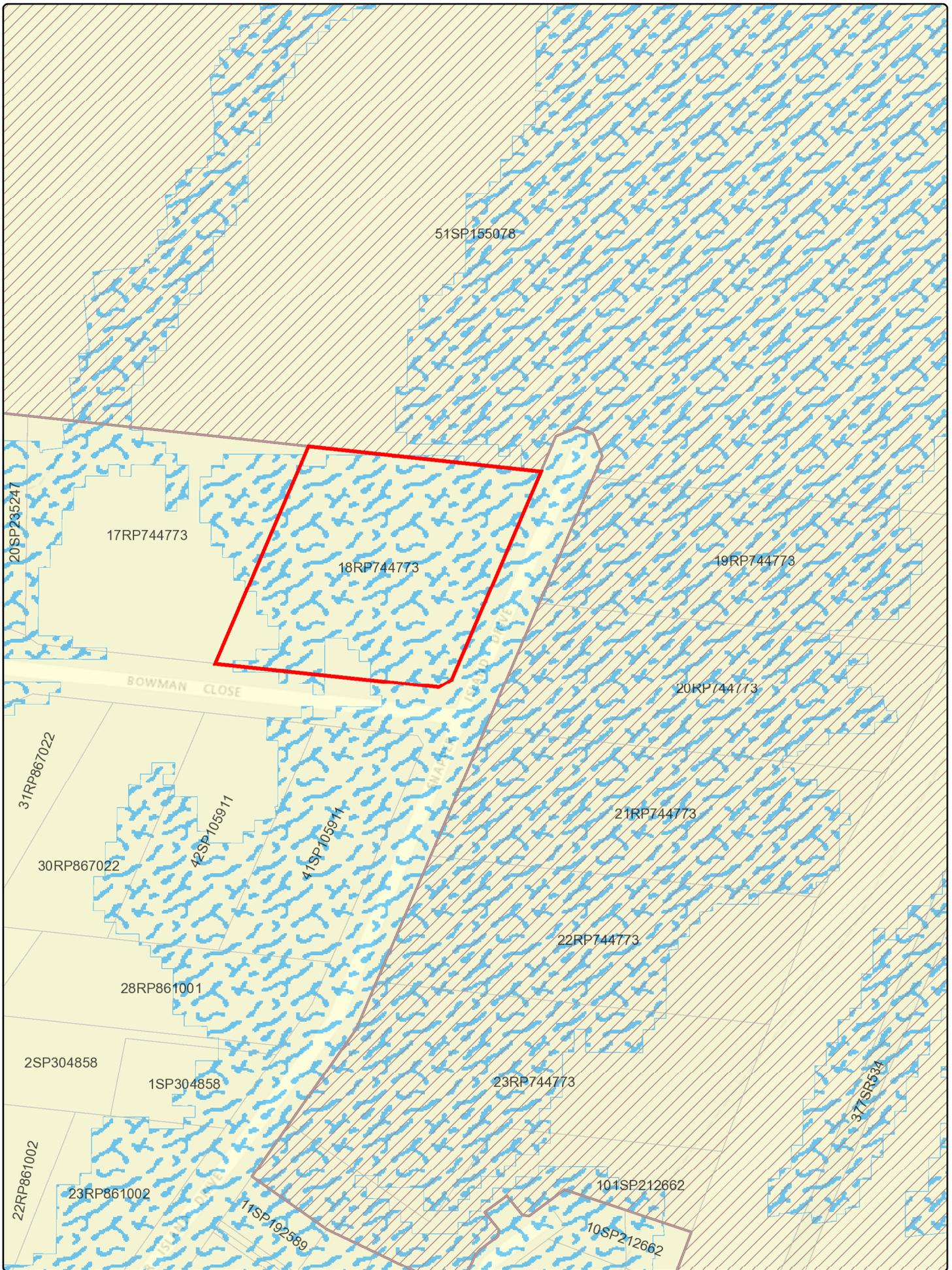
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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 16/09/2022

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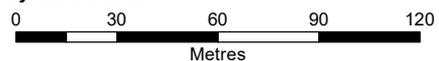
Date: 16/09/2022

State Planning Policy
 Making or amending a local planning instrument
 and designating land for community infrastructure



Queensland Government

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Legend

Drawn Polygon Layer

Override 1

Cadastre

 Cadastre

Coastal management district

 Coastal management district

Medium storm tide inundation area

 Medium storm tide inundation area

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Agricultural land classification - class A and B

 Agricultural land classification - class A and B

State Assessment and Referral Agency

Date: 16/09/2022

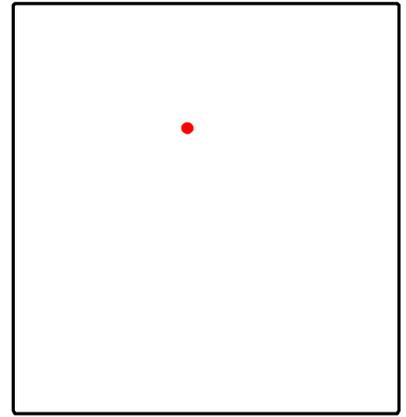


Queensland Government

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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - medium storm tide inundation area

Wetland protection area trigger area

Matters of Interest by Lot Plan

Lot Plan: 18RP744773 (Area: 10040 m²)

Coastal management district

Coastal area - medium storm tide inundation area

Wetland protection area trigger area



State Assessment and Referral Agency

Date: 16/09/2022



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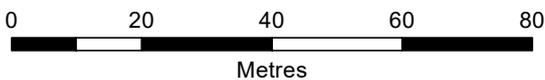


Legend

Wetland protection area trigger area



Wetland protection area trigger area



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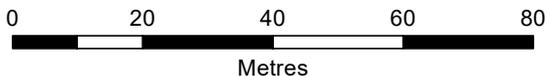


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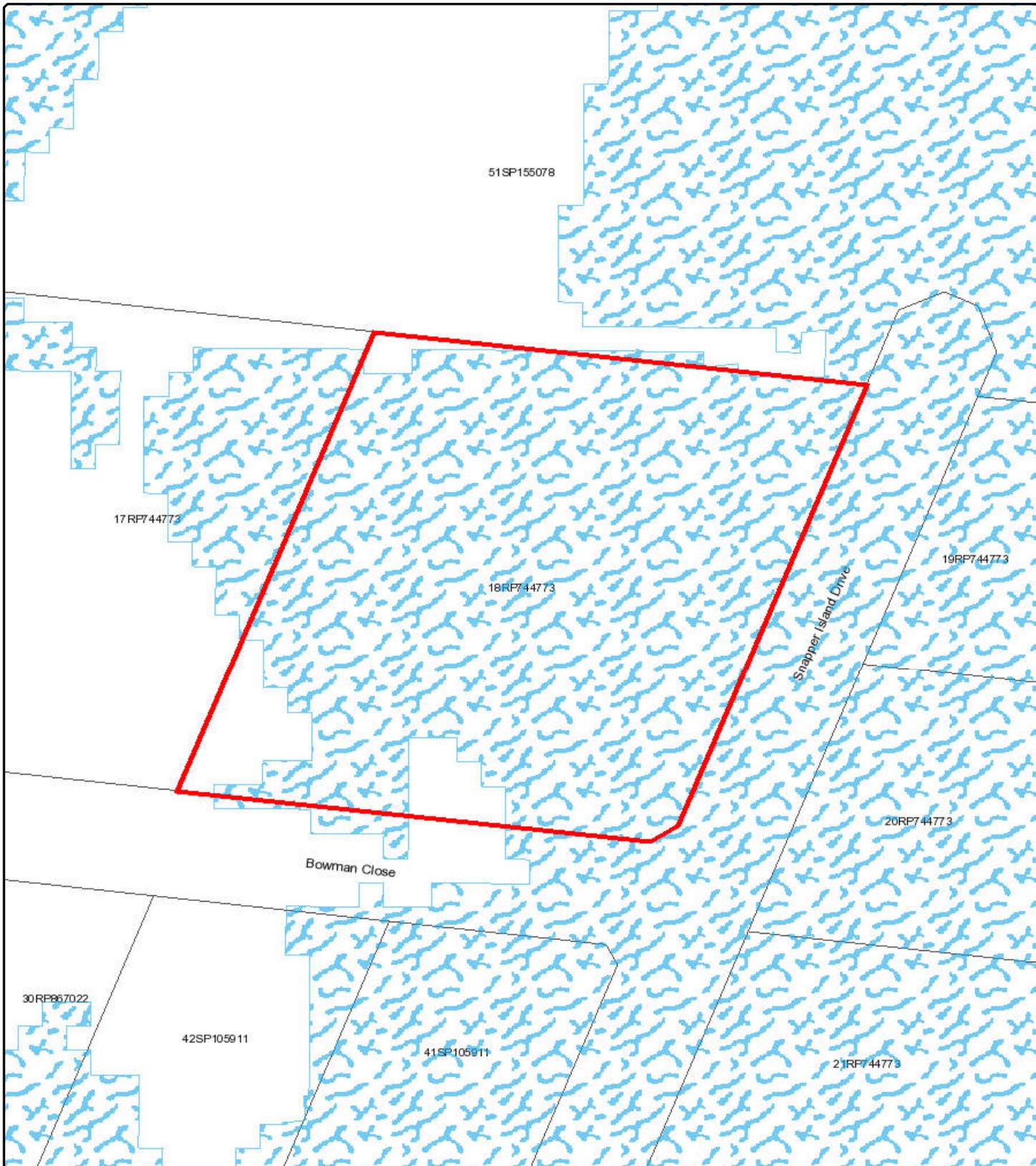


