



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)	Antonio Bruno DiMaggio
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	205 Walsh St
Suburb	Mareeba
State	Qld
Postcode	4880
Country	Australia
Contact number	0405660221
Email address (non-mandatory)	brunostaxiservice@gmail.com
Mobile number (non-mandatory)	0405660221
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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



Queensland
Government

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
			Sunrise close	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	8	Sp183708	
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 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>
Transport depot
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 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 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 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>
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 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)
Transport depot	Transport depot	1	

8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes

☒ No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

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

☐ Subdivision (complete 10))

☐ Dividing land into parts by agreement (complete 11))

☐ Boundary realignment (complete 12))

☐ 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?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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
existing	4m	35.18m	Water drain	Lot 8

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	
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*)

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application

☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. 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:			

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

Hazardous chemical facilities

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

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

Note: See www.business.qld.gov.au 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.dsdmip.qld.gov.au/>. If the development application involves:

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

Waterway barrier works

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

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au 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:

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):

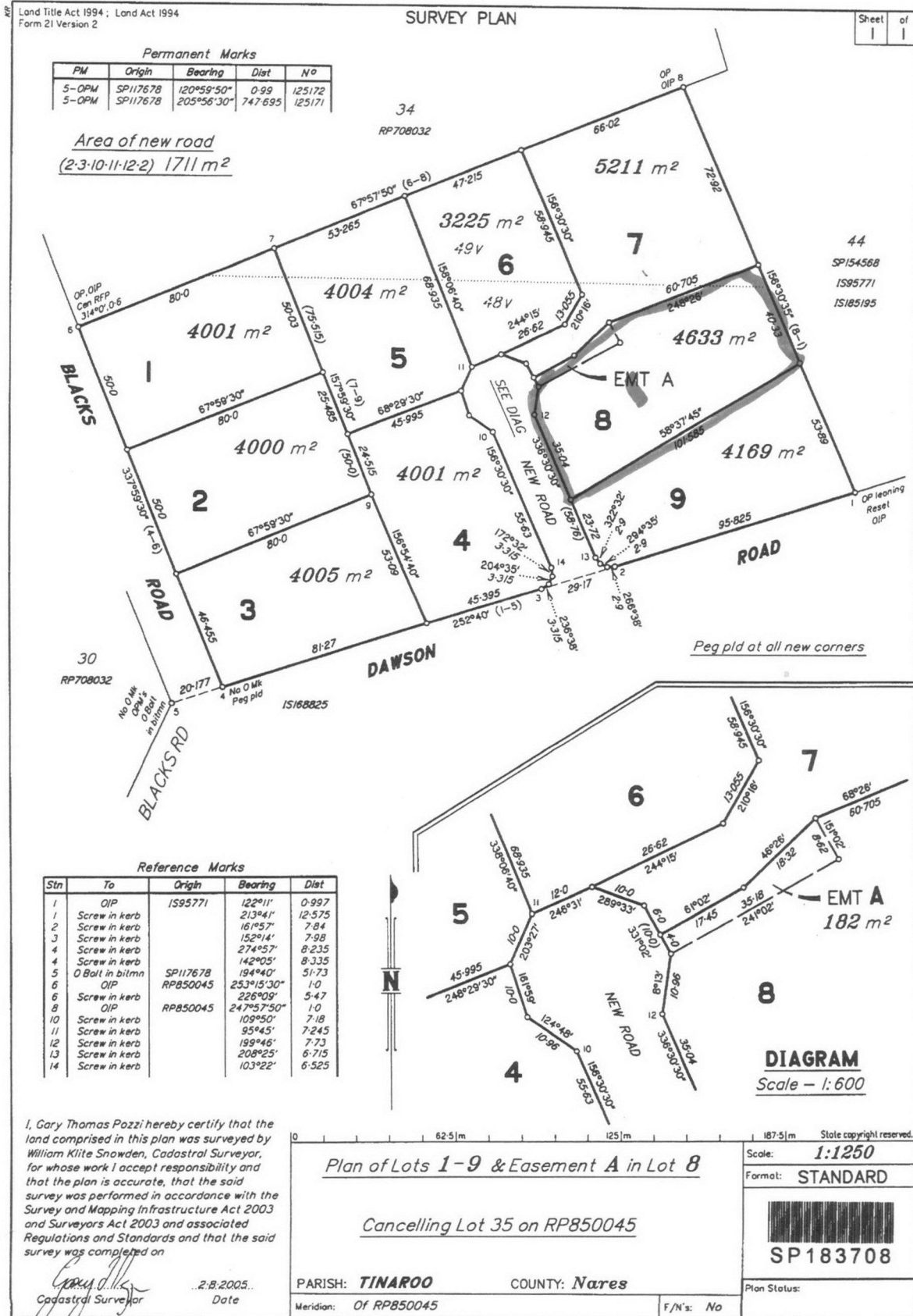
Notification of engagement of alternative assessment manager

