

# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

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

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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:	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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
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? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	2	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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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 <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

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

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

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application  
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- ☐ Yes – show cause or enforcement notice is attached  
☒ No

23) Further legislative requirements

### **Environmentally relevant activities**

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

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

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

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

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

### **Hazardous chemical facilities**

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

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

### **Environmental offsets**

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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

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Date received:

Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



**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

Your Ref:  
Our Ref: 22025:TPR01

Cairns, September 23<sup>rd</sup> 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
<b>PROPOSED DEVELOPMENT</b>	<p>This Development Application and associated planning submission materials<sup>1</sup> describes the proposed subdivision of the subject allotment into two (2) x Rural Residential allotments using relevant, Planning Scheme-consistent <b>Rural Residential Zone Code 6.2.11</b> performance assessment criteria (refer to attached Reconfiguration Proposal Plan <b>DWG.22025/ROL/01</b> 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 <b>Rural Residential</b> measures where relevant.</p> <p>Given that the property and it's immediate surrounds are all zoned <b>Rural Residential</b> 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>

<sup>1</sup> This Town Planning Report has been prepared by AUSNORTH Consultants Pty. Ltd. Copyright © protects this publication. Except for purposes permitted by the *Copyright Act (1968)* no part of this report may be reproduced by any means without the prior written permission of AUSNORTH Consultants Pty Ltd. Furthermore, the information contained within this publication remains the intellectual property of AUSNORTH Consultants Pty Ltd therefore the document and its contents remains the property of the firm.

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>
<b>APPLICANT DETAILS</b>	<b>AUSNORTH Consultants</b> PTY LTD is acting on the instructions of <b>Rodney John MILLER</b> – being the Registered Owner of the subject allotment ( <b>LOT 18 on RP744773</b> (refer to Section 2.0 & Annexure D) - with respect to the current Development Application (also refer to Letter of Consent – Annexure A).
<b>DEVELOPMENT APPROVAL SOUGHT</b>	<p>With respect to the development control and strategic planning policies of the <b>Douglas Shire Council</b> 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 <b>DA Form 1 Development Application</b> documentation (refer attached – Annexure A).</p> <p><b>DEVELOPMENT APPROVAL</b> 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
<b>REGISTERED OWNER</b>	<b>Rodney John MILLER</b> (Refer Current Title Search – Annexure D)
<b>SITE ADDRESS</b>	1-9 BOWMAN CLOSE WONGA BEACH QLD 4873
<b>REAL PROPERTY DESCRIPTION</b>	<b>LOT 18 ON RP744773</b> Title Reference 21332141 (refer Annexure D)
<b>SITE AREA</b>	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\ - <b>AUSNORTH Consultants</b> PTY LTD PO Box 38 MACHANS BEACH    QLD    4878			
IDAS FORMS	DA Form 1		Development Application Details	
CONTACT DETAILS	Brian Lane <b>AUSNORTH Consultants</b> 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	<b>AGRICULTURE</b> AGRICULTURAL LAND CLASSIFICATION – CLASS A & CLASS B <b>COASTAL ENVIRONMENT</b> COASTAL MANAGEMENT DISTRICT <b>NATURAL HAZARDS, RISK &amp; RESILIENCE</b> FLOOD HAZARD AREA – LEVEL 1 MEDIUM STORM TIDE INUNDATION AREA
DEVELOPMENT ASSESSMENT POLICY	<b>COASTAL PROTECTION</b> COASTAL MANAGEMENT DISTRICT COASTAL AREA – MEDIUM STORM TIDE INUNDATION AREA <b>WETLAND PROTECTION AREAS</b> 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	<b>RURAL RESIDENTIAL</b>
LEVEL OF ASSESSMENT	CODE ASSESSMENT
PUBLIC NOTIFICATION	Not Triggered (Code Assessable Development)

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







## 2.0 PROJECT ELEMENTS

### 2.1 PROJECT SYNOPSIS & LAND USE FUNCTION

DESCRIPTION	COMMENTS												
PROJECT SYNOPSIS	<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 <b>Rural Residential Zone</b> performance assessment criteria (refer <b>DWG.22025/ROL/01</b> 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>												
PROPOSED DIMENSIONS & AREA	<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><tr><td></td><td>LOT 18 (CURRENT)</td><td>LOT 1 (PROPOSED)</td><td>LOT 18 (PROPOSED)</td></tr><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></table>		LOT 18 (CURRENT)	LOT 1 (PROPOSED)	LOT 18 (PROPOSED)	LAND AREA	1.004ha	4000m2	6036m2	ROAD FRONTAGE	203.424m	40.625m	162.801m
	LOT 18 (CURRENT)	LOT 1 (PROPOSED)	LOT 18 (PROPOSED)										
LAND AREA	1.004ha	4000m2	6036m2										
ROAD FRONTAGE	203.424m	40.625m	162.801m										
PROPOSED LAND USE	<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 &amp; 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 &amp; 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
<b>ROAD FRONTAGE &amp; SITE ACCESS</b>	<p>Proposed LOT 18 shall continue to enjoy direct road frontage access to both Snapper Island Drive (<b>Collector Road</b>) – being the location of the existent driveway - adjacent to the termination point of the same road and nominal access to Bowman Close (<b>Access Road</b>) for about 102.2m &amp; 60.6m respectively.</p> <p>Future access to proposed LOT 1 shall be directly via Bowman Close (<b>Access Road</b>) in accord with the relevant provisions of the Queensland Development Code.</p>
<b>INFRASTRUCTURE SERVICES</b>	<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>
<b>TOPOGRAPHIC CHARACTERISTICS &amp; NATURAL HAZARDS</b>	<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 &amp; E) it can be demonstrated that a significant portion of the property is located within a defined Medium Storm Tide Hazard Risk area.</p>
<b>SURROUNDING LAND USE FUNCTION</b>	<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	<b>COMPLIANCE ACHIEVED</b>  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).  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.  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 4000m <sup>2</sup> , 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.
OVERLAY CODE	LOCAL PLAN – WONGA BEACH PRECINCT 4	<b>COMPLIANCE ACHIEVED</b>  With reference to Sec 7.2.2.2, the purpose of this Code is to achieve the following outcomes : (a) maintain development in coastal communities as primarily low density residential development

DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS				
		<p>(b) protect residential communities from incursion by tourist accommodation and facilities</p> <p>(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</p> <p>(d) ensure new residential development is limited in extent and is designed to integrate with existing communities</p> <p>(e) ensure Good Quality Agricultural Land is protected from the impacts of residential development or residential expansion</p> <p>(f) protect environmentally sensitive coastal areas and coastal processes from the detrimental impacts associated with urban development; and</p> <p>(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 :</p> <p>(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><b>COMPLIANCE ABLE TO BE CONDITIONED</b></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><tr><th>PERFORMANCE OUTCOME</th><th>ACCEPTABLE OUTCOME</th></tr><tr><td><p><b>PO1</b></p><p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p></td><td><p><b>AO1.1</b></p><p>No excavation or filling occurs on the site. or</p><p><b>AO1.2</b></p><p>An acid sulfate soils investigation is undertaken.</p></td></tr></table>	PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	<p><b>PO1</b></p> <p>The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p><b>AO1.1</b></p> <p>No excavation or filling occurs on the site. or</p> <p><b>AO1.2</b></p> <p>An acid sulfate soils investigation is undertaken.</p>
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME					
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DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS	
		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
		<p><b>PO2</b> 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><b>AO2.1</b> 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><b>AO2.2</b> 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							
		<table><tr><th>PERFORMANCE OUTCOME</th><th>ACCEPTABLE OUTCOME</th></tr><tr><td></td><td>(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.</td></tr><tr><td><b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</td><td><b>AO3</b> No acceptable outcomes are prescribed (refer Fig.8.2.1.3.a).</td></tr></table>	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.	<b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	<b>AO3</b> No acceptable outcomes are prescribed (refer Fig.8.2.1.3.a).	
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.								
<b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	<b>AO3</b> No acceptable outcomes are prescribed (refer Fig.8.2.1.3.a).								
OVERLAY CODE	FLOOD STORM	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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 <table><tr><th>PERFORMANCE OUTCOME</th><th>ACCEPTABLE OUTCOME</th></tr><tr><td><b>PO1</b> 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.</td><td>For Dwelling Houses <b>AO1.2</b>  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).</td></tr></table>		PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	<b>PO1</b> 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 <b>AO1.2</b>  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).		
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DEVELOPMENT MEASURE	ASSESSMENT CODE	COMMENTS				
		<table><tr><th>PERFORMANCE OUTCOME</th><th>ACCEPTABLE OUTCOME</th></tr><tr><td></td><td><b>AO1.3</b> 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</td></tr></table>	PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME		<b>AO1.3</b> 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
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME					
	<b>AO1.3</b> 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	<b>COMPLIANCE ACHIEVED</b>  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	<b>C01</b> Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements	<b>COMPLIANCE ACHIEVED</b>  Proposed LOTs 1 & 18 satisfy the minimum road frontage exposure requirements (refer Sec 3.1)
	<b>C02</b> 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><b>C03</b> 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><b>C04</b> 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><b>COMPLIANCE ACHIEVED</b>  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><b>C05</b> 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><b>COMPLIANCE ABLE TO BE CONDITIONED</b></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 &amp; 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 &amp; rear setback distance is fixed at 2.m.</p> <p>(refer QDC MP 1.2 Element 1 P2/A2).</p>
	<p><b>C06</b> 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><b>C07</b> 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><b>COMPLIANCE ABLE TO BE CONDITIONED</b></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%	
	<b>CO8</b> 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
	<b>CO9</b> No new lots are created where the existing slope of the land is 15 per cent or greater.	Not Applicable
<b>INFRASTRUCTURE</b>	<b>CO10</b> For premises within a reticulated water area, each lot is connected to the reticulated water supply system.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.
	<b>CO11</b> For premises within a sewerage area, each lot is connected to the sewerage service.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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
	<b>CO12</b> Each lot is connected to an electricity supply network where required under a relevant local planning instrument.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.  It is therefore proposed that reticulated power be provided to proposed LOT 1 in accord with the FNQROC Development Manual design requirements.
	<b>CO13</b> Each lot is connected to a telecommunications network where required under a relevant local planning instrument.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  The localised underground telecommunications & NBN network runs along the northern road reserve boundary of Bowman Close immediately adjacent to proposed LOT 1.  It is therefore proposed that LOT 1 be connected to the same telecommunications network in accord with the FNQROC Development Manual design requirements.
	<b>CO14</b> 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.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.
<b>ACCESS</b>	<b>CO15</b> 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	<b>COMPLIANCE ACHIEVED</b>  Proposed LOTs 1 & 18 satisfy the minimum road frontage exposure requirements (refer Sec 3.1), with direct road frontage provided to each allotment.

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
	<p><b>CO16</b> 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><b>CO17</b> 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><b>CO18</b> The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant planning instrument.</p>	Not Applicable
	<p><b>CO19</b> A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.</p>	<p><b>COMPLIANCE ABLE TO BE CONDITIONED</b></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 &amp; construction requirements of Council.</p>

DEVELOPMENT MEASURE	COMPLIANCE OUTCOME	PROPOSED SOLUTION
<b>STORMWATER</b>	<b>CO20</b> 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.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.  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.
<b>EARTHWORKS</b>	<b>CO21</b> Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.
	<b>CO22</b> Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.	<b>COMPLIANCE ABLE TO BE CONDITIONED</b>  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.

## 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.

<b>ANNEXURES</b>	<b>DESCRIPTION</b>
<b>ANNEXURE A</b>	<b>PLANNING ACT DOCUMENTATION</b> OWNERS CONSENT DA FORM 1 – DEVELOPMENT APPLICATION
<b>ANNEXURE B</b>	<b>DEVELOPMENT APPLICATION MAPPING &amp; IMAGERY</b> PROPOSED LAND SUBDIVISION – LOTs 1 & 18 - DWG.22025/ROL/01 PROPOSED SUBDIVISION PLAN OF SURVEY - SP329444
<b>ANNEXURE C</b>	<b>DOUGLAS SC PLANNING SCHEME DOCUMENTATION</b> 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
<b>ANNEXURE D</b>	<b>QLD DEPARTMENT OF RESOURCES DOCUMENTATION</b> <b>SURVEY PLAN</b> PLAN OF SURVEY RP744773 <b>TITLE SEARCH</b> TITLE SEARCH 21332141 [LOT 18 ON RP744773]
<b>ANNEXURE E</b>	<b>STATE PLANNING INSTRUMENTS</b> STATE PLANNING POLICY MAPPING DEVELOPMENT ASSESSMENT MAPPING
<b>ANNEXURE F</b>	<b>RETICULATED INFRASTRUCTURE &amp; PUBLIC SERVICES</b> <b>DIAL BEFORE YOU DIG MAPPING</b> 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) (individual or company full name)	RODNEY JOHN MILLER c/- AUSNORTH Consultants Pty Ltd
Contact name (only applicable for companies)	BRIAN LANE
Postal address (P.O. Box or street address)	PO BOX 38
Suburb	MACHANS BEACH
State	QLD
Postcode	4878
Country	AUSTRALIA
Contact number	07 4037 0144
Email address (non-mandatory)	<a href="mailto:B.Lane@ausnorth.com.au">B.Lane@ausnorth.com.au</a>
Mobile number (non-mandatory)	0427 570 100
Fax number (non-mandatory)	07 4037 0166
Applicant's reference number(s) (if applicable)	22025

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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:	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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
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? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	2	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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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 <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

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

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

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application  
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- ☐ Yes – show cause or enforcement notice is attached  
☒ No

23) Further legislative requirements

### **Environmentally relevant activities**

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

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

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

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

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

### **Hazardous chemical facilities**

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

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

### **Environmental offsets**

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### **Brothels**

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

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

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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



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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://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

*Note: For completion by assessment manager if applicable*

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

# ***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.

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.**

15/09/2022  
Date

**B J LANE**  
Cadastral Surveyor/  
Director

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**

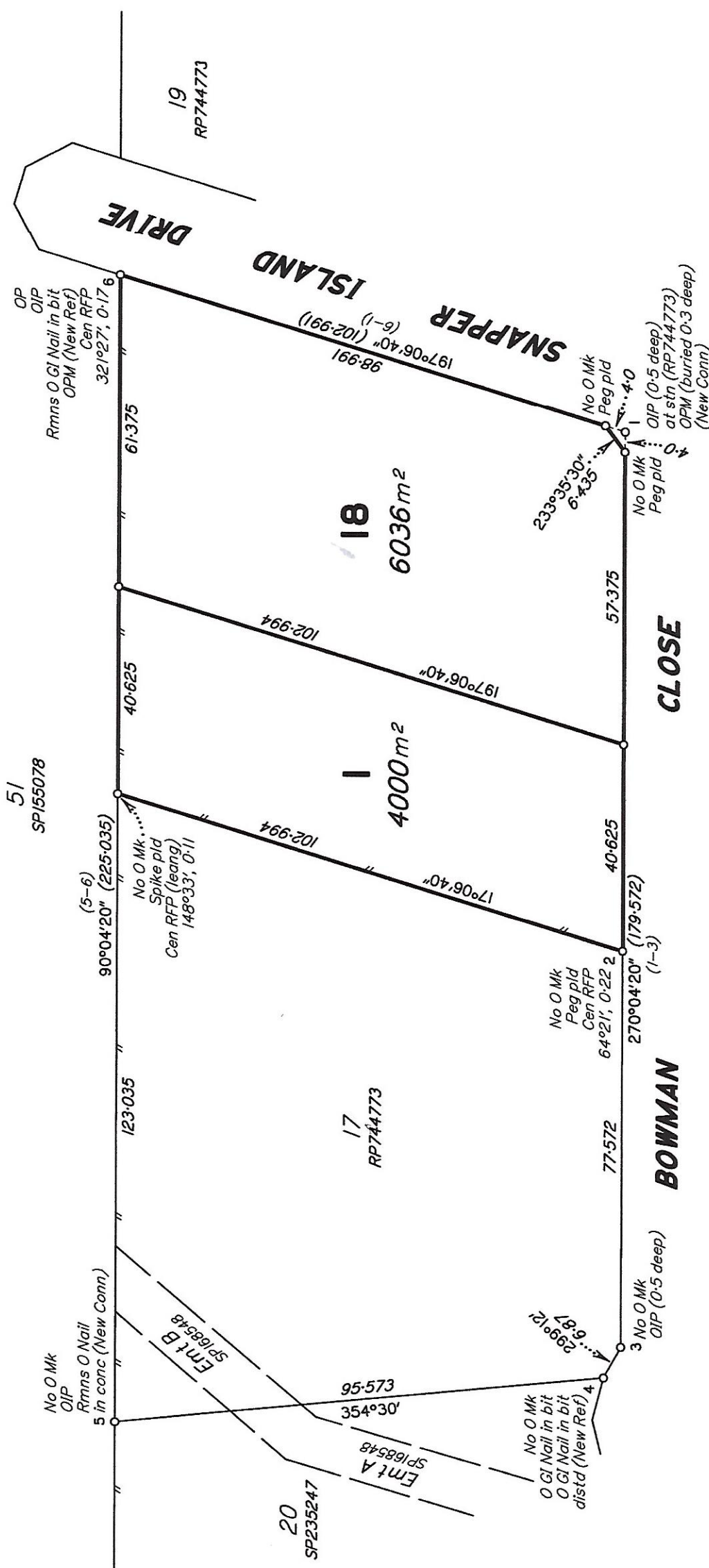
REV



PERMANENT MARKS				
PM	ORIGIN	BEARING	DIST	TYPE
1-OPM (buried 0.3 deep) (New Conn)	RP861001	196°59'35"	151.01	Standard
6-OPM (New Ref)	SP168548	87°47'	23.315	Standard

Peg placed at all new corners  
unless otherwise shown.

REFERENCE MARKS				
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	DP219623	204°38'50"	9.71
5	(distd)(New Ref)			
5	OIP	SP134224	231°08'	1.255
5	Pin fd in conc hdwl		96°0'	21.285
5	Rmns O Nail in conc	ISI70012	95°56'50"	22.685
6	(New Conn)			
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	ISI70012	107°24'50"	11.31



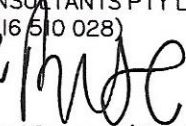
<p>Metres</p> <p>0 50m 100m 150m</p> <p>50mm 100mm 150mm</p> <p>State copyright reserved.</p>	
<p>PLAN OF</p> <p><b><u>Lots 1 and 18</u></b></p> <p><i>Cancelling Lot 18 on RP744773</i></p>	
<p>LOCAL GOVERNMENT: DOUGLAS S.C.</p> <p>Meridian: vide RP744773</p>	<p>LOCALITY: WONGA BEACH</p> <p>Survey Records: NO</p>
<p>Scale: 1 : 1000</p> <p>Format: STANDARD</p>	
<p>Barcode: </p> <p><b>SP329444</b></p>	

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 *R. Lane*

Date Director



Land Title Act 1994; Land Act 1994 Form 21B Version 2		<div>WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.</div>			Sheet 2	of 2
(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	I and 18	-	-		
<div>SURVEY REPORT</div> <p>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.</p> <div>1.0 BOUNDARY REINSTATEMENT REPORT</div> <div>1.1 SURVEY DOCUMENT RECORD SEARCH</div> <p>The survey document search has included the following survey plans in general chronological order : RP744773, DP113398, SP134224, IS170012, SP155078, IS175104, SP168548 &amp; SP235247</p> <div>1.2 REINSTATEMENT OF SURVEYED BOUNDARIES</div> <ul style="list-style-type: none"><li>Bowman Close road reserve alignment &amp; project datum (1-4) re-established via recovery of survey infrastructure as shown with excellent distance agreement achieved</li><li>Totalised rear allotment boundaries (5-6) reinstated via recovery of survey infrastructure as shown with excellent distance agreement achieved</li><li>Snapper Island Drive road reserve alignment (6-1) re-established via recovery of survey infrastructure as shown with excellent distance agreement achieved &amp; minor alignment rotation noted (-0°00'20")</li><li>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</li><li>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</li></ul>						
I and 18		Por 33				
Lots		Orig				
2. Orig Grant Allocation :		5. Passed & Endorsed :				
3. References :		By: AUSNORTH CONSULTANTS PTY LTD (ACN 116 510 028) Date: 16/05/2022 Signed:  Designation: Cadastral Surveyor/Director				
Dept File : Local Govt : Surveyor: 22025		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***

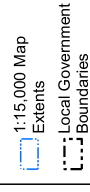
***TRANSPORT NETWORK ROAD HIERARCHY OVERLAY : RH-011***

## Planning Scheme Zone Map

**Zones:**



**Other Map Layers:**

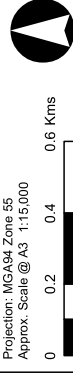


Based on or contains data provided by Douglas Shire Council and the State of Queensland. In consideration of these and the terms and conditions of the agreement, the parties agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or 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.

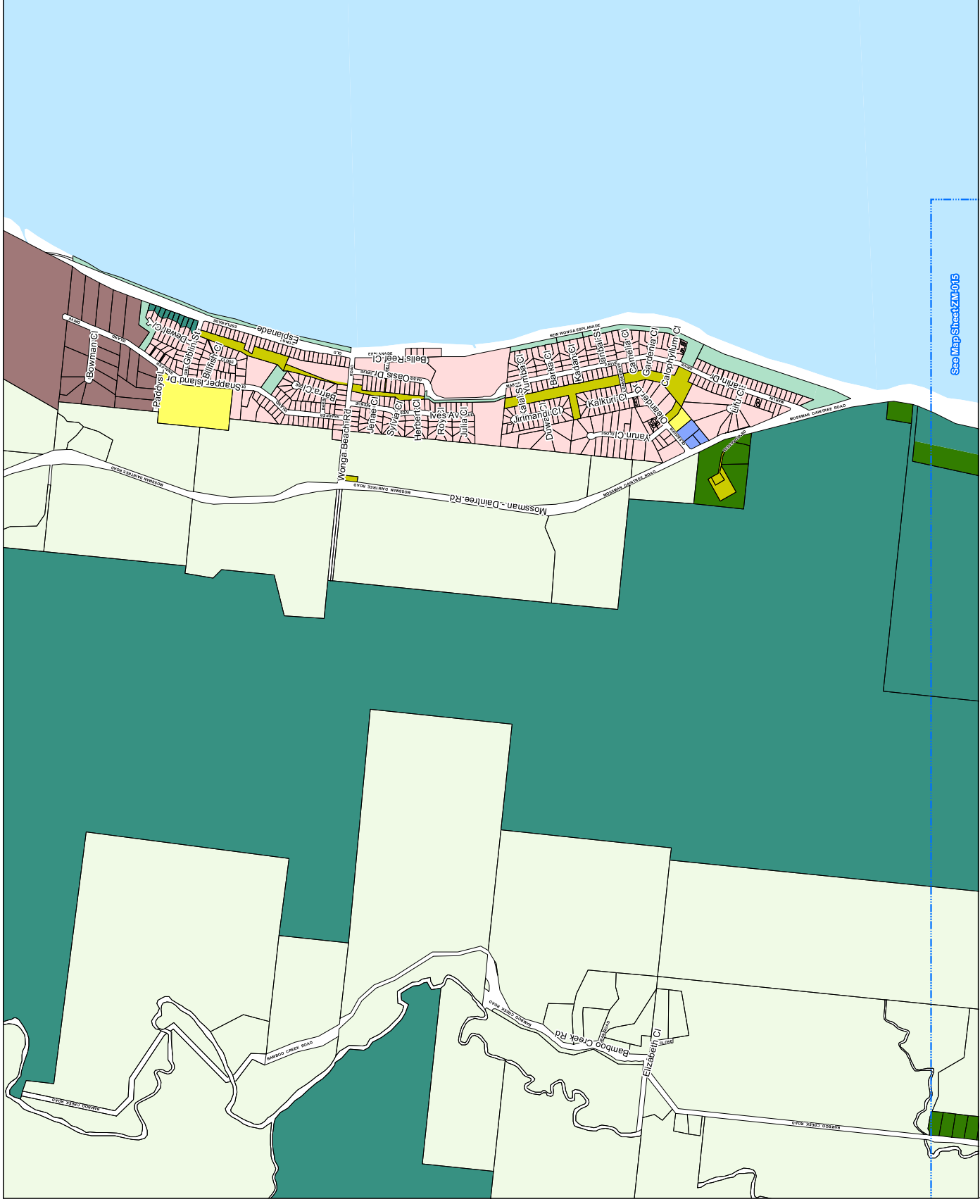
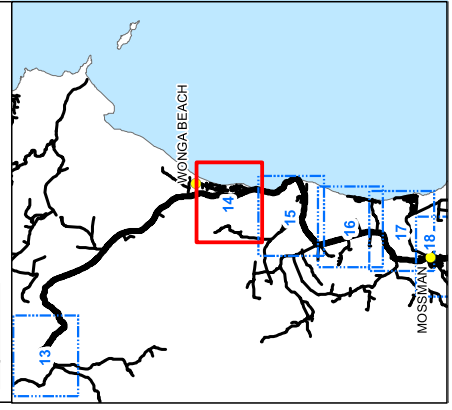
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Produced by: Mangoesmapping Pty Ltd on 31/10/2017  
hello@mangoesmapping.com.au

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



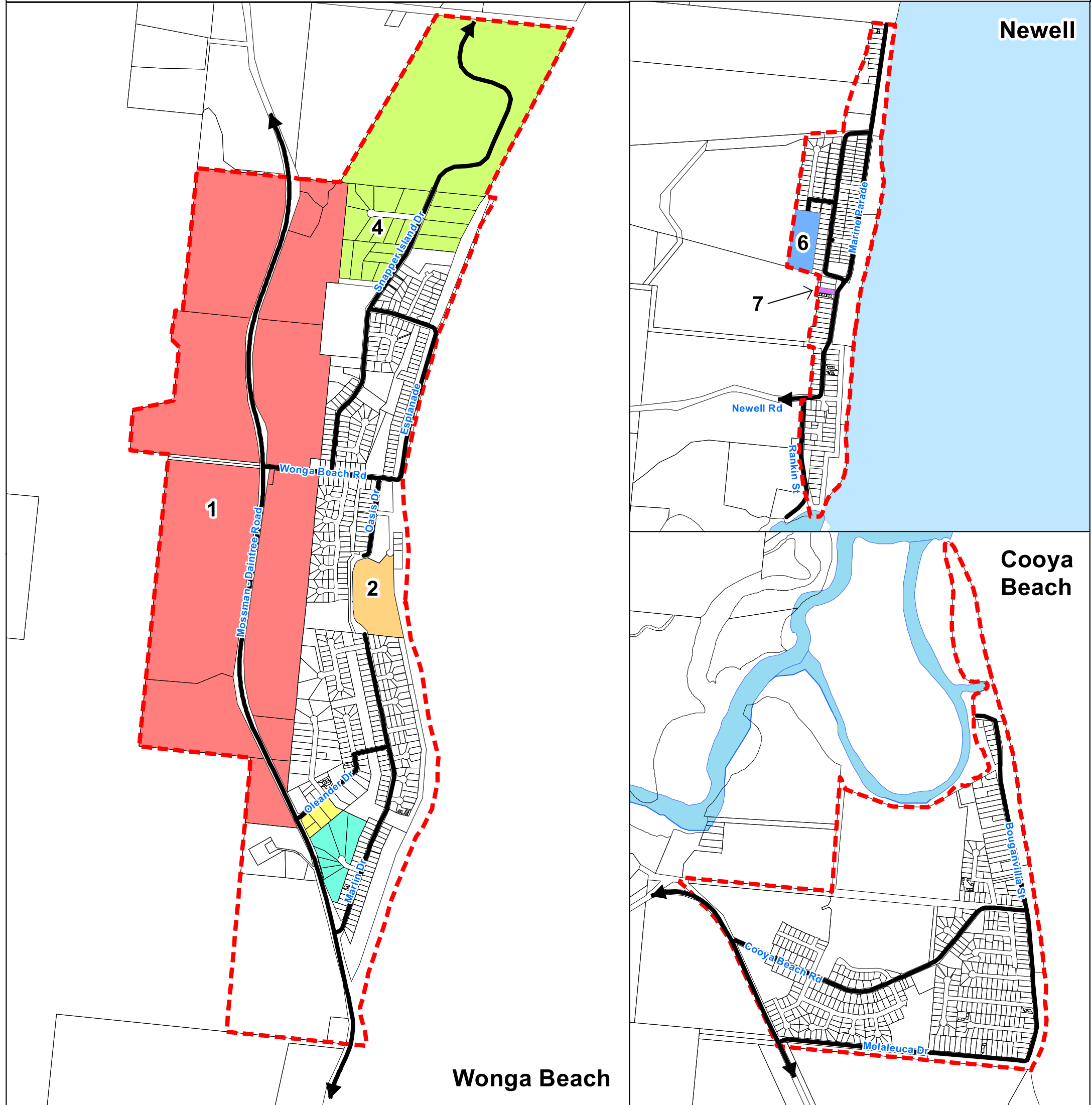
## Map Sheets:



**See Map Sheet ZM-015**



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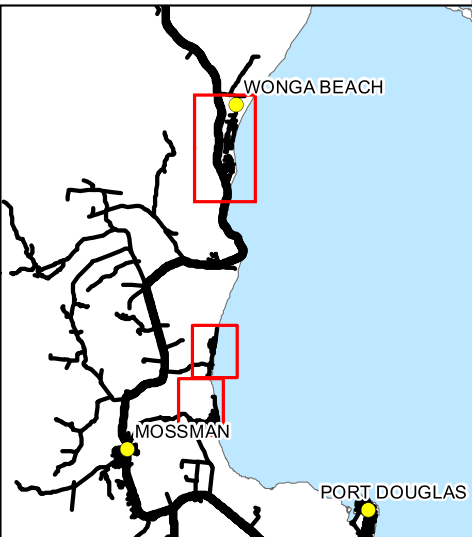
Produced by: Mangoesmapping Pty Ltd on 25/10/2017  
hello@mangoesmapping.com.au

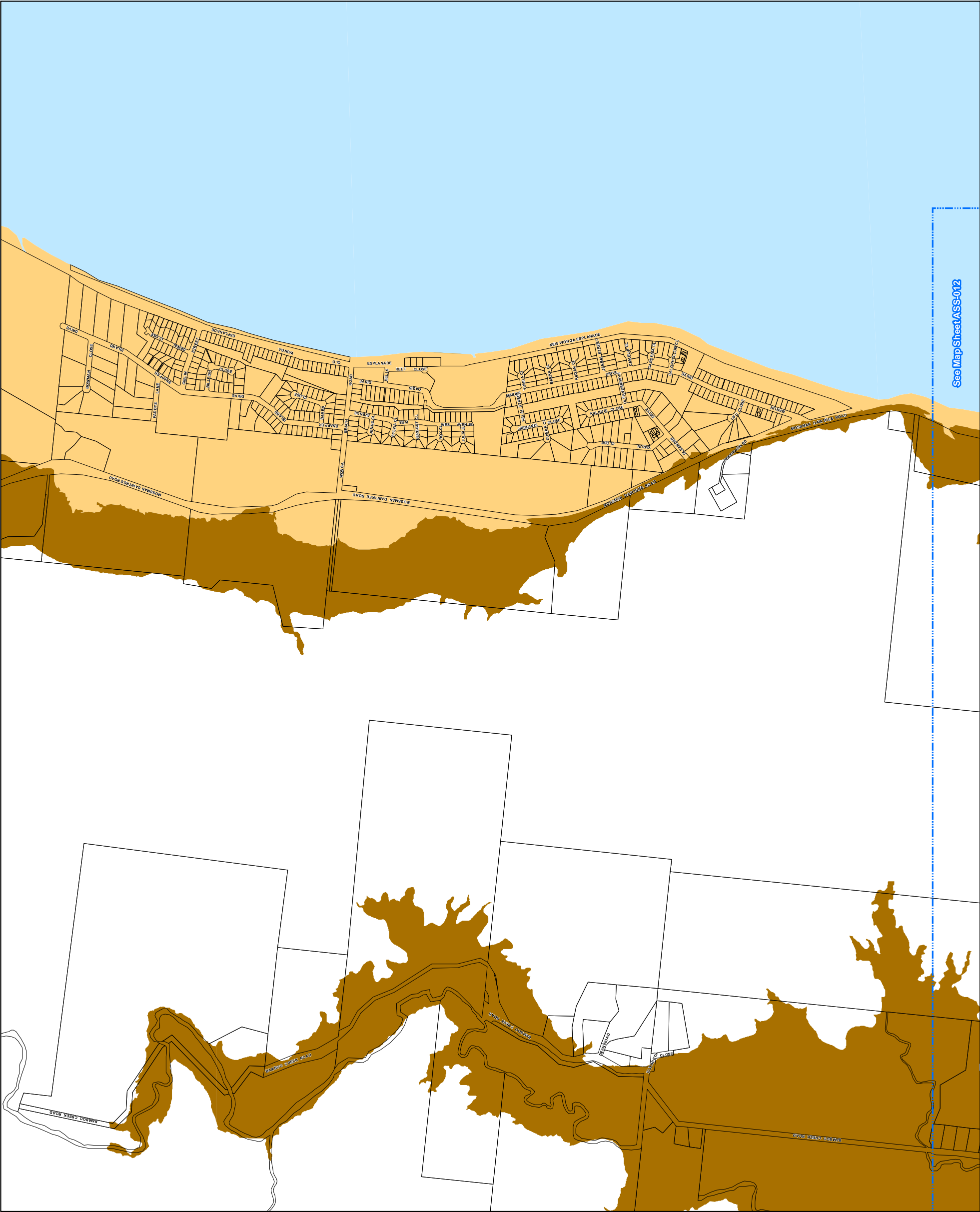
Projection: MGA94 Zone 55  
Approx. Scale @ A3 1:15,000

0 0.2 0.4 0.6 Kms



### Overview:





Acid Sulfate Soils Overlay Map Sheet - ASS-011

DOUGLAS

SHIRE COUNCIL

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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Projection: MGA94 Zone 55

Approx. Scale @ A3

1:15,000

0 0.2 0.4 0.6 Kms

Map Sheets:

10

11

12

13

14

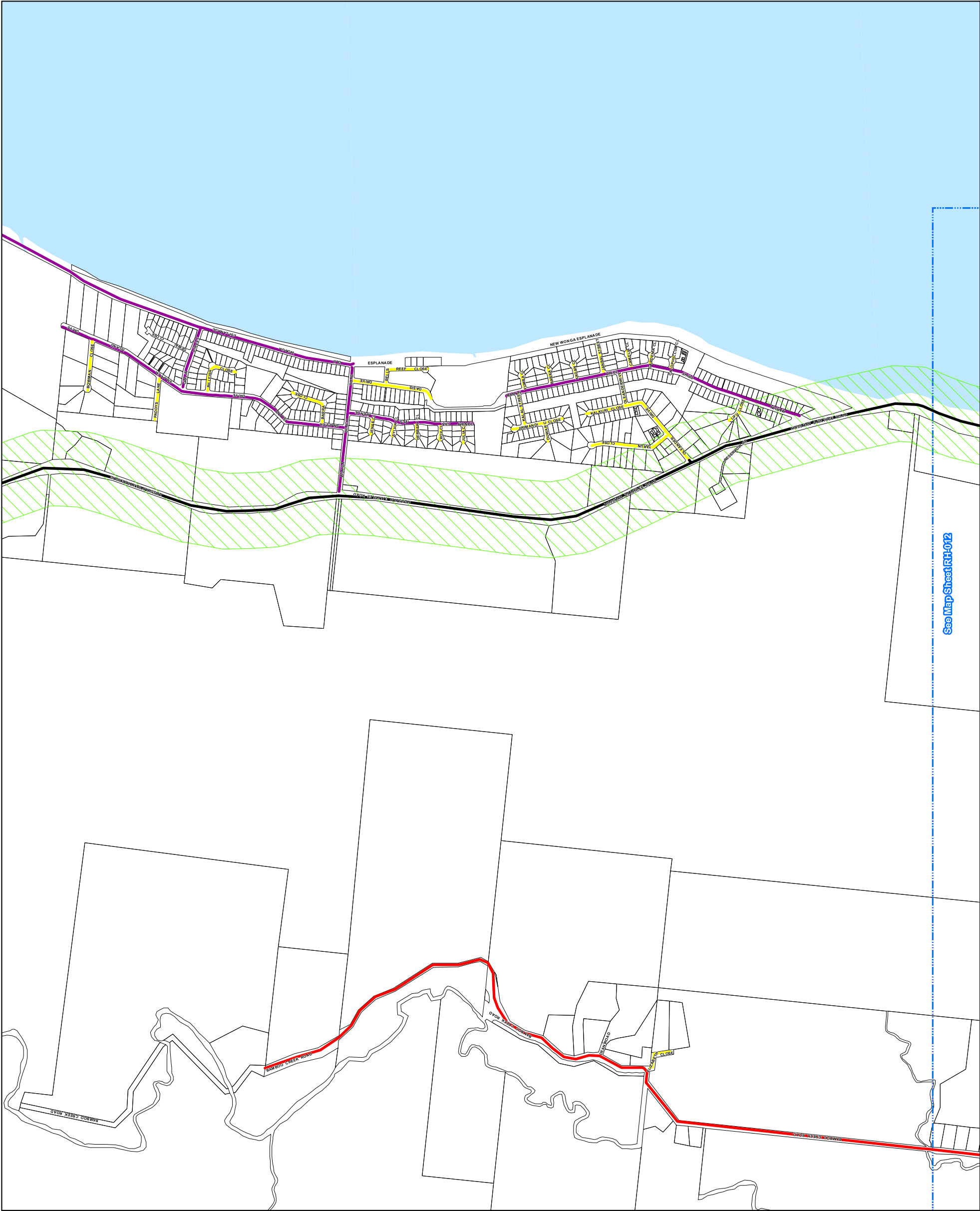
15

WONGA BEACH

MOSSMAN







See Map Sheet RH-012

Transport Network (Road Hierarchy) Overlay Map Sheet - RH-011

DOUGLAS

SHIRE COUNCIL

Transport Network (Road Hierarchy) Overlay Map

**Road Hierarchy:**

—

Arterial Road

—

Sub Arterial Road

—

Collector Road

—

Access Road

—

Industrial Road

—

Major Rural Road

—

Minor Rural Road

—

Unformed Road

▨

Major Transport Corridor Buffer Area

**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:**

10

11

12

13

14

15

WONGA BEACH

MOSSMAN

# ***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

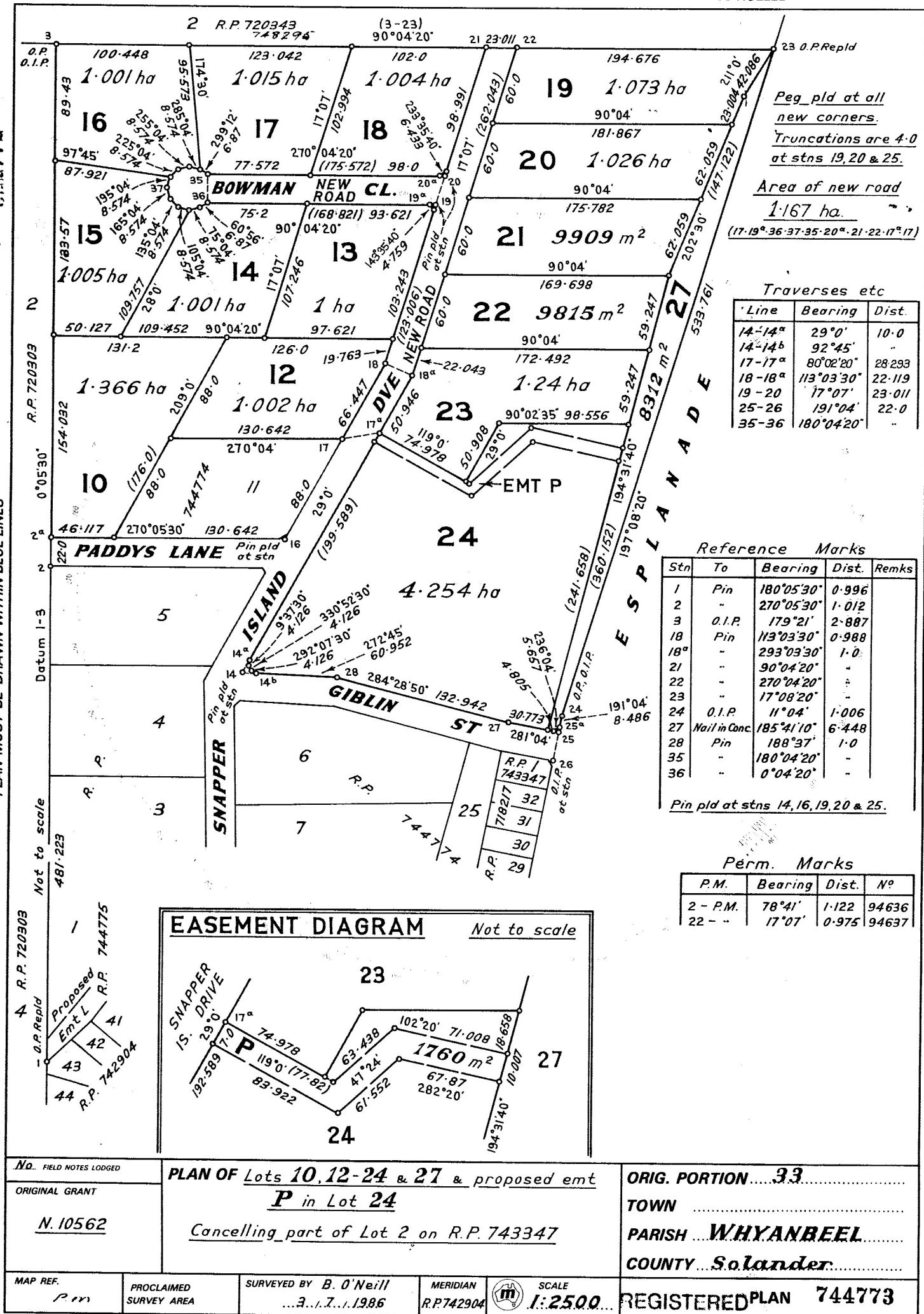
PLAN MUST BE DRAWN WITHIN BLUE LINES

744773

744773

PLAN MUST BE DRAWN WITHIN BLUE LINES

744773



## CERTIFICATE

I, Brian William O'Neill  
hereby certify that I have surveyed the land  
comprised in this plan by Richard Buitendyk 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 3.7.1986  
Signature of Licensed Surveyor B.O'Neill

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

Shiraz - Mayor or  
Chairman  
Shiraz - 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

*Plan in alignment  
Do not compete with Council  
has been registered in  
of Lot 27 to the Crown Shire  
dedicated  
15.9.86.  
See accompanying with determination  
Consent from Council registered  
determination at plan road registered  
at 11.23.86*

Calc. Bk. No. 162-207  
Examined 16/9/86 C.H.S.  
Passed 16/9/86 C.H.S.  
Charted 1/1  
Map Ref. P.M.

Particulars entered in  
Register Book

Vol. 1300 Folio 218

at 1.23.86

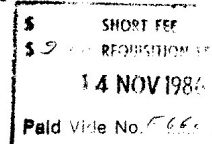
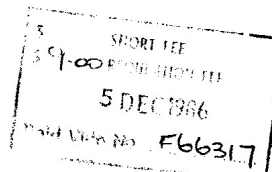
15 DEC 1986

REGISTRAR OF TITLES

## FOR TITLES OFFICE USE ONLY

## Previous Title

C.T. Vol. N. 1306 folio 218 Pt. Lot 2 RPTA3327  
T. 258921 Encl. Plan Lot 24 in favour of Shire of Douglas  
15th day of Sept 1986



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

MACDONALD'S  
INISTRATION PTY. LTD.  
TOWNSVILLE

## 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

REGISTERED PLAN 744773

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

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



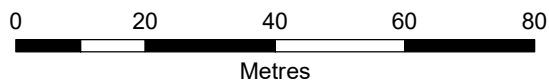
Location Diagram

Queensland



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



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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 m<sup>2</sup>)**

## 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



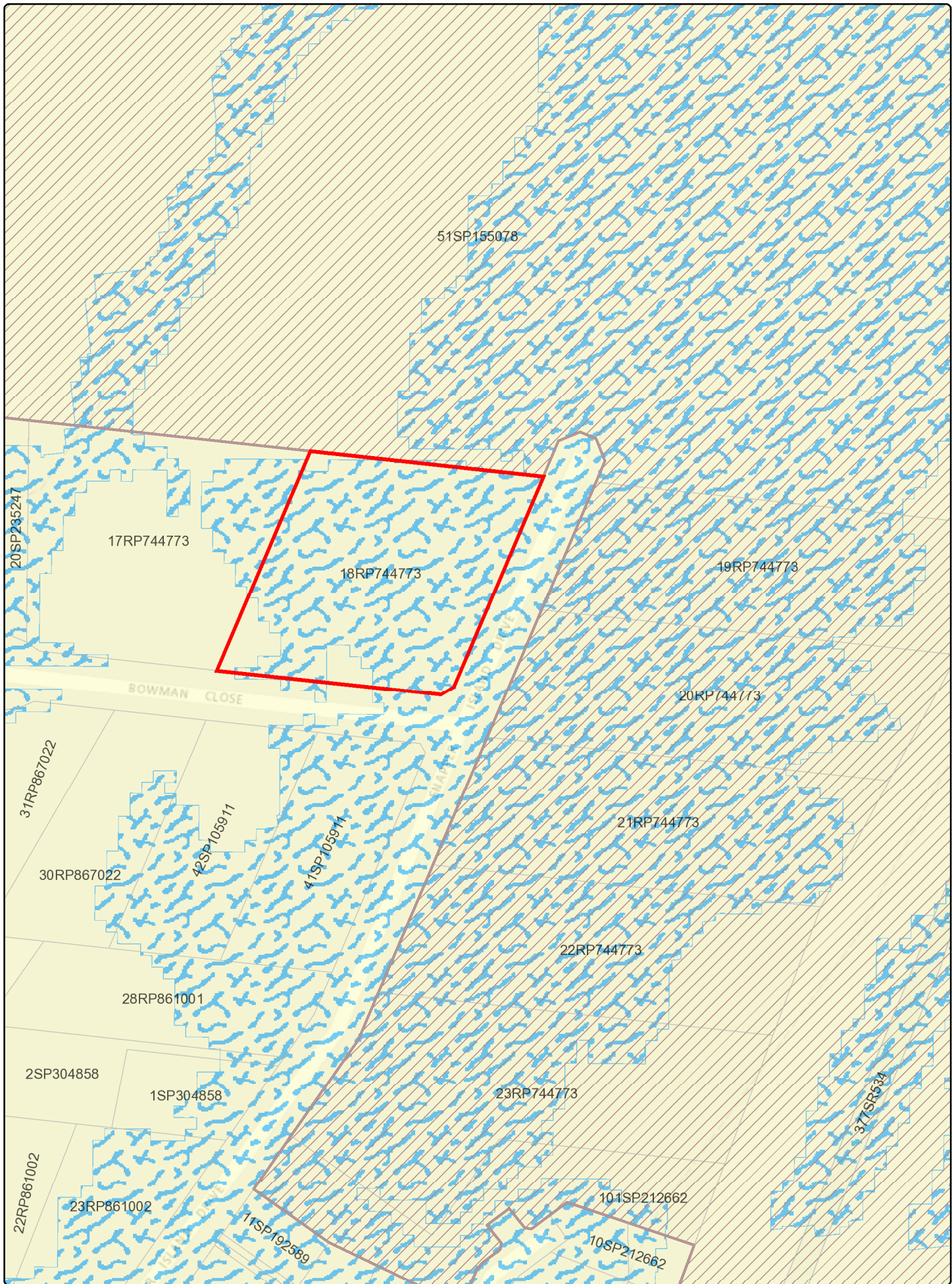
Queensland Government

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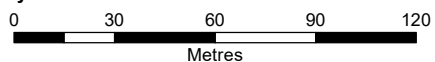
# **State Planning Policy** **Making or amending a local planning instrument** **and designating land for community infrastructure**

Date: 16/09/2022



**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



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Date: 16/09/2022

## State Planning Policy

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

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# State Assessment and Referral Agency

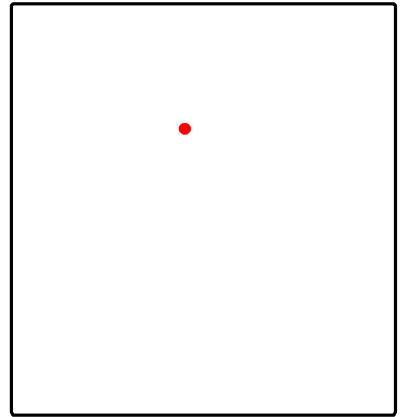
Date: 16/09/2022



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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 m<sup>2</sup>)**

*Coastal management district*

*Coastal area - medium storm tide inundation area*

*Wetland protection area trigger area*





## State Assessment and Referral Agency

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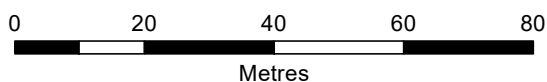


### Legend

Wetland protection area trigger area



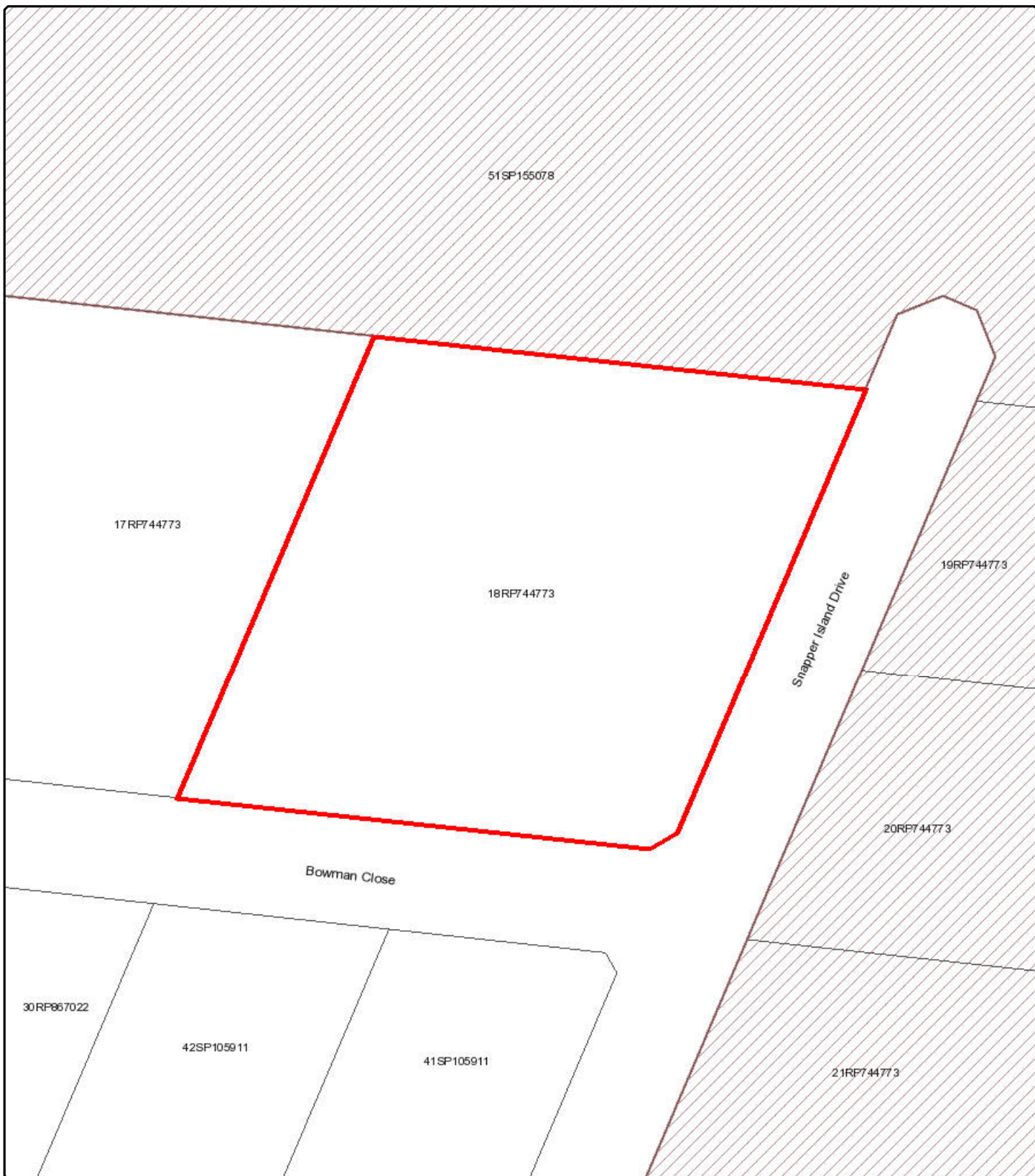
Wetland protection area trigger area



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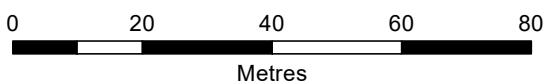


