

RAL/19/0012 .

Your Ref:
Our Ref: CAK/2019



07 June, 2019

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

Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR RECONFIGURATION OF A LOT – 1 LOT INTO 2 LOTS
LOT 74 ON RP742969, 6 Warril Drive, KURANDA.**

This application is for a Reconfiguration of a Lot – 1 Lot into 2 Lots over land described as Lot 74 on RP742969, situated at 6 Warril Drive, Kuranda is submitted by Carole Anne Kenyon.

The application comprises of Application Forms, SmartMap, Sketch Plan, NBN Rollout Maps and this Town Planning Submission. It is understood that the applicant will provide \$1,015.00 in payment of the Application Fee.

The Site

The subject land is described as Lot 74 on RP742969, Locality of Kuranda and situated 6 Warril Drive, Kuranda. The site is owned by Carole Anne Kenyon who is also the applicant for the proposed Reconfiguration. The site is irregular in shape, has an area of 9548 m², contains frontages to Warril Drive and Hilltop Close, and encompasses two (2) Dwelling Houses and associated structures. The site is access from the existing Road Network, being Warril Drive via a single crossover, and is provided with all available services.

In relation to the current State Governmental Mapping the site is not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor.

The Proposed Development

The proposed development is for a Reconfiguration of a Lot – 1 Lot into 2 Lots in the Rural Residential A (4,000 m²) Zone of the Mareeba Shire Planning Scheme. The site is located at 6 Warril Drive, Kuranda and is more particularly described as Lot 74 on RP742969. The site is irregular in shape, has an area of 9548 m² and contains two (2) Dwelling House and associated structures. No change to the existing buildings and structures are envisaged with the Reconfiguration.

A Development Permit for a Reconfiguration of 1 Lot into 2 Lots is sought to subdivide Lot 74 on RP742969 creating an additional Rural Residential Allotment within the Kuranda surrounds. The site is designated within the Rural Residential A (4,000 m²) Zone of the Mareeba Shire Planning Scheme and no change to

the Rural Residential Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site.

The Reconfiguration of a Lot proposes two (2) Allotments described as proposed Lots 74A and 74B. The proposed areas of the allotments are:

Proposed Lot 74A	5,518 m ²
Proposed Lot 74B	4,000 m ² .

The site contains an existing crossover of a concrete driveway to the Road Network, being Warril Drive with no change to the existing access for the proposed Lot 74B, Lot 74A will require the construction of a new crossover of bitumen or equivalent. It is understood that recent Developments within the area required the provision of Kerb and Channelling fronting the site. The provision of Kerb and Channelling fronting the site nominated that in this instance the provision of Kerb and Channelling is not necessary. The existing culverts and drainage fronting the site nominated provide more than adequate storm water drainage across Warril Drive into the head of Warril Creek.

Warril Drive is accessed from the Kennedy Highway. Warril Drive is of Bitumen Formation with no kerb and channelling for its entire formation.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Purposes and Performance Outcomes of the Rural Residential Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Rural Residential A (4,000 m²) Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguration of a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 74 on RP742969 is identified as being in the Rural Living designation of the FNQ Regional Plan Mapping. The proposal provides for a Rural Residential Subdivision located within the Rural Living designation. The Reconfiguration results in similar sizes to that of the immediate and surrounding vicinity. The proposal provides for the provision of an additional allotment achieving greater population densities without affecting the existing natural environment in accordance with the Intent of the FNQ Regional Plan.

It is considered that the proposed Reconfiguration is not in conflict with the Intent for Rural Living Area designation in the FNQ Regional Plan 2009-2031.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <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. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Not Applicable. No new buildings are proposed with the site already containing existing Dwellings and associated structures.</p>
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and 	<p>AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level. 	<p>Not Applicable. No new buildings are proposed with the Subdivision and the site already containing existing dwellings and associated structures.</p>

Performance outcomes	Acceptable outcomes	Comments
(b) are consistent with the scale and character of development in the Rural residential zone.	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.	Not Applicable. No Rural Residential Allotments less than 2.0 hectares proposed.
Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO3 Development is sited in a manner that considers and respects: (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: (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 4,000m ² precinct; and (e) 3 metres from a side or rear boundary otherwise.	Not Applicable. No new buildings are proposed with the Subdivision and the site already containing existing dwellings and associated structures.
Accommodation density		
PO4 The density of Accommodation activities: (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.	Complies, The proposal is considered to achieve this with the Reconfiguration.
For assessable development		
Site cover		
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and	AO5 No acceptable outcome is provided.	Complies. The site already contains existing dwellings and associated structures that are considered to comply with the Performance Outcomes.

Performance outcomes	Acceptable outcomes	Comments
(c) appropriately balances built and natural features.		
Building design		
<p>PO6 Building facades are appropriately designed to:</p> <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. 	<p>AO6 No acceptable outcome is provided.</p>	<p>Not Applicable. No new buildings are proposed with the site already containing existing dwellings and associated structures.</p>
<p>PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p> <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. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Not Applicable. No new buildings are proposed with the site already contains existing dwellings and associated structures.</p>
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>AO8 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Residential (Rural) Uses onsite.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p>	<p>AO9 No acceptable outcome is provided.</p>	<p>Not Applicable. No new buildings are proposed with the site already contains existing dwellings and associated structures.</p>

Performance outcomes	Acceptable outcomes	Comments
(a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Residential (Rural) Uses onsite.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (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.	Complies, The proposal is for a Reconfiguration of 1 Lot into 2 Lots with no change to the existing Uses/Buildings/Structures onsite.

It is not considered that the proposed Reconfiguration is in conflict with the Intent and the proposal complies with the Acceptable Outcomes and where there are no Acceptable Outcomes or they are unable to be met, the Performance Outcomes of the Rural Residential Zone Code.

Slope Overlay Code

The site is Mapped as containing areas of Slope in relation to the Slope Overlay Mapping. The proposal is for a Reconfiguration of a Lot and no new buildings are proposed nor will the Subdivision result in any change to the existing buildings or structures. It is understood that the Mapped Slope area is located towards the rear/vegetated areas of the site. Each proposed Rural Residential Allotment will be provided with sufficient area outside of the Mapped Sloped Area and it is not considered in this instance that assessment against the Slope Overlay Code is applicable.

Flood Hazard Overlay Code

The site is designated within the General Extent of Modelled Flood Hazard Levels of the Flood Hazard Overlay Mapping. However, the site does not include any Flood Overlays and therefore it is not considered in this instance that assessment against the Flood Hazard Overlay Code is applicable.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Rural Residential Zone of the Mareeba Shire Planning Scheme. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Rural Residential Zone of the Mareeba Shire Planning Scheme. It is not considered that the Parking and Access Code is applicable as no new dwellings are proposed with the development and each allotment contains the ability for the provision of appropriate parking and will include independent access to the existing Road Network, being Warril Drive. The proposal is not considered to detrimentally affect the existing Road Network.

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Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 2 Lots in the Rural Residential A (4,000 m²) Zone of the Mareeba Shire Planning Scheme. The purpose of the application is sought to subdivide Lot 74 on RP742969 creating an additional Rural Residential Allotment. No change to the Rural Residential Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

The Reconfiguration of a Lot proposes two (2) Allotments described as proposed Lots 74A and 74B. The proposed areas of the allotments are:

Proposed Lot 74A	5,518 m ²
Proposed Lot 74B	4,000 m ² .

The minimum size within the Rural Residential A (4,000 m²) Zone Allotment is 4,000 m² with the proposal providing Allotments greater than 4,000 m². Each allotment contains a frontage of/greater than 40 metres to the existing Road Network and is provided with or the ability for the safe provision of appropriate access. It is noted that proposed Lot 74B contains a frontage of 40 metres which is the required minimum of 40 metres. It is noted that proposed Lot 74A contains a frontage of 19 metres to the existing road network of Warril Drive. However the road frontage to the rear of Lot 74A has a frontage of 65.136 metres to the road network namely Hilltop Close. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout. The site is connected to all available services with the proposed new Allotments also connected to all available services.

It is considered that the proposed Reconfiguration has been designed to enhance public safety while seeking to prevent opportunities for crime via the use of appropriate and acceptable sightlines, pedestrian movement networks, etc. It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 2 Lots in the Rural Residential Zone of the Mareeba Shire Planning Scheme. Each proposed allotment will be connected to all available services as existing and will be provided with an appropriate level of Storm water disposal. Any required Excavation and Filling other than the site preparation will be outlined within any Operational Works Permit for the proposed Reconfiguration.

Lot 74 on RP742969 currently connected to all available services including Electricity services, and all telecommunication infrastructure and services are installed live and ready to connect to the NBN network (Fibre to the Node (FTTN)) as per the attached NBN Rollout Map. A new water connection/ meter will be required on

eastern front boundary to be connected to existing services.

Proposed Lot 74B is currently connected to all available services including separate electricity services, and all telecommunication infrastructure and services are installed live and ready to connect to the NBN network (Fibre to the Node (FTTN)) as per the attached NBN Rollout Map. The existing water connection/ metre will remain.

The site contains an existing crossover to the Road Network, being Warril Drive with no change to the existing access proposed however, Lot 74A will require the provision of a new crossover to Warril Drive. It is understood that recent Developments within the area required the provision of Kerb and Channelling fronting the site.

The provision of Kerb and Channelling fronting the site nominated that in this instance the provision of Kerb and Channelling is not necessary. The existing culverts and drainage fronting the site nominated provide more than adequate storm water drainage across Warril Drive into the head of Warril Creek.

It is considered that the proposed Reconfiguration complies with the Intent of the Works, Services and Infrastructure Code.

Conclusion

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It is considered that the proposed development being a Reconfiguration of one (1) Lot into two (2) Allotments over land described as Lot 74 on RP742969 is appropriate. In particular, the proposed development:

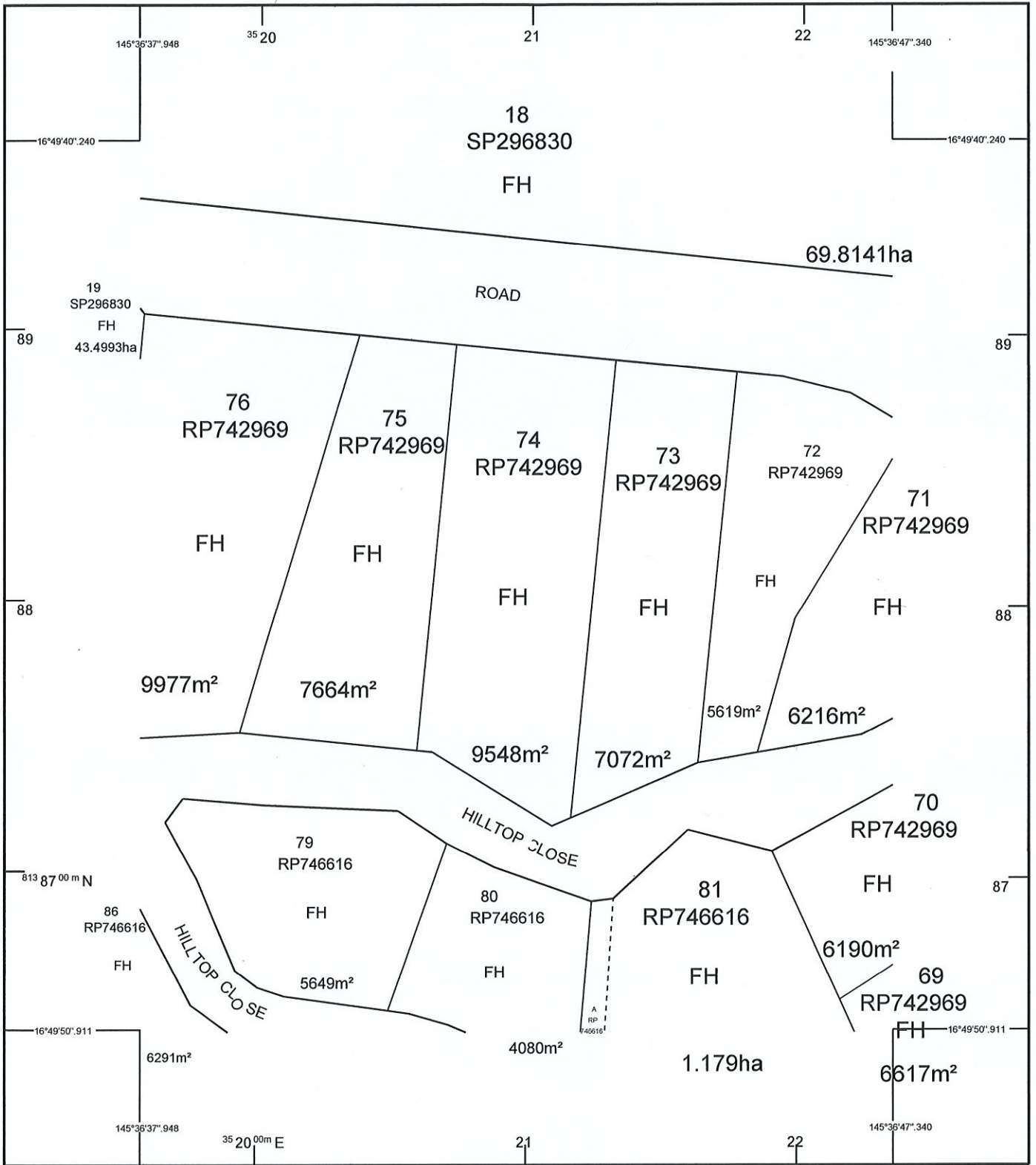
- Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension for the Rural Residential A (4,000 m²) Zone;
- No change to the existing nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Rural Residential Uses;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Residential Zone of the Mareeba Shire Planning Scheme;
- Can meet the Intent and Objectives and Intent for the Rural Residential Zone Code; and
- Meets the Objective of the Land Use Policies relating to Subdivisions within the Rural Living Area of the FNQ Regional Plan 2009-2031 and is not considered to be in conflict with the adjoining Rural Living Area and Rural Residential Land.

I Carole Anne Kenyon request that Council provide a copy of the Draft Conditions with sufficient time for review prior to a Decision Notice being provided. If you have any queries please do not hesitate to contact me.

Yours faithfully,



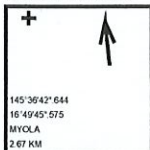
Carole Anne Kenyon



STANDARD MAP NUMBER
8064-34212



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	74/RP742969
Lot/Plan	9548m ²
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	KURANDA
Locality	9215/5
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 04/06/2019

DCDB 03/06/2019

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18
SP296830



Warril Drive
ROAD

Existing Entrance

76
RP742969

75
RP742969

LOT 74B
4,000m²

73
RP742969

RF

LOT 74A
5,518m²

79
RP746616

HILLTOP CLOSE

80
RP746616

81
RP746616

HILL





(" attr(href) ")

6 Warril Dr, Kuranda QLD 4881

Home Business

CONNECTED
Compare providers and get connected

Ready for Service ⓘ	Live	LOT 74 6 WARRIL DR KURANDA QLD 4881 Australia ⓘ	Ready for Service ✕
Disconnection Date ⓘ	Not Available	Find out more (" attr(href) ")	Build Commenced
Rollout Type ⓘ	Fibre To The Node (FTTN)		Remediation
			3 Year Plan**
			Wireless Tower

Google
(" attr(href) ")

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Feedback



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6a Warril Dr, Kuranda QLD 488

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CONNECTED
Compare providers and get connected

Ready for Service ⓘ	Live	LOT 74 6 WARRIL DR KURANDA QLD 4881 Australia ⓘ	Ready for Service ✕
Disconnection Date ⓘ	Not Available	Find out more (" attr(href) ")	Build Commenced
Rollout Type ⓘ	Fibre To The Node (FTTN)		Remediation
			3 Year Plan**
			Wireless Tower

Google
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Feedback

Your Ref:

Our Ref: CAK/2019

7 June, 2019

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

Dear Sir,

**RE: APPLICATION FOR A RECONFIGURATION OF A LOT- 1 LOT INTO 2 LOTS.
LOT 74 ON RP742969, 6 WARRIL DRIVE, KURANDA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to consent to the making of the Application.

I, Carole Anne Kenyon as the registered owner of 6 Warril Drive, Kuranda and more particularly Described as LOT 74 on RP742969, authorise the lodgement of this Town Planning Application.



Carole Anne Kenyon

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)	Carole A Kenyon
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	6 Warril Drive
Suburb	Kuranda
State	Queensland
Postcode	4881
Country	Australia
Contact number	4880 421 322
Email address (non-mandatory)	carolea16@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	CAK/2019

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
		6	Warril Drive	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	74	RP742969	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- Additional premises are relevant to this development application and their details have been attached in a schedule to this application
 Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

<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? (<i>tick only one box</i>)			
<input type="checkbox"/> Material change of use	<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? (<i>tick only one box</i>)			
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment (<i>requires public notification</i>)		
d) Provide a brief description of the proposal (<i>e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots</i>):			
Reconfiguration of 1 Lot into 2 Lots			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>			
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application			
6.2) Provide details about the second development aspect			
a) What is the type of development? (<i>tick only one box</i>)			
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
b) What is the approval type? (<i>tick only one box</i>)			
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment (<i>requires public notification</i>)		
d) Provide a brief description of the proposal (<i>e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots</i>):			
e) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development

- 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 DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

1

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

<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify: Rural Residential
Number of lots created				1

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input checked="" type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> 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 <i>Transport Infrastructure Act 1994</i>: <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.
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	