From: Freshwater Planning
Sent: 8 Oct 2017 12:48:29 +1000
To: Natacha Jones
Subject: Town Planning Application for a ROL – 1 Lot into 4 Lots for SE, JM & GM Morrow located at 764 Hodzic Road, Biboohra
Attachments: 2017.10.08 Town Planning Application.pdf

MSC Planning Department,

Please find attached the Town Planning Application for a Reconfiguration of a Lot – 1 Lot into 4 Lots for SE, JM & GM Morrow located at 764 Hodzic Road, Biboohra. The Town Planning Application comprises of the following:

Town Planning Letter
Twine Surveys Pty Ltd Plans
SmartMap
MSC Superseded Approval Letter
DA Form 1
Landowner's Consent Forms

Can Council please provide an Invoice so that Freshwater Planning Pty Ltd can arrange the Applicants to provide the MSC Application Fee.

Additionally, please do not hesitate to contact me to discuss should you require any additional information or have and questions or queries,

Thanks and Regards,

Matt Andrejic

Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

Document Set ID: 3321292
Version: 1, Version Date: 10/10/2017

Your Ref:
Our Ref: F17/32

08 October, 2017

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

Attention: Regional Planning Group

Dear Sir,

RE: APPLICATION FOR RECONFIGURATION OF A LOT – 1 LOT INTO 4 LOTS
LOT 150 ON SP284134, 764 HODZIC ROAD, BIBOOHRA.

This application is for a Reconfiguration of a Lot – 1 Lot into 4 Lots over land described as Lot 150 on SP284134, situated at 764 Hodzic Road, Biboohra is submitted on behalf of SE, JM and GM Morrow.

The application comprises of Application Forms, SmartMap, Twine Surveys Pty Ltd Sketch Plans and this Town Planning Submission. It is requested by the applicant that an Invoice be provided from Council for payment of the Application Fee.

The Site

The subject land is described as Lot 150 on SP284134, Locality of Biboohra and situated 764 Hodzic Road, Biboohra. The site is owned by SE, JM and GM Morrow who are also the applicants for the proposed Reconfiguration. The site has an area of 1,359.8 hectares, contains frontages to Hodzic and Unnamed Roads, encompasses Unnamed Creeks, a dam, abuts Oakey Creek and the Barron River and is naturally vegetated. The site is improved by a Dwelling House and associated structures in relation to the Rural Activities provided over the site. The site is access from the existing Road Network, being Hodzic Road, and is provided with all available services.

The site contains Mapped Remnant 'least concern' Vegetation, Regrowth Vegetation and a GES Wetland. The site is not Mapped as containing Essential Habitat (Remnant and Regrowth) nor a Property Map of Assessable Vegetation (PMAV). The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing Remnant 'least of concern' Vegetation however, the proposal does not result in any allotment created under 25 hectares. The proposed Reconfiguration of a Lot **does not** require Referral to the Department of Infrastructure, Local Government and Planning for Vegetation concerns.

Freshwater Planning Pty Ltd
t/e The Freshwater Trust
ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004
E: FreshwaterPlanning@outlook.com
A: 17 Barron View Drive, FRESHWATER QLD 4870

The site is Mapped as containing minor overlaps of a partial area of the boundary that adjoins Rocky Creek as a GES Wetland. It is considered that the Mapping is incorrect given the scale of the Mapping however, it is understood that the proposal **does not** require Referral to the Department of Infrastructure, Local Government and Planning as the existing lot and proposed allotments containing this GES Wetland is/are 16.0 hectares or greater and nor does the proposal provide for any Operational Works located within the Mapped GES Wetland.

With the Repeal of the Far North Queensland Regional Plan Regulatory Provisions the Development Application is not required to be Referred to the Department of Infrastructure, Local Government and Planning in relation to the FNQ Regional Plan.

Background

The site currently contains an Approval from the Mareeba Shire Council being Development Approval DA/14/0050. This is further noted on the Twine Survey Pty Ltd Sketch Plan. The Approval allows for the creation of Approved Lot 153 and Approved Lot 151. Approved Lot 151 has currently been surveyed and is in the process of obtaining a title. For the purpose of this Development Application Approved Lots 151 and 153 are not included. This Development Application is for the Subdivision of the site creating proposed Lots 154, 155, 156 and 157.

Superseded Planning Scheme Development Application

The Mareeba Shire Council on the 05 July, 2017 under delegated authority Approved the applicants request to lodge a Superseded Planning Scheme Application for a Reconfiguration of a Lot under Prelodgement Enquiry PreEnq/17/0027. The following Development Application will be assessed under the Superseded Planning Scheme, being the Mareeba Shire Planning Scheme, 2004.

The Proposed Development

The proposed development is for a Reconfiguration of a Lot – 1 Lot into 4 Lots in the Rural Zone of the Superseded Mareeba Shire Planning Scheme. The site is located at 764 Hodzic Road, Biboohra and is more particularly described as Lot 150 on SP284134. The site is irregular in shape, has an area of 1359.8 hectares and contains a Dwelling House and associated structures in relation to the Rural Activities provided over the site.

A Development Permit for a Reconfiguration of 1 Lot into 4 Lots is sought to subdivide Lot 150 on SP284134 creating three additional Rural Allotment within the Biboohra Rural Area. The Site is designated within the Rural Zone of the new and superseded Mareeba Shire Planning Scheme and no change to the Rural Zone is proposed with the Reconfiguration. The proposal will provide additional large Rural Allotments while maintaining the existing amenities and aesthetics of the site.

The Reconfiguration of a Lot proposes four (4) Allotments described as proposed Lots 154, 155, 156 and 157. The proposed areas of the allotments are:

Proposed Lot 154	119.0 ha
Proposed Lot 155	33.29 ha
Proposed Lot 156	972.23 ha
Proposed Lot 157	125.2 ha.

It is noted that the area for each proposed allotment are approximate only with the new boundary indicative only and subject to final survey. Access to the proposed allotments can be provided by the existing constructed road network, being Hodzic Road. All accesses are located from Hodzic Road only generally in accordance with the proposed Twine Surveys Pty Ltd Sketch Plans.

The site can be connected to all available services, being Power and Telecommunications if required. The existing and proposed allotment/s contains sufficient area for the provision of a Water Supply and Effluent Disposal System at the time of classification for any dwelling provided onsite. The proposal will result in the provision of additional Rural Allotments within the Biboohra District available for Rural Activities now and within the future.

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

The site is located in the Rural Zone of the Mareeba Shire. Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 150 on SP284134 is identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Plan introduces controls on subdivision of Rural Zoned land in the Regional Landscape and Rural Production Area. These controls serve two purposes – To maintain larger lots sizes to ensure the economic viability or rural land holdings and to protect important agricultural lands and areas of ecological significance from encroachment by urban and rural residential development.

The Objective is for the Region's Rural Production Area and Natural Resources to be protected by limiting land fragmentation.

It is noted that the FNQ Regional Plan has no mention of a Minimum Area for this type of Subdivision. With the Repeal of the Regulatory Provisions, the Regional Plan is now silent on any allotment size within the Regional Landscape and Rural Production Area. Hence, it is understood that there is no minimum allotment size and the proposal is considered to reflect the Intent of the FNQ Regional Plan, Local Governments Planning Schemes and is considered appropriate.

The proposed development is considered to maintain larger lot sizes with the smallest allotment containing an area of approximately 33.29 hectares with the largest allotment containing an area of approximately 972.23 hectares. The proposal results in lots greater than 30 hectares in size that contain areas designated on the Good Quality Agricultural Land Maps as No Data and considered to be Not GQAL. It is additionally noted that the site contains an approved/proposed average of 226.65 hectares allotments with this proposed Reconfiguration proposing an average of 312.43 hectares. The proposal is not considered to fragment the Regions Rural Production Area and protects it by providing large Rural Allotments with the ability to be used for Rural Purposes within the future.

Section 2.6 Rural Subdivisions Land Use Policy 2.6.1 nominates that the further fragmentation of agricultural land in the Regional Landscape and Rural Production Area is avoided to maintain economically viable farming lots. Since the repeal of the Regulatory Provisions there is no longer any minimum allotment size within the Regional Landscape and Rural Production Area therefore, no minimum viable allotment size. The Mareeba Shire Council's Superseded Planning Scheme nominates that 30 hectares (Not GQAL) allotments are acceptable within this area. The proposal provides for a Subdivision that is in accordance with the Superseded Mareeba Shire Council's Planning Scheme's Rural Zone and given that the Regional Plan now has no minimum allotment size, the resulting proposal is considered acceptable.

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

Rural Zone Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 4 Lots in the Rural Zone of the Mareeba Shire Planning Scheme. The purpose of the application is to subdivide existing Lot 150 on SP219763 into four Rural parcels of greater than the required 30 hectares. The proposed new layout provides additional Rural Zoned Allotments available for Rural Uses now and within the future. The proposed Subdivision is to preserve the existing Rural nature and character of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

4.78 BUILDING SITING, SCALE AND AMENITY

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
For Self Assessable and Code Assessable Development		
S1 New development is consistent in scale with existing buildings and structures in the vicinity and does not detrimentally impact on road transport infrastructure and adjoining uses.	**PS1.1** Any building or structure does not exceed 12 metres and three storeys in height; and **PS1.2** Any building or structure is located at least: (i) 50 metres from the centre line of the existing Kennedy Highway, Peninsula Developmental Road, Mareeba-Dimbulah Road or other State controlled road (Main Road Marked Route) as identified on Maps R1 and R2, and (ii) 6 metres from any other road; and (iii) 10 metres from any common boundary of allotments; and **PS1.3** Buildings and other structures are located at least 25 metres from any Railway corridor land.	Not Applicable No new buildings proposed. Not Applicable. The site is not located within 50 metres from the centreline of a State-Controlled Road. Not Applicable. No new buildings proposed and the site is not located within 25 metres of a Railway corridor.
S2 Agricultural activities are protected from incompatible land uses.	**PS2.1** Where a site in the Rural zone is not already used for agriculture or agriculture – intensive and it adjoins any other zone, a separation distance of 300 metres is to be maintained between any new agricultural or agriculture - intensive use and the boundary of the adjoining zone/s. **PS2.2** Non agriculture or agriculture – intensive uses which adjoin any agriculture or agriculture – intensive uses are protected	Not Applicable The site has the ability to be used for agricultural purposes and the adjoining allotments contain the same ability. The site is naturally vegetated maintaining sufficient buffering.

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
	from spray drifts by the maintenance of a separation distance of 300 metres between the agriculture or agriculture – intensive uses and the non agriculture or agriculture – intensive uses.	
S3 Functional, safe and convenient vehicular access and movement to the site for the particular activity.	**PS3** Access to the site is provided in accordance with Planning Scheme Policy 4 - Development Manual Section D1.30.	Complies Access to the site can be provided in accordance with the Planning Scheme Policy 4. It is noted that the proposed Lots propose to gain access from Hodzic Road.
S4 Clearing of vegetation does not destabilise soil resources, result in a reduction in water quality or fragmentation of wildlife corridors (wildlife corridors are identified as Category B of Planning Scheme Maps V1 and V2).	For Lots with areas of two (2) hectares or above: **PS4.1** Vegetation is retained within fifty (50) metres from the high bank of waterways and wetlands as indicated on any Planning Scheme Map; and For Lots below two (2) hectares in area: **PS4.2** Vegetation is retained within ten (10) metres from the high bank of waterways and wetlands as indicated on any Planning Scheme Map; and For all Lots: **PS4.3** Vegetation is retained on land with a slope of 15% or greater.	Can Comply, The proposed lots can retain the vegetation within 50 metres from the high bank of waterways and wetlands as indicated on the Planning Scheme Mapping. For the purpose of this Reconfiguration the existing vegetation located within 50 metres of the high bank of the Unnamed Creeks and any vegetation on slopes greater than 15% can be retained. It is noted that this does not take into consideration exemptions under Schedule 24 of the Sustainable Planning Regulations.
For Code Assessable Development		
S5 Buildings are protected from adverse flooding and does not interfere with the passage or storage of stormwater.	**PS5.1** Buildings are designed and located as not to be within an subject to flooding, unless: the floor level of all habitable rooms is at least 300mm clear of the Q100 flood level; and (ii) the building is elevated and the area below the building is not enclosed or otherwise does not impede the passage of stormwater.	Not Applicable No Buildings proposed with this Reconfiguration however, if any buildings are proposed within the future they can be provided with appropriate Flood Immunity and will not impede the passage of stormwater.
For the Southedge Potential Tourist Area as identified on the Strategic Framework Maps SP1 & SP2 **S6** Utility services are provided which are: (i) Cost effective over their life cycle; and (ii) Minimise potential adverse environmental impacts in the short and long term; and (iii) Do not pose a risk to human health or the amenity of the locality; and	**PS6** Development occurs in accordance with an approved plan which adequately addresses social, economic, environmental and regional considerations.	Not Applicable

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
(iv) Provided equitably.		
For Mona Mona Reserve as identified on Map Z10 as Preferred Area No 2 **S7** Utility services are provided which are: (i) Cost effective over their life cycle; and (ii) Minimise potential adverse environmental impacts in the short and long term; and (iii) Do not pose a risk to human health or the amenity of the locality; and (iv) Provided equitably.	**PS7** Development is carried out in accordance with a Plan of Development and Land Management and the Supplementary Table of zones, (as amended on 13 June 2001), approved by Council on 19 June 2001.	Not Applicable
For Clohesy River Area identified on Maps Z8, Z9 and Z10 as Preferred Area No 3 **S8** Land situated within Preferred Area No 3 (as shown on Maps Z8, Z9 and Z10) is protected for future long term urban development as identified by the FNQ Regional Plan.	**PS8** New development within Preferred No 3 does not compromise its potential for future long term urban development.	Not Applicable
S9 Tourism uses in or within 50 metres of a significant landscape feature are located on a site: (i) without impacting on the attributes or values which give rise to the attractiveness of the site; and (ii) with proximity to infrastructure and services adequate to meet the-day to-day needs of the tourist population likely to be generated by development on the site; and (iii) that contains land suitable in its physical characteristics to accommodate the form, scale and intensity of development; and (iv) without impact upon the visual and landscape setting of the Shire.	**PS9** No probable solution prescribed.	Not Applicable No Tourism Uses proposed.
S10 Uses not dependant upon good quality agricultural land are not located on Good Quality Agricultural Land identified on Agricultural Land Quality Maps S2 to S5, unless there is an overriding need and no alternative sites.	**PS10** No probable solution prescribed.	Complies The proposal is for a Reconfiguration of a Lot to provide additional Rural Lots to complement the existing Rural Area and Rural Zone. The proposal will not further fragment the GQAL as each allotment is greater than 30.0 hectares and does not propose non dependant uses on the identified GQAL.

4.79 GRAVEL PITS, RESOURCE RESERVES AND MINING LEASES

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
For Self Assessable and Code Assessable Development		
S1 The continuing or new use of gravel pits, resource reserves, mining lease areas and other areas of mineral interests identified on Maps M1 to M5 is not significantly constrained by the siting of incompatible uses or works.	**PS1.1** New dwelling houses and tourist facilities (not located on the same site as the mining interest) are not constructed within 500 metres of Mining Interests identified on Maps M1 to M5; and **PS1.2** New dwelling houses and tourist facilities (not located on the same site as the mining interest) are not constructed within 1 km from Mining Interests (as identified on Maps M1 to M5) involving blasting and crushing of material.	Not Applicable No Gravel Pits proposed.
For Code Assessable Development		
S2 Development of new extractive industries ensures neighbouring activities are not impacted upon.	**PS2** No probable solution prescribed.	Not Applicable No Extractive Industries proposed.

4.80 RECONFIGURING A LOT

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
For Code Assessable Development		
S1 The viability of the farming industry throughout the Shire and including Good Quality Agricultural Land, and future opportunities for farming pursuits are not compromised	**PS1.1** Allotments to have a minimum area of 60 hectares and road frontage of 300 metres within the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5; or **PS1.2** Allotments to have a minimum area of 30 hectares and road frontage of 150 metres if outside the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5.	The site is Mapped as containing land designated in the No Data Available designations. It is not considered that the site does not consist of GQAL and the proposed Reconfiguration will not significantly affect the existing designation. The proposal results in four allotments being created with areas in excess of 30 hectares (average of 312.43 hectares). Proposed Lots 151 – 154 contain frontages greater than 150 metres to Hodzic Road. It is noted that each allotment also contains frontages to the Unnamed Roads that front and intersect the site. It is considered that these proposed frontages are sufficient in size for the provision of safe, convenient, accessible and adequate accesses. It is not considered that these frontages will have a significant effect on the provision

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
		of the Rural Allotments and are acceptable. The proposal does not affect the viability of the farming industry throughout the Shire including the GQAL and will not compromise the opportunities for future farming pursuits as the proposal does not further fragment the existing farming land to less than a size of 30 hectares. It is considered that the proposal is not in conflict with the Specific Outcomes of the Reconfiguring a Lot for the Rural Zone Code.
S2 Design and construction caters for the intended use of the road.	**PS2** Design and construction of roads and accesses are in accordance with the Planning Scheme Policy 4 - Development Manual and the provisions of the Part 6 Division 5 - Car parking code.	Can Comply
S3 Augmentation of the road network servicing the development is provided.	**PS3** A cash contribution is paid in accordance with the Planning Scheme Policy 6 - Augmentation of the Road Network	Complies A cash contribution can be provided in accordance with the Planning Scheme Policy.
S4 Sewage disposal facilities are provided for each allotment which are: (i) Cost effective over their life cycle; and (ii) Minimise potential adverse environmental impacts in the short and long term; and (iii) Do not pose a risk to human health or the amenity of the locality; and (iv) are provided equitably.	**PS4** On site sewage disposal facilities are provided in accordance with the Plumbing and Drainage Act 2002.	The proposal is for a Subdivision of 1 Lot into 4 Lots in the Rural Zone of the Mareeba Shire Planning Scheme. No buildings or structures are proposed with the Development Application however, if any dwelling is proposed within the future each proposed allotment contains substantial area for the provision of onsite sewerage disposal.

4.82 CONSISTENT USES

Specific Outcomes
Consistent uses are consistent with the zone outcomes sought for the Rural zone and comprise all uses NOT listed as inconsistent in Column 1 of the Table of Development.

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

Natural Disaster – Bushfire Overlay

The site is designated in the Medium Bushfire Hazard for the Natural Disaster – Bushfire Overlay. No additional buildings are proposed with the Reconfiguration. However, if any buildings and structures are proposed, they can be positioned in locations of lowest hazard within the lot and achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres whichever is greater. No change to the existing structure is proposed and no new buildings are proposed on the site. However, if or when a new building is proposed a reliable water supply can be provided by way or Bore or onsite water storage with not less than 5,000 litres for firefighting purposes with appropriate fittings.

It is considered that the lots are designed to ensure that efficient emergency access to buildings for fire-fighting appliances and relevant setbacks are maintained. Firebreaks can be provided onsite to minimise any potential fires. Any firebreaks, fire/maintenance trails can be provided to an acceptable standard to the satisfaction of Council's delegated officer. It is not considered that Easements are necessary nor required in this instance.

The proposal is for a Reconfiguration of one (1) Rural Allotment into four (4) Rural Allotments. No new buildings or structures are proposed with this Application and no change to the existing structures are proposed. It is not considered that the proposed development will adversely be affected by the detrimental impacts of bushfire on hazardous materials. It is not considered that a Bushfire Management Plan is required in this instance.

It is considered that the proposed Reconfiguration can meet the Intent of the Natural Disaster – Bushfire Overlay.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 4 Lots in the Rural Zone of the Superseded Mareeba Shire Planning Scheme. The purpose of the Application is sought to subdivide Lot 150 on SP284134 creating three additional Rural Allotment allowing additional Rural Allotments available for Rural Activities. No change to the Rural Zone is proposed with the Reconfiguration. The proposal will provide an additional Allotment while maintaining the existing amenities and aesthetics of the site. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

Specific Outcomes	Probable Solutions (code assessable)	Comments
For all Zones in Part 4 - Zones		
S1 Vehicular access Each new lot has appropriate vehicular access to a road that does not significantly detract from the function of the road; and complies with the Planning Scheme Policy 4- Development Manual.	**PS1** No probable solution provided.	The proposed Reconfiguration will enable all allotments to gain access from the constructed Hodzic Road. It is not considered that the proposed accesses will significantly detract from the function of the existing road and can comply with the relevant Planning Scheme Policies.
S2 On-site services and facilities Each new lot is provided with an appropriate level of the following: (i) water supply; and (ii) sewage treatment; and (iii) drainage; and (iv) power supply; and (v) telecommunications; and	**PS2** No probable solution provided.	All proposed allotments can be provided with an appropriate level of services. The proposed new allotments can be provided with Rainwater Tanks or Bores, effluent disposal, reticulated power and telecommunication at the time of any dwelling being provided onsite. The proposal is for a Reconfiguration of 1 Lot into 4 Lots in the Rural Zone of the

Specific Outcomes	Probable Solutions (code assessable)	Comments
complies with the Planning Scheme Policy 4 - Development Manual.		Mareeba Shire Planning Scheme. It is not considered that certain services are required to be provided at the present time and these services can be provided if or when a dwelling is provided over each individual allotment.
S3 Works All works are carried out in accordance with the Planning Scheme Policy 4- Development Manual.	**PS3** No probable solution provided.	Can Comply All works can be carried out in accordance with the Planning Scheme Policies or to the satisfaction of Council's delegated officer.
For Residential, Village and Rural Residential zone Reconfigurations		
S4 Urban use Each new lot intended for residential use has adequate useable area to allow for: (i) a dwelling house and ancillary buildings and structures to be erected in a location that is convenient and, as far as practicable, avoids placing people and works at risk from flooding or other hazard; and (ii) adequate useable open space for the occupants; and (iii) reasonable vehicular access for a car from the road to a site for the dwelling house; and (iv) for new reconfigurations creating in excess of twenty (20) lots, street networks are designed to ensure connected open space networks or streets to facilitate convenient bicycle and pedestrian trips; and (v) for reconfigurations including the opening of new roads, new road networks are designed with a hierarchy of streets and connectivity to ensure future bus servicing is practical; and complies with the Planning Scheme Policy 4- Development Manual.	**PS4** No probable solution provided.	Not Applicable The proposal is located in the Rural Zone.

The proposed allotments meet the minimum area requirements of the Superseded Mareeba Shire Planning Scheme Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Acceptable Solutions and where there are no Acceptable Solutions or they are unable to be met, the Specific Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Conclusion

It is considered that the proposed development being a Reconfiguration of one Lot into four Allotments over land described as Lot 150 on SP284134 is appropriate. In particular, the proposed development:

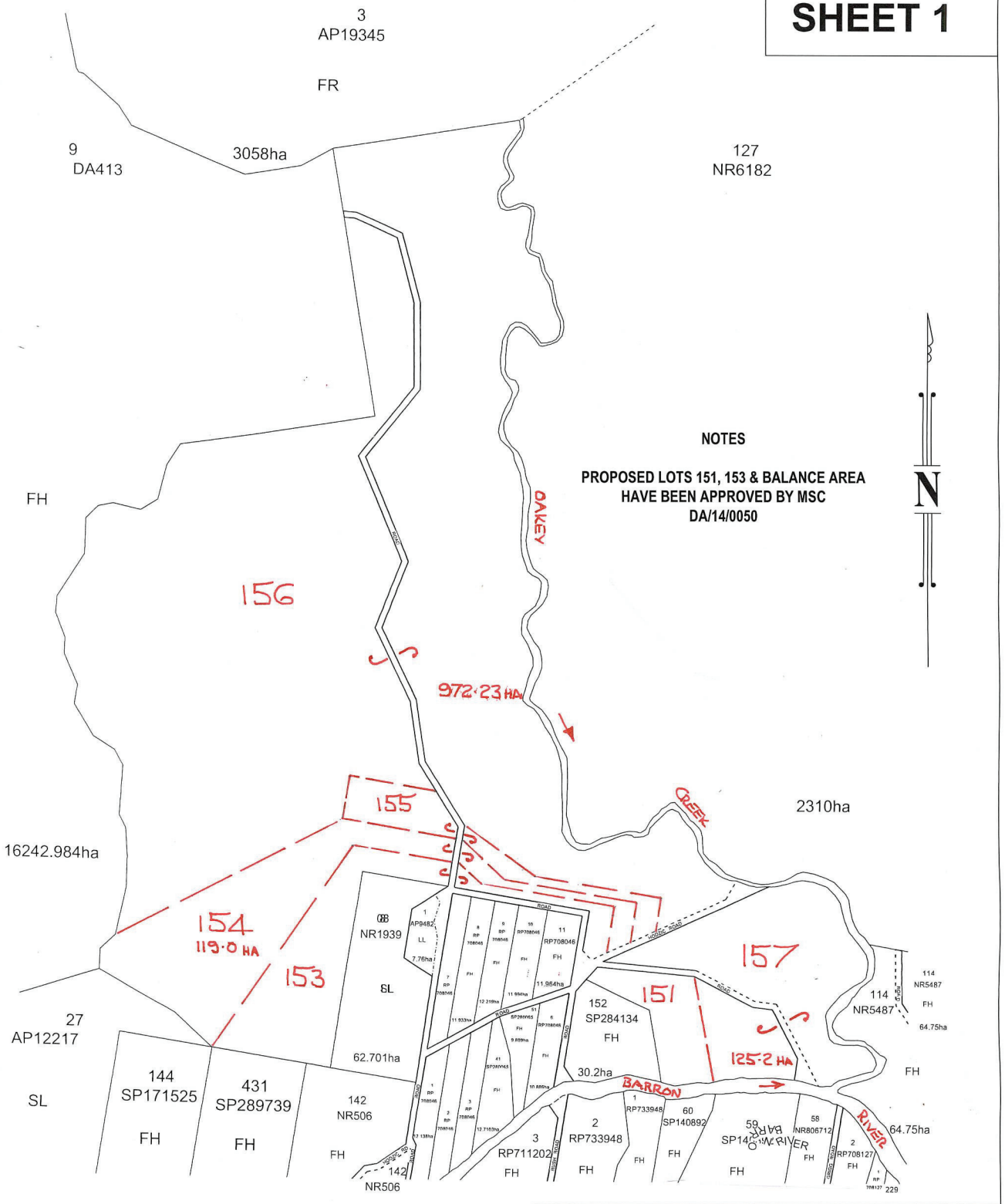
- Can meet the Acceptable Outcomes relating to minimum allotment size and creates additional Rural Allotments available for the provision of Rural Activities within the future;
- Will encompass no change to the Rural nature and character of the area and the proposed Reconfiguration will ensure that the properties will remain to be used for Rural purposes;
- Can meet the Acceptable Outcomes and where the Criteria cannot be met, meets the Specific Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Zone;
- Can meet the Intent for the Rural Zone and the Specific Outcomes of the Code;
- Meets the objective of the Land Use Policies relating to of Rural Subdivisions for the FNQ Regional Plan 2009-2031.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to a Decision is provided. If you have any queries please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD
P: 0402729004
E: FreshwaterPlanning@outlook.com
17 Barron View Drive, FRESHWATER QLD 4870

SHEET 1



SCALE : 1 : 25000 (A3 Sheet)

0m 1Km 2Km

PROPERTY DESCRIPTION	REGISTERED OWNER
LOT 150 ON SP284134 (formerly Lot 150 on SP219763) PARISH OF MONAMONA COUNTY OF NARES	S E, J M & G M MORROW

AMENDMENTS
A - ORIGINAL

LOCAL GOVERNMENT: MSC
LOCALITY: BIBOOHRA
SITUATED AT :
HODZIC ROAD

PROPOSED RECONFIGURATION OF A LOT (1 LOT INTO 4 LOTS)

DWG NO. 7980 - LL1 29.6.2017 REV A

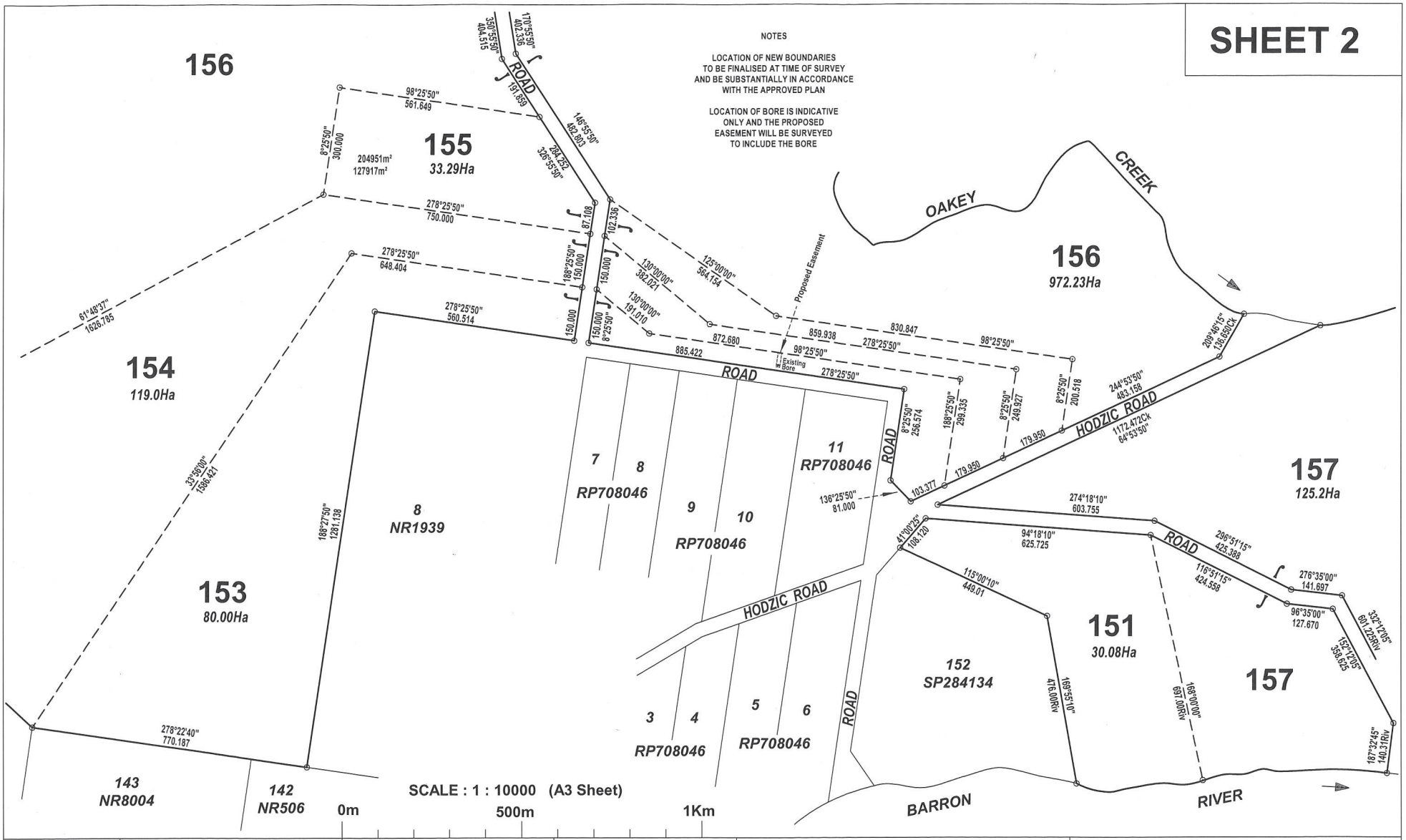
TWINE SURVEYS PTY LTD
36 Mabel St, Atherton 4883
PO Box 146, Atherton 4883
P 07 40911303
E info@twinesurveys.com.au

SHEET 2

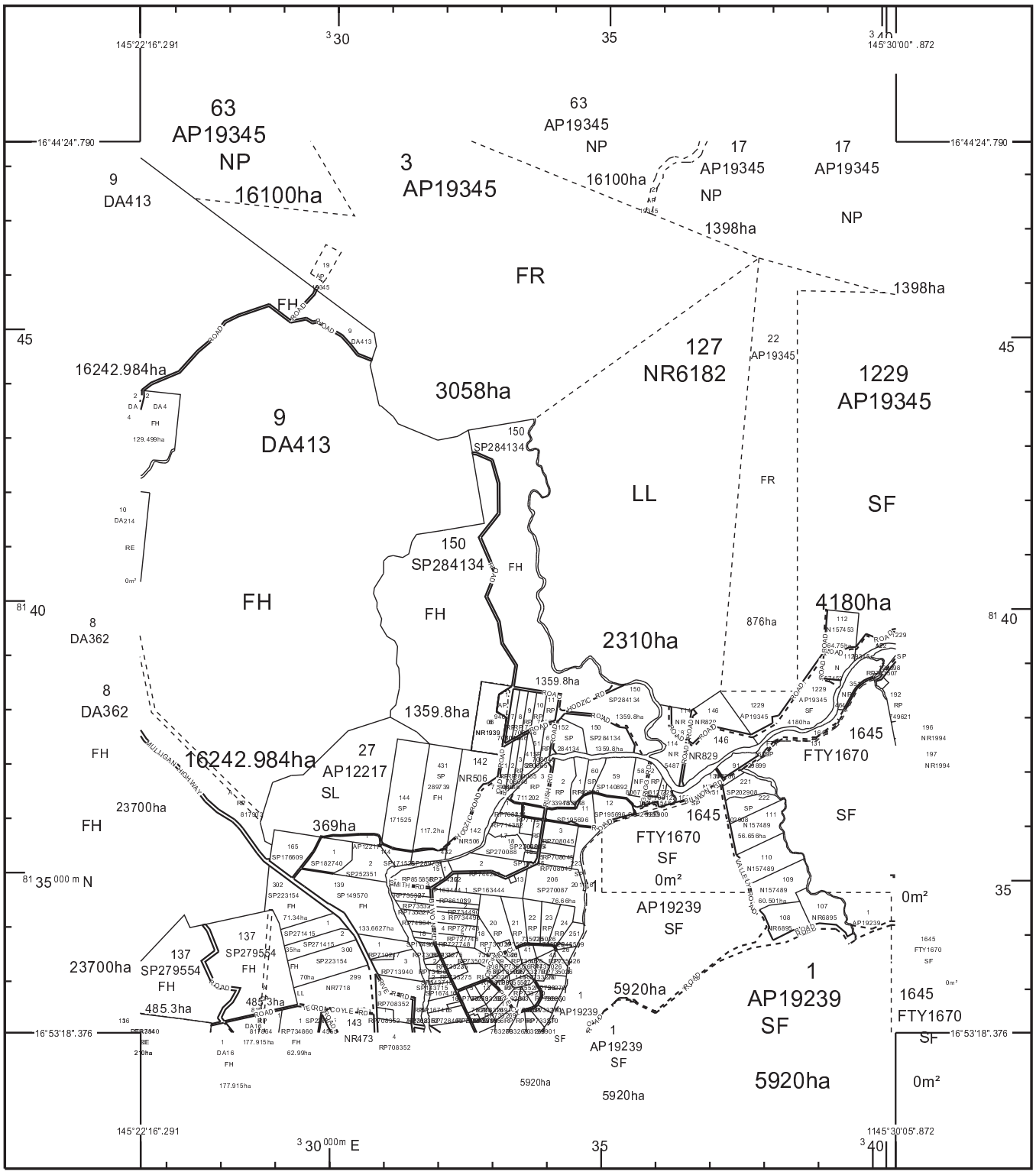
NOTES

LOCATION OF NEW BOUNDARIES TO BE FINALISED AT TIME OF SURVEY AND BE SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLAN

LOCATION OF BORE IS INDICATIVE ONLY AND THE PROPOSED EASEMENT WILL BE SURVEYED TO INCLUDE THE BORE



AMENDMENTS	PROPERTY DESCRIPTION	REGISTERED OWNER	LOCAL GOVERNMENT: MSC	PROPOSED RECONFIGURATION OF A LOT (1 LOT INTO 4 LOTS)	TWINE SURVEYS PTY LTD
A - ORIGINAL	LOT 150 ON SP284134	S E, J M & G M MORROW	LOCALITY: BIBOOHRA		36 Mabel St, Atherton 4883
	(formerly Lot 150 on SP219763)		SITUATED AT :		PO Box 146, Atherton 4883
	PARISH OF MONAMONA		HODZIC ROAD		P 07 40911303
	COUNTY OF NARES			DWG NO. 7980 - LL1 29.6.2017 REV A	E info@twinesurveys.com.au



STANDARD MAP NUMBER
7964-21311

0 2.0 4.0 6.0 8.0 10.0 km

HORIZONTAL DATUM: GDA94 ZONE:55 SCALE 1 : 100000

MAP WINDOW POSITION & NEAREST LOCATION

145°26'11".082
16°48'51".583
BIBOOHRA
11.34 KM

GDA

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	150/SP284134
Area/Volume	1359.8ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	BIBOOHRA
Segment/Parcel	21007/16

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 07/10/2017

DCDB 05/10/2017 (Lots with an area less than 4.000ha are not shown)

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

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

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

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

(c) The State of Queensland, (Department of Natural Resources and Mines) 2017.

Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Council Ref: PreEnq/17/0027
Our Ref: BM:nj

5 July 2017

S Morrow
C/- Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Dear Madam,

NOTICE OF DECISION - REQUEST FOR APPLICATION OF SUPERSEDED PLANNING SCHEME
RECONFIGURING A LOT - SUBDIVISION (1 INTO 4 LOTS)
LOT 150 ON SP284134
SITUATED AT 764 HODZIC ROAD, BIBOOHRA

I refer to your request dated 30 June 2017 for the application of the now superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11) for the assessment of a future application for reconfiguring a lot - subdivision (1 into 4 Lots) over the abovementioned property.

In accordance with section 97 of the *Sustainable Planning Act 2009* (SPA) I wish to confirm that on 5 July 2017, Council, under delegated authority, has approved your request. A code assessable development application is required to be submitted to Council for assessment for the proposed subdivision.

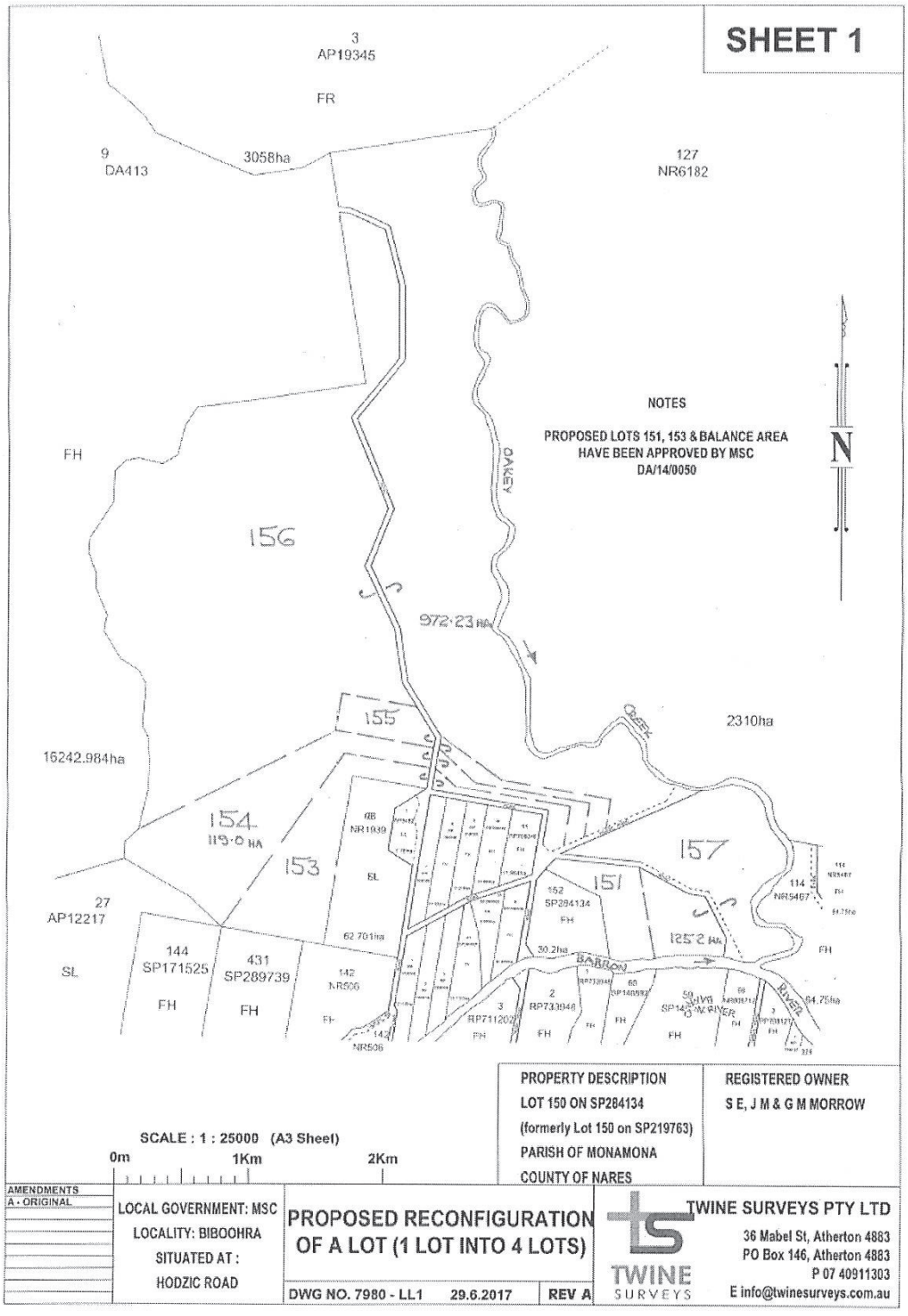
The plan of development for which this approval applies is limited to that which is shown on the attached plan (**Attachment 1**) and does not constitute an approval of the application of the superseded planning scheme for any other form or scale of development on the property. Furthermore, this approval is subject to the statutory timeframes included in sections 98, 99 and 100 of the *SPA*.

Should you require any further information, please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Attachment: 1. Proposed Plan of Development


SHEET 1
3
AP19345
FR
9
DA413
3058ha
127
NR6182
NOTES
PROPOSED LOTS 151, 153 & BALANCE AREA
HAVE BEEN APPROVED BY MSC
DA/14/0050
N
FH
OAKEY
156
972·23 HA
155
CREEK
2310ha
16242.984ha
154
119·0 HA
153
157
151
27
AP12217
SL
144
SP171525
FH
431
SP289739
FH
142
NR506
62.701ha
30.2ha
125·2 HA
BARRON
RIVER
84.25ha
PROPERTY DESCRIPTION
LOT 150 ON SP284134
(formerly Lot 150 on SP219763)
PARISH OF MONAMONA
COUNTY OF NARES
REGISTERED OWNER
S E, J M & G M MORROW
SCALE : 1 : 25000 (A3 Sheet)
0m
1Km
2Km
AMENDMENTS
A - ORIGINAL
LOCAL GOVERNMENT: MSC
LOCALITY: BIBOOHRA
SITUATED AT :
HODZIC ROAD
PROPOSED RECONFIGURATION
OF A LOT (1 LOT INTO 4 LOTS)
DWG NO. 7980 - LL1 29.6.2017 REV A
TWINE SURVEYS PTY LTD
36 Mabel St, Atherton 4883
PO Box 146, Atherton 4883
P 07 40911303
E info@twinesurveys.com.au

5 September 2017

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

Dear Sir,

RE: APPLICATION FOR A RECONFIGURATION OF A LOT (1 LOT INTO 4 LOTS)
LOT 150 ON SP284134
SITUATED AT 764 HODZIC ROAD, BIBOOHRA

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

We, GLEN MICHAEL MORROW, SUSAN ELIZABETH MORROW & JULIE MARIE MORROW, as the registered owners of 764 Hodzic Road, Biboohra and more particularly described as Lot 150 on SP 284134, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application for a reconfiguration of a lot (1 lot into 4 lots) with Mareeba Shire Council on our behalf.

GLEN MICHAEL MORROW

.....

05.09.17

SUSAN ELIZABETH MORROW

.....

.09.17

JULIE MARIE MORROW

.....

.09.17

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	SE, JM and GM Morrow
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	C/- Freshwater Planning Pty Ltd 17 Barron View Drive
Suburb	Freshwater
State	Queensland
Postcode	4870
Country	Australia
Contact number	0402 729 004
Email address *(non-mandatory)*	FreshwaterPlanning@outlook.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	F17/32

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan *(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
		764	Hodzic Road	Biboohra
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	150	SP284134	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:	Barron River, Oakey Creek and Unnamed Creeks

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

Name of airport:	

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

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

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguration of 1 Lot into 4 Lots

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

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

8.2) Does the proposed use involve the use of existing buildings on the premises?		
☐ Yes		
☐ No		

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?
1

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a construction road *(complete 13))*

10) Subdivision 10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify: Rural
Number of lots created				3

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

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☒ Yes – a copy of the decision notice is attached to this development application ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached ☐ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements? ***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.
☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6 Matters requiring referral to the **chief executive of the Planning Regulation 2017**: ☐ Clearing native vegetation ☐ Contaminated land *(unexploded ordnance)*

☐ Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure – designated premises
☐ Infrastructure – state transport infrastructure
☐ Infrastructure – state transport corridors and future state transport corridors
☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure – state-controlled roads
☐ Land within Port of Brisbane's port limits
☐ SEQ development area
☐ 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 – residential development
☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
☐ Tidal works or works 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 2 or 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**:

☐ Electricity infrastructure

Matters requiring referral to:

- The **chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Oil and gas infrastructure

Matters requiring referral to **the Brisbane City Council**:

☐ Brisbane core port land

Matters requiring referral to the **Minister under the Transport Infrastructure Act 1994**:

☐ Brisbane core port land
☐ Strategic port land

Matters requiring referral to the **relevant port operator**:

☐ Brisbane core port land (below high-water mark and within port limits)

Matters requiring referral to the **chief executive of the relevant port authority**:

☐ Land within limits of another port

Matters requiring referral to the **Gold Coast Waterways Authority**:

☐ Tidal works, or development in a coastal management district in Gold Coast waters

Matters requiring referral to the **Queensland Fire and Emergency Service**:

☐ Tidal works, or development in a coastal management district

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	DA/14/0050		Now Mareeba Shire Council
☐ Approval ☐ Development application			

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

☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.justice.qld.gov.au for further information.*

Clearing native vegetation

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

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

☒ No

***Note**: See www.qld.gov.au for further information.*

Environmental offsets

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

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

☒ No

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

Koala conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

***Note**: DA templates are available from www.dilgp.qld.gov.au.*

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

☒ No

***Note**: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.*

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.*

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.*

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:		Place ID:	

Brothels

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

***Note**: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.
All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.
Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: | | Reference number(s): | |

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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

The *Planning Act 2016,* the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.