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			





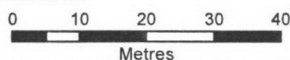
Date: 28/02/2020

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure



Department of State
Development, Manufacturing,
Infrastructure and Planning



Disclaimer:
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04/06/2021

Mareeba Shire Council

PO Box 154

Mareeba Qld 4880

Attention: Regional Planning Group

Dear Sir,

RE: Application for a material change of use – Transport Depot at lot 8 on sp183708, Lot 8 Sunrise close Mareeba.

This application is for a Material Change of Use – Transport Depot over land described as Lot 8 on sp183708, Lot 8 Sunrise close Mareeba is submitted by Antonio Bruno DiMaggio.

The Site:

The subject land is described as lot 8 on sp183708, , Locality of Mareeba and situated at Lot 8 Sunrise close, Mareeba. The site is owned by Antonio Bruno DiMaggio who is also the applicant for the proposed development. The subject site comprises of a single generally regular shaped Free Hold allotment, has an area of 4633M2 and encompasses an existing structure. The site contains frontage to Sunrise Close and is accessed from the existing Road Network being Sunrise Close. The site is understood to be provided with all available and necessary services.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'least concern' Vegetation over the majority of the site. The site is not Mapped as containing Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor a Railway Corridor.

The Proposed Development:

The proposed development is for a Material Change of Use – Transport Depot in the 4633M2 Precinct of the Rural Residential Zone within the Mareeba Shire Council's Planning Scheme. The site is located at Lot 8 Sunrise Close Mareeba 4880 Qld and is more particularly described as Lot 8 on sp183708. The site is generally regular in shape, has an area of 4633M2 and an existing structure.

A Development Permit for a Material Change of Use is sought to facilitate the construction of Transport Depot over the site. The proposed development will provide parking for a total of up to Seven (7) Taxis over the property. The construction of a Transport Depot approximately 20 metres x 7 metres as per provided on the Proposal Plans is required to house the Taxis. The location of the proposed Depot is to be erected alongside the existing structure.

The outline of the general day to day running of the Transport Depot:

The proposal is to house currently up to Seven Taxis (7) over the property but currently the townships growth only requires the use of 5 Taxis but in the future when the town will grow the taxi numbers will grow to a maximum of (7) Seven Taxi's current owner of (7) Taxi Licences.

Currently the property mainly facilitates the storage of (2) Two Taxis as all other Taxis are shift changed at each next commencing shift driver's residence.

This diverse shift change minimises multiple issues:

- 1) the number of vehicles on the proposed site,
- 2) reduced traffic on the road,
- 3) reduced noise pollution from vehicles carrying out shift change,
- 4) reduced light pollution to neighbouring properties and residences within the area,
- 5) improved ease and comfort for drivers by carrying out shift changes closer to their work area (the township)

Currently the only day of the week of to which there will be (5) Five Taxis is on a Sunday after 8am to which a contract cleaner comes in and details the interior of the vehicle, (external is currently being washed at the townships carwash).

The shift changes for taxi drivers are from 4:30am to 9am and then again, at the same times in the afternoon 4:30pm to 9pm. The diverse shift change times is required between these times to stagger start shifts along with accommodating for single parents to be able to drop off children to school and collect from after school care through to drivers who work more than 1 occupation. The taxis don't have to return to the property outside these time frames unless but not limited to; for emergency reasons or to exchange taxis etc. the driver shifts are on average a (12) twelve-hour shift.

