

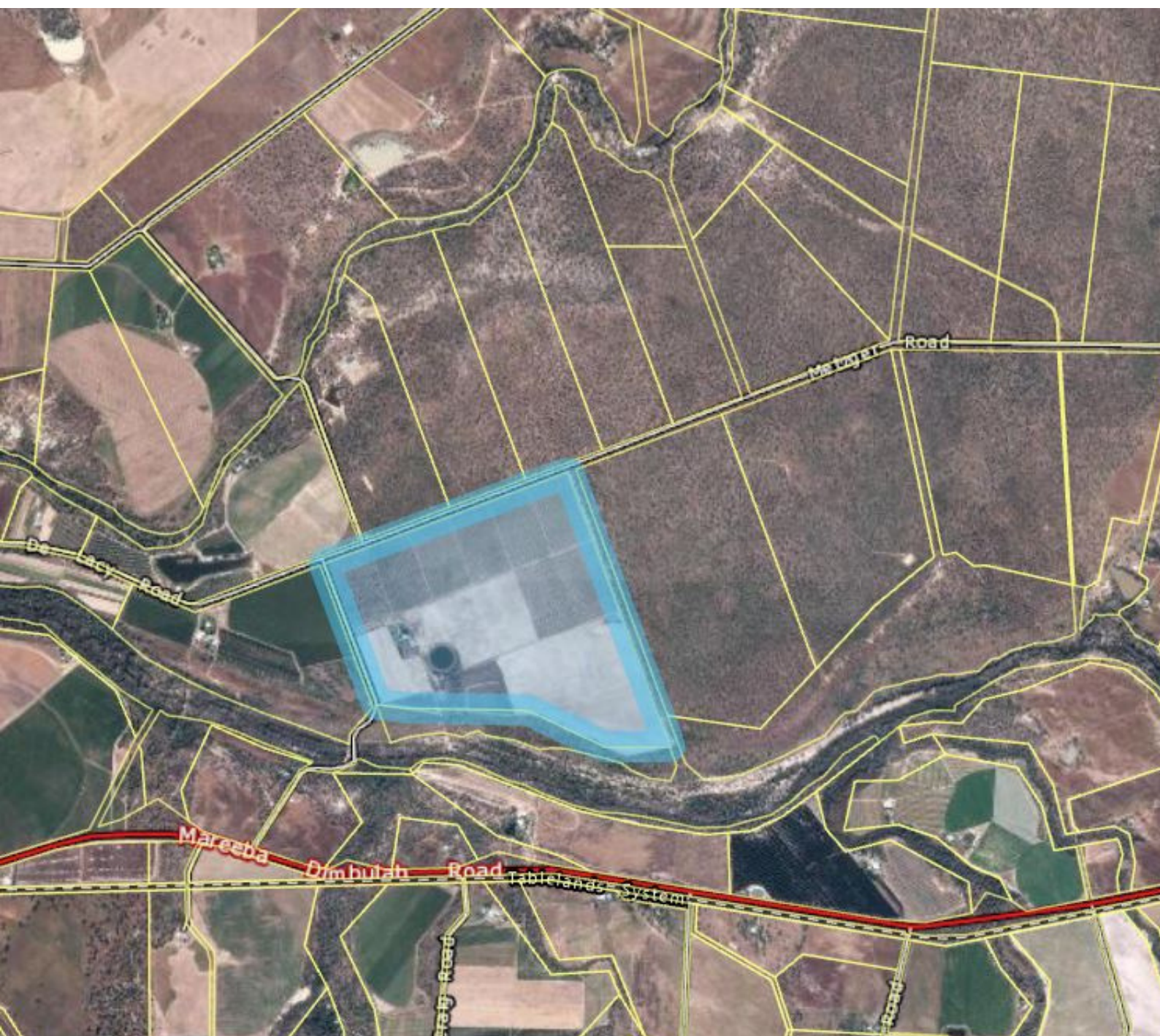


130 Leadingham Creek Road, Dimbulah
Lot 50 on HG806701

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE RURAL INDUSTRY (OFFICE) AND RURAL WORKERS' ACCOMMODATION

Applicant:
DBC RSA Holdings Pty Ltd
C/- wildPLAN Pty Ltd



A PROJECT CONTACT DETAILS

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B DOCUMENT INFORMATION

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C PLANNING REPORT TEMPLATE VERSION

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130 Leadingham Creek Road, Dimbulah | April 2021

Schedule 1	Searches.....
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1. SUMMARY

1.1 SITE DETAILS

Site address:	130 Leadingham Creek Road Dimbulah QLD 4872
Real property description:	Lot 50 on HG806701 Refer Schedule 1 – Searches
Site area:	113.4 hectares
Existing land use:	Dwelling House Cropping

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	DBC RSA Holdings Pty Ltd
Owner:	DBC RSA Holdings Pty Ltd A.C.N. 138 821 191 Trustee Under Instrument 716351047 Refer Schedule 1 – Searches
Assessment manager:	Mareeba Shire Council
Referral Agencies	Nil

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Material Change of Use (Rural Workers' Accommodation and Rural Industry)
Type of approval sought:	Development Permit
Related approvals	Nil
Level of assessment:	Code Assessment ¹
Notification required:	Not applicable
Referral required:	Not applicable

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest ²	Water resource planning area boundaries Regulated vegetation management map (Category A and B extract) ³
Applicable SDAP Codes	Not applicable
Regional Plan:	<i>Far North Queensland Regional Plan 2009–2031</i>
Regional Plan Designation:	Regional Landscape and Rural Production Area

¹ Pursuant to Part 5.10 of the Planning Scheme, relevant to the applicability of the Flood Hazard Overlay.

² Relevant to Application.

³ Refer Schedule 3 – Certification of a Property Map of Assessable Vegetation which reclassifies Lot 50 on HG806701 as containing only Category X vegetation.

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	Mareeba Shire Planning Scheme 2016
Amendment:	Major Amendment No. 1 of 2020
TLPs:	None applicable to proposed development
Zone:	Rural Zone
Overlays⁴:	Overlays relevant to the proposed development: <ul style="list-style-type: none"> • Agricultural Land Overlay • Bushfire Hazard Overlay • Flood Hazard Overlay • Transport Infrastructure Overlay.
Assessment requirements⁵:	The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including: <ul style="list-style-type: none"> • Rural Zone Code • Accommodation Activities Code⁶ • Rural Activities Code⁷ • Landscaping Code⁷ • Parking and Access Code • Works, Services and Infrastructure Code • Agricultural Land Overlay Code • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Transport Infrastructure Overlay Code.

⁴ Overlays that affect the site. The applicability of overlays is discussed in the Planning Report (refer Section 5.3).

⁵ The applicability of codes is discussed in the Planning Report (refer Section 5.5).

⁶ Applicable to Rural Workers' Accommodation aspect of development only.

⁷ Applicable to Rural Industry aspect of development only.

2. SITE DETAILS

This development application relates to land at 130 Leadingham Creek Road, Dimbulah, which is more accurately described as Lot 50 on Crown Plan HG806701.

The site has an area of 113.4 hectares and is located north-east of the Dimbulah township. The Walsh River is located approximately 200 metres south of the site.

The site is currently improved by a Dwelling House and ancillary structures associated with a citrus cropping enterprise established on the premises.

The locality of the site is predominantly rural. Two (2) dams are located on the site, which provide a water source to the benefit of the premises.

2.1 LOCATION

TABLE 2-1 SITE LOCATION

Site address:	130 Leadingham Creek Road Dimbulah
Real property description:	Lot 50 on HG806701

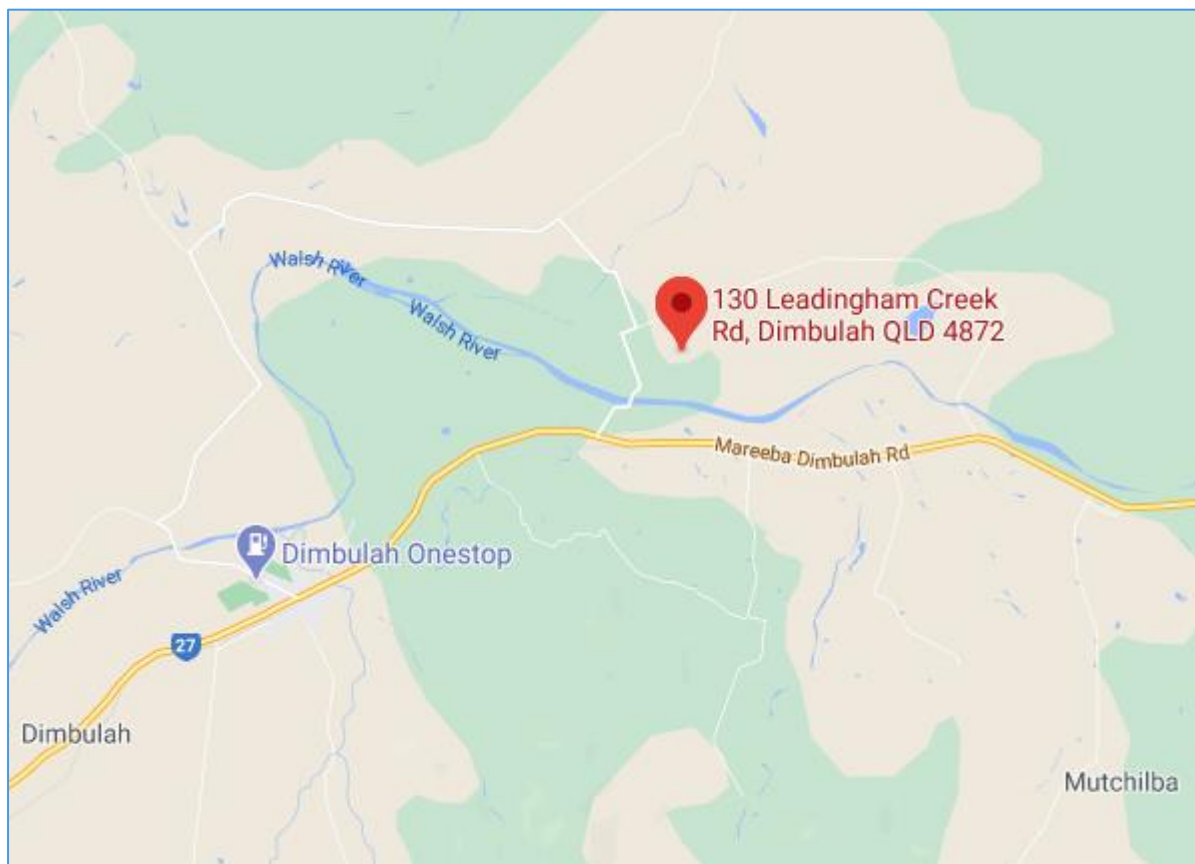


FIGURE 1 **SITE LOCATION**
SOURCE: GOOGLE MAPS 2021



FIGURE 2 **AERIAL IMAGERY OF SITE**
SOURCE: STATE OF QUEENSLAND 2020

2.2 SITE FEATURES

TABLE 2-2 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site area	113.4 hectares
Existing land use	Dwelling House, associated structures and cropping (citrus)
Infrastructure	
• Services	The site is not located within proximity to Council's reticulated networks. Two (2) dams provide a water source to the benefit of the premises. Sewer treatment is undertaken on-site.
• Access	The site is accessed via Leadingham Creek Road.
Environment	
• Topography	The features a gentle fall from north-east to south / south-west.
• Existing vegetation	The site is mapped as Category X relevant to vegetation regulated under the <i>Vegetation Management Act 1999</i> . A Property Map of Assessable Vegetation (PMAV) has recently been granted by the Department of Resources relevant to the site (refer Schedule 3) which confirms same.

Site characteristic	Description
<ul style="list-style-type: none"> EMR/CLR 	<p>The site is not identified on the Contaminated Land Register ('CLR'), or the Environmental Management Register ('EMR').</p> <p>Refer Schedule 1 – Searches.</p>
Other	
<ul style="list-style-type: none"> Easements 	<p>The site is not burdened nor benefitted by any easements.</p>

3. PROPOSED DEVELOPMENT

The Applicant seeks a Development Permit for Material Change of Use to facilitate the establishment of Rural Workers' Accommodation and Rural Industry (in the form of an 'office') on the premises.

The development is proposed to be located in the south-west of the site, maintaining the agricultural efficiencies of the site to the benefit of the established cropping enterprise. A distance of approximately 20 metres separates the proposed buildings.

The Rural Workers' Accommodation is proposed in the form of a self-contained, single storey building reflective of a typical dwelling, featuring four (4) bedrooms and a double garage.

Consistent with the definition provided by the Planning Scheme, the Rural Workers' Accommodation will be used as quarters for staff employed in the use of land for rural purposes, conducted on the premises. The proposed Rural Workers' Accommodation will accommodate up to four (4) persons, which may comprise workers or the family of workers at any one time.

The proposed Rural Industry development has regard to the establishment of an 'office', which is ancillary to the rural use (cropping) undertaken on the site. The 'office' incorporates a boardroom, reception and office space, in the form of a single-story building that is complementary to the Rural Workers' Accommodation.

Proposed plans of development are provided within **Schedule 2**.

3.1 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Material Change of Use	
Description	Rural Workers' Accommodation and Rural Industry (office)
Floor Area	Rural Workers' Accommodation: 213m ² Rural Industry (Office): 101m ² Total: 314m ²
Building height	Rural Workers' Accommodation: <ul style="list-style-type: none"> One (1) storey and approximately 6 metres Rural Industry (Office): <ul style="list-style-type: none"> One (1) storey and approximately 4 metres.
Setbacks	Adjoining lot: <ul style="list-style-type: none"> Greater than 10 metres (setback distances to the rear boundary, being the nearest boundary, range from approximately 23 – 30 metres) Road frontage: <ul style="list-style-type: none"> Greater than 100 metres to Leadingham Creek Road frontage (a sealed road)
Car parking	Rural Workers' Accommodation: One (1) double garage Rural Industry (Office): No formal car parks proposed.
Accommodation density on-site	Two (2) dwellings per lot, having regard to the existing Dwelling House and proposed Rural Workers' Accommodation.
Rural worker / hectare ratio	One (1) rural worker per 28.35 hectares.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **1 October 2020**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **28 September 2020**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	N
Clearing native vegetation	Part 3, Division	N
Environmentally relevant activities	Part 5, Division 1	N
Koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area	Part 20, Division 1	N

4.2.1 REGULATED VEGETATION

The Applicant was granted a Property Map of Assessable Vegetation (PMAV) in respect of vegetation located in the vicinity of the proposed development (in the south-west of the site). A copy of the determination is provided as **Schedule 3**.

On this basis, a Relevant Purpose Determination (pursuant to section 22a of the *Vegetation Management Act 1999*) is not required in respect of the development.

In addition, the application does not trigger referral to the DSDMIP for the clearing of native vegetation.

4.2.2 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-2 provides a referral checklist relevant to the requirements of Schedule 10 and identifies that the subject development application is not subject to any referrals.

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE *PLANNING REGULATION 2017*

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ⁸	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ⁹	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ¹⁰	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

⁸ The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

⁹ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

¹⁰ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ¹¹	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 - Column 2	•	•	•			•	Other ¹²	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ¹³	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 - Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 - Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other ¹⁴	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ¹⁵ , 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 - Column 2	•	•	•		•		8	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 - Column 2	•	•	•			•	Other ¹⁶	N

¹¹ The referral agency's assessment must have regard to the designation.

¹² The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

¹³ The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

¹⁴ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

¹⁵ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.

¹⁶ The referral agency's assessment must be against the safety and operational integrity of the port.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ¹⁷	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ¹⁸	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ¹⁹	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁰	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²¹	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ²²	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²³	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ²⁴	N

¹⁷ The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

¹⁸ The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

¹⁹ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

²⁰ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

²¹ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

²² As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

²³ As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4

²⁴ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁵	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N

²⁵ As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The *Mareeba Shire Planning Scheme 2016* is identified to appropriately reflect the SPP in effect as at the date of commencement of the Planning Scheme, to the extent relevant.

In that the provisions of the SPP as relevant to the site are not known to have changed substantially in the time since commencement of the Planning Scheme, assessment of the proposed development against the current version of the SPP has not been undertaken.

4.4 REGIONAL PLAN

The *Far North Queensland Regional Plan 2009 – 2031* ('the Regional Plan') is relevant to the site. The site is located within the Regional Landscape and Rural Production Area pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan, as it applies in the planning scheme area.

On this basis, further assessment against the provisions of the Regional Plan has not been undertaken.

5. LOCAL PLANNING MATTERS

The *Mareeba Shire Council Planning Scheme 2016* ('the Planning Scheme') is the local planning instrument in force within the Mareeba Shire local government area.

The current version of the Planning Scheme is the 'Major Amendment No.1 of 2020 – Nullinga Dam development area' version, which took effect on and from 26 February 2021.

5.1 ZONE

The site is located within the Rural Zone.

5.2 OVERLAYS

Overlays applicable to the site and relevant to the development include:

- Agricultural Land Overlay (Class A and Class B)
- Bushfire Hazard Overlay (Potential Impact Buffer)
- Flood Hazard Overlay (Potential Flood Hazard Area)
- Transport Infrastructure Overlay.

5.3 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Pursuant to Table 5.5.9 and Table 5.10.1 of the Planning Scheme, the development application is subject to Code Assessment.

5.4 CODE COMPLIANCE

The following codes apply to the assessment of the proposed development:

- Rural Zone Code
- Accommodation Activities Code
- Rural Activities Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code
- Transport Infrastructure Overlay Code.

A detailed assessment against the following Codes is provided in **Schedule 4**:

- Rural Zone Code
- Accommodation Activities Code
- Rural Activities Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code.

A summary of compliance is provided in respect of the following Codes:

- **Landscaping Code:** It is relevant to note that the Landscaping Code is applicable to the Rural Industry ('office') aspect of development only. Notwithstanding that the Applicant may elect to undertake landscaping of the premises post-building works, landscaping of the proposed development is not considered necessary in consideration of the nature of the proposed development and inherent use characteristics. In reference to the purpose of the Landscaping Code, the development is proposed within a rural setting, with the Walsh River located south of the site. Contextually, the site provides adequate amenity and environmental value. The siting of development affords appropriate amenity internally and external to the site.
- **Parking and Access Code:** The Rural Workers' Accommodation provides a double garage to accommodate vehicle parking to the benefit of occupants. The site provides substantial area for vehicle parking and safe maneuverability as required, to a standard relevant to site operations. Development achieves the overall outcomes sought by the Parking and Access Code on this basis.
- **Works, Services and Infrastructure Code:** Development will be connected to all necessary services, including water (provided by on-site sources), sewer treatment (on-site), telecommunications and electricity. Connections will be provided in accordance with the relevant standards. The Applicant is willing to accept necessary conditions of approval relating to servicing, pursuant to the Works, Services and Infrastructure Code
- **Transport Infrastructure Overlay Code:** The subject site is accessed via Leadingham Creek Road, which is defined as a 'Major Rural Road'. The proposed development is considered typical for the zone and location and is commensurate with the size of the premises and cropping activity on-site. The site is not proximate to a rail corridor and therefore, the development will not compromise rail corridor activities.

5.4.1 ALTERNATIVE SOLUTIONS

Alternative Solutions provided in respect of Acceptable / Performance Outcomes are detailed in **Table 5-1**.

TABLE 5-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome	Approval with Performance Outcome
Rural Zone Code	
AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	Complies with Performance Outcome The proposed development provides for the accommodation of one (1) rural worker per 28.35 hectares, which is a higher intensity than that prescribed by AO13.1. Notwithstanding, the accommodation provided is directly associated with the cropping facility on-site and is commensurate with the scale and operational needs of the agricultural operation. In addition, less than ten rural workers will be accommodated on-site, being less than the upper limit specified by AO13.1(b). Development complies with PO13 on this basis.

Flood Hazard Overlay Code

AO10.1

Buildings, including extensions to existing buildings are:

- (a) elevated above the defined flood level; and
- (b) the defined flood event does not exceed a depth of 600mm; and
- (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.

Complies with Performance Outcome

The site is mapped as being within a Potential Flood Hazard Area and not within a modelled flood hazard area (therefore, the level of potential inundation on the site is not known).

The siting of proposed buildings is understood to be based on the Applicant's knowledge of the site and its history with respect to flooding.

The office is proposed to have a Finished Floor Level (FFL) of 466.4 metres. The Worker's Accommodation is proposed to have a FFL of 466.7. For context, the Walsh River water line has been surveyed at 457.21m AHD (as at the date of survey / site plan preparation), with the Leadingham Creek Bridge deck at 460m AHD. The Walsh River is located approximately 216 metres from the proposed Worker's Accommodation.

The FFL of the development is therefore approximately 6.4 metres above the height of the bridge and greater than 9 metres above the height of the surveyed water line.

The Applicant is willing to accept a condition of approval requiring the preparation of a Flood Emergency Management Plan (FEMP) to mitigate risk associated with flooding.

6. CONCLUSION

DBC RSA Holdings Pty Ltd seeks a Development Permit for Material Change of Use, to facilitate the establishment of Rural Workers' Accommodation and Rural Industry development (office) on land at 130 Leadingham Creek Road, Dimbulah.

The proposed development will support the continued operation and growth of the existing cropping enterprise established on-site.

The proposed Rural Worker's Accommodation will provide quarters for staff employed in the use of land for rural purposes, conducted on a lot in the same ownership. The proposed Workers Accommodation will accommodate up to four (4) workers at any one time.

The proposed Rural Industry ('office') represents an activity ancillary to rural uses undertaken on the premises.

In the limited instances that the proposed development does not comply with an acceptable outcome (namely in respect to the rural worker / hectare ratio and location of the site within a potential flood hazard area, as detailed within Section 5.4 of this Report), the proposed development complies or can be conditioned to demonstrate compliance with the corresponding performance outcome. Development otherwise complies with applicable assessment benchmarks.

The development is also consistent with applicable State planning instruments and the rural fabric of the locality.

On this basis, the proposed development is considered to advance the purpose of the *Planning Act 2016*. Therefore, we recommend approval of the development application, subject to reasonable and relevant conditions.



130 Leadingham Creek Road, Dimbulah | April 2021

7. SCHEDULES

SCHEDULE 1 SEARCHES

SCHEDULE 2 PROPOSAL PLANS

SCHEDULE 3 PROPERTY MAP OF ASSESSABLE VEGETATION

SCHEDULE 4 CODE COMPLIANCE

SCHEDULE 5 DA FORM 1

SCHEDULE 1 SEARCHES



CURRENT TITLE SEARCH

DEPARTMENT OF RESOURCES, QUEENSLAND

Request No: 36359489
Search Date: 18/02/2021 15:55

Title Reference: 50163196
Date Created: 19/03/1997

Previous Title: 40009465

REGISTERED OWNER

Dealing No: 716351047 06/03/2015

DBC RSA HOLDINGS PTY LTD A.C.N. 138 821 191
TRUSTEE
UNDER INSTRUMENT 716351047

ESTATE AND LAND

Estate in Fee Simple

LOT 50 CROWN PLAN HG806701
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40009465 (Lot 50 on CP HG806701)
2. MORTGAGE No 718593635 22/02/2018 at 10:56
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPARTMENT OF RESOURCES) [2021]
Requested By: D-ENQ GLOBALX

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

444 1370 F140

REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST.
1	OIP.		18°20'	1.026
2	OIP. (deep)		333°03'	1.006
	O. Nail in R.P. (A) N & C		277°47'	2.816
3	ORT. gone		149°42'	12.432
	" "		162°04'	22.108
3a	Nail in bit.		231°23'	6.884
	Pin		63°30'	7.635
	OIP. gone		243°31'	0.992
	ORT. gone		198°05'	7.121
4	OIP. (corroded) renwd		35°24'	1.006
	ORT.		231°55'	1.66
5	Pin		90°54'	0.976
	Nail in bit.		270°54'	8.59
7	Pin		90°54'	1.0
8	Pin		84°59'	1.88
9	Pin		109°09'	1.0
10	Pin		263°54'	1.0
11	OIP.		63°30'	1.006
	Possible Dd ORT.		247°16'	3.43
12	OIP.		18°29'	1.422
	Pin		337°15'	2.906
	ORT. gone		199°31'	16.878
13	ORT. gone		194°56'	43.935
14	ORT. gone		95°22'	5.311

PERMANENT MARKS

PM	BEARING	DIST.	N°
12 - PM.	108°30'	1.414	100423

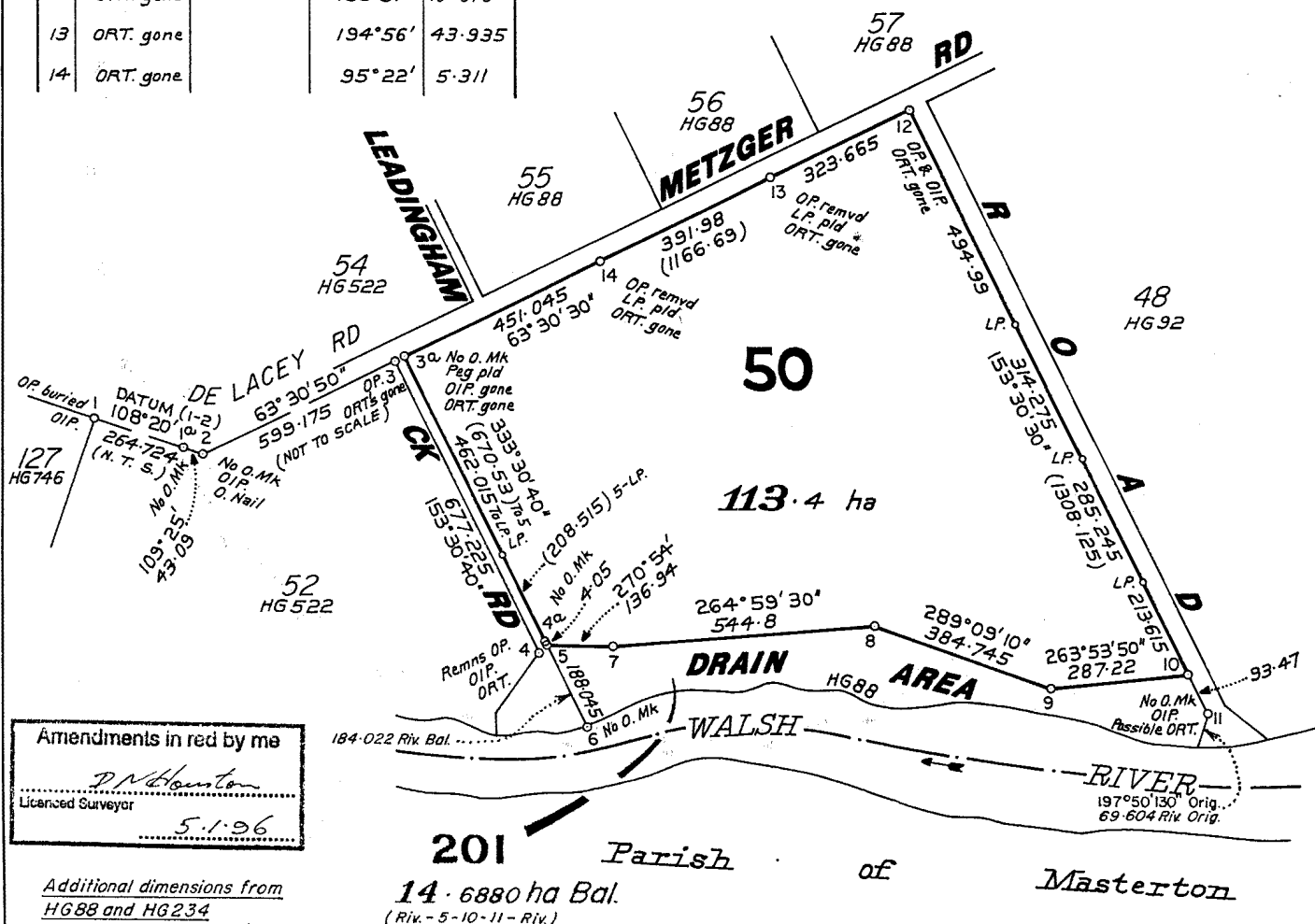
TRAVERSES, ETC.

LINE	BEARING	DIST.
3 - 3a	63°30'30"	20.117
4 - 4a	35°24'20"	22.812

Branded Peg. pld at Stns 3a, 5, 7 to 10

For Additional Plan & Document Notings Refer to CISP

Noted & Checked





Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Angus Scown
410 Ann St
Brisbane QLD 4000

Transaction ID: 50662389 EMR Site Id: 19 February 2021
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 50 Plan: HG806701
130 LEADINGHAM CREEK RD
DIMBULAH

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

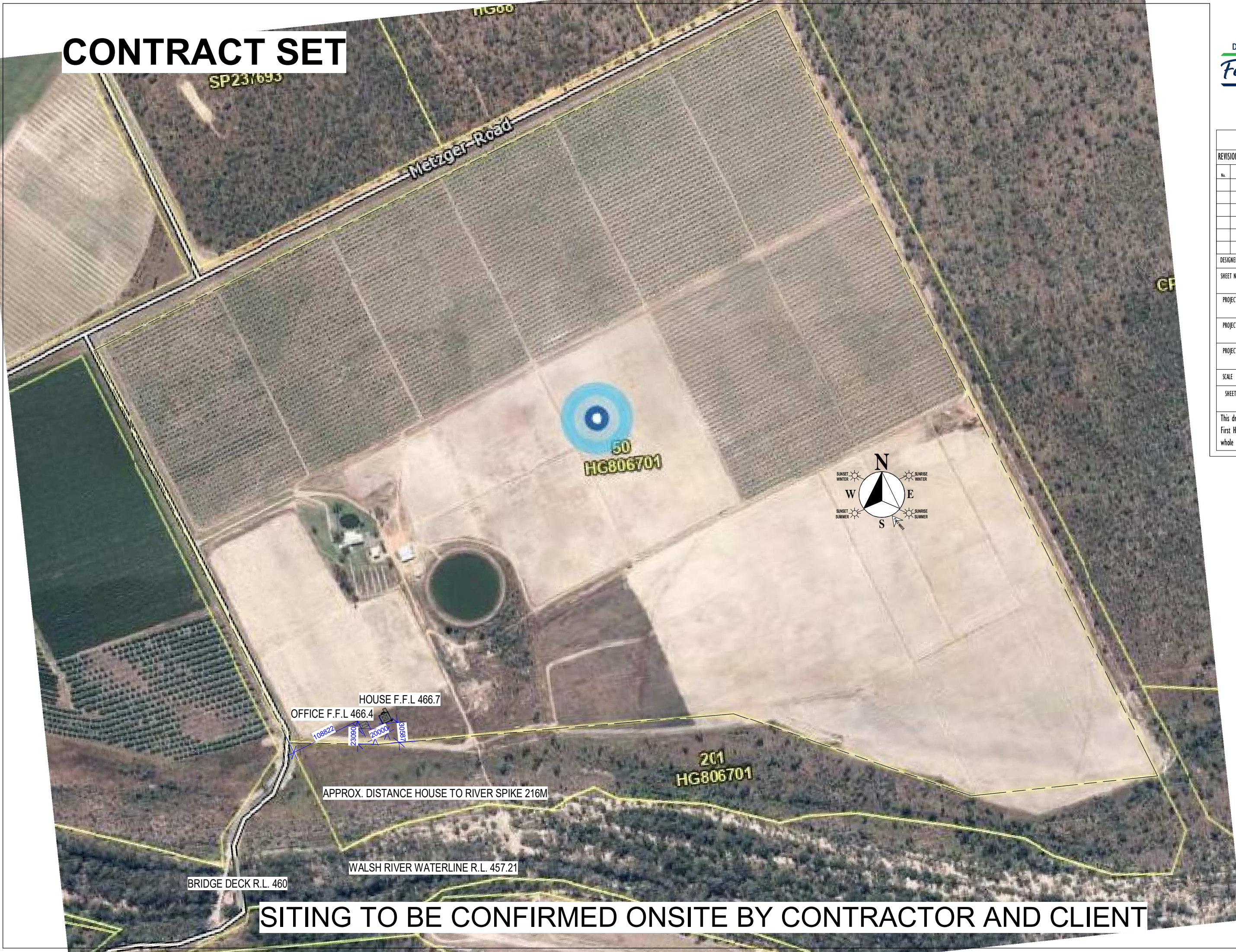
SCHEDULE 2 PROPOSAL PLANS



CONTRACT SET



REVISIONS		
No.	Description	Date
DESIGNED BY: Designer		CHECKED BY: Checker
SHEET NAME: SITE		
PROJECT ADDRESS: Lot 95 Leedingham Creek Road		
PROJECT NAME: Dimbulah QLD NEW HOME BUILD		
PROJECT NUMBER: 0095 LEAD		
SCALE		1 : 5000 @ A3
SHEET NUMBER:		PRES 1
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PROPOSED RESIDENCE

FOR:

Wim Van Nierkerk

AT:

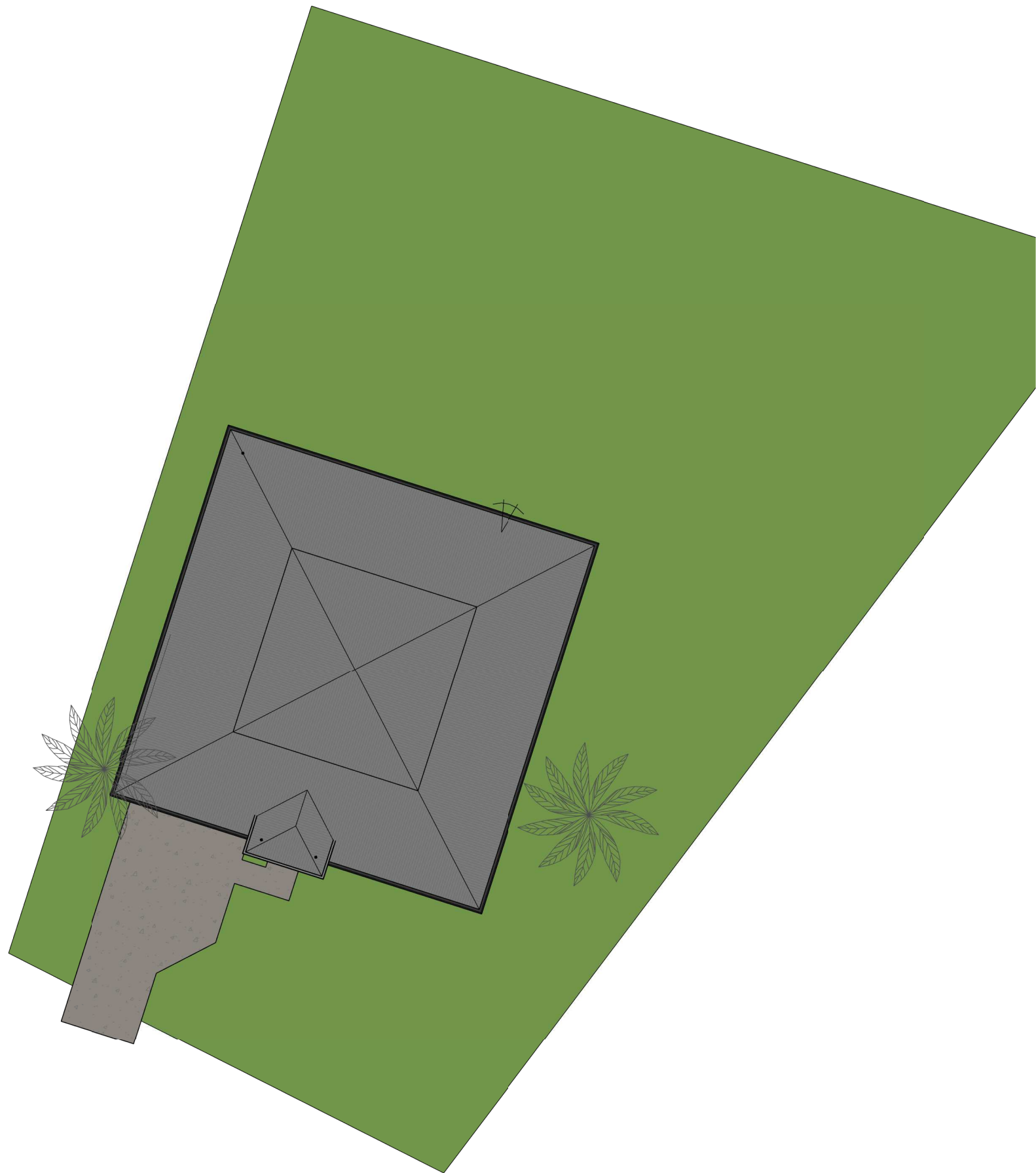
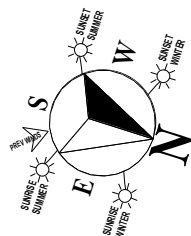
Lot 50 Leadingham Creek Road
Dimbulah



REVISIONS		
No.	Description	Date
DESIGNED BY: Designer CHECKED BY: Checker		
SHEET NAME: COVER		
PROJECT ADDRESS: Lot 95 Leadingham Creek Road		
PROJECT NAME: Dimbulah QLD NEW HOME BUILD		
PROJECT NUMBER: 0095 LEAD		
SCALE @ A3		
SHEET NUMBER: PRES 0		
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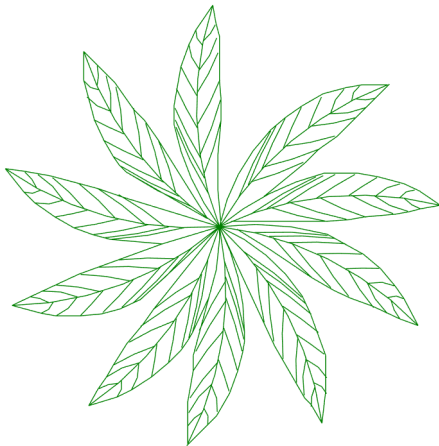


REVISIONS		
No.	Description	Date
DESIGNED BY: Designer CHECKED BY: Checker		
SHEET NAME: SITE		
PROJECT ADDRESS: Lot 95 Leedingham Creek Road		
PROJECT NAME: Dimbulah Dimbulah QLD NEW HOME BUILD		
PROJECT NUMBER: 0095 LEAD		
SCALE 1 : 200@ A3		
SHEET NUMBER: PRES I		
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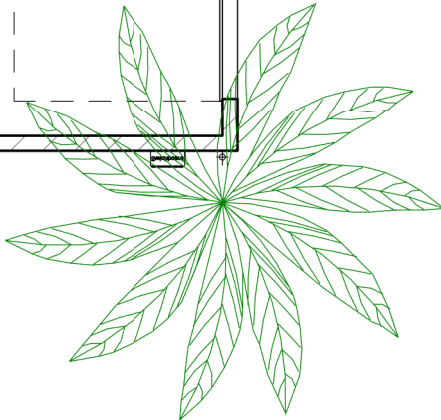
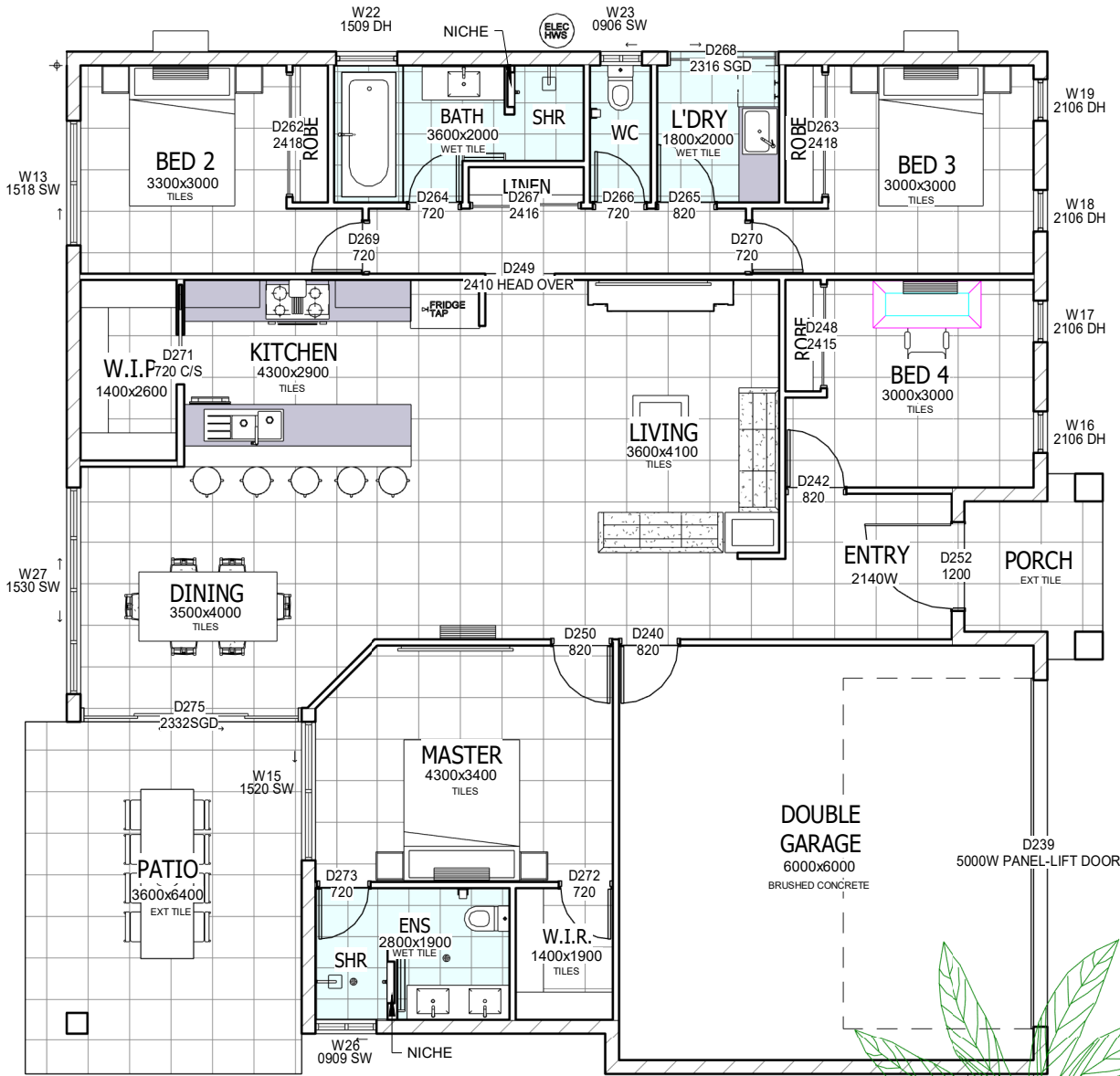


1 SITE PLAN
1 : 200

Width 15m x Length 14.8m
0214 ELEM 213_4B_15W_15L

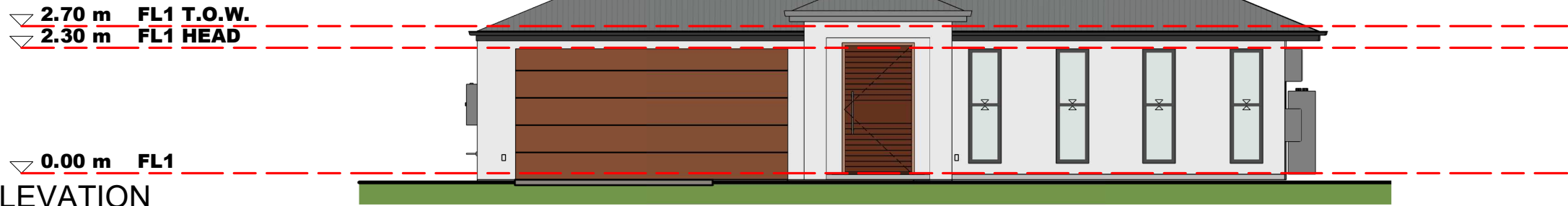


FLOOR AREAS	
.LIVING AREAS	149 m ²
.GARAGE	39 m ²
.PATIO	20 m ²
.PORCH	4 m ²
Grand total	213 m ²

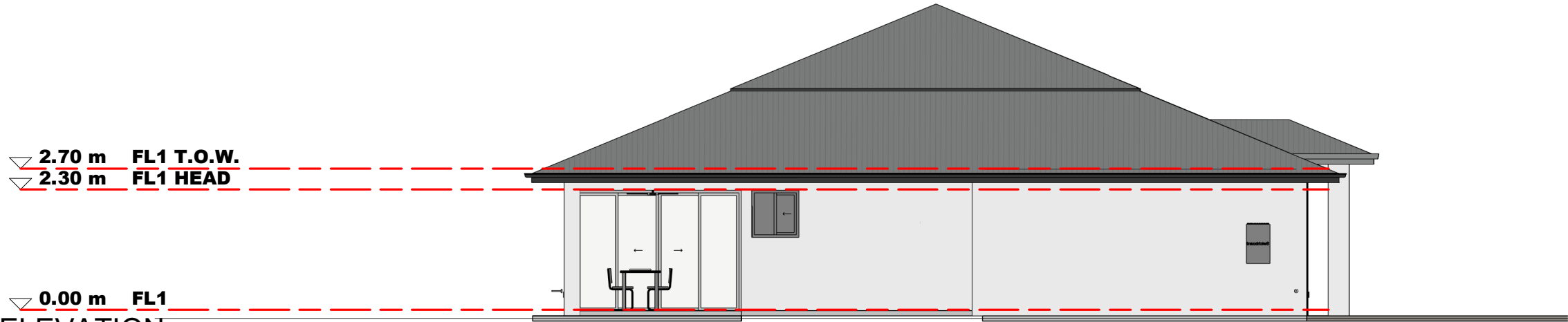


REVISIONS		
No.	Description	Date
1		
2		
3		
4		
DESIGNED BY: Designer CHECKED BY: Checker		
SHEET NAME: PRESENTATION FLOOR PLAN		
PROJECT ADDRESS: Lot 95 Leedingham Creek Road		
PROJECT NAME: Dimbulah QLD NEW HOME BUILD		
PROJECT NUMBER: 0095 LEAD		
SCALE: 1 : 100@ A3		
SHEET NUMBER: PRES 2		
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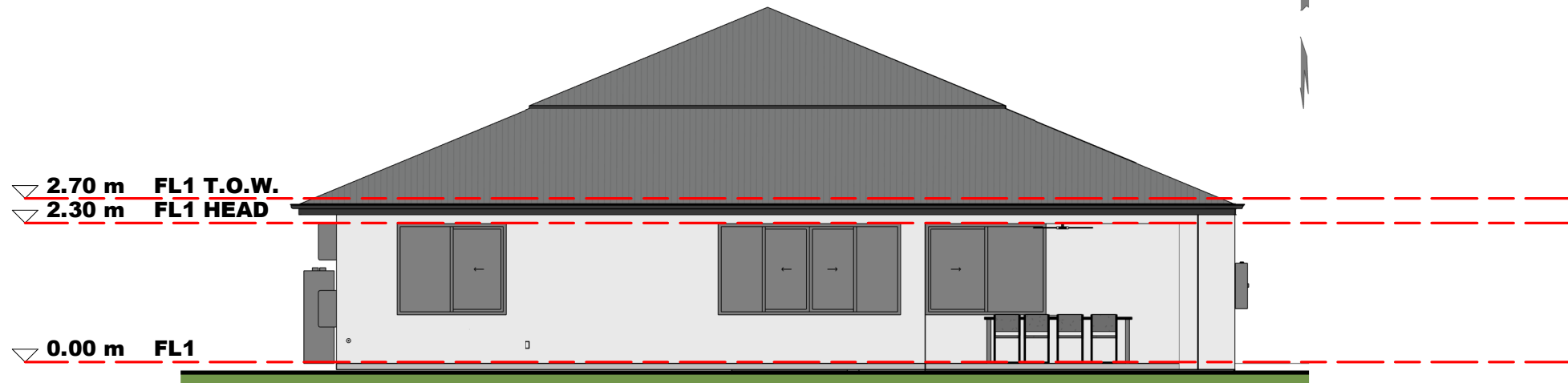
REVISIONS		
No.	Description	Date
DESIGNED BY: Designer		CHECKED BY: Checker
SHEET NAME: ELEVATIONS		
PROJECT ADDRESS: Lot 95 Leedingham Creek Road		
PROJECT NAME: Dimbulah Dimbulah QLD NEW HOME BUILD		
PROJECT NUMBER: 0095 LEAD		
SCALE		1 : 100@ A3
SHEET NUMBER:		PRES 4
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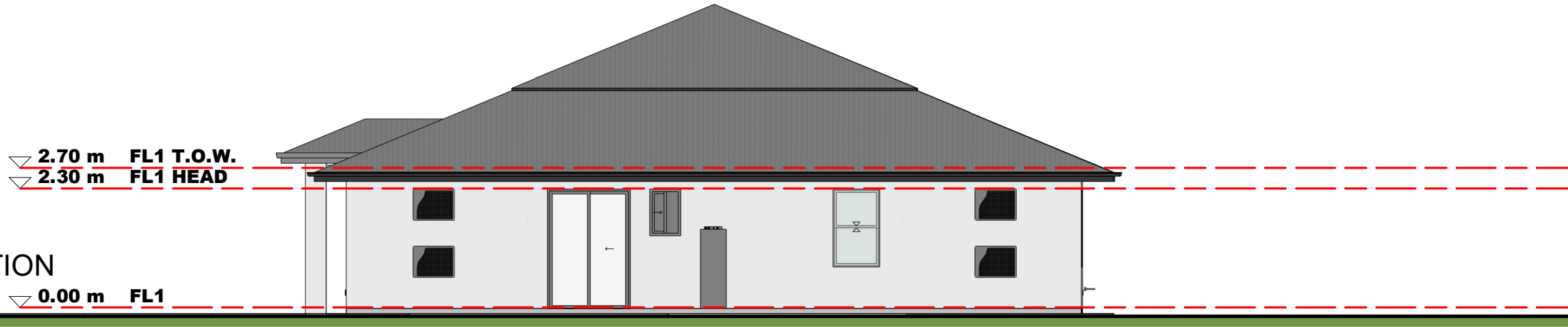
1 FRONT ELEVATION
1 : 100



2 LEFT ELEVATION
1 : 100



3 REAR ELEVATION
1 : 100



4 RIGHT ELEVATION
1 : 100

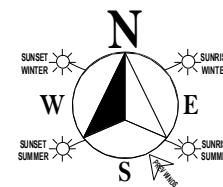
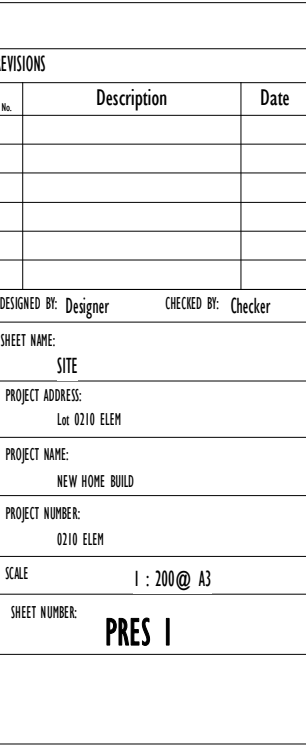


REVISIONS		
No.	Description	Date
DESIGNED BY: Designer		CHECKED BY: Checker
SHEET NAME: COVER		
PROJECT ADDRESS: Lot 0210 ELEM		
PROJECT NAME: NEW HOME BUILD		
PROJECT NUMBER: 0210 ELEM		
SCALE		@ A3
SHEET NUMBER:		PRES 0

RURAL INDUSTRY ('OFFICE')

FOR:
Wim Van Niekerk

AT:
Lot 50 Leadingham Creek Road
Dimbulah

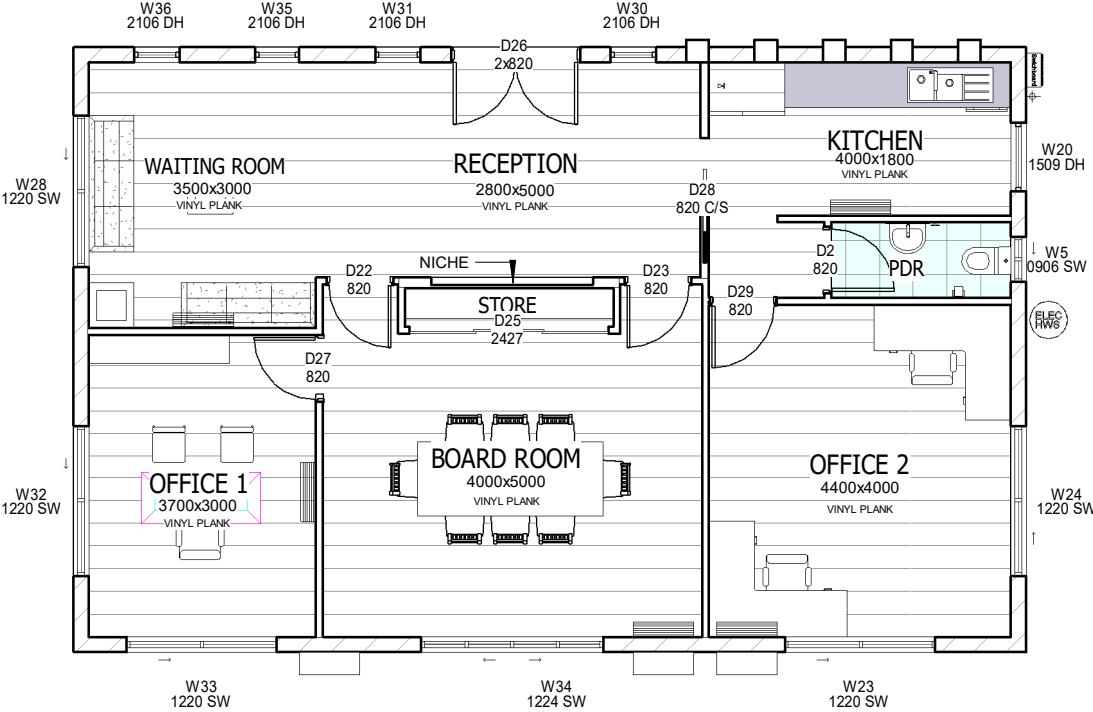


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Width 12.6m x Length 8m

0210 ELEM 101 Office

FLOOR AREAS	
FLOOR AREAS	101 m²
Grand total	101 m²



REVISIONS		
No.	Description	Date
1		
2		
3		
4		
DESIGNED BY: Designer CHECKED BY: Checker		
SHEET NAME: PRESENTATION FLOOR PLAN		
PROJECT ADDRESS: Lot 0210 ELEM		
PROJECT NAME: NEW HOME BUILD		
PROJECT NUMBER: 0210 ELEM		
SCALE 1 : 100@ A3		
SHEET NUMBER: PRES 2		

REVISIONS		
No.	Description	Date
DESIGNED BY: Designer		CHECKED BY: Checker
SHEET NAME: ELEVATIONS		
PROJECT ADDRESS: Lot 0210 ELEM		
PROJECT NAME: NEW HOME BUILD		
PROJECT NUMBER: 0210 ELEM		
SCALE		1 : 100@ A3
SHEET NUMBER:		PRES 4

2.70 m FL1 T.O.W.
2.30 m FL1 HEAD



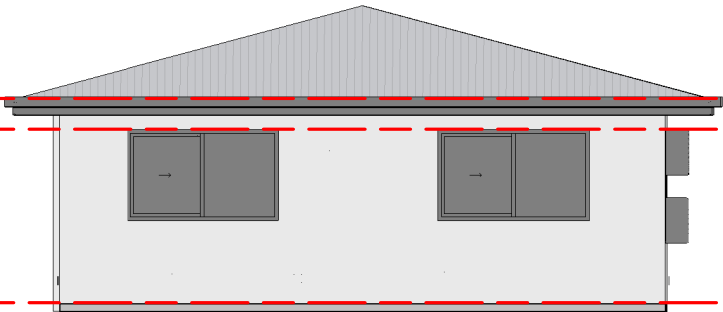
0.00 m FL1

1

FRONT - ELEVATION

1 : 100

2.70 m FL1 T.O.W.
2.30 m FL1 HEAD



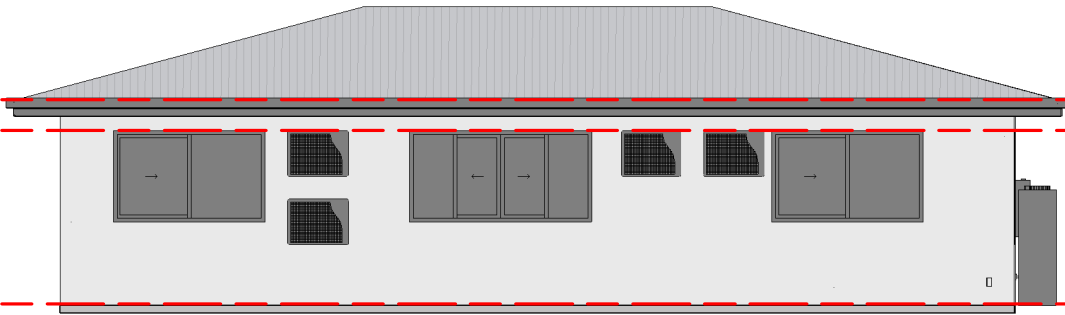
0.00 m FL1

2

RIGHT - ELEVATION

1 : 100

2.70 m FL1 T.O.W.
2.30 m FL1 HEAD



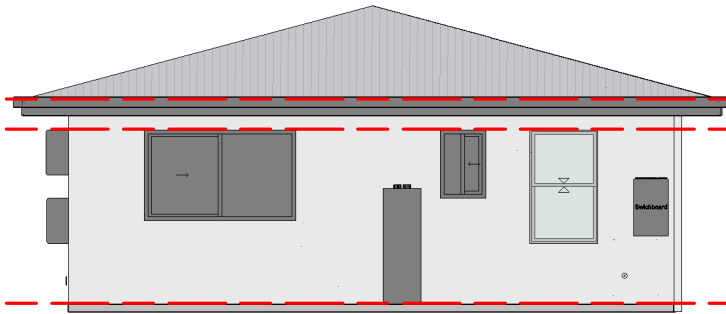
0.00 m FL1

3

REAR - ELEVATION

1 : 100

2.70 m FL1 T.O.W.
2.30 m FL1 HEAD



0.00 m FL1

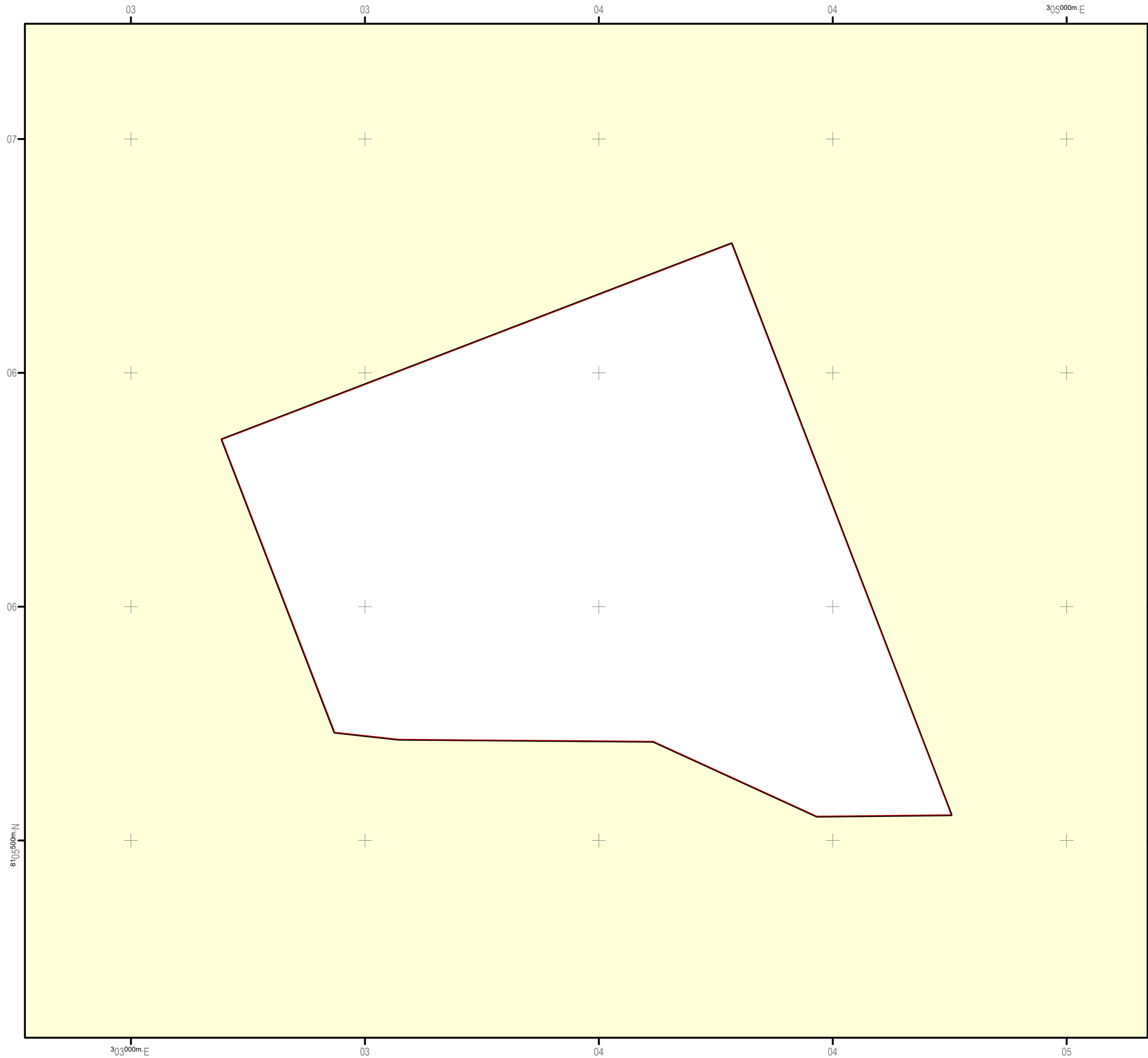
4

LEFT - ELEVATION

1 : 100

SCHEDULE 3 PMAV






Property Map of
Assessable Vegetation
PMAV 2021/000979

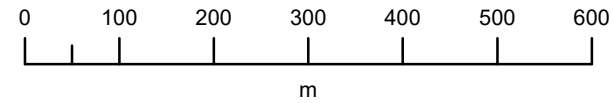
LOT on PLAN
50HG806701

Sheet
1

of
1






Queensland
Government



Scale: 1:8000
(original size A3)



- LEGEND**
-  Subject Lot(s)
 -  Area to which the PMAV does not apply
- Vegetation Category Area**
-  Category X area

Notes:

Property boundaries provided by Department of Resources.
The property boundaries on this plan are a spatial representation of the property boundaries.
They are not the legal property boundaries and are subject to change as more accurate information becomes available.
The PMAV does not move with changes to the property boundaries.
Labelled Category B areas indicate a change in Regional Ecosystem classification as a result of detailed assessment.

Map Information:
Horizontal Datum: GDA 2020
Projection: Universal Transverse Mercator - Zone 55

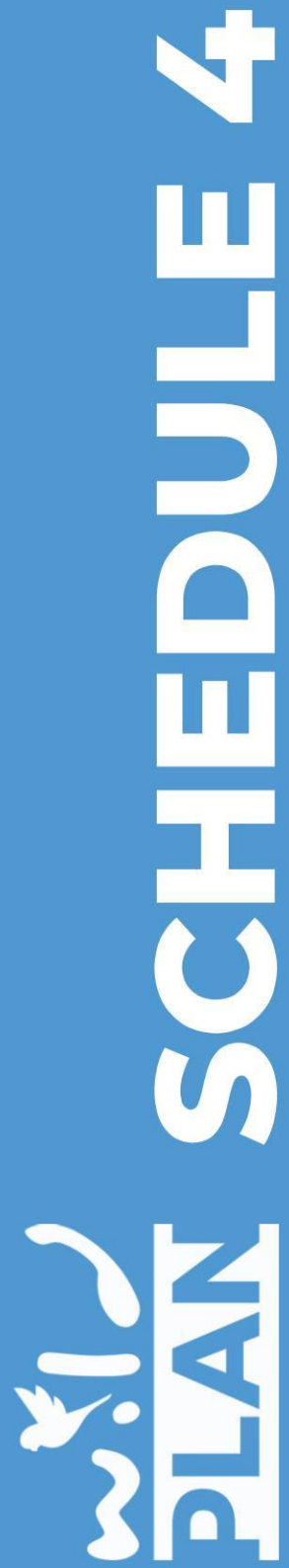
This PMAV is made under Section 20C of the
Vegetation Management Act 1999.

Signed for the Chief Executive of the Department of Resources by:
Name: Leigh Deutscher
Title: Natural Resource Management Officer
Signature: Leigh Deutscher
Date: 28/04/2021

Map Prepared by: RH
Department of Resources
PO Box 1762, Rockhampton, Qld, 4700

Map Preparation Date: 28/04/2021
© The State of Queensland (Department of Resources) 2021

SCHEDULE 4 CODE COMPLIANCE



6.2.9 Rural Zone

Table 6.2.9.3 – Rural zone code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
Height PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.		R1.1 Complies The maximum building height of the proposed Rural Workers' Accommodation is one (1) storey and approximately 6 metres. R1.2 Complies The maximum building height of the proposed Rural Industry (office) development is one (1) storey and approximately 4 metres.
AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.		
AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.		

Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (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) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	R2.1 Complies Buildings are proposed to be setback greater than 23 metres from the rear boundary (being the boundary nearest the development). The site is not located within proximity to a State-controlled road.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	R2.2 Not Applicable Development for a roadside stall is not proposed.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road; 	R2.3 Complies Buildings are proposed to be setback greater than 100 metres from Leadingham Creek Road, which is a sealed road. The site is not located within proximity to a State-controlled road. Buildings are not proposed proximate to another road frontage.

Accommodation density		R3.1 Not Applicable Refer response to AO3.2 below. R3.2 Complies An existing Dwelling House is located on the premises. The proposed Rural Workers' Accommodation therefore results in a residential density of two (2) dwellings per lot, as sought by AO3.2.
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot. AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	
For assessable development		
Site cover		R4 Performance Solution (no Acceptable Outcome provided) The proposed buildings have been sited to retain the primacy of the agricultural enterprise undertaken on-site and maintain site efficiencies. The proposed development is in keeping with the rural character of the area and appropriately balanced in the context of its surrounds.
PO4 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 buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	
		R5 Performance Solution (no Acceptable Outcome provided) Whilst there is no discernible built character profile in the locality, the proposed development is considered to be consistent with residential development typical of North Queensland. Moreover, the proposed development is in keeping with the rural character of the area and appropriately balanced in the context of its surrounds.

		Development complies with PO5 on this basis.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6 No acceptable outcome is provided.	R6 Performance Solution (no acceptable outcome provided) In consideration of the scale, style and siting of the proposed Rural Workers' Accommodation and Rural Industry ('office'), the development will not detract from the amenity of the area as sought by PO6. The development is considered to be consistent with expectations for the locality / zone.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO7 No acceptable outcome is provided.	R7 Performance Solution (no Acceptable Outcome provided) The proposed buildings are sited in the far south-west of the site, on land not utilised for cropping, in seeking to minimise environmental impacts associated with rural activities undertaken on-site. In addition, the construction of the proposed development will appropriately attenuate relevant environmental impacts, in a manner consistent with expectations. Development complies with PO7 in this regard.

9.3.1 Accommodation Activities Code

Table 9.3.1.3A – Accommodation activities code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: <ul style="list-style-type: none"> (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses. 	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	R1 Performance Solution (Acceptable Outcome not applicable) Table 9.3.1.3B does not prescribe a minimum site area for Rural Workers' Accommodation. The design of the subject development and exceedance of applicable setbacks demonstrate that the site (of 113.4 hectares) is of sufficient area to accommodate the development, without generating adverse impacts on local amenity.
All Accommodation activities, apart from Tourist park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. 	AO2.1 A refuse area is provided that: <ul style="list-style-type: none"> (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility. 	R2 Performance Solution (Acceptable Outcome Not Applicable) The proposed development is not of a nature or scale that requires a designated refuse area (beyond that provided to a typical Dwelling House). Refuse storage will be provided in a manner sufficient to meet the needs of the development, as sought by PO2.

All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.	R3 Performance Solution (Acceptable Outcome not applicable) The proposed Rural Worker's Accommodation is not located adjacent to another Dwelling or accommodation unit (no overlooking will occur). In addition, the development will incorporate relevant privacy measures provided to a typical Dwelling (including window treatments, glazing materials and furnishings), to the extent required in achieving a sufficient level privacy.

<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which:</p> <ul style="list-style-type: none"> (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape. 	<p>AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.</p>	<p>R4.1 Performance Solution (Acceptable Outcome not applicable) Table 9.3.1.3C does not prescribe communal open space requirements for Rural Workers' Accommodation. In response to PO4, it is noted that proposed buildings feature appropriate setbacks between buildings and from site boundaries, which will provide for appropriate privacy and amenity. The rural outlook of the development provides a high level of amenity and opportunity for recreation.</p>
	<p>AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D.</p>	
	<p>AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	
	<p>AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which:</p> <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 	
		<p>R4.2 Performance Solution (Acceptable Outcome not applicable) Table 9.3.1.3D does not prescribe private open space requirements for Rural Workers' Accommodation. Refer response to PO4 above.</p>
		<p>R4.3 Will Comply Sufficient clothes drying areas will be provided to facilitate the drying of clothes by occupants. The site is appropriately setback from road frontage boundaries providing sufficient external amenity.</p>
		<p>R4.4 Not Applicable Development for a Dual Occupancy, Multiple Dwelling, Residential Care Facility or Retirement Facility is not proposed. Refer response to PO4 above.</p>

If for Rural workers' accommodation		
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	R3.1 Performance Solution (Complies) The proposed development provides for the accommodation of one (1) rural worker per 28.35 hectares, which is a higher intensity than that prescribed by AO13.1. Notwithstanding, the accommodation provided is directly associated with the cropping facility on-site and is commensurate with the scale and operational needs of the agricultural operation. In addition, less than ten rural workers will be accommodated on-site, being less than the upper limit specified by AO13.1(b). Development complies with PO13 on this basis.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	R13.2 Complies The site has an area of 113.4 hectares, which is greater than double the minimum area specified by AO13.2.
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	
		R14.1 Complies It is intended that the proposed Rural Workers' Accommodation, which is fully self-contained, be for permanent occupation.
		R14.2 Not Applicable Refer response to AO14.1 above.

9.3.6 Rural Activities Code

Table 9.3.6.3A – Rural Activities Code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
<i>PO1 – P18 Not Applicable</i>		
If for Rural industry PO9 Rural industry is located on sites which have sufficient area to: (a) accommodate all buildings, structures and infrastructure associated with the use; and (b) provide sufficient separation between the use and adjoining premises and uses.		R9 Complies The site has a total area of 113.4 hectares.

8.2.1 Agricultural Land Overlay Code

Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible. 	AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: <ul style="list-style-type: none"> (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery. 	R1 Complies Development for Rural Workers' Accommodation and Rural Industry ('office') associated with existing cropping activities undertaken on site is proposed. Development complies with AO1 on this basis. It is also relevant to note that development is proposed on land designated as Class B Agricultural Land, retaining Class A land for productive purposes.
For assessable development		

<p>PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadacre rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2 No acceptable outcome is provided.</p>	<p>R2 Performance Solution (no Acceptable Outcome provided)</p> <p>The Rural Workers' Accommodation is proposed to be sited in the far south-west of the site, on Class B land not utilised for cropping activities. The development therefore maintains primary production potential of the site, whilst managing environmental impacts.</p> <p>In addition, the Workers' Accommodation will be designed and constructed to attenuate noise, odour, dust and drift impacts associated with local agricultural activities.</p>
<p>PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land. 	<p>AO3 No acceptable outcome is provided.</p>	<p>R3 Performance Solution (no Acceptable Outcome provided)</p> <p>The site contains both Class A and Class B Agricultural Land. Development is proposed on Class B Agricultural Land, retaining the Class A land for productive purposes.</p> <p>Additionally, the development has been sited in the far south-west of the site, on land not utilised for cropping, retaining the balance of the site in agricultural production.</p> <p>The development does not fragment nor alienate agricultural land and will not unduly constrain the use of the site more broadly for agricultural production.</p>

8.2.3 Bushfire Hazard Overlay Code

Table 8.2.3.3 – Bushfire hazard overlay code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade	R1.1 Not Applicable Refer to the response to R1.2 below.
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.		R1.2 Complies A dam is located on-site, which has greater than 5,000 litres of storage volume. The site is also proximate to Walsh Creek.
	fittings and the tank is provided with a hardstand area for heavy vehicles.	
For assessable development		

Land use		
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	<p>R1.2 Complies The proposed development is for Rural Workers' Accommodation and Rural Industry.</p>

Lot design		R3 Not Applicable Development for Reconfiguring a Lot is not proposed.
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	

Firebreaks and access	
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.

R4.1 Not Applicable

Development for Reconfiguring a Lot (involving new road) is not proposed.

R4.2 Not Applicable

Development for Reconfiguring a Lot (involving new road) is not proposed.

Hazardous materials		R5 Will Comply
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	
Landscaping		R6 Performance Solution (no Acceptable Outcome provided)
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	

Infrastructure		R7. Performance Solution
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	R8. Performance Solution

8.2.6 Flood Hazard Overlay Code

Table 8.2.6.3A – Flood hazard overlay code - For accepted development subject to requirements and assessable development

Performance Outcome / Acceptable Outcome		Response
For accepted development subject to requirements and assessable development		
All flood hazard areas		
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	R1 Will Comply The proposed development does not involve the processing or storage of dangerous goods or hazardous materials.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	P2 Not Applicable The site is mapped as being within a Potential Flood Hazard Area and not within a modelled flood hazard area (therefore, the level of potential inundation on the site is not known). The siting of proposed buildings is understood to be based on the Applicant's knowledge of the site and its history with respect to flooding. The Rural Industry ('office') is proposed to have a Finished Floor Level (FFL) of 466.4 metres. The Worker's Accommodation is proposed to have a FFL of 466.7. For context, the Walsh River water line has been surveyed at 457.21m AHD (as at the date of survey / site plan preparation), with the Leadingham Creek Bridge deck at 460m AHD. The Walsh River is located approximately 216 metres from the proposed Rural Worker's Accommodation. The FFL of the development is therefore approximately 6.4 metres above the height of the bridge and greater than 9 metres above the height of the water line. The Applicant is willing to accept a condition of approval requiring the preparation of a Flood Emergency



Schedule 3 – Code Compliance

130 Leadingham Creek Road, Dimbulah | April 2021

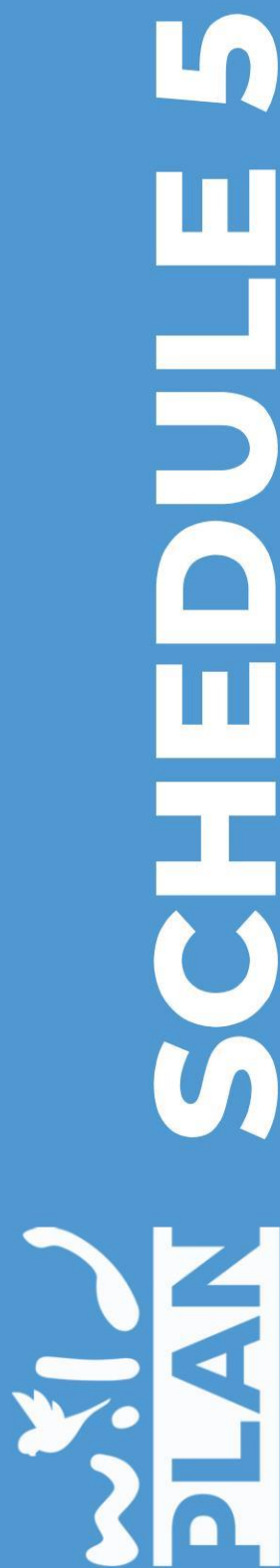
	Management Plan (FEMP) to mitigate risk associated with flooding. Development for community infrastructure is not proposed.
PO3 – PO9 Not Applicable	

Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. <p>OR</p> <p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>R10.1 Performance Solution The site is mapped as being within a Potential Flood Hazard Area and not within a modelled flood hazard area (therefore, the level of potential inundation on the site is not known). The siting of proposed buildings is understood to be based on the Applicant's knowledge of the site and its history with respect to flooding. The office is proposed to have a Finished Floor Level (FFL) of 466.4 metres. The Worker's Accommodation is proposed to have a FFL of 466.7. For context, the Walsh River water line has been surveyed at 457.21m AHD (as at the date of survey / site plan preparation), with the Leadingham Creek Bridge deck at 460m AHD. The Walsh River is located approximately 216 metres from the proposed Worker's Accommodation. The FFL of the development is therefore approximately 6.4 metres above the height of the bridge and greater than 9 metres above the height of the water line. The Applicant is willing to accept a condition of approval requiring the preparation of a Flood Emergency Management Plan (FEMP) to mitigate risk associated with flooding.</p> <p>R10.2 Not Applicable Refer response to AO10.1 above.</p> <p>R10.3 Performance Solution (Acceptable Outcome Not Applicable) The site is mapped as being within a Potential Flood Hazard Area and not within a modelled flood hazard area (therefore, the level of potential inundation on the site is not known). Due to the scale of the development, the proposed development is not expected to detrimentally impact upon the flood storage and conveyance capacity of the premises. Refer response to AO10.1 above.</p>
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	

<p>PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>R11 Complies Development does not involve in excess of 50m³ fill above ground level.</p>
<p>For assessable development</p>		
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	<p>R12 Not Applicable Development is not proposed on land mapped as having extreme, high or significant flood hazard. The Applicant is prepared to accept a condition of approval requiring the preparation of a Flood Emergency Management Plan (FEMP) to mitigate risk associated with flooding.</p>

Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
PO13	AO13	R13 Not Applicable
<p>Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. 	<p>No acceptable outcome is provided.</p>	<p>Development for Reconfiguring a Lot is not proposed.</p>
<p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>		

SCHEDULE 5 DA FORM 1



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)	DBC RSA Holdings Pty Ltd
Contact name (only applicable for companies)	Dominic Hammersley
Postal address (P.O. Box or street address)	PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	0487 967 533
Email address (non-mandatory)	dominic@wildplan.com.au
Mobile number (non-mandatory)	As Above
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	WP21 002 DN

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		130	Leadingham Creek Road	Dimbulah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		50	HG806701	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row.

- ☐ 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

- ☐ 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 (if applicable):

Name of port authority for tidal area (if applicable):

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

Name of airport:

<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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Material Change of Use (Rural Workers' Accommodation)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Material Change of Use (Rural Industry)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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 DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Rural workers' accommodation	Rural Workers' Accommodation	1	213m ² (approx.)
Office ancillary to rural activities	Rural Industry	N/A	100m ² (approx.)
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 ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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 Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<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 relevant port operator , 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 Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input 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

19) Information request under Part 3 of the DA Rules
<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
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<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			
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 <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 Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au . An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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 ?			
<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 Note: See 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 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 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 for further information.

DA templates are available from <https://planning.dsdmp.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.dsdmp.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 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 and 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 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 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 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 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 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

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	