

APPLICATION FOR A DEVELOPMENT PERMIT

RECONFIGURING A LOT
BOUNDARY REALIGNMENT & ACCESS EASEMENT

on behalf of
J & V Noli Pty Ltd

at
Marine Parade, Newell

on
Lot 2 on RP715391 and Lot 5 on SP301696





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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicants, J & V Noli Pty Ltd, in support of a development application seeking a Development Permit for a Reconfiguring a Lot (Boundary Realignment - 2 into 2 Lots & Access Easement) on land at Marine Parade, Newell, formally described as Lots 2 on RP715391 and Lot 5 on SP301696.

It is proposed to undertake a boundary realignment to improve the existing lot configuration.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- Subject site description.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislative provisions.
- Section 5:- An assessment of the proposal against the relevant code provisions of the Douglas Shire Planning Scheme 2018.
- Section 6:- Conclusion.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable DA form, included in **Appendix A**. In accordance with section 51 of the Planning Act 2016, owners consent is not required as the applicant is the land owner. The application is subject to code assessment and therefore public notification will not be required.



2.0 THE SUBJECT SITE

The subject land is located at Marine Parade, Newell, precisely described as Lot 2 on RP715391 & Lot 5 on SP301696. Figure 1 below identifies the subject site and surrounding locality.

The site has a total area of 20.26ha with the breakdown of the existing lot areas provided below:

Lot 2 on RP715391 – 0.6902ha

Lot 5 on SP301696 – 19.57ha

Access to the subject land is via Marine Parage with frontages to unconstructed road reserve along the south and western boundaries. Lot 2 currently does not have constructed access. The area of the unconstructed road reserve is temporally closed with tenure of the road licence bound to Lot 5 restricting the separate transfer of Lot 5 and the road licence. The eastern boundary of the site adjoins residential zoned land with the balance of the site surrounded by predominantly rural uses.

The site is currently unimproved by the means of any dwellings or structures and currently used for cane production.

Copies of the Title Searches within **Appendix B**, confirms that the applicant J & V Noli Pty Ltd is the registered land owner. In accordance with section 51 of the Planning Act, written consent is not required when the applicant is also the registered owners of the premises. A current SmartMap included at **Appendix B**, identifies the existing lot configuration.



Figure 1: Queensland Globe Aerial image of the subject site



The subject site is zoned Rural for the purpose of the Douglas Shire Planning Scheme 2018. An extract of the zoning map is shown on *Figure 2* below. Land immediately adjacent to the west to the subject site is equally also zoned Rural while adjoining land to the east is zoned Low Density Residential.



Figure 2: Extract of zoning map (Douglas Shire Planning Scheme)



3.0 THE PROPOSAL

Approval of the Development Application will authorise a Development Permit for Reconfiguring a Lot (Boundary Realignment & Access Easement). The subject land consists of two (2) separate parcels of land that cover a total area of 20.26ha with the breakdown the existing lots provided below:

Lot 2 on RP715391 – 0.6902ha

Lot 5 on SP301696 – 19.57ha

The proposed boundary realignment will result in the following lots being created:

Proposed Lot 1 – 9.26ha

Proposed Lot 2 – 11.0ha

The proposed reconfiguration is identified on the proposal plan (Brazier Motti Drawing No. 35988/001A) included in **Appendix C**, an extract is shown on **Figure 3** below.



Figure 3: Extract of Proposal Plan 35988/001A prepared by Brazier Motti

Under the current configuration, existing Lot 2 does not have constructed access to a gazetted road or is of sufficient area and dimensions to be utilised for agricultural purposes. The proposed boundary realignment will facilitate the creation of two lots with approximately even areas and dimensions of 9.26ha and 11.0ha, respectively. The proposed lots are suitably sized to accommodate agricultural activities which is consistent with the purpose and main outcomes sought for the Rural Zone.

Whilst both existing lots have been historically utilised for the cultivation of sugar cane, this has been in conjunction with other properties, not as standalone lots. With a total area of 20.26ha the site is unable to be viably used for the standalone production of sugar cane or other traditional row cropping pursuits. With areas of 9.26ha and 11.0ha respectively, the proposed lots are suitable for a range of high value agricultural pursuits including and not limited to the following:



- Small scale cropping and vegetable production;
- Horticulture;
- Intensive horticulture (Greenhouse cropping);
- Wholesale / production Nursery;
- Horse agistments;
- The production of cattle feed;
- The raising of livestock (e.g. chickens, cows, pigs); and
- Value added industry (e.g. partial processing of produce)

The proposed reconfiguration results in the long-term viability of both lots to be used for agricultural production purposes. Furthermore, it is submitted that reliance on minimum lot sizing associated with traditional row crops as a driver for agricultural production efficiencies is not a realistic assessment benchmark considering the Rural Zone code states that the purpose of the Zone is to provide for a broad range of rural land uses.

The proposed lots will continue to gain access from Marine Parade. Both proposed lots have direct frontage to an un-constructed section of road reserve. The area of the unconstructed road reserve is temporally closed with tenure of the area via a road licence bound to the existing Lot 5. It is proposed that the southern area of the road licence will be surrendered. All weather access to proposed Lot 2 will be via a 10m wide access and service easement positioned along the southern boundary of proposed Lot 1. The provision of the private access removes any responsibilities/burdens from Council for future maintenance etc.

The development is not anticipated to cause adverse effects on stormwater quality, stormwater flow, receiving waters and wastewater impacts within the local area. This application is merely to rationalise tenure by realigning the boundaries

The proposed boundary realignment put before Council resolves to:

1. Rectify the existing lot configuration;
2. Ensure that each lot has legal access to a gazetted/constructed road; and
3. Results in parcels suitable for high value agricultural pursuits.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3 STATE ASSESSMENT AND REFERRALS

Consideration of the proposed application against Schedule 10 of the Planning Regulation 2017 determined the proposal does not trigger any referral matters.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

4.5 FAR NORTH QUEENSLAND REGIONAL PLAN

The subject site is located within the regional landscape and rural protection area identified in the FNQ Regional Plan and the proposed development is not inconsistent with the outcomes of the FNQ Regional Plan. The boundary realignment does not reduce the capacity of productive rural land. The proposal simply seeks to rationalise the existing tenure.

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Douglas Shire Council is nominated as the assessment manager for the application. The applicable planning scheme is the Douglas Shire Planning Scheme 2018.

4.7 PUBLIC NOTIFICATION

The proposed development on the subject site does not require public notification under the provisions of the Planning Act 2016.



5.0 THE PLANNING FRAMEWORK

5.1 THE DOUGLAS SHIRE COUNCIL PLANNING SCHEME 2018

The planning scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The planning scheme further identifies numerous overlay codes.

5.2 PLANNING SCHEME DESIGNATIONS

In accordance with the Douglas Shire Planning Scheme 2018, the site is subject to the designations listed in the table below. These designations will assist in determining which Tables of Assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the Category of assessment and the codes applicable to the proposed development.

Planning Scheme Designation

<i>Type of Designation</i>	<i>Designation and Applicability</i>
Zone	Rural Zone
Acid Sulfate Soils Overlay	The site is identified as containing the Acid Sulphate Soils (< 5m AHD)
Coastal Environment Overlay	Identified within Erosion Prone Area
Flood and Storm Tide Hazard Overlay	Identified within Medium Storm Tide Hazard
Landscape Values Overlay	Identified as Medium Landscape Value
Natural Areas Overlay	MSES - Regulated Vegetation (Intersecting a Watercourse)
Transport Network Overlay	Identified adjacent to Transport Noise Corridors – Collector Road

5.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within the *Rural Zone* and identified on several *overlays*. The relevant table of assessment within the Douglas Shire Planning Scheme (2018) (Table 5.6.j) identifies the Reconfiguring a Lot as Assessable Development and is Code Assessable.

