



veris

Development Permit for Operational Work  
Clearing of Vegetation – Overlay Assessment (Code Assessment)

Assessment under Superseded Planning Scheme

# Mason Rd, Kuranda

Lots 101 – 104 on SP202702

Applicant: A. & A. Salinovic

31059

DEVELOP  
WITH \_\_\_\_\_  
CONFIDENCE™

**Document Information**

Job Number:	31059
Document Title:	Planning Assessment Report

**Authors**

	Name (Initial)	Title	Date
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Reviewed:	JAO	Office Principal	29/6/17
Reviewed:			
Approved:			

**Release Information**

Version	Date Released	Pages Affected	Remarks
V1.0	29/6/17	All	DA Submission

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## 2.0 Details of Application

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### 2.1 Site Details

Real Property Description	Lots 101-104 on SP202702
Address	Mason Road, Kuranda
Area	136.6505 ha
Owner(s)	Ante & Anica Salinovic
Existing Uses	Vacant Agricultural Land
Local Government Authority	Mareeba Shire Council
Planning Scheme	Mareeba Shire Council Planning Scheme 2004 (Superseded)
Planning Scheme Designation	Rural Zone

### 2.2 Application Details

Development Type	Development Permit for Operational Works
Level of Assessment	Assessable Development – Overlay Assessment (Code Assessment)
Proposal Summary	Clearing of vegetation
Referral Agencies	<i>Not applicable</i>
Applicant	A. & A. Salinovic
Applicant's Representative	Veris Attn: Michael Tessaro PO Box 7627 Cairns QLD 4870
Relevant Plans	<i>Proposal Plan 31509-01A, prepared by Veris</i>



## 3.0 Introduction

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### 3.1 Overview

Veris has been commissioned by A. & A. Salinovic ('the applicants') to prepare and lodge an application for a Development Permit for Operational Works – Clearing of Vegetation (Overlay Assessment), on land located Mason Road, Kuranda, precisely described as Lots 101-104 on SP202702 ('the site').

The proposed vegetation clearing is depicted on Proposal Plan 31509-01A, Appendix 6.

It is requested that the proposed operational works be considered and assessed under the Superseded Planning Scheme (Mareeba Shire Council Planning Scheme 2004)

The Mareeba Shire Council Planning Scheme 2016 identifies that the prescribed level of assessment for proposed vegetation clearing would be code assessable and assessed by the following overlay codes:

- Environmental Significance Overlay Code;
- Hill and Slope Overlay Code;
- Bushfire Hazard Overlay Code.

The prescribed level of assessment under Superseded Planning Scheme is code assessable with the only applicable overlay by the Natural and Cultural Heritage Features Overlay.

The report herewith has been prepared on the basis that the proposal is assessed against the Superseded Planning Scheme.

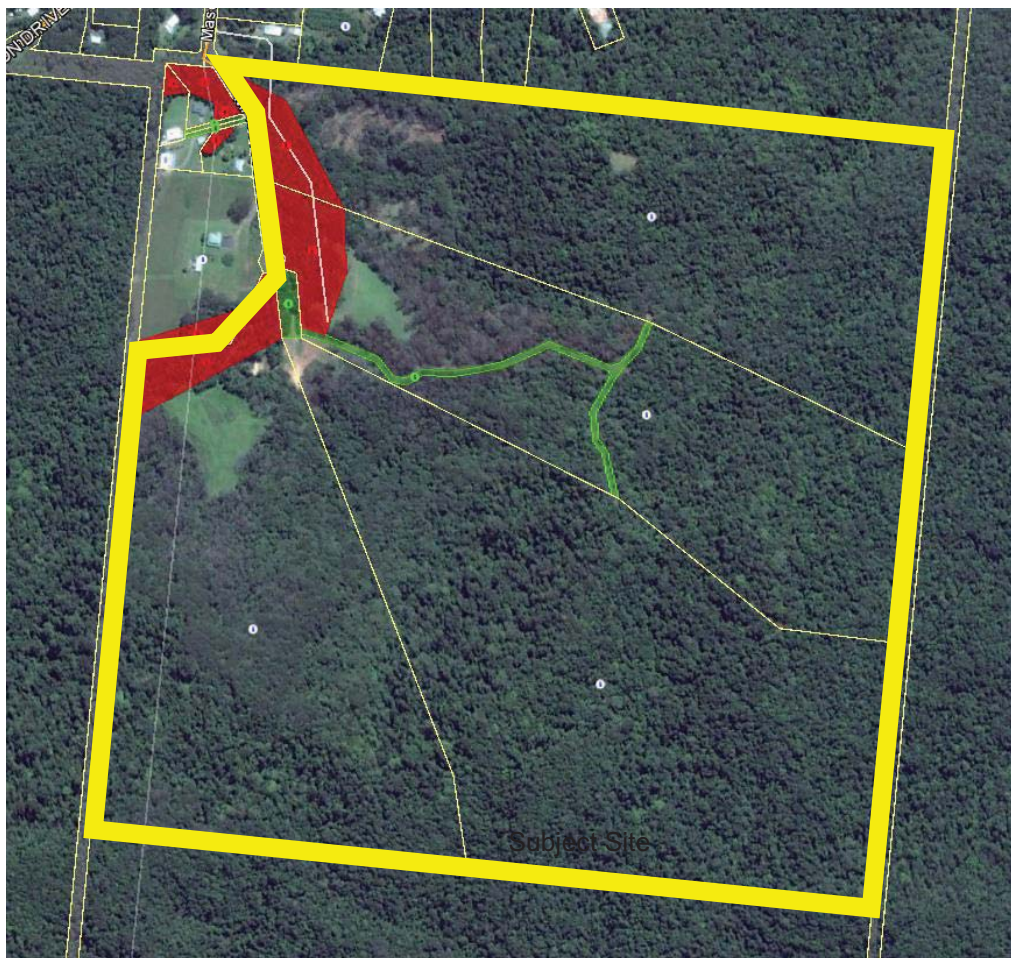


## 4.0 Context Analysis

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### 4.1 Local Context Analysis

The site is located on Mason Road, Kuranda and is depicted in Figure 1 below.



**Figure 1** – Location of site (source – Google Earth)



**Table 1** – Land uses surrounding the subject sites.

DIRECTION	LAND USE
<b>North</b>	Rural residential land
<b>East</b>	Barron Gorge Forest Reserve
<b>South</b>	Freehold vegetated land
<b>West</b>	Barron Gorge National Park

## 4.2 Site Analysis

The following section details an analysis of the site with regards to its features and the immediate vicinity.

### 4.2.1 Ownership & Tenure

The registered owner of the site is Ante and Anica Salinovic.

### 4.2.2 Easements

Easements are contained within the site. The proposed clearing will not impact on the function of the easements.

### 4.2.3 Existing Land Use

Sections of the site is clear of vegetation.

### 4.2.4 Roads and Site Access

The site has existing direct access to Mason Road, that is constructed to a sealed standard.

### 4.2.5 General Topography

The land gently slopes towards the west and flows into existing watercourses.





## 5.0 Proposal

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### 5.1 Development Summary

The proposal is to clear an area of land within Lots 101-104 as depicted on the attached proposal plan 31509-01A, included as Appendix 6. The purpose of the clearing is to return the site to grazing purposes as undertaken in the early 1990's. The aerial photography included in Appendix 7, demonstrates that the land was previously cleared. The proposed clearing does not extend past the area that was previously cleared.

The site contains remnant vegetation regulated under the Vegetation Management Act 1999. The vegetation to be cleared is defined as non-remnant vegetation and therefore considered as exempt clearing. The proposed clearing does not require a development approval or a notification to be obtained from the Department of Natural Resources and Mines.

Protected Plants Flora Survey Trigger mapping identifies that there is land onsite with a high risk of containing native plants protected under the Nature Conservation Act 1992. Prior to any vegetation clearing occurring within these areas, a flora survey will be undertaken to ensure that there are no protected species within the subject areas.

To allow the application to proceed in an orderly fashion, it is requested that approval is granted in two (2) stages being:

1. Stage 1 – Clearing of non-remnant vegetation identified as not being within a high risk area.
2. Stage 2 – Clearing the balance of vegetation identified as being within the areas identified as high risk.

Stage 2 can be conditioned upon undertaking a flora survey in accordance with the Nature Conservation Act 1992 requirements.

In addition to the above, clearing of vegetation will not be undertaken within 25m of identified watercourses or within in the areas within existing Covenants D, E and F on SP202702.

Clearing of the vegetation will be selective and will be undertaken with an excavator to ensure minimal impact.





## 6.0 Planning Framework & Assessment

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### 6.1 Referral Agencies

No referral triggers have been identified for this application

### 6.2 State Planning Policies

The Planning Scheme for Mareeba Shire adequately addresses the current State Planning Policies, therefore it is not proposed to address the State Planning Policies in this application.

### 6.3 The Mareeba Shire Planning Scheme 2004

The subject site is located within the Rural Zone and is assessed by the Significant Vegetation Overlay Code and Natural and Cultural Heritage Features Overlay.

### 6.4 Level of Assessment

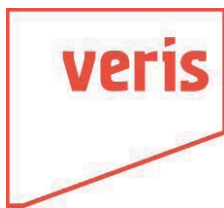
The level of assessment has been determined to be Code Assessable

### 6.5 Public Notification

Public notification is not required for this development application.

### 6.6 Planning Scheme Assessment

It is requested that the proposed reconfiguration be considered and assessed under the Superseded Planning Scheme (The Mareeba Shire Planning Scheme 2004)



For the purposes of the application, the following elements will be assessed.

Code	Applicability of Code	Comment
<b>Overlay Codes</b>		
Significant Vegetation Overlay Code	The Code is applicable as clearing will be undertaken within area indicated as Category A on Planning Scheme Map V1.	<p>S1. No clearing will be undertaken within 25m of each high bank of an identified waterway. The slope stability and water quality of the watercourse will not be impacted by the proposed clearing. Clearing will be selective and will be undertaken with an excavator to ensure disturbance to the site.</p> <p>S2. N/A to this development.</p>
Natural and Cultural Heritage Features Overlay Code	This Code is applicable as the site includes a Scenic Area as identified on Planning Scheme Map N1.	<p>S1. N/A, the site does not contain Cultural Heritage Places</p> <p>S2. Protected Plants Flora Survey Trigger mapping identifies that there is land onsite with a high risk of containing native plants protected under the Nature Conservation Act 1992. Prior to any vegetation clearing occurring within these areas, a flora survey will be undertaken to ensure that there are no protected species within the subject areas.</p> <p>S3. No clearing will be undertaken within 25m of each high bank of an identified waterway. Clearing is being undertaken within previously cleared areas. Clearing will be selective and will be undertaken with an excavator to ensure disturbance to the site.</p> <p>S4. N/A, the site does not contain buildings or places local heritage significance.</p> <p>S5. N/A, the site does not contain buildings with Natural Heritage Features or Cultural Heritage Features.</p> <p>S6. N/A, the site does not contain buildings with Natural Heritage Features or Cultural Heritage Features.</p> <p>S7. N/A, the site does not contain Mineral Resources.</p>



## 7.0 Conclusion of Assessment

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### 7.1 Conclusion

The proposal is considered minor in nature and demonstrates significant compliance with the Mareeba Shire Planning Scheme 2004 (Superseded).

The level of clearing is considered an appropriate form for the site and will not impact the surrounding locality.

It is recommended that the proposed development be considered favourably by Council and approved subject to reasonable and relevant conditions.



## 8.0 Appendices

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Appendix 1	IDAS Form 1
Appendix 2	IDAS Form 6
Appendix 3	Sustainable Planning Act – Form 2 Request for Consideration under the Superseded Planning Scheme
Appendix 4	Smart Map
Appendix 5	Existing Survey Plan – SP202702
Appendix 6	Proposal Plan 31059-01A
Appendix 7	Historical Aerial Photograph dated 3/13/1990



## Appendix 1      IDAS Form 1

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

**A. & A. Salinovic c/- Veris**

For companies, contact name

**Attn: Michael Tessaro**

Postal address

PO Box 7627

Suburb Cairns

State QLD

Postcode

4870

Country

Australia

Contact phone number

(07) 4051 6722

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

m.tessaro

@ veris.com.au

Applicant's reference number (non-mandatory requirement)

31059

**1. What is the nature of the development proposed and what type of approval is being sought?****Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Vegetation clearing

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment    ☒ Code assessment
**Table B**—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment    ☐ Code assessment
**Table C**—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule    ☒ Not required



**2. Location of the premises** (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☐ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Mason Road, Kuranda	4881	101-104	SP202702	Mareeba Shire
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

**Table E**—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**3. Total area of land on which the development is proposed** (indicate square metres)

136.6505

**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Agricultural land

**5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)**

☐ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

<b>Table F</b>	
Name of owner/s of the land	<i>Ante Salinovic + Anica Salinovic</i>
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	<i>x Ante Salinovic Anica Salinovic</i>
Date	<i>19/6/17</i>

<b>Table G</b>	
Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

<b>Table H</b>	
Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

<b>Table I</b>
Name of water body, watercourse or aquifer

**Table J**

Lot on plan description for strategic port land	Port authority for the lot

**Table K**

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

**8. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**9. Does the proposal include new building work or operational work on the premises?** (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**10. Is the payment of a portable long service leave levy applicable to this application?** (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

**10a. Has the portable long service leave levy been paid?** (Refer to notes at the end of this form for more information.)

☐ No  
☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

**Table L**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

**11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?**

☐ No  
☒ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

**12. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 6	Email
Planning Report with supporting information	Email

**13. Applicant's declaration**

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

**Notes for completing this form**

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

**Applicant details**

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

**Question 1**

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

**Question 6**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

**Question 10**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

**Question 10a**

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481.

**Privacy**—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier 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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



## Appendix 2      IDAS Form 6

# IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on 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* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

## Mandatory requirements

**1. What is the nature of the work that requires assessment against a planning scheme?** (Tick all applicable boxes.)

- ☐ Building work—complete Table A      ☒ Operational work—complete Table B

### Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

--

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No      ☐ Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)



**Table B**

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works      ☐ Stormwater      ☐ Water infrastructure  
☐ Drainage works      ☐ Earthworks      ☐ Sewerage infrastructure  
☐ Landscaping      ☐ Signage      ☒ Clearing vegetation under the planning scheme  
☐ Other—provide details

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

- ☒ No      ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☒ No      ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**2. What is the dollar value of the proposed building work?**  
(Inc GST, materials and labour.)

\$

**3. What is the dollar value of the proposed operational work?**  
(Inc GST, materials and labour.)

\$1,000.00

**Mandatory supporting information**

**4. Confirm that the following mandatory supporting information accompanies this application**

**Mandatory supporting information****Confirmation of  
lodgement****Method of  
lodgement****All applications involving building work or operational work**

A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:

- the location and site area of the land to which the application relates (*relevant land*)
- the north point
- the boundaries of the relevant land
- the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)
- any existing or proposed easements on the relevant land and their function
- any access limitation strips
- all existing and proposed roads and access points on the relevant land.

☒ Confirmed

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for building work (including extensions and demolition that is assessable development)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving earthworks (filling and excavating)</b>		
Drawings showing: <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>areas to be cut and filled</li> <li>the location and level of any permanent survey marks or reference stations used as datum for the works</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the defined flood level (if applicable)</li> <li>the fill level (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving roadworks</b>		
Drawings showing: <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points</li> <li>information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable)</li> <li>kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline)</li> <li>edge of pavement where kerb is not constructed</li> <li>position and extent of channelisation</li> <li>location and details of all traffic signs, guideposts, guardrail and other street furniture</li> <li>pavement markings including details on raised pavement markers</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> <li>• catchpit, manhole and pipeline locations</li> <li>• drainage details (if applicable)</li> <li>• cross road drainage culverts (if applicable)</li> <li>• concrete footpaths and cycle paths</li> <li>• location and details for access points, ramps and invert crossings</li> <li>• changes in surfacing material.</li> </ul>		
<b>Applications for operational work involving stormwater drainage</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• existing and proposed contours</li> <li>• drainage locations, diameters and class of pipe, open drains and easements</li> <li>• manhole location, chainage and offset or coordinates and inlet and outlet invert levels</li> <li>• inlet pit locations, chainage and offset or coordinates and invert and kerb levels.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving water reticulation</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• location and levels of other utility services where affected by water reticulation works</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• water main alignments</li> <li>• water supply pump station details (if applicable)</li> <li>• minor reservoir details (if applicable)</li> <li>• conduits</li> <li>• location of valves and fire hydrants</li> <li>• location of house connections (if applicable)</li> <li>• location of bench marks and reference pegs.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving sewerage reticulation</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• location of all existing and proposed services</li> <li>• location of all existing and proposed sewer lines and manhole locations</li> <li>• location of all house connection branches</li> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• chainages</li> <li>• design sewer invert levels</li> <li>• design top of manhole levels</li> <li>• type of manhole and manhole cover</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• location of house connections (if applicable)</li> <li>• sewer pump station details (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving street lighting</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• location of all light poles and service conduits</li> <li>• location of all other cross road conduits</li> <li>• type of wattage and lighting</li> <li>• any traffic calming devices</li> <li>• additional plans for roundabouts and major roads (if applicable)</li> <li>• details of any variations to normal alignment</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> <li>• details of lighting levels.</li> </ul>		
<b>Applications for operational work involving public utility services</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• any existing light poles and power poles</li> <li>• any existing underground services</li> <li>• details of proposed services</li> <li>• alteration to existing services.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving landscaping works</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• the location of proposed plant species</li> <li>• a plant schedule indicating common and botanical names, pot sizes and numbers of plants</li> <li>• planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge</li> <li>• the location and type of any existing trees to be retained</li> <li>• construction details of planter boxes, retaining walls and fences</li> <li>• the proposed maintenance period</li> <li>• irrigation system details.</li> </ul>	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



## Appendix 3

### Sustainable Planning Act – Form 2 Request for Consideration under the Superseded Planning Scheme

# Request to apply a superseded planning scheme—Sustainable Planning Act form 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form is the approved form for requesting a local government to apply a superseded planning scheme under the *Sustainable Planning Act 2009*, section 95. All questions must be completed, unless the form states otherwise.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

To the attention of	Chief Executive Officer
Name of local government	Mareeba Shire Council
Postal address of local government	PO Box 154
	Mareeba QLD 4880

## 1. Contact details of person making request:

Name/s (individual or company name in full)	A. & A. Salinovic c/- Veris
For companies, contact name	Attn: Michael Tessaro
Postal address	PO Box 7627
	Cairns QLD 4870
Contact phone number	(07) 4051 6722
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
e-mail address (non-mandatory)	m.tessaro
	@ veris.com.au

## 2. What is the nature of the request?

- ☐ To apply a superseded planning scheme to the carrying out of assessable development, prohibited development or development requiring compliance assessment that was, under the superseded planning scheme, exempt development or self-assessable development

- ☒ To assess and decide a proposed development application under a superseded planning scheme
- ☐ To accept a development application for development that is prohibited development under the planning scheme and was assessable development under a superseded planning scheme, and to assess and decide the application under the superseded planning scheme
- ☐ To assess and decide a request for compliance assessment under a superseded planning scheme
- ☐ To accept a request for compliance assessment of development that is assessable development or prohibited development, and was development requiring compliance assessment under a superseded planning scheme, and to assess and decide the request under the superseded planning scheme

3. Please provide information about the street address for the premises to which this request relates (complete table A and/or table B as applicable. Identify each lot in a separate row. Refer to notes at the end of this form for more information)

Table A

- ☒ street address/lot on the plan
- ☐ street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
		Mason Road, Kuranda	4881	101- 104	SP202702	Mareeba Shire

Table B—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> Other	



4. Is a copy of the proposed development application or request for compliance assessment attached?

- ☐ Yes—proceed to question 8
- ☐ No

5. What is the nature of the proposal? (tick applicable box/es)

- ☐ material change of use of premises
- ☐ building work
- ☒ operational work
- ☐ reconfiguring a lot
- ☐ document or works

6. What type of approval will be sought? (tick applicable box/es)

- ☒ development permit
- ☐ preliminary approval
- ☐ development permit and preliminary approval —provide details below
- ☐ compliance permit
- ☐ compliance certificate

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision)

Vegetation Clearing

8. What are the details of the superseded planning scheme?

Title of superseded planning scheme or amendment creating the superseded planning scheme	Date new planning scheme or planning scheme amendment took effect	Provisions of superseded planning scheme relevant to the proposal
The Mareeba Shire Planning Scheme 2004	1 July 2016	Natural and Cultural Heritage Features Overlay

Notes for completing this form:

- A superseded planning scheme, for a planning scheme area, means the planning scheme, or any related planning scheme policies, in force immediately before:
  - the planning scheme or policies, under which a development application is made, took effect or
  - the amendment, creating the superseded planning scheme, took effect.
- The local government must decide the request within 30 business days of receiving the request. The local government may extend this period by not more than 10 business days. The person making the request must agree to any further extensions. If the local government does not decide the request within the relevant timeframes, then it is taken to have agreed to the request.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect on or after 18 December 2009, this request must be made within 1 year after the planning scheme or amendment creating the superseded planning scheme took effect. If the local government agrees that a development application or request for compliance assessment may be made under the superseded planning scheme, the application or request must be made within 6 months after the day the person is given or was entitled to be given, notice of the decision.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect before 18 December 2009, this request must be made within 2 years after the day the planning scheme or amendment creating the superseded planning scheme, took effect. If the local government agrees that a development application may be made under the superseded planning scheme, the application must be made within 20 business days after the day the person is given, or was entitled to be given, the local government's notice of the decision.

Privacy—please refer to your assessment manager for further details on the use of information recorded in this form.

---

#### OFFICE USE ONLY

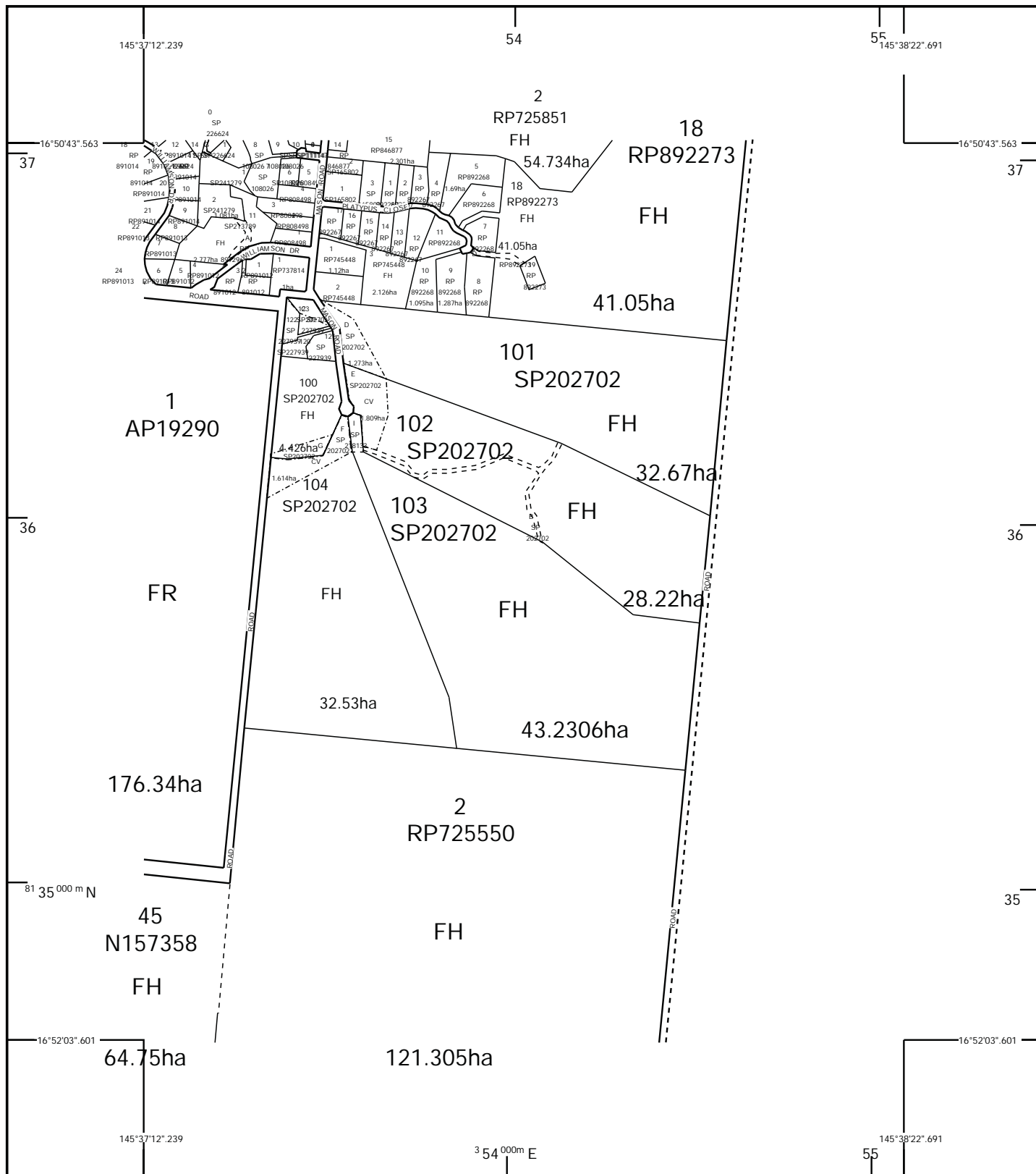
Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning.

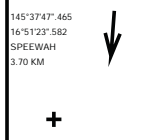


## Appendix 4      Smart Map



STANDARD MAP NUMBER  
8064-31334

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 103/SP202702  
Area/Volume 43.2306ha  
Tenure FREEHOLD  
Local Government MAREEBA SHIRE  
Locality KURANDA  
Segment/Parcel 9954/727

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 29/06/2017

DCDB 28/06/2017 (Lots with an area less than 1500m<sup>2</sup> 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 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://nrm.qld.gov.au/property/mapping/blinmap>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



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



## Appendix 5      Existing Survey Plan – SP202702

## SURVEY PLAN

Original information compiled from RP745448  
RP892268 & SP162915 in the Department  
of Natural Resources and Water.

SEE SHEET 3 FOR THE  
REFERENCE MARKS TABLE.

Peg placed at all new corners, unless  
otherwise stated.

## PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-PM		351°10'10"	138.571	139878
12-PM		124°08'40"	9.628	139880

## TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	90°0'	20.0

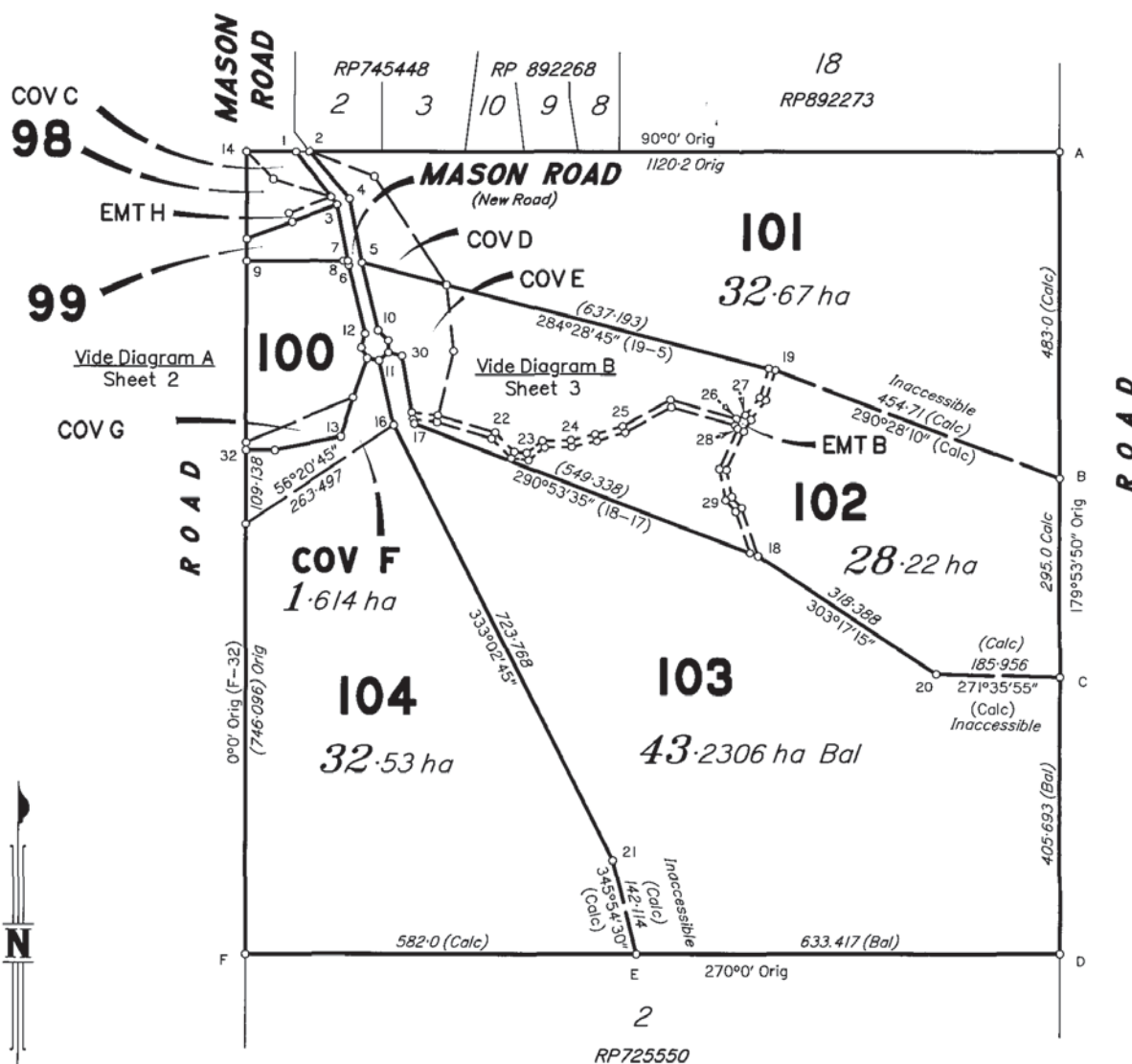
Area of New Road

(1-2-4-5-10-11-12-6-3-1)

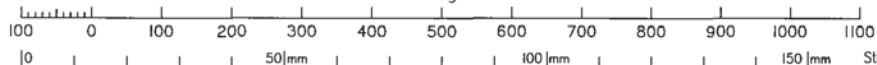
7001 m<sup>2</sup>

Lines 19-B, 20-C &amp; 21-E have not been fully surveyed.

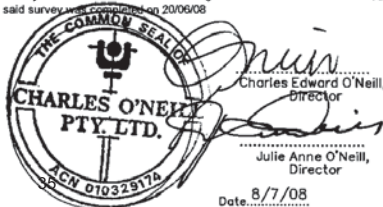
Future dealings in this land may require these boundaries to be surveyed.



Scale 1: 7500 - Lengths are in Metres.



CHARLES O'NEILL PTY. LTD. (ACN 010 329 174) hereby certify that the land comprised in this plan was surveyed by the corporation, by Aidan John Dillon, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Grant Harold Phillips, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/06/08



Plan of **Lots 98-104 and  
Emts H & B in Lots 98 & 102 respectively  
and Cows C-G  
in Lots 98, 101, 102, 104 & 100 respectively**

**Cancelling Lot 1 on RP732710  
& Lot 100 & 101 on SP162915**

PARISH: **CAIRNS**COUNTY: **Nares**Meridian: **RP732710**F/N's: **No**Scale: **1: 7500**Format: **STANDARD****SP202702**

Plan Status:

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

712047231

CS 403

14/11/2008 10:26 \$884.80

Registered

s. Lodged by

**MacDonnells Law**  
Cnr Shields & Grafton Sts  
CAIRNS QLD 4870  
Ph: (07) 4030 0600 Fax: 4030 0699  
Email: lodgements.clerk@MacDonnells.com.au  
754  
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

X We ANTE SALINOVIC & ANICA SALINOVIC  
ANTE SALINOVIC & ANICA SALINOVIC  
TRUSTEE UNDER INSTRUMENT 708891311  
ANTE SALINOVIC & ANICA SALINOVIC  
TRUSTEE UNDER INSTRUMENT 710773160

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use  
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

+ *Ante Salinovic Anica Salinovic*  
Signature of \*Registered Owners \*Lessees

\* Rule out whichever is inapplicable

2. Local Government Approval.

\* ~~Tablelands Regional Council~~  
hereby approves this plan in accordance with the:

% Integrated Planning Act 1997

Dated this ~~Twenty-Third~~ day of ~~October~~ 2008

*Steven Ripper* # Steven William Ripper  
General Manager  
Development & Environment

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or  
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement:

CMS Number:

Name:

4. References:

Dept File:

Local Govt:

Surveyor: 5009SAL

6. Existing

Title Reference	Lot	Plan	Lots	Covs	Emts	Road
21073217	1	RP732710	98 - 99	C	H	YES
50478667	100	SP162915	101 - 104	D-F	B	YES
50478668	101	SP162915	100 - 104	D-G		YES

Created

Easement 707405323 (Emt A on SP162915) is to be extinguished  
prior to the registration of this plan

98-104

Por 41V

Lots

Orig

7. Portion Allocation:

8. Map Reference:

8064-31334

9. Locality:

KURANDA

10. Local Government:

Tablelands Regional Council

11. Passed & Endorsed:

By: CHARLES O'NEILL PTY.LTD.

ACN 010 329 174

Date: 8/07/08

Signed: *Grant Walker*

Designation: Cadastral Surveyor

12. Building Format Plans only.

I certify that:

\* As far as it is practical to determine, no part  
of the building shown on this plan encroaches  
onto adjoining lots or road;

~~\* Part of the building shown on this plan  
encroaches onto adjoining lots and road~~

Cadastral Surveyor/Director \* Date  
\*delete words not required

13. Lodgement Fees:

Survey Deposit \$

Lodgement \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$

14. Insert  
Plan  
Number

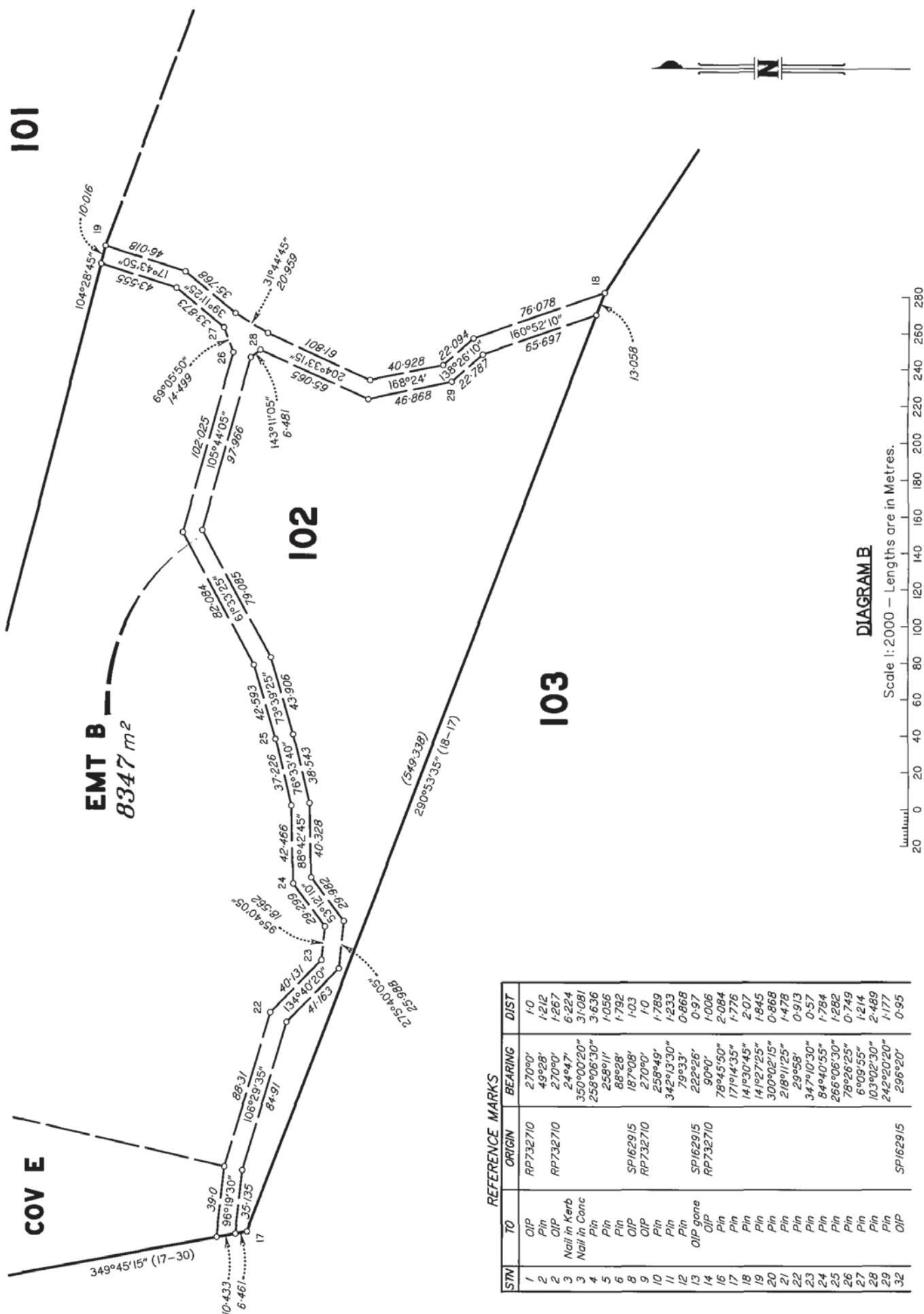
SP202702



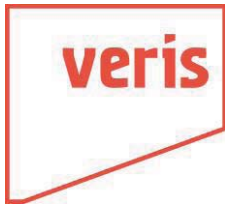


Insert  
Plan  
Number **SP202702**





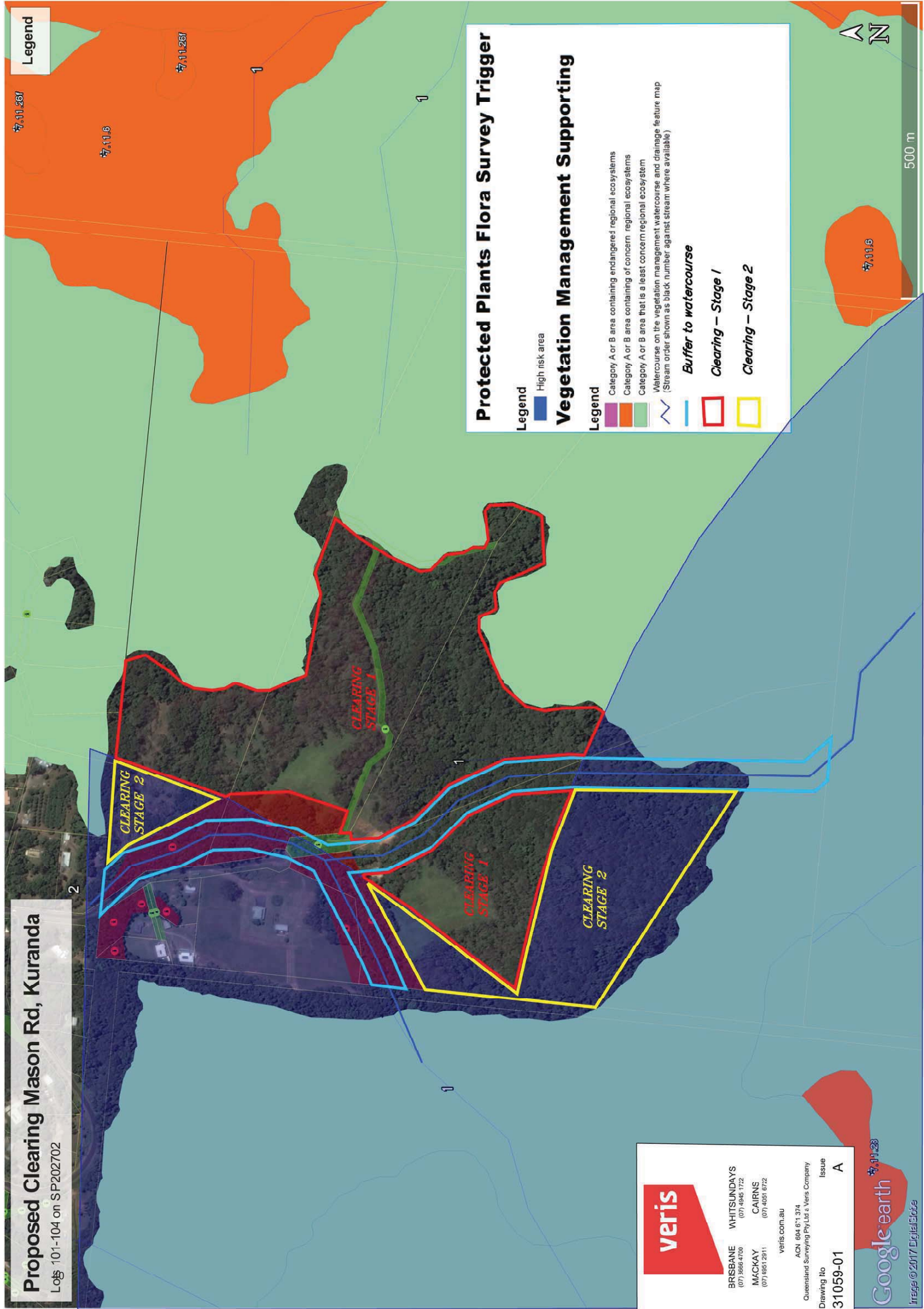
STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP732710	270°00'	1-0
2	Pin		49°28'	1-212
3	OIP	RP732710	270°00'	1-267
4	Nail in Kerb		24°47'	6-224
5	Nail in Conc		350°00'20"	31-081
6	Pin		258°06'30"	3-636
7	Pin		258°06'30"	1-056
8	Pin		88°28'	1-792
9	OIP	SPI62915	187°08'	1-03
10	Pin	RP732710	270°00'	1-0
11	Pin		258°49'	1-789
12	Pin		342°13'30"	1-233
13	Pin		79°33'	0-868
14	OIP gone	SPI62915	222°26'	0-97
15	OIP	RP732710	90°00'	1-006
16	Pin		78°45'50"	2-084
17	Pin		171°14'35"	1-776
18	Pin		141°30'45"	2-07
19	Pin		141°27'25"	1-845
20	Pin		300°02'15"	0-868
21	Pin		218°11'25"	1-478
22	Pin		29°58'	0-913
23	Pin		347°10'30"	0-57
24	Pin		84°40'55"	1-784
25	Pin		266°06'30"	1-282
26	Pin		78°26'25"	0-749
27	Pin		6°09'55"	1-214
28	Pin		103°02'30"	2-489
29	Pin		242°20'20"	1-177
30	OIP	SPI62915	296°20'	0-95




## Appendix 6      Proposal Plan 31509-01A

# Proposed Clearing Mason Rd, Kuranda

Lot 101-104 on SP202702





BRISBANE

(07) 3668 4700

MACKAY

(07) 4951 2311

WHITSUNDAYS

(07) 4545 1722

CAIRNS

(07) 4051 6722

veris.com.au

ACN 604 611 374

Queensland Surveying Pty Ltd a Veris Company

Drawing No

31059-01

Issue

A



## Appendix 7      Historical Aerial Photography dated 3/12/1990



WILD 1574 UAB  
Nº 13022 153.23

8 3 6 0



Subject site

Crown Copyright Reserved  
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permission of Surveyor General  
P.O. Box 40 Woodroffe  
Queensland, 4102

Survey Centre

4410m ASL  
600m datum

1:25000 approx  
12-3-90



RUN 11  
14-3-165

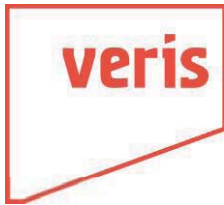


CAIRNS  
8064

024874

157



**Cairns**

25 Grafton Street  
PO Box 7627  
Cairns  
QLD 4870

T 07 4051 6722  
[cairns@veris.com.au](mailto:cairns@veris.com.au)  
[veris.com.au](http://veris.com.au)

**Office Locations**

Over 15 offices across  
Australia  
[veris.com.au/contactus](http://veris.com.au/contactus)

Queensland Surveying Pty Ltd  
A Veris Company  
ABN 25 604 671 374

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