

Our ref: PR143947/OLD/SD/L78710

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Date: 21 August 2019

Attn: Mr Brian Millard
Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Dear Sir,

RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - AIR SERVICES FACILITY (AVIATION TRAINING CENTRE) LOCATED AT 578 RAY ROAD, MAREEBA, FORMALLY DESCRIBED AS LOT 1 ON RP734348

RPS Australia East Pty Ltd confirms that we act on behalf of MAF International (the 'applicant') in respect of the preparation and lodgement of the abovementioned Development Application with Mareeba Shire Council. This application replaces the previous Development Application for Material Change of Use (Air Services Facility) lodged with Mareeba Shire Council on 18 July 2019.

This application seeks development approval for a Material Change of Use (Air Services Facility) in order to facilitate establishment of an Aviation Training Centre and ancillary services on Lot 1 on RP734348. In support of this application, please find attached the following:

- Planning Report for MAF International, included as **Attachment 1**;
- Completed Development Application Form 1, included as **Attachment 2**.

RPS notes that the applicable application fee for this proposed development - \$8,205.00, has previously been paid to Mareeba Shire Council by the applicant.

Given the Not-For-Profit status afforded by MAF International, the applicant further requests that Council give due consideration to either a full or partial fee waiver of the application fees, on the grounds that MAF International is charitable organisation that relies solely on sponsorship and community donations to fund and support its extensive aid and flight operations to some of the world's poorest communities. Application fees such as this require the diversion of valuable funds away from air service operations that contribute to wider community benefit.

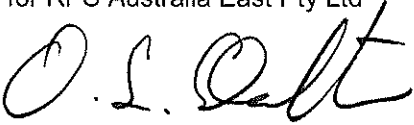
Taking these factors into consideration, we respectfully request that Council agree to a request to waive the application fee applicable to the proposed development, which is reflective of the charitable status of the applicant.

Our ref: PR143947/OLD/SD/L78617

We trust this submission is sufficient for your purposes, however, should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

for RPS Australia East Pty Ltd

A handwritten signature in black ink, appearing to read 'O. S. Dalton', written over the printed name.

Owen Dalton

Principal Planner

owen.dalton@rpsgroup.com.au

enc:

Attachment 1: Planning Report

Attachment 2: DA Form 1

Our ref: PR143947/OLD/SD/L78617

Attachment 1

Planning Report

MCU - MAREEBA FLIGHT SCHOOL

Town Planning Report in Support of Application for Material Change of Use



PR143947/OLD/SD/R78590
MCU - Mareeba Flight School
Final
02 July 2019

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
Final	Planning Report	S.Devaney	O.Dalton	O.Dalton	17 July 2019
Amend	Planning Report	S.Devaney	O.Dalton	O.Dalton	

Approval for issue

Owen Dalton

17 July 2019

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SUMMARY

Table 1: Summary

Details			
Site Address:	578 Ray Road, Mareeba		
Real Property Description:	Lot 1 on RP734348		
Site Area:	5.3 ha		
Zone:	Rural		
Owner(s):	Victor Angelo Bonaccorsi and Maria Bonccorsi		
Proposal			
Brief Description/ Purpose of Proposal:	MCU – 'Air Services Facility (incorporating pilot and aircraft technician education, training and accommodation facilities, service/maintenance workshops and caretaker accommodation)'		
Development Staging			
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>	
Assessment Category	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
Public Notification	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes:	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Department of Natural Resources, Mines & Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement			
Entity	Date	Contact Name	
Council DA Team	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5 July 2019 B.Millard & C.Ewin	
Other			
Council officer/s previously involved:	Brian Millard and Carl Ewin		
Applicant contact person	Owen Dalton Principal Planner D: +61 7 42761028 E: owen.dalton@rpsgroup.com.au		

1 INTRODUCTION

RPS has been engaged by MAF International to seek development approval for establishment of an Air Services Facility (Flight Training Centre) adjacent to the Mareeba Airport Aviation Industrial Park. Services proposed to be provided by the proposed Mareeba Air Services Facility will compliment existing and proposed expansion of the services provided within the Aviation Industrial Park. The proposed development encompasses the development of “Caretaker Accommodation”, “Air Services”, “Educational Establishment”, “Multiple Dwelling”, “Offices” and “Rooming Accommodation” facilitating establishment of an Aviation Training Centre to expand MAF International’s existing operations that support flight operations focused upon delivering aid, development and mission organisations to remote communities.

The proposed development is to be located at 578 Ray Road, Mareeba, on land formally described as Lot 1 on RP734348. Under Mareeba Shire Council’s Planning Scheme, the subject site is currently zoned “Rural”, as such the proposal involves a change in the current land use to “Air Services Facility”.

During preparation of this application and supporting documents, RPS has undertaken assessment of the proposal against a range of matters considered relevant to Council’s consideration of the application, including provisions of the Planning Scheme, identification of potential conflict issues (and responsive measures intended to mitigate any adverse impacts), and general site suitability issues.

Based on these assessments, the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site particulars

Key details of the subject site are as follows:

Table 2: Site particulars

Site Particulars	
Site Address	578 Ray Road, Mareeba
Real Property Description	Lot 1 on RP734348
Site Area	5.3 ha
Land Owner(s)	Victor Angelo Bonaccorsi and Maria Bonccorsi

The site location and its extent are shown in **Figure 1** below respectively.

Certificate/s of title confirming site ownership details are included at **Appendix A**.



Figure 1 Site Location

Source: Google Earth

2.2 Planning context

The planning context of the site includes the following:

Table 3: Planning context

Mareeba Shire Council Planning Scheme 2017

Zoning	Rural Zone
Overlays	<ol style="list-style-type: none"> 1. Agricultural Land Overlay (Class A) 2. Airport Environs Overlay Code 3. Bushfire Hazard Overlay (Medium Potential Bushfire Intensity and Potential Impact Buffer) 4. Transport Infrastructure Overlay Code (Minor Rural Road)

2.3 Site characteristics

Site inspection and searches of local and state government records indicate that key site characteristics include:

Table 4: Site characteristics

Site Features	Details
Existing use of the site	The site currently contains a residential dwelling, fronting Ray Road. The balance of the site is vacant.
Topography	The site is relatively flat with minor undulations.
Vegetation	The majority of the site is classified as Category X and has been historically cleared. The balance contains "Category B – Remnant Vegetation", predominantly consisting of Eucalyptus open woodland of least concern.
Road Frontages and Length	Lot 1 on RP734348 has road frontage of approximately 140 metres to Ray Road.
Services	Electricity, water and telecommunication services are already provided to the existing premises.
Waterways	There are no waterways traversing the site.

Aerial photograph / site photographs of the site and its context provided in **Appendix E** to this report.

2.4 Search Results

The following searches of local and state records have been undertaken.

Table 5: Searches

Search materials	Details
DA Mapping System	Category B – Remnant Vegetation (Least Concern Regional Ecosystems)

Copies of search results are included at Appendix C.

2.5 Surrounding land uses

Immediately surrounding land uses comprise the following.

Table 6: Surrounding uses

Direction	Commentary
North	Existing banana farm
East	Mareeba Airport Aviation Industrial Park
South	Vacant lot – “Category B Remnant Vegetation”
West	Dwelling and ancillary farm buildings surrounded by remnant vegetation.

3 PROPOSAL

3.1 Background

Mission Aviation Fellowship (MAF) is an international Christian not for profit organisation whose mission is to fly light aircraft and to use other technologies to bring help and hope to people in some of the world's poorest countries and/or communities.

To achieve this mission, MAF currently operate a global fleet of over 130 light aircraft and employ 1,250 staff in over 25 countries. To ensure that its fleet of aircraft and staff are operating to the highest levels of maintenance and safety, MAF operate a number of service and training centres around the world. These operations include aircraft service and maintenance facilities, as well as education and training facilities, not only for pilots and flight crews but also for ground based aircraft maintenance and system technicians.

Within the Australian – Asia Pacific Region, these services are provided via MAF's Mareeba operations, which are currently located within leased premises at the eastern end of the Mareeba airport. These facilities however utilise hangers and ancillary buildings that are somewhat outdated and not specifically "built for purpose".

At the same time, MAF lease a number of residential properties within the district, used to accommodate staff participating in training courses. The location of these properties remote from the airport however gives rise to certain logistical issues, associated with the need to transport trainees and staff to and from the current centre of operations.

Using the recent completion of the Mareeba Airport Aviation Industrial Park as a catalyst, MAF is seeking to relocate and consolidate its local operations into "built for purpose" facilities to be located both within and adjacent to the Aviation Industrial Park.

Some operations which are dependent upon direct access to the actual runway, including flight operations, aircraft hangers and "in situ" aircraft services, are intended to be located within Stage 2 of the Aviation Industrial Park development, situated on the southern side of the runway at the western end of the Aviation Industrial Park and on the eastern side of Ray Road. MAF is in negotiation with Mareeba Shire Council, who manage the airport, to secure long-term leases of up to six (6) hangers and associated buildings to be developed within the Stage 2 area.

A number of other elements of MAF's current (and proposed-to-be-expanded) operations, whilst benefiting from being located in close proximity to air side operations, are not dependent upon having direct access to the air side of the airport. At the same time, it would not be desirable or appropriate to locate some of these elements within the boundaries of the Aviation Industrial Park, due to conflicts / adverse impacts associated within ongoing air side operations. This is particularly so with the intended residential component of the proposed expansion, particularly in respect to noise impacts.

Accordingly, MAF is in the process of acquiring a separate parcel of freehold land upon which they intend to develop a range of facilities that, whilst integrated to MAF's overall operations, are not dependent upon having direct access to the air side of the airport. This parcel of land (Lot 1 on RP734348) is located on the western side of Ray Road and adjacent to the access into the new Aviation Industrial Park. The location of this land is considered to be ideal, in that it remains in close proximity to proposed air side operations but avoids potential conflicts with air side operations, not only those associated with MAF activities but also other existing and likely future aircraft operators. The following sections of this report provides further details as to the nature and extent of facilities proposed to be developed upon this land.

3.2 Proposed Development

As indicated, MAF International is seeking approval, via an application to Mareeba Shire Council seeking a Development Permit for Material Change of Use of the subject land, to facilitate development upon that land of a dedicated Air Services Facility targeted at supporting and expanding MAF's ongoing aviation services activities in the region. This development will incorporate a number of elements, as illustrated upon the Concept Plan prepared by RPS and provided for reference as **Appendix B** to this report

A summary of the various elements within the proposed development is provided below:

3.2.1 Offices/Classrooms

It is intended that the existing dwelling upon the site will be converted to enable use for offices and classrooms, primarily by students undertaking pilot training.

3.2.2 Workshops

A total of three (3) workshops are proposed to be developed upon the site. These workshops, having a combined maximum floor area of approximately 2,260m², will allow for on-site aircraft, engine and flight systems servicing and maintenance operations, either of complete aircraft or component parts, as well as training facilities for technicians and apprentices. The height of these proposed workshops will be less than the maximum permissible height of 10 metres as applicable to the Rural Zone. One workshop (being the one in the south eastern most corner of the site) is likely to be fitted out for spray painting, either of component parts or whole aircraft, whilst the remaining two (2) workshops are proposed to be dedicated to less-specialised engine and parts maintenance, servicing etc

3.2.3 Non-Self-Contained Units

A maximum of twenty (20), single storey, non-self-contained units are proposed, along with a central facilities building that will provide central kitchen, dining and recreational opportunities for residents of the units.

It is intended that these units will be occupied by short-stay guests to the facility, as well as technicians and apprentices who are likely to reside during the working week but return to local places of residence on weekends.

3.2.4 Self Contained Dwellings

A maximum of seven (7) single storey, self-contained dwelling houses are proposed to be developed upon the western portion of the site. It is intended that these dwellings will be occupied on a longer-term basis, principally by those undertaking pilot training, which generally extends over a period of up to 12 months or more. Many of those undertaking pilot training have family commitments and it is intended that these commitments be preserved by allowing family members, often from overseas areas of operations, to reside together during the course of training

3.2.5 Caretaker Accommodation

Single storey, self-contained accommodation for an on-site caretaker is also proposed. This person(s) will be responsible for general site maintenance and other management duties.

3.2.6 Other Elements

As well as the above-described principle site elements, a number of other elements are proposed upon the site. These include:

- Agricultural buffer/green space, proposed to mitigate potential conflicts between the proposed development and on-going agricultural production (bananas) on the norther adjacent property, as well as between the self-contained dwelling component and other elements of the proposed development
- Solar farm – MAF is intending for the proposed development to be as self-sufficient and sustainable as possible. It is intended that each structure will incorporate roof mounted solar panels and that these, in conjunction with a central storage battery system, will be interconnected to form a micro electricity grid. However, should the generating capacity of this network prove to be insufficient to meet overall demands, it is intended to develop an in-situ solar farm in order to meet these demands

4 KEY PLANNING ISSUES

4.1 Detailed Plan

Given the extensive amount of works involved (and hence cost) it was agreed during pre-lodgement negotiations with Council officers that it would not be necessary to provide detailed floor plans of each element of the proposed development at this stage. Rather, it was agreed that it would be acceptable if “upper limits” to each of these elements were to be incorporated into the application and/or supporting documents, and that Council could / would impose these limits via appropriate conditions upon an approval, if granted.

We have responded to this agreement by seeking to define these upper limits to development upon the submitted Concept Plan (**Appendix B**), and/or within the supporting Planning Report. Accordingly, we suggest that it would be appropriate and acceptable if Council, in granting approval, were to impose as a condition upon that approval which stipulates that development not exceed those levels identified upon the approval Concept Plan. However, if Council were to require final “sign off” of the detailed design and layout of each element of the development, it would be acceptable to the applicant if Council were to impose a requirement that detailed plans for each element of the approval development, including floor plans and elevations, be submitted to and approved by Council prior to seeking a Development Permit for Building Works for each element.

4.2 Staging

It is intended that the proposed development will proceed in stages, rather than in one overall development, with the extent and timing of each stage to be dictated by a number of as-yet-unknown factors, such as demand and finance availability. In addition, it is likely that each element of the proposed development will also proceed in stages – that is to say that, rather than construct the seven (7) detached dwellings and/or the 20 (maximum) non-self-contained units in one stage, it is likely that each of these elements will also be completed in stages.

For instance, it may be that Stage 1 of the overall development may incorporate one workshop building, one “wing” of non-self-contained units (i.e. 5 units) and one or two detached dwellings, with the balance of each element to be developed progressively during successive stages.

4.3 Environmental Assessment

RPS was engaged by MAF International to conduct a flora survey, given that the subject site is mapped as being located within a high-risk area on Protected Plant Mapping. The resulting Endangered, Vulnerable or Near Threatened (EVNT) Survey Report is provided for reference as **Appendix D**. The subject site contains both Category B remnant vegetation and non-remnant vegetation. The proposed development intends to allow for the progressive staging of development, with proposed building envelopes to be “micro sited” at the detailed design stage so as to minimise disturbance to existing vegetation. The EVNT Survey identified that no EVNT species were present on the subject site, nor were any located within the 100m area.

The EVNT Survey initially involved a desktop review of existing vegetation, followed by on-site assessment of terrestrial habitats present on the site. The report identified that existing vegetation communities were highly modified, with remnant vegetation pockets located amongst non-remnant vegetation. It was evident that historical clearing associated with the existing dwelling has contributed to this modification of the natural environment. Photos of the existing remnant and non-remnant vegetation are provided for reference as **Appendix E**.

4.4 Service Provision

4.4.1 Overview

MAF International is committed to minimising the environmental footprint associated with their support and aid service operations. As such, MAF intend to incorporate a number of sustainable energy and water saving

initiatives to demonstrate their commitment to more sustainable development. These initiatives are discussed in further detail below.

4.4.2 Electricity

In order to supply renewable energy for the proposed facility and significantly lower the environmental impact of the proposal, MAF intends to generate as much power on site as necessary to meet total project demands. This intent will be achieved via a proposal to install roof-mounted solar panels upon each structure within the development. These structures will then be interconnected to form an electricity reticulation micro-grid, with battery storage capacity, that will allow cross-use of generated power.

However, should the total generated capacity of this roof top system be insufficient to supply total site demand, it is intended to provide additional on-site generating capacity via an ancillary solar farm, as shown on the Concept Plan. Whilst there is potential that any surplus power generated on site **may** be exported into the broader electricity grid, this is not the primary or intended function of the solar farm – its primary purpose will be to meet on-site electricity demands and any export would be a side benefit.

Although still in the planning stage of the development, it is envisaged that the panels will be constructed of non-reflective (low glare) glass and mounted on fixed structures inclined in a northerly direction, so as not to create a potential hazard for the adjacent airport. Furthermore, the solar farm will be sufficiently screened by the proposed vegetated buffer located along the northern boundary.

4.4.3 Water

The site is located within the Mareeba Airport Water Reticulation Area. Investigation has revealed that there is an existing pump station, intake and reservoir located on land adjacent to the Kennedy Highway to service the airport and local area.

As previously outlined, MAF intends to incorporate water saving initiatives with a view to producing an environmentally sustainable operation that is as self-sufficient as possible. Accordingly, the proposed development intends to be self-sufficient with respect to water requirements and will require provision of water tanks, envisaged to be 20,000 litre capacity for each of the eight (8) proposed residential dwellings. The water supply requirements for the non-self-contained units is expected to be 2 x 20,000 litre tanks, whilst water storage of 5,000 litres will be positioned adjacent to each workshop for general usage and for fire-fighting purposes, if required. The applicant will ensure compliance with Australian Standards and the Queensland Plumbing and Wastewater Code for the installation of water tanks. It is proposed that water reticulation infrastructure will be designed in accordance with the FNQROC Development Manual to enable provision of reticulated water supply to “top up” water tanks in periods of low rainfall, or as required and permitted.

4.4.4 Sewer

It is intended that on-site sewerage treatment and effluent disposal for each element of the proposed development will be provided via individual septic tank and absorption trench systems to service each dwelling / building, on the basis that there is sufficient total site area available (i.e. 5.3 ha) to safely accommodate multiple septic systems. It is proposed that, if considered necessary by Council, prior to lodgement of a building application, a site-based assessment be undertaken to identify appropriate areas for construction of each dwelling and placement and construction of on-site effluent disposal systems. It is proposed that effluent disposal areas will be nominated and provided for sufficient setbacks from both boundaries and adjoining dwellings. The applicant will ensure that septic tanks comply with AS/NZS 1546.1 as well as the Queensland Plumbing and Wastewater Code.

4.5 Traffic and Access

4.5.1 Internal Roadways

The site is located immediately adjacent to the Mareeba Airport under Council's Trunk Infrastructure Plan (PFTI13). Ray Road is designated under the Planning Scheme as a "Minor Rural Road". The predominate means of access to the site will be from the Kennedy Highway via George Fabris Road and Ray Road. The expected traffic volume generated by the proposed development is not expected to be significant and will not require any upgrading of intersections or access ways to meet current design standards. Internal roads constructed within the subject site will be designed to meet the requirements of the FNQROC development Manual.

5 LEGISLATIVE REQUIREMENTS

5.1 Assessment manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Mareeba Shire Council.

5.2 Categories of assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 7: Categories of assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Material Change of Use	Mareeba Shire Council Planning Scheme 2016	Impact

5.3 Referrals

A review of Schedule 10 of the *Planning Regulation 2017*, indicates that no referral is triggered by the proposed development, on the basis that, whilst part of the site is mapped as containing 'Category B - Remnant Vegetation', no clearing of native vegetation is proposed. Rather, it is intended that no elements of the proposed development will be located within mapped vegetation areas, the proposed development will be fully contained within an area designated as 'Category X' – not containing any regulated vegetation.

Review of State Code 16: Native Vegetation Clearing indicates that clearing the result of a material change of use, that will become exempt clearing work, requires the provision of a firebreak/safety buffer with a width of 20 metres or 1.5 times the height of the tallest adjacent tree to the infrastructure. Tree assessment conducted of the subject site identified maximum adjacent tree heights of 10 – 12 metres, which equates to a firebreak/safety buffer of 15 – 18 metres. RPS have adopted the minimum firebreak/safety buffer of 20 metres, as detailed in the State Code, as such all built infrastructure is located 20 metres from the extent of Category B – Remnant Vegetation, thus removing the trigger for referral.

5.4 Public notification

This application requires public notification as it is subject to impact assessment.

6 STATUTORY PLANNING ASSESSMENT

6.1 State and Regional Assessment Benchmarks

6.1.1 Regional Plan

A review of the proposal against the relevant policies of the FNQ2013 Regional Plan reveals no significant conflicts.

6.1.2 State Planning Policy

Section 30(2)(a)(ii) of the Planning Regulation 2017 requires assessment of this application must be carried out against the State Planning Policy. The current Mareeba Shire Planning Scheme 2016 details that requirements of the State Planning Policy (SPP) up to the version April 2016, have been integrated into the Planning Scheme. Since this date, a newer version of the SPP has come into force with the most recent version being July 2017, therefore assessment against matters within the current SPP may be required, where it is considered to not have been adequately integrated in the Planning Scheme.

The applicant has investigated which matters are relevant for the application considering the following:

- Matters which have changed since the April 2016 and July 2017 version of the SPP;
- Matters which the site is impacted by the relevant SPP mapping layers for various State Interest; and
- State Interests to which the proposed development is relevant for.

This investigation has concluded the relevant changes to State interests have no impact on the proposed development.

6.1.3 State Development Assessment Provisions (SDAP)

As the proposed development does not trigger referral to the State Assessment and Referral Agency, assessment against the State Development Assessment Provisions (SDAP) is not required for this application.

6.2 Planning Scheme

Under the Mareeba Shire Council Planning Scheme 2016, the subject site is included within the “Rural” Zone. Whilst the proposed development does not necessarily achieve the zone’s overall outcomes, RPS notes that the subject site is also positioned adjacent to the Mareeba Airport Aviation Industrial Park. The current area of the subject site (5.3 ha) presents limitations in terms of being economically viable for primary production. However, proximity to the existing airport provides a unique opportunity to establish a use that requires isolation from urban areas and is in keeping with adjacent land uses.

6.2.1 Codes

The following codes are applicable to this application:

- Rural Zone Code;
- Agricultural Land Overlay (Class A)
- Airport Environs Overlay Code
- Bushfire Hazard Overlay (Medium Potential Bushfire Intensity and Potential Impact Buffer)
- Accommodation Activities Code;

- Parking and Access Code; and
- Works, Services and Infrastructure Code.

Given the nature of this application, it is the considered opinion of RPS that this proposal does not require detailed assessment against all applicable code provisions, on the grounds that the proposal is generally considered compliant with the relevant “Acceptable Solutions” and/or “Performance Criteria” of these codes. Consequently, where the proposed development is deemed to be generally compliant with the relevant code, a summary of this assessment is provided below. Alternatively, where strict compliance with the Acceptable Measures is not achieved, a detailed assessment has been provided as **Appendix C** to demonstrate compliance with the corresponding assessment benchmarks.

Rural Zone Code

Whilst the subject site is located within the Rural Zone, the proposed development also adjoins the Mareeba Airport Aviation Industrial Park, which is in keeping with the intent of the proposal. The 5.3 ha site currently vacant except for a dwelling, adjoins an existing banana farm, however areas to the west and south are currently vacant. The site’s location adjoining the airport and size limitation, presents significant challenges in terms of future economically viable agricultural operations. Assessment against the Rural Zone Code is provided for reference as **Appendix C**.

Agricultural Land Overlay

The applicant acknowledges that the subject site is designated as Class A Agricultural Land, however the 5.3 ha site and positioning adjacent to the existing Mareeba Airport significantly reduces its primary production potential. RPS notes that the site is currently vacant, with the exception of a residential dwelling. The site poses a unique opportunity to establish an Air Services Facility adjacent to the existing airport without significantly impacting the primary production opportunities of adjoining properties and will not lead to fragmentation of viable agricultural land.

Airport Environs Overlay Code

The proposed development is located adjacent to the Mareeba Airport Aviation Industrial Park and therefore within the Obstacle Limitation Surface (OLS). The permissible height of any building or structure within the limits imposed under the OLS is 47.0m, however all buildings and structures forming part of the proposed development will be located well below this nominated height, being restricted to a maximum of 10 metres. It is not envisaged that the Australian Noise Exposure Forecast contours nominated within the overlay will any concerns for the proposed accommodation aspects of the development, given that the proposal relates to a flight school.

Bushfire Hazard Overlay Code

Given the subject sites location partially within a ‘Medium Potential Hazard’ area and within the ‘Potential Impact Buffer’, the applicant will ensure that whilst on-site water storages are available to service both the air service activities and ancillary accommodation, adequate reticulated water supply will be available for additional resources as well as fire-fighting purposes, if required. RPS notes that the existing dwelling is located within an area designated as ‘Medium Potential Hazard’. It is noted that whilst the submitted Concept Plan (**Appendix B**) indicates proposed location of the multiple dwellings and classroom facilities within the ‘Medium Potential Hazard’ area of the site, it is envisaged that the proposed development will have sufficient measures in place to minimise the potential for fire hazards and in the unlikely event of a fire, appropriate fire-fighting measures will be in place to management adequately.

Accommodation Activities Code

Refer to **Appendix C** for assessment against the benchmarks.

Parking and Access Code

Refer to **Appendix C** for assessment against the benchmarks.

Works, Services and Infrastructure Code

As outlined previously, MAF intends to provide an environmentally sustainable development with renewable energy sources, independent water supply, on-site water treatment facilities and adequate stormwater management measures that mitigate adverse impacts upon water quality and ecological processes. Water reticulation infrastructure will be designed and implemented to provide for reliable water supply to supplement proposed on-site water storage tanks when required and ensure adequate fire-fighting resources.

7 CONCLUSION

This submission has been prepared on behalf of MAF International to seek approval for a Material Change of Use (Air Services Facility with ancillary accommodation) over land located at 578 Ray Road, Mareeba, formally described as Lot 1 on RP734348.

In summary, we submit that the proposed development is unlikely to have any significant impacts upon infrastructure, environment or community given that the purpose of the development is to establish an Air Services Facility upon the subject site, in close proximity to the established Mareeba Airport Aviation Industrial Park. The proposal seeks to provide learning and training facilities, ancillary administration as well as varying forms of accommodation for pilots, cadets, technicians and staff. It is envisaged that the proposed development is unlikely to present any significant impacts that cannot be adequately controlled through the application of relevant and reasonable conditions as part of approval. We therefore commend the development for Council approval.

Appendix A

Certificate(s) of title and Owner's Consent

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31554065

Search Date: 28/06/2019 12:12

Title Reference: 21100193

Date Created: 31/08/1979

Previous Title: 21100038

21100039

21100040

REGISTERED OWNER

Dealing No: 701637519 04/11/1996

VICTOR ANGELO BONACCORSI

MARIA BONACCORSI

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1

REGISTERED PLAN 734348

Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20357249 (POR 158)

2. MORTGAGE No 715183800 04/07/2013 at 11:43
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

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 **

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Requested By: D-ENQ GLOBALX TERRAIN

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

We, Victor Angelo Bonaccorsi and Maria Bonccorsi

[Insert full name.]

as owner of the premises identified as follows:

Lot 1 on RP734348

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

RPS Australia East Pty Ltd

on the premises described above for:

Material Change of Use for Mareeba Flight School (encompassing "Caretaker Accommodation", "Educational Establishment", "Multiple Dwelling", "Offices" and "Rooming Accommodation").

 e 

M. Bonaccorsi

[signature of owners and
date signed]

8/7/19

Appendix B

RPS Drawing No. PR143947-06D Concept

Plan



FIGURE 2- CONCEPT PLAN
MAF INTERNATIONAL AIR SERVICES FAICILITY, MAREEBA

Appendix C

Code Assessments

Brisbane City Plan 2014
Page 1

Name of Code e.g. Advertising Devices Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	<p>setback of 0 metres from a frontage to a road that is not a State-controlled road.</p> <p>AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <p>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</p> <p>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</p>	✓	Proposal complies.
Accommodation density			
<p>P03 The density of Accommodation activities:</p> <p>(a) respects the nature and density of surrounding land use;</p> <p>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</p> <p>(c) is commensurate to the scale and frontage of the site.</p>	<p>AO3.1 Residential density does not exceed one dwelling house per lot.</p> <p>AO3.2 Residential density does not exceed two dwellings per lot and development is for:</p> <p>(a) a secondary dwelling; or</p> <p>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or</p> <p>(c) Rural worker's accommodation.</p>	<p>Alternative Solution</p> <p>Alternative Solution</p>	<p>The application seeks an MCU to establish a flight school with ancillary accommodation, adjacent to the existing Mareeba Airport Aviation Industrial Park.</p> <p>The application seeks an MCU to establish a flight school with ancillary accommodation, adjacent to the existing Mareeba Airport Aviation Industrial Park.</p>
Site cover			

Name of Code e.g. Advertising Devices Code

Performance outcomes	Acceptable outcomes	Solution	Comments
PO4 Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. 	AO4 No acceptable outcome is provided.	✓	Proposal will provide sufficient vegetated screening along the northern boundary with the existing banana farm. The bulk and scale of buildings will be appropriately sited and balance with natural features and are consistent with buildings located on the adjacent airport.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO5 No acceptable outcome is provided.	✓	Proposal complies. Buildings and structures will be appropriately designed to complement the established built character.
Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; 	AO6 No acceptable outcome is provided.		Proposal complies. The proposed development will be consistent with the adjoining Mareeba Airport.

Name of Code e.g. Advertising Devices Code

Performance outcomes	Acceptable outcomes	Solution	Comments
(h) odour; and (i) emissions.			
P07 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.	A07 No acceptable outcome is provided.	✓	Proposal complies. The provision of significant vegetation screening, limited hours of operation and the provision of on-site accommodation will seek to ameliorate environmental impacts associated with the proposal.

Brisbane City Plan 2014
Page 1

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	(a) Do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) Are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2m at ground level; and (ii) 8m above ground level; or (c) are treated with: (i) a minimum sill height of 1.5m above floor level; or (ii) fixed opaque glass installed below 1.5m; or (iii) fixed external screens; or (iv) a 1.5m high screen fence along the common boundary.	✓ N/A	Proposal complies.
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) in conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape. 	AO4.1 Development, except for Caretaker's accommodation, dwelling house, Dual occupancy or home based business, include communal open space which meets or exceed the minimum area, dimension and design parameters specified in Table 9.3.1.3C . AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	✓ ✓	Proposal complies. Sufficient area will be provided for communal open space for the non self-contained units. Proposal complies. Given the dimensions of the subject site, there is sufficient area available to ensure that each dwelling or accommodation unit has sufficient private open space available.

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	Proposal complies. Adequate clothes drying facilities may be located at the rear of the proposed dwellings.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1m (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 		Proposal complies. There is sufficient area at the rear of the proposed dwellings to allow for a lockable storage facility.
If for Caretaker's Accommodation			
P05 Caretaker's Accommodation is on a scale and intensity which is consistent with that of the surrounding area.	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	✓	Proposal complies.
Note-Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	✓	Proposal complies.

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Page 4

Brisbane City Plan 2014
Page 1

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	(a) Do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) Are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2m at ground level; and (ii) 8m above ground level; or (c) are treated with: (i) a minimum sill height of 1.5m above floor level; or (ii) fixed opaque glass installed below 1.5m; or (iii) fixed external screens; or (iv) a 1.5m high screen fence along the common boundary.	✓ N/A	Proposal complies.
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) in conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape. 	AO4.1 Development, except for Caretaker's accommodation, dwelling house, Dual occupancy or home based business, include communal open space which meets or exceed the minimum area, dimension and design parameters specified in Table 9.3.1.3C . AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	✓ ✓	Proposal complies. Sufficient area will be provided for communal open space for the non-self-contained units. Proposal complies. Given the dimensions of the subject site, there is sufficient area available to ensure that each dwelling or accommodation unit has sufficient private open space available.

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	Proposal complies. Adequate clothes drying facilities may be located at the rear of the proposed dwellings.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1m (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 		Proposal complies. There is sufficient area at the rear of the proposed dwellings to allow for a lockable storage facility.
If for Caretaker's Accommodation			
P05 Caretaker's Accommodation is on a scale and intensity which is consistent with that of the surrounding area.	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	✓	Proposal complies.
Note-Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	✓	Proposal complies.

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
If for Dwelling house			
PO6 Where a dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (a) not dominate the site; (b) remain subservient to the primary dwelling; and; (c) be consistent with the character of the surrounding area. 	AO6.1 The secondary dwelling is located within: <ul style="list-style-type: none"> (a) 10m of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20m if two way. 	N/A	Proposal complies.
	AO6.2 For a Tourist Park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle or vehicles towing caravans.	N/A	
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	✓	
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	N/A	
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural	✓	
			Proposal will be progressive staged dependent upon demand generated by the education aspects of the proposed facility. Street lighting may be provided at the appropriate stage of the proposed future development.

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
	<p>activity, are illuminated in accordance with AS 4282 (as amended) – Control of Obtrusive effects of outdoor lighting.</p> <p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation site and building by emergency service vehicles.</p> <p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) Are no steeper than 1:5; or (b) Are steeper than 1:5 and are sealed.</p>	<p>✓</p> <p>N/A</p>	<p>Proposal will comply as part of a progressive staged development.</p>
Servicing			
<p>P07 Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) Accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) Do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) Do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) Provide for all servicing functions associated with the use; and</p>	<p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <p>(a) On the site;</p> <p>(b) To the side or rear of the building, behind the main building line;</p> <p>(c) Not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p> <p>AO7.2</p>	<p>✓</p> <p>✓</p>	<p>Proposal complies.</p> <p>Proposal complies.</p>

Parking and Access Code

Performance outcomes	Acceptable outcomes	Solution	Comments
(e) Are located and designed to minimize their impacts on adjoining sensitive land uses and streetscape quality.	Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.		
	A07.3 Development provides a servicing area, site access and manoeuvring areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	✓	Proposal complies.
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	A08.1 Parking areas are kept and used exclusively or parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	Proposal complies.
	A08.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Proposal complies.

Appendix D
EVNT Survey Report

EVNT FLORA SURVEY REPORT

Lot 1 on RP734348



PR143947 R78582
EVNT Flora Survey Report
0
01 July 2019

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	EVNT Survey Report	T. Richardson	M. Davis	M. Davis	1/07/2019

Approval for issue

Megan Davis



1 July 2019

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

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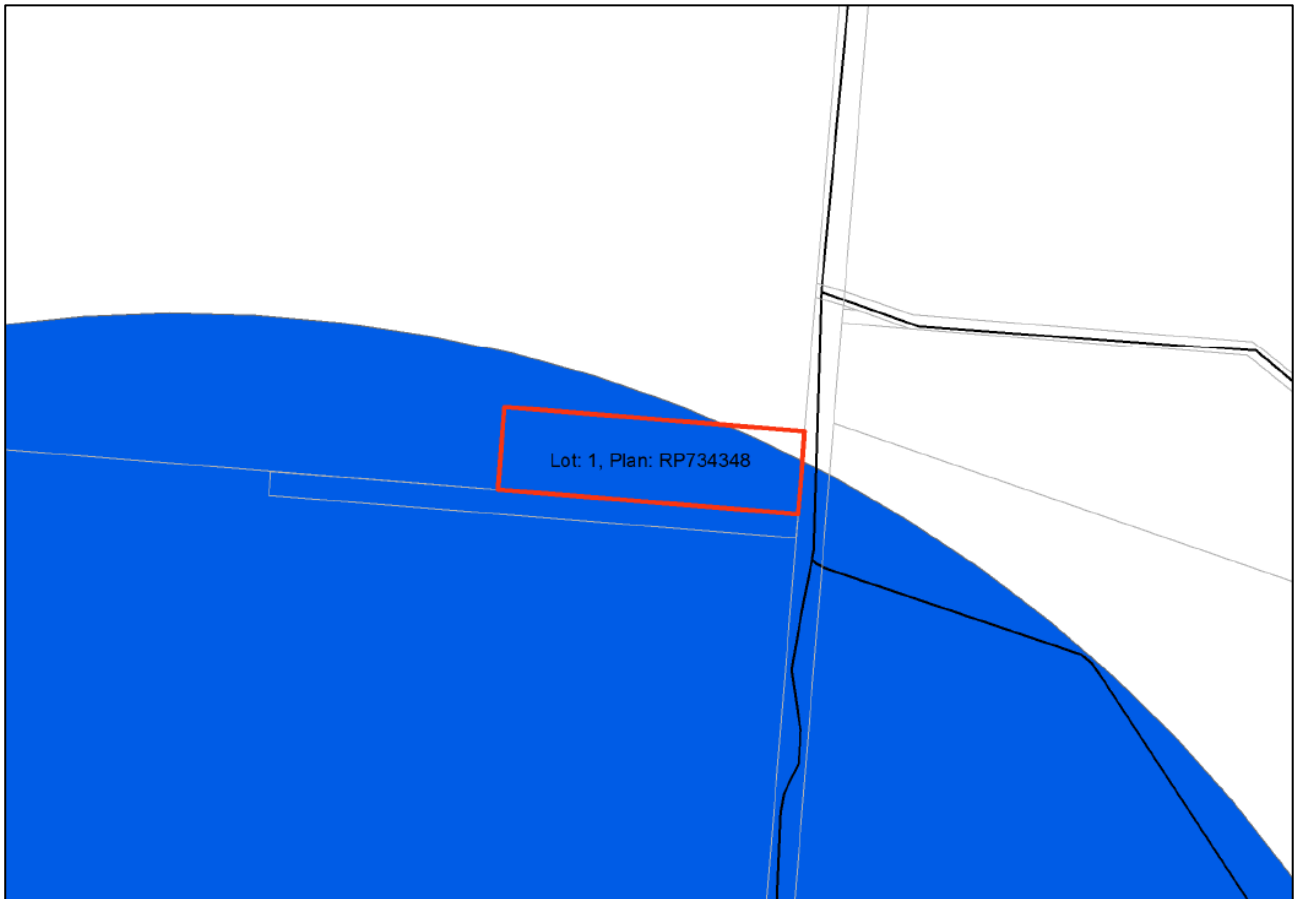


Figure 2 Protected Plant Trigger Map (Vegetation Management Property Report, Blue Shading)

A field survey was conducted by Daniel Collins, Botanist and Tristram Richardson, Environmental Scientist on 14 June 2019. This report outlines the details of this survey in accordance with the *Flora Survey Guidelines – Protected Plants* (2016).

1.1 Site Description

Lot 1 is located approximately 8 km south west from the centre of Mareeba. It is a freehold lot approximately 5.12Ha in area, located opposite the Mareeba Aerodrome (centred on the coordinate -17.0682°, 145.4124°). The site is mapped within remnant and non-remnant vegetation, on an Armraynald Bed surface geological profile, consisting of older alluvial deposits including black clay soils, silts, minor sands, and travertine. Basalt outcrops were also present.

1.2 Survey Area

The survey area, which includes all proposed clearing areas buffered by 100m (not including previously cleared areas or inaccessible properties) totalled an area of approximately 7.7Ha, refer to **Figure 3** below.



Figure 3 Site Survey Area

Figure 3 above demonstrates the 100m buffer around Lot 1 on RP734348 in black, with the total accessible survey area outlined in orange. Areas within the black 100m buffer area that have not been included in the orange survey area were not surveyed due to access restrictions and due to the improbability of the presence of protected plants found in environments that have been maintained, sealed, or have horticultural land use practices such as banana farming.

1.3 Suitably Qualified Person Evidence

This survey was undertaken by Daniel Collins and Tristram Richardson of RPS Australia East. Mr Collins is a Principal Environmental Scientist/Ecologist with over 15 years' experience in the field of terrestrial botany and is considered a 'suitably qualified person' under the Flora Survey Guidelines, refer to **Appendix A** for a record of Daniel's experience. Mr Richardson is an environmental scientist with over 5 years' experience in the field of terrestrial and aquatic botany and is considered a 'suitably qualified person' under the Flora Survey Guidelines, refer to **Appendix A** for a record of Tristram's EVNT plant experience.

2 DESKTOP ASSESSMENT

2.1 Listed EVNT Species

A desktop assessment of Wildlife Online identified five (5) EVNT plants that have been recorded within a 10km radius of the site, listed below in **Table 1**.

Table 1 Protected plants with a 10km vicinity of the proposed site.

Species	Description/Habitat	Record Location ¹	NC Act (Qld)	EPBC Act	Likelihood of Occurrence on Site
<i>Goodenia stirlingii</i>	Herb/shrub to 50-75cm high sometimes to 1.1m, single stem or multiple stems on upper third of plant, corolla yellow, calyx green, light brown seed. Found in open eucalypt woodland on skeletal granite ridge/metamorphic ridge.	1/1	V	N/A	Possible, However the understory environment was highly competitive with various grass and weed species.
<i>Plectranthus amoenus</i>	Open shrub to 1m, flowers with lower lobe white with faint purplish blush, lateral lobes white with purple margin, upper lobe purplish in centre with whitish margins, anther orange, leaves yellow-green. Found eucalypt woodland with grass understory and granite derived gravel.	5/5	V	N/A	Possible, However the woodland was very open and dominated by various weed and grass species, with lack of granite gravels.
<i>Phaius australis</i>	Terrestrial to 2 m high; pseudobulbs ovoid, 2–7 cm diam. Leaves 4–8 per shoot, 30–70 cm long, 3–10 cm wide; lamina usually oblanceolate, apex acute. Inflorescences 1 or 2, from the axils of the lower leaves, 70–110 cm long, 5–20-flowered, stiffly erect. Sepals and lateral petals white on the outside, red-brown with yellow veins on the inside. Sepals 3.5–6 cm long, 0.8–1.0 mm wide, oblong-acuminate. Lateral petals 3.3–4.5 cm long, 0.8–1.3 mm wide. Labellum lamina 2.8–5.5 mm long, 1.7–4.5 mm wide, red-brown with a yellow keel inside; spur 5–10 mm long. Most flowers usually setting fruit. Grows in Melaleuca swamps and in sclerophyll forest, on the coast, at or near sea level.	5/5	E	E	Not Probable, The site had a lack of Melaleuca due to dry conditions and lack of any swamp like environments.

Species	Description/Habitat	Record Location ¹	NC Act (Qld)	EPBC Act	Likelihood of Occurrence on Site
<i>Peristylus banieldii</i>	A tuberous, perennial herb with between four and six leaves with wavy margins at its base. The leaves are 50–125 mm long and 40–80 mm wide, the largest leaves uppermost. Between fifteen and fifty cream-coloured to yellow, cup-shaped flowers about 5 mm long and 6 mm wide are borne on a hairy flowering stem 300–500 mm tall. The dorsal sepal is about 5–7 mm long and 3–4 mm wide, partly forming a hood over the column. The lateral sepals are a similar size to the dorsal sepal and spread widely apart from each other. The petals are 4–5 mm long and about 2 mm wide. The labellum is 5–8 mm long and 4–7 mm wide with its tip divided into three. Grows in moist places in open forest and on rainforest margins.	1/1	E	N/A	Not Probable, The site lacks soaks and moist depressions and the presence of rainforest margins or ecotones between open forest and rainforest.
<i>Spathoglottis paulinae</i>	Terrestrial herb forming tall grass-like clumps. Pseudobulbs crowded, erect, ovoid, 3-5 cm x 3-5 cm, shallowly subterranean, fibrous. Leaves 4-7, erect, whorled, petioles 6-12 cm long; lamina lanceolate, 80-180 cm x 3-5 cm, dark green to yellowish, pleated, apex acuminate. Inflorescence an axillary raceme, 30-120 mm long, from base of pseudobulb; pedicels 15-30 mm long. Flowers 6-30, resupinate, porrect to nodding, star-shaped, 20-30 mm x 20-30 mm, mauve to purple, rarely white, sometimes hardly opening. Dorsal sepal erect to incurved, obovate, 12-20 mm x 5-7 mm. Lateral sepals free, divergent, obovate, 12-20 mm x 5-7 mm. Petals widely spreading, broadly ovate, 10-18 mm x 8-9 mm. Labellum 9-12 mm x 9-10 mm, projected forward, base hairy, 3-lobed; lateral lobes narrow, erect; midlobe spatulate, base with 2 yellow, sparsely hairy calli, often fused. Column 6-9 mm long. Column foot short. Capsules porrect to pendulous, hairy, dehiscent. Occurs in open forests in wet situations, growing among grass. It is frequently found in soaks and moist depressions, often in heavy clay soils. The plants can become deciduous in drought, but quickly regrow their leaves with the first rains.	1/1	NT	N/A	Not Probable, The site lacks soaks and moist depressions. The site was open woodland however the understory was dominated by weed and grass species.

¹Record locations from Wildlife Online Search.

2.2 Habitats Present

The survey area consisted of a highly modified terrestrial environment with varying land uses such as residential, horticultural, maintained areas, and drains.

The vegetation community of the survey area was observed to be a highly modified environment with small patches of remnant vegetation amongst non-remnant vegetation communities. The tree canopy consisted of eucalypt species associated with Regional Ecosystem 9.3.3 which is described as woodland to low open woodland with the presence or absence of *Eucalyptus leptophleba* (Molloy red box), *E. platyphylla* (poplar gum), *Corymbia confertiflora* (broad-leaved carbeen), *E. crebra* (narrow-leaved ironbark), *E. cullenii* (Cullen's ironbark), or *C. clarksoniana* (Clarkson's bloodwood).

The subdominant species may be co-dominant in this community. The shrub layer is absent to sparse and contains juvenile canopy species, *Carissa lanceolata* (currantbush) and *Atalaya hemiglauca* (whitewood) may be present.

The ground cover consisted of a highly modified mixture of various weed and grass species, dominated by *Heteropogon contortus* (black speargrass) and *Bothriochloa* spp. (bluegrasses). Refer to **Plates 1 to 6** below.



Plate 1 **Modified site environment for hay production.**



Plate 2 **Modified site environment for banana production.**



Plate 3 **Modified site environment for residential land use.**



Plate 4 **Weed dominated understory.**



Plate 5 **Open woodland dominated by grass species.**



Plate 6 **Open woodland dominated by grass species.**

3 FLORA SURVEY METHODS

3.1 Methodology

The survey method adopted was the timed meander search, as outlined in **Section 6.2.2** of the Flora Survey Guidelines. Three (3) meanders were undertaken over a period of 2hrs, covering approximately 3km, over the approximately 7.7Ha area (refer to **Figure 4**). This was considered to be a comprehensive coverage of the relatively open and highly modified habitat present.



Figure 4 Survey Meanders.

3.2 Results

EVNT species listed in **Table 1** were not found during the time meander surveys conducted on the site as shown in **Figure 4** above on the 14 June 2019 by Daniel Collins and Tristram Richardson.

3.3 Survey Timing

The survey timing was outside of the flowering season for the orchid species, however due to the modified condition of the site and the openness of the environment, the timing is considered appropriate as all species if present could have been located.

4 CONCLUSION AND RECOMMENDATIONS

A protected plant survey was undertaken of the proposed clearing area plus the 100m buffer within Lot 1 on RP734348 (approximately a seven-hectare area) on 14 June 2019 by Daniel Collins and Tristram Richardson, in accordance with the *Flora Survey Guidelines – Protected Plants (2016)*.

No EVNT species listed in **Table 1** of this report were identified on the site or within the 100m buffer area.

Appendix A
EVNT Survey Record

Daniel Collins

Principal Environmental Scientist and Senior Ecologist

Role at RPS

Principal Environmental
Scientist and Ecologist

Location

Cairns, QLD, Australia

Qualifications

PhD Tropical Forest
Ecology, Management &
Climate Change, SCU
(pending final assessment)

Bachelor of Science
(Tropical Rainforest
Ecology, Botany, Zoology
and Environment), James
Cook University, 2002

Science Degree (Ecology,
Eco-forestry and Botany)
(Hons), Charles Darwin
University, 2006

Master of Science
(Conservation Biology),
University of Queensland,
2009

Associate Diploma in
Tropical Horticulture,
Charles Darwin University,
1996

Cert 4 Workplace, Training
and Assessing, Success
Training, 2003

Cert 3 in Horticulture (with
focus on Revegetation),
Innisfail TAFE, 1993

ACDC Safe Chemical Use
Certificate.

Chainsaw and Tree
Climbing Qualifications.

Senior First Aid.

Memberships

WWF, Tenkile Rainforest
Conservation Project PNG,
Coral Sea Foundation etc...

Why Daniel for this role

Daniel has many decades of experience in rainforest conservation, forestry, indigenous land and sea management, vegetation management, revegetation projects and many more specific conservation and land management projects.

As Principal Scientist, Daniel can readily assist in plant ID, plant and animal surveys, data collection, data analysis, and presenting concise results so they are easily understood by clients. He is also adept in planning revegetation and land rehabilitation projects, and the supervising and coordination of these operations. Daniel is very experienced at working with indigenous peoples.

Daniel has over 20 years' experience in co-ordinating, supervising, project management and training in natural resource management projects especially in North Queensland, Papua New Guinea, Oceania and South East Asia.

He has excellent research skills, including designing, implementing, analysis and report writing of scientific style research regarding environmental, ecological, forestry and agricultural issues, Environmental Management Plans (EMP's) and Environmental Impact Assessments (EIA's).

Relevant projects

Ecological and Land Management Consultant, Papua New Guinea, 2010 +

Providing ecological advice and environmental planning in Papua New Guinea. Currently involved in tree kangaroo conservation efforts, revegetation proposals for East New Britain, and Eco-forestry and Agroforestry Plans in Bougainville.

Amazon Rainforest Expedition, September 2019

Daniel will be a team leader on an expedition into the more remote areas of the western Amazon Basin in September, investigating rainforest, indigenous villages and cave systems.

Vegetation Manager and Curator of Cooktown Botanic Gardens, Cook Shire Council, 2008-2009

Coordinated staff throughout Cooktown, all regional areas of Cape York and assisted various stakeholders including Cape York Marine and Coastal Environment Group and Cape York Weeds and Ferals Inc.

Managed all vegetation issues across Cape York, including many new gardens throughout Cooktown and many new plantings in the Cooktown Botanic Gardens

Senior Botanist, Eastern Tree Service, 2006-2008

Managing all plant management issues, weed control contracts, revegetation projects and rare and threatened species management. Wrote environmental management plans, Plant ID Handbook, weed control reports and tropical timber proposals and reports. Trained staff in Plant ID and vegetation management.

**Trainer of Conservation and Land Management
and Horticulture Certificates in North
Queensland, Northern Skills Alliance, 2007-2008**

Trained indigenous groups in Daintree region and undertook numerous field trips throughout the North Queensland Wet Tropics training the students.

Built a nursery with the students, undertook native seed collecting trips and propagated the seed for use in revegetation projects throughout the region.

**Laboratory Assistant, Charles Darwin University,
2005 (While completing Honours in Science)**

Laboratory assistance and maintenance, also assisted on tropical forestry and fire management field trip to Nusa Tenggara Islands in Eastern Indonesia (Timor, Sumba and Flores etc).

**Coordinator of Northern Cape York Peninsula
Land and Sea Management Program, Natural
Heritage Trust, 2003-2004**

Coordinated and trained indigenous ranger program and land and sea management across indigenous lands, protected areas and other reserves in the northern section of Cape York Peninsula, North Queensland.

Wrote framework for land and sea management plan and a specific plan for the Lockerbie rainforest near the tip of Cape York. Also assisted Endeavour Straits and Torres Straits indigenous land and sea owners in cultural and environmental management.

**Agroforestry Plan for Lockhart River Area, Cape
York Peninsula, Wilderness Society, 2003**

Compiled Agroforestry and Compatible Crops Framework for the Iron Range and Lockhart River area on Cape York. Included lists of viable species for agroforestry suitable to the region, possible locations for establishment, list of compatible crops, and an overall design for the agroforestry system.

**Supervisor of West Cairns Community Renewal
and Revegetation Project, Cairns City Council,
2000-2002**

Supervisor of West Cairns Rainforest Revegetation and Community Landscaping Project.

Supervised and trained a team of indigenous horticulture students in horticulture and revegetation. Replanted many areas in West Cairns, around Manoora, Moody Creek and the Cairns foothills, North Queensland.

Additional Projects:

**Lead Presenter in Rainforest Documentary:
“Back to Earth”, Mulong Productions, 2015**

Adventured deep into the rainforest south of Cairns, North Queensland, meeting indigenous tribes and surviving off the land. <https://vimeo.com/134871495>



Tristam Richardson

Tristam.richardson@rpsgroup.com.au

Environmental Scientist

Qualifications: Bachelor of Science, James Cook University
Master of Science, James Cook University
Rainforest Plant Identification, Australian Tropical Herbarium

Memberships: Environmental Institute of Australia and New Zealand

Locations: Cairns, QLD, 4870

Project role: Environmental Scientist

Overview

Tristam has been employed by RPS in a graduate scientist role going on 1 year now. Tristam has over 5 years' experience within the environmental field, and during this time he has developed technical expertise and experience covering all aspects of environmental services including flora/fauna surveys, species identification, environmental quality sampling, and restoration projects. Tristam's knowledge and understanding of environmental legislation, along with scientific interpretation and reporting skills has resulted in a demonstrated ability to deliver high quality advice and results on projects of significant calibre and sensitivity.

Experience

EVNT Newcastle Surveys, NSW, Ongoing

Tristam has been involved with various endangered and vulnerable plant surveys within parts of New South Wales that included more than 140 species over various sites within Newcastle, Blue Mountains, and Lithgow areas. This included the identification and data analysis of the species located to better understand the biodiversity and environmental condition of the sites surveyed.

Wetland Monitoring Program, TSIRC, Ongoing

Tristam was involved in producing the winter report for the Saibai wetland monitoring program. This report analysed results for monitoring the health of the High Ecological Significance (HES) Wetlands adjacent to the bund wall located on Saibai Island, within Torres Strait. Tristam's work involved statistical analysis, report writing, and ecological impact assessment and interpretation.

Areas of Expertise

- Ecology
- Botany
- Marine Biology
- Habitat Restoration
- Population and Density Analysis
- Species Identification
- Contamination

Sectors

- Environment
- Energy and Resources
- Infrastructure

Marine Plant Monitoring Program, TSIRC, Ongoing

Tristam is involved in conducting marine plant impact surveys and producing the Before/After Impact Survey Reports for the Jetty Upgrade Project located at Hammond Island, Torres Strait over 5 years. Tristam's work involves field work involving transects, GPS positioning, and photography, and data collection in terms of species diversity and density, species identification, report writing, and statistical analysis.

Regional *Cajanus mareebensis* Survey, PNQ, 2018

Tristam was involved with a regional EVNT search for *Cajanus mareebensis*. This included the identification and population density analysis of the species to better understand its location and population density within the areas and townships surrounding Mareeba.

Prince of Wales *Psydrax reticulata* Survey, TSIRC, 2018

Tristam was involved with an EVNT search for *Psydrax reticulata*. This included the identification and population density analysis of the species to better understand its location and population density located on Price of Wales Island.

Prince of Wales Marine Plant Survey, TSIRC, 2018

Tristam undertook the marine plant survey on Prince of Wales Island. This search involved identifying areas within the project site inhabited by marine plants and their extent and density across the proposed site.

Regional *Myrmecodia beccarii* Survey, PNQ, 2018

Tristam created and preformed an EVNT population survey for *Myrmecodia beccarii* or as it is commonly known, the Ant Plant. This involved creating a modified EVNT search methodology for the identification and population assessment of the species located on the project site.

It should be noted that Tristam spent 2015, 2016, and most of 2017 identifying and restoring marine flora species which are regarded as endangered and protected flora species under the *Fisheries Act 1994*.

A table detailing the endangered, vulnerable, and near threatened terrestrial plant search experience Tristam has acquired as per the specifications listed in section 6.2.2 of the Flora Survey Guidelines in regard to the *Nature Conservation (Wildlife) Regulation 2006* and *Environment Protection and Biodiversity Conservation Act 1999* within Queensland and New South Wales has been presented below.

Endangered, Vulnerable, and Near Threatened Searches

Species	Status/Listing Act/Legislation	Location	Year
<i>Myrmecodia beccarii</i>	Endangered (NCA)	Palm Cove, Cairns, QLD	Multiple Surveys over 2017 & 2018
<i>Psydrax reticulata</i>	Vulnerable (NCA)	Prince of Wales Island, Torres Strait, QLD	Multiple Surveys over 2017 & 2018
<i>Cajanus mareebensis</i>	Near Threatened (NCA)	Various Locations on the Tablelands, Arriga, QLD	Multiple Surveys over 2017 & 2018
<i>Pterostylis chaetophora</i>	Endangered (NCA)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Maundia triglochinos</i>	Vulnerable (NCA)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Phaius australis</i>	Endangered (NCA)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Acacia baueri</i>	Vulnerable (NCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Grevillea parviflora</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Asperula asthenes</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Angophora inopina</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Caladenia tessellate</i>	Endangered (NSW BCA) Vulnerable (EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Cryptostylis hunteriana</i>	Vulnerable (NSA BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Cynanchum elegans</i>	Endangered (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Dichanthium setosum</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Melaleuca biconvexa</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Syzygium paniculatum</i>	Endangered (NSW BCA) Vulnerable (EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Tetradlea juncea</i>	Vulnerable (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Eucalyptus largeana</i>	Endangered (NSW BCA & EPBC)	Newcastle, NSW	Multiple Surveys over 2018 & 2019

Endangered, Vulnerable, and Near Threatened Searches			
Species	Status/Listing Act/Legislation	Location	Year
<i>Corybas dowlingii</i>	Endangered (NSW BCA) Endemic to NSW	Newcastle, NSW	Multiple Surveys over 2018 & 2019
<i>Carex klaphakei</i>	Endangered (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Persoonia acerosa</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Leionema lachnaeoides</i>	Endangered (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Acacia flocktoniae</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Persoonia hindii</i>	Endangered (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Caesia parviflora</i>	Endangered (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Pultenaea spp</i> <i>Olinda</i>	Endangered (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Pultenaea glabra</i>	Vulnerable (EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Eucalyptus copulans</i>	Endangered (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Isopogon fletcheri</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Haloragodendron lucasii</i>	Endangered (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Leucopogon exolasius</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Zieria murphyi</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Prostanthera cryptandroides</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Leionema sympetalum</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Kunzea cambagei</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Veronica blakelyi</i>	Vulnerable (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Grevillea evansiana</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Eucalyptus cannonii</i>	Vulnerable (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019

Endangered, Vulnerable, and Near Threatened Searches			
Species	Status/Listing Act/Legislation	Location	Year
<i>Persoonia hirsuta</i>	Endangered (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Darwinia peduncularis</i>	Vulnerable (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Epacris hamiltonii</i>	Endangered (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Acacia bynoeana</i>	Endangered (NSW BCA) Vulnerable (EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Eucalyptus pulverulenta</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Astrotricha crassifolia</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Xanthosia scopulicola</i>	Vulnerable (NSW BCA)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
<i>Persoonia marginata</i>	Vulnerable (NSW BCA & EPBC)	Blue Mountains, NSW	Multiple Surveys over 2018 & 2019
106 Various Species	Vulnerable Ecological Community (Threatened Species Conservation Act)	Blue Mountains Swamp, Lithgow, NSW	Multiple Surveys over 2018 & 2019

NCA refers to the *Nature Conservation Act 1992*, specifically the *Nature Conservation (Wildlife) Regulation 2006*

NSW BCA refers to the *New South Wales Biodiversity Conservation Act 2016*

EPBC refers to the *Environment Protection and Biodiversity Conservation Act 1999*

Appendix E
Site Photos and Photo Location Plan RPS Drawing No. PR143947-7



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5229



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Our ref: PR143947/OLD/SD/L78617

Attachment 2

DA Form 1

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)	MAF International c/o RPS Australia East Pty Ltd
Contact name (only applicable for companies)	Owen Dalton – RPS Australia East Pty Ltd
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4276 1028
Email address (non-mandatory)	owen.dalton@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	PR143947

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
		578	Ray Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP734348	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? *(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):*

MCU – ‘Air Services Facility (incorporating pilot and aircraft technician education, training and accommodation facilities, service/maintenance workshop and caretaker accommodation)’

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Air Services Facility	Air Services	10 Staged	TBA

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

<input checked="" 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?

--

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

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

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

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

☐ Yes – specify number of new lots:

☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- ☐ Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity : <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994 : <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator : <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

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

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

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

☐ Yes

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

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

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
☐ A certificate of title
☒ No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<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>, Planning Regulation 2017 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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; 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	