

From: Scott Sibly
Sent: 9 Oct 2018 14:53:24 +1000
To: Info (Shared)
Subject: New Development Application - Lot 21 RP732901 - 63 Veivers Drive Speewah - Robert Wiggins and Colleen Toohey - Veris Australia
Attachments: Appendix 4 -Title RP732901_21.pdf, Appendix 3- SARA Pre-lodgement advice.pdf, Appendix 2 - Owners Consent_Robert.pdf, Appendix 5 - Preliminary Proposal Plan.pdf, 181009 Planning Report.pdf, Appendix 1 - DA Form.pdf, Appendix 2 - Ownersconsent -Colleen.jpg

Goof afternoon,

Can I please have online payment details provided for this planning application (Reconfiguration of a Lot - 1 into 2), and when payment made, a confirmation notice so we can refer.

Regards,

Scott.

Scott Sibly
Senior Town Planner

0428 024 876
s.sibly@veris.com.au



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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 29175113

Search Date: 25/07/2018 12:07

Title Reference: 21080072

Date Created: 15/09/1978

Previous Title: 20942209

REGISTERED OWNER

Interest

Dealing No: 712482913 17/06/2009

ROBERT JAMES WIGGINS

1/2

COLLEEN ERIN WIGGINS

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 21 REGISTERED PLAN 732901
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20103167 (POR 11V)
2. MORTGAGE No 700671085 29/05/1995 at 08:34
to
COMMONWEALTH BANK OF AUSTRALIA
3. MORTGAGE No 702988215 03/11/1998 at 14:07
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711876601	APPT ADMIN	22/08/2008 15:23	CURRENT
	GUARDIANSHIP AND ADMINISTRATION ACT 2000		
713471195	APPT ADMIN	17/09/2010 15:29	CURRENT
	GUARDIANSHIP AND ADMINISTRATION ACT 2000		

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ URBIS PRO

Our reference: 1807-6514 SPL
Your reference: 400093

28 August 2018

Bob Higgins
C/- Veris
PO Box 7627
Cairns QLD 4870
planning.whitsundays@veris.com.au

Attention: Jimmy Duncan

Dear Sir/Madam

Pre-lodgement advice

Thank you for your correspondence received on 13 August 2018 in which you sought pre-lodgement advice from the Department of State Development, Manufacturing, Infrastructure and Planning regarding the proposed development described below.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	10.9.4.2.1 State transport corridor 10.6.4.3.1 Waterway barrier works (to be determined, refer to item 3 below)

Location details

Street address:	63 Veivers Drive, Speewah
Real property description:	Lot 21 on RP732901
Local government area:	Mareeba Shire Council
Existing use:	Dwelling

Details of proposal

Development type:	Reconfiguring a lot
Development description:	One lot into two lots

Supporting information

Drawing/report title	Prepared by	Date	Reference	Version
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Correspondence from Veris, subject: Request for pre-lodgement advice – reconfiguration of a lot one (1) lot into two (2) lots – 63 Veivers Drive, Speewah – Lot 21 on RP732901	Veris	13 August 2018	400093	-
Layout Plan Proposed Lots 210 & 211	Veris	25 July 2018	400093 PP 001	A
State assessment and referral agency lot plan report	Queensland Government (Department of State Development, Manufacturing, Infrastructure and Planning)	13 August 2018	Lot 21 on RP732901	-

The department has carried out a review of the information provided and the impacts of the proposal. The following advice outlines the matters of interest to the department and matters that should be addressed if you lodge your development application with the assessment manager.

Item	Advice
State-controlled road	
1	<ul style="list-style-type: none"> The proposed development will require referral for state transport infrastructure as the site is located within 25m of the Kennedy Highway which is a state controlled road. A search has been undertaken by the Department of Transport and Main Roads (DTMR) and indicates that no access approval has been granted to allow access to Lot 21 on RP732901 from the Kennedy Highway. The site forms part of the Freedom County subdivision and the site has frontage to Veivers Drive a local road. The proposed development is most appropriately accessed from Veivers Drive and no access to the Kennedy Highway is permitted. Providing access from Veivers Drive ensures compliance with State code 1: Development in a state controlled road environment. In particular PO16 requires that the location and design of vehicular access to a state-controlled road does not create a safety hazard for users or result in a worsening of operating condition on a state-controlled road. A016.1 states vehicle access is provided from a local road or all of the following acceptable outcomes apply - A016.2 to A016.5.
Vegetation	
2	<ul style="list-style-type: none"> The site is mapped as containing Category B, Category C and Category R vegetation. Due to the size of the lot being less than 5ha, the application does not require referral for clearing native vegetation. Clearing native vegetation within area mapped category C and category R, clearing can be carried out under Schedule 21, Part 2, item 2 (b) of the Planning Regulation 2017: <ul style="list-style-type: none"> For freehold land, clearing native vegetation for residential clearing to construct a single dwelling on a lot, and any reasonable associated building or infrastructure can occur if the clearing is carried out under a development permit. An exemption for residential clearing only exists where there are no existing dwellings on the lot.
Waterway barrier works	

3	<ul style="list-style-type: none"> There is a waterway mapped as 'green' (low impact for fish passage) within lot 21 on RP732901, and which would intersect proposed lot 211. Reconfiguration of 21 on RP732901, and subsequent operational works, may constitute waterway barrier works. This will depend upon whether or not there are any instream components that block the low flow channel and/or reduce the cross-sectional area of the waterway. Actions that constitute waterway barrier works within mapped waterways may unacceptably impact the passage of fish through Queensland waterways. <p>The applicant should refer to the following factsheets for further information:</p> <ul style="list-style-type: none"> What is a waterway?; What is a waterway barrier work?; What is not a waterway barrier work? <ul style="list-style-type: none"> Under the Planning Regulation 2017, works involving constructing or raising waterway barrier works must be undertaken in accordance with the relevant accepted development requirements (ADR) or under a development approval (assessable development). As no operational works have yet been proposed, it is not possible to determine whether the proposal includes any waterway barrier works, nor whether they could be compliant with the ADR. Avoidance of waterways providing for fish passage will preclude the need for compliance with the ADR or for a development approval for constructing or raising waterway barrier works. It is noted that there are existing access routes traversing 21 on RP732901. Should these require formalisation and encroach on the mapped waterway, then this action would likely constitute waterway barrier works. Please refer to the ADR on how to construct waterway barrier works to provide vehicular access across green waterways. If compliance with the ADR is achieved, then there is no need to apply for a development approval for constructing waterway barrier works. The placement of temporary waterway barriers to facilitate construction may also be conducted under the ADR, provided that all relevant requirements are met. If any proposed temporary waterway barrier works cannot meet the ADR, this aspect of the works will need to be covered in an application for development approval (for operational works). If any aspect of the reconfiguration or subsequent operational works constitutes waterway barrier works and the ADR can not be complied with, it is suggested that further pre-lodgement advice be obtained.
State development assessment provisions	
4	<p>The State development assessment provisions (SDAP) will be used in assessing the development application. State code 1: Development in a state-controlled road environment is relevant to the proposed development.</p> <p>To address SDAP the applicant should demonstrate how acceptable outcomes will be achieved. If the development cannot meet an acceptable outcome, the applicant should provide evidence on how the proposal meets the performance outcome.</p> <p>The department has prepared response templates to assist applicants in addressing the SDAP criteria.</p>
Fee	
5	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 8(a) of the Planning Regulation