A total of (1) staff member is required per taxi to attend the site to access the Taxi. No customers or other members of the public need to access the block for any reason what so ever for the day to day running of the business.

Discussions were undertaken with the adjoining and adjacent neighbours prior to purchasing the property advising the owners on either boundary of the property of the intentions of the use and they are fine with having the Taxi's next door. The neighbour directly across the road also does not have an issue with the Taxi's as long as the drivers drive at a speed of no faster than 40km/h down Sunrise Close, this request has been imposed to all drivers as a rule in their driver contract. I have had discussions with many other people living on Blacks Road and they have all said the Taxis are not an issue.

In relation to the possible noise of the proposed Use the proponents note that 'Audibly, the only noise is Taxi's leaving and entering the property. The property has had a 2m corrugated Iron fence along with vegetation planted to minimise light and sound.

The site contains frontage to the existing Road Network, being Sunrise Close with no change to the existing council approved crossover required. The site is connected to all available services and provided with the necessary services with the proposed development connecting to these provided services. The site is large enough to ensure the appropriate disposal of stormwater occurs.

The proposed development is for the construction of a Transport Depot within Mareeba ensuring that the day to day essential needs and services of Mareeba and surrounding Townships are met by providing a transport service so that Mareeba and surrounding areas residents can stay mobile and keeping its residences safe, Especially after functions of to which people are usually intoxicated and should not be in control of a vehicle to a range of other services like but not limited to the general public to be able to attend medical services etc. This helps Mareeba to remain a Major Urban Area and Regional Centre of the Tablelands while providing a much needed and relied upon service within the Township.

The site is located in the Rural Residential Zone (based on the rates notice). A Material Change of Use for a Transport Depot is a Code Assessable Use within this Zone. The application is Code Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate land Use for the site, immediate vicinity and surrounding environs providing a supporting Use to the Mareeba Township and its Residents.

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	AO1.1 Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, The proposed Transport Depot is 6 metres in height and of single storey.	
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are in scale with the character and amenity of the area.	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m ² in gross floor area; and (b) 5.5 metres above natural ground level.	n/a no domestic outbuildings on property yet	

Siting, where not involving a Dwelling House

Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.

<p>PO3 Development is sited in a manner that considers and respects:</p> <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) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors. 	<p>AO3.1 Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger.</p> <p>Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.</p>	<p>complies</p>
	<p>AO3.2 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 6 metres from a frontage to a sealed road that is not a State controlled road; (b) 20 metres from a frontage to any other road; and (c) 10 metres from a boundary to an adjoining lot. 	<p>Complies, The proposed Depot is setback 40 metres from the Sunrise Close Frontage and greater than 10 metres from the side and rear boundaries.</p>

Accommodation density

<p>PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.</p>	<p>AO4 Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m² site area.</p> <p>Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.</p>	<p>Complies, The proposal is not considered to provide additional accommodation densities over the site.</p>
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For assessable development

<p>PO5 Development where not involving urban purposes: (a) does not compromise the future development potential of the land for urban purposes; and (b) is compatible with residential uses.</p>	<p>AO5 Non-urban development is limited to Animal husbandry or Cropping.</p>	<p>complies</p>	
<p>PO6 Development involving urban purposes provides: (a) residential areas with a mix of lot sizes to allow for housing mix; and (b) industrial areas with a mix of industrial uses.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>Complies</p>	
<p>Structure planning</p>			

<p>PO7 Development occurs as outlined in a Structure Plan that:</p> <ul style="list-style-type: none"> (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: <ul style="list-style-type: none"> (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: <ul style="list-style-type: none"> (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; 	<p>AO7 No acceptable outcome provided.</p>	<p>Complies, The proposal provides for a Transport Depot similar to the existing structure onsite and those within the balance of Sunrise Close and the surrounding Rural and Rural Residential Areas. The proposed Depot provides appropriate built form.</p>
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<p>and</p> <p>(iii) to provide the day to day needs of the immediate residential community;</p> <p>(e) scales any non-residential development to:</p> <p>(i) be consistent with the scale of surrounding residential development;</p> <p>(ii) not undermine the viability of nearby centres or the centres network; and</p> <p>(iii) not unduly detract from the amenity of nearby residences.</p>		<p>Complies,</p> <p>The proposal is considered to be of appropriate scale and is not considered to detract from the amenity of nearby residents. The proposed Transport Depot provides a Use that supports the day to day needs of the immediate and surrounding residential locations of the Shire by allowing the residents access to alternate transportation needs.</p>	
Building design			
<p>PO8</p> <p>Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>AO8</p> <p>No acceptable outcome is provided.</p>	<p>Complies,</p> <p>The proposal provides for a Transport Depot similar to the existing structure onsite and those within the balance of Sunrise Close and the surrounding Rural and Rural Residential Areas. The proposed Depot provides appropriate built form.</p>	
Amenity			
<p>PO9</p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy; (g) lighting; (h) odour; and (i) emissions.</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>	<p>Considered to Comply,</p> <p>The proposal will provide a limited Use over the site restricted to 4:30am to 9am and again in the afternoon from 4:30am to 9pm. It is not considered that the proposed Use will have significant impact on the adjoining properties or those within</p>	

		<p>Sunrise Close.</p> <p>It is considered that the proposed development will not have a significant effect on the amenity of the immediate area.</p>	
<p>PO10</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy; (g) lighting; (h) odour; and (i) emissions.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	<p>Considered to Comply,</p> <p>The proposal will provide a limited Use over the site restricted between the hours of 4:30am to 9am and again in the afternoon from 4:30am to 9pm.</p> <p>It is not considered that the proposed Use will have significant impact on the adjoining properties or those within Sunrise Close.</p> <p>The adjoining dwellings are setback on average 40 metres with the western adjoining property of which the Transport Depot fronts contains natural vegetation buffering. It is considered that the proposed development will not have a significant effect on the amenity of the immediate area and is considered to take into account the existing negative environmental impacts ensuring to ameliorate these impacts.</p>	

Emerging Communities Zone Code:

The proposal is for a Development Permit for the construction of a Transport Depot to house Taxis supporting Mareeba and surrounding Townships. The site is designated within the Emerging Communities Zone of the Mareeba Shire Planning Scheme and no change to the Emerging Communities Zone is proposed with the Material Change of Use. The proposal will provide a supporting essential service to Mareeba by allowing residents to access essential transportation needs within Mareeba residences while maintaining the existing amenities and aesthetics of the site.

Airports Environs Overlay Code:

The site is located inside the 13km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6 km Light Intensity and OLS on the Mareeba Overlay Mapping. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. No significant lighting infrastructure is to be provided to affect the Light Intensity OLS. The site is also located outside the Inner Horizontal Surface of the Mareeba Aerodrome. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Material Change of Use for a Transport Depot as the proposed Transport Depot not affect the Bird and Bat Strike Zone, Inner Horizontal Surface and Light Intensity Zone.

Bushfire hazard overlay code:

The proposed development site is Mapped as containing areas of Potential Impact Buffer (100 metres)

Flood hazard overlay code:

The proposed development site has a significant flood hazard rating, but during wet weather the Taxi's will remain in the township of Mareeba and will not access the proposed development site. The site is designated as containing areas of Extreme, High and Low Flood Hazard within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. The Flood Mapping clearly demonstrates that the site is for the majority constrained by the Flood Hazard Overlay which limits any future intensification of the site for intensive Urban purposes.

Industrial activities code:

The proposed development facilitates the construction of a Transport Depot Use. Assessment against the Industry Activities Code is provided below. It is considered that the proposed Transport Depot complies with the Intent of the Industry Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Separation		

<p>PO1</p> <p>Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) odour; (c) light; and (d) emissions. <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p>AO1</p> <p>Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> (a) medium impact industry—250 metres; or (b) high impact industry—500 metres; or (c) special industry—1.5 kilometres. 	<p>Not Applicable.</p> <p>The proposal is not considered to provide a Medium or High Impact Industry Use nor a Special Industry Use. The proposal is considered not to be a significant Industrial Use. In addition, a setback on average of 40 metres is provided from the proposed Shed to the adjoining Dwellings.</p>
<p>For assessable development</p>		
<p>Amenity</p>		
<p>PO2</p> <p>Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas. 	<p>AO2</p> <p>No acceptable outcome is provided.</p>	<p>Can Comply,</p> <p>Appropriate screening can be provided to any plant, air conditioning and refuse storage areas.</p>
<p>If for Extractive industry</p>		
<p>PO3</p> <p>The site has sufficient area and dimensions to safely accommodate:</p> <ul style="list-style-type: none"> (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and 	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>No Extractive Industries proposed.</p>

(g) landscaping and buffer areas.		
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Performance outcomes	Acceptable outcomes	Comments
Note—Refer to Planning Scheme Policy 3 - Extractive Industry.		
PO4 Extractive industry is established and operated in a way that does not impact on public safety.	AO4 Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.	Not Applicable. No Extractive Industries proposed.
PO5 Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.	AO5 All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing. Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	Not Applicable. No Extractive Industries proposed.
PO6 The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to: (a) water quality; (b) existing vegetation; and (c) declared plants.	AO6.1 The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters. AO6.2 Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses. AO6.3 No declared plants are transported from the site.	Not Applicable. No Extractive Industries proposed.

<p>PO7 Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of:</p> <ul style="list-style-type: none"> (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing. <p>Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO7.</p>	<p>AO7 No acceptable outcome is provided.</p>	<p>Not Applicable. No Extractive Industries proposed.</p>
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Landscaping Code:

The proposed development is for the facilitation of a Transport Depot located at Lot 8 Sunrise Close, Mareeba. The proposal is provided over a site of 4633 M² which contain some natural vegetation. Appropriate Landscaping can be provided to achieve an attractive streetscape and assists in breaking up and softening the built form of the proposed Transport Depot in addition to the already implemented appropriate Fencing. Any required plantings provided over the site will ensure suitability of the intended Transport Depot Use and will not include the provision of invasive weeds and can be easily maintained while allowing for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles.

Parking and Access Code:

The site contains frontage to the existing Road Network, being Sunrise Close with an existing crossover provided from Sunrise Close. The proposed development will utilise the existing access crossover to service the site. The Proposed Transport Depot Use's Proposal Plans nominates that (7) seven taxi parking bays and ample staff parking are provided onsite for the overall development. The proponents note that 'a total of (7) seven staff need to attend the site to access the Taxi's. No customers or other members of the public need to access the block for any reason what so ever for the day to day running of the business. The dimensions of any car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas are appropriately sealed/treated. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services and Infrastructure Code:

The proposal is for a Material Change of Use for the facilitate the construction of a Transport Depot in the Rural Residential Zone (based on rates notice). The site is connected to all available services and provided with the necessary services with no change to the existing envisaged. The site is large enough to ensure appropriate and suitable stormwater drainage. The site is generally flat with any Filling or Excavation anticipated to be limited to site preparation, levels and internal servicing. The site contains frontage to the existing Road Network, being Sunrise Close and will maintain the existing access with the proposal. It is considered that the existing crossover is appropriate and allow for the safe provision of access without effecting the existing Road Network. It is considered that the proposed Transport Depot is not in conflict with the Purposes of the Works, Services and Infrastructure Code. The proposal is considered acceptable and appropriate.

Conclusion:

It is considered that the proposed development being a Material Change of Use to facilitate the construction of a Transport Depot over land described as Lot 8 on sp183708 is appropriate. The proposed design of this Transport Depot represents a development that has mitigated all possible negative effects of the surrounding environment and is considered acceptable. In particular, the proposed development:

- 1) Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an important and extremely relied on local service to support the Residential population, surrounding industries and Townships;
- 2) Can meet the Performance Outcomes and the Purpose of the Industrial Activities Code;
- 3) Is for the construction of a Transport Depot within the Mareeba Township ensuring an important service that supports the surrounding Mareeba Township and environs. This helps to cement Mareeba as a Major Urban Area and Regional Centre of the Tablelands; and
- 4) Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba;