

**From:** Jan-Gys van Niekerk  
**Sent:** 28 Jul 2017 08:34:04 +1000  
**To:** Carl Ewin  
**Subject:** Fwd: JPK Farming propose farm gully dam  
**Attachments:** 1707-274 SPL - PA3-L No pre-lodgement requirements (1).pdf, SPL-0217-037132  
- N6-T3-Pre-lodgement advice - JPK Farming.pdf, Wall certification complete.pdf, 11091201.PDF

Good day Carl,

Trust all is well. Thank you for your help so far regarding my application to construct a dam. Please find all my documentation attached. Let me know if you require anything else.

Kind regards,

----- Forwarded message -----

From: **Martens, Charlie** <[Charlie.Martens@sunwater.com.au](mailto:Charlie.Martens@sunwater.com.au)>  
Date: Thu, Mar 2, 2017 at 12:49 PM  
Subject: JPK Farming propose farm gully dam  
To: "[jan@jpkfarming.com](mailto:jan@jpkfarming.com)" <[jan@jpkfarming.com](mailto:jan@jpkfarming.com)>  
Cc: "Cocuzza, Peter" <[Peter.Cocuzza@sunwater.com.au](mailto:Peter.Cocuzza@sunwater.com.au)>, "Crane, Gary" <[Gary.Crane@sunwater.com.au](mailto:Gary.Crane@sunwater.com.au)>, "Heard, William" <[William.Heard@sunwater.com.au](mailto:William.Heard@sunwater.com.au)>

Hi Jan

As we discussed I have no objections to the proposed farm gully dam you are proposing to build as per the sketch below on the following basis:

- You have also confirmed with DNRM that you can construct
- All works are contained within Your land and not impacting on Sunwater land
- Any bywash or overflow water run in the current gully location over the drainage overpass in our channel system
- Any bywash water does not cause a restriction to our access through our channel area

Regards

Charlie

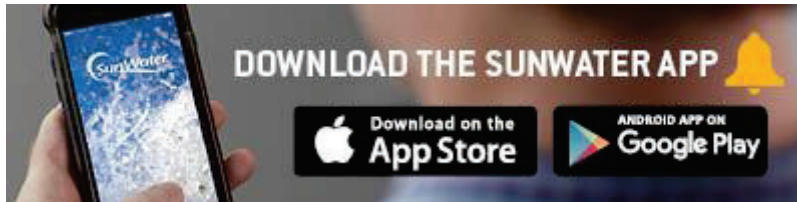


**Charlie Martens**  
Service Manager - Mareeba  
SunWater Limited | Mareeba



P 0740863107 | M 0429 984 060  
E [Charlie.Martens@sunwater.com.au](mailto:Charlie.Martens@sunwater.com.au)  
[www.sunwater.com.au](http://www.sunwater.com.au)

connect with SunWater on    



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Level 10, 179 Turbot Street Brisbane Queensland 4000  
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E-mail: [IMPrivacyRequests@sunwater.com.au](mailto:IMPrivacyRequests@sunwater.com.au)

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**JAN VAN NIEKERK**

JPK FARMING PTY LTD / ABN 17 167 122 287

110 Horse Creek Road Dimbulah QLD 4872 AU

m. +61 449 535 987 / e. [jan@jpkfarming.com](mailto:jan@jpkfarming.com)







Department of Infrastructure,  
Local Government and Planning

Our reference: 1707-274 SPL

17 July 2017

JPk Farming Pty Ltd  
110 Horse Creek Rd  
Dimbulah QLD 4872  
jan@jpkfarming.com

*Attn: Jan-Gys van Niekerk*

Dear Mr van Niekerk

**No pre-lodgement requirements – development not assessable**

The Department of Infrastructure, Local Government and Planning received your request for a pre-lodgement meeting for the proposal described below on 14 July 2017.

**Location details**

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Street address:	110 Horse Creek Road, Mutchilba
Real property description:	Lot 3 on RP723067
Local government area:	Mareeba Shire Council
Existing use:	Agriculture
Relevant site history:	Freehold, rural land, primarily used for mango farming.

**Details of proposal**

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Development type:	Operational work
Development description:	<p>Clearing of native vegetation and building small dam to capture overland flow.</p> <p>The proposed dam will:</p> <ul style="list-style-type: none"><li>• cover an area of 1.6ha,</li><li>• incorporate a wall 5m high and 60m wide, and</li><li>• have a capacity of approximately 45ML.</li></ul>

**Supporting information**

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Pre-lodgement advice request form	JPK Farming Pty Ltd	16/02/2017	-	-
Pre-lodgement advice	Department of Infrastructure, Local Government and Planning	1 March 2017	SPL-0217-037132	-
Watercourse determination	Department of natural Resources and Mines	3 April 2017	5385819	-
Confirmation that clearing for the proposal is for a relevant purpose	Department of Natural Resources and Mines	5 July 2017	2017/000624	-

The department has carried out a review of the information provided and the impacts of the proposal, and advises that a pre-lodgement meeting is not required for your proposal.

The proposal described in the information supplied does not constitute assessable development and a development application is not required. This is based on the following facts:

- The area of the proposed development is a drainage feature and not a watercourse under the *Water Act 2000* and therefore the proposal is not considered to be interfering with water.
- The area of the proposed development is not a waterway and therefore the proposed dam wall is not considered to be waterway barrier works.
- The Department of Natural Resources and Mines (DNRM) has confirmed that clearing 1.8ha of regulated vegetation for the purpose of constructing the dam meets the definition of clearing for routine management. In addition, DNRM have confirmed the proposed clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*.
- The proposed dam is of a scale that does not require failure impact assessment.
- It is understood the applicant has received confirmation from Mareeba Shire Council that the proposed development is not assessable under the Mareeba Shire Planning Scheme 2016.

Previous advice provided by the department on 1 March 2017 (MyDAS reference: SPL-0217-037132) should be considered in conjunction with this advice. This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal.

For further information please contact Bec Turner, A/ Planning Officer, on 4037 3208 or via email CairnsSARA@dlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)



Department of Infrastructure,  
Local Government and Planning

Our reference: SPL-0217-037132  
Your reference:

01 March 2017

Jan-Gys van Niekirk  
JPK Farming Pty Ltd  
110 Horsecreek Road  
Dimbulah QLD 4872

Dear Sir / Madam

### **Pre-lodgement advice**

Proposed Operational work for the construction of a dam at 110 Horse Creek Road Mutchilba, described as Lot 3 on RP723067

Thank you for your correspondence received on 16 February 2017 in which you sought pre-lodgement advice from the Department of Infrastructure, Local Government and Planning (the department) regarding the proposed development described above.

The department has undertaken a preliminary assessment of the proposal and its impact. Based on your written correspondence, the following advice is provided:

### **Reference information**

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Departmental role: Nil  
Jurisdiction: Nil

### **Site details**

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Street address:	110 Horse Creek Road Mutchilba
Real property description:	Lot 3 on RP723067
Local government area:	Mareeba Shire Council
Existing use:	Most of the subject site is used to grow mangoes
Relevant site history:	The site is freehold, rural land and has been used for mango farming for some years. The applicant is considering constructing a dam covering approximately 1.8ha on part of the site not currently cleared.

### Proposed development details

Development type:	Operational work
Development description:	59.38ha rural lot partly cleared for mango farming and partly uncleared.

### Supporting information

Plan / Report title	Author	Reference no.	Version and date
MyDAS documents	SPL-0217-037132	-	17/02/2017

The following advice outlines the matters of interest to the department and matters that should be addressed if you proceed with your proposal to application stage.

### Pre-lodgement advice

Item	Advice
1.	<p><u>Vegetation advice</u></p> <p>The subject lot contains vegetation described as Category B (containing least concern regional ecosystems) and watercourse / drainage feature. The mapped regional ecosystems on the subject site are identified as 9.5.9 and 9.5.15. A detailed vegetation management report can be requested online at: <a href="http://www.qld.gov.au/environment/land/vegetation/map-request/">www.qld.gov.au/environment/land/vegetation/map-request/</a> . The report includes relevant property information and a series of maps and supporting information outlining the requirements for clearing vegetation on this land.</p>
2.	<p><u>Referral advice</u></p> <p>The applicant is proposing to construct an impoundment with a footprint of approximately 1.8 hectares. Based on the proposed footprint of the development (i.e. total development footprint less than 2 hectares), the department is of the opinion that the proposal meets the definition of 'routine management'.</p> <p>Under Schedule 24, Part 2, Item 2(f) of the Sustainable Planning Regulation, clearing of native vegetation is exempt from requiring a development permit if the clearing is necessary for routine management, where the vegetation is:</p> <ul style="list-style-type: none"><li>(i) Regulated regrowth vegetation; or,</li><li>(ii) A least concern regional ecosystem shown on the regulated vegetation management map or a PMAV as a category B area.</li></ul> <p>Under Schedule 26 of the Sustainable Planning Regulation 2009, routine management means clearing native vegetation:</p> <ul style="list-style-type: none"><li>(b) to construct necessary built infrastructure, including core airport infrastructure, other than contour banks, fences, roads or vehicular tracks, if:<ul style="list-style-type: none"><li>(i) the clearing is not to source construction timber; and,</li><li>(ii) the total extent of clearing is less than 2ha; and,</li><li>(iii) the total extent of the infrastructure is on less than 2ha.</li></ul></li></ul> <p>Should an amended development be proposed, this advice may be invalid and the assessment manager should re-consider whether the application triggers referral for the clearing of native vegetation.</p>



Item	Advice
	Additional considerations for assessment are provided in the Further advice table below.
3.	<p><u>Water advice</u></p> <p>The subject lot is located within the Water Plan (Barron) 2002 area. A watercourse assessment was conducted on the property on 24 February 2017 and it was determined that the waterway feature on the subject lot was a drainage feature and not a watercourse regulated under the <i>Water Act 2000</i>. As the proposed impoundment is to be located on a drainage feature, an entitlement under the <i>Water Act 2000</i> is not required for either the construction of the proposed impoundment or for the taking of overland flow water captured by the impoundment.</p> <p>General water advice is provided in the Further advice table below.</p>
4.	<p><u>Local government requirements</u></p> <p>This pre-lodgement advice does not include any local government requirements. Please contact Mareeba Shire Council on 1300 308 461 or <a href="mailto:info@msc.qld.gov.au">info@msc.qld.gov.au</a> to clarify if it has any planning, local law or other requirements.</p> <p>If the proposal is assessable against council's planning scheme, then council will be the assessment manager for the development application.</p>
5.	<p><u>Sunwater requirements</u></p> <p>It is noted from the material provided that the dam wall for the proposed dam on the subject site may be located in close proximity to the water supply infrastructure provided by Sunwater for the transfer of water from Lake Tinaroo. Please contact Sunwater on 131589 to ascertain if it has any requirements in relation to the proposed development.</p>

The following further advice is provided:

Additional considerations for assessment	
1.	<p><u><i>Nature Conservation Act 1992</i></u></p> <p>In Queensland, all native plants are considered “protected plants” under the <i>Nature Conservation Act 1992</i>. Proposals to clear protected plants ‘in the wild’ (<a href="http://www.ehp.qld.gov.au/licences-permits/plants-animals/documents/op-protected-plant-wild.pdf">www.ehp.qld.gov.au/licences-permits/plants-animals/documents/op-protected-plant-wild.pdf</a>) for any reason may require a permit from the Department of Environment and Heritage Protection. Prior to any clearing of protected plants, a person must check the flora survey trigger map to determine if the clearing is within a high risk area. This trigger map is available as part of the Vegetation Management Report which can be accessed on the Department of Natural Resources and Mines website. In a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (‘EVNT plants’) and their supporting habitat. The Department of Environment and Heritage Protection can be contacted via email at <a href="mailto:palm@ehp.qld.gov.au">palm@ehp.qld.gov.au</a> or by contacting 1300 130 372 for information regarding clearing requirements</p>

	under the <i>Nature Conservation Act 1992</i> protected plant framework.
2.	<p><u><i>Environment Protection and Biodiversity Conservation Act 1999</i></u></p> <p>Approval may be required under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> for certain actions or activities that affect the environment. For further information visit the Australian Government Department of Environment and Energy website at <a href="http://www.environment.gov.au/epbc/do-you-need-approval">www.environment.gov.au/epbc/do-you-need-approval</a>, or alternatively, contact the Department of Environment and Energy on 1800 803 772 for more information.</p>
General water advice	
1.	<p><u>Overland flow water</u></p> <p>Overland flow water is not managed in this area and can be interfered with or taken without an entitlement under the <i>Water Act 2000</i>. A development permit may be required under the <i>Sustainable Planning Act 2009</i> for the construction of an impoundment e.g. inundating / clearing native vegetation.</p>
2.	<p><u>Groundwater</u></p> <p>As the subject lot is not located within a groundwater management area, groundwater can be taken for any purpose without an entitlement under the <i>Water Act 2000</i>. A development permit under the <i>Sustainable Planning Act 2009</i> is not required. However, the bore must comply with the document "Minimum construction requirements for water bores in Australia", available at: <a href="https://www.business.qld.gov.au/industries/mining-energy-water/water/water/bores/construction-standards">https://www.business.qld.gov.au/industries/mining-energy-water/water/water/bores/construction-standards</a> and a registered bore driller is required to drill a bore deeper than six metres.</p>

This pre-lodgement advice does not constitute an approval or an endorsement that the department supports the development proposal. Additional information may be required to allow the department to properly assess the development proposal when a formal application has been lodged.

If you require any further information, please contact Michele Creecy, Planning Officer, on 4037 3206, or via email [michele.creecy@dilgp.qld.gov.au](mailto:michele.creecy@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)



19 May 2017

PDR 17335

Chief Executive Officer,  
Mareeba Shire Council,  
PO Box 154,  
Mareeba Qld 4880

**Attention: Carl Ewin**

Dear Carl,

**RE: Proposed dam on Lot 3 RP723067 at Robinson Road Dimbulah – JPK Farming Pty Ltd. – Certification of design.**

We advise that our firm has been engaged by JPK Farming Pty Ltd to check and certify the design of a dam located on an unnamed tributary on Horse Creek.

Prior to our involvement design work was completed by North Australia Water Strategies and submitted to Council as part of an operational works application. Council advised the applicant that they require the design to be checked and approved by an RPEQ.

We advise that we have reviewed the work and design completed by North Australia Water Strategies and generally find it to be acceptable subject to our comments below.

The following requirements are to be incorporated in the design:

1. The embankment width is to be increased to 8.0 metres.
2. The compacted clay core is to be 2.5 metres thick.
3. The clay cut-off trench is to be a minimum of 2.5 metres thick and a minimum of 1.5 metres deep. If rock is encountered at less than 1.5 metres deep then the bottom of the trench is to extend into the rock by 300mm.
4. The upstream face of the dam is to be clay lined to a depth of 200mm. If insufficient clay is available on site then a shot rock face of minimum 200 rock is to be used as facing. If rock is used it shall be placed on an approved geotextile fabric such as A34.
5. Clay used for the core or face is to be treated with gypsum, at the rate of 1 Kg/cubm, prior to placement.
6. The spillway channel shall be lined with rock with a minimum dimension of 300mm. Rock shall be used to create a 1 metre deep toe at the end of the spillway channel.
7. When the area is stripped for the construction of the wall any fissures found in the underlying rock shall be cleaned out and sealed with compacted clay.

Provided that the preceding amendments are taken and implemented we certify the design prepared by North Australia Water Strategies is acceptable based on small earth dam principles.

**PDR | SMEC**

P 07 4051 5599 E [admin@pdrengineers.com.au](mailto:admin@pdrengineers.com.au)

Office Level 1, 258 Mulgrave Rd, Cairns QLD 4870 Mail PO Box 2551, Cairns QLD 4870

[www.pdrengineers.com.au](http://www.pdrengineers.com.au)

We have been advised that all other required approvals are in place. Should Council require further details or additional information they should not hesitate to contact our office,

Yours faithfully  
**PDR Engineers**

A handwritten signature in dark ink, appearing to read 'Alan McPherson', with a long horizontal flourish extending to the right.

Alan McPherson  
**Senior Civil Engineer**  
**RPEQ 809**



# NORTH AUSTRALIAN WATER STRATEGIES

ABN 52 007 200 721

Post Office Centre, Mareeba, Queensland

**Client:** JPK Farming Pty. Ltd.

**Address:** P.O. Box 169 Dimbulah QLD. 4872

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**Project:** **Field Design Note – Proposed Gully Dam**  
**on Lot 3 RP723067 , Robinson Rd. Dimbulah**

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Date: 20<sup>th</sup> March 2017

## Project Description

A preliminary on-site consultation and inspection of a proposed dam-site on Lot 3 on RP723067 was conducted on 15<sup>th</sup> March 2017 for the purpose of confirming the suitability of the dam-site with respect to construction materials, proposed construction methods, spillway facilities, provide advice regarding design standards and to assess storage and earthworks volume estimates.



## Dam-site

This site is located on an unnamed tributary of Horse Ck. on the toe-slopes of a northern spur of the Stannary Hills, in a steep-sided, minor drainage feature at the north-eastern corner of the property. The proposed embankment will be located at UTM Co-ordinates: 55K307100E, 8101455S. Topographic detail of the site has been compiled from old I&WSC 10 chain



mapping as well as recent farm layout laser survey information. This information has been amalgamated into the attached plan of the dam-site environs, which has been used as the basis for determination of storage volume and earthworks estimates.

### **Proposed Embankment**

The preferred embankment design at this site is a zoned-earth structure comprising a centrally-located compacted clay core, supported by sloping batter zones of lesser quality sandy clays. Batter slopes should be no steeper than 2.5H:1V. A minimum crest width of 4 metres is recommended. The attached drawing depicts the approximate footprint of the structure and a typical cross-section, appropriate for the earth-fill embankment. A maximum embankment height of 7.25 metres has been selected; measured from the toe of the down-stream batter. (See the note later re: increased free-board). The embankment will have a total length of approximately 270 metres and will involve an estimated 11500 cubic metres of earth fill; of which about 3300 cubic metres will be in the compacted clay core. In addition, about 1 200 cubic metres of excavation and compacted clay back-fill will be required in a 3.5 metre wide cut-off trench excavated a mean depth of 1.2 metres beneath the embankment centre-line.

### **Construction Material**

Soils of the site area comprise sandy loams and light clay loams that are colluvial deposits derived from high granite hills to the South. The sandy material is underlain by dense indurated fine sandstone or siltstone which will form an acceptable, impermeable foundation. Dense grey, highly plastic clay is available in the adjacent paddock where it creates drainage problems. It is proposed to utilize this clay as back-fill for the cut-off trench and in the compacted core.

Although this material is suitable for this purpose, it appears to be dispersive, which usually occurs as a result of excess sodium. Care must be exercised during construction to ensure good compaction is achieved with appropriate equipment, such as a heavy sheep's-foot roller, at optimum soil moisture. It is also important when using dispersive clays to not expose the material to water, as it "dissolves" readily. The core zone must therefore be covered on the batters and crest by the sandy loams and top-soil to prevent the clay from being washed away.

Chemical amelioration of the excess sodium is possible by the addition of gypsum. Alternatively various polyacrilomide products are available that will reduce the effects of dispersion. Please feel free to contact me if you require more information on handling dispersive clays.

### **Potential Storage Volume**

The available topographic information indicates that for a maximum storage depth of approximately 4 metres, the impoundment will have a volume of approximately 70 ML, including that gained from excavation of the majority of the construction material from within the storage area. This volume is consistent with the estimated, reliable annual run-off yield from the catchment, which is estimated to be at least 83 ML in 75% of years.

### **Catchment and Spillway**

The preferred spillway location is at the left-hand, (western), end of the embankment. The spillway will take the form of a hard control sill leading to a rock-protected, trapezoidal channel out-falling to a minor side gully which will return spillway flows to the principal gully.

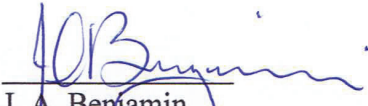
The spillway, or by-wash, will be required to pass excess run-off flows from the 214 ha catchment. For dams of this nature, the spillway should have the capacity to pass the run-off from at least a 1 in 50 year storm event. The spillway will best be accommodated on the lower left, (western), bank of the gully and will take the form of a level bench excavated into the broad ridge. The spillway will out-fall to a rock or artificially protected trapezoidal channel that will discharge to a minor tributary of the main gully. The peak discharge from a 1 in 50 year storm in the catchment is estimated to be approximately  $29 \text{ m}^3/\text{sec}$ . Therefore a spillway inlet width of approximately 30 metres will be required to accommodate this flow-rate at a maximum surcharge depth of 0.75 m. (Note that the embankment should be constructed with at least 1.25 m of free-board between the elevations of the spillway inlet elevation and the embankment crest to minimize the risk of over-topping.)

If the spillway return channel was to be arranged with a bed-slope of about 4 %, it should have a base width of at least 15 metres in order to cater for this 1 in 50 year flow-rate. This discharge will result in a flow velocity of 4 m/sec or more; requiring very good quality protective lining withstand this velocity. Spillway flows will outfall to the gully below the dam embankment prior to exiting the property. Some form of flow dissipater will be necessary at the channel out-fall to prevent excessive erosion from occurring.

### **Cost Estimate**

Based upon current, local rates for this type of work, the estimated construction cost will be in the order of \$101,000. Additional costs will be involved in rock protection of the spillway channel, mobilization and de-mobilization, vegetation clearing and site preparation, so the cost of construction may well be in the order of \$130,000.

Please contact me on 40 926720 to arrange a convenient time to conduct the materials investigation work or if you have any queries regarding the above.

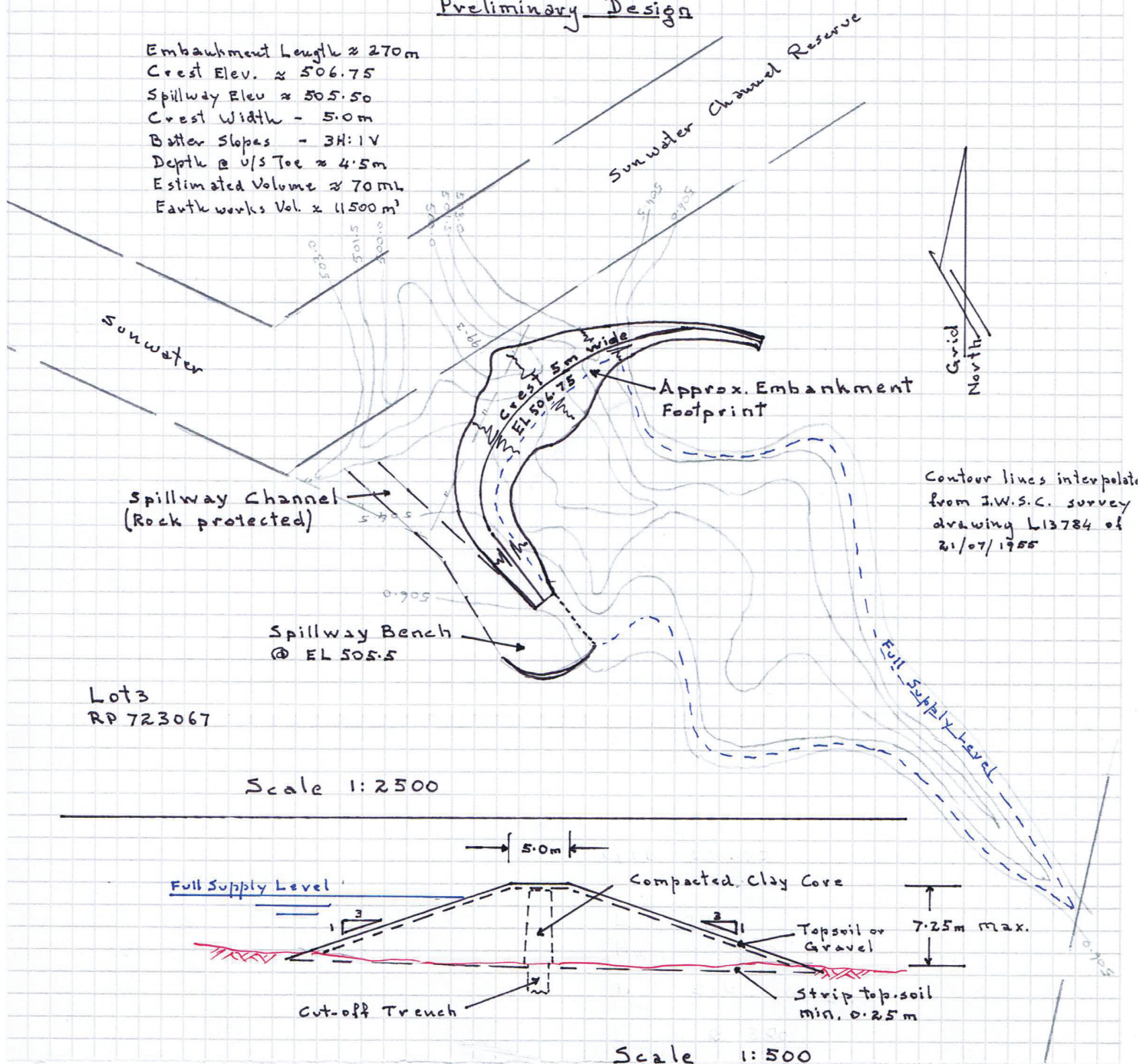
  
J. A. Benjamin  
Proprietor, North Australian Water Strategies  
Mareeba

28<sup>th</sup> March 2017



Lot 3 RP 723067 JPK Farming Pty.Ltd.

Embankment Length  $\approx 270\text{ m}$   
Crest Elev.  $\approx 506.75$   
Spillway Elev  $\approx 505.50$   
Crest Width -  $5.0\text{ m}$   
Batter Slopes -  $3\text{H}:1\text{V}$   
Depth @  $1/3$  Toe  $\approx 4.5\text{ m}$   
Estimated Volume  $\approx 70\text{ m}^3$   
Earth works Vol.  $\approx 11500\text{ m}^3$



Drawn : JAB

28<sup>th</sup> March '1

Benjamin

# NORTH AUSTRALIAN WATER STRATEGIES

**ABN 52 007 200 721**

Phone: 07 4092 6720  
Mobile: 0409 8929 33  
Email: [jeff.benjamin@bigpond.com](mailto:jeff.benjamin@bigpond.com)

PO Box 1491  
94 Byrnes Street  
MAREEBA QLD 4880



## 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)	JPK Farming Pty Ltd
Contact name (only applicable for companies)	Jan van Niekerk
Postal address (P.O. Box or street address)	Po Box 169
Suburb	Dimbulah
State	Queensland
Postcode	4872
Country	Australia
Contact number	0449535987
Email address (non-mandatory)	jan@jpkfarming.com
Mobile number (non-mandatory)	0449535987
Fax number (non-mandatory)	None
Applicant's reference number(s) (if applicable)	None

#### 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
		110	Horse Creek Rd	Dimbulah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	3	RP723067	Mareeba
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)
17°09'53.62"S	145°11'15.03"E	<input checked="" type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Mareeba

☐ Coordinates of premises by easting and northing

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

## 3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:

SUNNATER EASEMENTS

☐ 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):*

BUILDING A DAM

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

#### 6.3) Additional aspects of development

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



## Section 2 – Further development details

7) Does the proposed development application involve any of the following?

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

## Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

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

## 10) Subdivision

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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



## 12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

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

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

## Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- |   |                                     |  |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work  | <input type="checkbox"/> Stormwater | <input checked="" type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work  | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure           |
| <input type="checkbox"/> Landscaping  | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation             |
| <input type="checkbox"/> Other – please specify: <span style="border: 1px solid black; display: inline-block; width: 300px; height: 1.2em; vertical-align: middle;"></span> |                                     |  |

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)

\$ 110 000.00

## PART 4 – ASSESSMENT MANAGER DETAILS

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

CARL EWING (PLANNING OFFICER)

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 6Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)



<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b> <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
<b>Matters requiring referral to the chief executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> 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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application	SPL-0217-037132	1 March 2017	Brett Nancarrow
<input type="checkbox"/> Approval <input type="checkbox"/> Development application	083/0015832	3 April 2017	Sasha Smith

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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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.dilqp.qld.gov.au](http://www.dilqp.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](http://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](http://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](http://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](http://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](http://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](http://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](http://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	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

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.