	<p>2017 prescribes the development assessment fee where the department is the referral agency for the development application. The fee applicable to the proposed development \$1,619.</p> <p>Fees are subject to change and should be confirmed prior to referral of the development application.</p>
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This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

Should this proposal be amended in any way, this pre-lodgement advice may no longer be relevant and the applicant is encouraged to seek further advice from the State Assessment and Referral Agency. This pre-lodgement advice is valid for a period of nine (9) months from date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

For further information please contact Belinda Jones, Senior Planning Officer, on 40373239 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

Individual owner's consent for making a development application under the *Planning Act 2016*

I,

ROBERT JAMES WIGGINS

as owner of the premises identified as follows:

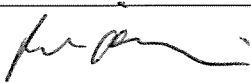
63 Veivers Drive, Speewah being Lot 21 on RP732901

consent to the making of a development application under the *Planning Act 2016* by:

Veris Australia

on the premises described above for:

Reconfiguration of a Lot (1 into 2)

 ROBERT WIGGINS 4-9-18



NOTE:
The location of the access easement is indicative only and is subject to field survey.

63 Veivers Road,
Speewah
For
Robert Wiggins

IMPORTANT NOTES:
This plan was prepared to support a Reconfiguration of Lot application for the land situated at 63 Veivers Road, Speewah. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots 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 relevance should be placed on the information on this plan for any financial dealings involving the land.

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Data Sources	
Cadastral Boundaries	RP732901
Contours / Topographic	*
Aerial Images	*
Flood Level	*
Engineering Design	*
Architectural Design	*
Landscape Design	*

A	Original Issue	5/08/2018	EN
Issue	Revisions	Date	Drawn

Locality: SPEEWAH
Local Authority: MAREEBA SHIRE
Horizontal Meridian: RP732901
Vertical Level Datum: *
Level Origin: *
Scale: 1:1250 @A3
Surveyed: *
Drawn: EN
Checked: CLG
Plot Date: 05 Sep, 2018
Computer File Ref: 400093 PP 001 A.dwg

Proposed Lots 210 & 211
and
Access Emt in Lot 210

Cancelling Lot 21 on RP732901



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Veris Australia Pty Ltd

Drawing No 400093 PP 001 Issue A



veris

Development Permit for Reconfiguration of a Lot
1 Lot into 2 Lots (Code Assessment)

63 Viewers Drive, Speewah

Lot 21 on RP732901

Applicant: Robert Wiggins & Colleen Toohey

400093

DEVELOP
WITH _____
CONFIDENCE TM



Document Information

Job Number:	400093
Document Title:	Planning Assessment Report

Authors

	Name (Initial)	Title	Date
Prepared:	SS	Senior Planner	31.08.18
Reviewed:	JD	Principal Planner	03.09.18
Reviewed:			
Approved:			

Release Information

Version	Date Released	Pages Affected	Remarks
V1.0	03.09.18	All	DA Submission

Contact Details

All queries regarding this document should be directed to the undersigned in the first instance.

Project Manager			
Scott Sibly			
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1.0 Table of Contents

1.0	Table of Contents	3
2.0	Details of Application	5
2.1	Site Summary	5
2.2	Legislative Summary	5
2.3	Application Details	5
3.0	Introduction	6
3.1	Overview	6
3.2	Level of Assessment	7
3.3	Public Notification	8
3.4	Referral Agencies	8
3.5	Pre-Lodgement Advice	8
3.6	Owner's Consent	8
4.0	The Site	9
4.1	Local Context	9
4.2	Ownership & Tenure	10
4.3	Easements & Covenants	10
4.4	Land Use	10
4.5	Roads and Site Access	10
4.6	Topography	10
4.7	Service Arrangements	10
4.8	Vegetation	10
4.9	Stormwater	10
4.10	Natural Hazards	11
4.11	Referral Summary	11
5.0	Proposal	12
5.1	Development Summary	12
5.2	Lot Dimensions and Size	12
5.3	Electricity & Telecommunications	13
5.4	Water	13
5.5	Access	14
5.6	Stormwater	14
5.7	Effluent Disposal	14
6.0	State Government Assessment Provisions	14
6.1	Planning Act 2016	14
6.2	State Planning Policy	15
6.3	Development Assessment Rules	15
6.4	Referral Agencies	15



6.5	State Development Assessment Provisions	17
7.0	Local Government Assessment Framework	20
7.1	Mareeba Planning Scheme	20
8.0	Conclusion of Assessment	28
8.1	Recommendation for Approval	28
8.2	Conclusion	28
9.0	Appendices	29
	Appendix 1 – DA Form	30
	Appendix 2 – Owner’s Consent	41
	Appendix 3 – Pre-Lodgment Advice	43
	Appendix 4 – Current Title Search	47
	Appendix 5 – Preliminary Proposal Plan	49



2.0 Details of Application

2.1 Site Summary

Real Property Description	Lot 21 on RP732901
Address	63 Veivers Drive
Area	2.524 Ha
Owner(s)	Robert James Wiggins and Colleen Toohey
Existing Uses	Residential Use (Dwelling House)

2.2 Legislative Summary

Local Government Authority	Mareeba Shire Council
Regional Plan Designation	Rural Living Area
Planning Scheme	Mareeba Shire Planning Scheme
Planning Scheme Zone	Rural Residential C
Planning Scheme Overlays	Bushfire Hazard (high/medium intensity) Environmental Significance - Waterways Environmental Significance – Regulated Vegetation & Ecological Corridor Residential House and Outbuilding
State Planning Policy	Appropriately integrated into the planning scheme
Referral Agencies	SARA - within 25 metres of a State controlled road
State Development Assessment Provisions	State code 1: Development in a state-controlled road environment

2.3 Application Details

Development Type	Reconfiguration of a Lot (1 Lot into 2 Lots)
Level of Assessment	Assessable Development (Code Assessment)
Applicant	Robert James Wiggins and Colleen Toohey C/- Veris
Contact Person	Scott Sibly – Senior Planner
Applicant's Representative	Veris 1/137 Collins Avenue PO Box 7627 Edge Hill QLD 4870
Relevant Plans/Documents	<i>Proposed Lots 210 & 211 And Access Emt in Lot 210 - Issue A - prepared by Veris ('Preliminary Proposal Plan')</i>



3.0 Introduction

3.1 Overview

Veris has been commissioned by Robert Wiggins and Colleen Toohey ('the applicant') to prepare and lodge an application for a Development Permit for Reconfiguration of a Lot, on land located at 63 Veivers Drive, Speewah, precisely described as Lot 21 RP732901 ('the site').

This planning report provides a thorough assessment of the proposed development against the relevant planning framework, and should be read in conjunction with the Preliminary Proposal Plan, prepared by Veris (Appendix 5).

The site (in blue) is shown in Figure 1 below.



Figure 1 Site (source: Smart Map Queensland Government)



Pursuant to the *Mareeba Planning Scheme*, the site is located within the Rural Residential Zone (C precinct).



Figure 2 – Extract of Zoning Map (Source: *Mareeba Planning Scheme*)

3.2 Level of Assessment

The level of assessment for the development, within the Rural Residential Zone, is Code assessable as shown below in Table 1 overleaf.



Table 1 – Level of Assessment

Table 5.6.1—Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Emerging community zone	Impact assessment	
	If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement.	The planning scheme
Rural residential zone	Impact assessment	
	If: (a) not located in the 4,000m ² precinct, 1 hectare precinct or 2 hectare precinct; and (b) resulting in the creation of one or more additional lots.	The planning scheme
All zones other than the Emerging community zone or Rural residential zone	No change	Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

3.3 Public Notification

The development is Code assessable, therefore public notification is not required.

3.4 Referral Agencies

The application is required to be referred to SARA as the site is within 25 metres of a State Transport Corridor and an additional lot is being created.

3.5 Pre-Lodgement Advice

Pre-lodgement advice for this application was sought from SARA and is included in *Appendix 3*. The application has addressed the access requirements from Department of Transport and Main Roads.

3.6 Owner's Consent



Robert Wiggins and Colleen Toohey are the owners of the land and for the purposes of making a properly made development application. The signed owners' consent is contained within *Appendix 2*.

4.0 The Site

4.1 Local Context

The site is located in the rural residential area of Speewah. Surrounding uses are listed in Table 2, and the location of the site is shown in Figure 3.

Table 2 – Land uses surrounding the subject sites.

Direction	Land Use
North	Rural residential uses and Rural
East	Rural residential uses
South	Rural residential uses
West	Conservation

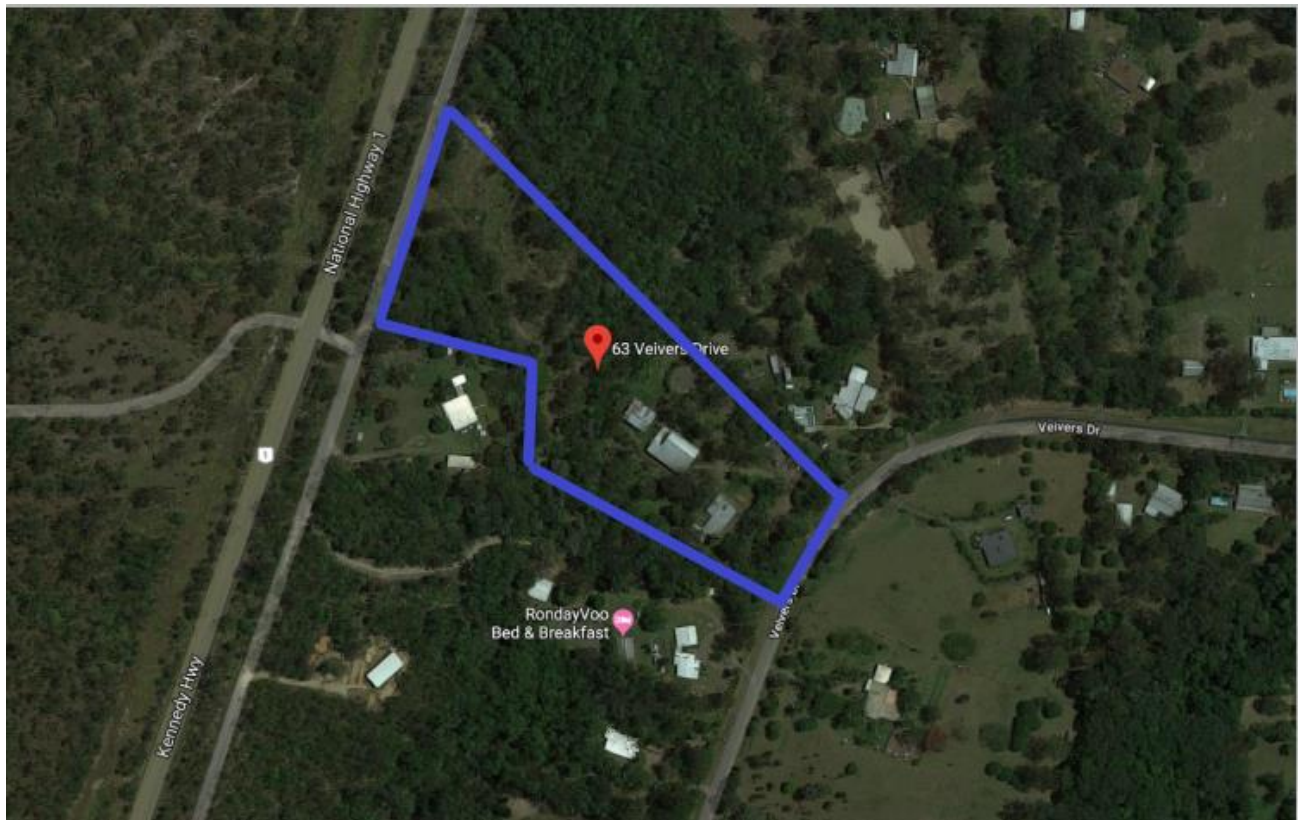


Figure 3 – Location of site (source – Google Earth)

4.2 Ownership & Tenure

The registered owners of the site are Robert Wiggins and Colleen Toohey. Refer to Current Title Searches in *Appendix 4*.

