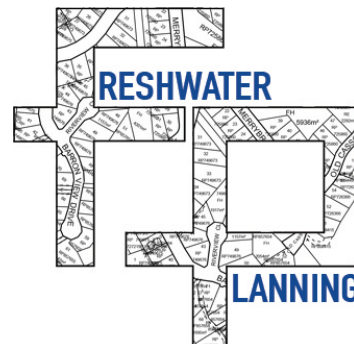


Your Ref:  
Our Ref: F21/04

04 April, 2021

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



**Attention: Regional Planning Group**

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – OFFICE AND WAREHOUSE  
LOT 48 ON SP320488 AND LOT 2 ON SP298298, MERINDAH CLOSE AND KAROBEAN DRIVE,  
MAREEBA.**

This application is for a Material Change of Use – Office and Warehouse over land described as Lot 48 on SP320488 and Lot 2 on SP298298, situated on Merindah Close and Karobean Drive, Mareeba is submitted on behalf of the BTM & S Stankovich Pty Ltd.

The application comprises of Application Forms, Proposal Plans, SmartMaps and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee to Council.

### **The Site**

The subject land is described as Lot 48 on SP320488 and Lot 2 on SP298298, Locality of Mareeba and situated on Merindah Close and Karobean Drive, Mareeba. The site is owned by BTM & S Stankovich Pty Ltd (Lot 48) and BTM & S Holdings Pty Ltd (Lot 2) with BTM & S Stankovich Pty Ltd being the applicant for the proposed development. The subject site comprises of two allotments, has an area of 2.7469 hectares and contains frontage to Karobean Drive, Merindah Close and Emerald End and Hastie Roads. The site contains existing Commercial Buildings (Amaroo Village Business Precinct) and Vacant Land (Amaroo Park Residential Estate). The site is accessed from the existing Road Network, being Karobean Drive and the termination of Merindah Close. No access is proposed from Hastie or Emerald End Roads.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor. It is considered that the proposal does not require Referral to any State Agencies.

## Meets and Bounds

The Development Application, while provided over the site comprising of two allotments and containing an area of 2.7469 hectares, encompasses a Meets and Bounds Area of 752.5 m<sup>2</sup> as per demonstrated on Gregory G Terzi Proposal Plans. This Meets and Bounds Area is located for the majority within existing Lot 48 on SP320488 with Lot 2 on SP298298 included for the main purpose of the provision of access. While the proposal includes the Amaroo Village Business Precinct, the proposal is not envisaged to affect the existing Amaroo Village Business Precinct, nor will this form part of the Town Planning Assessment. The proposal and assessment will concentrate on the Meets and Bounds 752.5 m<sup>2</sup> of the site.


The proposed Meets and Bounds Area including the proposed Commercial Building is to be added as a part of existing Lot 2 on SP298298 which will be provided as separate Development Application for a Reconfiguration of a Lot over the Merindah Close Residential Area.

## The Proposed Development

The proposed development is for a Material Change of Use – Office and Warehouse in the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme. The site is located on Merindah Close and Karobean Drive, Mareeba and is more particularly described as Lot 48 on SP320488 and Lot 2 on SP298298. The site is irregular in shape, has a Meets and Bounds Area of 752.5 m<sup>2</sup> and contains vacant land. No change to the existing functioning of the entire site will occur and no change to the existing Amaroo Village Business Precinct is envisaged.

A Development Permit for a Material Change of Use is sought to facilitate the construction of a 239 m<sup>2</sup> Commercial Building in addition to the existing Amaroo Village Business Precinct. The site contains the existing Commercial Uses and Vacant Residential Land. The proposal is to add an additional Commercial Building to house Offices, a Meeting Room and Store and is considered to complement the existing Commercial Buildings.

The proposed Commercial Building is proposed to include the following:

- |  |  |
|--|--|
|  Offices      |  Store; and           |
|  Meeting Room |  Amenities (Disabled) |

The proposal provides for six (6) parking spaces with the option for a PWD parking space if required. The sealed driveway also provides for vehicle manoeuvring areas for delivery vehicles. The site is accessed from the existing crossovers to the existing Road Network, being Karobean Drive and utilises the existing access driveway provided along the northern boundary of Lot 2 on SP298298.

The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site with the proposal continuing on the existing privacy fence to match in with the Amaroo Village Business Precinct.

The site is located in the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for the proposed Office and Warehouse is an Impact Assessable Use within this Zone. The application is Impact Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate and conforms to the existing Amaroo Village Business Precinct of the site, immediate vicinity and surrounding environs providing supporting Services/Uses to the surrounding local residents of Mareeba and the Tablelands.

Lot 48 on SP320488 and Lot 2 on SP298298 are identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be an infill development of an existing site. The Material Change of Use is within the Urban Footprint and results in the creation of greater densities/Supporting Uses without affecting the existing natural environment. The proposal is for a Material Change of Use to provide necessary services to Mareeba which will continue to support the driving industries of the Mareeba Township and Region.

It is considered that the proposed Material Change of Use is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

### Low Density Residential Zone Code

The proposed development is sought to facilitate the construction of a 239 m<sup>2</sup> Commercial Building in addition to the existing Amaroo Village Business Precinct over the site. The proposal is not considered to adversely affect the existing amenity, character and nature of the site and the surrounding vicinity instead, is considered to enhance the existing Amaroo Village Business Precinct.

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	Complies, The proposed development has a building height of 5.8 metres and is of single storey.
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Low-density residential zone.</li> </ul>	<b>AO2</b> Domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	Not Applicable. No Outbuilding proposed.
<b>Siting</b>		
<b>PO3</b> Development is sited in a manner that considers and respects:	<b>AO3.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage; and</li> </ul>	Complies, Appropriate Setbacks have been provided from any Street Frontage.

Performance outcomes	Acceptable outcomes	Comments
(a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	(b) 3 metres from any secondary road frontage.  <b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Complies, The proposed building is setback a minimum of 3.0 metres to any side and rear boundary of the Meets and Bounds Plan. This will ensure to be provided/maintained with any further Reconfiguration Approval over the site.
<b>Accommodation density</b>		
<b>PO4</b> The density of Accommodation activities: (h) contributes to housing choice and affordability; (i) respects the nature and density of surrounding land use; (j) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (k) is commensurate to the scale and frontage of the site.	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.6.3B</b> .	Not Applicable. No Accommodation Activity proposed.
<b>Gross floor area</b>		
<b>PO5</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	<b>AO5</b> Gross floor area does not exceed 600m <sup>2</sup> .	Complies, The proposed building has a Gross Floor Area of 239 m <sup>2</sup> .
<b>For assessable development</b>		
<b>Building design</b>		
<b>PO6</b> Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	<b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Complies, The proposed building has been meticulously designed to incorporate appropriate visual interests while maintaining the existing character of the Amaroo Village Business Precinct.

Performance outcomes	Acceptable outcomes	Comments
<b>PO7</b> Development complements and integrates with the established built character of the Low density residential zone, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.	Complies, The proposal is considered to complement the existing and established character of the Low Density Residential Zone, in particular the Amaroo Village Business Precinct. The proposed designs will ensure to continue the existing visual amenity of the Amaroo Village Business Precinct.
<b>Non-residential development</b>		
<b>PO8</b> Non-residential development is only located in new residential areas and: <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of nearby residential uses;</li> <li>(c) directly supports the day to day needs of the immediate residential community; and</li> <li>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</li> </ul>	<b>AO8</b> No acceptable outcome is provided.	The proposed development is considered to be an extended part of the Amaroo Village Business Precinct with the proposal adding to the amenity of the existing Precinct whilst not detracting from the amenity of any nearby Residential Uses. The proposal is not considered to impact on the orderly provision of non-residential development in other locations of the Shire with the proposed 239 m <sup>2</sup> building to support the existing Amaroo Village Business Precinct.
<b>Amenity</b>		
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO9</b> No acceptable outcome is provided.	The proposal is not considered to detract from the existing amenity of the local area. The Commercial Building has been meticulously designed similar to that within the Amaroo Village Business Precinct. The proposed development will not create any adverse additional affects to the local area and will not detract from the existing amenity, instead the proposal is considered to enhance the existing amenity of the Amaroo Village Business Precinct.
<b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> </ul>	<b>AO10</b> No acceptable outcome is provided.	Considered to comply. The proposal is considered to aid in ameliorating any negative environmental impacts over the site.

Performance outcomes	Acceptable outcomes	Comments
(i) emissions.		

It is considered that the proposed Material Change of Use for Office and Warehouse within the existing Commercial Area (Amaroo Village Business Precinct) of the Low Density Residential Zone is not in conflict with the Purposes or Intent of the Zone Code and is appropriate and acceptable.

## Commercial Activities Code

The proposed development incorporates an Office in addition to the Warehouse component. Assessment against the Commercial Activities Code is provided below. It is considered that the proposed Office complies with the Intent of the Commercial Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	<b>AO1</b> Building design does not incorporate: <ul style="list-style-type: none"> <li>(a) highly reflective materials such as high performance glass or untreated galvanised metals; or</li> <li>(b) unrelieved, unpainted or un-rendered finishes; or</li> <li>(c) unarticulated concrete finishes; or</li> <li>(d) unarticulated cladding systems; or</li> <li>(e) fluorescent or iridescent paints; or</li> <li>(f) use of single colour or surface treatment.</li> </ul>	Complies, The proposal development, as demonstrated on the attached and Plans, ensures that a high level of finish is provided to all structures. The proposal is considered to be durable and of high quality contributing to the character of the area, in particular the Amaroo Village Business Precinct. The proposed building has been specifically designed for the proposed Uses ensuring the durability of each building while maintaining the character of the area.
<b>If for Sales office</b>		
<b>PO2</b> A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: <ul style="list-style-type: none"> <li>(a) duration of use;</li> <li>(b) size and scale;</li> <li>(c) intensity and nature of use;</li> <li>(d) number of employees; and</li> <li>(e) hours of operation.</li> </ul>	<b>AO2.1</b> The Sales office is limited in its duration to a period not greater than: <ul style="list-style-type: none"> <li>(a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or</li> <li>(b) 6 months, where involving land or buildings that can be won as a prize.</li> </ul> <b>AO2.2</b> The Sales office does not exceed 100m <sup>2</sup> gross floor area.  Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize.  <b>AO2.3</b> No more than 3 employees work within the sales office at any one time.	Not Applicable. No Sales Office proposed.

Performance outcomes	Acceptable outcomes	Comments
	<b>AO2.4</b> The Sales office does not operate outside the hours of 8.00am to 6.00pm.	
<b>PO3</b> A Sales office is located to be accessible to visitors.	<b>PO3</b> The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.	Not Applicable. No Sales Office proposed.
<b>For assessable development</b>		
<b>Visual amenity and character</b>		
<b>PO4</b> Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	<b>AO4</b> No acceptable outcome is provided.	Complies, Appropriate screening and refuse storage areas are provided with the proposed development of the site.
<b>Location and size</b>		
<b>PO5</b> Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	<b>AO5</b> No acceptable outcome is provided.	Complies, The proposed Commercial Activities adjoins the Amaroo Village Business Precinct. The proposal has been meticulously designed to incorporate into the Amaroo Village Business Precinct and is considered to be of appropriate scale in relation to the proposed development and surrounding Uses. The proposal is similar of an appropriate scale and is considered to compliment the hierarchy of Commercial Activities within Mareeba.
<b>If for Service station or Car wash</b>		
<b>PO6</b> The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	<b>AO6.1</b> The site has a: (a) minimum area of 1500m <sup>2</sup> ; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise. <b>AO6.2</b> Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage. <b>AO6.3</b> Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site	Not Applicable. No Car Wash or Service Station proposed.



Performance outcomes	Acceptable outcomes	Comments
	<p>when discharging fuel into the tanks; and</p> <p>(b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.</p> <p><b>AO6.4</b> Fuel pumps, car wash bays and facilities including air and water points are:</p> <p>(a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and</p> <p>(b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.</p>	
<p><b>PO7</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that:</p> <p>(a) the off-site release of contaminants does not occur; and</p> <p>(b) there are no significant adverse impacts on the quality of surface water or ground water resources.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>Not Applicable. No Car Wash or Service Station proposed.</p>

## Industrial Activities Code

The proposed development incorporates Industrial Activities in the form of a Warehouse in addition to the Office Use. This Industrial Activities will provide an attractive development complimenting the existing character and nature of the Zone and in particular the Amaroo Village Business Precinct. Assessment against the relevant aspects of the Industrial Activities Code is provided below.

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>Separation</b>		
<p><b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <p>(a) noise;</p> <p>(b) odour;</p> <p>(c) light; and</p> <p>(d) emissions.</p> <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p><b>AO1</b> Development is separated from sensitive uses as follows:</p> <p>(a) medium impact industry—250 metres; or</p> <p>(b) high impact industry—500 metres; or</p> <p>(c) special industry— 1.5 kilometres.</p>	<p>Not Applicable. The proposal is for Industrial Activities over the site in the form of a Warehouse. The proposal is not considered to significantly affect the amenity of the surrounding Sensitive Uses as the proposal is to provide for storage associated with the Commercial Uses over the site.</p>



Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Amenity</b>		
<b>PO2</b> Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	<b>AO2</b> No acceptable outcome is provided.	Can Comply, The proposal will ensure to provide appropriate screening. The proposed Warehousing is considered to protect and enhance the existing character and amenity of the site and the environs through appropriate design.

It is not considered that the proposal is in conflict with the relevant aspects of the Industrial Activities Code. The proposal offers similar character and nature to what is immediately existing whilst enhancing the character with more attractive streetscapes. The proposal provides for appropriate Uses over the site that supports the local economy, helping to cement Mareeba as a Major Industrial Area of the Tablelands.

It is considered that the proposed Warehouse complies with the Intent of the Industrial Activities Code and is acceptable.

### **Airports Environs Overlay Code**

The site is located outside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the Light Intensity – Mareeba Overlay Mapping. The proposed Office and Warehouse is not considered to adversely affect the site, immediate vicinity or surrounds. The proposal is not for a waste disposal site. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Office and Warehouse given the site being located outside the Light Intensity Zone and greater than 8km for Bird and Bat Strike Zones.

### **Flood Hazard Overlay Code**

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Material Change of Use is Not Applicable to the Flood Hazard Overlay Code.

### **Landscaping Code**

The proposal is for an Office and Warehouse adjoining the Amaroo Village Business Precinct. Any Landscaping and Fencing will be provided to maintain and enhance the existing amenity of the Amaroo Village Business Precinct. The proposal will ensure to provide an attractive Street Frontage improving the amenity of the Commercial Area. The proposal will continue on the existing Privacy Fencing to match the existing.

### **Parking and Access Code**

The proposal is for an Office and Warehouse of 239 m<sup>2</sup> adjacent to the Amaroo Village Business Precinct. The proposal requires a parking rate of 1 per 25 m<sup>2</sup> for the provision of Office Use and a rate of 1 per 90 m<sup>2</sup> for the Warehouse component. The proposal has a Gross Floor Area of 239 m<sup>2</sup> which is inclusive of 68.34 m<sup>2</sup> of Office Area and 170.74 m<sup>2</sup> of Warehousing. This calculated GFA requires the provision five (5) vehicle parking space [4.63 spaces in total with 2.73 for the Office and 1.90 for the Warehouse] of which the proposal plans provide for

six (6) spaces. Access to the site is already provided along the northern boundary of existing Lot 2 on SP298298 and no change to the existing access crossovers, provided via Karobean Drive, is envisaged with the proposed development. It is considered that the site is provided with safe appropriate access to the proposed Uses. It is considered that the site contains an existing oversupply of vehicle parking spaces and contains ample manoeuvring areas and the provision of an SRV parking space within the Warehouse if required.

### **Works, Services and Infrastructure Code**

The proposal is for a Commercial Building within the Amaroo Village Business Precinct, no change to the existing services are proposed and the proposed new building will be provided with all available Urban Services. Any Excavation and Filling will be limited to site preparation only.

The site contains frontage to the existing Road Network and proposes access from this existing, being Karobean Drive, with no change to the existing crossovers envisaged.

The proposal will ensure that any additional Stormwater collected from the proposed Commercial Building will be directed to the lawful point of discharge.

It is considered that the proposed Material Change of Use complies with the Intent of the Works, Services and Infrastructure Code.

### **Conclusion**

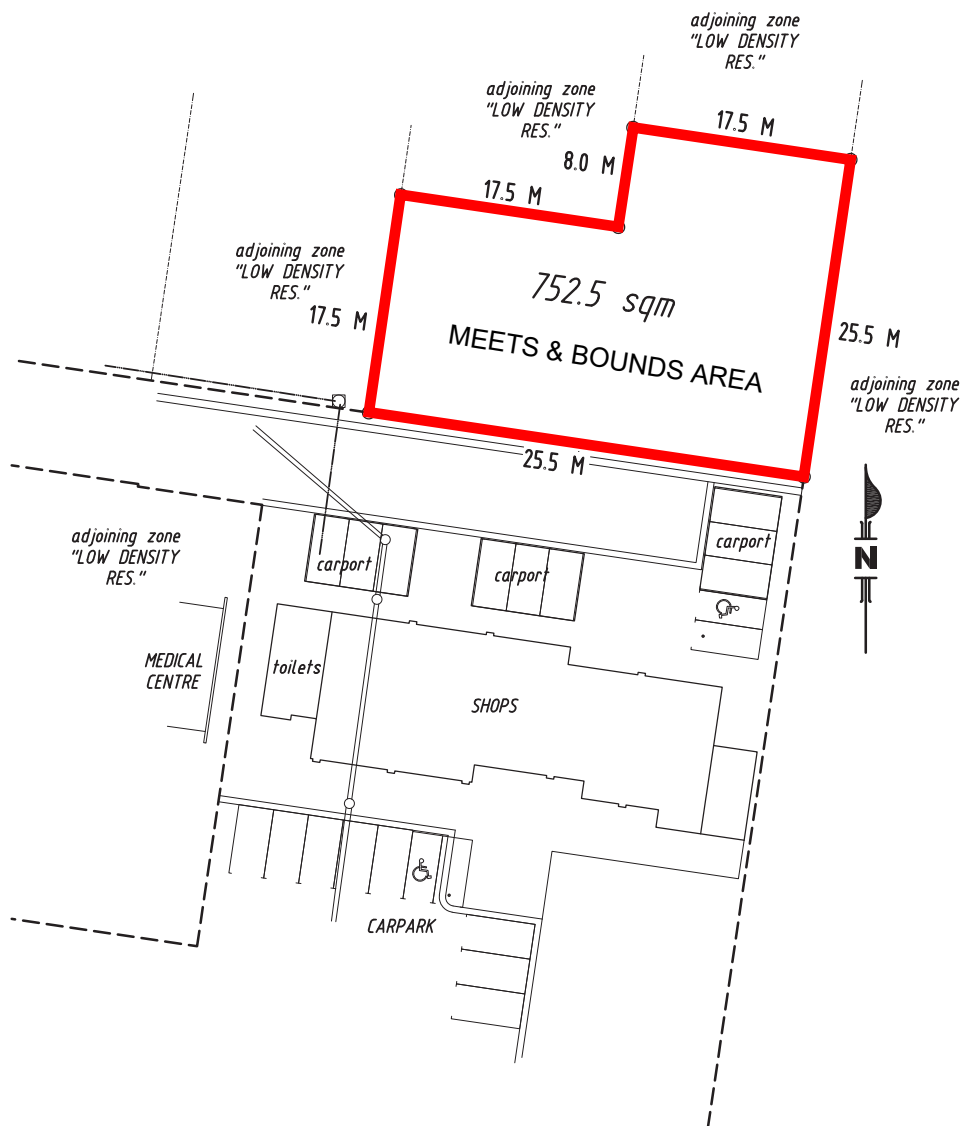
It is considered that the proposed development being a Material Change of Use to facilitate the construction of an additional Commercial Building within the Amaroo Village Business Precinct over land described as Lot 48 on SP320488 and Lot 2 on SP298298 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive streetscape. In particular, the proposed development:

- Is not in conflict with the Intent and Purposes for land designated in the Low Density Residential Zone;
- Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive local service supporting the Residential population of Mareeba and the surrounding Townships;
- Can meet the Performance Outcomes and the Purpose of the Commercial Activities Codes;
- Can meet the Performance Outcomes and the Purpose of the Industrial Activities Codes;
- Is not in conflict with the nominated Overlays; and
- Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba;

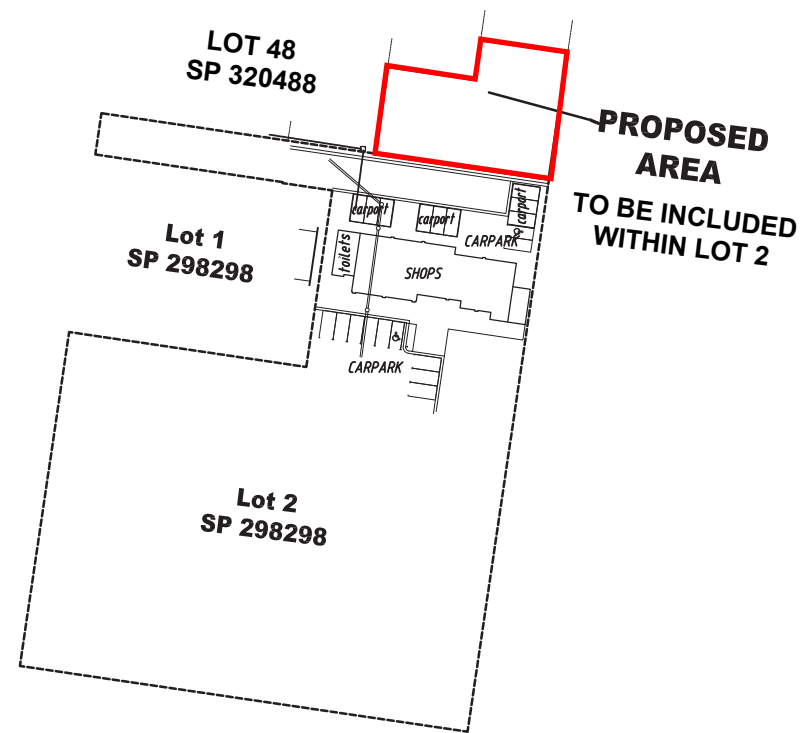
Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site, or tabulating and Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

  
**MATTHEW ANDREJIC**  
**FRESHWATER PLANNING PTY LTD**

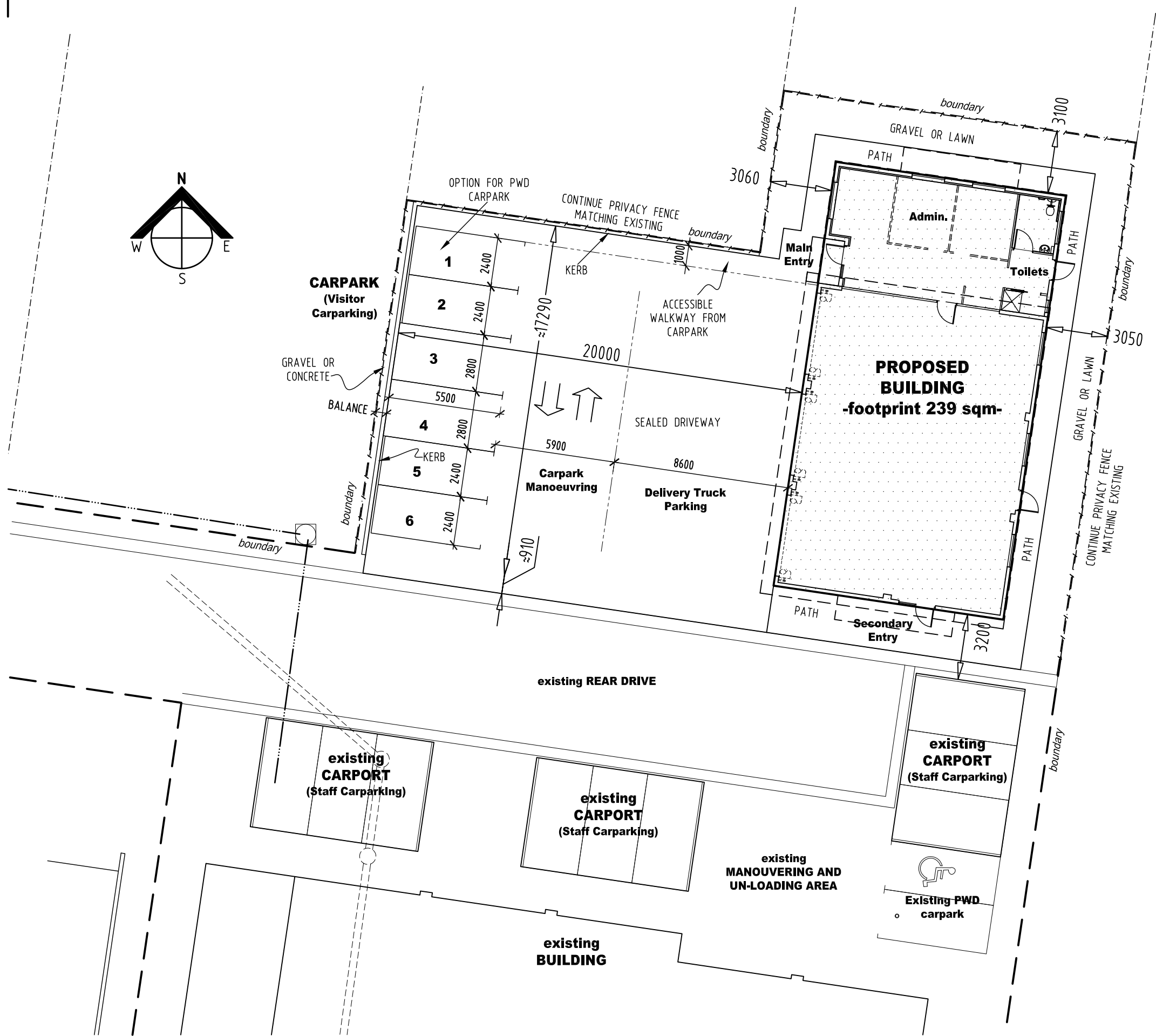


existing SITE AREA for NEW WORKS  
(1:400 ON A3)

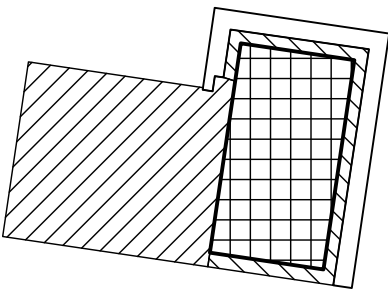


existing SITE PLAN  
(1:1000 ON A3)

phone: 0428 294 235 EDMONTON 4869 QUEENSLAND <b>GREGORY G TERZIO</b> Building Design & Drafting -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-	PROJECT:	KAROEAN VILLAGE SHOPPING CENTRE MAREEBA 4880
	DATE:	JAN 2021
	SCALE:	AS SHOWN ON "A3" SHEET
	DRAWING TITLE:	SITE PLAN -EXISTING
PROPOSED BUILDING	JOB NO.	0639
	SHEET No.	DA 01
	ISSUE	B



**PROPOSED SITE PLAN** (1:200 ON A3)



**PLANNING SCHEME INFO.**  
(approx. sqm)

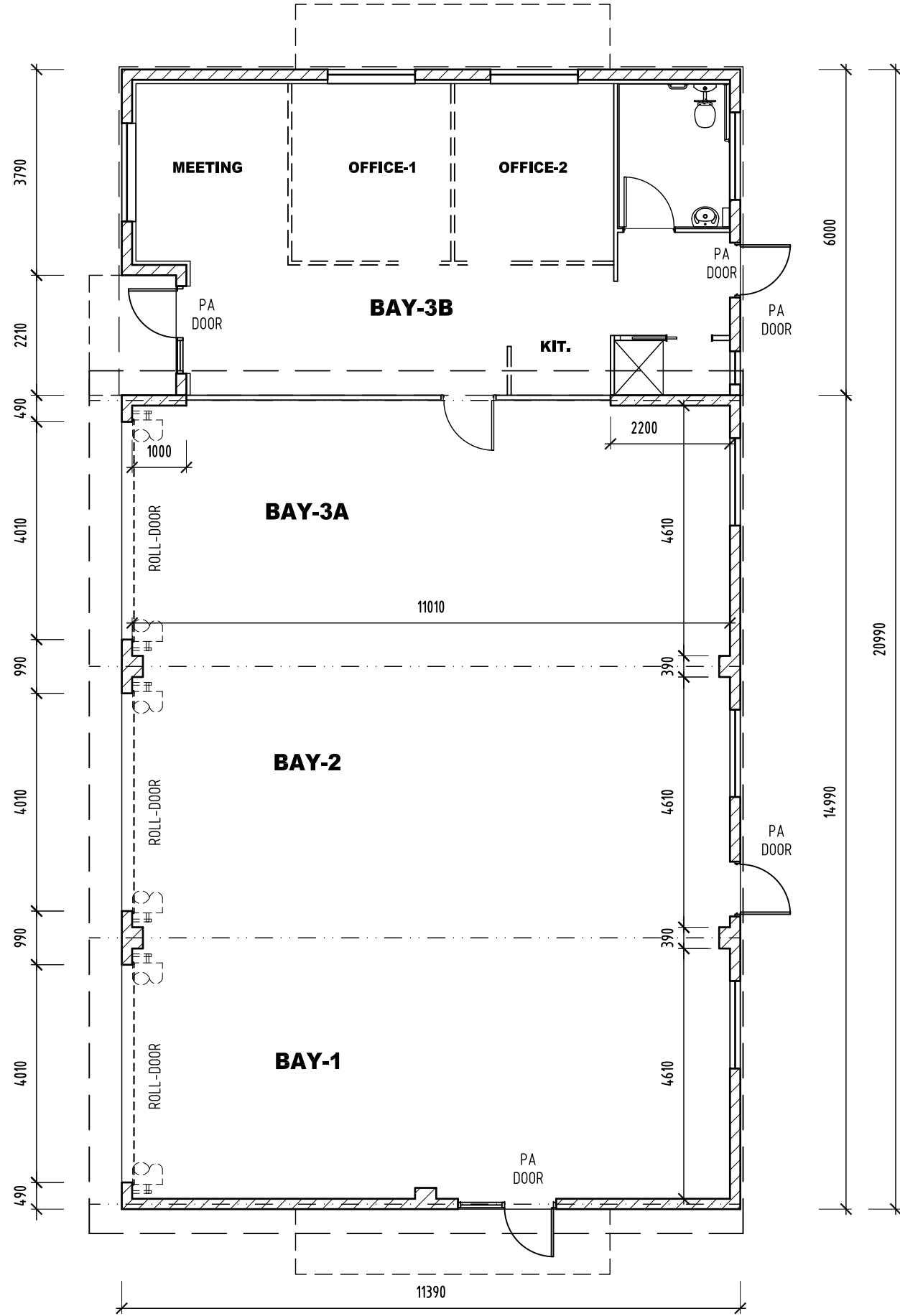
**PROPERTY SITE BREAK DOWN:**  
total site area = 752.5 sqm (100%)

- IMPERVIOUS AREAS** (total xxx sqm)
- proposed BUILDING = 239 sqm (32 % of site)
  - proposed CARPARK AND ASSOCIATED DRIVEWAYS = 362 sqm (48 % of site)
  - proposed OPEN AREAS SURROUNDING BUILDING = 65 sqm (9 % of site)
- NON-IMPERVIOUS AREAS**
- proposed LAWN OR GRAVEL = 86 sqm (11 % of site)

**PROPOSED BUILDING (GFA) GROSS FLOOR AREA:**

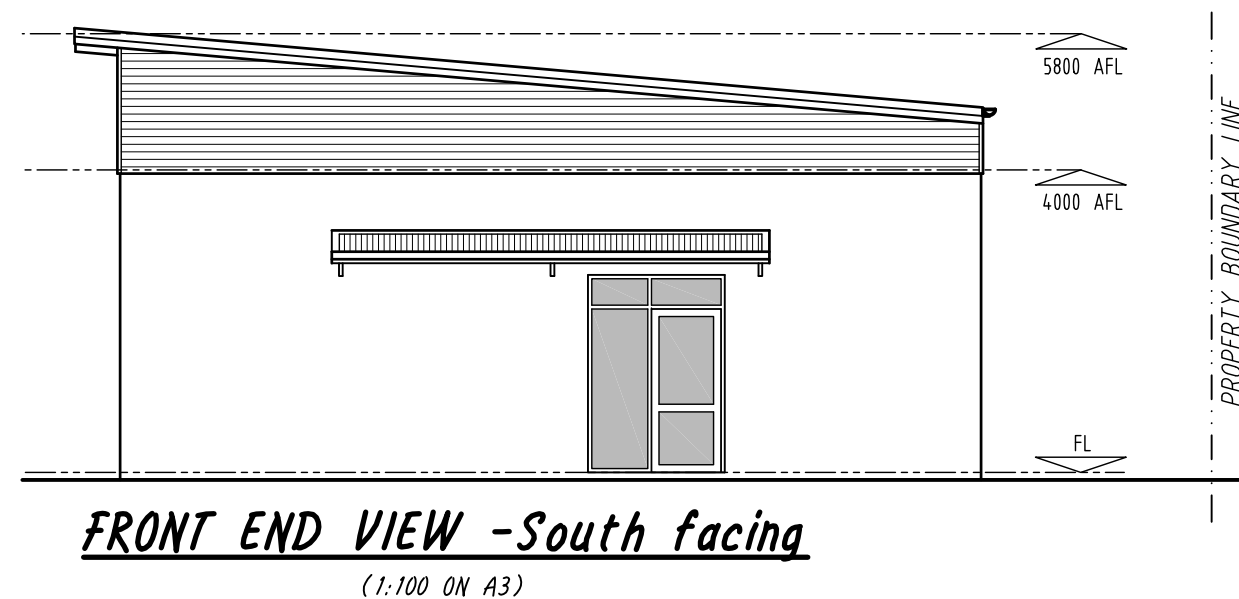
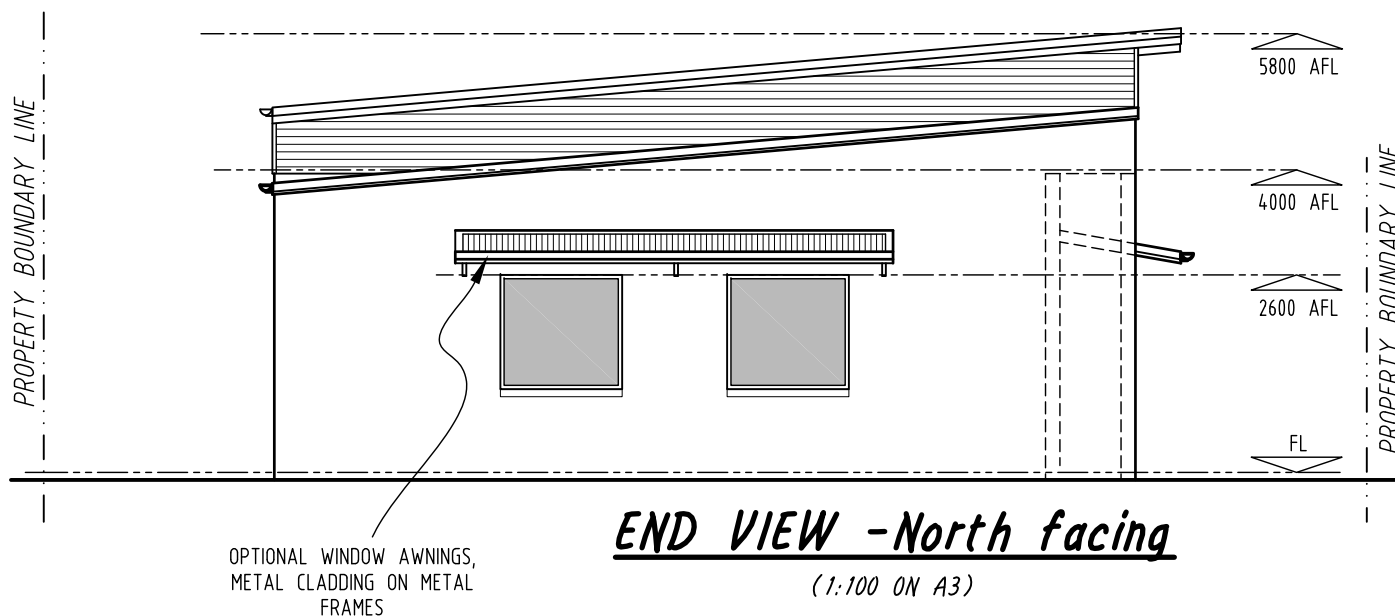
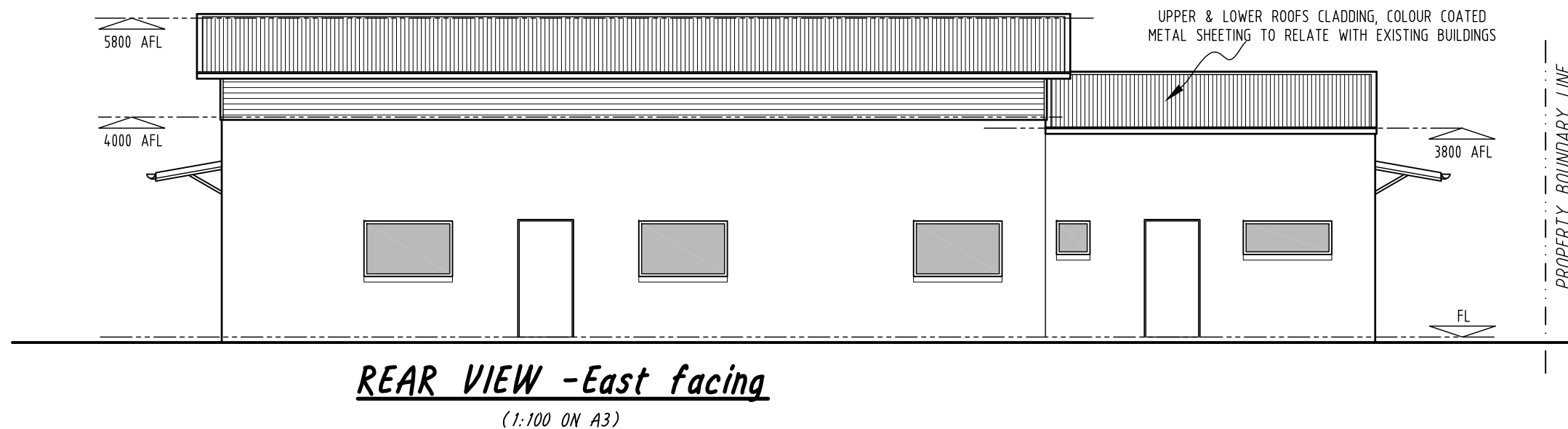
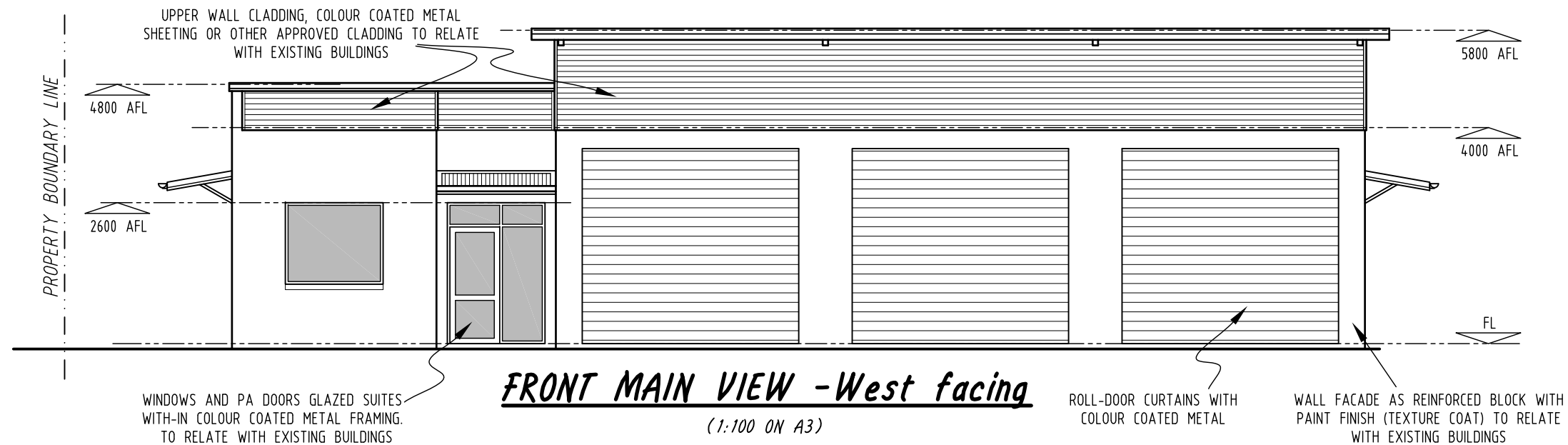
- 239 sqm (EXCLUDES VEHICLE MANOUEVRING AREA - NIL SQM)

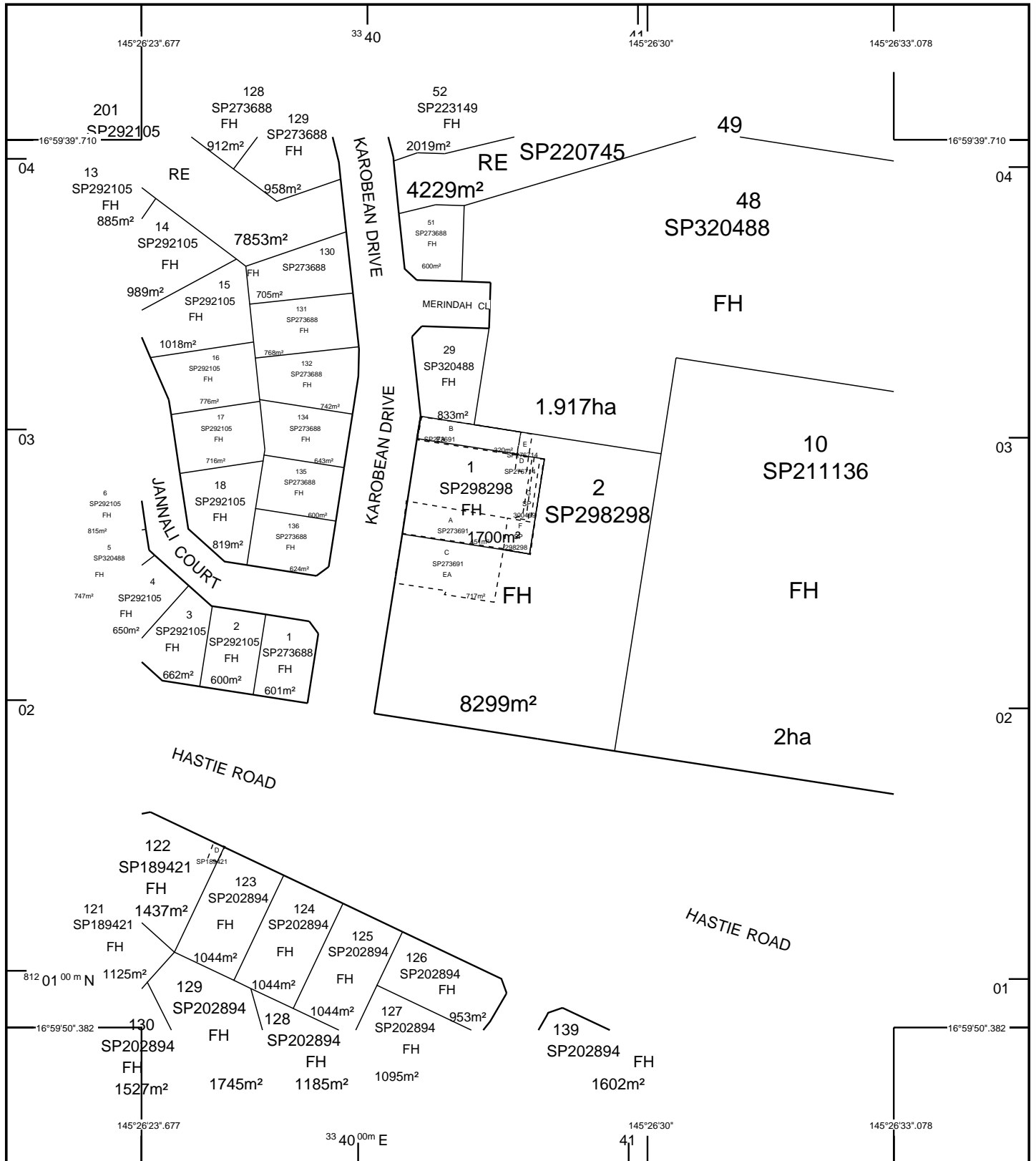
phone: 0428 294 235 EDMONTON 4869. QUEENSLAND <b>GREGORY G TERZI</b> Associate Diploma Architectural Technology -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-	<b>Building Design &amp; Drafting</b>		
	PROJECT:	DATE: JAN 2021	ISSUE
	KAROBAN VILLAGE SHOPPING CENTRE MAREEBA 4880	SCALE: AS SHOWN ON 'A3' SHEET DRAWING TITLE:	
	PROPOSED BUILDING	SHEET No. DA 02	B



Proposed Building -FLOOR PLAN  
(1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND		<b>GREGORY G TERZI</b> Associate Diploma Architectural Technology <b>Building Design &amp; Drafting</b>	
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		PROJECT: <b>KAROBEAN VILLAGE SHOPPING CENTRE MAREEBA 4880</b>	
DATE: JAN 2021		DRAWING TITLE: <b>PROPOSED BUILDING FLOOR PLAN</b>	
SCALE: AS SHOWN ON 'A3' SHEET		JOB NO. <b>0639</b> SHEET No. <b>DA 03</b> ISSUE <b>B</b>	
PROPOSED BUILDING			





STANDARD MAP NUMBER  
7964-22233

MAP WINDOW POSITION &  
NEAREST LOCATION

145°26'28\"/>

+

#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP298298
Area/Volume	8299m²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/223

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 26/03/2021

DCDB 25/03/2021

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For further information on SmartMap products visit  
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



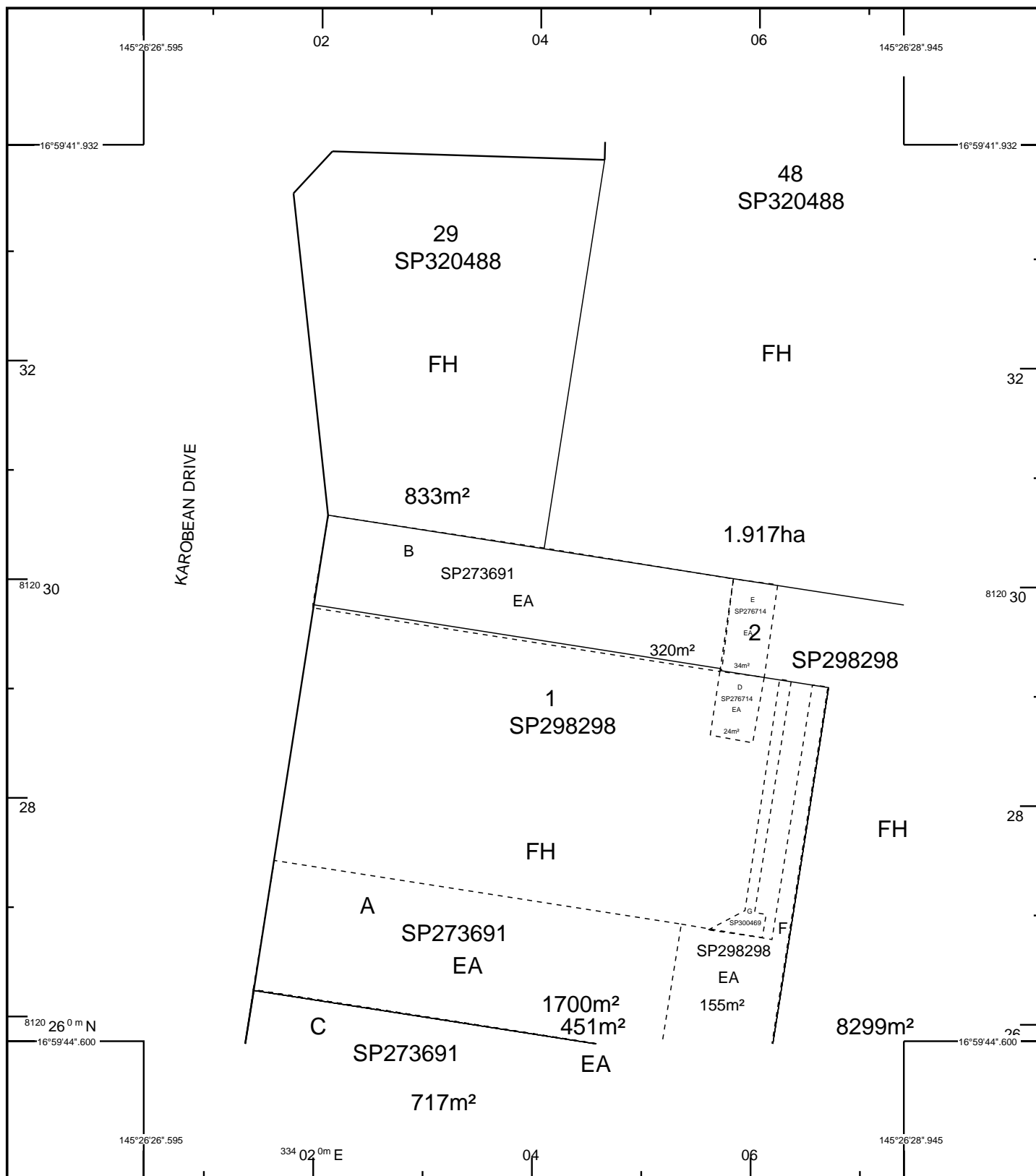
Queensland  
Government

(c) The State of Queensland,  
(Department of  
Natural Resources,  
Mines and Energy) 2021.









STANDARD MAP NUMBER  
7964-22233

0 10 20 30 40 50 m  
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 500

MAP WINDOW POSITION &  
NEAREST LOCATION

145°26'27\"/>

+

#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	B/SP273691
Area/Volume	320m <sup>2</sup>
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/315

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 05/04/2021

DCDB 04/04/2021

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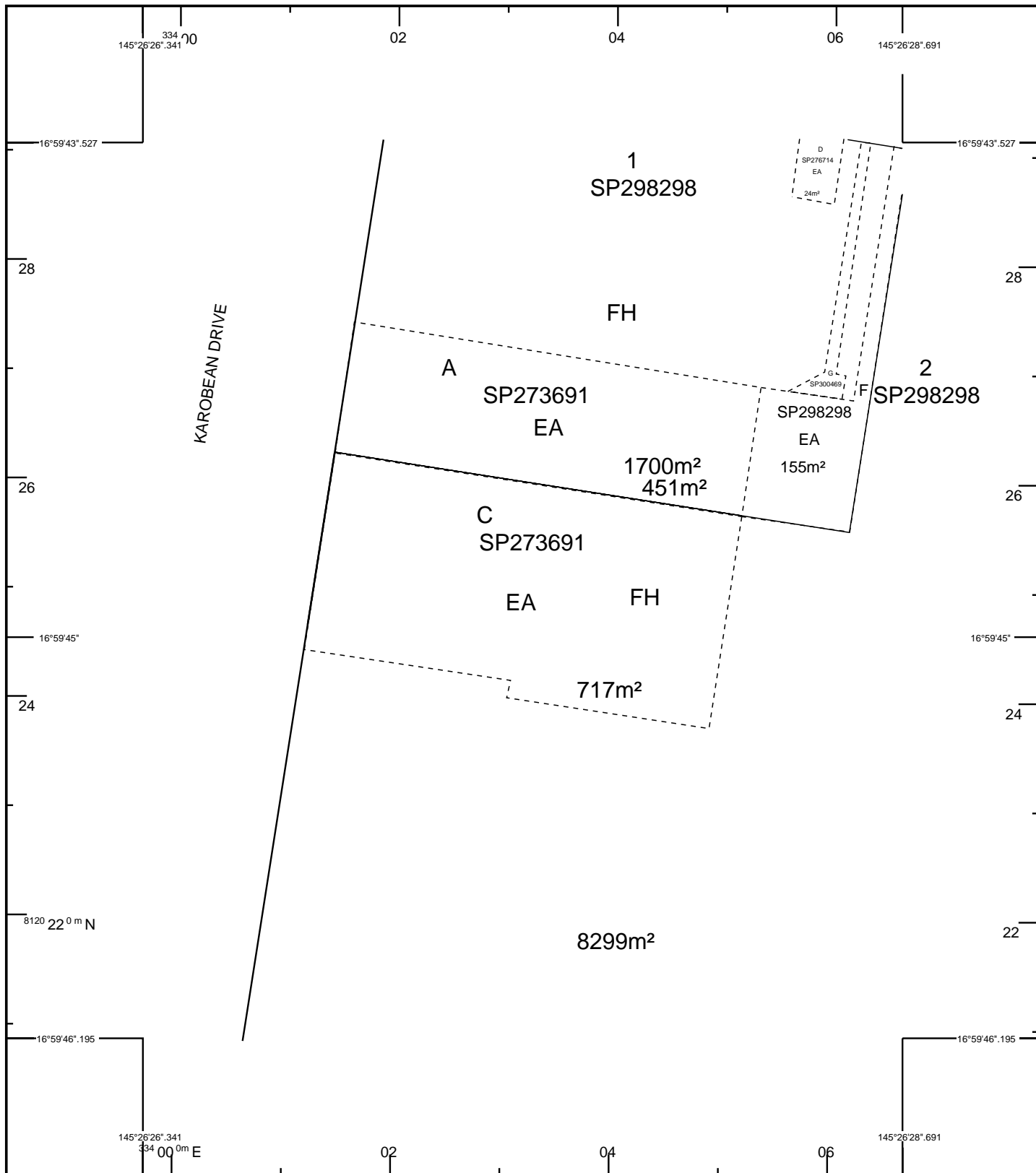
Based upon an extraction from the  
Digital Cadastral Data Base



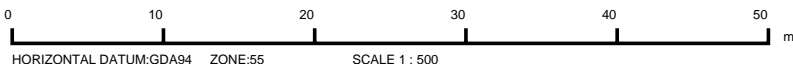
Queensland  
Government

(c) The State of Queensland,  
(Department of  
Natural Resources,  
Mines and Energy) 2021.





STANDARD MAP NUMBER  
7964-22233



MAP WINDOW POSITION &  
NEAREST LOCATION

145°26'27".516  
16°59'44".861  
MAREEBA  
1.91 KM

+

#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	C/SP273691
Area/Volume	717m²
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/228

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**SmartMap**

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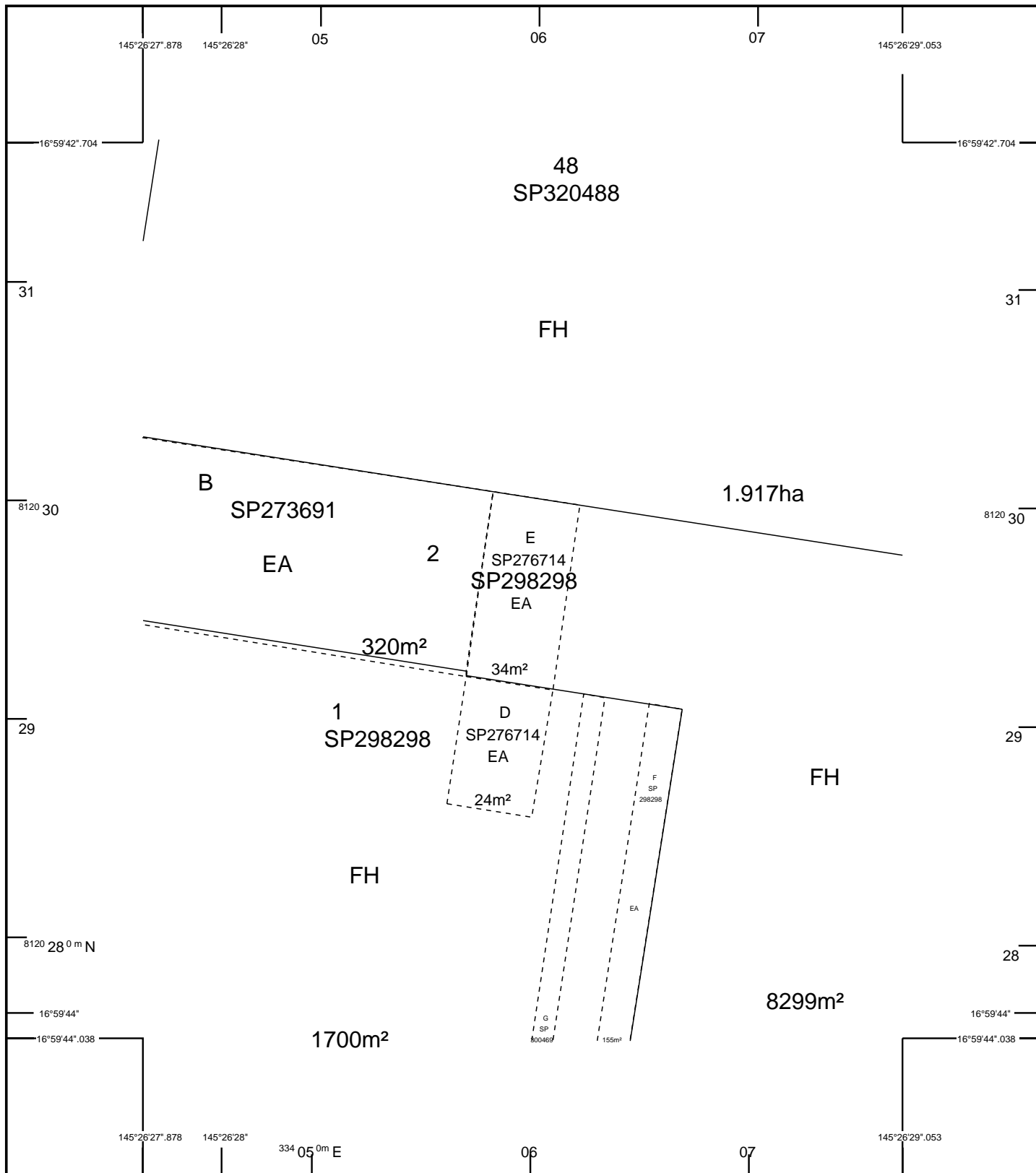
Based upon an extraction from the  
Digital Cadastral Data Base



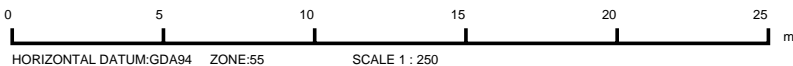
**Queensland**  
Government

(c) The State of Queensland,  
(Department of  
Natural Resources,  
Mines and Energy) 2021.





STANDARD MAP NUMBER  
7964-22233



MAP WINDOW POSITION &  
NEAREST LOCATION

145°26'28".466  
16°59'43".371  
MAREEBA  
1.94 KM



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	E/SP276714
Area/Volume	34m <sup>2</sup>
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/269

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 05/04/2021

DCDB 04/04/2021

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SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



Queensland  
Government

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(Department of  
Natural Resources,  
Mines and Energy) 2021.



26 March, 2021

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

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE  
LOT 48 ON SP320488 AND LOT 2 ON SP298298, MERINDAH CLOSE AND  
KAROBAN DRIVE, MAREEBA.**

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

We, BTM & S STANKOVICH PTY LTD AND BTM & S HOLDINGS PTY LTD as the registered owners of Merindah Close and Karoban Drive, Mareeba and more particularly described as Lot 48 on SP320488 and Lot 2 on SP298298, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.



BTM & S STANKOVICH PTY LTD  
LOT 48 ON SP320488



BTM & S HOLDINGS PTY LTD  
LOT 2 ON SP298298

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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) (individual or company full name)	BTM & S Stankovich Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F21/04

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Karobean Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	SP298298	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Merindah Close	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	48	SP320488	Mareeba Shire Council

#### 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:	

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<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="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

#### 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):*

Material Change of Use – Office and Warehouse

e) Relevant plans

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

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

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

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

#### 6.3) Additional aspects of development

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

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Office	Office		68 m <sup>2</sup>
Warehouse	Warehouse		171 m <sup>2</sup>
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <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? (e.g. subdivision)	
<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? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<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 <i>Transport Infrastructure Act 1994</i>:</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
<p><b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <p>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</p>

## PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

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

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

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

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

#### **Hazardous chemical facilities**

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

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

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

☒ No

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

### **Environmental offsets**

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

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

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](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:	
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### **Brothels**

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

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

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

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

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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

## 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

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

### 25) Applicant declaration

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

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

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

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

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

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

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

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Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	