Furthermore, the Assessment Tables identify that an application for Reconfiguring a Lot requires assessment against the planning scheme and hence the following Codes:

- Rural Zone Code;
- Access, Parking and Servicing Code;
- Environmental Performance Code;
- Filling and Excavation Code;
- Infrastructure Works Code;
- Landscaping Code;
- Reconfiguring a Lot Code; and
- Relevant Overlay Codes.

An assessment of the proposal against the relevant provisions of the applicable Codes is discussed overleaf:



5.4 ZONE CODE PROVISIONS

5.4.1 Rural Zone Code

In accordance with the Douglas Shire Planning Scheme 2018 the site is contained within the Rural Zone, where a Reconfiguring a Lot is Code Assessable.

The purpose of the Rural zone code is to provide for:

- (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

Response

The proposed development is compliant with the relevant Performance Outcomes specified within the Zone Code. The proposed boundary realignment will facilitate the creation of two lots with approximately even areas and dimensions of 9.26ha and 11.0ha, respectively.

Even though PO7 nominates a minimum of 40ha, the creation of lots with areas of 9.26ha and 11.0ha are suitably sized to accommodate high value agricultural activities that are consistent with the purpose and main outcomes sought for the Rural Zone.

Whilst both existing lots have been historically utilised for the cultivation of sugar cane, this has been in conjunction with other properties, not as standalone lots. With a total area of 20.26ha the site is unable to be viably used for the standalone production of sugar cane. The proposed boundary realignment will result in lots suitable for a range of agricultural pursuits.

Notwithstanding the above, a minimum of 40ha is not required for we submit that the size of both lots, as proposed, is sufficient for a number of rural activities including:

- Small scale cropping and vegetable production;
- Horticulture;
- Intensive horticulture (Greenhouse cropping);
- Wholesale / production Nursery;
- Horse agistments;
- The production of cattle feed;
- The raising of livestock (e.g. chickens, cows, pigs); and
- Value added industry (e.g. partial processing of produce)

The proposed reconfiguration results in the long-term viability of both lots to be used for agricultural production purposes. Furthermore, it is submitted that reliance on minimum lot sizing associated with traditional row crops as a driver for agricultural production efficiencies is not a realistic assessment benchmark considering the Rural Zone code states that the purpose of the Zone is to provide for a broad range of rural land uses.

Therefore, whilst the proposed Lots are <40Ha, the lots are consistent with the purpose and overall outcomes sought for the Rural Zone being the conservation of agricultural activities.

It is further noted that the proposed reconfiguration is for a boundary realignment, not the subdivision of land creating additional allotments.



5.5 OVERLAY CODES

5.5.1 Acid Sulfate Soils Overlay Code

Overlay mapping identifies the site as containing Acid Sulphate Soils (< 5m AHD). Accordingly, assessment against the Acid Sulphate Soils Overlay Code is applicable.

Response

The proposal is merely for a boundary realignment. It is not envisaged that proposed boundary realignment will result in the disturbance of acid sulphate soils. Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.5.2 Coastal Environment Overlay Code

The subject land is identified as having land within an Erosion Prone Area. Accordingly, assessment against the Coastal Environment Overlay Code is applicable.

Response

The subject site is currently vacant rural land. The continued use of the land for rural purposes will not impact on the coastal processes. Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.5.3 Flood and Storm Tide Hazard Overlay Code

The subject land is identified as being impacted by flood inundation. Accordingly, assessment against the Flood and Inundations Hazards Overlay Code is applicable.

Response

The subject site is currently vacant rural land. Future structures within the proposed lots are not known at this point of time. An appropriate condition of approval is that any future structure within the proposed lots is required to achieve the determined level of flood immunity at the time of construction.

Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.5.4 Landscape Values Overlay Code

The subject land is identified as containing land with medium landscape value. Accordingly assessment against the Landscape Values Overlay Code is applicable.

Response

The subject site is rural land. The boundary realignment will not impact on the landscape value of the surrounding locality.

Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.5.5 Natural Areas Overlay Code

The subject land is identified as containing land with MSES - Regulated Vegetation (Intersecting a Watercourse). Accordingly assessment against the Natural Areas Overlay Code is applicable.



Response

The proposed boundary realignment will not impact on the waterway that traverses the site.

Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.5.6 Transport Network Overlay Code

The purpose of the Transport Network Overlay Code is to ensure that development provides transport infrastructure that supports a safe, efficient transport network, including the active transport network.

Response

Access to the proposed lots will continue to be via Marine Parade. The proposal does not result in the requirement for additional or new road networks.

Overall, the proposed development is consistent with the intended role and function of the transport network and does not compromise the safety and efficiency of the transport network.

5.6 DEVELOPMENT CODES

5.6.1 Access, Parking and Servicing Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Access, Parking and Servicing Code. The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

Response

The proposal is merely for a boundary realignment. Both proposed lots will continue to be accessed via Marine Parade. All weather vehicular access to proposed Lot 2 will be via 10m wide access and service easement positioned along the southern boundary of proposed Lot 1.

Through appropriate conditions of approval, the development can demonstrate compliance with the overall, performance and acceptable outcomes of the code.

5.6.2 Environmental Performance Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Environmental Performance Code.

Response

The proposal is merely for a boundary realignment. The subject land will continue to be used for agricultural purposes. Detailed assessment against this code is not considered necessary.

5.6.3 Filling and Excavation Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Excavation and Filling Code. The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.



Response

Excavation and filling is not anticipated as part of this application, however if required excavation and filling will be undertaken in accordance with the Excavation and Filling Code and the FNQROC Regional Development Manual.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Excavation and Filling Code.

5.6.4 Infrastructure Works Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Infrastructure Works Code. The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

Response

The proposal is for a rural boundary realignment. Connection to available services will be undertaken at the time that any structures are erected onsite. Any future service connections will be undertaken in accordance with the FNQROC Development Manual.

As the proposed lots are rural in nature, the provision of potable water will be with the provision of onsite water storage tanks provided in accordance AO3.2 at the time of occupation of any future dwelling.

In demonstrating compliance with AO4.2 each proposed lot has sufficient area and dimensions to site an appropriate onsite disposal system. The requirement for an Onsite Sewerage Assessment can be appropriately conditioned requiring an assessment to be undertaken prior to building works commencing onsite.

All weather vehicular access to proposed Lot 2 will be via 10m wide access and service easement positioned along the southern boundary of proposed Lot 1.

The proposal can be appropriately conditioned to meet the performance benchmarks of the Infrastructure Works Code.

5.6.5 Landscaping Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Landscaping Code. The purpose of the Landscaping code is to assess the landscaping aspects of a development.

Response

No landscaping is proposed to facilitate this boundary realignment. Hence, assessment against this code is not warranted.



5.6.6 Reconfiguring a Lot Code

In accordance with the Douglas Shire Planning Scheme 2018 table of assessment the development requires assessment against the Reconfiguring a Lot Code. The purpose of the Reconfiguring a Lot Code is to regulate development for reconfiguring a lot

Response

As detailed in the response for the Rural Zone Code, whilst the proposed Lots are <40Ha, the creation of the proposed lots have demonstrated compliance with the purpose and overall outcomes sought for the Rural Zone being the conservation of agricultural activities.

The proposed reconfiguration results in the long-term viability of both Lots to be used for agricultural production purposes. Furthermore, it is submitted that reliance on minimum Lot sizing associated with traditional row crops as a driver for agricultural production efficiencies is not a realistic assessment benchmark considering the Rural Zone code states that the purpose of the Zone is to provide for a broad range of rural land uses.

The proposal to increase the area of existing Lot 2 will result in a parcel of land which is more suitably sized to accommodate agricultural activities which is consistent with the purpose and main outcomes sought for the Rural Zone. Whilst the area of one existing lot will decrease, both proposed lots will be of a sufficient size to accommodate agricultural activities.