4.3 Easements & Covenants

The site is not subject to any easement or covenants.

4.4 Land Use

The site contains a dwelling house.



4.5 Roads and Site Access

The site has direct access to Veivers Drive which is constructed to a sealed standard.

4.6 Topography

The site is flat with no discernible grade.

4.7 Service Arrangements

The site is outside the serviced sewer and town water network area.

Electricity and telecommunications are connected to the existing dwelling.

The existing dwelling is serviced by an effluent disposal system.

4.8 Vegetation

The site contains remnant vegetation.

4.9 Stormwater/Waterways

Veivers Road is assumed legal point of discharge.

A waterway runs through the rear of the site.

4.10 Natural Hazards

The site is mapped as being subject to bushfire hazard.

4.11 Referral Summary

The requirements of Department of Transport and Main Roads have been accommodated into the proposal design.



5.0 Proposal

5.1 Development Summary

The development application aims to gain a Development Permit to allow the applicant to subdivide their property into 2 rural residential lots.

The proposed development seeks to create the following lots:

- Proposed Lot 210 – 1.23Ha
- Proposed Lot 211- 1.294Ha

The proposed subdivision is illustrated on Veris Preliminary Proposal Plan in *Appendix 5*.

This subdivision is required by a Court Order in regards to divorce proceedings between the current owners.

5.2 Lot Dimensions and Size

The development seeks to create two parcels of rural residential land, being proposed Lot 210 (1.23Ha) and Lot 211 (1.294Ha).

The proposed lots do not comply with the Minimum Dimensions for reconfiguring a lot under the planning scheme.

Table 9.4.4.3B outlines the requirements for subdividing in the Rural Residential Zone (2 hectare precinct), as shown in Table 3 below.

Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

Table 3 – Extract from Mareeba Planning Scheme



However the size and design of the new lot is consistent with the neighbouring property (1985 Kennedy Highway) being a rear lot of similar size and dimensions. This property is 0.874 Hectare in area and maintains the desired rural residential amenity of the area through a large lot containing remnant vegetation buffers along all boundaries.

As the new lot also has a secondary frontage to Kennedy Highway it will have minimal impact on the amenity of adjoining residents.

In the wider Speewah area there are several more examples of lots that are below the 2 hectare minimum, but which maintain rural-residential amenity and contain all required infrastructure, some being:

Lot Size

Lot	Size
106RP734453	1.123 hectares
105RP734453	1.115 hectares
15RP732900	1.422 hectares
1RP734441	1.466 hectares
61RP732904	1.316 hectares
48RP732901	1.025 hectares
35RP732904	1.484 hectares
62RP732904	1.025 hectares

A similar outcome would occur through the proposed reconfiguration of 63 Veivers Road.

Consistent with the advice received from DTMR, access will be gained via Veivers Road. This access will utilise the existing crossover onto Veivers Road, ensuring no impacts on the streetscape through additional works.

This arrangement will be shared by both lots in an access easement as shown in the proposal plan. Using existing access and driveway will minimise need for vegetation removal or any waterway barrier works within the site.

5.3 Electricity & Telecommunications

The existing dwelling house within Proposed Lot 210 is connected to electricity and is provided with telecommunications.



Electricity and telephone services are available at the front of the site. Applications to the relevant service providers will be made prior to plan sealing for Proposed Lot 211.

5.4 Water

It is proposed to connect the future dwelling to above ground water tanks.

5.5 Access

As discussed above, access for both lots will be via the existing crossover and driveway from Veivers Drive, formalised in an access easement.

Precise dimensions and location of easement to be determine through a survey prior to plan sealing.

5.6 Stormwater

Stormwater from the site will continue to be discharged to Veivers Drive.

5.7 Effluent Disposal

The existing dwelling house within Proposed Lot 210 is serviced by an onsite effluent disposal system.

Any future dwelling house on Proposed Lot 211 can be serviced by effluent disposal systems at time of building works, appropriately setback from the waterway.

6.0 State Government Assessment Provisions

The development application requires assessment against the *Planning Act 2016*, other State legislation and supporting planning policies. Consideration of these matters is outlined below.

6.1 Planning Act 2016



The statutory framework for decision making in relation to land use and development within the State of Queensland is contained within the *Planning Act 2016* (PACT) and its subordinate legislation (i.e. *Planning Regulation 2017*).

Pursuant to Section 60(2) of the *Planning Act 2016* to the extent the application involves development that requires code assessment, the assessment manager must decide to approve the application to the extent the development complies with all aspects of the assessment benchmarks for the development; and may decide to approve the application even if the development does not comply with some of the assessment benchmarks.

6.2 State Planning Policy

The *State Planning Policy* (SPP), which commenced on 3 July 2017, expresses the state's interests in land use planning that are important to protect and enhance through Queensland's continued development. It is a key component of the state's land use planning system that enables responsible development, contributing to a liveable, sustainable and prosperous Queensland.

The Minister has identified that the *State Planning Policy* is appropriately reflected in the planning scheme in the following ways:

Liveable communities and housing

- Liveable communities
- Housing supply and diversity

Economic growth

- Agriculture
- Development and construction
- Tourism
- Mining and extractive resources

Environment and heritage

- Biodiversity
- Cultural heritage
- Coastal environment
- Water quality

Safety and resilience to hazards

- Emissions & hazardous activities
- Natural hazards (Flood, Bushfire, Landslide, Coastal)

Infrastructure

- Energy and water supply
- Strategic airports and aviation facilities
- State transport infrastructure

As all aspects of the *State Planning Policy* are appropriately reflected in the planning scheme, there is no requirement to assess this development application against the State Planning Policy for this application.

6.3 Development Assessment Rules



The *Planning Act 2016* provides for a new statutory instrument – the Development Assessment Rules (DA Rules) – which is a statutory instrument made under section 68(1) of the *Planning Act 2016*, which sets out the Minister's rules for the development assessment process in Queensland, including the processes and procedural requirements of the planning system.