Legend

- Coastal management district
- Coastal management district



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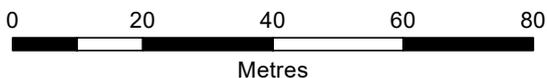
© The State of Queensland 2022.

Legend

Coastal area - medium storm tide inundation area

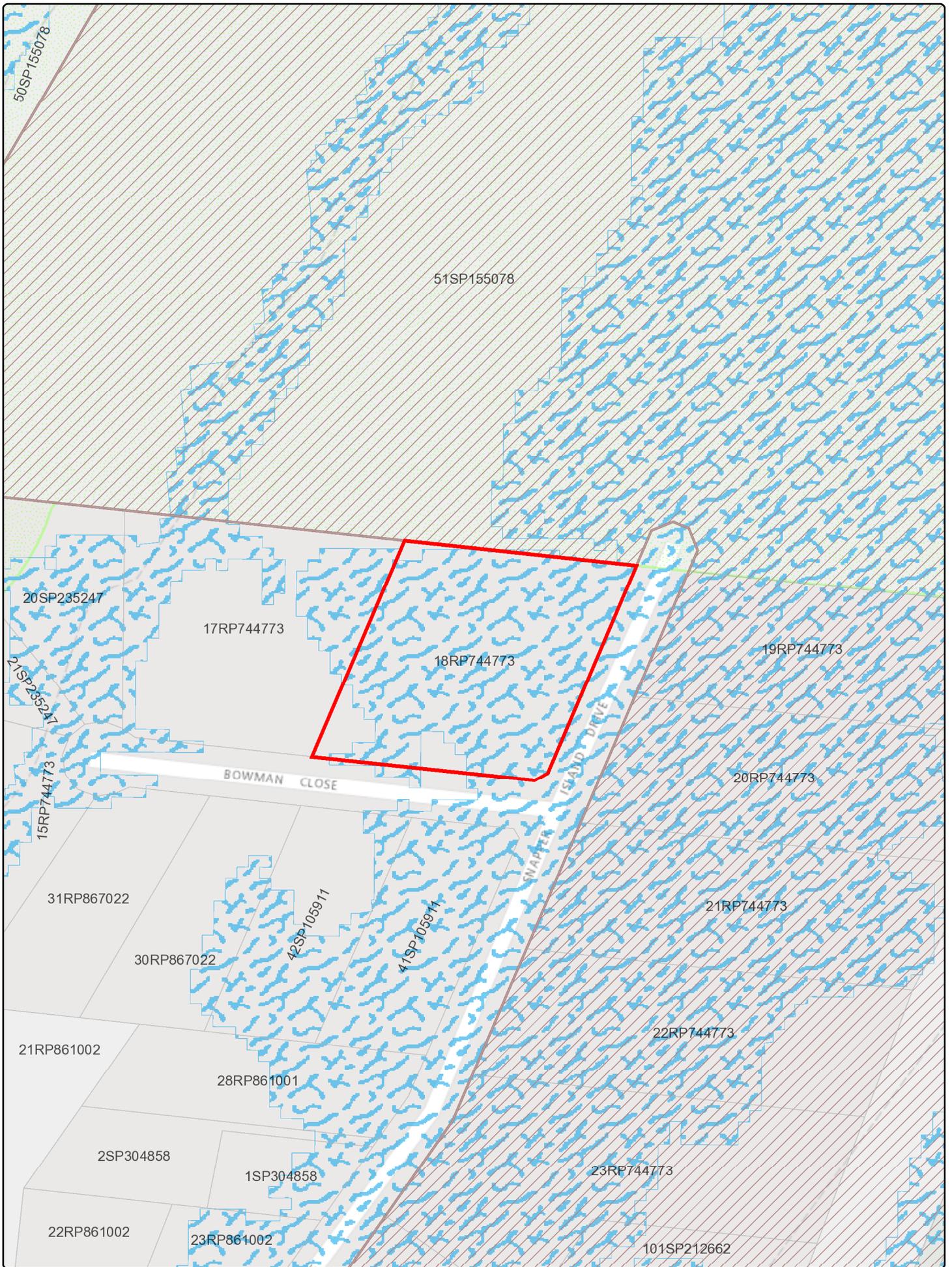


Coastal area - medium storm tide inundation area



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DA Mapping System – Print Screen

Date: 16/09/2022

0 30 60 90 120

Metres



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Legend

Drawn Polygon Layer

Override 1

Cadastre

 Cadastre

Coastal management district

 Coastal management district

Coastal area - medium storm tide inundation area

 Coastal area - medium storm tide inundation area

Wetland protection area trigger area

 Wetland protection area trigger area

DA Mapping System – Print Screen

Date: 16/09/2022

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ANNEXURE F

DIAL BEFORE YOU DIG MAPPING

TELSTRA NETWORK

ERGON ENERGY NETWORK

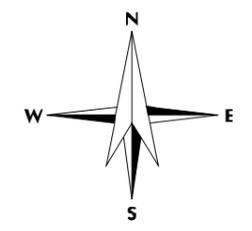
DOUGLAS SHIRE COUNCIL NETWORK



Sequence: 216047433
Date: 15/09/2022
Scale: 1:2337
OVERVIEW

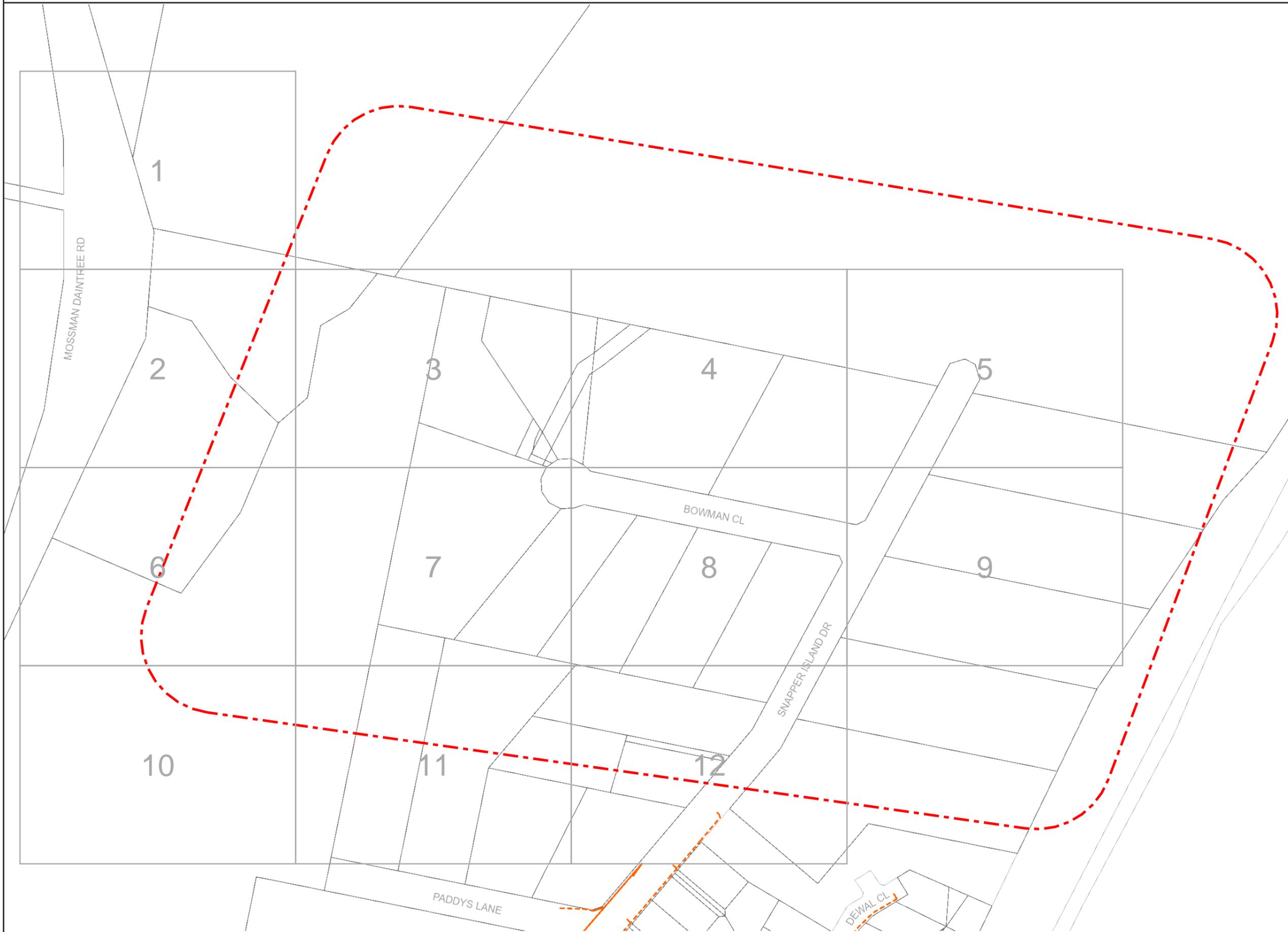
For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan



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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY DBYD map, then ERGON ENERGY shall be contacted immediately.



This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

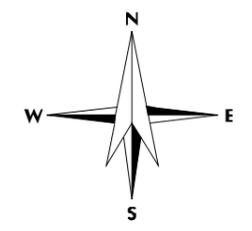
For Emergency Situations
please call 13 16 70



Sequence: 216047433
Date: 15/09/2022
Scale: 1:500
Tile No: 1

**For a full list of Map
Symbols, please
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Legend page**

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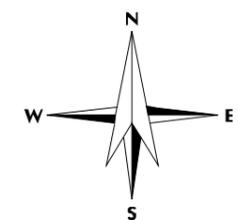
For Emergency Situations please call 13 16 70



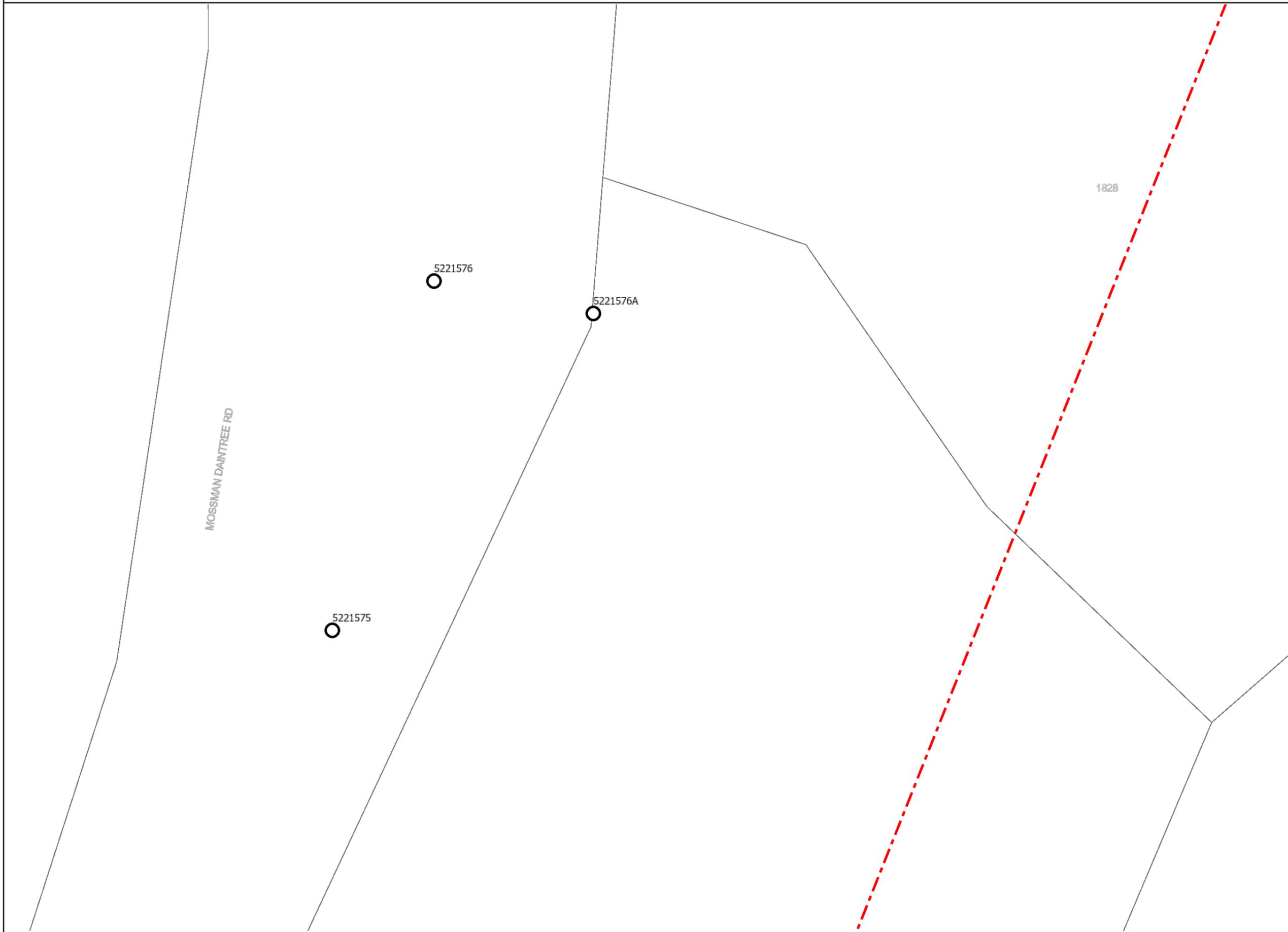
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Date: 15/09/2022
Scale: 1:500
Tile No: 2

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

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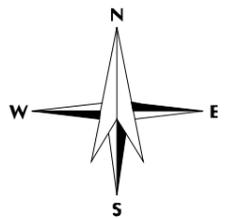
For Emergency Situations
please call 13 16 70



Sequence: 216047433
Date: 15/09/2022
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AS5488 Category "D" Plan



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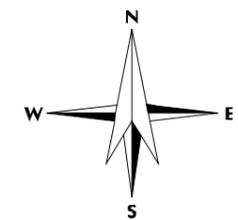
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please call 13 16 70



Sequence: 216047433
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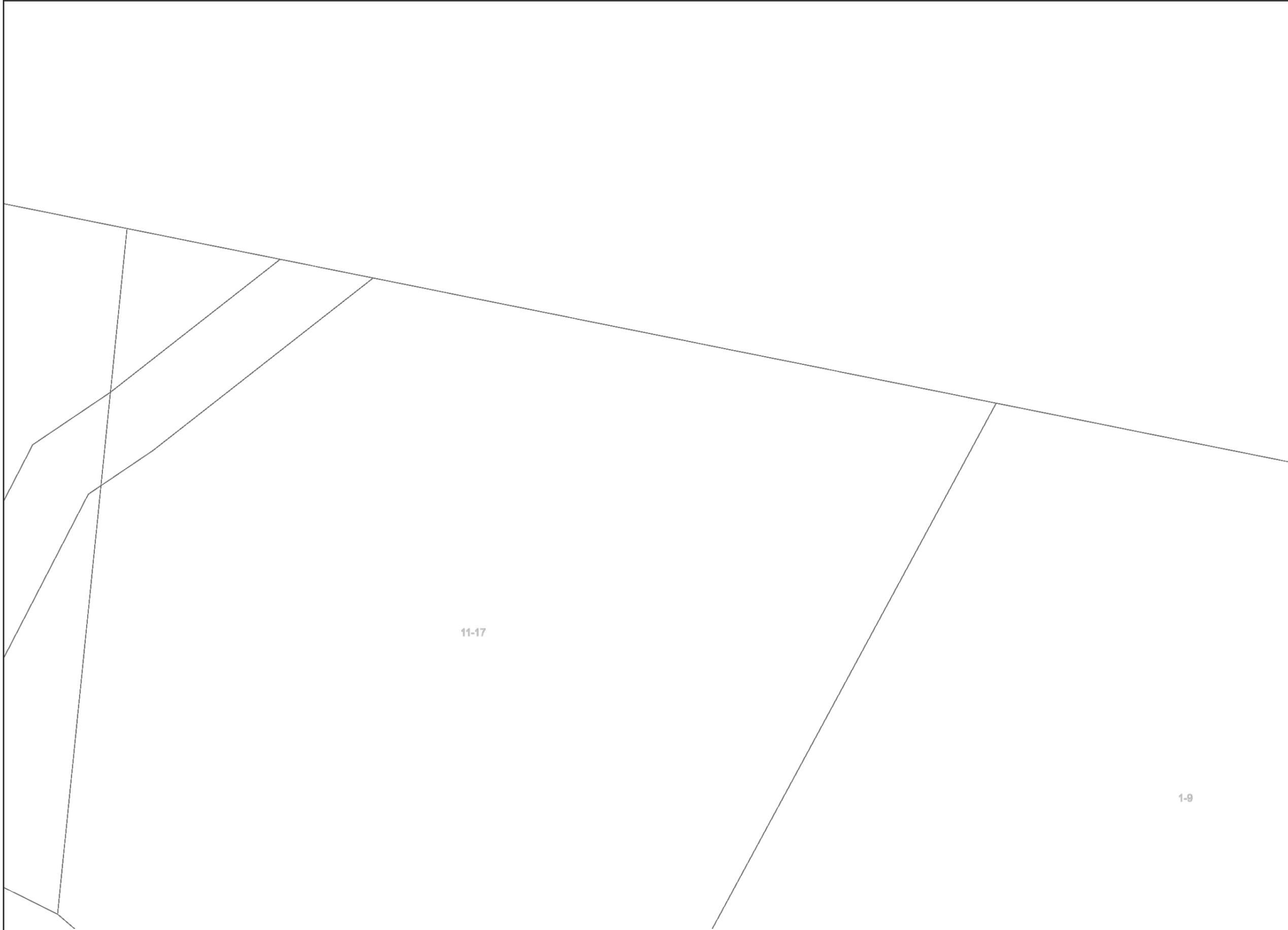
**For a full list of Map
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Legend page**

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11-17

1-9

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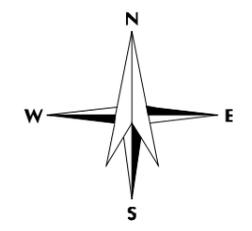
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please call 13 16 70



Sequence: 216047433
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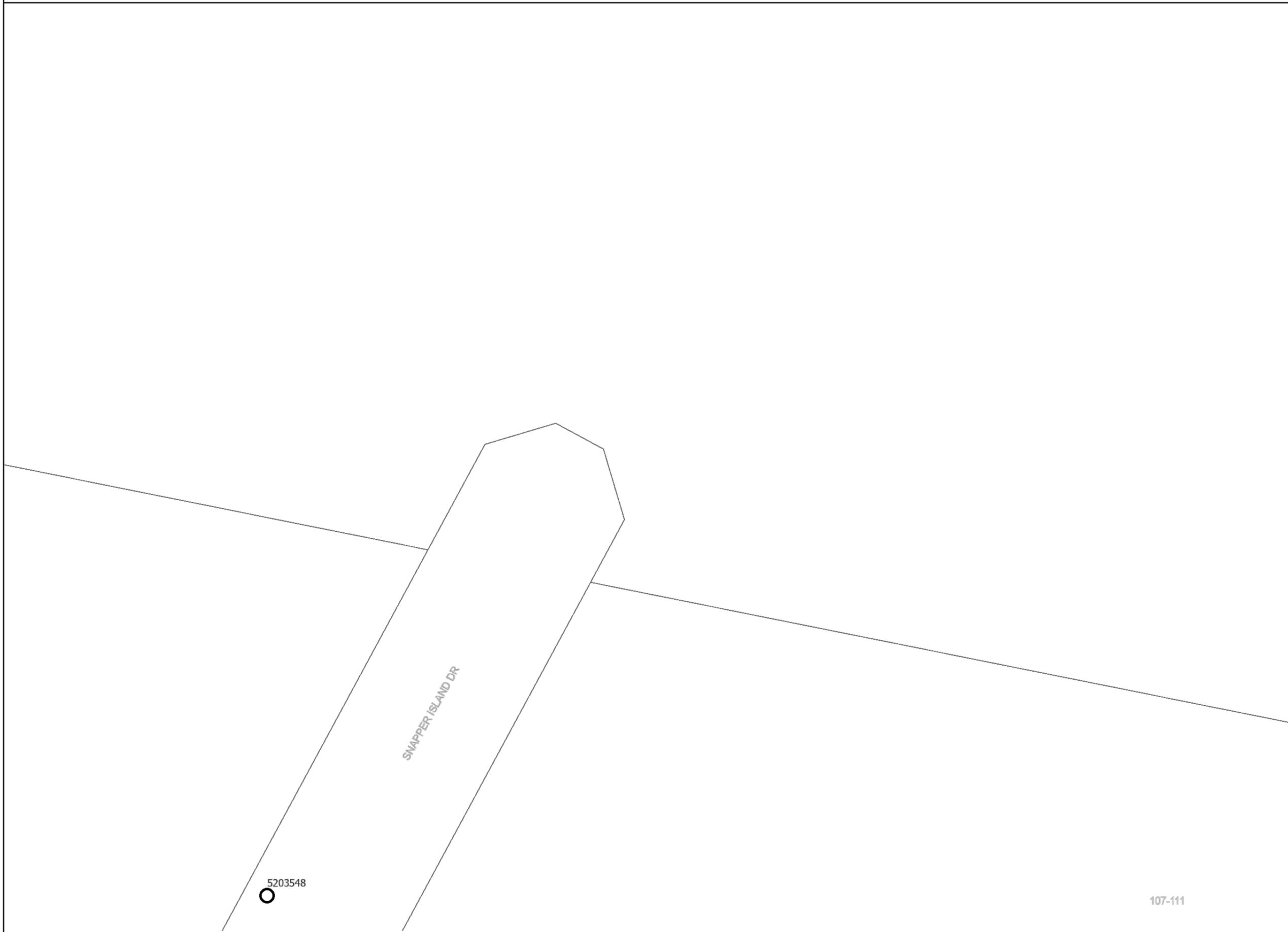
For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

AS5488 Category "D" Plan



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107-111

This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

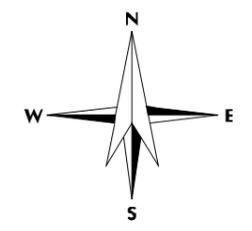
For Emergency Situations
please call 13 16 70



Sequence: 216047433
Date: 15/09/2022
Scale: 1:500
Tile No: 6

**For a full list of Map
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Legend page**

AS5488 Category "D" Plan



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5221577

This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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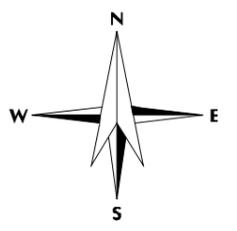
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please call 13 16 70



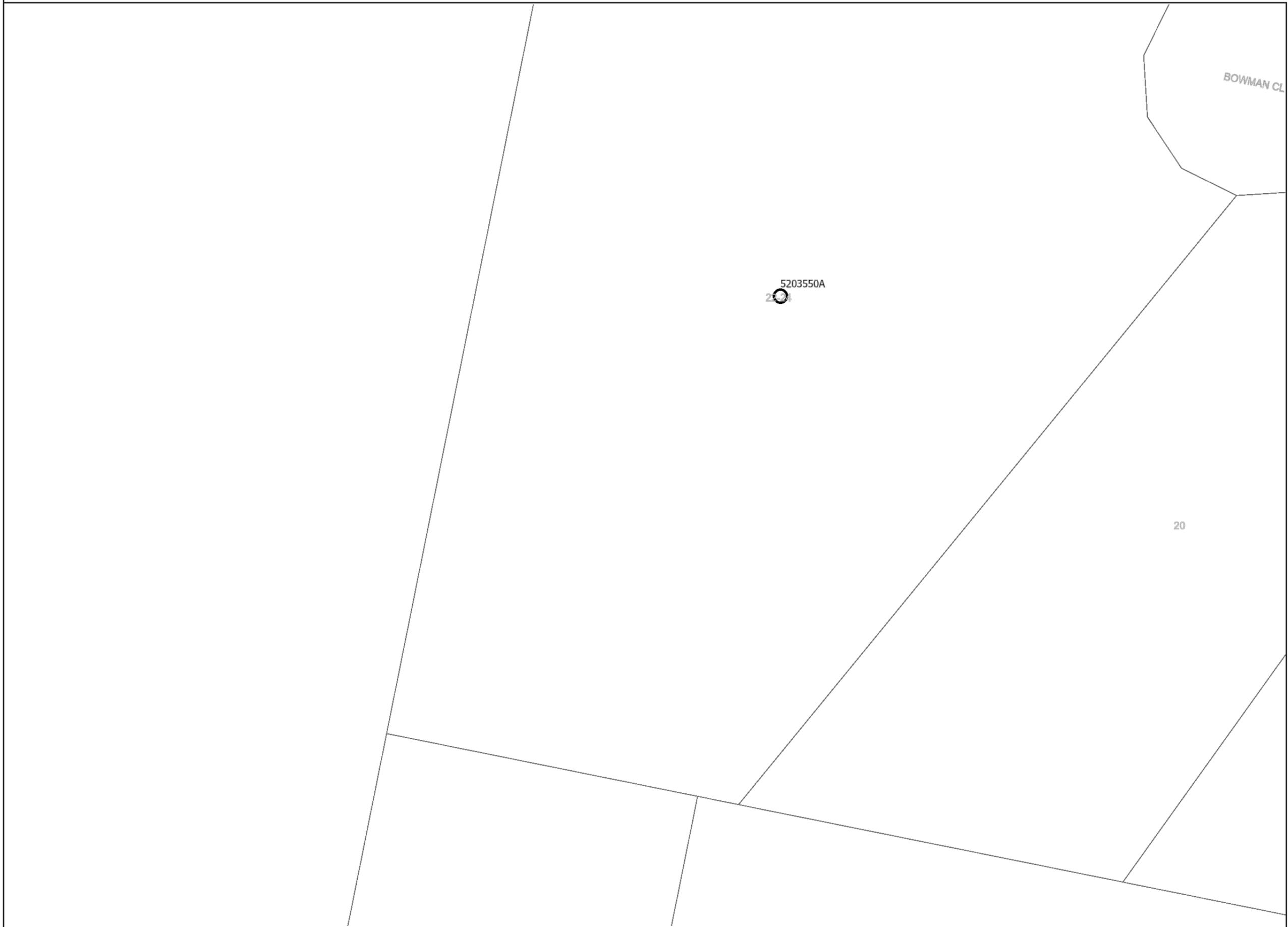
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Date: 15/09/2022
Scale: 1:500
Tile No: 7

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AS5488 Category "D" Plan



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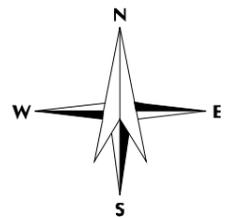
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please call 13 16 70



Sequence: 216047433
Date: 15/09/2022
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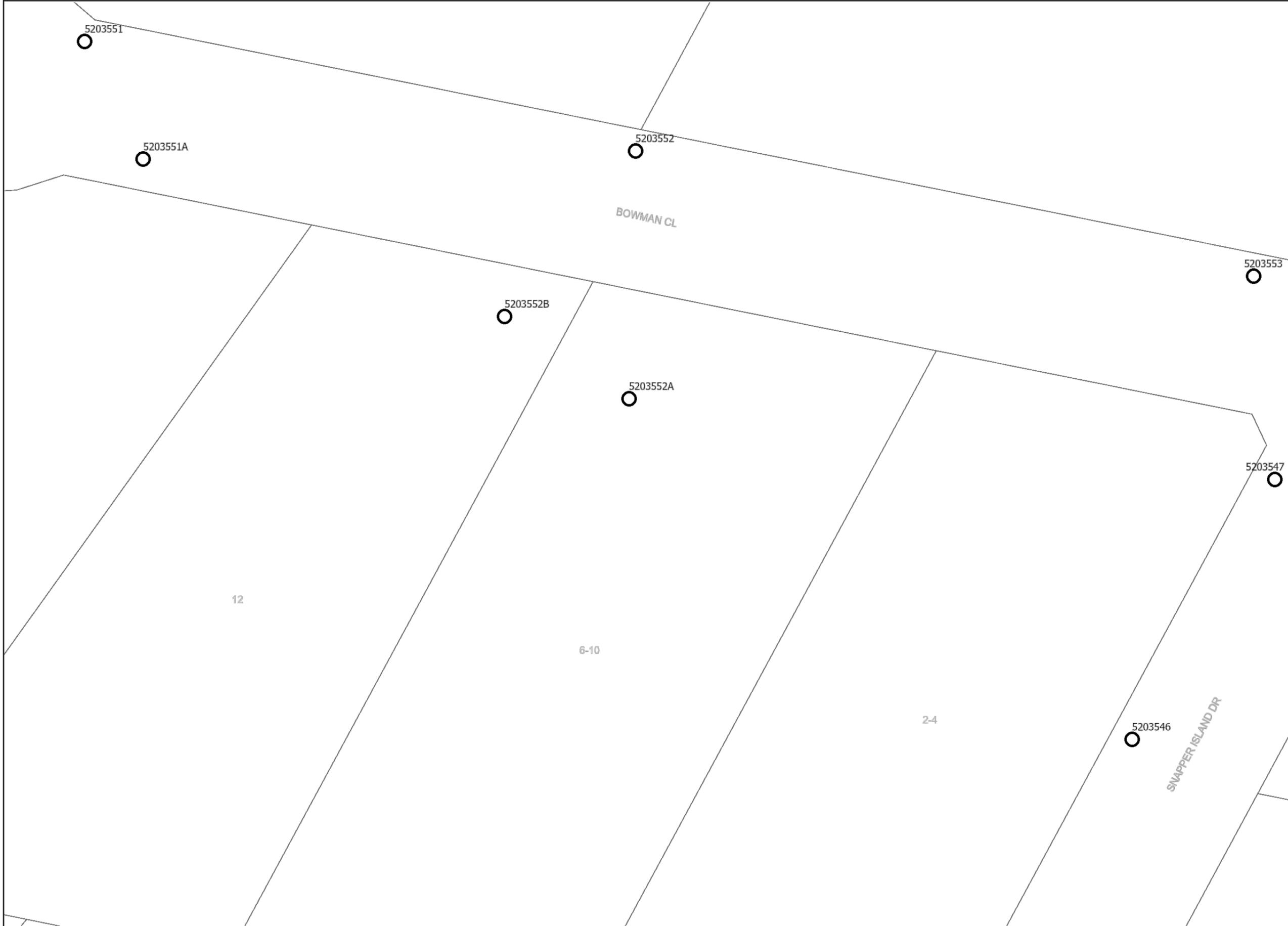
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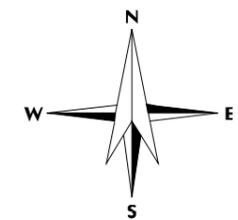
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Date: 15/09/2022
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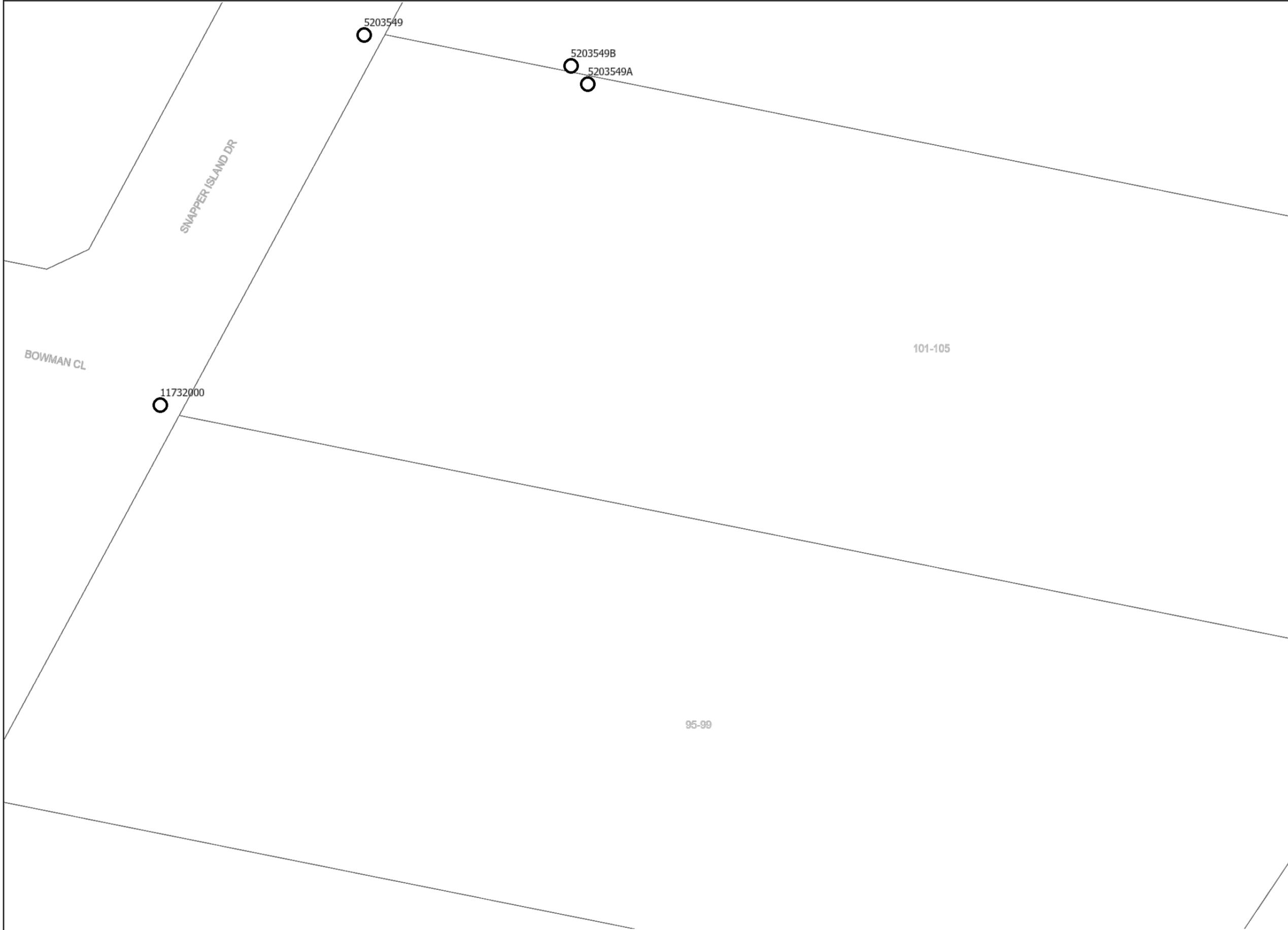
For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

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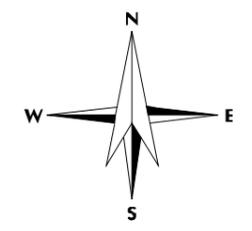
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Date: 15/09/2022
Scale: 1:500
Tile No: 10

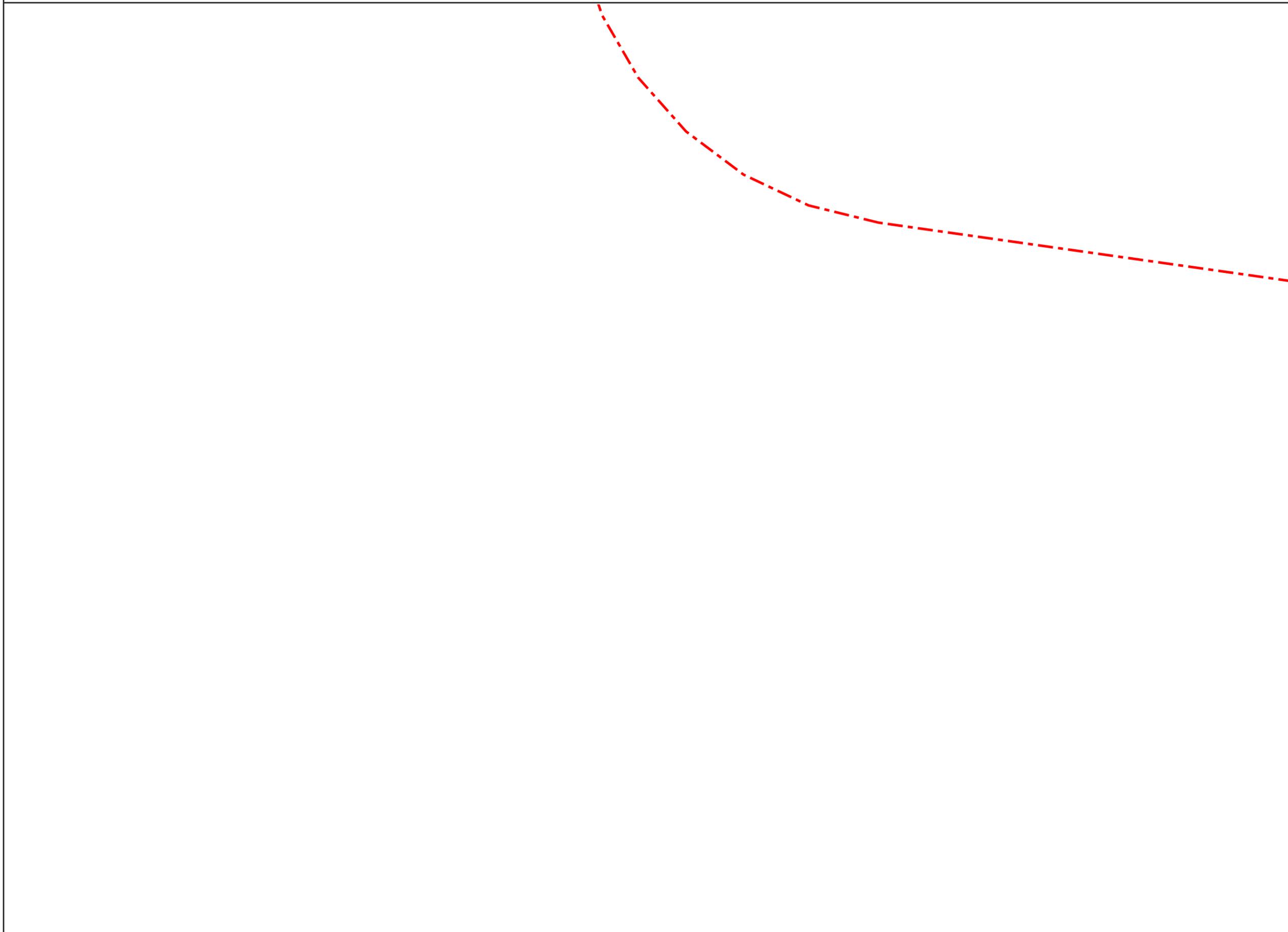
**For a full list of Map
Symbols, please
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DBYD Symbology
Legend page**

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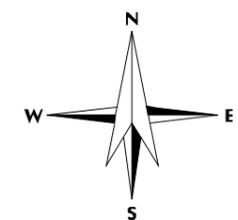
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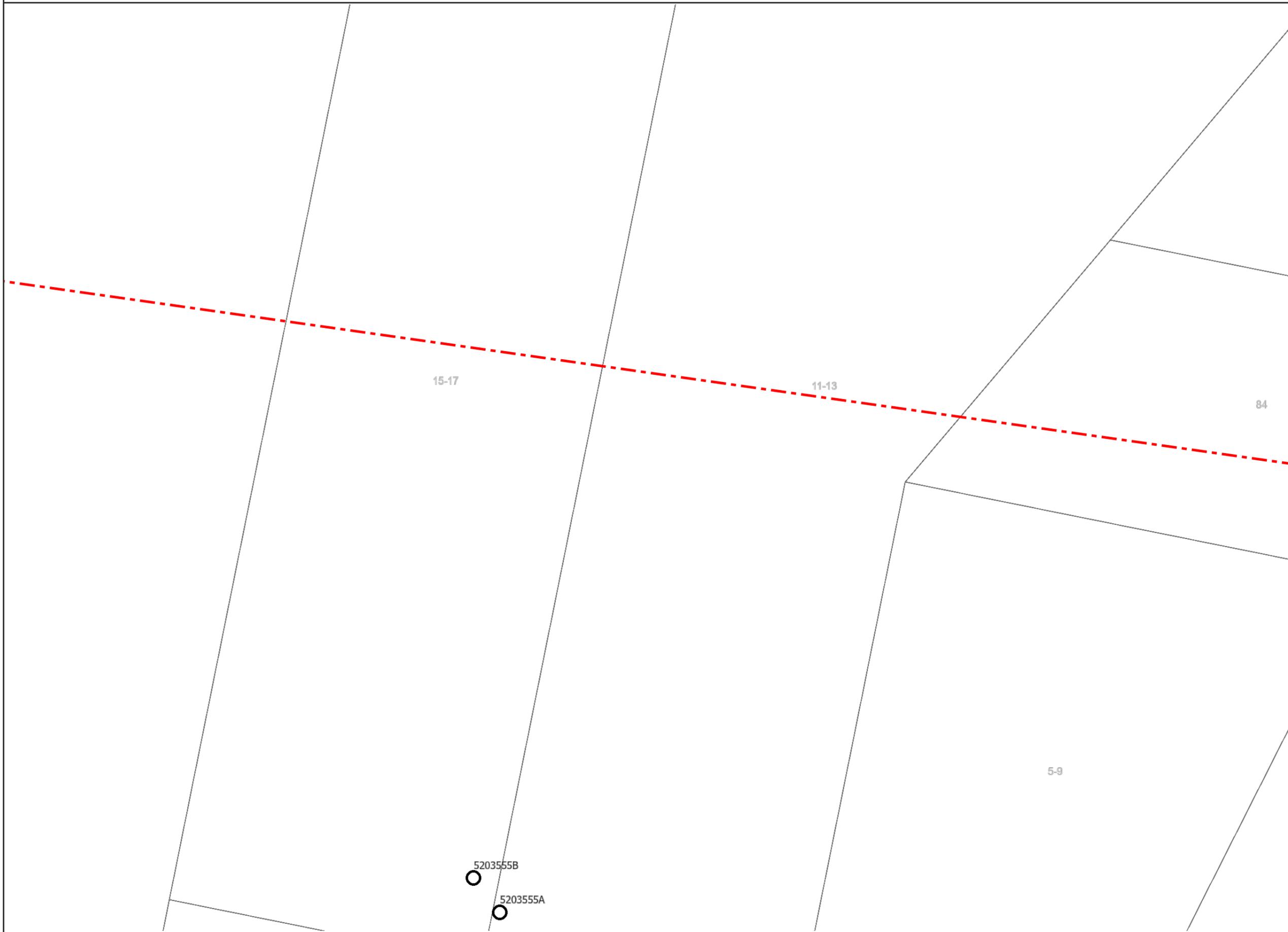
Sequence: 216047433
Date: 15/09/2022
Scale: 1:500
Tile No: 11

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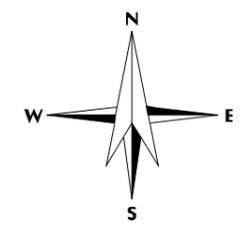
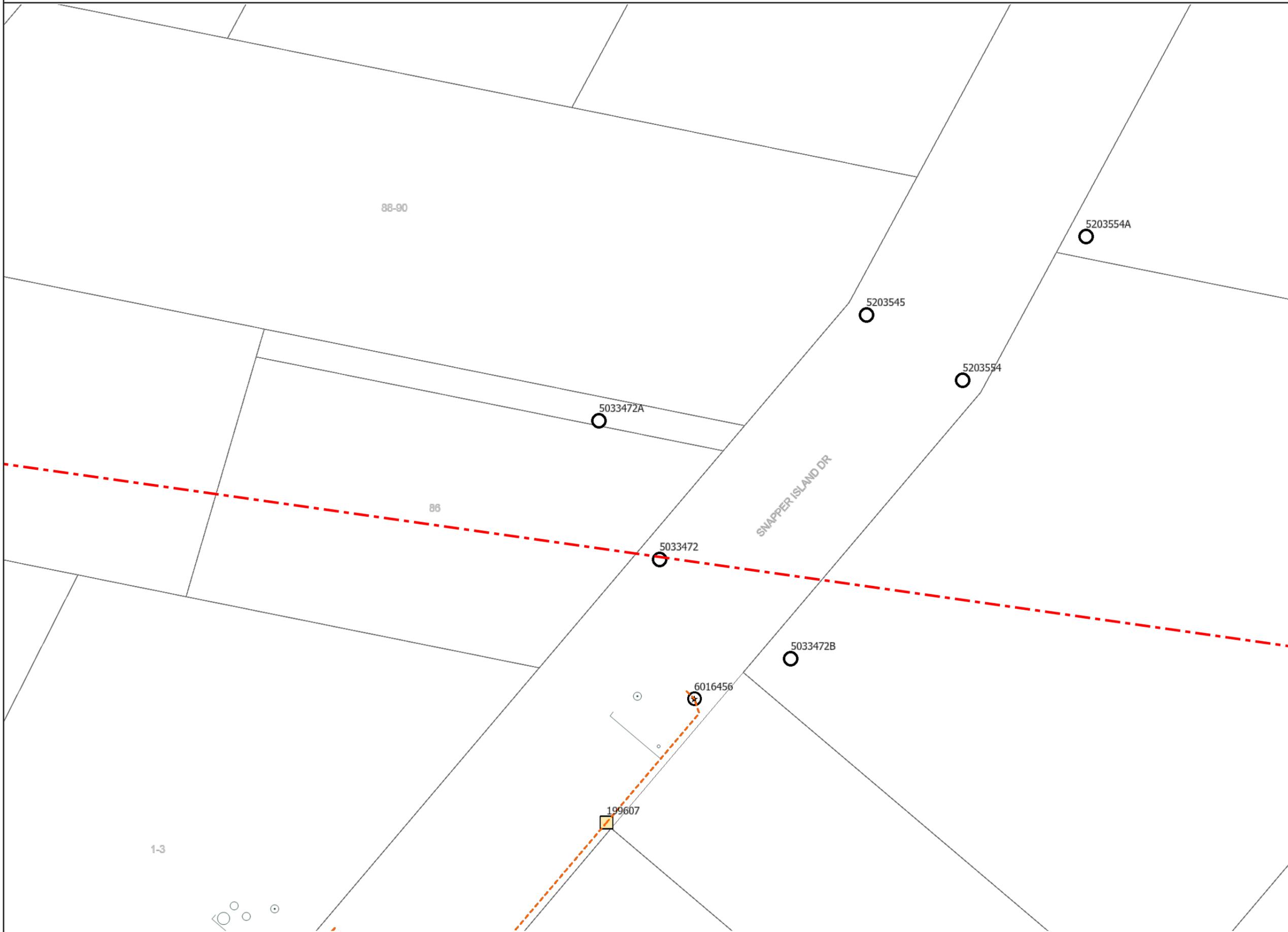
For Emergency Situations please call 13 16 70



Sequence: 216047433
Date: 15/09/2022
Scale: 1:500
Tile No: 12

For a full list of Map Symbols, please refer to the supplied DBYD Symbology Legend page

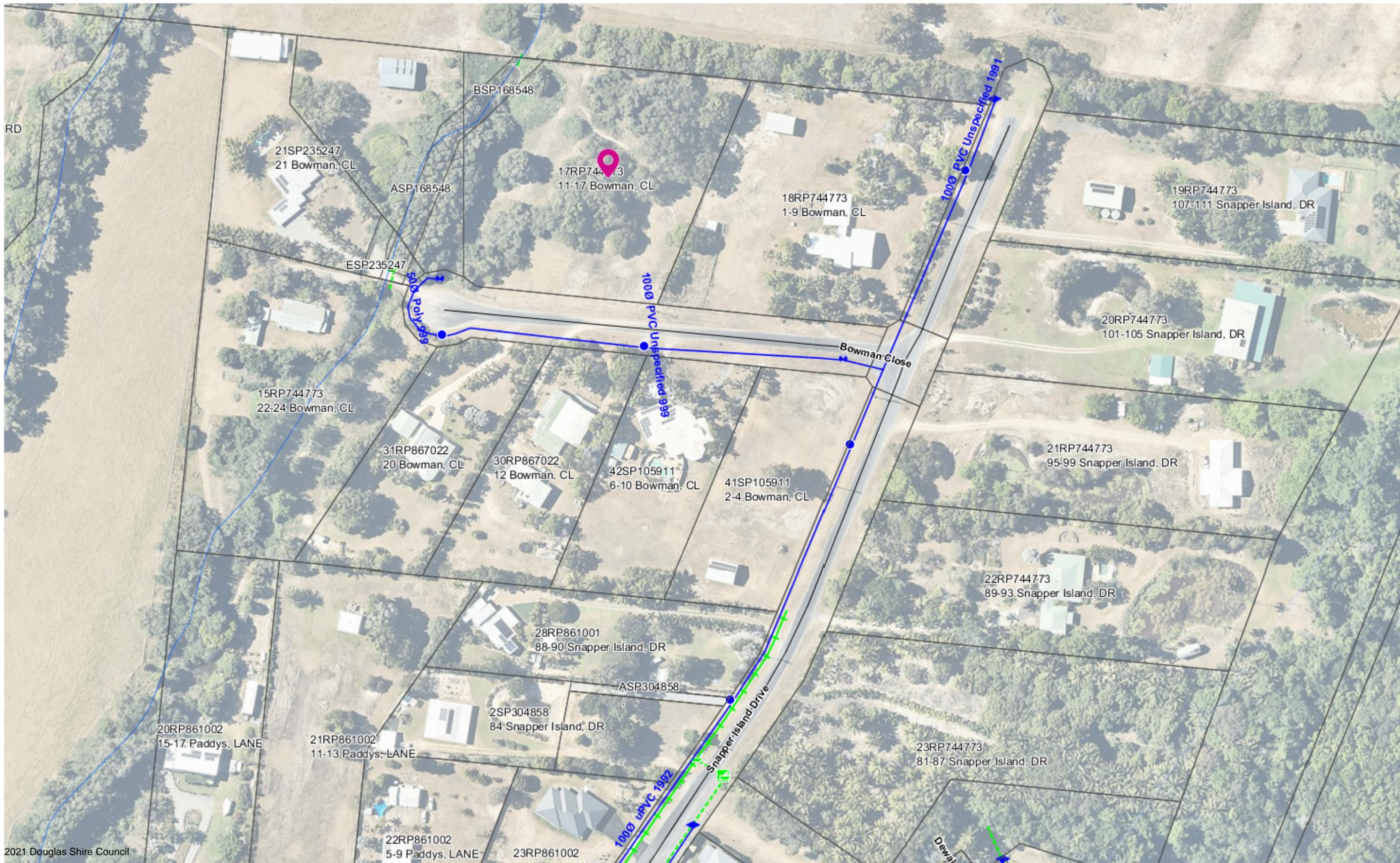
AS5488 Category "D" Plan



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11-17 Bowman Close WONGA BEACH [Address]



2021 Douglas Shire Council



16-September-2022



Scale = 1:1519.560

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Land Parcels (1)

OBJECTID: 10145
FEAT_NAME:
Property_Description:
Address: 11-17 Bowman Close WONGA BEACH
PCL_NUM: 4242
LOT: 17
PLAN: RP744773
LOTPLAN: 17RP744773
SEG_NUM: 8922
PAR_NUM: 136
SEGPAN: 8922136
PAR_IND: 0
LOT_AREA: 10150
EXCL_AREA: 0
LOT_VOLUME: 0
SURV_IND: Y
TENURE: Freehold
PRC: 6000
PARISH: No Longer Used
COUNTY: No Longer Used
LAC: 2810
SHIRE_NAME: Douglas Shire
ALIAS_NAME:
LOC: 5784
LOCALITY: Wonga Beach
PARCEL_TYP: Lot Type Parcel
COVER_TYP: Base
ACC_CODE: B&D PLOT CONTROLLED - 0.25M
CA_AREA_SQM: 10157.996222833
O_SHAPE_AREA: 0
St_No_Label: 11-17
unit:
street_no: 11-17
st_name: Bowman
street_suffix: CL
ass_num: 866301
val_num: 2239
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LOT_AREA_AM:
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Building_Plan: 0

Image Transparency (1)

Field1:
