

DOUGLAS SHIRE COUNCIL	
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Attention	DPL
Information	

V. G. Scmazzon  
Lot 1 South Arm Drive  
Wonga Beach QLD 4873  
23<sup>rd</sup> January 2017

Mr Nick Wellwood  
General Manager Operations  
Douglas Shire Council  
PO BOX 723  
Mossman  
Queensland 4873

Dear Sir,

**Information Request -Proposed Reconfiguration of a Lot (1 lot into 3) Wonga Beach**

I refer to Council's Information request 13<sup>th</sup> January 2017 and as requested please find attached completed IDAS form 23.

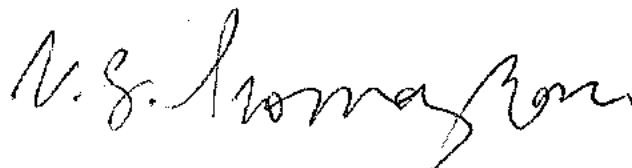
In reviewing the request it is considered the following information may be of assistance:-

- The proposed two new lots and the area occupied by the current home are not in a tidal area and are designated "medium risk" in the Flood and Storm Tide mapping provided with the new scheme and are therefore clearly not tidal.
- The proposed two new lots and the area occupied by the current home are not included in the Erosion Prone Areas as identified in Coastal Processes mapping provided within the new scheme. The large lot is contained in the Coastal Management District however it would appear the land designated Rural Settlement has been included in the District simply because it is part of the larger lot.
- The proposed two new lots and the area occupied by the current home are designated Rural Settlement and the balance area is designated as Rural. The balance area contains mangrove and tidal areas but is not in any way involved in or affected by the current application.
- The application does not involve any works in the tidal area whatsoever.

I hope the above information is of assistance. Please do not hesitate to contact me if I can be of further assistance.

Yours Faithfully

V.G. Scmazzon



# IDAS form 23—Tidal works and development within the coastal management district

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for:

- operational work that is tidal works (including prescribed tidal works) or operational work within the coastal management district (mentioned in the Sustainable Planning Regulation 2009, schedule 7, table 2, item 13)
- material change of use that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 3, item 5 because it involves:
  - operational work carried out completely or partly in the coastal management district; or
  - building work carried out completely or partly in the coastal management district that is the construction of a new premises with a gross floor area (GFA) of at least 1000m<sup>2</sup> or the enlargement of the GFA of an existing premises by more than 1000m<sup>2</sup>
- reconfiguring a lot that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 2, item 14 because the land is situated completely or partly in the coastal management district or the reconfiguration is in connection with the construction of a canal
- building work that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 1, item 11 because it is on land completely or partly seaward of a coastal building line.

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

## Notes for completing 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.

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

All terms used on this form have the meaning given in the *Coastal Management and Protection Act 1995*, the *Coastal Protection and Management Regulation 2003*, the *Sustainable Planning Act 2009 (SPA)* or the *Sustainable Planning Regulation 2009*.

## Mandatory requirements

1. Confirm the following mandatory requirements accompany this application	Confirmation of lodgement	Method of lodgement
Written description of the proposal, including a report that addresses any relevant policies.	X Confirmed	Provided with application

## 2. What is the nature of the work or development proposed by the application? (Tick all applicable boxes.)

- ☐ Operational work—complete table A
 ☐ Material Change of Use—complete table B  
☒ Reconfiguring a Lot—complete table C
 ☐ Building Work—complete table D

**Table A—Operational Work**

Does the operational work involve the following? (Tick all applicable boxes.)

- a) Tidal works as defined under the *Coastal Protection and Management Act 1995* (e.g. basins, breakwater, bridges, boat ramps, decks and boardwalks, docks, dockyards, groynes, jetties, marinas, pipelines, pontoons, powerlines, seawalls, slips, training walls, wharves and the reclamation of land under tidal water)?

☐ No      ☐ Yes

If yes, what is the purpose?

☐ Private purpose (e.g. private pontoon)

☐ Another purpose (e.g. commercial marina)

Does the tidal works also require resource allocation under the *Coastal Protection and Management Act 1995*?

☐ No      ☐ Yes

If applicable what is the estimated value of the proposed works?

- b) Interfering with quarry material as defined under the *Coastal Protection and Management Act 1995* (e.g. excavating or moving sand, gravel or any other earth material on state coastal land such as roads, esplanades, parks or unallocated state land) on state coastal land above high-water mark.

☐ No      ☐ Yes

If yes, which of the following?

☐ Works for coastal management purpose involving beach nourishment, dune fencing, revegetation of dunal areas with endemic native plants, or stinger net enclosures.

☐ For purposes directly related to the provision of lifesaving or rescue services by a volunteer community organisation.

☐ For other purposes (please state below).

If applicable what is the estimated value of the proposed works?

- c) Disposing of dredge spoil or other solid waste material in tidal water?

☐ No      ☐ Yes

If applicable what is the estimated value of the proposed works?

- d) Constructing an artificial waterway?

☐ No      ☐ Yes

If applicable what is the length of the waterway?

- e) Removing or interfering with coastal dunes on land, other than state coastal land, that is in an erosion prone area as defined in the *Coastal Protection and Management Act 1995* and above high water mark (e.g. lowering dune vegetation on freehold and leasehold land)?

☐ No      ☐ Yes

If applicable what is the estimated value of the proposed works?

**Table B—Material change of use**

a) Does the material change of use involve the following? (Tick all applicable boxes.)

☐ Operational work carried out completely or partly in the coastal management district

b) Does the material change of use involve building work carried out completely or partly in the coastal management district that is:

☐ the construction of new premises with a gross floor area of at least 1000 m<sup>2</sup>☐ the enlargement of the gross floor area of existing premises by more than 1000 m<sup>2</sup>**Table C—Reconfiguring a lot**

a) Does the reconfiguring a lot involve the following? (Tick all applicable boxes.)

☒ Land situated completely or partly in the coastal management district☐ The construction of a canal

b) How many lots will be created?

1 lot into 3

**Table D—Building work**a) Is the building work on land completely or partly seaward of the coastal building line under the *Coastal Protection and Management Act 1995*?☐ No ☐ Yes

3. Is the tidal works located within a local government tidal area? (Tick all applicable boxes)

☐ No ☐ Yes—provide details below

Local government:

**Mandatory supporting information**

4. Please provide the following information	Confirmation of lodgement	Method of lodgement
<b>For all applications</b>		
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Report Attached
<b>For applications involving operational work that is tidal works</b>		
A copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing: <ul style="list-style-type: none"> <li>the real property description and boundaries of the land (including tidal land) that would abut or adjoin the proposed works</li> <li>the proposed works (including existing works to be removed) in relation to relevant tidal planes (e.g. mean high water springs)</li> <li>the slope angles of the beds and banks of the tidal area and the finished levels of the proposed works.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
For tidal work that will occupy a navigable waterway provide a water allocation area plan providing evidence that the proposed work will not prejudice the access rights of adjoining property owners.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Details of the largest vessel, if any, to be moored at the structure.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
For prescribed tidal works, details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
If applicable, certification that the design of tidal works is suitable for intended use, signed by a Registered Professional Engineer of Queensland (or equivalent).	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>For applications involving material change of use</b>		
Plans certified by a registered professional engineer of Queensland (RPEQ) or a registered surveyor showing: <ul style="list-style-type: none"> <li>the real property description and boundaries of the land</li> <li>the proposed works in relation to the location of the coastal management district and coastal hazards.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>For applications involving reconfiguring a lot</b>		
Plans certified by a registered surveyor showing: <ul style="list-style-type: none"> <li>the real property description and boundaries of the land</li> <li>The location of the coastal management district and coastal hazards in relation to the land being reconfigured</li> <li>Any land being surrendered as a separate lot on the plan of subdivision.</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	The area where the two new small lots are to be created is in the Coastal Management district. Plans Submitted with Application
<b>For applications involving building works seaward of a coastal building line</b>		
Plans certified by a registered professional engineer of Queensland (RPEQ): <ul style="list-style-type: none"> <li>the real property description and boundaries of the land</li> <li>the proposed works in relation to the location of the coastal building line.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

**Notes for completing this form**

- Please ensure all applicable fees are paid, noting that referral agency fees are to be paid to the Department of Environment and Heritage Protection.
- For an application requiring referral to the Department of Transport and Main Roads (DTMR), it is recommended that the applicant contact DTMR to ensure that required information for assessment of the application is provided.

**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 Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

**Planning Report  
State Development Assessment  
Provisions**

**Proposed Reconfiguration of Lot 1 SP188690  
Wonga Beach – Corner Vixies Road and South  
Arm Drive into three lots.**

**V.G. Scomazzon**

**January 2017**

<b>Real Property Description</b>	Lot 1 SP188690
<b>Area of Lot</b>	100.8 ha
<b>Locality</b>	Rural Areas and Rural Settlement Areas
<b>Designation</b>	Rural Settlement and Rural
<b>Current Use</b>	The Rural Settlement Area is cleared and contains a house and a series of small farm dams. The balance area designated Rural is low lying and contains some areas of mangrove.
<b>Proposal</b>	To Reconfigure/Subdivide Lot 1 SP188690 into three lots. One lot contains the existing house and the balance area of the lot designated as Rural. The two new lots being created at the intersection of Vixies Road and South Arm Drive. As detailed on the attached Plan 1
<b>Development Activity</b>	Reconfiguration of a lot – Code Assessable

## **Preamble**

The property is a large lot of 100.8ha the majority is low lying , however a cleared area at the corner of Vixies Road and South Arm Drive is relatively high and has been developed and designated as Rural Settlement in line with the other lots in South Arm Drive. This area is used as a Rural Settlement and contains a single dwelling house and small dams.

This is the area which is proposed to be reconfigured/subdivided with the “house lot” to include the low lying section of the larger property.

The application does not involve any further clearing or substantive earthworks and is identical to the Development Approval issued by Council on 29<sup>th</sup> April 2011. (copy attached)

The proposal does not involve any works other than a resurvey.

Electricity and Telstra services are readily available.

The existing house is serviced by an approved septic system for sewerage services and by a bore for water services.

Water is readily available to the new lots by bore as with other properties in the area and Zammataro Plumbing has prepared a an onsite sewage facility design confirming the new lots are able to be conveniently provided with sewage services.

The new application is submitted because the previous approval has expired. We confirm we would welcome the new application being approved generally in accordance with terms and conditions as the former approval. There have been no changes to the planning scheme which would prohibit this result.

## **Consideration of State Development Assessment Provisions - Module 10 Coastal Protection**

### **Table 10.1.1 All development**

#### **PO1 –PO6 Storm Tide and Erosion**

The development area for the two new lots is outside the area affected by Erosion as identified by the mapping included in the Council’s new planning scheme. The area is not tidal. The development area is identified as medium risk for a storm tide event and future structures can be designed with floor levels which minimise the risk. High ground with good access exists in close proximity and the proposed new lots have greater storm tide resilience than most of the balance of the urban area of Wonga Beach.

#### **PO7 –PO8 Coastal Protection**

The development area does not involve or affect coastal protection works.



**PO9 State Environmental Significance**

The Development area does not affect or impact on the areas of Environmental Significance.

**PO10 Foreshore Access**

The development does not affect foreshore access.

**PO11 Private Marine Development**

The proposal does not involve private marine development.

**PO12 Artificial Waterways**

The proposal does not involve artificial waterways.

**PO13 Reclamation below high water mark**

The proposal does not involve reclamation below high water mark.

**Table 10.1.3 Reconfiguring a Lot****PO1 Erosion Prone areas**

The two new lots and the existing house are not in an erosion prone area, and such areas are not affected by the proposal.

**PO2 Access to foreshore**

The proposal does not affect public access to foreshore areas.

**PO3 Development in connection with a canal**

The proposal does not involve development in connection with a canal.

**V Scomazzon**