The DA Rules provide for:

- When a development application may be taken to be properly made
- How and when notification is to be carried out;
- The consideration of properly made submissions;
- The lapsing of an application;
- The revival of lapsed applications;
- How and when a referral agency may change its response;
- Changing, cancelling and lapsing development approvals.
- The effect of the *Native Title Act 1992 (Cwlth)* on development assessment.

This code assessable development application is lodged for assessment in accordance with the DA Rules.

6.4 Referral Agencies

Part 2 of the Development Assessment Rules establishes the process and actions required to properly refer an application to a referral agency, where applicable.

The matters triggering referral of an application to either the State Assessment and Referral Agency (SARA) and/or entities not administered by SARA, is contained under Schedules 9 and 10 of the *Planning Regulation 2017*.

As discussed, a pre-lodgement enquiry to SARA has been made at Appendix 3 and access requirements addressed in the proposed plan.

Due to the size of the lot being less than 5ha, the application does not require referral for clearing native vegetation.

Any vegetation clearing would only be through construction of a dwelling or later operational works.

6.5 State Development Assessment Provisions (SDAP)

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of SPA, the



Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

The State Development Assessment Provisions (SDAP) provide assessment benchmarks (i.e. State Codes) for the assessment of development applications where the chief executive is the assessment manager or a referral agency.

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against.

For every trigger the chief executive is the referral agency for, the SDAP is specified as the matter the referral agency's assessment must be against. Additionally, section 23 of the regulation specifies other matters a referral agency must have regard to when assessing a development application.

In consideration of the referrals identified by Section 6.4 above, the Table 4 overleaf confirms any relevant State Codes applicable to the development proposal.

Table 4 – Relevant State Codes

State Development Assessment Provisions (Version 2.2 – 19 March 2018)				
Matter of Interest	Development Type	Relevant provisions of the regulation	Relevant State Code	Applicable (x/✓)?
Native vegetation clearing	Reconfiguring a lot	Schedule 10, Part 3, Div 4, Table 2	State Code 16 Native Vegetation Clearing	✗
	Operational work	Schedule 10, Part 3, Div 4, Table 1		✗
	Material change of use	Schedule 10, Part 3, Div 4, Table 3		✗
Contaminated Land	Reconfiguring a lot	Schedule 10, Part 4, Div 2, Table 1	State Code 13 Unexploded Ordinance	✗
	Material change of use	Schedule 10, Part 4, Div 2, Table 1		✗
Environmentally relevant activities	Material change of use	Schedule 10, Part 5, Div 4, Table 2	State Code 22 Environmentally Relevant Activities	✗



Aquaculture	Material change of use	Schedule 10, Part 6, Div 1, Sub 3, Table 1	State Code 17 Aquaculture	✗
Declared Fish Habitat Areas development	Building work	Schedule 9, Part 3, Div 1, Table 2	State Code 12 Development in a Declared Fish Habitat Area	✗
	Operational work	Schedule 10, Part 6, Div 2, Sub 3, Table 1		✗
Marine plants	Operational work	Schedule 10, Part 6, Div 3, Sub 3, Table 2	State Code 11 Removal, Destruction or Damage of Marine Plants.	✗
	Reconfiguring a Lot involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		✗
	Material Change of Use involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		✗
Waterway barrier works	Operational work	Schedule 10, Part 6, Div 4, Sub 3, Table 1	State Code 18 Construction or Raising Waterway Barrier Works in Fish Habitats	✗
Queensland heritage	Various aspects of development	Schedule 10, Part 8, Div 2, Sub 3, Table 1	State Code 14 Queensland Heritage	✗
		Schedule 10, Part 3, Div 2, Sub 3, Table 2		
State transport infrastructure (thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	✗
State Transport Corridors	Building work	Schedule 9, part 3, div 1, table 3	State Code 1 Development in a State Controlled Road Environment	✗
		Schedule 9, part 3, div 1, table 4		
	Reconfiguring a lot	Schedule 10, part 9, div 4, sub 2, table 1 Schedule 10, part 9, div 4, sub 2, table 2 Schedule 10,	State Code 2 Development in a Railway Environment State Code 3 Development in a Busway Environment	✓



		part 9, div 4, sub 2, table 3	State Code 4 Development in a Light Rail Environment	
	Material change of use or operational work	Schedule 10, Part 9, Div 4, Sub 2, Table 4		×
	Operational Work	Schedule 10, part 9, div 4, sub 2, table 5 Schedule 10, part 9, div 4, sub 2, table 6		×
State-controlled Transport Tunnels	Reconfiguring a lot	Schedule 10, Part 9, Div 4, Sub 3, Table 1	State Code 5 Development in a State Controlled Transport Tunnel Environment	×
				×
	Material change of use or operational work	Schedule 10, Part 9, Div 4, Sub 3, Table 2		×
	Operational Work	Schedule 10, Part 9, Div 4, Sub 3, Table 3		×
Tidal works or development in a coastal management district	Material change of use	Schedule 10, Part 17, Div 3, Table 6	State Code 8 Coastal Development and Tidal Works	×
	Reconfiguring a lot	Schedule 10, Part 17, Div 3, Table 5		×
	Operational Work	Schedule 10, Part 17, Div 3, Table 1		×
	Building work	Schedule 9, Part 3, Div 1, Table 1		×
Taking or Interfering with Water	Operational work	Schedule 10, Part 19, Div 1, Sub 3, Table 1	State Code 10 Taking or Interfering with Water	×
Removing quarry material	All aspects of development	Schedule 10, Part 19, Div 2, Sub 3, Table 1	State Code 15 Removal of Quarry Material from a Watercourse, Lake or Estuary	×
Referrable dams	Operational work	Schedule 10, Part 19, Div 3, Sub 3, Table 1	State Code 20 Referrable Dams	×



Category 3 Levees	Operational work	Schedule 10, Part 19, Div 4, Sub 3, Table 1	State Code 19 Category 3 Levees	×
Wetland Protection Area	Reconfiguring a lot	Schedule 10, Part 20, Div 4, Table 2	State Code 9 Great Barrier Reef Wetland Protection Measures	×
	Material change of use	Schedule 10, Part 20, Div 4, Table 3		×
	Operational work	Schedule 10, Part 20, Div 4, Table 1		×
Maritime Safety	Operational work	Schedule 10, Part 17, Div 3, Table 2	State Code 7 Maritime Safety	×
State transport infrastructure (thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	×
Urban design	Material change of use or operational work	Schedule 10, Part 18, Table 1	State Code 24 Urban design	×

No access or drainage is proposed onto the State controlled road in accordance with the pre-referral response from SARA in *Appendix 3*.

7.0 Local Government Assessment Framework

7.1 Mareeba Planning Scheme 2016

This section of the report addresses the major assessment criteria of Mareeba Planning Scheme 2016 is the current, applicable document for planning assessment for applications. For the purposes of the current application, the following elements will be assessed.

Code	Applicability of Code	Comment
Zone Code		
Rural Residential	The Code is applicable	<p>The proposal meets the outcomes sought by this zone code to allow reconfiguration of a lot of a size that allows attendant infrastructure, and is consistent with the surrounding area.</p> <p>The zone code will also be taken into consideration during the future development of the lot (i.e. establishment of dwelling house).</p>



Code	Applicability of Code	Comment
Overlay Codes		
Agricultural Land overlay code	The Code is not applicable	The code is not addressed.
Airport environs overlay code	The Code is not applicable	The code is not addressed.
Bushfire hazards overlay code	The Code is applicable	<p>The code is not addressed in detail, as the site can supply adequate water for firefighting purposes through the provision of water tanks.</p> <p>The site has appropriate access for fire tenders.</p>
Environmental Significance overlay code	The Code is applicable	<p>The code is not addressed as no vegetation removal is proposed at this stage or works on the waterway.</p> <p>Please also refer to the pre-lodgment SARA advice in regards to the removal of vegetation for new dwellings.</p>
Flood Hazard overlay code	The Code is not applicable	The code is not addressed.
Heritage Overlay Code	The Code is not applicable	The code is not addressed.
Hill and Slope overlay code	The Code is not applicable.	The code is not addressed.
Regional infrastructure corridors and substation overlay code	The Code is not applicable	The code is not addressed.
Scenic Amenity Overlay code	The Code is not applicable	The code is not addressed.
Transport Infrastructure Code	The Code is not applicable.	The code is not addressed.
Development Codes		
Reconfiguring a lot code	The Code is applicable	This code is addressed in detail below.
Works, services and infrastructure code	The Code is applicable	The code is not addressed.
Advertising devices code	The Code is not applicable	The code is not addressed.
Landscaping code	The Code is not applicable	The code is not addressed.



Code	Applicability of Code	Comment
Parking and access code	The Code is not applicable	The code is not addressed.

Table 9.4.4.3A—reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes	Response
Area and frontage of lots		
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B	Alternative Solution – although the proposal is below the 2 hectare minimum, the design of lots is consistent with neighbouring properties and will maintain the desired rural-residential amenity and character of the area. The design of the proposed new lot will allow for a future dwelling to be setback from neighbouring dwellings, and also screened by existing remnant vegetation. Utilising existing access (crossovers and driveway through the site) will minimise impact on streetscape, vegetation and avoid waterway barrier works.
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot. AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Complies
PO3 Reconfiguring a lot which contains an existing easement ensures:	AO3 No acceptable outcome is provided.	N/A

(a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.		
Boundary Realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Complies – existing access will be utilised for reconfigured lot.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies – the additional lot will utilise the existing crossover and driveway alignment, maximising efficiency in access.
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	AO7 No acceptable outcome is provided.	N/A
Rear Lots		
PO8 Rear lots are designed to:	AO8.1	Complies – although technically not a rear lot as two road frontages with

<p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p> <p>AO8.2 No more than two rear lots are created behind any lot with a road frontage.</p> <p>AO8.3 Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p> <p>AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.</p> <p>AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p>AO8.6 Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>restricted access to the State controlled Kennedy Highway.</p> <p>The proposed access easement is placed along an existing alignment and width that maintains the existing driveway and crossover. This allows minimal site works and impact on vegetation and waterway.</p>
Crime prevention and community safety		
<p>PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p>	<p>AO9 No acceptable outcome is provided.</p>	<p>N/A</p>



(c) the existing and intended land use pattern; and (d) potential entrapment locations.		
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	N/A
Public Transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	AO11 No acceptable outcome is provided.	N/A
Residential subdivision		
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	AO12 No acceptable outcome is provided.	N/A
Rural residential zone		
New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Complies.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context	AO14 No acceptable outcome provided.	N/A

(b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.		
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	N/A
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	AO16 No acceptable outcome provided.	N/A
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	N/A
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	N/A
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	AO19.1 A minimum of 10% of the site area is dedicated as open space. AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	N/A
PO20 A network of parks and community land is provided: (a) to support a full range of recreational	AO20 No acceptable outcome is provided. Table 9.4.4.3B	N/A

and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;		
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Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
Medium density residential	Rear lot	600m ²	5 metres
	All other lots	400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres



8.0 Conclusion of Assessment

8.1 Recommendation for Approval

Having regard to the assessment of the development against the relevant planning framework contained in this report, it is concluded that the application must be approved as follows:

- The proposal complies with Overall Outcomes of the *Rural Residential Zone Code & Reconfiguring a Lot Code*;
- The site is not at an unacceptable risk of natural hazards; and
- The proposal does not impact on any significant environmental features on the site.

8.2 Conclusion

It is considered that the site's constraints have been effectively managed to allow for this development to occur, without compromising the purpose of the Mareeba Planning Scheme or the *Planning Act 2016*.

It is recommended that the proposed development be considered favourably by Council and be approved



9.0 Appendices

Appendix 1 – DA Form
Appendix 2 – Owner's Consent
Appendix 3 – Pre-lodgement advice
Appendix 4 – Current Title Search
Appendix 5 – Proposal Plan

Appendix 1 – DA Form

Department of Infrastructure, Local Government and Planning

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)	Robert Wiggins & Colleen Toohey C/O Veris Australia
Contact name (only applicable for companies)	Scott Sibly
Postal address (P.O. Box or street address)	PO Box 7627
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4051 6722
Email address (non-mandatory)	s.sibly@veris.com.au
Mobile number (non-mandatory)	0428 024 876
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
		63	Veivers drive	Speewah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		21	RP732901	Mareeba
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

<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="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	
	Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	Name of local government for the tidal area (if applicable):	
	Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	EMR site identification:	

<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? <i>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.</i>
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application <input checked="" type="checkbox"/> 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? <i>(tick only one box)</i> <input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i> <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment? <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> : Reconfiguration of 1 lot into 2 lots.
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i> <input checked="" type="checkbox"/> 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? <i>(tick only one box)</i> <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i> <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment? <input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> :
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i> <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 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)
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?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" 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	2			
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" 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)
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"/> 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
Mareeba 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"/> 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) Do any aspects of the proposed development require referral for any referral requirements?
<i>Note: A development application will require referral if prescribed by the Planning Regulation 2017.</i>
<input type="checkbox"/> 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: <input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land (unexploded ordnance)

