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Our Ref: 31236-004-01
Your Ref:

1 July 2019

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

Attention: Planning and Approvals – C. Ewin

Dear Carl

DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT (1 LOT INTO 6 LOTS) & ACCESS EASEMENTS 19 KULLAROO CLOSE, KURANDA – LOT 2 ON RP734383

We act on behalf of the Applicants, G. Owen & C. Retter in relation to the abovementioned.

On behalf of the Applicants we now submit to Mareeba Shire Council an application seeking a Development Permit for Reconfiguring a Lot (1 lots into 6 lots) and associated access easements on land located at 19 Kullaroo Close, Kuranda, precisely described as Lot 2 on RP734383. The following has been prepared to assist with Council's assessment of the proposed development:

THE SITE

The subject land is located 19 Kularoo Close, precisely described as Lot 2 on RP734383. Figure 1 below identifies the subject site.

Figure 1: Satellite image of the subject land (source – Queensland Globe June 2019)

The subject land parcel is irregular in shape and encompasses a total site area of approximately 2.88 hectares. The subject site is located within the Low Density Residential Zone, as identified under the Mareeba Shire Planning Scheme.

The subject land parcel incorporates approximately 30.4 metres of road frontage onto Kullaroo Close and currently contains two (2) existing residential dwellings and associated outbuildings located within the western region of the site. The north and eastern regions of the site are vegetated and is identified as remnant vegetation.

The subject development site is located within an established residential area on the outskirts of the Kuranda Village Centre. The locality is characterised by detached dwellings on traditional to medium sized residential allotments. The subject site adjoins the Jumrum Creek Environmental Park along its northern boundary and the Barron Gorge National Park to the eastern boundary.

The development site is located within 1 kilometre south of the Business and Village Centre of Kuranda and approximately 1.5 kilometres east of the Kennedy Highway at its closest point. The land is fully serviced with access to all required utilities including water supply, stormwater, electricity, telecommunications and sewerage infrastructure. An existing vehicular access point is located on the Kullaroo Close.

Photographs of the site are included with *Attachment C.*

The Title Searches included at *Attachment B* confirms that applicants are the registered owners of the subject land. A current SmartMap and copy of the current survey plan, RP734383 are also included at *Attachment B,* which identifies the existing lot configuration.

CURRENT DEVELOPMENT APPROVAL

A Development Permit for Material Change of Use – Residential Units (Fifteen x2 Bedroom Residential Units) and Reconfiguring a Lot – Subdivision (1 into 15 Standard Format Lots and Common Property) was granted by Council 23 December 2013. The approval has remained current through the applicant's request to extend the currency period.

PROPOSAL

Approval of the Development Application will authorise a Development Permit for Reconfiguring a Lot for the creation of six (6) residential lots. The development of the site will be undertaken in three (3) stages as identified on the plans of proposed reconfiguration, Brazier Motti Drawing No. 31236/003B, 31236/004B & 31236/005A included within *Attachments D-F.*

Details on the proposed staging is provided below.

Stage 1

Stage 1 will create proposed Lots 1, 3, 200 and the associated easements for access, drainage and services as depicted on Brazier Motti Plan 31236/003B included within *Attachment D.* The balance of the developable land will remain within proposed Lot 200. An easement for drainage purposes will be granted in Gross to Council over the natural overland path flow within proposed Lot 200 ensuring the lawful point of discharge is continued for the proposed lots. The natural overland flow path is depicted within Photographs 6, 7 & 10 with *Attachment C.*

Remnant vegetation within proposed Lot 3 will be protected by the means of a statutory covenant for environmental purposed registered on title, depicted as Covenant A on the associated proposal plan. The existing dwellings will be contained within proposed Lots 3 & 200. Environmental covenants over the remaining remnant vegetation will be created during subsequent stages of the development.

The initial section of the driveway contained within the 10.0m wide access strip will be constructed to width of 4.0m from Kullaroo Close allowing passing of vehicles. The remainder of the driveway fronting proposed Lots 4 and 5 will be constructed as part of Stage 3. The access strips/easements are of sufficient width to contain all necessary services. All proposed lots will be connected to Council's existing sewerage infrastructure that currently traverses the southern boundary of the site.

Stage 2

Stage 2 will create proposed Lot 4 as depicted on proposal plan 31236/004B contained within *Attachment E*. Proposed Lot 4 will utilise the driveway constructed during Stage 1. No further works onsite other than connection to services will be required. Emt C will be created within proposed Lot 4 for the future access of lots contained within Stage 3.

Remnant vegetation within proposed Lot 4 will placed within an environmental covenant.

Stage 3

Stage 3 will develop the balance of the site in creation of Lots 2, 5 & 6 and the associated easements and covenants as depicted in proposal plan 31236/005A within *Attachment F*.

With the remainder of the driveway only servicing proposed Lots 4-6, the access strip within proposed Lots 4 & 5 will be reduced to 8.0m and constructed driveway width to 3.0m. The constructed driveway will extend the full length of the access strip to the western boundary of proposed Lot 6.

PLANNING ACT 2016 CONSIDERATIONS

The table below provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016* and *Planning Regulation 2017*.

Assessable Development	The proposed development constitutes assessable development under the Mareeba Shire Planning Scheme. Accordingly, pursuant to Section 44(3) of the *Planning Act 2016* a development approval is required.
Assessment Manager	Pursuant to Schedule 8 of the *Planning Regulation 2017* the Assessment Manager for this development application is Mareeba Shire Council.
Category of Assessment	The Mareeba Shire Planning Scheme identifies that the proposed development is Code Assessable development.
Public Notification	The Application is Code Assessable, therefore, in accordance with section 53 of the *Planning Act 2016* public notification is not required.
Referrals	The application does not trigger referral to any referral agencies.

MAREEBA SHIRE COUNCIL PLANNING SCHEME

Under the Mareeba Shire Planning Scheme the site is included in the Low Density Residential Zone. The Table of Assessment for the Low Density Residential Zone identifies that Reconfiguring a Lot is Code Assessable.

The table below provides an overview of the planning scheme elements applicable to the subject land and the proposed development provisions under the Mareeba Shire Planning Scheme:

Zone	Low Density Residential Zone
Local Plan	Not Applicable
Overlays	• Environmental Significance Overlay (wildlife habitat) • Hill and Slope Overlay • Residential Dwelling House and Outbuilding Overlay • Transport Network Overlay (Access Road)

The Table of Assessment also identifies that the proposed development is assessable against the following planning scheme codes:

Applicable Codes	Low Density Zone Code Environmental Significance Overlay Code Hill and Slope Overlay Code Residential Dwelling House and Outbuilding Overlay Code Transport Infrastructure Overlay Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Reconfiguring a Lot Code

All aspects of the proposed development are considered to be generally consistent with the relevant acceptable measures and/or performance criteria of each of the applicable codes identified above. An assessment against the applicable codes is provided below:

LOW DENSITY RESIDENTIAL ZONE CODE

The subject lot is included in the Low Density Residential Zone. The purpose of the Low Density Residential Zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities to cater for local residents.

Taking into the consideration of constraints on the subject land (vegetation and slope), the proposed reconfiguration is of a scale and nature that contributes to the proper and orderly development of the locality and is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area.

The proposal is considered consistent with the purpose of the Low Density Residential Zone and provides allotments which are of sufficient size and dimensions to allow for an appropriate building envelope, provision of associated utilities, vehicle crossover, parking and private open space.

ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

The subject land is identified as having areas described a wildlife habitat. Accordingly assessment against the Environmental Significance Overlay Code is applicable.

Statutory covenants will be registered on title for the protection of remnant vegetation within the proposed lots. Each proposed lot contains sufficient area clear of vegetation to site a dwelling and associated infrastructure. No further clearing of remnant vegetation will be required as a result of the development.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable and performance outcomes of the Environmental Significance Overlay Code

HILL AND SLOPE OVERLAY CODE

The subject land is identified as being within the Hill and Slope Area. Accordingly assessment against the Hill and Slope Overlay Code is applicable.

While the areas of site is identified as being within the hillslopes area, the topography of the cleared area of proposed Lot 4 is quite usable and will not require complex engineering solutions. Photographs 5-7 contained within *Attachment C* further reinforces that the subject land is usable and suitable for the proposed development.

It is considered that the proposed development will not have an impact on the ecological values, landscape character or scenic amenity of the hillslopes.

Overall it is considered that the proposed development achieves consistency with the applicable Acceptable and Performance Outcomes of the Hill and Slope Overlay Code

RESIDENTIAL DWELLING AND OUTBUILDING OVERLAY CODE

The purpose of the Residential Dwelling and Outbuilding Overlay Code is to ensure that dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.

The proposed development seeks to create six (6) residential lots. The code will be addressed at the time that dwellings are constructed within the proposed lots.

TRANSPORT INFRASTRUCTURE OVERLAY CODE

The purpose of the Transport Network Overlay Code is to ensure that development provides transport infrastructure that supports a safe, efficient transport network, including the active transport network.

Access to the site will continue to be via Kullaroo Close. No new roads are required to service the development. Proposed Lot 1 will be accessed directly from Kullaroo Close via the existing crossover. Proposed Lots 2-6 will be accessed via a shared driveway. Vehicle crossovers and driveways will be constructed in accordance with the requirements of the FNQROC Development Manual.

Overall, the proposed development is consistent with intended role and function of the transport network, does not compromise the safety and efficiency of Kullaroo Close and is consistent with the Transport Network Overlay Code.

LANDSCAPING CODE

The Landscaping Code seeks to ensure all development is landscaped to a standard that compliments site and locality.

It is intended to provide landscaping within the access strips contained within proposed Lots 2, 4 & 5. The approval can be appropriately conditioned to ensure that landscaping will be undertaken within the access strips.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Landscaping Code.

PARKING AND ACCESS CODE

The Parking and Access Code seeks to ensure sufficient parking is designed to service new developments.

The proposed development seeks to create six (6) low density residential lots. Proposed Lot 1 will be accessed directly from Kullaroo Close via the existing crossover. Proposed Lots 2-6 will be accessed via shared driveway.

With a width of 10m, the initial section of the access strip from Kullaroo Close is of sufficient width to contain a 4.0m driveway, passing bay, service conduits, drainage infrastructure and landscaping. As the remainder of the driveway only services proposed Lots 4-6, the access strip within proposed Lots 4 & 5 will be reduced to 8.0m and constructed driveway width to 3.0m. The constructed driveway will extend the full length of the access strip to the western boundary of proposed Lot 6.

The access crossover and driveways will be constructed in accordance with FNQROC standards. Access and services easements will be created over the access strips to provide lawful access to the respective lots. All proposed lots are of sufficient area to accommodation the required parking in accordance with Table 9.4.3.3B.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Parking and Access Code.

WORKS, SERVICES AND INFRASTRUCTURE CODE

The Infrastructure Works Code seeks to ensure that development is safely and efficiently serviced by and connected to infrastructure.

The proposed development will seek to utilise the existing infrastructure services which are available to the site, this will include connection to Council's water supply, sewerage network, stormwater, electricity and

telecommunications. Connections to each of the required infrastructure services will be undertaken in accordance with the specifications of the FNQROC Development Manual.

The development can be appropriately conditioned requiring connections to the applicable services.

Overall it is considered that the proposed development achieves consistency with the applicable acceptable outcomes and performance outcomes of the Infrastructure Works Code.

RECONFIGURING A LOT CODE

The Reconfiguring a Lot Code seeks to ensure that development results in lots that are suitable for their intended use, locality, are of a high standard of amenity, and provide all necessary infrastructure and services.

The proposed reconfiguration seeks to subdivide the existing allotment to create six (6) residential allotments and associated access easements. The proposed allotments are fairly regularly shaped and have areas that range from approximately 848m^2 to approximately 1.1ha. All lots have sufficient cleared areas to site a dwelling and associated infrastructure. It can be noted that the cleared, non-constrained areas with the proposed lots are greater than the minimum areas specified by Table 9.4.43B.

All proposed lots will be provided will appropriate access to Kullaroo Close and connections to the required services. The existing dwellings and structures contained within proposed Lots 2 & 3 are located greater than 2.0m from the proposed boundaries.

The proposed reconfiguration responds to the constraints on the land and the amenity to the surrounding locality. Overall it is considered that the proposed development achieves consistency with the applicable Acceptable and Performance Outcomes of the Reconfiguring a Lot Code.

CONCLUSION

The abovementioned has demonstrated that the proposed Reconfiguration of a Lot at 19 Kullaroo Close, Kuranda has been assessed against the assessment benchmarks of the Mareeba Shire Planning Scheme and is considered to comply with the relevant provisions.

Taking into the consideration of constraints on the subject land, the proposed reconfiguration is of a scale and nature that contributes to the proper and orderly development of the locality and is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area.

The proposal is considered consistent with the purpose of the Low Density Residential Zone and provides allotments which are of sufficient size and dimensions to allow for an appropriate building envelope, provision of associated utilities, vehicle crossover, parking and private open space.

Accordingly, subject to the imposition of reasonable and relevant conditions, we request that Council issue a Development Permit for Reconfiguring of a Lot as detailed in above.

SUPPORTING DOCUMENTS

Please see enclosed the following supporting documents to assist with Council's assessment of the application:

Attachment A:	DA Form 1;
Attachment B:	Title Search, SmartMap, Survey Plan RP734383;
Attachment C:	Photographs of site;
Attachment D:	Plan of Proposed Reconfiguration – Stage 1 (Brazier Motti Drawing No. 31236/003B)
Attachment E:	Plan of Proposed Reconfiguration – Stage 2 (Brazier Motti Drawing No. 31236/004B)
Attachment F:	Plan of Proposed Reconfiguration – Stage 3 (Brazier Motti Drawing No. 31236/005A)

We trust that the enclosed documentation is sufficient to allow Council's assessment of the proposed development, however, should you have any further queries or wish to discuss please do not hesitate to contact this office.

Yours faithfully,

MICHAEL TESSARO
Senior Planner
Brazier Motti Pty Ltd

Attachment A

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*)	G. Owen & C. Retter c/- Brazier Motti
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	PO Box 1185
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	4033 2377
Email address *(non-mandatory)*	cns.planning@braziermotti.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	31236-004-01

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ 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 (a*ll 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
		19	Kullaroo Close	Kuranda
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4881	2	RP734383	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

ROL – 1 lot into 6 lots with associated easements in 3 stages.

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	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ 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?		
☐ Yes		
☐ No		

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☒ 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	6			

10.2) Will the subdivision be staged?	
☒ Yes – provide additional details below ☐ No	
How many stages will the works include?	3
What stage(s) will this development application apply to?	1-3

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
Proposed Emt A	10	56.1	Access & Services	1, 3-6
Proposed Emt C	8	50.4	Access & Services	5 & 6
Proposed Emt D	8	39.2	Access & Services	6

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?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*
$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 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) (o*nly 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:** ☐ Electricity infrastructure
Matters requiring referral to: • 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 ☐ Oil and gas infrastructure
Matters requiring referral to **the Brisbane City Council:** ☐ Brisbane core port land
Matters requiring referral to the **Minister under the *Transport Infrastructure Act 1994*:** ☐ Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) ☐ Strategic port land
Matters requiring referral to the **relevant port operator:** ☐ Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the **Chief Executive of the relevant port authority:** ☐ Land within limits of another port (below high-water mark)
Matters requiring referral to the **Gold Coast Waterways Authority:** ☐ Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works marina *(more than six vessel berths)*

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application *(if applicable).*		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ 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 Form1 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:	

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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ 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	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21))*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR OFFICE USE ONLY

Date received: _____ Reference number(s): _____

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

Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*	
Description of the work	
QLeave project number	
Amount paid ($)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Attachment B

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31562294
Search Date: 01/07/2019 10:13 **Title Reference: 21095187**
Date Created: 28/05/1979

Previous Title: 20863244
20990184

REGISTERED OWNER

Dealing No: 707205219 18/11/2003

GARTH VILLIERS OWEN
CATHERINE EVELYN RETTER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 734383
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
   Deed of Grant No. 20676027 (POR 6V)

2. MORTGAGE No 707205241 18/11/2003 at 11:30
   COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

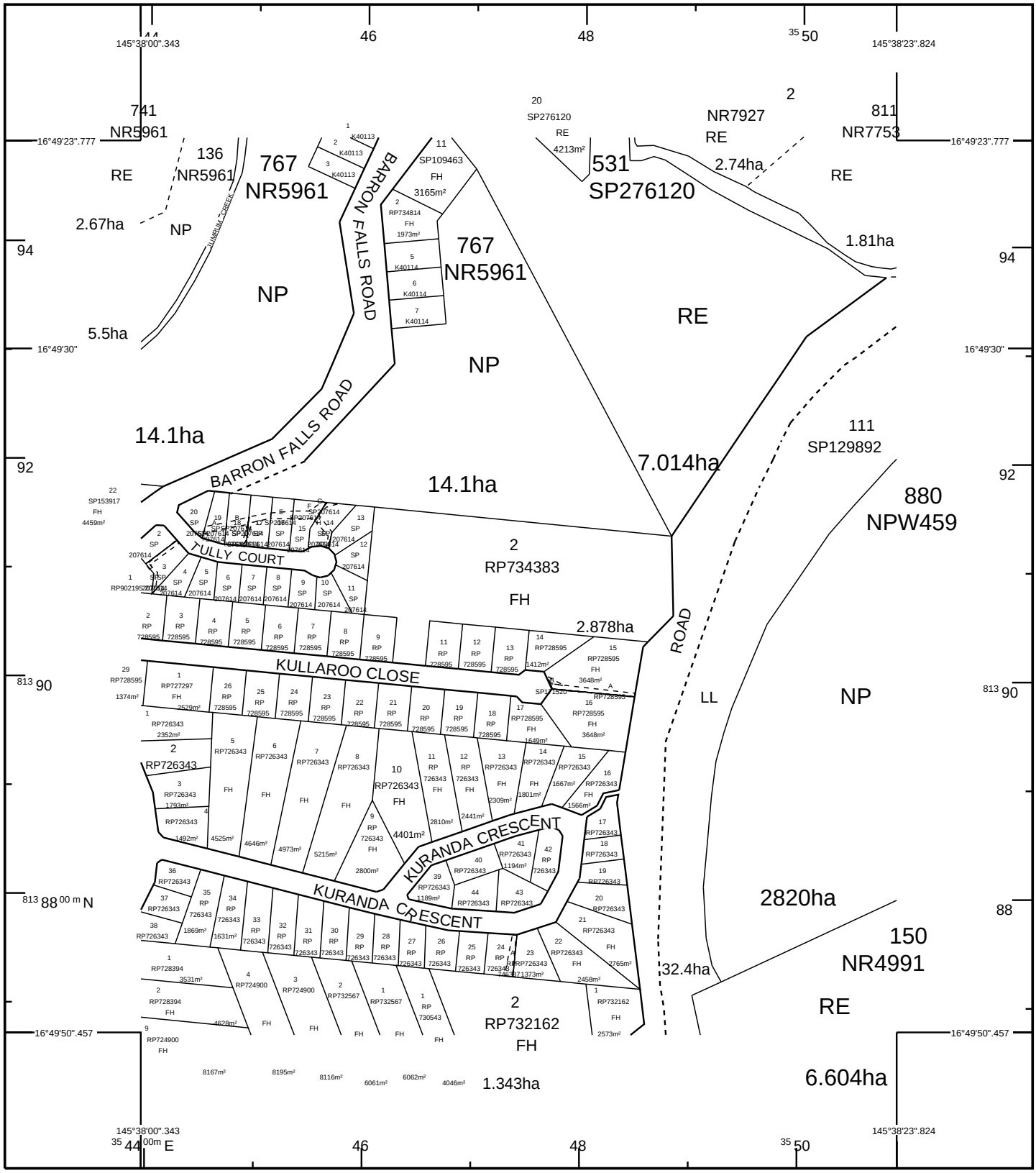
ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBALX TERRAIN



STANDARD MAP NUMBER
8064-31344

0 100 200 300 400 500 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION & NEAREST LOCATION

145°38'12".084
16°49'37".117
KURANDA
0.79 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	2/RP734383
Area/Volume	2.878ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	KURANDA
Segment/Parcel	9698/21

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 08/07/2019

DCDB 07/07/2019

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources, Mines and Energy(DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit http://nrw.qld.gov.au/property/mapping/blinmap

GDA

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

Queensland Government

(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.

RP734383 V0 Page 1 of 2 Not To Scale

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

34383 PLAN MUST BE DRAWN WITHIN BLUE LINES

TRAVERSES, ETC.

LINE	BEARING	DIST.
5 - 5a	90° 0′	30·38

LINE PEGS

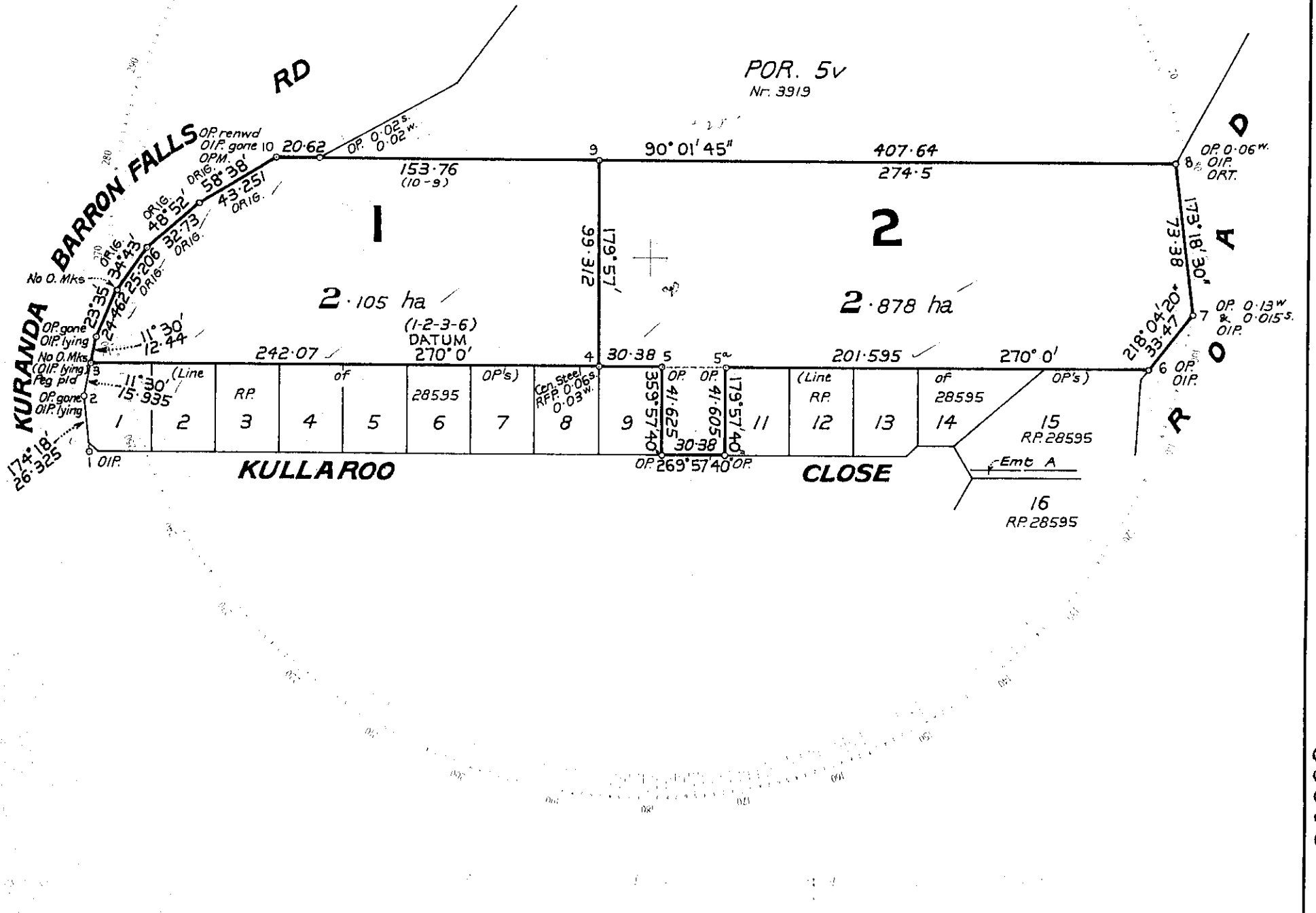
STN	BEARING	DIST.	
4	359° 57′	62·948	Same Peg
5	179° 57′	36·364	

REFERENCE MARKS

STN	TO	BEARING	DIST.	BRAND
1	OIP.	At Stn		
3	Pin	334° 51′	3·522	
4	Pin	359° 57′	2·877	
6	OIP.	270° 0′	1·12	
7	OIP.	345° 46′	0·95	
8	OIP.	176° 09′	1·01	
	ORT.	359° 36′	9·875	
9	Pin	179° 57′	1·305	

PERMANENT MARKS

PM.	BEARING	DIST.	NUMBER
10 - OPM.	270° 02′	1·006	



Original information compiled from RP.25781 in the Titles Office, Townsville.

NO FIELD NOTES LODGED	LINES NOT SURVEYED — STNS	CORNERS NOT MARKED — STNS
ORIGINAL PORTION: 6v	PLAN OF: Lots 1 and 2	TOWN:
ORIGINAL GRANT: Vol. N676 Fol. 27	Cancelling: Lot 1 on RP.25781 and Lot 10 on RP.28595	PARISH: CAIRNS
		COUNTY: Nares M.F.
MAP REF. / PROCLAIMED SURVEY AREA	SURVEYED BY: C. R. Hunter 24 / 3 / 1979 — MERIDIAN: RP.25781 — SCALE: 1:2000	REGISTERED PLAN 34383

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

WARNING: ... PLAN MAY BE ROLLED

No 57711

CERTIFICATE

I, Cecil Ross Hunter

hereby certify that I have surveyed the land comprised in this plan personally

that the plan is accurate, that the said survey was performed in accordance with the 'Surveyors Act 1977' and the 'Surveyors Regulations 1978' and that the said survey was completed on 24.3.1979

Signature of Licensed Surveyor.

Date 28.3.1979

Council of the Shire of MARREEBA certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1978 and all By-Laws have been complied with and approves this Plan of Subdivision.

Dated this 30th day of March 1979

Chairman

Shire Clerk

I/We MICHAEL THOMAS BIANCHI

(Names in full) as proprietor/s

of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s

FOR TITLES OFFICE USE ONLY

Previous Title

C.T. Vol. N863 ~ 244 Lot 1 R.P. 25781 8'

C.T. Vol. N990 ~ 184 Lot 10 R.P. 28595 8

Ex C.T. Vol. N863 ~ 244 - Lots 1 & 2

Ex C.T. Vol. N990 ~ 184 - Lot 2

1	N1093	186
2	N1095	187

For Additional Plan & Document Notings Refer to CISP

NEW TITLES Fol.

Lodged by

MacDONNELLS

Calc. Bk. No. 124/4

Examined 15/5/79

Passed 15/5/79

Charted 12/6/79 M.E.S.

Map Ref. P.M. Diag. A

Particulars entered in Register Book Vol. 863, 990 Folio 244, 184

18 MAY 1979 at 11.15 am

DEP. REGISTRAR OF TITLES NORTHERN REGION

Fees Payable

	Postal fee and Postage
12.00	Lodgt, Exam. & Ass.
	Entd. on Docs.
26.00	New Title
10.00	Entd. on Deeds
3.50	Photo Fee
$51.50	Total

Short Fees Paid

2 deeds

Received Registrar of Titles

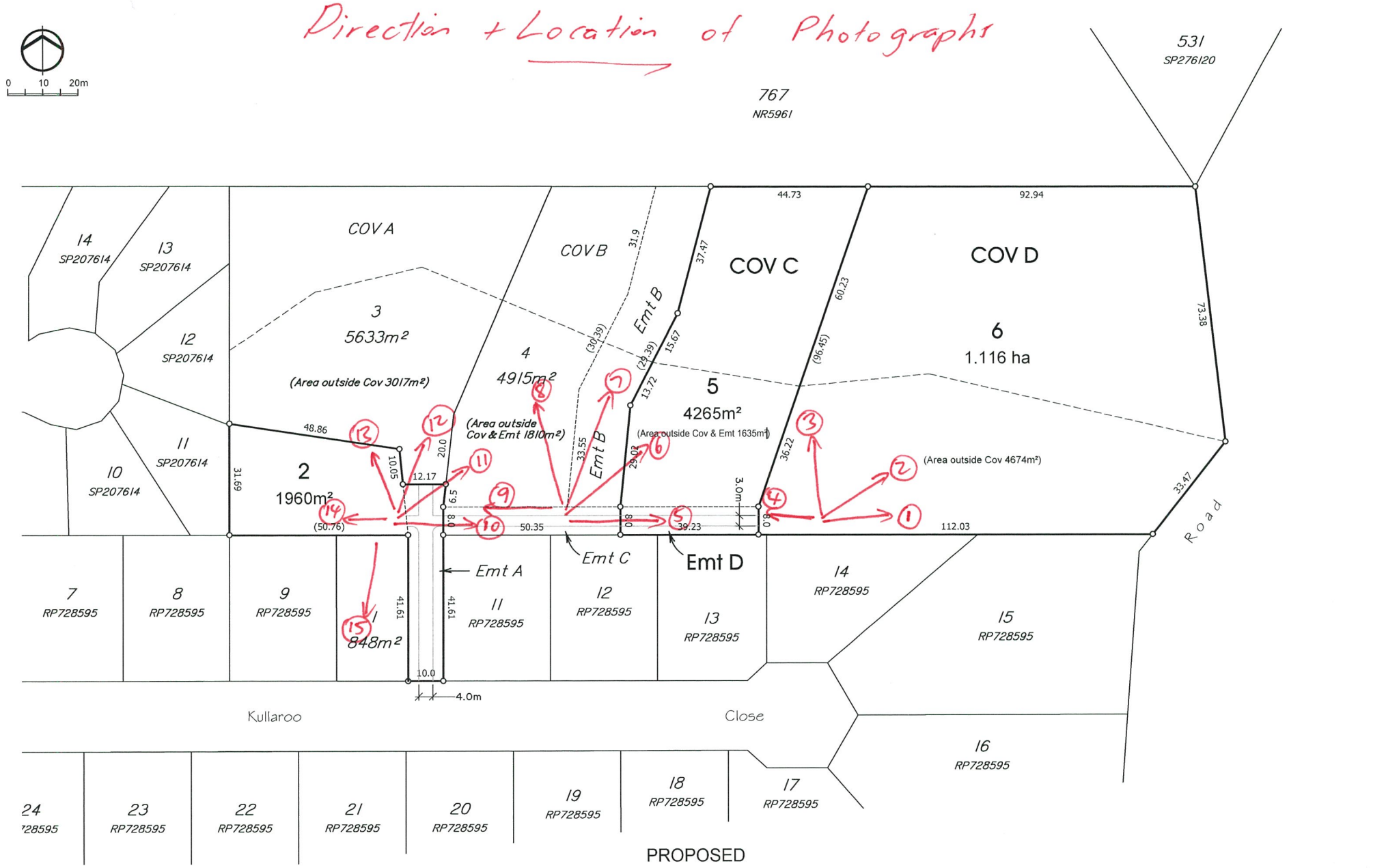
Journal No. N912210

Receipt No. $1044.80 91891

MAY 10 9.30 AM '79 RECEIVED TITLES

REGISTERED PLAN 34383

Attachment C



LEGEND

- Driveway
- Easement
  (Emt A in Lot 2 - Access & Services)
  (Emt B in Lot 4 - Drainage)
  (Emt C in Lot 4 - Access & Services)
  (Emt D in Lot 5 - Access & Services)
- Vegetation Covenant

PROPOSED RECONFIGURATION (STAGE 2)

Lots 4-6 & 2, Emt C in Lot 4, Cov B & Emt D in Lot 5 and Cov C in Lot 6

Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

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Date: 28th June, 2019
Scale: 1:1000 @ A3
Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/005A

Photograph 1.

Photograph 2.

Photograph 3.

Photograph 4.

Photograph 5.

Photograph 6.

Photograph 7.

Photograph 8.

Photograph 9.

Photograph 10.

Photograph 11.

Photograph 12.

Photograph 13.

Photograph 14.

Photograph 15.

Attachment D

0 10 20m

531
SP276120

767
NR5961

14
SP207614

13
SP207614

12
SP207614

11
SP207614

10
SP207614

COV A

(Area outside Cov 3017m²)

3
5633m²

Emt B

200
2.23 ha

91.68
29.59
15.57
(182.83)
137.67
35.45
31.9
37.47
(70.7)
67.68
73.38
30.39
29.39
35.25
48.86
20.0
33.55
37.06
10.05
12.17
3.0m
33.47
31.69
35.28
30.38
(50.76)
49.56
(201.6)
152.04
20.38
Emt A
41.63
41.61
41.61
1
848m²
20.38
10.0
4.0m

Road

7
RP728595

8
RP728595

9
RP728595

11
RP728595

12
RP728595

13
RP728595

14
RP728595

15
RP728595

16
RP728595

17
RP728595

18
RP728595

19
RP728595

20
RP728595

21
RP728595

22
RP728595

23
RP728595

24
RP728595

Kullaroo Close

LEGEND

Driveway

Easement
(Emt A in Lot 200 - Access & Services)
(Emt B in Lot 200 - Drainage)

Vegetation Covenant

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

PROPOSED RECONFIGURATION (STAGE 1)

Lots 1, 3 & 200, Emts A & B in Lot 200 and Cov A in Lot 3
Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

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Date: 28th June, 2019
Scale: 1:1000 @ A3
Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/003B

LEGEND

- Driveway
- Easement (Emt A in Lot 200 - Access & Services) (Emt B in Lot 200 - Drainage)
- Vegetation Covenant

PROPOSED RECONFIGURATION (STAGE 1)

Lots 1, 3 & 200, Emts A & B in Lot 200 and Cov A in Lot 3
Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

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Date: 28th June, 2019
Scale: 1:1000 @ A3
Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/003B

Attachment E

0 10 20m

767
NR5961

531
SP276120

14
SP207614

13
SP207614

12
SP207614

11
SP207614

10
SP207614

COV A

(Area outside Cov 3017m²)

3
5633m²

COV B

4
4915m²

(Area outside
Cov & Emt 1810m²)

Emt B

Emt B

200 (Pt)
1960m²

200 (Pt)
1.543 ha

Total Area: 1.739 ha

(45.16)
15.57
137.67
35.45
31.9
37.47
(70.7)
35.25
30.39
15.67
(29.39)
13.72
73.38
48.86
10.05
12.17
20.0
33.55
29.02
33.47
31.69
6.5
8.0
50.35
8.0
(50.76)
112.03

Road

Emt A

Emt C

7
RP728595

8
RP728595

9
RP728595

1
848m²

41.61

41.61

11
RP728595

12
RP728595

13
RP728595

14
RP728595

15
RP728595

10.0

4.0m

Kullaroo

Close

16
RP728595

24
728595

23
RP728595

22
RP728595

21
RP728595

20
RP728595

19
RP728595

18
RP728595

17
RP728595

LEGEND

Driveway

Easement
(Emt A in Lot 200 - Access & Services)
(Emt B in Lot 4 - Drainage)
(Emt C in Lot 4 - Access & Services)

Vegetation Covenant

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

PROPOSED RECONFIGURATION (STAGE 2)

Lots 4 & 200 and Emt C & Cov B in Lot 4
Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

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Date: 28th June, 2019
Scale: 1:1000 @ A3
Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/004B

0 10 20m

767
NR5961

531
SP276120

COV A

COV B

(45.16) 15.57 137.67

35.45 31.9 37.47

(70.7)

Emt B

73.38

14
SP207614

13
SP207614

12
SP207614

11
SP207614

10
SP207614

(Area outside Cov 3017m²)

3
5633m²

4
4915m²

30.39 15.67 (29.39)

35.25 13.72

200 (Pt)
1.543 ha

Total Area: 1.739 ha

(Area outside
Cov & Emt 1810m²)

48.86 20.0 33.55 29.02

10.05 12.17

31.69

200 (Pt)
1960m²

6.5

0.8 0.8

(50.76) 50.35 112.03

33.47

Road

Emt A

Emt C

7
RP728595

8
RP728595

9
RP728595

1
848m²

41.61 41.61

10.0

4.0m

11
RP728595

12
RP728595

13
RP728595

14
RP728595

15
RP728595

16
RP728595

17
RP728595

18
RP728595

19
RP728595

20
RP728595

21
RP728595

22
RP728595

23
RP728595

24
RP728595

Kullaroo Close

PROPOSED RECONFIGURATION (STAGE 2)

Lots 4 & 200 and Emt C & Cov B in Lot 4
Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

LEGEND

Driveway

Easement
(Emt A in Lot 2 - Access & Services)
(Emt B in Lot 4 - Drainage)
(Emt C in Lot 4 - Access & Services)

Vegetation Covenant

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Date: 28th June, 2019
Scale: 1:1000 @ A3
Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/004B

Attachment F

0 10 20m

767
NR5961

531
SP276120

14
SP207614

13
SP207614

12
SP207614

11
SP207614

10
SP207614

COV A

COV B

COV C

COV D

3
5633m²
(Area outside Cov 3017m²)

4
4915m²
(Area outside Cov & Emt 1810m²)

5
4265m²
(Area outside Cov & Emt 1635m²)

6
1.116 ha
(Area outside Cov 4674m²)

2
1960m²

1
848m²

Emt A

Emt B

Emt C

Emt D

44.73
92.94
37.47
60.23
73.38
31.9
(30.39)
(29.39)
15.67
13.72
(96.45)
48.86
20.0
33.55
29.02
36.22
33.47
10.05
12.17
31.69
6.5
3.0m
8.0
(50.76)
50.35
39.23
112.03
41.61
41.61
10.0
4.0m

Road

7
RP728595

8
RP728595

9
RP728595

11
RP728595

12
RP728595

13
RP728595

14
RP728595

15
RP728595

16
RP728595

17
RP728595

18
RP728595

19
RP728595

20
RP728595

21
RP728595

22
RP728595

23
RP728595

24
728595

Kullaroo Close

LEGEND

Driveway

Easement
(Emt A in Lot 2 - Access & Services)
(Emt B in Lot 4 - Drainage)
(Emt C in Lot 4 - Access & Services)
(Emt D in Lot 5 - Access & Services)

Vegetation Covenant

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PROPOSED RECONFIGURATION (STAGE 2)

Lots 4-6 & 2, Emt C in Lot 4, Cov B & Emt D in Lot 5 and Cov C in Lot 6

Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

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Drawn: WCHO
Job No: 31236/4-1
Plan No: 31236/005A

0 10 20m

767
NR5961

531
SP276120

COV A

COV B

COV C

COV D

3
5633m²
(Area outside Cov 3017m²)

4
4915m²
(Area outside Cov & Emt 1810m²)

5
4265m²
(Area outside Cov & Emt 1635m²)

6
1.116 ha
(Area outside Cov 4674m²)

2
1960m²

1
848m²

Emt A

Emt B

Emt C

Emt D

14
SP207614

13
SP207614

12
SP207614

11
SP207614

10
SP207614

7
RP728595

8
RP728595

9
RP728595

11
RP728595

12
RP728595

13
RP728595

14
RP728595

15
RP728595

16
RP728595

17
RP728595

18
RP728595

19
RP728595

20
RP728595

21
RP728595

22
RP728595

23
RP728595

24
RP728595

44.73
92.94
37.47
60.23
73.38
(30.39)
31.9
(29.39)
15.67
13.72
(96.45)
48.86
20.0
10.05
12.17
6.5
33.55
29.02
36.22
3.0m
33.47
31.69
(50.76)
8.0
50.35
8.0
39.23
112.03
41.61
41.61
10.0
4.0m

Road

Kullaroo Close

LEGEND

Driveway

Easement
(Emt A in Lot 2 - Access & Services)
(Emt B in Lot 4 - Drainage)
(Emt C in Lot 4 - Access & Services)
(Emt D in Lot 5 - Access & Services)

Vegetation Covenant

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PROPOSED RECONFIGURATION (STAGE 3)

Lots 2, 5 & 6, Cov C & Emt D in Lot 5 and Cov D in Lot 6

Cancelling Lot 2 on RP734383

Locality of Kuranda
Mareeba Shire Council

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Plan No: 31236/005A