## Legend

Coastal management district



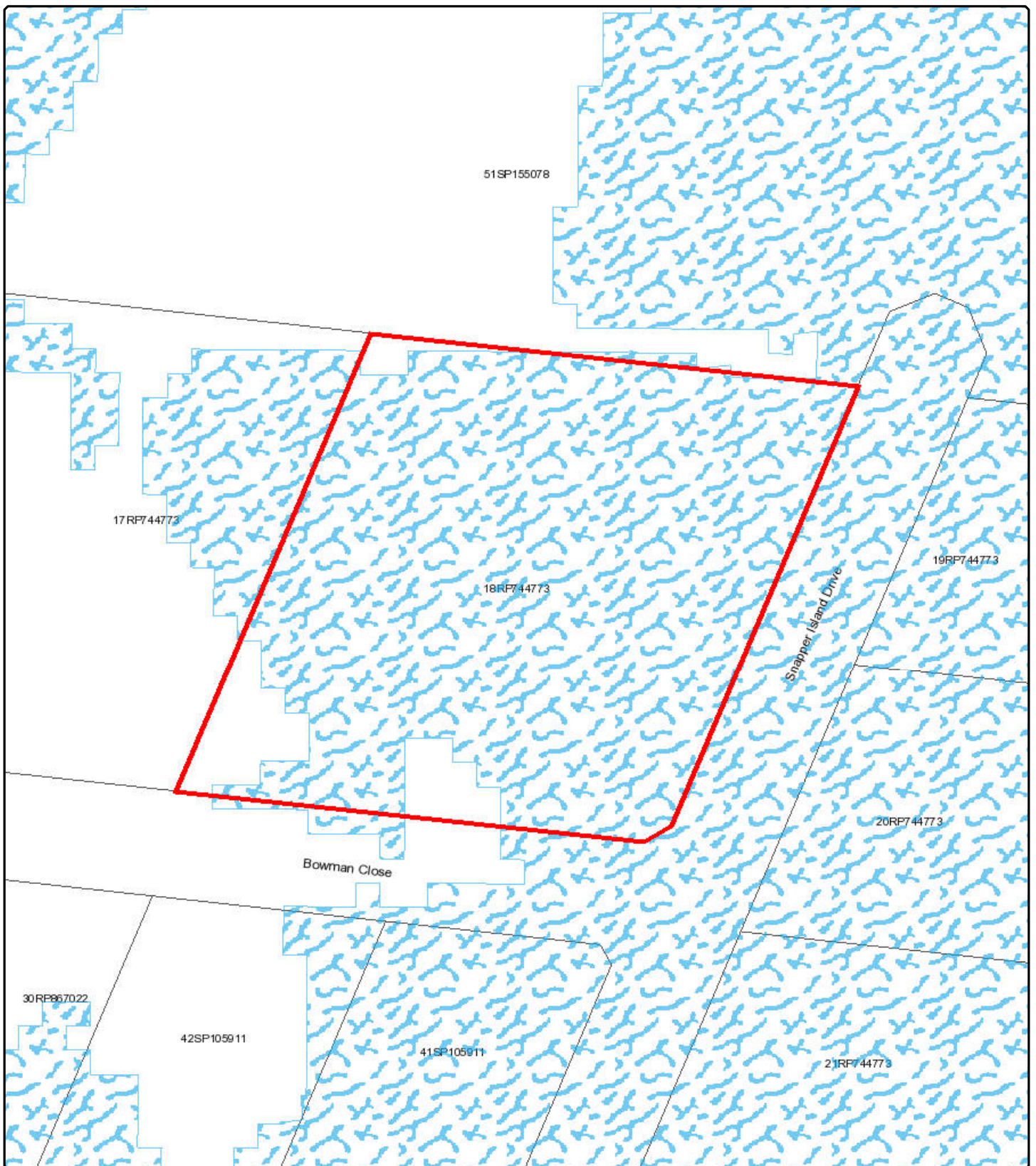
Coastal management district



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## State Assessment and Referral Agency

Date: 16/09/2022



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### Legend

Coastal area - medium storm tide inundation area



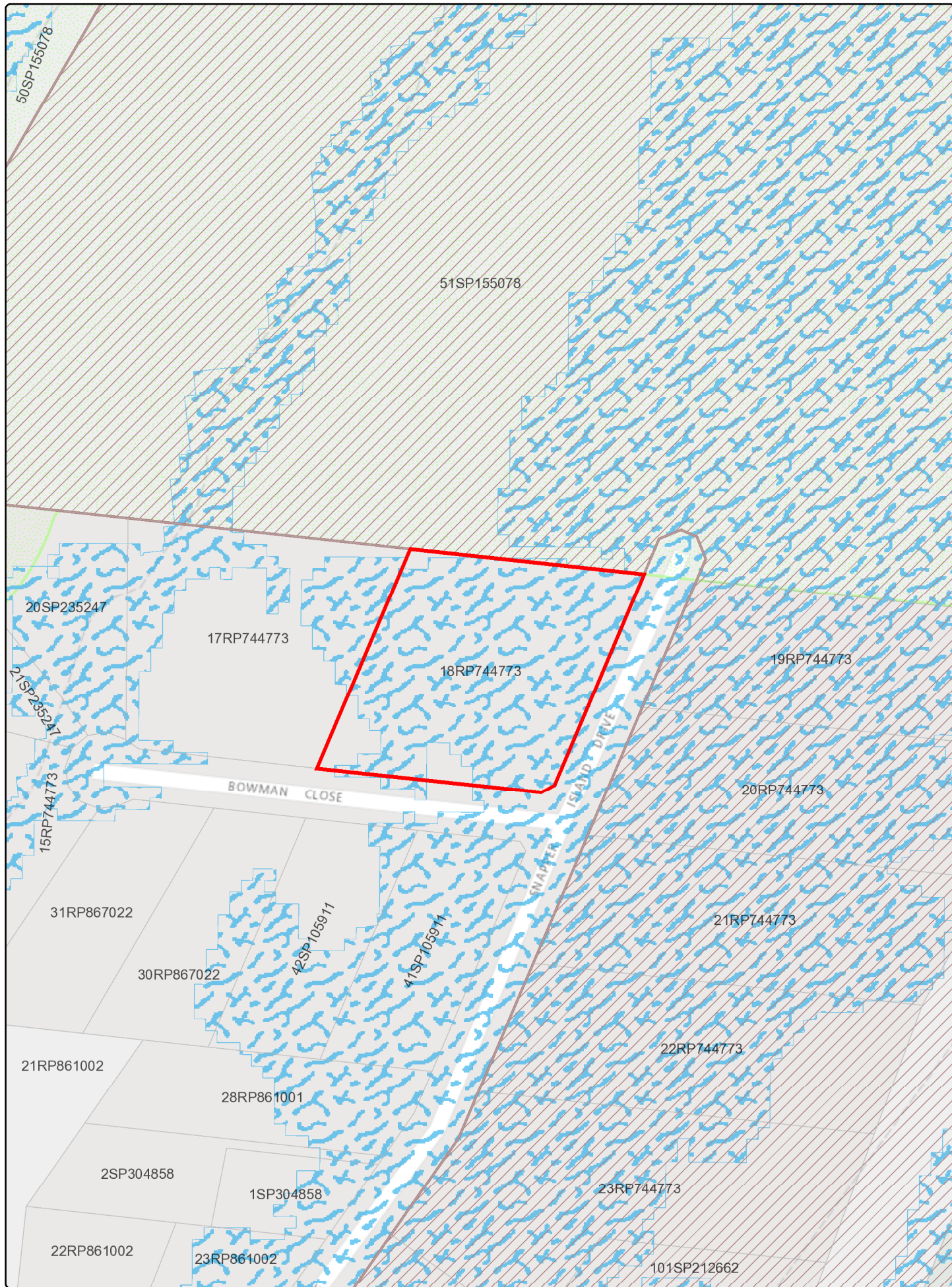
Coastal area - medium storm tide inundation area

0 20 40 60 80  
Metres

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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***

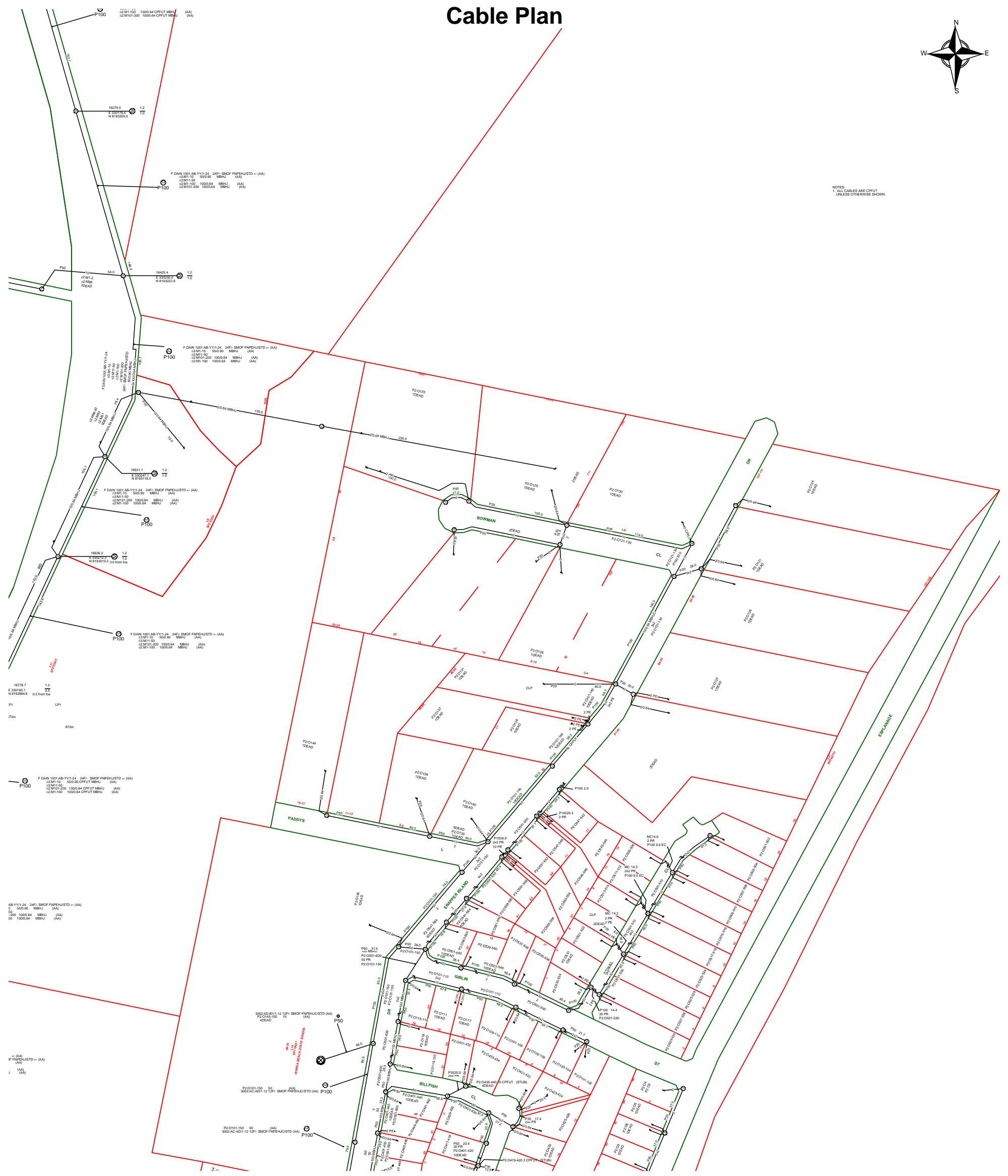
## ***DIAL BEFORE YOU DIG MAPPING***

***TELSTRA NETWORK***

***ERGON ENERGY NETWORK***

***DOUGLAS SHIRE COUNCIL NETWORK***

NOTES:  
1. ALL CABLES ARE CPFT  
UNLESS OTHERWISE SHOWN.



Generated On 15/09/2022 16:18:43

**CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.**

## Page 1 of 1



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.

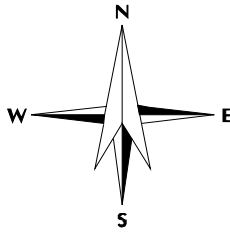
For Emergency Situations  
please call 13 16 70



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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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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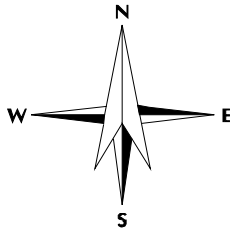
For Emergency Situations  
please call 13 16 70



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Date: 15/09/2022  
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Tile No: 1

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

AS5488 Category “D” Plan



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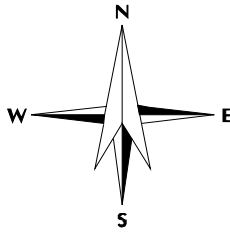
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
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

AS5488 Category “D” Plan



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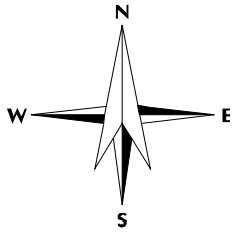
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
Scale: 1:500  
Tile No: 3

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

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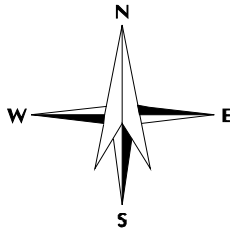
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
Scale: 1:500  
Tile No: 4

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

AS5488 Category “D” Plan



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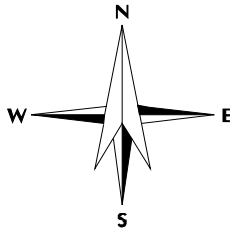
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
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Tile No: 5

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

AS5488 Category “D” Plan



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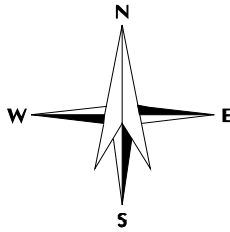
For Emergency Situations  
please call 13 16 70



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

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

AS5488 Category “D” Plan



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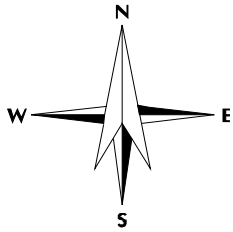
For Emergency Situations  
please call 13 16 70



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Date: 15/09/2022  
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Tile No: 7

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

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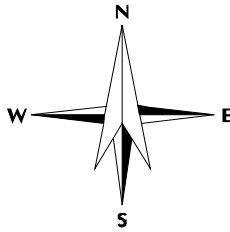
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
Scale: 1:500  
Tile No: 8

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

AS5488 Category “D” Plan



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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.

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.

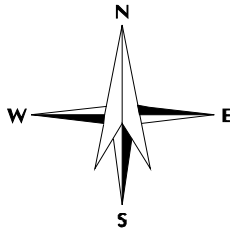
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
Scale: 1:500  
Tile No: 9

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

AS5488 Category “D” Plan



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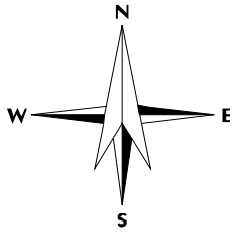
For Emergency Situations  
please call 13 16 70



Sequence: 216047433  
Date: 15/09/2022  
Scale: 1:500  
Tile No: 10

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

AS5488 Category “D” Plan



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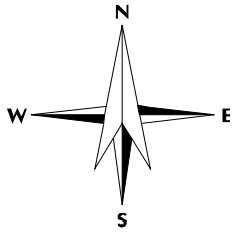
For Emergency Situations  
please call 13 16 70



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

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

AS5488 Category “D” Plan



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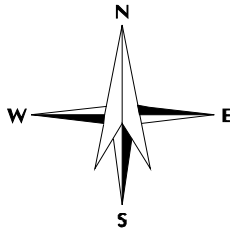
For Emergency Situations  
please call 13 16 70



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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21SP235247  
21 Bowman, CL

ASP168548

BSP168548

17RP744773  
11-17 Bowman, CL

18RP744773  
1-9 Bowman, CL

19RP744773  
107-111 Snapper Island, DR

20RP744773  
101-105 Snapper Island, DR

21RP744773  
95-99 Snapper Island, DR

22RP744773  
89-93 Snapper Island, DR

23RP744773  
81-87 Snapper Island, DR

15RP744773  
22-24 Bowman, CL

31RP867022  
20 Bowman, CL

30RP867022  
12 Bowman, CL

42SP105911  
6-10 Bowman, CL

41SP105911  
2-4 Bowman, CL

28RP861001  
88-90 Snapper Island, DR

2SP304858  
84 Snapper Island, DR

20RP861002  
15-17 Paddys, LANE

21RP861002  
11-13 Paddys, LANE

22RP861002  
5-9 Paddys, LANE

23RP861002

ESP235247

500 Poly 999

1000 PVC Unspecified 998

1000 PVC Unspecified 1991

1000 uPVC 1992

Bowman Close

Snapper Island Drive

Dewal

2021 Douglas Shire Council



# 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  
SEGPAR: 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  
Shape\_Length: 406.0656562588308  
Shape\_Area: 10148.11867702223  
LOT\_AREA\_AM:  
Survey\_Plan: 0  
Survey\_Plan\_G\_Drive: RP744773.tif  
Building\_Plan: 0

# Image Transparency (1)

Field1: