

From: Johnathan Burns
Sent: 17 Apr 2019 09:02:11 +1000
To: Planning (Shared)
Subject: ROL Application 271 Oak Forest Rd
Attachments: 1904-10727__application summary_12 April 2019, 5.15 pm_10.pdf, Individual Owners Consent - Dunsmuir ROL- Thomas signed_7.pdf, Individual Owners Consent - Dunsmuir ROL- Roberta signed_6.pdf, Green Possum Ridge AGM Minutes 29.03.19 Final_5.pdf, Dunsmuir ROL application_4.pdf, Dunsmuir ROL Application APPENDIX 2_3.pdf, Lot plan report_1.pdf, DAForm1-Developmentapplicationdetails_2.docx

The Planning Team

Please find attached documents supporting an ROL application over land at 271 Oak Forest Rd, Luanda.

Please note that this DA has no referrals and, as such, I have deleted it from the MyDas2 system.

Should you have any questions, please contact me.

Regards
Johnathan Burns
SCOPE Town Planning

Application summary report — 1904-10727

Report created: **12 April 2019, 5.15 pm**

User: **Johnathan Burns**

Applicant: **Scope Town Planning**

Development details

Nature of development	Approval type	Category of assessment
Reconfiguring a lot	Development permit	Code assessment
Description of proposal: ROL - 2 into 2 Boundary Realignment		

Location details

Lot and plan	Adjacent or adjoining	Address	Local government area
1SP181108	No	271 Oak Forest Road, Kuranda	Mareeba Shire Council
2SP181108	No	271 Oak Forest Road, Kuranda	Mareeba Shire Council

Coordinates

Interested parties

Name	Application responsibility
Johnathan Burns	Applicant
Mareeba Shire Council	Assessment manager

Assessment triggers

Trigger	Description	Category	Assessment manager
8.2.1	If table 1 does not apply and the development application is "for- (a) building work that is completely in a single local government area and" (i) all or part of the building work must be	Other development in a single local government area or tidal area	Mareeba Shire Council

Trigger	Description	Category	Assessment manager
	<p>assessed against the building assessment provisions; and (ii) the local government is receiving, assessing and deciding the application under the Building Act 1975, section 51; or (b) development, other than building work, completely in a single local government area and any of the following apply- (i) any part of the development is assessable development under a local categorising instrument or schedule 10, part 13, division 4, part 15 or part 16; (ii) the development is reconfiguring a lot, other than a lot that is, or includes, airport land; (iii) the development is for a brothel; (iv) the development is operational works relating to reconfiguring a lot; or (c) prescribed tidal works completely in the tidal area for a single local government area; or (d) prescribed tidal works- (i) partly in the tidal area for a single local government area; and (ii) not in the tidal area for another local government area or a port authority's strategic port land; or (e) prescribed tidal works- (i) starting in the tidal area for a local government area; and (ii) extending into the tidal area for another local government area; and (iii) not in the tidal area for a port authority's strategic port land; or (f) operational work that is constructing an artificial waterway in the tidal area of a single local government area, if the work- (i) is carried out completely or partly in a coastal management district; and (ii) relates to reconfiguring a lot</p>		

Referral triggers

No referral triggers were added.

Documents

Supporting documents

File name	Uploaded by	Version	Date uploaded
Lot plan report	MyDAS2 Admin	1	12 April 2019, 4.54 pm
DAForm1-Developmentapplicationdetails	Johnathan Burns	1	12 April 2019, 5.12 pm
Dunsmuir ROL Application APPENDIX 2	Johnathan Burns	1	12 April 2019, 5.12 pm
Dunsmuir ROL application	Johnathan Burns	1	12 April 2019, 5.12 pm
Green Possum Ridge AGM	Johnathan Burns	1	12 April 2019, 5.12 pm

File name	Uploaded by	Version	Date uploaded
Minutes 29.03.19 Final			
Individual Owners Consent - Dunsmuir ROL- Roberta signed	Johnathan Burns	1	12 April 2019, 5.12 pm
Individual Owners Consent - Dunsmuir ROL- Thomas signed	Johnathan Burns	1	12 April 2019, 5.12 pm

Pay items

No payitems were added.

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

I, Thomas James Dunsmuir

[Insert full name of land owner]

as owner of the premises identified as follows:

271 Oak Forest Road, Kuranda Qld. 4881
Lot 1 on SP181108 and Lot 2 on SP181108

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

Scope Town Planning (Johnathan Burns)

on the premises described above for:

Reconfiguring a Lot (Boundary Realignment)



[signature of owner and date signed]

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

I, Roberta Jahjah Dunsmuir

[Insert full name of land owner]

as owner of the premises identified as follows:

271 Oak Forest Road, Kuranda Qld. 4881
Lot 1 on SP181108 and Lot 2 on SP181108

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

Scope Town Planning (Johnathan Burns)

on the premises described above for:

Reconfiguring a Lot (Boundary Realignment)



[signature of owner and date signed]

MINUTES OF ANNUAL GENERAL MEETING

For Green Possum Ridge, CTS 35757

Location of meeting: On-site / Lot 2 - 271 Oak Forest Road, Kuranda Q 4881

Date and time of meeting: Friday, 29th March 2019 8:30 PM

Meeting chaired by: Roberta Dunsmuir

Meeting start time: 8:30 PM Meeting finish time: 9:00 PM



Attendance

The following owners were represented at the meeting:

Lot: 1 Owner: DUNSMUIR Tom & Roberta

Lot: 2 Owner: DUNSMUIR Tom & Roberta

Lot: 3 Owner: GWILLIM Gael - Via Teleconference

Lot: 4 Owner: LANGFORD Justin & Michelle

Lot: 5 Owner: BROWN Steve - Via Teleconference

Quorum

The chairperson declared that a quorum was represent and the meeting declared open at 8:30 PM.

Motions

1	Adoption of Minutes	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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That the minutes of the last general meeting of the Body Corporate, as attached, are a true and accurate account of the proceedings of that meeting.

2	Statement of Accounts.	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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That the Annual accounts be accepted as presented in the statement of accounts.

3	Audit of Statement of Accounts.	Special resolution
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Proposed by: The Committee - Statutory Motion

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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That the Body Corporate statement of accounts for the financial year 01 March 2018 to 28 February 2019 **not be audited**.

NOTE: If you want the accounts to be audited, vote 'NO'; if you do not want the accounts to be audited vote 'YES'.

4	Appointment of Auditor	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes:	0	No votes:	5	Abstain:	0	Out of Order
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On the defeat of the motion (that the Body Corporate statement of accounts for the financial year 01 March 2018 to 28 February 2019 not be audited) above, the audit of the books and accounts of the Body Corporate shall be carried out, by **Hains Accounting & Taxation** at a cost not to exceed \$550.00 including GST

5	Administration Fund Contributions	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes:	5	No votes:	0	Abstain:	0	Carried
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That the administrative budget, proposed for the financial year ending 29 February 2020, totalling \$2,800.00 be adopted at the rate of \$560.00 per lot entitlement per annum and be paid on a quarterly basis with contributions as follows:

Period	Per Lot Entitlement
01/03/19 to 31/05/19	\$140.00
01/06/19 to 31/08/19	\$140.00
01/09/19 to 30/11/19	\$140.00
01/12/19 to 29/02/20	\$140.00
Pre-Issue	
01/03/19 to 31/05/19	\$140.00
01/06/19 to 30/08/19	\$140.00

6	Sinking Fund Contributions	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes:	4	No votes:	1	Abstain:	0	Carried
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That the sinking fund budget, proposed for the financial year ending 29 February 2020, totalling \$2,000.00 be adopted at the rate of \$400.00 per lot entitlement per annum to be paid on a quarterly basis with contributions as follows:

Period	Per Lot Entitlement
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01/03/18 to 31/05/18	\$100.00
01/06/18 to 31/08/18	\$100.00
01/09/18 to 30/11/18	\$100.00
01/12/18 to 28/02/19	\$100.00

Pre-Issue

01/03/19 to 31/05/19	\$100.00
01/06/19 to 30/08/19	\$100.00

(This amounts may be adjusted by those present at the meeting, see next motion)

7	Sinking Fund to be used for future Electric Gate	Ordinary resolution
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Proposed by: The Committee

Yes votes: 4	No votes: 1	Abstain: 0	Carried
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That the Body Corporate approve that sinking fund contributions be used to purchase and install an electric gate once sufficient funds are available. If increased contributions are needed this must be approved at a Meeting. (Open to discussion)

Obtain quotations for approval before the issue of a NBCM work order.

8	Debt Collection Procedures	Special resolution
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Proposed by: The Committee

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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1. That Body Corporate for **Green Possum Ridge - Community Titles Scheme 35757** SPECIALLY RESOLVE pursuant to the Body Corporate and Community Management Act 1997 and the Body Corporate & Community Management (Standard Module) Regulation 2008 (or other relevant Regulation Modules) for the purpose of collecting levy contributions to authorise the Body Corporate Manager and/or the Committee to any one or more of the following:

a. to issue arrears notices, reminder notices and/ or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, and other costs including NBCM debt recovery charges found on Administration Agreement;

b. to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation of Grace Lawyers Pty Ltd and/or experts on behalf of the Body Corporate for **Green Possum Ridge - Community Titles Scheme 35757**;

c. to issue demands, commence, pursue, continue, maintain or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;

d. enter and enforce any judgement obtained in the collection of levy contributions including issuing enforcement warrants for seizure and sale of real or personal property, enforcement warrants for redirection of debts or earnings, enforcement warrant for enforcement hearing and commencing and maintaining bankruptcy proceedings or winding up proceedings;

e. filing an appeal or defending an appeal against any judgement concerning the collection of levy contributions; and

f. liaise, instruct and prepare all matters with the Body Corporate's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

9 Insurance.	Ordinary resolution
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Proposed by: The Committee - Statutory Motion

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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That the body corporate review the insurance arrangements. That the Insurance policies taken out for the Body Corporate as attached to the Meeting Notice be reviewed and, if appropriate, changes be made determined by members present.

10 Reappointment of NBCM	Ordinary resolution
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Proposed by: The Committee

Yes votes: 5	No votes: 0	Abstain: 0	Carried
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That the agreement with **Northern Body Corporate Management** be accepted for the term of two years commencing on 30 June 2019 and concluding on 30 June 2021 at an annual cost of \$540.00 + GST, to be paid in monthly instalments of \$45.00 + GST, in accordance with the "Body Corporate and Communities Titles Act 1997", pursuant to the terms and conditions of the attached Instrument of Engagement. Further the manager is able to operate the bank accounts and to have the custody of the common seal with either a representative of Northern Body Corporate Management, or 2 committee members, one of which will be the Chairperson, being authorised to sign and affix the common seal to relevant documents on behalf of the body corporate. Seimon Griffiths from Northern Body Corporate Management will also be appointed as public officer for tax purposes.

Proposed by: Tom & Roberta Dunsmuir - Owners Lots 1 & 2

Yes votes: 5

No votes: 0

Abstain: 0

Carried

That the Body Corporate approve a submission and application by Tom and Roberta Dunsmuir to the Mareeba Shire Council to re-align the boundary between their two properties. As per the proposed new boundary Lot 1 will be the smaller block only (where the lot 1 dwelling is located) and the remaining of the land on the other side of the common property road will be part of lot 2. As part of this application they need endorsement/consent of the Body Corporate.

Explanatory Note - How does this affect the other lot owners? It doesn't. No extra title is being created. Each block will remain entitled to one vote and liable for the same share of contribution to the body corporate fees. The only change will be that the Map for the Community Management Scheme will be amended and the new version submitted to the Title's Office. Lots 1 and 2 owners will be responsible for any fees payable to the Title's Office and to providing a copy of the new map to all owners. Why is this needed? This is a standard request from Council to ensure the Body Corporate has been notified and any changes to entitlements or contributions addressed.

Minute Notes

- Lot 3 advised that they are currently going through financial hardship. Owners present recommended that contact be made with NBCM to discuss a payment plan. NBCM to inform the committee if a payment plan is put in place.

NBCM would like to welcome the following owners onto the committee:

Chairperson: Michelle Langford

Secretary: Roberta Dunsmuir

Treasurer: Tom Dunsmuir

Ordinary Members: Gael Gwillim

Steve Brown

Chairman.....



DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT)

271 OAK FOREST RD, KURANDA QLD. 4881

LOT 1 ON SP181108 & LOT 2 ON SP181108

PREPARED BY: SCOPE TOWN PLANNING

APRIL 2019



PLANNING FOR LOCALS

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APPLICATION SUMMARY		
PROPOSAL		ROL (Boundary Realignment)
STREET ADDRESS		271 Oak Forest Road, Kuranda Qld.
REAL PROPERTY ADDRESS		Lots 1 & 2 on SP181108
APPLICANT		Scope Town Planning on behalf of the registered land owner
LAND OWNER		Roberta and Thomas Dunsmuir
AREA	Lot 1	67,600m²
	Lot 2	30,740m²
ZONE		Rural Residential
PRECINCT		N/A
ASSESSMENT LEVEL		Code
IMPROVEMENTS		Dwelling House (1 per lot)
PROPOSED AREA	Lot 1	~7,200m²
	Lot 2	~91,140m²
APPLICABLE PLANNING CODES		Rural Residential Zone
		Reconfiguration of a Lot
		Bushfire Hazard Overlay
		Environmental Significance Overlay
APPLICABLE REFERRALS		N/A

1 PROPOSAL

1.1 Introduction

This application is for a Development Permit for the Reconfiguration of a Lot (Boundary Realignment) for Rural Residential land located at 271 Oak Forest Road, Kuranda Qld. 4881 formally known as Lots 1 & 2 on SP181108. The site is not included in a Rural Residential zone Precinct.

The proposed Reconfiguration of Lots 1 & 2 on SP181108 does not result in the creation of additional lots and is proposed due to the segregation of Lot 1 into 2 parts by Common Property. The intent of the proposed Boundary Realignment is to provide a more practical lot configuration which will no longer include isolated lot segments. The proposed lot configuration is illustrated in Appendix A: Proposal Plans (attached).

Although the proposed lot configuration results in Lot 1 with an area of approximately 7,200m² in the Rural Residential zone, the said lot portion east of the Common Property is improved by an established dwelling and is not practical as a segregated lot.

1.2 Site Summary

The site is composed of 2 lots identified as Lot 1 & Lot 2 on SP181108 located in heavily vegetated bush land approximately 8km drive west of Kuranda. The site is accessed via Oak Forest Road which services unconstructed Green Forest Road which is located on the Survey plan in the 'Common Property' area. Figure 1 locates the site in relation to Kuranda.

The lots have a total combined area of 98,340m² (98.34ha) and are each improved with an established residential dwelling as shown in Figure 2. As illustrated in Figure 3, both lots are serviced by water bores. Each lot is also serviced by onsite septic systems and reticulated electricity and telecom connections.

1.3 Level of Assessment

This application is Code Assessable development for the Reconfiguration of a Lot in a Rural Residential zone as prescribed by the Mareeba Shire Planning Scheme in Table 5.6.1 – Reconfiguring a lot (**Table 1**). The proposal is not classified as being Impact Assessable as the site does not result in the creation of additional lots. **Figure 4** identifies lots 1 & 2 (the site) as being located in the Rural Residential zone with no prescribed Precinct (A, B or C).



5.6 Categories of development and assessment— Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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 "Categories of development and assessment" column.		

Table 1: Level of Assessment determined by the Mareeba Shire Planning Scheme.

1.4 Recommendation

The proposed Boundary Realignment provides a practical solution to the existing segregation of Lot 1 and is recommended for approval subject to reasonable and relevant conditions.



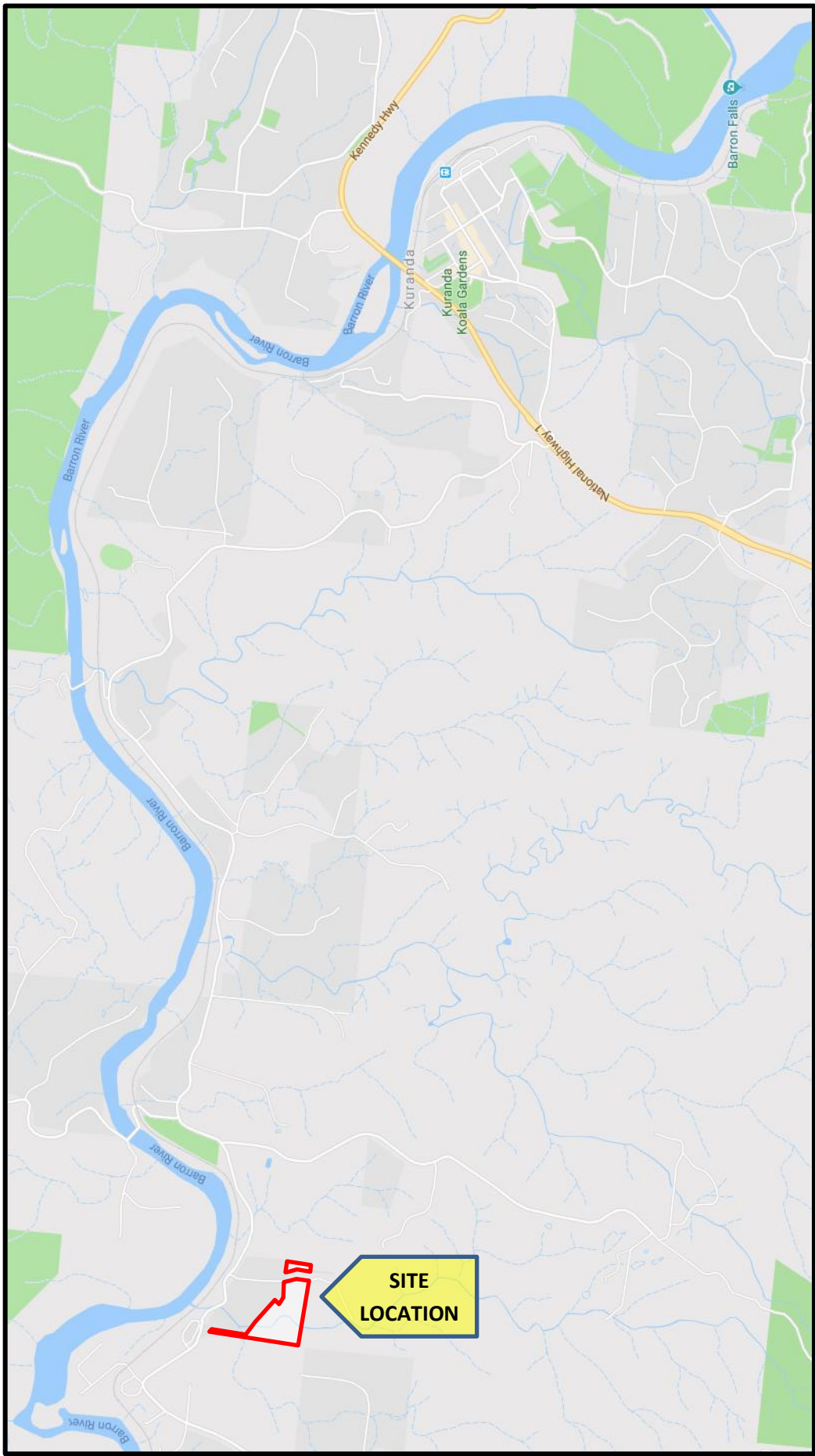


Figure 1: Site location in relation to Kuranda. (Google Maps)





Figure 2: Aerial image of site and surrounding area. (Qld. Globe)

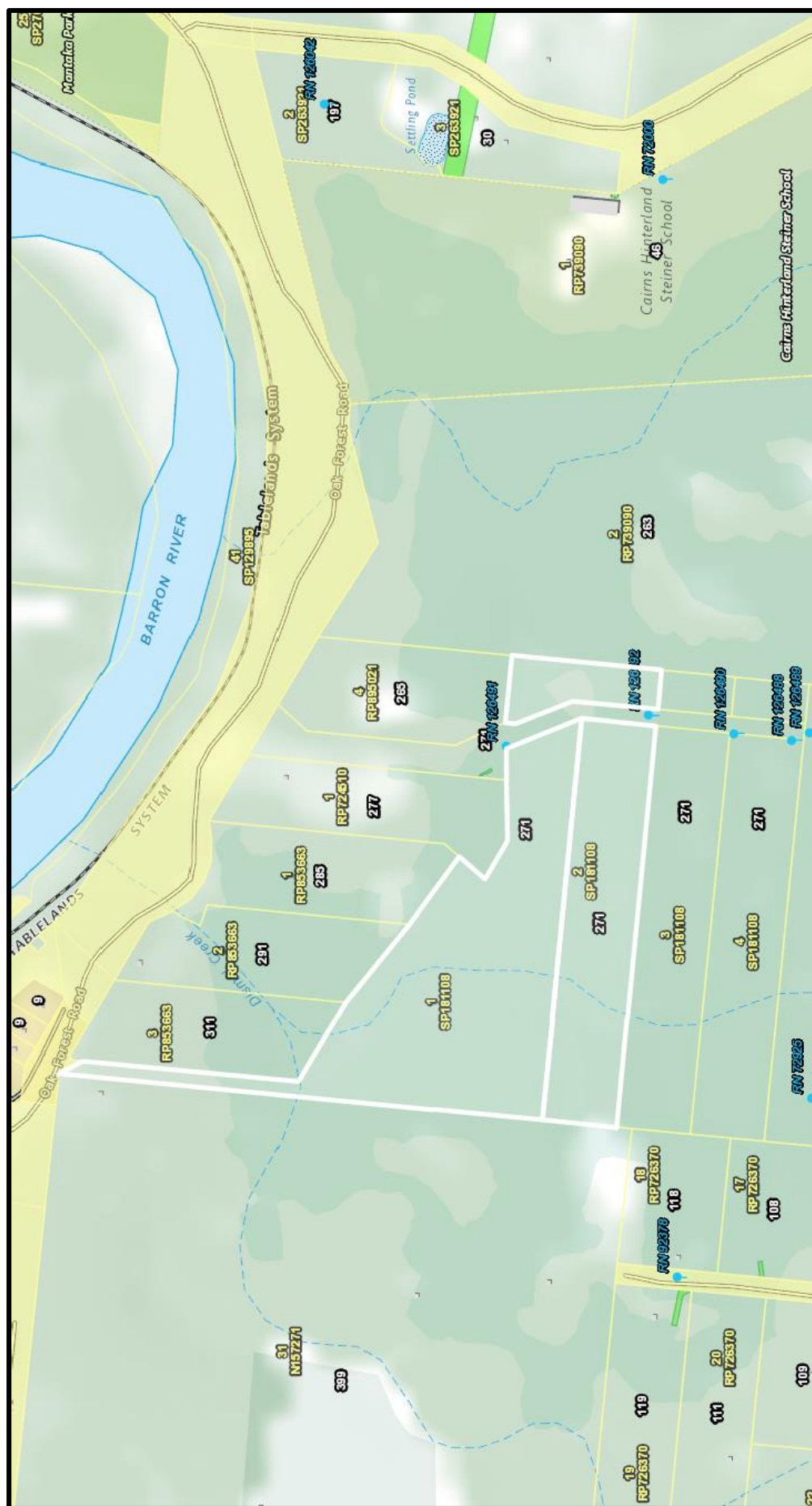


Figure 3: Location of site and surrounding area showing location of registered water bores. Site bores: *RN 126491* & *RN 126492* (Qld. Globe)

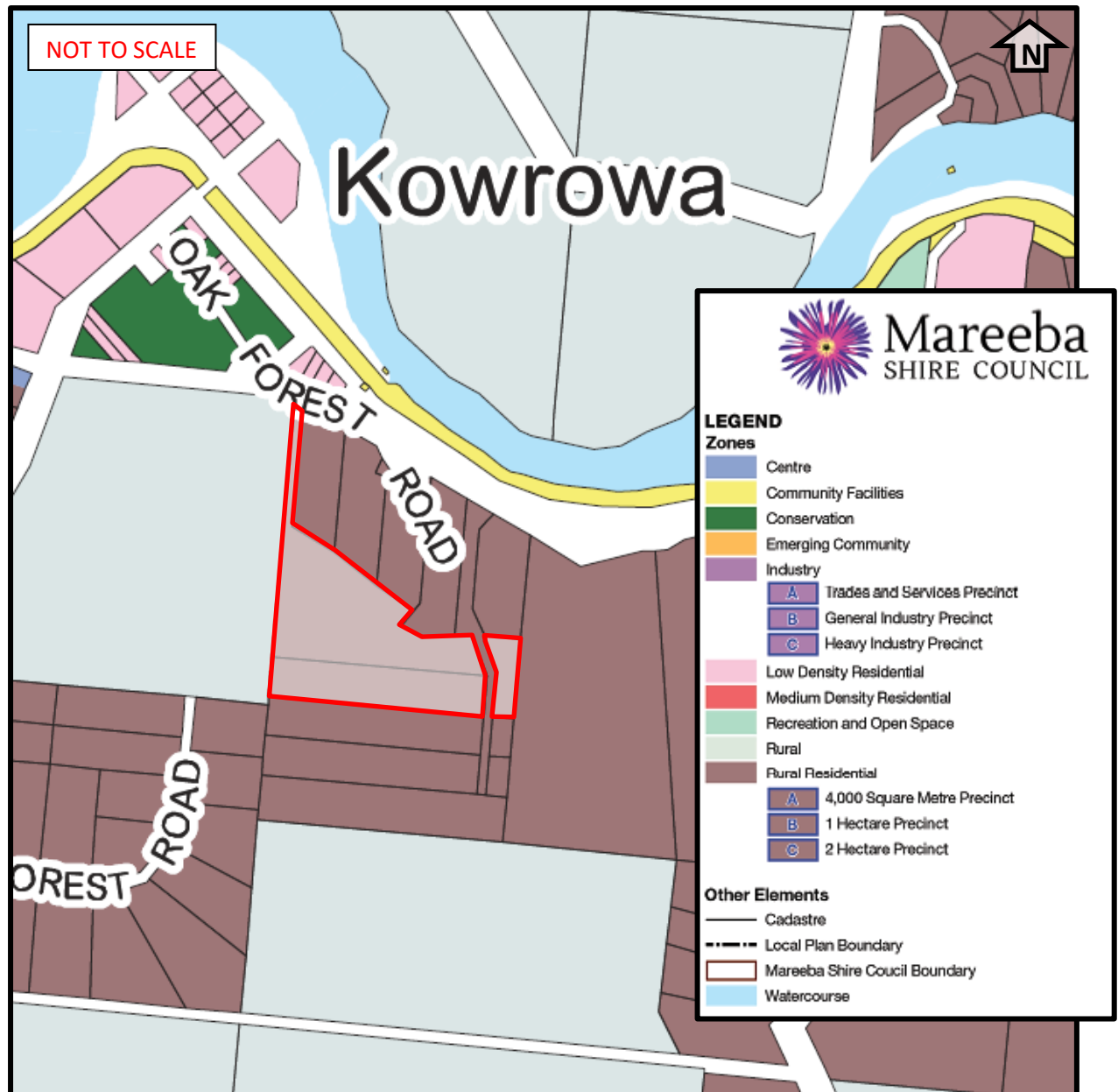


Figure 4: Site located within Rural Residential zone (No precinct).
(MSC Planning Scheme 2017)

2 PLANNING CONSIDERATIONS

2.1 Rural Residential Lot Size

The Mareeba Shire Planning Scheme identifies the intent of Rural Residential zoned land as being supportive of rural style living where infrastructure is not generally provided due to the low intensity of development. Reconfiguration of Lots in the Rural Residential zone is prescribed minimum area limits via assignment to Precincts (A, B & C) however some Rural Residential zoned land is not included within these Precincts.


The proposed Reconfiguration of the Lots does not result in the creation of additional lots and is classified as a Boundary Realignment. A comparison of the existing lot configuration and the proposed lot configuration are shown in **Table 2**.

	Existing		Proposed	
Lot 1	67,600m ²	6.76ha	7,200m ²	0.72ha
Lot 2	30,740m ²	3.074ha	91,140m ²	9.114ha

Table 2: Proposed lot reconfiguration.

The proposed lots will maintain one established dwelling per lot and their corresponding existing services.

2.2 Water Services (Registered Bores)

Due to the location of registered water bore RN126491, which services the existing dwelling on the segment of existing Lot 1 east of the Common Property area, an Easement may be required encumbering proposed Lot 2 to protect the water bore from any future development. For specific locations of the bores, refer to **Figure 5**. The water bores  located on Figure 5 are registered with the details outlined in **Table 3** below.

	Registration ID	GIS Latitude	GIS Longitude	Accuracy
Lot 1	RN126491	-16.8104612	145.5824348	30m
Lot 2	RN126492	-16.81176458	145.5827254	30m

Table 3: Water bore registration details.

Due to the possible inaccuracy of the GIS locations of the bores, in particular RN126491, an accurate location will be identified and an easement placed over the bore on the Survey Plan as required for Plan Sealing (should an easement be required as a condition of approval).





Figure 5: Water Bore locations. (Qld. Globe)

3 Assessment against the Planning Scheme

This site is included within the Rural Residential Planning Area and is Code Assessable under the Mareeba Shire Planning Plan 2017. The site is not identified within a precinct. **Table 4** identifies the proposals compliance with the relevant codes.

Mareeba Shire Planning Scheme (Alignment Amendment 2017)		CODE APPLICABILITY	COMPLIANCE
Zone Code	Rural Residential	✓	Complies
Use Code	None applicable	✗	n/a
Development Code	Reconfiguring a lot	✓	Complies
Local Plan	None applicable	✗	n/a
Overlay Codes	Agricultural Land	✗	n/a
	Airport Environs	✗	n/a
	Bushfire Hazard	✓	Complies
	Environmental Significance	✓	Complies
	Flood Hazard	✗	n/a
	Heritage	✗	n/a
	Hill and Slope	✗	n/a
	Regional infrastructure Corridors and Substations	✗	n/a
	Residential Dwelling House and Outbuilding	✗	n/a
	Scenic Amenity	✗	n/a
	Transport Infrastructure	✗	n/a

Table 4: Compliance of this development with relevant codes.

The proposed Boundary Realignment is assessed against the applicable codes identified in Table 4 in Appendix B: Code Compliance Tables.

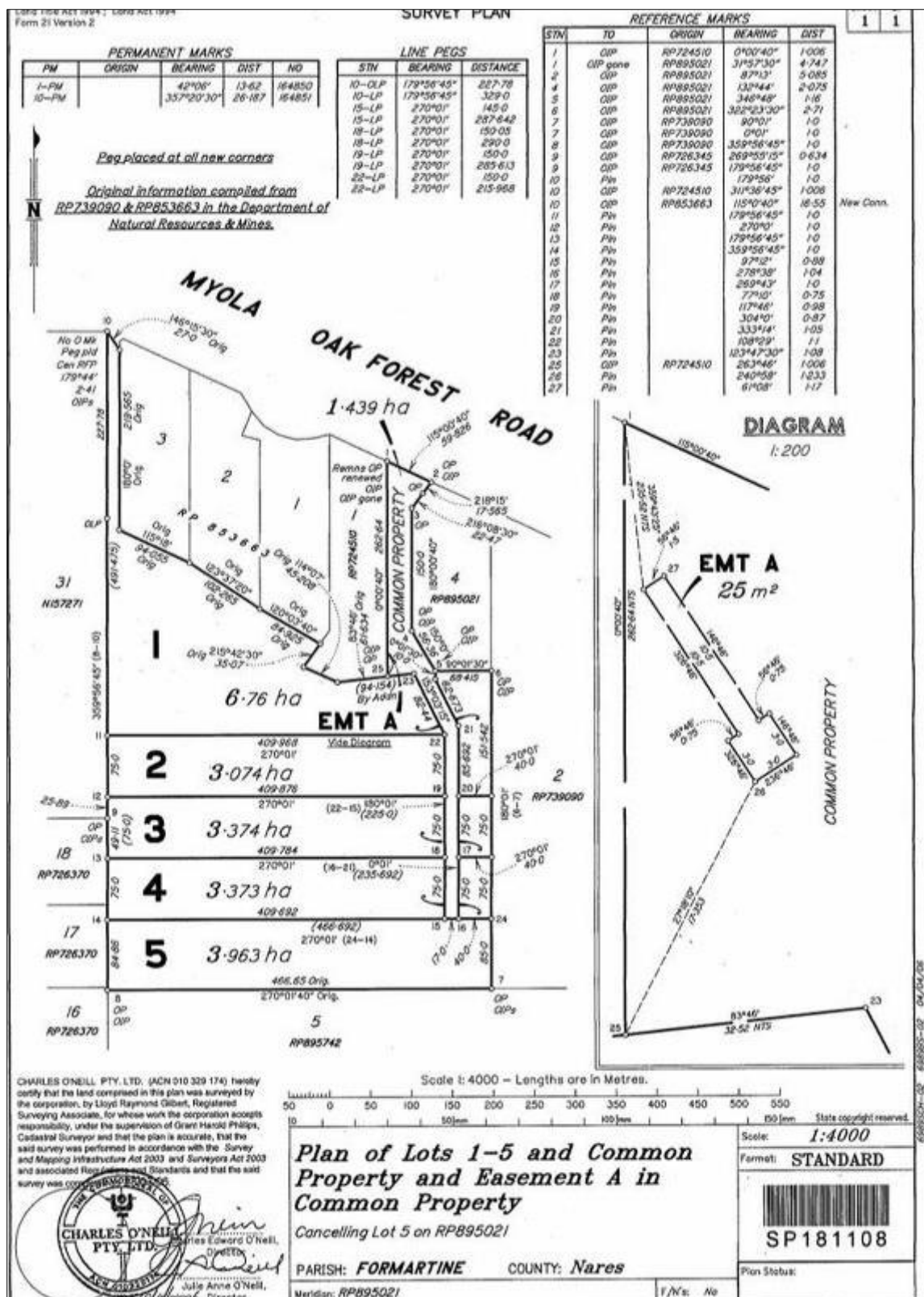
4 Application Referrals

Lots 1 & 2 on SP181108 are affected by State overlays for Fish Habitats, Native Vegetation Management Coastal Bioregions and Essential Habitat & Native Vegetation Clearing.

Although mapped in these overlays, this application is for a Boundary Realignment only. The proposal creates no additional lots, requires no additional services to be installed and proposes no vegetation clearing. As such, this application is considered as NOT triggering referral to SARA or any other agencies for additional assessment.



APPENDIX A: Existing and Proposed plans.



Existing Lots 1 & 2 on SP181108 plus Common Property.



SCOPE



APPENDIX 2:

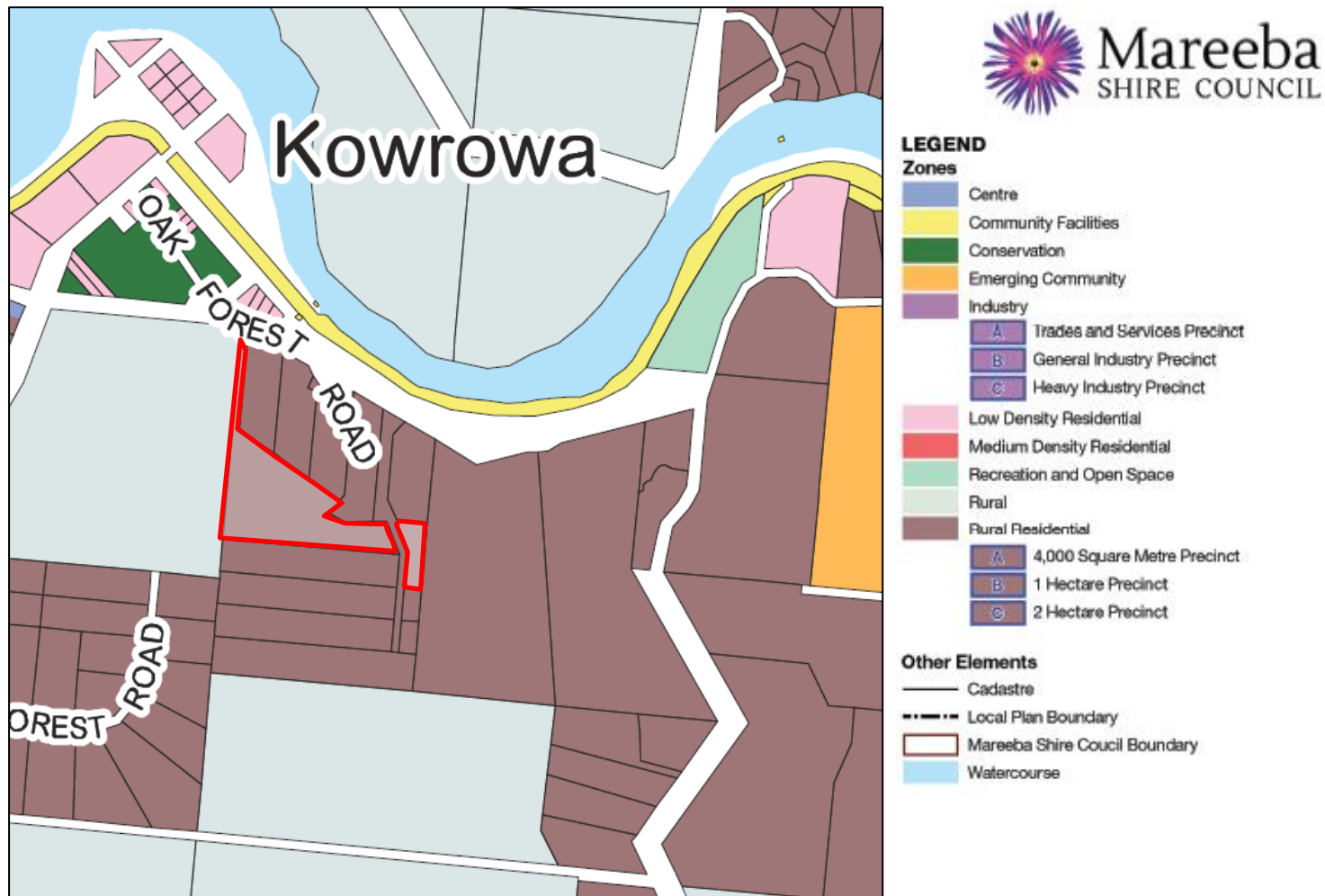
ASSESSMENT AGAINST THE MAREEBA SHIRE PLANING CODES

This development is Code Assessable against the Mareeba Shire Planning Scheme (2017 alignment).

As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Bushfire Hazard Code
- Environmental Significance Code.

1. Rural Residential Zone Code



The development site is located within the Rural Residential Zone of the Mareeba Shire Planning Scheme (2017 Alignment). The site is not identified as being in a zone precinct.

Table 6.2.10.3—Rural residential zone code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	N/A	Not Applicable to this development proposal.
Outbuildings and residential scale			
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Rural residential zone. 	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level. 	N/A	Not Applicable to this development proposal.
	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 200m² in gross floor area; and (b) 8.5 metres above natural ground level. 	N/A	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
Siting			
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors. 	AO3 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m² precinct; and (e) 3 metres from a side or rear boundary otherwise. 	N/A	Not Applicable to this development proposal.
Accommodation density			
PO4 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site. 	AO4 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	N/A	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Site cover			
PO5 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	AO5 No acceptable outcome is provided.	N/A	Not Applicable to this development proposal.
Building design			
PO6 Building facades are appropriately designed to: <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	AO6 No acceptable outcome is provided.	N/A	Not Applicable to this development proposal.
PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO7 No acceptable outcome is provided.	N/A	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
Non-residential development			
<p>PO8 Non-residential development:</p> <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed. 	<p>A08 No acceptable outcome is provided.</p>	✓	<p>The proposed boundary realignment results in one lot being smaller than the average sized lot in the general area, however, it does not detract from the amenity of nearby residential uses. Furthermore, the proposal does not impact on the orderly provision of non-residential development in nearby locations as the existing common property which is used for downstream lot access remains unaffected. The lot reconfiguration supports the needs of the existing residential community / existing established dwellings on the lots and has a direct relationship to the land in that it provides a more practical lot arrangement.</p>
Amenity			
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>A09 No acceptable outcome is provided.</p>	✓	<p>The proposed lot reconfiguration does not detract from the amenity of the local area as it does not result in additional lots or dwellings and does not include any infrastructure changes resulting in intensification of traffic, lighting etc.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO10 No acceptable outcome is provided.	✓	The existing use is not considered to have any negative environmental impacts and the proposed boundary realignment does not result in any negative environmental impacts.

2. Reconfiguring a lot Code

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
Area and frontage of lots			
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 .	✓	<p>The development site is not located within a Rural Residential Precinct and as such is not allocated a minimum lot size in Table 9.4.4.3B.</p> <p>The proposal satisfies PO1, in particular point (c) as follows;</p> <p>(c) – The proposed lot arrangement is designed to accommodate the existing land use of single dwellings which are located on proposed lots 1 and 2.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Existing buildings and easements			
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	✓	<p>The proposed development complies with PO2.</p> <p>The purpose of the proposed Boundary Realignment is to provide a logical lot arrangement for the existing dwellings on each lot. The proposed lots do not reduce the existing area currently constraining the dwellings, in particular relation to proposed lot 1 east of the common property. The continuation of the existing use for each lot is not compromised by this proposal.</p> <p>The application of AO2.1 would require the drilling and registration of a new water bore and possibly the closing and deregistration of the existing water bore located on existing lot 1. This proposal requests the solution by way of an easement encumbering proposed lot 2 protecting the existing water bore to service proposed lot 1.</p>
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	✓	<p>The proposed Boundary Realignment does not change the existing building setbacks in relation to lot boundaries.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> (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. 	AO3 No acceptable outcome is provided.	N/A	<p>There are no existing easements encumbering existing lots 1 or 2.</p> <p>Existing Easement A is located within the Common Property area and remains unaffected by this proposal.</p>
Boundary realignment			
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	✓	<p>The proposed Boundary Realignment retains all existing infrastructure and includes an easement encumbering proposed lot 2 protecting the existing water bore to service proposed lot 1.</p>
Access and road network			
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	AO5 No acceptable outcome is provided.	N/A	<p>The proposed Boundary Realignment does not involve or require the creation of additional access to lots.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> (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. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	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.	N/A	The proposed Boundary Realignment does not involve or require the creation of additional access to lots.
PO7 Roads in the Industry zone are designed having regard to: <ul style="list-style-type: none"> (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. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	AO7 No acceptable outcome is provided.	N/A	The development site is not located in the Industry Zone.
Rear lots			
PO8 Rear lots are designed to: <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the 	AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.

Performance outcomes	Acceptable outcomes	Complies	Comments
road from which access is gained.	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. <small>Note—Figure A provides further guidance in relation to the desired outcome.</small>	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	N/A	The proposed Boundary Realignment does not involve or result in the creation of rear access to lots.

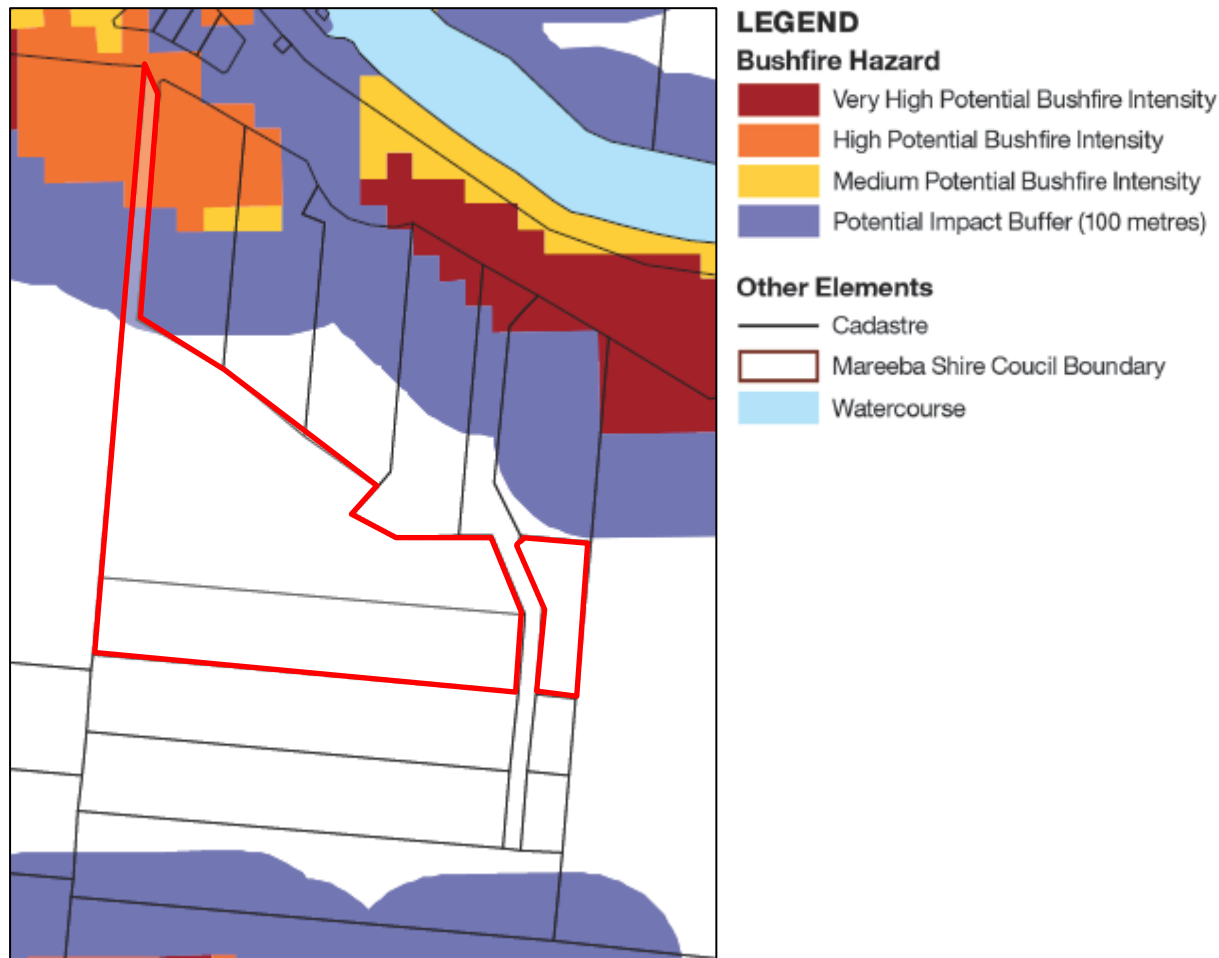
Performance outcomes	Acceptable outcomes	Complies	Comments
Crime prevention and community safety			
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	AO9 No acceptable outcome is provided.	N/A	The proposed Boundary Realignment does not result in changes which might reduce the crime prevention aspects of the existing use.
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	Not Applicable to this development proposal.
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: <ul style="list-style-type: none"> (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	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
Residential subdivision			
PO12 Residential lots are: <ul style="list-style-type: none"> (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.	✓	The proposal adds to the variety of lot sizes in the local area.
Rural residential zone			
PO13 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.	N/A	This development does not result in the creation of additional lots.
Additional provisions for greenfield development only			
PO14 The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	AO14 No acceptable outcome provided.	N/A	This development does not result in the creation of additional lots.
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	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 The road network is designed to: <ul style="list-style-type: none"> (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. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	AO16 No acceptable outcome provided.	N/A	Not Applicable to this development proposal.
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	Not Applicable to this development proposal.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	N/A	Not Applicable to this development proposal.
PO19 Provision is made for sufficient open space to: <ul style="list-style-type: none"> (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.	N/A	Not Applicable to this development proposal.
	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	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO20 A network of parks and community land is provided: <ul style="list-style-type: none"> (a) to support a full range of recreational 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; 	AO20 No acceptable outcome is provided.	N/A	Not Applicable to this development proposal.

3. Bushfire Hazard Overlay Code



The access handle of Lot 1 on SP181108 is affected by the High Potential Bushfire Intensity and Potential Impact Buffer (100 metres) areas of the Bushfire Overlay Code. The Common Property access servicing Lot 2 on SP181108 is affected by the Very High Potential Bushfire Intensity and Potential Impact Buffer (100 metres).

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o). AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	N/A	The proposed Boundary Reconfiguration does not impact on the existing fire fighting water supply on the site.
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	N/A	The proposed Boundary Reconfiguration does not impact on the existing fire fighting water supply on the site.

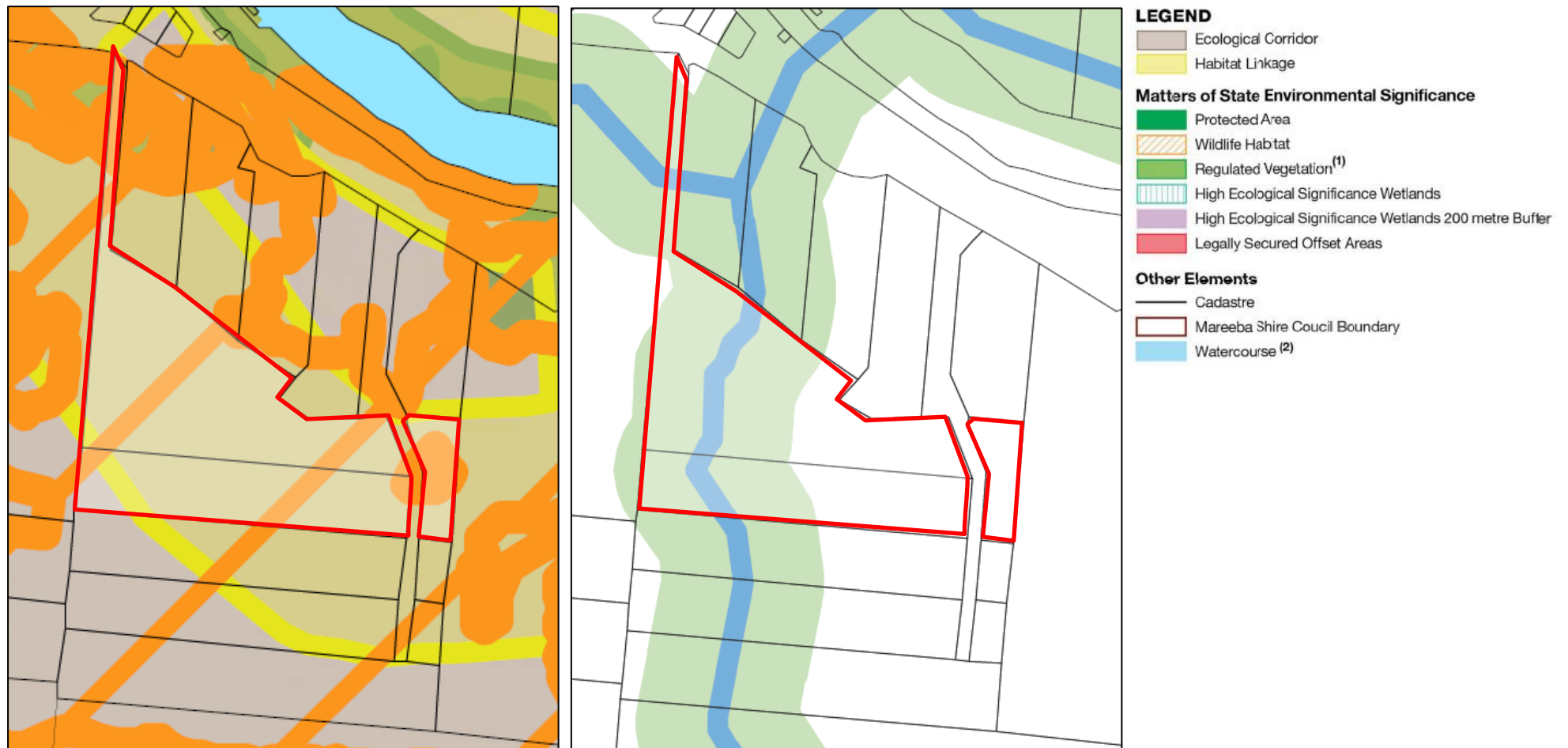
Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Land use			
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	N/A	The proposed Boundary Reconfiguration does not involve any uses listed in AO2.
Lot design			
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. 	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p>	✓	The proposed Boundary Realignment does not result in the creation of any new lots.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	<p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>		
Firebreaks and access			
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with AO4.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. 	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	N/A	The proposed Boundary Reconfiguration does not involve the construction of any new roads.
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p>	N/A	The proposed Boundary Reconfiguration does not involve the creation of any new firebreaks.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.		
Hazardous materials			
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) .	N/A	Not Applicable to this development proposal.
Landscaping			
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.	AO6 No acceptable outcome is provided.	N/A	Not Applicable to this development proposal.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.			
Infrastructure			
<p>P07</p> <p>Infrastructure services located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A07</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	✓	The proposed Boundary Realignment retains the existing infrastructure.
Private driveways			
<p>P08</p> <p>All premises located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A08</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	N/A	No new driveways are proposed.

4. Environmental Significance Overlay Code



The development site is mapped on the overlay as containing Habitat Linkage, Wildlife Habitat, Ecological Corridor and a Watercourse.

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation			
<p>PO1 Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	N/A	The development site does not contain any ‘Regulated vegetation’ mapped on the overlay.
<p>PO2 Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	N/A	The development site does not contain any ‘Regulated vegetation’ mapped on the overlay.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.			
Regulated vegetation intersecting a watercourse			
PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) A03.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) .	N/A	The development site does not contain any ‘Regulated vegetation’ mapped on the overlay.
	Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) A03.2 No clearing of native vegetation is undertaken within the minimum setback identified at A03.1 .	N/A	The development site does not contain any ‘Regulated vegetation’ mapped on the overlay.

Performance outcomes	Acceptable outcomes	Complies	Comments
Waterways and wetlands			
PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) .	N/A	The proposed Boundary Realignment does not impact upon the existing land use conditions.
	Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o) .	N/A	The proposed Boundary Realignment does not impact upon the existing land use conditions.
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay	N/A	The proposed Boundary Realignment does not impact upon the existing land use conditions.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>		
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	N/A	The proposed Boundary Realignment does not impact upon the existing land use conditions.

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Wildlife Habitat			
<p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO5 No acceptable outcome is provided</p>	N/A	<p>The proposed Boundary Realignment does not impact upon the existing land use conditions.</p>
Legally secured offset areas			
<p>PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values,</p>	<p>AO6 No acceptable outcome is provided.</p>	N/A	<p>The development site does not contain any 'Legally secured offset areas' mapped on the overlay.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
Protected areas			
<p>PO7 Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO7 No acceptable outcome is provided</p>	N/A	<p>The development site does not contain any ‘Protected areas’ mapped on the overlay.</p>
Ecological corridors and Habitat linkages			
<p>PO8 Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o) <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p>	<p>AO8 No acceptable outcome is provided</p>	✓	<p>The existing habitat connectivity of the mapped ‘Habitat linkage’ over the site is not compromised by the proposal.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>			

State Assessment and Referral Agency

Date: 12/04/2019



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Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)
Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 1SP181108 (Area: 67,600 m²)

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)
Water resource planning area boundaries

Lot Plan: 2SP181108 (Area: 30,740 m²)

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)
Water resource planning area boundaries



State Assessment and Referral Agency

Date: 12/04/2019



Department of State Development
Manufacturing, Infrastructure
and Planning

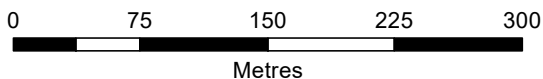
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Legend

