

**Our Ref: R12-20**

30 September 2020

Chief Executive Officer  
Mareeba Shire Council  
65 Rankin Street  
**Mareeba, QLD, 4880**

**Attention: Planning Department**

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT  
RECONFIGURATION OF A LOT – 1 INTO 2 LOTS  
LOCATED AT 235 KENNEALLY ROAD, MAREEBA  
FORMALLY DESCRIBED AS LOT 14 ON SP202891**

We act on behalf of our client, Rocco Lamonaca in preparing and submitting the following development application which seeks a Development Permit to Reconfigure the subject allotment under the *Planning Act 2016* located at 235 Kenneally Road, Mareeba to facilitate the creation of one (1) additional allotment.

The subject site is approximately 4.26 hectares in area, with frontages of approximately 230metres along Kenneally Road. The site contains an existing dwelling and associated outbuildings located in the middle of the allotment. The property was previously farmed some 20 years ago, with tobacco and vegetables being grown on-site. Since then the only small-scale hobby farming activities have occurred on the site and in the surrounding areas contained within the Emerging Communities Zoning, with less than a quarter of the land in the area used as hobby farms. This development provides an interim development solution which does not affect nor compromise the future development of the land surrounding for urban purposes, but instead supports the future development by securing stormwater drainage connections via an easement in which all surrounding urban developments will consequently connect into.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016. In terms of application fees, the current fees and charges schedule stipulates that the application fee for the proposed reconfiguration is \$1,065.00 minus \$575.00, **comes to \$490 payable**. Please contact our office on 0411 344 110 to process the payment over the phone.

Should there be any questions or queries in relation to the development application presented, we would appreciate if you could contact our office immediately. We also ask if possible that a copy of all correspondence be forwarded to our office via email.

Yours faithfully,



Ramon Samanes  
**Director, U&i Town Plan**  
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

## **PLANNING REPORT**

### DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT – 1 INTO 2 LOTS

#### **PROJECT LOCATION:**

SITUATED AT 235 KENNEALLY ROAD, MAREEBA  
FORMALLY DESCRIBED AS LOT 14 ON SP202891

## TABLE OF CONTENTS

1.0	<i>EXECUTIVE SUMMARY</i>	3
2.0	<i>SITE DESCRIPTION</i>	3
3.0	<i>DEVELOPMENT PROPOSAL</i>	5
4.0	<i>DEVELOPMENT APPLICATION DETAILS</i>	7
5.0	<i>PLANNING JUSTIFICATION</i>	8
5.1	<i>Assessment Benchmarks</i>	8
5.1.1	<i>Strategic Framework</i>	8
5.1.2	<i>Emerging Community Zone Code</i>	13
5.1.3	<i>Reconfiguration of a Lot Code</i>	14
5.1.4	<i>Landscape Code</i>	16
5.1.5	<i>Parking and Access Code</i>	16
5.1.6	<i>Works, Services and Infrastructure Code</i>	16
5.1.7	<i>Bushfire Hazard Overlay Code</i>	17
5.1.8	<i>Flood Hazard Overlay Code</i>	17
5.2	<i>State Development Assessment Provisions</i>	20
5.3	<i>Far North Regional Plan 2009-2031</i>	20
6.0	<i>CONCLUSION</i>	20

### **APPENDICIES**

*Appendix 1: Development Application Forms 1*

*Appendix 2: Owner's Consent*

*Appendix 3: Development Plans*

---

<b>ASSESSMENT MANAGER:</b>	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
<b>DEVELOPMENT TYPE:</b>	DEVELOPMENT PERMIT – RECONFIGURATION OF A LOT (IMPACT ASSESSABLE)
<b>PROPOSED WORKS:</b>	ONE (1) INTO TWO (2) LOTS
<b>REAL PROPERTY DESCRIPTION:</b>	LOT 14 ON SP202891
<b>LOCATION:</b>	235 KENNEALLY ROAD, MAREEBA
<b>ZONE:</b>	EMERGING COMMUNITIES ZONE
<b>APPLICANT:</b>	ROCCO LAMONACA C/- U&I TOWN PLAN
<b>ASSESSMENT CRITERIA:</b>	RECONFIGURATION OF A LOT (IMPACT ASSESSABLE)
<b>REFERRAL AGENCIES:</b>	THE PROPOSAL DOES NOT TRIGGER ASSESSMENT AGAINST THE RELEVANT STATE AGENCIES.
<b>STATE PLANNING:</b>	THE PROPOSAL DOES TRIGGER ASSESSMENT AGAINST THE STATE DEVELOPMENT ASSESSMENT PROVISIONS.

---

### ***IMPORTANT NOTE***

*Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of R&A Samanes Pty Ltd ('U&i Town Plan').*

*This Report has been prepared for Rocco Lamonaca for the sole purpose of making a Development Application seeking a Development Permit for Reconfiguration of a Lot on land at 235 Kenneally Road, Mareeba (over lot 14 on SP202891) for the purpose of creating an additional allotment. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.*

*U&i Town Plan has made certain assumptions in the preparation of this report, including:*

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

*U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.*

*While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties' other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.*

## 1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit to Reconfigure the allotment under the Planning Act 2016 at 235 Kenneally Road, Mareeba from one (1) into two (2) allotments. The subject land is located within the Emerging Communities Zone which is designated and protected for urban development in the future. As an interim solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time) this development is seeking approval to subdivide the property to create an additional allotment, as well as secure an easement over the natural gully / overland flow path to support future urban development in the area. Accordingly, the development is compliant with the zone requirements by safeguarding future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been taken into account by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

## 2.0 SITE DESCRIPTION

The subject land is described as Lot 14 on SP202891, located at 235 Kenneally Road, Mareeba. The site encompasses one (1) freehold allotment with road frontage of approximately 230 metres along Kenneally Road, covering an area of 4.26 hectares. Proposed lot 14 contains the existing dwelling house and associated outbuildings, while proposed lots 16 contains the proposed drainage easement and is vacant and void of any structures. The properties all contain frontage and access to the Kenneally Road. The surrounding properties are zoned within the 'Emerging Community' zone.



**Figure 1: Aerial View of the Subject Land**

A site summary is provided below:

**Table 2.0: Site summary**

<b>Street address:</b>	235 Kenneally Road, Mareeba
<b>Real property description:</b>	Lot 14 on SP202891
<b>Local government area</b>	Mareeba Shire Council
<b>Tenure:</b>	Freehold title
<b>Site area:</b>	4.26 hectares
<b>Zone:</b>	Emerging Community zone
<b>Precinct:</b>	N/A
<b>Sub-precinct:</b>	N/A
<b>Current use:</b>	Rural Lifestyle / Hobby Farm Allotment
<b>Road frontage:</b>	Kenneally Road
<b>Adjacent uses:</b>	Emerging Community zone
<b>Topography:</b>	The site slopes gently towards the various overland drainage paths/gullies that exist on the property, which then connect and flow onto the Barron River.
<b>Vegetation:</b>	The site contains patches of vegetation within the overland drainage paths/gullies. The rest of the property is void of any vegetation, other than that which was planted by our client to harvest.
<b>Easements:</b>	The property benefits from Easement A on SP202891 which provides access to the Barron River for water supply. This easement is proposed to extend to proposed lot 16 to extend the water supply.
<b>Existing infrastructure:</b>	The site has an existing access to Kenneally Road which is sealed with electricity infrastructure available along the road reserve.



**Figure 2: Site Locality**

### 3.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit to Reconfigure the allotments under the *Planning Act 2016* at 235 Kenneally Road, Mareeba from one (1) into two (2) allotments. The subject land is formally described as lot 14 on SP202891 and is located 2.5km from the CBD of Mareeba as the crow flies. The subject land is located within the Emerging Communities Zone which is designated and protected for urban development in the future. As an interim solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 year's time) this development is seeking approval to subdivide the property to create an additional allotment, as well as secure an easement over the natural gully / overland flow path to support future urban development in the area. Accordingly, the development is compliant with the zone requirements by safeguarding future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site.

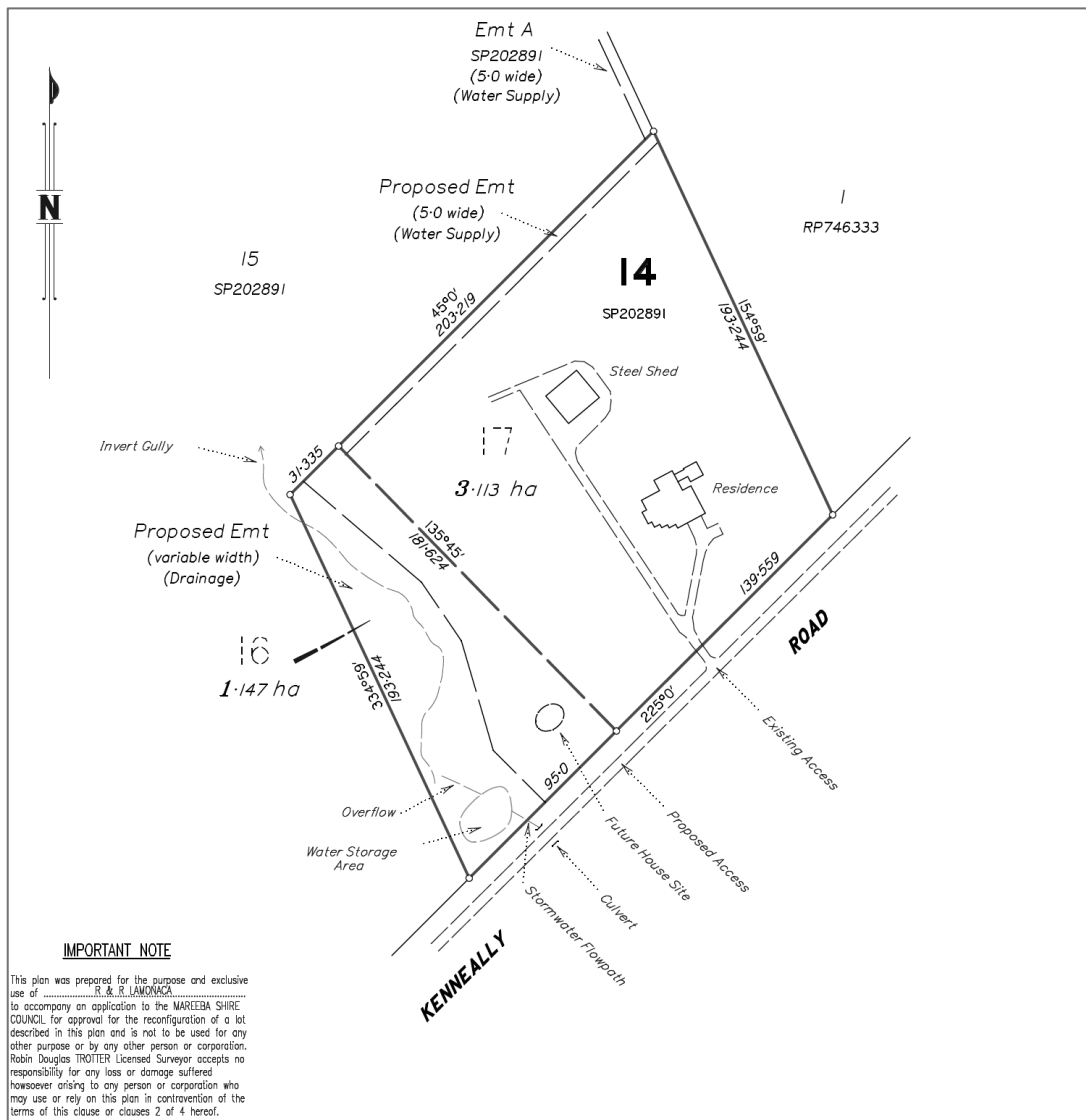


Figure 3: Extract from Development Plans

See Appendix 3: Development Plans for further detail.

### 3.1 Development Definition

The proposal is described as a “Reconfiguration of a Lot” under the Planning Act and planning scheme, more specifically described as rearranging the boundaries of the allotments. The proposal is defined under the Planning Act as follows:

- reconfiguring a lot means—*
- (a) creating lots by subdividing another lot; or*
  - (b) amalgamating 2 or more lots; or*
  - (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*
  - (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
    - (i) a lease for a term, including renewal options, not exceeding 10 years; or*
    - (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997 ; or*
  - (e) creating an easement giving access to a lot from a constructed road.*

### 3.2 Subdivision

The proposed development for a Reconfiguration of a Lot – 1 into 2 lots is sought to subdivide lot 14 on SP202891, to create an additional allotment. The site is designated within the Emerging Community Zone of the Mareeba Shire Planning Scheme and no change to the zoning is proposed as part of this development. The proposed development will result in the creation of an additional one (1) allotments on the property whilst maintaining the existing amenities and character of the site and surrounding area.

The proposed reconfiguration seeks to create two (2) allotments currently described as proposed lots 14 and 16. The proposed areas of these allotments are provided below:

- Proposed Lot 14 – 3.113 hectares
- Proposed Lot 16 – 1.147 hectares

The property is located 2.5km from the central business district of Kuranda as the crow flies and is surrounded by properties all zoned within the Emerging Community Zone. The subject land is designated under the planning scheme as being within the “Emerging Community Zone” where the minimum lot size within this zone is not particularly specified given it is earmarked for future urban development where typically lot sizes will be specified as part of a structural plan of development.



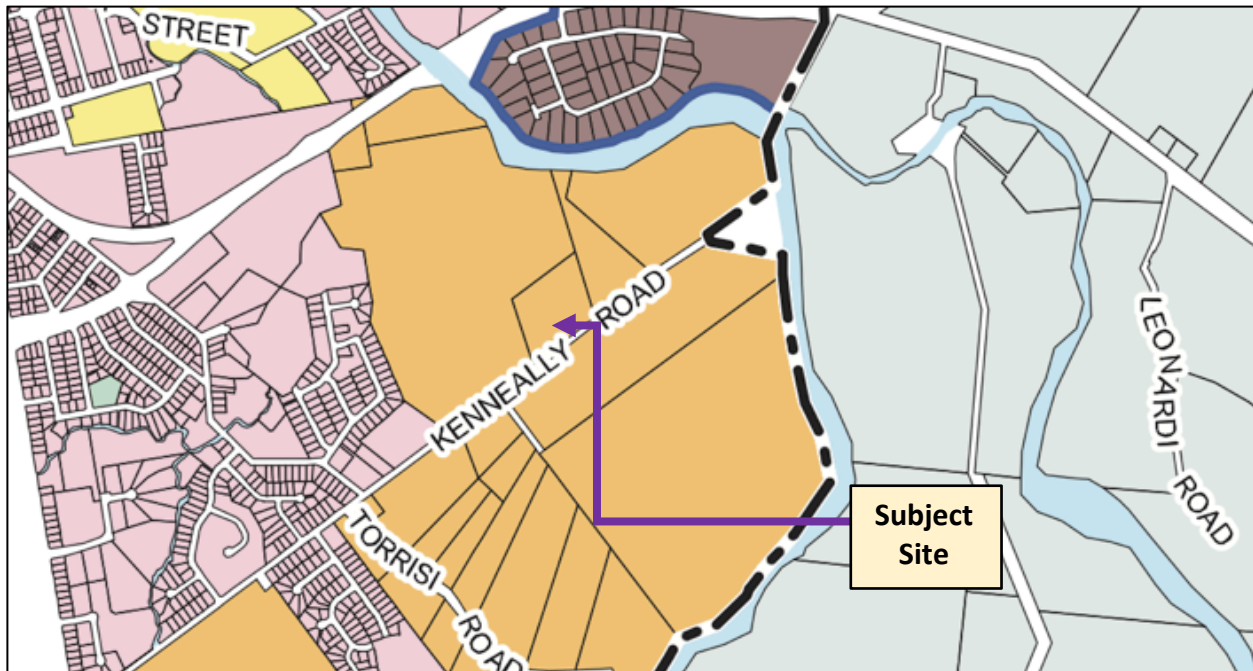


Figure 4: Planning Scheme Zoning Map – Emerging Community Zone (orange)

In terms of the services provided as part of this development, we have proposed the following to be provided as part of this development:

- **Access:** New access crossover in accordance FNQROC Standard Drawing must be provided for proposed lot 16.
- **Water:** The house on proposed lot 14 has an existing connection to water reticulation and an easement from the Barron River to service the site. In the interim, the proposed easement for water supply is considered sufficient to service any future dwelling. Once lot 16 is able to be provided with a water service connection, a connection must be installed at the sole cost of the landowner of lot 16.
- **Sewerage:** Existing on-site sewerage system servicing the existing dwelling on proposed lot 14 is contained within the allotment. In the interim, an on-site wastewater disposal system is considered sufficient to service any future dwelling on proposed lot 16. Once lot 16 is able to be provided with a sewerage connection, a connection must be installed at the sole cost of the landowner of lot 16.
- **Power:** Proposed lot 14 has an existing connection to power. The power line network runs along Kenneally Road. A condition of approval is anticipated to require proposed lot 16 to be provided with power via a 'certificate of supply'.
- **Telecommunications:** This will be satisfied through an application to NBN for each site to be connected to the internet at the time of completion of the subsequent dwelling houses on each allotment.

Based on the various reasons listed above and the proposed controls to be implemented, we consider that this development certainly has merit based on sound planning grounds. It is considered that this development in these particular and unique circumstances, meets the performance outcomes and purpose statements outlined within the Emerging Community Zone Code and Reconfiguring a Lot Code. As such, this development should be supported and recommended for approval, subject to reasonable and relevant conditions being imposed.

#### 4.0 DEVELOPMENT APPLICATION DETAILS

This impact assessable development application seeks a development permit to Reconfigure the Lot under the *Planning Act 2016* from one (1) into two (2) allotments. By way of this development application, the applicant is

seeking specific approval of the following development permit to authorise the subdivision of the allotments as detailed in this planning report.

## 5.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for the Reconfiguration of one (1) into two (2) allotments of Lot 14 on SP202891, located at 235 Kenneally Road, Mareeba. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Emerging Community Zone and Reconfiguring a Lot Code.

### 5.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Strategic Framework
- Emerging Zone Code
- Reconfiguration of a Lot Code
- Landscape Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall “Purpose” of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

#### 5.1.1 Strategic Framework

The Strategic Intent, and the Strategic Framework (SF) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into various themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc; inherently satisfies the intent of the Framework.

The SF sets the policy direction for the Shire for the life of the Planning Scheme. Regarding this development the relevant provisions of the SF are:

- Settlement pattern and built environment – Urban Expansion Areas;
- Natural Resources and Environment – Watercourses; and
- Transport & Infrastructure – Securing Stormwater Infrastructure.

### **3.3 Settlement Patter and built environment – Urban Expansion Areas**

Regarding Urban Expansion Areas the SF states:

- (3) *Residential areas* and *urban expansion areas* support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and *activity centres* while protecting the character of the shire.

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the *residential areas* and *urban expansion areas* of the shire.

#### **3.3.8 Element—Urban expansion and investigation areas**

##### **3.3.8.1 Specific outcomes**

- (1) *Urban expansion areas* and *investigation areas* are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.
- (2) Well-serviced and designed greenfield residential development occurs in *urban expansion areas* of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.
- (3) *Urban expansion areas* in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.
- (4) Local centre development may occur within *urban expansion areas* in Mareeba to provide for everyday community needs within a walkable catchment.

##### **3.3.8.2 Land use strategies**

- (1) *Investigation areas* are to be investigated to accommodate future development beyond the life of the planning scheme. *Investigation areas* are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an *investigation area* should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of *activity centres*. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:
  - (a) need for land for the proposed land use;
  - (b) mitigation or avoidance of impacts on sensitive receiving environments;
  - (c) where involving good quality agricultural land:
    - (i) there is no alternative land available that is not good quality agricultural land; and
    - (ii) the need for future development represents a public benefit.
  - (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance
  - (e) consistency with the Strategic Framework.
  - (f) consistency with State and Regional Planning requirements.

#### **Statement of Compliance:**

The subject site is approximately 4.26 hectares in area, with frontages of approximately 230metres along Kenneally Road. The site contains an existing dwelling and associated outbuildings located in the middle of the

allotment. The property was previously farmed some 20 years ago, with tobacco and vegetables being grown on-site. Since then the only small-scale hobby farming activities have occurred on the site and in the surrounding areas contained within the Emerging Communities Zoning, with less than a quarter of the land in the area used as hobby farms.

It is evident from the surrounding larger holdings in the area, that they are no longer suitable and is rarely used for agricultural purposes given its proximity to surrounding residential land (spray drift from chemicals, dust, etc.). As such, the land is somewhat landlocked by default, where property owners appear to have limited opportunities to utilise their property under the current zoning provisions and outcomes listed within the emerging communities zoning. Additionally, the site covers an area of only 4.26 hectares which is hardly large enough for a reasonable farming venture.

As an interim solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time) our client is seeking approval to subdivide the property to create an additional allotment. Proposed lot 16 seeks to utilise a small portion of the property that will not jeopardise the future development potential of the parent property, as it is located in a portion of the property which contains a significant gully / natural overland flow path which cannot be altered or changed in any future urban development scenarios. To protect this area into the future as a drainage path, it is proposed to create an easement over the affected area for stormwater drainage purposes. This easement is to be included within the proposed newly created allotment, which provides suitable area adjacent to the gully /easement to accommodate a dwelling and any associated outbuildings.

Accordingly, the development is compliant with the SF outcomes sought within the urban expansion areas by safeguarding future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site.

### **3.4 Natural Resources and Environment**

Regarding watercourses the SF states:

- (3) The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including but not limited to *major waterbodies* and *major watercourses*, is protected, monitored and improved. The impacts of Mareeba Shire's water quality, wetland and riparian health on the Great Barrier Reef and the Gulf of Carpentaria are recognised through integrating sustainable catchment management practices into land use planning. Riparian areas and areas surrounding ecologically significant wetlands will be enhanced as part of new development.

#### **3.4.6 Element—Watercourses and wetlands**

##### **3.4.6.1 Specific outcomes**

- (1) Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.
- (2) Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
  - (a) Wetlands in the Great Barrier Reef Catchment; and
  - (b) Wetlands of High Ecological Significance as identified through the *Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM)*.

- (3) The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.
- (4) The headwaters of the Staaten River, which are included in the far western extent of Mareeba Shire, are recognised for their status as a part of the Gulf Rivers Strategic Environmental Area.
- (5) Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.

#### **Statement of Compliance:**

The subject site is approximately 4.26 hectares in area, with frontages of approximately 230metres along Kenneally Road. The site contains an existing dwelling and associated outbuildings located in the middle of the allotment. The property was previously farmed some 20 years ago, with tobacco and vegetables being grown on-site. Since then the only small-scale hobby farming activities have occurred on the site and in the surrounding areas contained within the Emerging Communities Zoning, with less than a quarter of the land in the area used as hobby farms.

It is evident from the surrounding larger holdings in the area, that they are no longer suitable and is rarely used for agricultural purposes given its proximity to surrounding residential land (spray drift from chemicals, dust, etc.). As such, the land is somewhat landlocked by default, where property owners appear to have limited opportunities to utilise their property under the current zoning provisions and outcomes listed within the emerging communities zoning. Additionally, the site covers an area of only 4.26 hectares which is hardly large enough for a reasonable farming venture.

As an interim solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time) our client is seeking approval to subdivide the property to create an additional allotment. Proposed lot 16 seeks to utilise a small portion of the property that will not jeopardise the future development potential of the parent property, as it is located in a portion of the property which contains a significant gully / natural overland flow path which cannot be altered or changed in any future urban development scenarios. To protect this area into the future as a drainage path, it is proposed to create an easement over the affected area for stormwater drainage purposes. This easement is to be included within the proposed newly created allotment, which provides suitable area adjacent to the gully /easement to accommodate a dwelling and any associated outbuildings.

Accordingly, the development is compliant with the relevant SF outcomes regarding the protection of watercourses / waterways by safeguarding future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site. The balance of the land outside of the easement provides a suitable buffer from the watercourse as specified under specific outcome 3.4.6.1 (2) & (5).

### **3.6 Transport & Infrastructure:**

Regarding Infrastructure services the SF states:

- (6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.
- (10) Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to road, pedestrian and cycle, water and sewerage, and stormwater networks that are commensurate with the anticipated impacts generated by the development.

#### **3.6.8 Element—Stormwater management**

##### **3.6.8.1 Specific outcomes**

- (1) Water Sensitive Urban Design principles and adequate infrastructure are integrated into new development, ensuring:
  - (a) water quality objectives are met;
  - (b) a no worsening effect on surrounding land and the environment is achieved;
  - (c) flooding and ponding of water is avoided
- (2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

### **Statement of Compliance:**

The subject site is approximately 4.26 hectares in area, with frontages of approximately 230metres along Kenneally Road. The site contains an existing dwelling and associated outbuildings located in the middle of the allotment. The property was previously farmed some 20 years ago, with tobacco and vegetables being grown on-site. Since then the only small-scale hobby farming activities have occurred on the site and in the surrounding areas contained within the Emerging Communities Zoning, with less than a quarter of the land in the area used as hobby farms.

It is evident from the surrounding larger holdings in the area, that they are no longer suitable and is rarely used for agricultural purposes given its proximity to surrounding residential land (spray drift from chemicals, dust, etc.). As such, the land is somewhat landlocked by default, where property owners appear to have limited opportunities to utilise their property under the current zoning provisions and outcomes listed within the emerging communities zoning. Additionally, the site covers an area of only 4.26 hectares which is hardly large enough for a reasonable farming venture.

As an interim solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time) our client is seeking approval to subdivide the property to create an additional allotment. Proposed lot 16 seeks to utilise a small portion of the property that will not jeopardise the future development potential of the parent property, as it is located in a portion of the property which contains a significant gully / natural overland flow path which cannot be altered or changed in any future urban development scenarios. To protect this area into the future as a drainage path, it is proposed to create an easement over the affected area for stormwater drainage purposes. This easement is to be included within the proposed newly created allotment, which provides suitable area adjacent to the gully /easement to accommodate a dwelling and any associated outbuildings.

Accordingly, the development is compliant with the relevant SF outcomes regarding the contribution of infrastructure as part of this development by safeguarding future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site.

## 5.1.2 Emerging Community Zone Code

### 6.2.4 Emerging community zone code

#### 6.2.4.1 Application

- (1) This code applies to assessing development where:
  - (a) located in the Emerging community zone; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

#### 6.2.4.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future
  - (b) manage the timely conversion of non-urban land to urban purposes.
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) Mareeba Shire Council's purpose of the Emerging community zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas.

Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme.

Urban growth areas are identified within the towns of Kuranda and Mareeba. These areas are subject to Local plan codes which include further provisions.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land that has the potential for development for urban purposes although may contain pockets of land unsuitable for development due to scenic or environmental constraints is preserved until detailed planning studies have occurred;
  - (b) Interim development does not compromise the future development potential of the land for urban purposes;
  - (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
  - (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  - (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads;

- (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process;
- (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features;
- (h) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan;
- (i) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced as part of the development of the zone; and
- (j) Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.

### **Statement of Compliance:**

The proposed development provides an appropriate interim development solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time). Proposed lot 16 seeks to utilise a small portion of the property that will not jeopardise the future development potential of the parent property, as it is located in a portion of the property which contains a significant gully / natural overland flow path which cannot be altered or changed in any future urban development scenarios. To protect this area into the future as a drainage path, it is proposed to create an easement over the affected area for stormwater drainage purposes. This easement is to be included within the proposed newly created allotment, which provides suitable area adjacent to the gully /easement to accommodate a dwelling and any associated outbuildings.

Accordingly, the development is compliant with the relevant Emerging Community Zone purpose outcomes in that it does not compromise the future development potential within this zone, but instead safeguards the future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site.

The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Emerging Community Zone. Based on the various reasons listed above and the proposed controls to be implemented, we consider that this development certainly has merit on solid planning grounds to justify and support the creation of an additional allotment. It is considered that this development in these particular and unique circumstances, meets the performance outcomes and purpose statements outlined within the Emerging Community Zone Code and Reconfiguring a Lot Code.

### **5.1.3 Reconfiguring a Lot Code**

*The purpose of the Reconfiguring a lot code is to ensure that land is:*

- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;*
- (b) provided with access to appropriate movement and open space networks; and*
- (c) contributes to housing diversity and accommodates a range of land uses.*

*The purpose of the code will be achieved through the following overall outcomes:*

- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;*
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.*



- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
- (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;
- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
  - (i) topography;
  - (ii) climate responsive design and solar orientation;
  - (iii) efficient and sustainable infrastructure provision;
  - (iv) environmental values;
  - (v) water sensitive urban design;
  - (vi) good quality agricultural land; and
  - (vii) the character and scale of surrounding development.

**Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot**

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m <sup>2</sup>	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	350m <sup>2</sup>	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	600m <sup>2</sup>	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m <sup>2</sup>	5 metres
	All other lots	800m <sup>2</sup>	16 metres
Medium density residential	Rear lot	600m <sup>2</sup>	5 metres
	All other lots	400m <sup>2</sup>	10 metres
Industry	All lots	1,500m <sup>2</sup>	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m <sup>2</sup> precinct		
All lots	4,000m <sup>2</sup>	40 metres	

### **Statement of Compliance:**

The proposed development provides an appropriate interim development solution for the site, until such time as the urban growth reaches this area (approx. 20 to 30 years' time). Proposed lot 16 seeks to utilise a small portion of the property that will not jeopardise the future development potential of the parent property, as it is located in a portion of the property which contains a significant gully / natural overland flow path which cannot be altered or changed in any future urban development scenarios. To protect this area into the future as a drainage path, it is proposed to create an easement over the affected area for stormwater drainage purposes. This easement is to be included within the proposed newly created allotment, which provides suitable area adjacent to the gully /easement to accommodate a dwelling and any associated outbuildings.

In terms of minimum lot size, the proposal is non-compliant with the 10ha area specified which relates to ensuring that only larger holdings are created that are of a suitable size for future urban development of residential (~450m<sup>2</sup> allotments). In this instance, we are seeking to provide an interim development solution within the zone that secures much need stormwater infrastructure. Accordingly, the development is compliant with the relevant outcomes in that it does not compromise the future development potential within this zone, but instead safeguards the future infrastructure provisions which guarantees that any future urban development of the surrounding land can legally discharge stormwater through the site.

#### **5.1.4 Landscaping Code**

The proposal is for a subdivision within the Emerging Community Zone, where the development provides an interim development solution. The assessment of the development against the landscaping code in this particular instance is not considered applicable to this development.

#### **5.1.5 Parking and Access Code**

The proposal is for a subdivision within the Emerging Community Zone. As such, this code is not considered applicable to this development in terms of controlling parking demands and requirements as part of a reconfiguration of a lot. However, it is noted that each allotment will contain suitable access to the existing Road Network and will not detrimentally affect nor impact on the functionality of the existing a Road Network.

Access to proposed lots 16 will be provided via a newly constructed access crossover in accordance with the standard drawings in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. This has been noted and included on the development plans.

#### **5.1.6 Works, Service and Infrastructure Code**

The proposal is for Reconfiguration of 1 into 2 lots within the Emerging Community Zone, and as such limited services and infrastructure are required to be provided. Proposed lot 14 will contains all of the existing services, accesses, buildings and structures. These services to proposed lot 14 will remain unchanged as part of this development.

In terms of the services provided as part of this development, we have proposed the following to be provided as part of this development:

- **Access:** New access crossover in accordance FNQROC Standard Drawing must be provided for proposed lot 16.
- **Water:** The house on proposed lot 14 has an existing connection to water reticulation and an easement from the Barron River to service the site. In the interim, the proposed easement for water supply is considered sufficient to service any future dwelling. Once lot 16 is able to be provided with a water service connection, a connection must be installed at the sole cost of the landowner of lot 16.
- **Sewerage:** Existing on-site sewerage system servicing the existing dwelling on proposed lot 14 is contained within the allotment. In the interim, an on-site wastewater disposal system is considered sufficient to

service any future dwelling on proposed lot 16. Once lot 16 is able to be provided with a sewerage connection, a connection must be installed at the sole cost of the landowner of lot 16.

- **Power:** Proposed lot 14 has an existing connection to power. The power line network runs along Kenneally Road. A condition of approval is anticipated to require proposed lot 16 to be provided with power via a 'certificate of supply'.
- **Telecommunications:** This will be satisfied through an application to NBN for each site to be connected to the internet at the time of completion of the subsequent dwelling houses on each allotment.

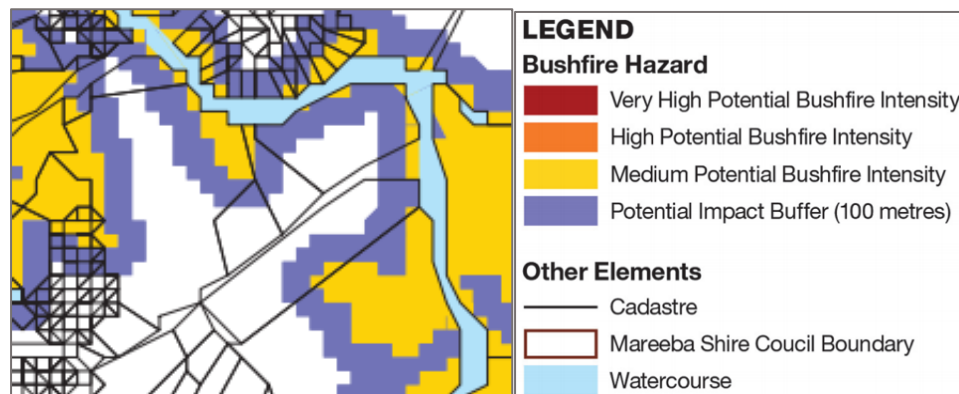
It is considered that the proposed Reconfiguration of a lot development achieves compliance with the outcomes sought to be achieved within Works, Services and Infrastructure Code.

### 5.1.7 Bushfire Hazard Overlay Code

*The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.*

*The purpose of the code will be achieved through the following overall outcomes:*

- Development in a Bushfire hazard area is compatible with the nature of the hazard;*
- The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;*
- Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and*
- Appropriate infrastructure is available to emergency services in the event of a bushfire.*



The subject land is mapped as containing located within the 'Potential Impact Buffer (100 metres)'. Proposed Lot 14 which contains the only section of the property mapped as having a potential impact, is the allotment which contains the existing buildings or structures. The existing water infrastructure on lot 14 is suitably sized and capable of protecting the infrastructure on site. As such, nothing in terms of services of buffers will be amended or altered as part of this development. Proposed lot 16 on the other hand are the newly created vacant allotments that will accommodate new dwellings and associated structures in the near future, however it falls outside of the hazard areas and therefore any provisions relating to controls do not apply. Nevertheless, both properties will be maintained by the landowners to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. Accordingly, it is considered that this development achieves compliance with the outcomes sought under the Bushfire Hazard Overlay Code.

### 5.1.8 Flood Hazard Overlay Code

*The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the Flood hazard overlay maps (OM-006ao) so that risk to life, property, community and the environment during*

*flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.*

*The purpose of the code will be achieved through the following overall outcomes:*

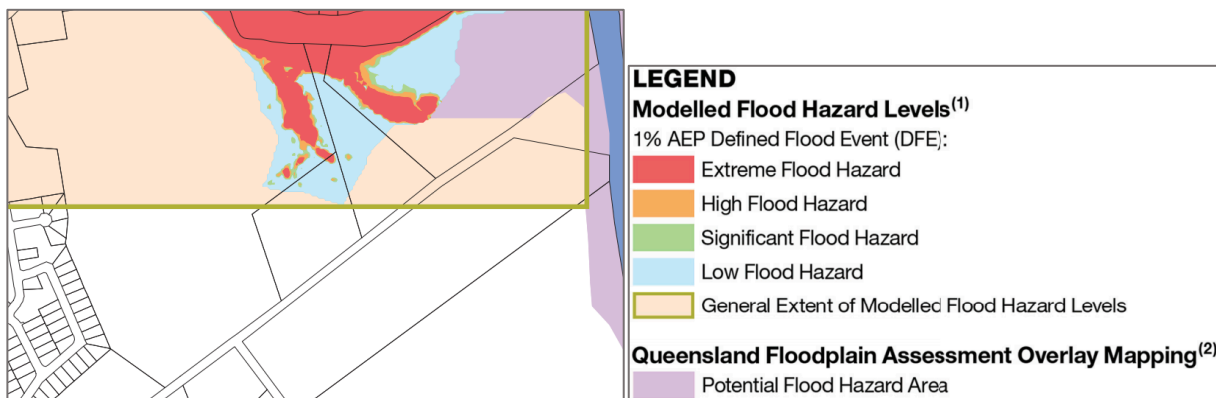
- (a) *Development in the 'Extreme flood hazard area':*
- i. maintains and enhances the hydrological function of the land;*
  - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;*
  - iii. is limited to:*
    - A. flood proofed Sport and recreation activities;*
    - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;*
    - C. flood proofed Utility installations, Substations or Major electricity infrastructure;*
    - D. conservation and natural area management; and*
    - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;*

*Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.*

- (b) *Development in the 'High flood hazard area':*
- i. maintains the hydrological function of the land;*
  - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;*
  - iii. is limited to:*
    - A. flood proofed Sport and recreation activities and Club uses;*
    - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;*
    - C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;*
    - D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;*
    - E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;*
    - F. flood proofed Utility installations, Substations or Major electricity infrastructure;*
    - G. conservation and natural area management; and*
    - H. replacement of existing lawful development; Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.*
  - iv. protects surrounding land and land uses from increased flood hazard impacts;*
  - v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.*

- (c) *Development in the 'Significant flood hazard area':*
- i. minimises risk to life and property from flood events;*
  - ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;*
  - iii. is limited to:*
    - A. Sport and recreation activities;*

- B. *Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;*
  - C. *Rural activities;*
  - D. *Accommodation activities, excluding Residential care facility and Retirement facility;*
  - E. *flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;*
  - F. *flood proofed Utility installations, Substations or Major electricity infrastructure;*
  - G. *conservation and natural area management;*
- iv. *locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and*
  - v. *locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.*
- (d) *Development in the 'Low flood hazard area':*
- i. *minimises risk to life and property from flood events;*
  - ii. *locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and*
  - iii. *locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.*
- (e) *Development in the 'Potential flood hazard area':*
- i. *maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;*
  - ii. *does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;*
  - iii. *locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and*
  - iv. *locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.*



**Statement of Compliance:**

The site is mapped within the Low Flood Level Hazard Area. Nevertheless, in terms of any potential impacts on proposed lot 14 & 16, it is anticipated that any future dwellings and structures proposed to be built on these

properties will be adequately positioned to ensure they immune from flooding. It is considered that the proposed development is compliant with the Flood Hazard Overlay Code requirements and no further assessment is required.

## 5.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies.

In this instance, the proposed development does not trigger referral for any matter of state interest.

## 5.3 Far North Regional Plan 2009-2031

The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

## 6.0 CONCLUSION

It is considered that the proposed development being a Reconfiguration of a Lot – One (1) into Two (2) Allotments over land described as Lot 14 on SP202891 is appropriate. In particular, the proposed development:

- Achieves compliance with the relevant outcomes within the Strategic Framework;
- Achieves compliance with the Performance Outcomes and Purpose Outcomes relating to Emerging Community Zone;
- Achieves compliance with the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Emerging Community Zone;
- Satisfies compliance with the relevant applicable mapped Overlays; and
- Does not conflict with the Far North Queensland Regional Plan 2009 – 2031.

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions.

The proposal is consistent with the “Purpose” of the Emerging Community Zone & Reconfiguring a Lot Code and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant’s opinion that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries please do not hesitate to contact our office on 0411 344 110.



**Ramon Samanes, MPIA**

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

## **APPENDIX 1: DEVELOPMENT APPLICATION FORMS 1**



# DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) 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 only building work.

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Rocco Lamonaca c/- U&i Town Plan
Contact name <i>(only applicable for companies)</i>	Ramon Samanes
Postal address <i>(P.O. Box or street address)</i>	PO Box 358
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411344110
Email address <i>(non-mandatory)</i>	Ramon@uitownplan.com.au
Mobile number <i>(non-mandatory)</i>	0411344110
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	R12-20

### 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
		235	Kenneally Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	14	SP202891	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Collins Weir Road	Mutchilba
	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.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- 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: <input type="text"/>	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

**5) Are there any existing easements over the premises?**

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

One (1) into Two (2) Allotments

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 checked="" type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3   |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                     |

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

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

**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?**

One (1) Allotments

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

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

**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:
				Emerging Communities
Number of lots created				Two (2) allotments

**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? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work**

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage
<input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Water infrastructure
	<input type="checkbox"/> Sewage infrastructure
	<input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? <i>(e.g. subdivision)</i>	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? <i>(include GST, materials and labour)</i>	
\$	

**PART 4 – ASSESSMENT MANAGER DETAILS**

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

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

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

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

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

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <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"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

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

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<b><u>Environmentally relevant activities</u></b>			
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
23.2) Is this development application for a <b>hazardous chemical facility</b> ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>			



### **Clearing native vegetation**

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **Environmental offsets**

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

### **Koala habitat in SEQ Region**

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

- Yes – the relevant template is completed and attached to this development application
- No

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

### **Marine activities**

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

**Note:** See guidance materials at [www.daf.qld.gov.au](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, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### **Brothels**

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

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

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

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

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – 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 (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

## **APPENDIX 2: OWNER'S CONSENT**

## CLIENT ACCEPTANCE FORM / OWNER'S CONSENT

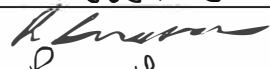
(TO BE COMPLETED AND RETURNED)

<b>PROJECT:</b>	<b>Reconfiguration of a Lot (1 into 2 Lots)</b>
<b>PROJECT ADDRESS:</b>	<b>235 Kenneally Road, Mareeba (Lot 14 on SP202891)</b>

### Client Details

Client:	ROCCO LAMONACA	(enter client name) (primary contact)
Invoice Address:	PO BOX 358 MAREEBA @ 4880	(enter invoice address)
Phone:	0419 709 522	(enter client phone)
Email:	r.lamonaca-65@hotmail.com	(enter client email)
Accounts Contact:	ROSANNA LAMONACA 041874 2263	(enter accounts email & phone)

### Landowner Details

Landowner Name/s:	ROCCO + ROSANNA LAMONACA	(enter landowner name/s) As directed on page notice
Address:	235 KENNEALLY RD MAREEBA @ 4880	(enter address)
All Owners Signatures:	 R. Lamonaca	(signatures from all landowners & Dated)

I / we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&I Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

**Signed:**



R. Lamonaca

**Name:**

ROCCO LAMONACA

ROSANNA LAMONACA

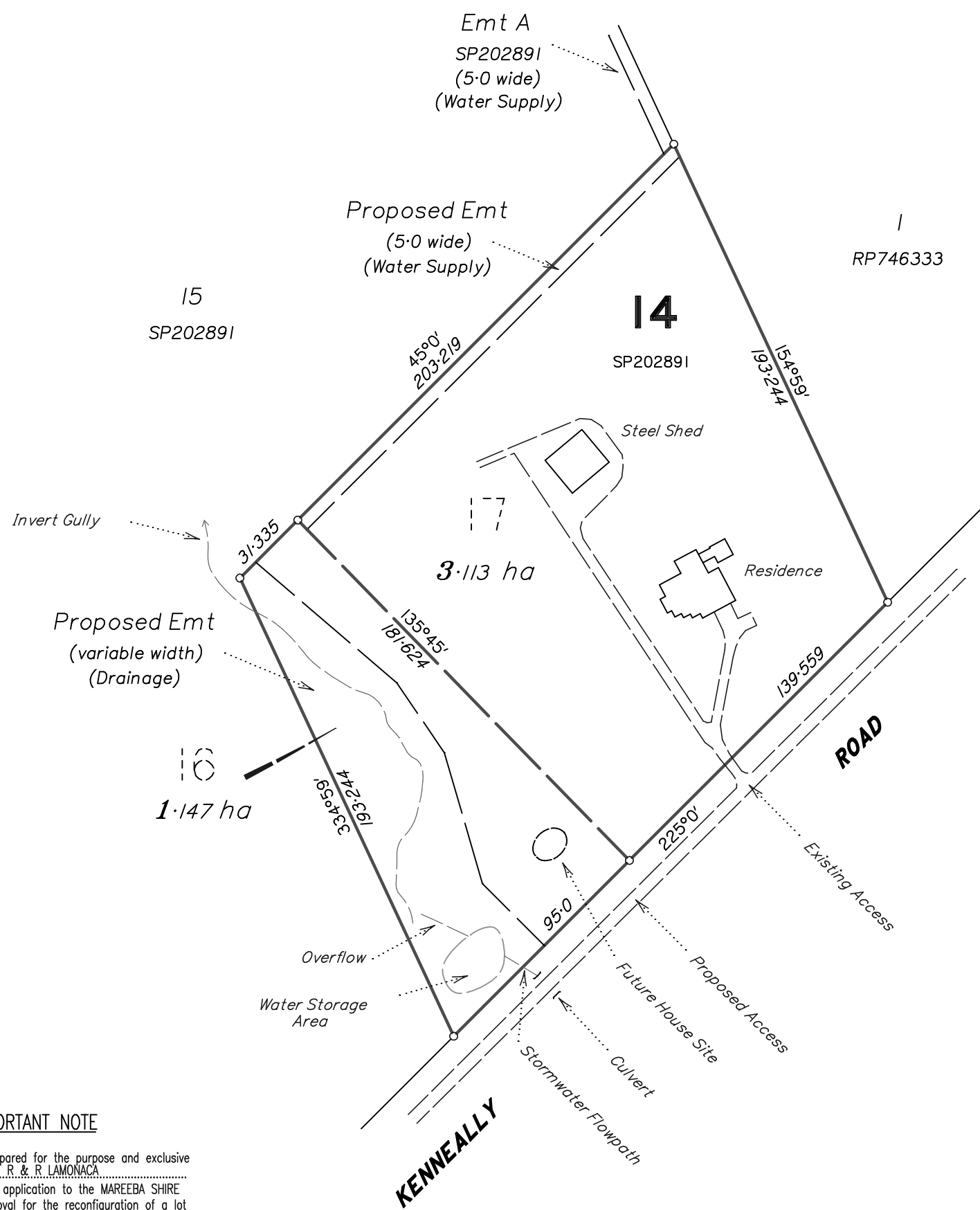
**Date:**

7/6/2020.

7/6/2020

Please complete, sign and return this page only to: [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)

## **APPENDIX 3: DEVELOPMENT PLANS**




**IMPORTANT NOTE**

- (i) This plan was prepared for the purpose and exclusive use of R & R LAMONACA to accompany an application to the MAREEBA SHIRE COUNCIL for approval for the reconfiguration of a lot described in this plan and is not to be used for any other purpose or by any other person or corporation. Robin Douglas TROTTER Licensed Surveyor accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2 of 4 hereof.
- (ii) The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (iii) Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
- (iv) This plan may not be photocopied unless this note is included.

*Dimensions & Areas subject to final survey*

Scale 1:2000 – Lengths are in Metres.



<p><b>ROBIN TROTTER Cadastral Surveyor</b>   <b>PO Box 481 Mareeba Qld 4880</b>          email <i>robint@activ8.net.au</i> mobile 0409 080017</p>	<p><b>R &amp; R LAMONACA</b></p>	<p>Scale : 1:2000          Sheet Size : A3          FB Ref :          Meridian : SP202891          Level Datum :</p>
<p>Surveyed by : <i>Date :</i>          Designed by : <i>R D TROTTER Date : 31/7/2020</i>          Checked by : <i>R D TROTTER Date : 31/7/2020</i></p>	<p><b>PROPOSED RECONFIGURATION</b>  <b>LOT 14 on SP202891</b>  <b>LOCALITY of MAREEBA</b></p>	<p><i>Origin of Co-ords :</i>  <i>Digital Data Ref :</i>  <i>Sheet Number :</i>          Drawing No : <b>140_04</b>          Issue :</p>
<p>Notes :           Amendments :</p>		