<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 checked="" 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 <i>(below high-water mark and within port limits)</i>
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

18) Has any referral agency provided a referral response for this development application?		
<input checked="" type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
25 metres of a state controlled road and additional lot being created	Department of Transport and Main Roads	28/08/18 – pre-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). <i>Proposed access from local road only.</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 <i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i> <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. <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)			
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?			
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i>?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.justice.qld.gov.au for further information.</i>			
Clearing native vegetation			
23.3) Does this development application involve clearing native vegetation that requires written confirmation the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i>?			
<input type="checkbox"/> Yes – this development application is accompanied by written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination) <input checked="" type="checkbox"/> No <i>Note: See www.qld.gov.au for further information.</i>			
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 <i>Environmental Offsets Act 2014</i>?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
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 <i>Planning Regulation 2017</i>?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for further information.</i>			
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?			
<input type="checkbox"/> Yes – the relevant template is completed and attached to this development application <input checked="" type="checkbox"/> No <i>Note: DA templates are available from www.dilgn.qld.gov.au.</i>			
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 <i>Water Act 2000</i>?			

<input type="checkbox"/> Yes – I acknowledge that a relevant water authorisation under the <i>Water Act 2000</i> <u>may be</u> required prior to commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>	
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? <input type="checkbox"/> Yes – an associated resource allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i> <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.daf.qld.gov.au for further information.</i>	
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 <i>Water Act 2000</i>? <input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>	
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 <i>Coastal Protection and Management Act 1995</i>? <input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.</i>	
Referable dams	
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the <i>Water Supply Act</i>)? <input type="checkbox"/> Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the <i>Water Supply Act</i> is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.dews.qld.gov.au for further information.</i>	
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? <input type="checkbox"/> Yes – the following is included with this development application: <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work (<i>only required if application involves prescribed tidal work</i>) <input type="checkbox"/> A certificate of title <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for further information.</i>	
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? <input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.</i>	
Name of the heritage place:	Place ID:
Brothels	
23.14) Does this development application involve a material change of use for a brothel? <input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>	

<input checked="" type="checkbox"/> No
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>
23.15) Does this development application involve new or changed access to a state-controlled road?
<input type="checkbox"/> Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)
<input checked="" type="checkbox"/> 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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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	
<i>Note: For completion by assessment manager if applicable</i>	
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.



Appendix 2 – Owners Consent

Individual owner's consent for making a development application under the *Planning Act 2016*

I,
ROBERT JAMES WIGGINS

as owner of the premises identified as follows:

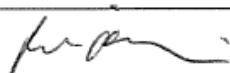
63 Veivers Drive, Speewah being Lot 21 on RP732901

consent to the making of a development application under the *Planning Act 2016* by:

Veris Australia

on the premises described above for:

Reconfiguration of a Lot (1 into 2)

 ROBERT WIGGINS 4-9-18

Individual owner's consent for making a development application under the Planning Act 2016

I, COLLEEN ERIN ~~WIGGINS~~ ^{TOOHEY}

as owner of the premises identified as follows:

63 Veivers Drive, Speewah being Lot 21 on RP732901

consent to the making of a development application under the Planning Act 2016 by:

Veris Australia

on the premises described above for:

Reconfiguration of a Lot (1 into 2)

[signature of owner and
date signed]

25/9/18.

Appendix 3 – Pre-lodgement advice

PA6-L



Department of
State Development,
Manufacturing,
Infrastructure and Planning

Our reference: 1807-8514 SPL
Your reference: 400093

28 August 2018

Bob Higgins
C/- Veris
PO Box 7827
Cairns QLD 4870
planning.whitsundays@veris.com.au

Attention: Jimmy Duncan

Dear Sir/Madam

Pre-lodgement advice

Thank you for your correspondence received on 13 August 2018 in which you sought pre-lodgement advice from the Department of State Development, Manufacturing, Infrastructure and Planning regarding the proposed development described below.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	10.9.4.2.1 State transport corridor 10.6.4.3.1 Waterway barrier works (to be determined, refer to item 3 below)

Location details

Street address:	63 Veivers Drive, Speewah
Real property description:	Lot 21 on RP732901
Local government area:	Mareeba Shire Council
Existing use:	Dwelling

Details of proposal

Development type:	Reconfiguring a lot
Development description:	One lot into two lots

Supporting information

Drawing/report title	Prepared by	Date	Reference	Version
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Page 1 of 4

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley
Street, Cairns
PO Box 2358, Cairns QLD 4870

Correspondence from Veris, subject: Request for pre-lodgement advice – reconfiguration of a lot one (1) lot into two (2) lots – 63 Veivers Drive, Speewah – Lot 21 on RP732901	Veris	13 August 2018	400093	-
Layout Plan Proposed Lots 210 & 211	Veris	25 July 2018	400093 PP 001	A
State assessment and referral agency lot plan report	Queensland Government (Department of State Development, Manufacturing, Infrastructure and Planning)	13 August 2018	Lot 21 on RP732901	-

The department has carried out a review of the information provided and the impacts of the proposal. The following advice outlines the matters of interest to the department and matters that should be addressed if you lodge your development application with the assessment manager.

Item	Advice
State-controlled road	
1	<ul style="list-style-type: none"> The proposed development will require referral for state transport infrastructure as the site is located within 25m of the Kennedy Highway which is a state controlled road. A search has been undertaken by the Department of Transport and Main Roads (DTMR) and indicates that no access approval has been granted to allow access to Lot 21 on RP732901 from the Kennedy Highway. The site forms part of the Freedom County subdivision and the site has frontage to Veivers Drive a local road. The proposed development is most appropriately accessed from Veivers Drive and no access to the Kennedy Highway is permitted. Providing access from Veivers Drive ensures compliance with State code 1: Development in a state controlled road environment. In particular PO16 requires that the location and design of vehicular access to a state-controlled road does not create a safety hazard for users or result in a worsening of operating condition on a state-controlled road. A016.1 states vehicle access is provided from a local road or all of the following acceptable outcomes apply - A016.2 to A016.5.
Vegetation	
2	<ul style="list-style-type: none"> The site is mapped as containing Category B, Category C and Category R vegetation. Due to the size of the lot being less than 5ha, the application does not require referral for clearing native vegetation. Clearing native vegetation within area mapped category C and category R, clearing can be carried out under Schedule 21, Part 2, item 2 (b) of the Planning Regulation 2017: <ul style="list-style-type: none"> For freehold land, clearing native vegetation for residential clearing to construct a single dwelling on a lot, and any reasonable associated building or infrastructure can occur if the clearing is carried out under a development permit. An exemption for residential clearing only exists where there are no existing dwellings on the lot.
Waterway barrier works	

3	<ul style="list-style-type: none"> There is a waterway mapped as 'green' (low impact for fish passage) within lot 21 on RP732901, and which would intersect proposed lot 211. Reconfiguration of 21 on RP732901, and subsequent operational works, may constitute waterway barrier works. This will depend upon whether or not there are any instream components that block the low flow channel and/or reduce the cross-sectional area of the waterway. Actions that constitute waterway barrier works within mapped waterways may unacceptably impact the passage of fish through Queensland waterways. <p>The applicant should refer to the following factsheets for further information:</p> <ul style="list-style-type: none"> What is a waterway?: What is a waterway barrier work?: What is not a waterway barrier work? <ul style="list-style-type: none"> Under the Planning Regulation 2017, works involving constructing or raising waterway barrier works must be undertaken in accordance with the relevant accepted development requirements (ADR) or under a development approval (assessable development). As no operational works have yet been proposed, it is not possible to determine whether the proposal includes any waterway barrier works, nor whether they could be compliant with the ADR. Avoidance of waterways providing for fish passage will preclude the need for compliance with the ADR or for a development approval for constructing or raising waterway barrier works. It is noted that there are existing access routes traversing 21 on RP732901. Should these require formalisation and encroach on the mapped waterway, then this action would likely constitute waterway barrier works. Please refer to the ADR on how to construct waterway barrier works to provide vehicular access across green waterways. If compliance with the ADR is achieved, then there is no need to apply for a development approval for constructing waterway barrier works. The placement of temporary waterway barriers to facilitate construction may also be conducted under the ADR, provided that all relevant requirements are met. If any proposed temporary waterway barrier works cannot meet the ADR, this aspect of the works will need to be covered in an application for development approval (for operational works). If any aspect of the reconfiguration or subsequent operational works constitutes waterway barrier works and the ADR can not be complied with, it is suggested that further pre-lodgement advice be obtained.
State development assessment provisions	
4	<p>The State development assessment provisions (SDAP) will be used in assessing the development application. State code 1: Development in a state-controlled road environment is relevant to the proposed development.</p> <p>To address SDAP the applicant should demonstrate how acceptable outcomes will be achieved. If the development cannot meet an acceptable outcome, the applicant should provide evidence on how the proposal meets the performance outcome.</p> <p>The department has prepared response templates to assist applicants in addressing the SDAP criteria.</p>
Fee	
5	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 8(a) of the Planning Regulation

	2017 prescribes the development assessment fee where the department is the referral agency for the development application. The fee applicable to the proposed development \$1,619. Fees are subject to change and should be confirmed prior to referral of the development application.
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This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

Should this proposal be amended in any way, this pre-lodgement advice may no longer be relevant and the applicant is encouraged to seek further advice from the State Assessment and Referral Agency. This pre-lodgement advice is valid for a period of nine (9) months from date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

For further information please contact Belinda Jones, Senior Planning Officer, on 40373239 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brett Nancarrow', is written over a light blue horizontal line.

Brett Nancarrow
Manager (Planning)

Appendix 4 – Current Title Search

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 29175113

Search Date: 25/07/2018 12:07

Title Reference: 21080072

Date Created: 15/09/1978

Previous Title: 20942209

REGISTERED OWNER

Interest

Dealing No: 712482913 17/06/2009

ROBERT JAMES WIGGINS

1/2

COLLEEN ERIN WIGGINS

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 21 REGISTERED PLAN 732901
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20103167 (POR 11V)
2. MORTGAGE No 700671085 29/05/1995 at 08:34
to
COMMONWEALTH BANK OF AUSTRALIA
3. MORTGAGE No 702988215 03/11/1998 at 14:07
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711876601	APPT ADMIN	22/08/2008 15:23	CURRENT
	GUARDIANSHIP AND ADMINISTRATION ACT 2000		
713471195	APPT ADMIN	17/09/2010 15:29	CURRENT
	GUARDIANSHIP AND ADMINISTRATION ACT 2000		

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ URBIS PRO

Appendix 5 – Preliminary Proposal Plan



**Cairns**

25 Grafton Street
PO Box 7627
Cairns
QLD 4870
Australia

T 07 4051 6722
cairns@veris.com.au
veris.com.au

Office Locations

Over 20 offices
across Australia
veris.com.au/contactus

Veris Australia Pty Ltd
ABN 53 615 735 727

DEVELOP
WITH _____
CONFIDENCE™

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) <i>(individual or company full name)</i>	Robert Wiggins & Colleen Toohey C/O Veris Australia
Contact name <i>(only applicable for companies)</i>	Scott Sibly
Postal address <i>(P.O. Box or street address)</i>	PO Box 7627
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4051 6722
Email address <i>(non-mandatory)</i>	s.sibly@veris.com.au
Mobile number <i>(non-mandatory)</i>	0428 024 876
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

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
		63	Veivers drive	Speewah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		21	RP732901	Mareeba
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: _____

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

Reconfiguration of 1 lot into 2 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

6.2) Provide details about the second development aspecta) 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?

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input checked="" 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	2			

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) 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: <table border="1" style="display: inline-table; width: 400px; height: 20px;"></table> | | |

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**

Mareeba Shire Council

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 6Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

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

<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 checked="" 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

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
25 metres of a state controlled road and additional lot being created	Department of Transport and Main Roads	28/08/18 – pre-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).

Proposed access from local road only.

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

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 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:	
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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**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 requirementsIf 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*.

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.

Individual owner's consent for making a development application under
the *Planning Act 2016*

I,

COLLEEN ERIN ~~WIGGINS~~ *TOOTHY*

as owner of the premises identified as follows:

63 Veivers Drive, Speewah being Lot 21 on RP732901

consent to the making of a development application under the *Planning Act 2016* by:

Veris Australia

on the premises described above for:

Reconfiguration of a Lot (1 into 2)

[signature of owner and
date signed]

25/9/18.