Water resource planning area boundaries



Water resource planning area boundaries

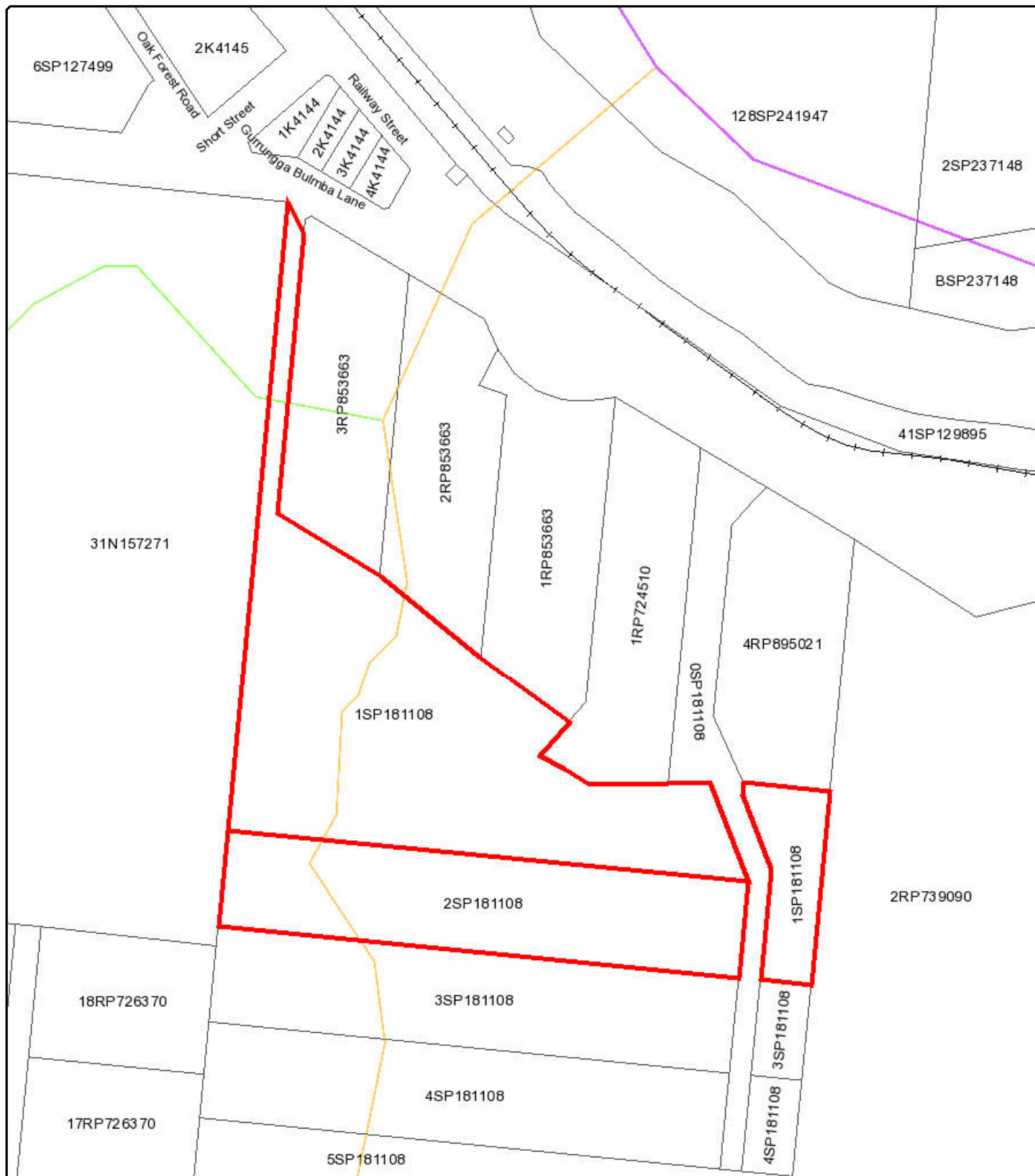


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State Assessment and Referral Agency

Date: 12/04/2019



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Legend

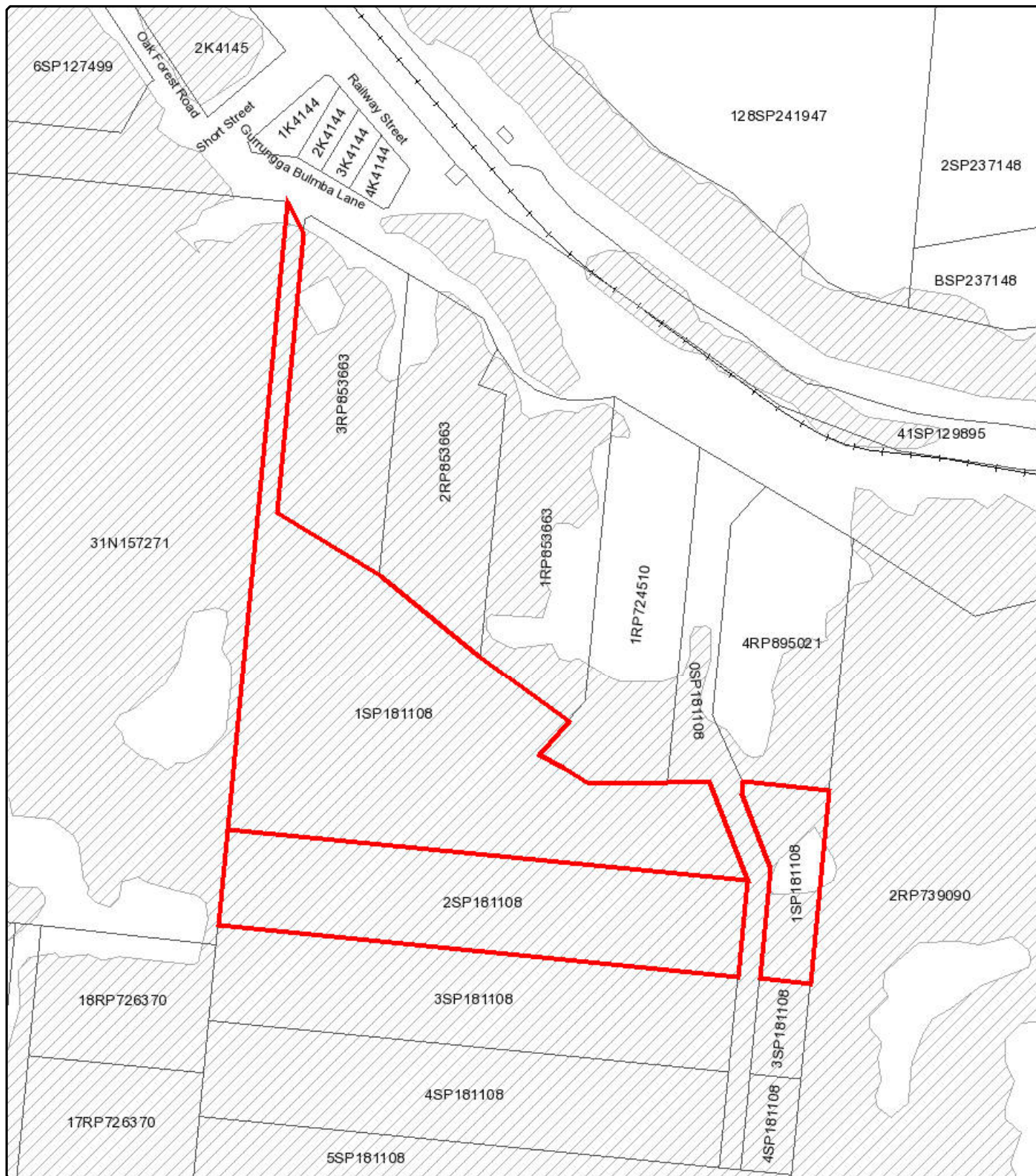
Queensland waterways for waterway
barrier works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

0 75 150 225 300
Metres

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State Assessment and Referral Agency

Date: 12/04/2019





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Legend

Regulated vegetation management map
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 75 150 225 300
Metres

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Document Set ID: 0547506

Version: 1, Version Date: 18/04/2019

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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)	Scope Town Planning on behalf of the Land Owner
Contact name (only applicable for companies)	Johnathan Burns
Postal address (P.O. Box or street address)	8 Jacana Close
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Australia
Contact number	0450781841
Email address (non-mandatory)	scopetownplanning@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	19002

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
		271	Oak Forest Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	1	SP181108	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		271	Oak Forest Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	2	SP181108	Mareeba Shire

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:	

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):*

ROL - 2 into 2 Boundary Realignment

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

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

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

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?

2

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

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input checked="" 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)
1 on SP181108	67,000	1	7,200
2 on SP181108	30,740	2	91,140

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
Proposed	TBA	TBA	Water Bore security	Proposed Lot 1

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:		

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?

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

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ 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 (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</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
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<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.
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

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 – a 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 (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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 ESR/2015/1791) 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 “ESR/2015/1791” as a search term 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.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

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.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

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, Mines and Energy at www.dnrme.qld.gov.au and www.business.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 Science at www.des.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.dnrme.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.des.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.des.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 requirements

If building work is associated with the proposed development, Parts 4 to 6 of *DA 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	
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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	