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DOUGLAS SHIRE COUNCIL	
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17 MAR 2014	
Attention	MRH orig ✓
Information	

Port Douglas Master
Fisherman's Association Inc
PO Box 47
Mossman 4873
10th March 2014

The Chief Executive Officer
Douglas Shire Council
64-66 Front Street
Mossman 4873

Dear Sir,

Proposed Reconfiguration of Lot 1 SP262338 into 2 lots Port Douglas

We refer to the above Application and to advice from the Manager Development and Environment dated 25th February 2014.

With reference to those discussions we provide the following advices:-

(i) We have been advised that a further fee of \$831 is required because the subdivision application includes an access easement. While we intend to pay this amount we would advise that our experience with Cairns Regional Council has been that such an extra fee is not payable under the current fee structure when the proposed access easement is part of a subdivision application. We request Council Officers to review the fee, in the context of previous interpretation by CRC, in due course. Our Cheque is attached in this regard.

(ii) A revised IDAS Form 7 is attached.

(iii) Lot 11 will be provided with access via the access easement and all services – sewerage, water, electricity and telephone can be provided by easement C. When the stage 2 development occurs on Lot 11 general stormwater will be directed into the inlet via a Stormwater Quality Improvement Device (SQID) and wash down waters will be collected, passed through a separator and directed to sewer via the services easement. This arrangement is already in place for Lot 12 (stage 1).

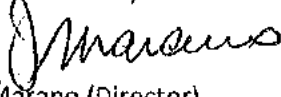
(iii) As stated previously we believe that any office requirements for lot 11 can be contained in the proposed maintenance shed detailed on the approved plan and this is ancillary to the proposed use. As detailed on the modified plan attached, the south east boundary of lot 11 has been relocated to the south so as to include 8 existing car parks and the remaining 11 car parks remain with lot 12. The access easement has been modified to give access to the 8 car parks. This arrangement in our view exceeds any car parking requirement for both lots

Paid \$831
R# 10128

(iv) The proposed facilities building shown adjacent to the easement C is not required at this time however the easement C which is for underground service connections will be structured to allow this facility to be constructed as and when required. It should be noted that it has always been intended that this facilities building would form part of the marina/service station component of the development. The car parking issue has been addressed in previous paragraph as has the proposed location of the small administrative office.

Please contact RECS Mr Peter Dotalis should you require any further information.

Yours faithfully


J. Marano (Director)

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete IDAS form 1—Application details
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

- complete IDAS form 32—Compliance assessment
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. What is the total number of existing lots making up the premises? one

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created				one (total of two) Marina & Waterfront I

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
MCU 3B 046/02	06/11/2007	21/11/2015

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

nil

not applicable

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☐ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☐ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				Two Marine Industry

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage

9. What is the reason for the boundary realignment?

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10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.)

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?
6-8 m	106 m	Access easement	Lot 11
10 m	34 m	Services easement	Lot 11

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and their height the location of any stormwater detention on the relevant land the location and dimension of any land dedicated for community 	<input checked="" type="checkbox"/> Confirmed	

<p>purposes</p> <ul style="list-style-type: none"> the final intended use of any new lots. 		
<p>For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application.</p> <p>For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.</p>	<input checked="" type="checkbox"/> Confirmed	
<p>A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).</p>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<p>For an application involving assessable development in a wild river area</p>		
<p>Documentation that:</p> <ul style="list-style-type: none"> describes how the development to which the application relates is not prohibited development and demonstrates how the proposed development will meet the requirements set out in the relevant wild river declaration and any applicable code mentioned in the relevant wild river declaration under the <i>Wild Rivers Act 2005</i>. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<p>A map showing the proposed location of the development in relation to any nominated waterways under the <i>Wild Rivers Act 2005</i> and wild river management areas. (a map may be produced digitally at www.ehp.qld.gov.au/wildrivers/wildrivers-map.php).</p> <p>Wild river management area means any of the following areas under the <i>Wild Rivers Act 2005</i>:</p> <ul style="list-style-type: none"> special floodplain management area preservation area high preservation area floodplain management area subartesian management area designated urban area. <p>Editor's note: A floodplain management area, subartesian management area or designated urban area may be over all or part of a high preservation area or preservation area. A subartesian management area or designated urban area may be over all or part of a special floodplain management area.</p>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

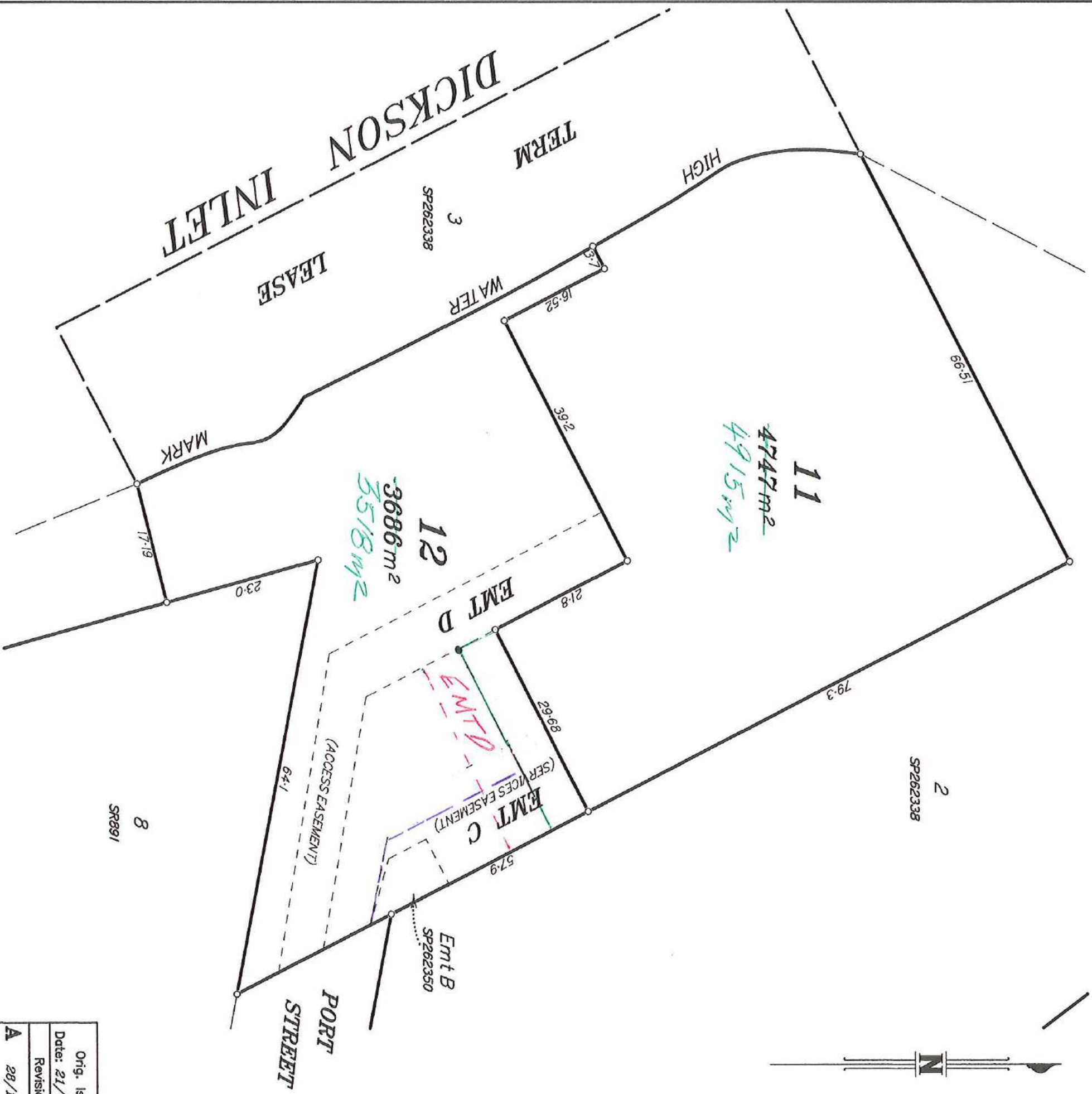
Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Department of State Development, Infrastructure and Planning
 PO Box 15009 City East Qld 4002
 tel 13 OGOV (13 74 68)
info@dsdip.qld.gov.au

www.dsdip.qld.gov.au

IDAS form 7—Reconfiguring a lot
 Version 3.0—1 July 2013



(i) This plan was prepared for the purpose and exclusive use of Marano Enterprises (Mellito Pty Ltd) to accompany an application to the CARNS REGIONAL COUNCIL for approval to subdivide the land described in the plan and is not to be used for any other purpose or by any other person or corporation. Charles O'Neill Pty. Ltd. accepts no responsibility for any loss or damage suffered hereafter arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) to (vi) hereof.

(ii) The contours shown on this plan are derived from preliminary field work, or other sources and are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.

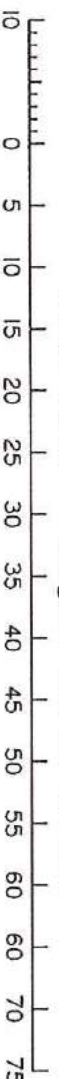
(iii) The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(iv) Unless stated otherwise, no investigations have been carried out by Charles O'Neill Pty. Ltd. into whether or not any of the land has been filled, and it is recommended that such investigation be undertaken by a suitably qualified person.

(v) Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.

(vi) This plan may not be photocopied unless this note is included.

Scale 1:600 - Lengths are in Metres.



**Charles O'Neill Pty. Ltd.
Consulting Surveyors**

Pentagon Office 20 – 25 Grafton Street
P O Box 5246 CAIRNS 4870
Phone (07) 4051 6722 Fax (07) 4031 1446
Email: manager@conellsureys.com.au
ACN 010 329 174

Plan of Proposed Lots 11, 12 & Emt C & D in Lot 12

Cancelling Lot 1 on SP262338

PARISH: **SALISBURY**

COUNTY: *Solander*

Plan No.
6978MAR-04A

Orig. Issue
Date: 21/6/13
Revisions

A 28/11/13
Layout revised
in accordance
with SP262338

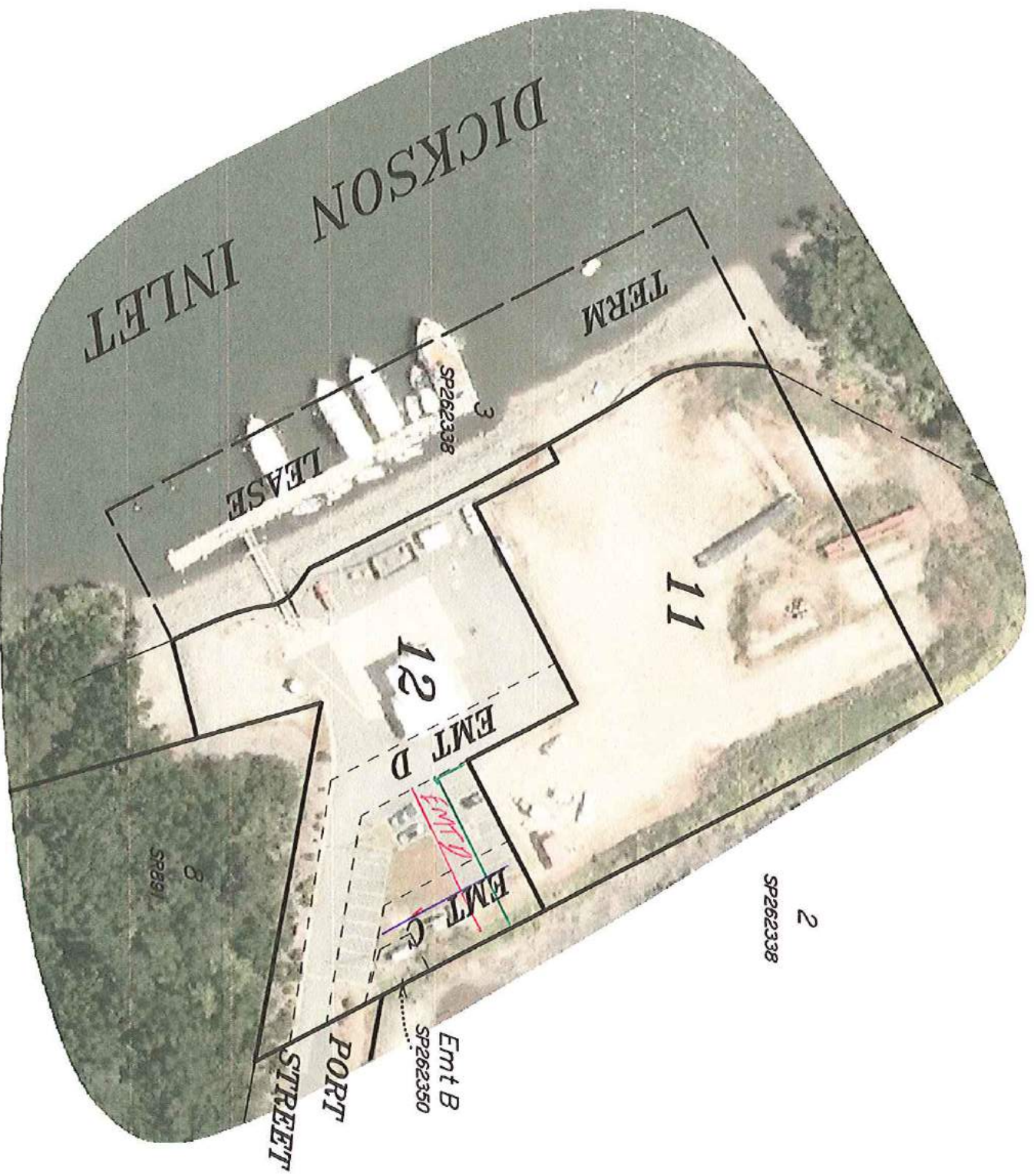
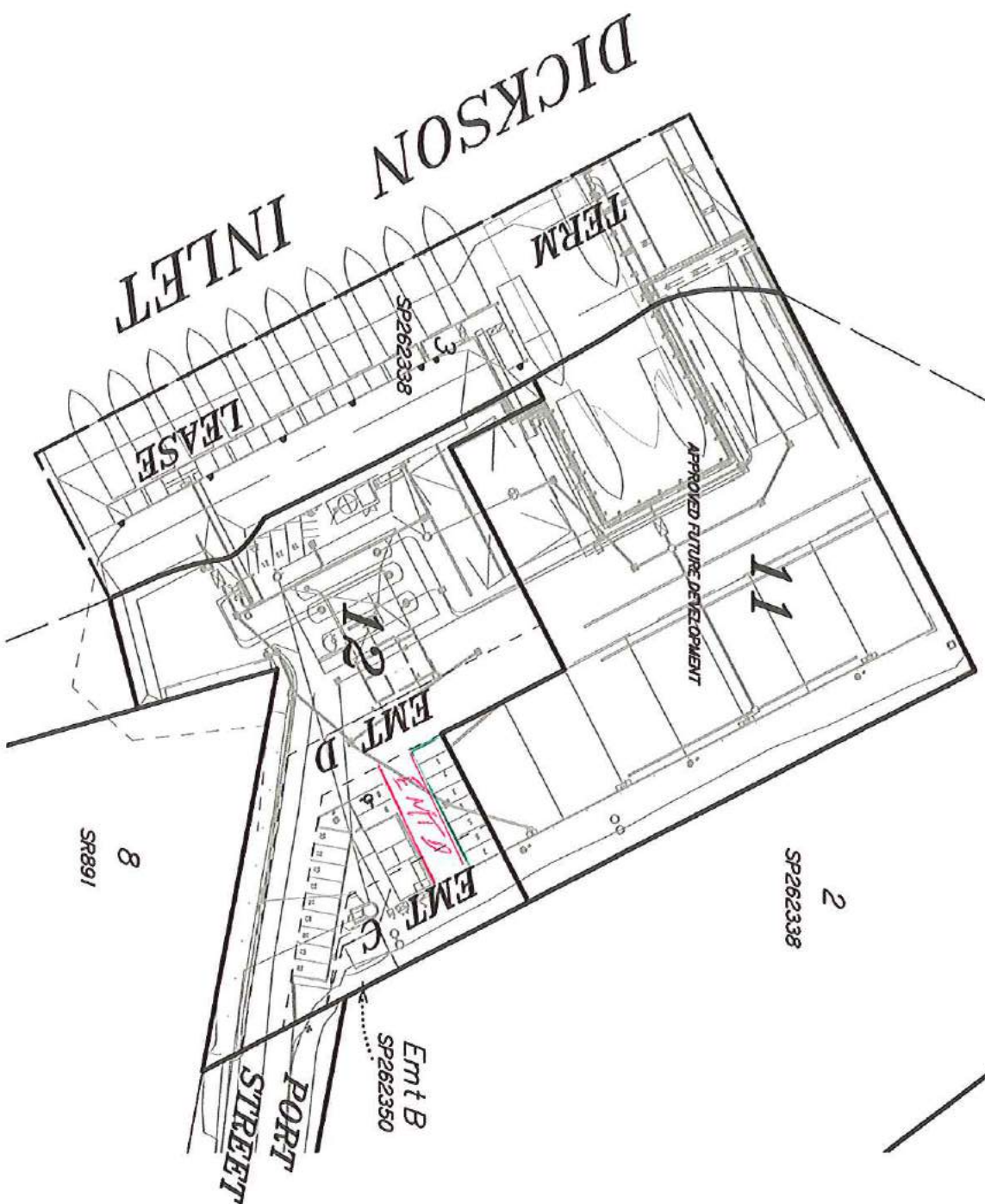
Scale: 1:600 - A3

Drawn: MAT	Checked: GHP
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Cad Ref: 6978BP-04A.dwg	Orig. Issue: 21/6/13
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PASSED & ENDORSED:
 By: *G. Phillips* Date: 28/11/13

Signed: Robert J. Miller
Cadastral Surveyor



Scale 1:1000 - Lengths are in Metres.