It is respectfully submitted to Council that horticultural crops can be profitably grown on a significantly smaller portion of land than traditional row crops such as Sugar Cane. Therefore, it is concluded that the proposed reconfiguration results in two lots which can adequately be used for agricultural production and therefore, the development is consistent with the purpose and overall outcomes sought for the Rural Zone.

Both proposed lots will be provided with all weather access from Marine Parade. Proposed Lot 2 will be via 10m wide access and service easement positioned along the southern boundary of proposed Lot 1.



6.0 CONCLUSION

This proposal details a development application to Douglas Shire Council seeking a Development Permit for Reconfiguring a Lot (2 lots into 2 lots), on land described as Lot 2 on RP715391 & Lot 5 on SP301696, located at Marine Parade, Newell

In summary, the proposed development is recommended for approval based on the following reasons:

- The proposed Lots are of a size which is much more suited to high value agricultural purposes and therefore promotes and protects the long-term ability of the Lots to be used for agricultural production purposes which is the fundamental desire of land within the Rural Zone.
- Resolves the existing lot configuration;
- Ensures each lot is provided constructed access to a constructed road.

Given the above facts and circumstances presented in this report, we recommend that Council approve the development subject to reasonable and relevant conditions.

APPENDIX A

brazier motti



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)	J & V Noli Pty Ltd c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 1185
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	4054 0400
Email address (non-mandatory)	cns.planning@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	35988-001-01

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
			Marine Parade	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4783	2	RP715391	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Marine Parade	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	5	SP301696	Douglas Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to 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:	<input type="text"/>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	<input type="text"/>
Name of port authority for the lot:	<input type="text"/>
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	<input type="text"/>
Name of port authority for tidal area (if applicable):	<input type="text"/>
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	<input type="text"/>

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot – Boundary Realignment and Creation of Access Easement

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 ²) (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?	
2	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input checked="" type="checkbox"/> Boundary realignment (complete 12))	<input checked="" 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				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 2 on RP 715391	6,902m ²	Proposed Lot 1	11.0ha
Lot 5 on SP301969	19.57ha	Proposed Lot 2	9.26ha
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
Proposed	10.0m	310.4m	Access	Proposed Lot 2

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 Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>)
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – Form 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 for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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

Marine activities

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

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	

APPENDIX B

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20530019	Search Date:	12/10/2023 15:14
Date Title Created:	07/09/1956	Request No:	45944226
Previous Title:	20490179		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 715391

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722703870 25/08/2023

J & V NOLI PTY LTD A.C.N. 629 557 928

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20393164 (POR 7)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51194256	Search Date:	12/10/2023 15:15
Date Title Created:	02/09/2019	Request No:	45944262
Previous Title:	20594104		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 301696

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722718724 01/09/2023

J & V NOLI PTY LTD A.C.N. 629 557 928

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20393164 (POR 7)
2. COVENANT No 719606696 06/09/2019 at 10:19
restricts dealings over
LOT 5 ON SP301696 AND
LOT 1 ON CROWN PLAN RL208297

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

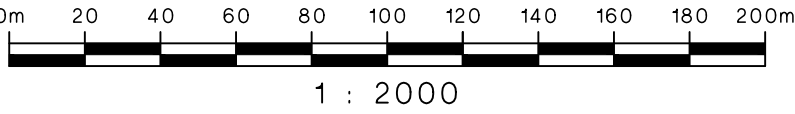
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

APPENDIX C

brazier motti





**PROPOSED
RECONFIGURATION**
Lots 1, 2 and Emt A in Lot 1
Cancelling Lot 2 on RP715391 and Lot 5 on SP301696

Date: 27/09/2023	
Scale: 1:2000	A3
Drawn: WCHO	
Job No: 35988/001-01	
Plan No:	35988/001 A

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.