

From: Max Slade Designs
Sent: 9 Oct 2018 07:54:22 +1000
To: Carl Ewin
Subject: Tropical Caravan Park - Stage 3
Attachments: M 17 - 4595 Tropical Caravan Park - Mba - Stamped Plans 14 06 18.pdf, DOC20181009072912.pdf, DOC20181009072849.pdf

Morning Carl
Please see attached

- Cover letter
- Submission
- Plans

For additional units at the van park

I await your review and invoice which will be paid by Rose upon receiving

Regards

Max

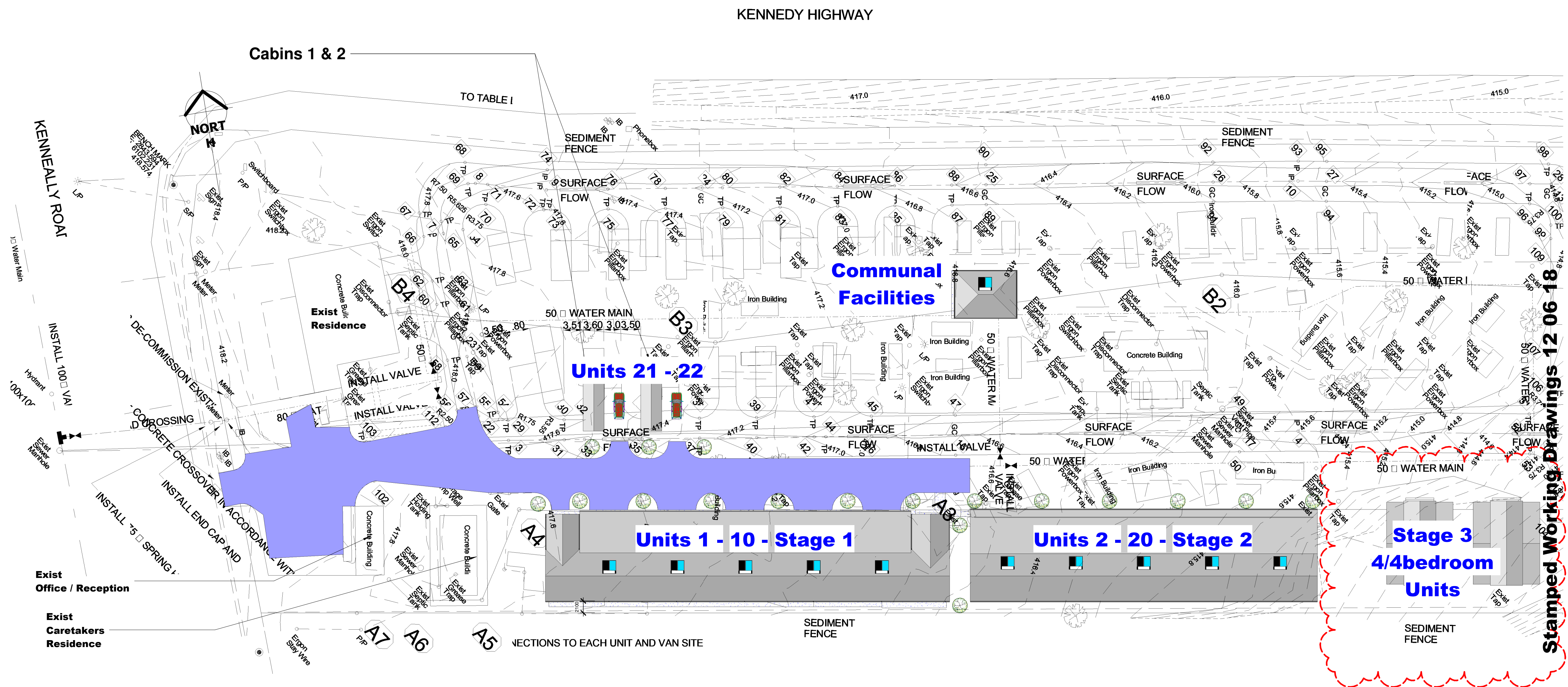


**2 Beatrice Street
Atherton Q 4883**

**Ph: (07) 4091 2099
Fax: (07) 4091 5618**

Registered:
- Building Design
- Medium Rise
- Building
- Low Rise

**ABN: 16 010 608 321
ACN: 010 608 321
B.S.A. No: 659479
maxslade@bigpond.net.au**



1 Site Plan
1 : 400

© copyright

[illegible]

All work must be in accordance with Local Authority By-laws and the "Building Code Of Australia

The Builder should verify all dimensions on site before commencing any work.

**TAKE FIGURED DIMENSIONS
IN PREFERENCE TO SCALED**

IF IN DOUBT ASK !!

Client

**Tropical Caravan
Park**

Project	22 Units - Short Term Accom.
---------	-------------------------------------

Location

**Kenneally Rd
Mareeba**

Job Number M 17 - 4595

Date	Nov 2017
------	----------

Drawn by **Max Slade**

Wind Design Classification - C2

Scale	1 : 400
-------	---------



A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

Beatrice Street

Atherton 4883

maxslade@bigpond.net.au

Site Plan

Sheet No. **A101**

9/10/2018 7:41:44 AM



All work must be in accordance with Local Authority By-laws and the "Building Code Of Australia

The Builder should verify all dimensions on site before commencing any work.

**TAKE FIGURED DIMENSIONS
IN PREFERENCE TO SCALED**

IF IN DOUBT ASK !!

Client
**Tropical Caravan
Park**

Project **22 Units - Short
Term Accom.**

Location

**Kenneally Rd
Mareeba**

Job Number	M 17 - 4595
------------	-------------

Date	Nov 2017
------	----------

Drawn by Max Slade

Wind Design Classification - C2

Scale 1 : 100



A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise

Phone 07 40 91 2099

Bestrice Street
Atherton 4883
maxslade@bigpond.net.au

**Stage 3 - 4/4
Bedroom Units**

Sheet No. **A111**

9/10/2018 7:41:45 AM

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, 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)	MAY SLADE DESIGNS PTY LTD.
Contact name (only applicable for companies)	MAX
Postal address (P.O. Box or street address)	P.O. BOX 884
Suburb	TOLGA
State	QLD
Postcode	4882
Country	AUST.
Contact number	07 40 91 2099
Email address (non-mandatory)	max.slade@bigpond.net.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

☐ Street address **AND** lot on plan (all lots must be listed), **or**

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
			KENNEALLY ROAD	MAREEBA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP. 725081	MAREEBA SHIRE
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ 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:	

☐ 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:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application

☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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):

4 / 4 BEDROOM TRANSPORTABLE UNITS

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

PART 9 – 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

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

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 *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 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*.

commencing development

☒ No*Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.***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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:

Place ID:

Brothels**23.14) Does this development application involve a material change of use for a brothel?**☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014☒ No

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 EM941) 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 "EM941" 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.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: See www.qld.gov.au for further information.

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 conservation

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

- ☐ Yes
- ☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ 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 the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST**19) Information request under Part 3 of the DA Rules**

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- 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.

Further advice about information requests is contained in the [DA Forms Guide](#).

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 – the yellow local government/private certifier's 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

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

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

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)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)**

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <input type="text"/> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- ☐ Yes – specify number of new lots:
- ☐ 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****16) Has the local government agreed to apply a superseded planning scheme for this development application?**

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

PART 5 – REFERRAL DETAILS**17) Do any aspects of the proposed development require referral for 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 Regulation 2017:

- ☐ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)

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 type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete DA Form 2 – Building work details |

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)
SHORT TERM ACCOMMODATION UNITS		16	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
☒ 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?

NOT APPLICABLE

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 type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction 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?

- ☐ Yes – provide additional details below
☐ 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. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
COVER LETTER, ASSESSMENT SUBMISSION, PLANS A101, A102, A111	

13. Applicant's declaration

☐ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2013*.

Email address (non-mandatory requirement)

maxslade

@bigpond.net.au

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Short term accommodation units – Stage 1 1- 10 motel units and 2 cabins – Stage 2 11 – 20 motel units

d) What is the level of assessment? (Please only tick one box.)

- ☒ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☐ Not required

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	G. & R. TATTI PTY LTD TTE TATTI INVESTMENT TRUST.	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.		
Signature of owner/s of the land	x R. Tatti x G. Tatti	
Date	30/1/18	

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer



5th October 2018

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Attention: Brian Millard

RE: Development Application for Material Change of Use – Impact Assessable
– Short Term Accommodation,
Stage 3 – 4/ 4 bedroom transportable units,
to be developed on Lot 1 RP725081, Locality Mareeba, Kenneally Road Mareeba

I act on behalf of land owner G. & R Tatti Pty Ltd TTE .Tatti Investment Trust in relation to the above matter.

I hereby submit plans and planning assessment for your consideration

Yours

Max Slade

A handwritten signature in black ink, appearing to read 'Max Slade', is written over a horizontal line.

Planning Assessment

Impact Assessability Planning Application

For Lot 1 on RP725081, Kenneally Road Mareeba

Mareeba Shire Council Planning Scheme

Schedule 1

Use	Definition	Examples
Short Term Accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically, not exceeding three consecutive months) and may be self-contained. The use may include a Manager's residence and office and the provisions of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartment, accommodation hotel, farm stay

Part 6

6.2.6 Low Density Residential Zone Code

6.2.6.1 Application

- (1) This code applies to assessing development where:
- Located in the low density residential zone; and

6.2.6.3 Criteria of Assessment

Table 6.2.6.3A – Low Density Residential Zone Code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
Accommodation Density		
PO4 The density of accommodation activities: (d) Is commensurate to the scale and frontage of the site	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B	
Gross Floor Area		
PO5 Buildings and structures occupy the site in a manner which:	AO5 Gross floor area does not exceed 600m ²	Complaint

<ul style="list-style-type: none"> (a) Makes efficient use of land (b) Is consistent with the bulk and scale of surrounding buildings; and (c) Appropriately balances built and natural features 		
For Assessable Development		
Building Design		
PO6 Building facades are appropriately designed to: <ul style="list-style-type: none"> (a) Include visual interest and architectural variation; (b) Maintain and enhance the character of the surrounds; (c) Provide opportunities for casual surveillance; (d) Include a human scale; and (e) Encourage occupation of outdoor space 	AO6 Buildings include habitual space, pedestrian entrances and recreation space facing the primary road frontage	
PO7 Development compliments and integrates with the established built character of the Low density residential zone , having regard to: <ul style="list-style-type: none"> (a) Roof form and pitch; (b) Eaves and awnings; (c) Building materials, colours and textures; and (d) Window and door size and location 	AO7 No acceptable outcome is provided	

Minimum Number of Car parking Spaces

Definition	Minimum No of Car parking Spaces	Minimum Service Vehicle Space Provision
Short-term Accommodation	One space per unit	One HRV space if involves the serving of food and beverage; otherwise once SRV space

9.4.2 Landscaping Code

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - a. Compliments the scale and appearance of the development;
 - b. Protects and enhances the amenity and environmental values of the site;
 - c. Compliments and enhances the streetscape and local landscape character; and

- d. Ensure effective buffering of incompatible land uses to protect local amenity

9.4.2.3 Criteria for Assessment

Table 9.4.2.3A – Landscaping Code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
<p>PO1 Development, other than in the rural zone, includes landscaping that;</p> <ul style="list-style-type: none"> (a) Contributes to the landscaping character of the shire; (b) Compliments the character of the immediate surrounds; (c) Provides an appropriate balance between built and natural elements; and (d) Provides a source of visual interest 	AO1	Landscape plan to be submitted with Building Application
<p>PO2 Development, other than in the Rural zone, includes landscaping alongside frontages that:</p> <ul style="list-style-type: none"> (a) Creates an attractive streetscape (b) Compliments the character of the immediate surrounds (c) Assists to break up and soften elements of built form; (d) Screen areas of limited visual interest or servicing; (e) Provide shade for pedestrians; and (f) Includes a range and variety of planting 		Landscape plan to be submitted with Building Application
<p>PO3 Development includes landscaping and fencing alongside and rear boundaries that:</p> <ul style="list-style-type: none"> (a) Screens and buffer land use; (b) Assists to break up and soften elements of built form; (c) Screens areas of limited visual interest; 		Landscape plan to be submitted with Building Application

<ul style="list-style-type: none"> (d) Preserves the amenity of sensitive land use; and (e) Includes a range and variety of planting 		
<p>PO4 Carparking areas are to be improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) Provides visual interest; (b) Provides a source of shade for pedestrians; (c) Assists to break up and soften elements; and (d) Improves legibility 		Landscape plan to be submitted with Building Application
<p>PO5 Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> (a) Is suitable for the intended purpose and local conditions; (b) Contributes to the natural character of the shire; (c) Includes native species; (d) Includes locally endemic species, where practical; and (e) Does not include invasive plants or weeds 		Landscape plan to be submitted with Building Application
<p>PO6 Landscaping does not impact on the ongoing provision of Infrastructure and services to the Shire</p>		Landscape plan to be submitted with Building Application
For assessable development		
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) Be easily maintained throughout the ongoing use of the site; (b) Allow sufficient area and access to sunlight and water for plant growth; (c) Not cause a nuisance to occupants of the site or members of the public; and (d) Maintain or enhance the safety of pedestrians through the use of Crime Prevention Through 		Landscape plan to be submitted with Building Application

Environmental Design principals		
---------------------------------	--	--

Table 9.4.2.3B – Side and rear boundary landscape treatments

Location or Use	Landscaping Strip Minimum Width	Screen Fencing Minimum Height	Extent of Treatment	Comments
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone	1.5 metres	1.8 metres	Along the common boundary	Landscape plan to be submitted with Building Application
Development involving (a) Tourist part not in the Rural zone	Not Applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a dual occupancy	
For: (a) Waste storage (b) Equipment (c) Servicing areas	Not Applicable	1.8 metres	To prevent visibility	

9.3.1 Accommodation activities code

9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following outcomes:
 - n. Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding areas;
 - p. Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
 - q. Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling, and pedestrian networks;
 - r. Accommodation activities do not compromise the viability of the hierarchy and network of centres; namely:
 - a. Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - s. Accommodation activities are responsive to site characteristics and employ best practice industry standards

9.3.1.3 Criteria of Assessment

Table 9.3.1.3A – Accommodation activities code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area;	AO1 Development is located on a site which provides the applicable minimum site area and maximum road frontage specified in Table 9.3.1.3B	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) Accommodate a range of landscape treatments, including soft and hard landscaping; (b) Provide a range of opportunities for passive and active recreation; (c) Provide a positive outlook and high quality of amenity to residents; (d) Is conveniently located and easily accessible to all residents; and (e) Contribute to an active and attractive streetscape	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D	Refer to site plan
	AO4.3 Cloths drying areas are provided at the side or rear of the site so that they are not visible from the street	Compliant
	AO4.4 If for dual occupancy, development provides a secure storage area for each dwelling or accommodation unit which; (a) Is located to facilitate loading and unloading from a motor vehicle; (b) Is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) Has a minimum space of 2.4m ² per dwelling or accommodation unit; (d) Has a minimum height of 2.1m; (e) Has minimum dimensions to enable secure bicycle storage; (f) Is weather proof; and (g) Is lockable	Compliant
If for tourist park		
PO17 The tourist park is appropriately located to provide park uses with convenient access to tourist attractions, community facilities and infrastructure	AO17 No acceptable outcome is provided	
PO18	AO18	

<p>The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> (a) Is commensurate with the size and utility of the site; (b) Is consistent with the scale and character of development in the surrounding area; (c) Ensures sufficient infrastructure and services can be provided; (d) Does not adversely impact on the existing amenity of nearby uses; (e) Ensures a high level of amenity is enjoyed by residents of the site; and (f) Does not place undue pressure on environmental processes in the surrounding area 		
<p>PO19 Accommodation sites are designed and located:</p> <ul style="list-style-type: none"> (a) To provide sufficient land for necessary services and infrastructure; (b) To achieve sufficient separation between land uses; (c) Is consistent with the scale and character of development in the surrounding area; and (d) To prevent amenity and privacy impacts on nearby land uses 		
<p>PO20 A tourist park is provided with sufficient and appropriately located refuse collection areas</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites</p> <p>AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife</p> <p>AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab</p> <p>AO20.4</p>	

	<p>A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area</p> <p>AO20.5</p> <p>Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal facilities and accommodation units</p>	
--	--	--

Table 9.3.1.3B – Maximum site area and minimum site frontage

Use	Maximum site are	Minimum site frontage
Short-term accommodation	800m2	20 metres

Table 9.3.1.3C – Communal Open Space

Use	Minimum area per dwelling or accommodation unit	Minimum dimensions	Design elements
Rooming Accommodation	Rate of 5m2 per resident	5 metres	<ul style="list-style-type: none"> • One continuous areas; • 20% shaded; and • 10% of the provided area is screened for use of cloths drying
Short-term accommodation	50m2 and 20% site area	5 metres	<ul style="list-style-type: none"> • Located at ground level • One continuous area; and • 10% of the provided area is screened for use of cloths drying