



ORDINARY MEETING • 6 OCTOBER 2026

D-166-2026

Reconfiguring a Lot
(2 lots into 15 lots)

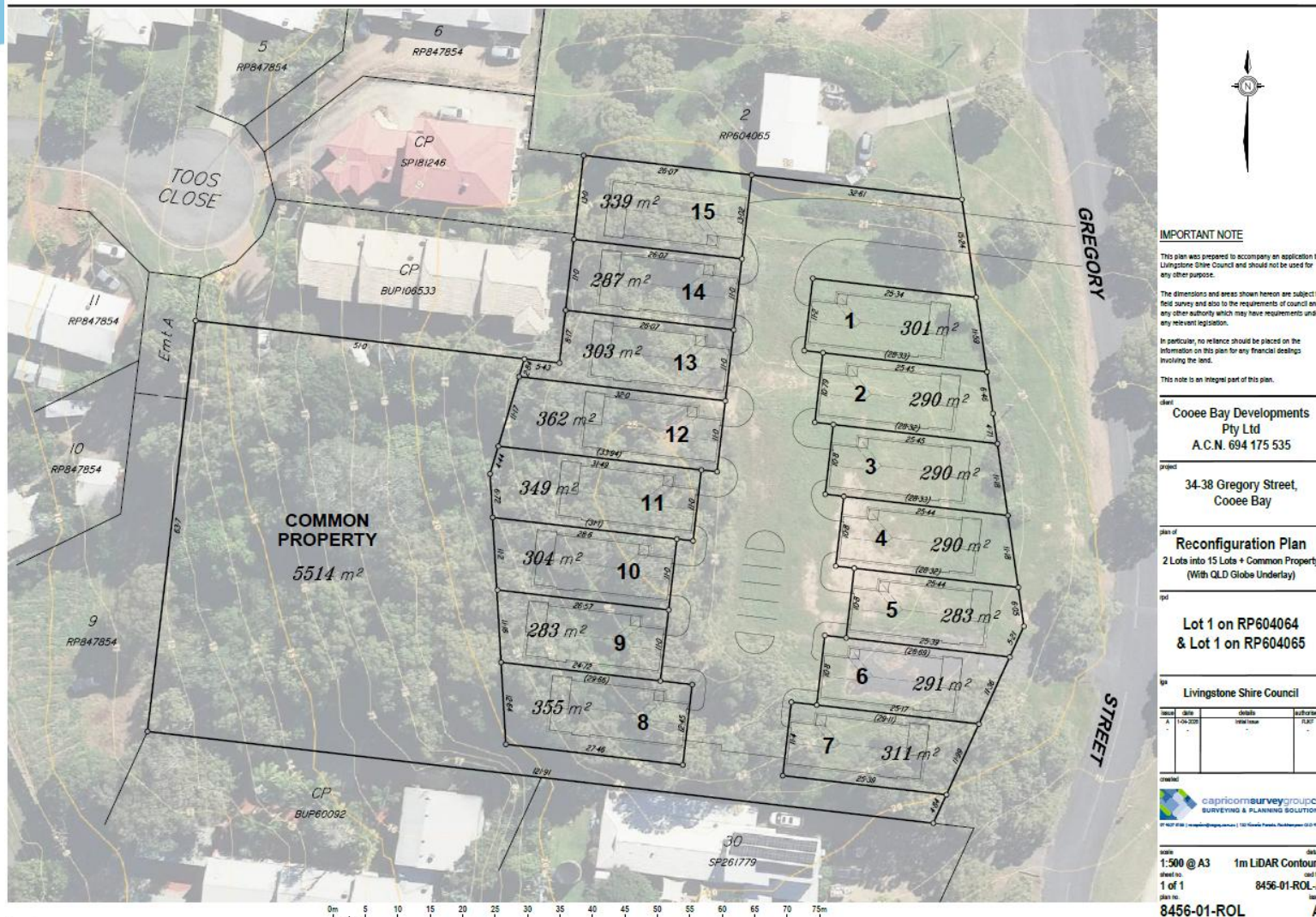
Community titles + common property

34–38 Gregory Street, Cooee Bay
Lot 1 on RP604064 + Lot 1 on RP604065

Locality Plan



Proposal Plan



IMPORTANT NOTE

This plan was prepared to accompany an application to Livingstone Shire Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

Client:
Cooe Bay Developments
Pty Ltd
A.C.N. 694 175 535

Project:
34-38 Gregory Street,
Cooe Bay

Plan of:
Reconfiguration Plan
2 Lots into 15 Lots + Common Property
(With QLD Globe Underlay)

**Lot 1 on RP604064
& Lot 1 on RP604065**

By:
Livingstone Shire Council

date	date	details	authorised
A	1-09-2025	initial issue	RL07

created:
 capricornsurveygroup
SURVEYING & PLANNING SOLUTIONS
100 Kew Road, Kew, VIC 3143
03 9594 1000 | 03 9594 1001 | 03 9594 1002

scale:
1:500 @ A3
sheet no:
1 of 1
plan no:
8456-01-ROL
date:
8456-01-ROL
authorised:
A

Site context — serviced urban land

1.0112 ha

Combined site area

Medium Density Residential

Livingstone Planning Scheme 2018

ADDRESS

34–38 Gregory Street
Cooee Bay

LAND

Lot 1 on RP604064
Lot 1 on RP604065

EXISTING SITE

Vacant land
former Camp
Lammermoor use

Urban servicing available

Water, sewerage, electricity and telecommunications can connect to the site. Gregory Street provides the proposed single access point.

Proposal — shared access and servicing

2 → 15

Existing lots → individual lots

283–362 m²

Proposed residential lot-size range

ACCESS

1 crossover

Gregory Street to
internal shared
driveway

SERVICES

4 networks

Water • sewer •
electricity •
telecommunications

STORMWATER

On-site

Drainage + detention
before lawful
discharge

COMMON PROPERTY

5,514 m²

Access • manoeuvring
• landscaping •
communal areas

Western vegetation retained within common property to
support biodiversity and scenic amenity.

Assessment — supportable subject to conditions

IMPACT ASSESSABLE

Public notification
18 June–10 July 2026

2 submissions
received

ASSESSMENT FOCUS

- Medium Density Residential + Reconfiguring a Lot codes
- Access, shared servicing and stormwater
- Biodiversity, scenic amenity and landslide overlays
- Infrastructure charging and urban works

WHY APPROVAL REMAINS SUPPORTABLE

- Zone supports compact medium-density housing
- Urban networks can service the development
- Shared access and infrastructure are practical
- Conditions manage vegetation, hazards and construction

Recommendation — approve subject to conditions

APPROVE

Development Permit

THAT Council approve Development Application D-166-2026 for a Development Permit for Reconfiguring a Lot for Community Titles Subdivision (2 Lots into 15 Lots and Common Property) over Lot 1 on RP604064 and Lot 1 on RP604065 at 34–38 Gregory Street, Cooee Bay, subject to reasonable and relevant conditions.

APPLICATION

D-166-2026

LAND

**Lot 1 on RP604064
Lot 1 on RP604065**

ADDRESS

**34–38 Gregory Street
Cooee Bay**