

The background of the entire page is a black and white photograph of a city skyline at night, likely Chicago, with numerous skyscrapers illuminated. In the foreground, a bridge structure is visible on the left side. The Veris logo is positioned in the top left corner.

veris

Development Permit for Reconfiguration of a Lot
1 Lot into 3 Lots (Code Assessment)

27 Spena Road, Mareeba

Lot 11 on SP101832

Applicant: M. David

30824

DEVELOP
WITH _____
CONFIDENCE™



Document Information

Job Number:	30824
Document Title:	Planning Assessment Report

Authors

	Name (Initial)	Title	Date
Prepared:	MAT	Town Planner	27/10/17
Reviewed:	JAO	Principal	27/10/17
Reviewed:			
Approved:			

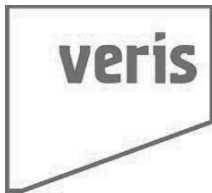
Release Information

Version	Date Released	Pages Affected	Remarks
V1.0	27/10/17	All	DA Submission

Contact Details

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2.0 Details of Application

2.1 Site Summary

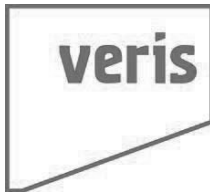
Real Property Description	Lot 11 on SP101832
Address	27 Spena Road, Mareeba
Area	585.6ha
Owner(s)	Maxwell Peter David
Existing Uses	Rural

2.2 Legislative Summary

Local Government Authority	Mareeba Shire Council
Planning Scheme	Mareeba Shire Planning Scheme 2016
Planning Scheme Zone	Rural Zone
State Planning Policy	Appropriately reflected in the planning scheme
Referral Agencies	<ul style="list-style-type: none">Schedule 10, part 9, division 4, subdivision 2, table 1 (reconfiguring a lot near a state transport corridor)Schedule 10, part 9, division 4, subdivision 2, table 3 (reconfiguring a lot that is near a state-controlled road intersection)
State Development Assessment Provisions	FastTrack5 qualifying criteria checklist 2 – State Transport Corridor

2.3 Application Details

Development Type	Development Permit for Reconfiguration of a Lot 1 Lot into 3 Lots
Level of Assessment	Assessable Development (Code Assessment)
Applicant	M. David c/- Veris
Contact Person	Michael Tessaro – Town Planner
Applicant's Representative	Veris Attn: Michael Tessaro PO Box 7627 Cairns QLD 4870
Relevant Plans/Documents	<i>Proposal Plan 30824-01D</i> , prepared by Veris



3.0 Introduction

3.1 Overview

Veris has been commissioned by M. David ('the applicant') to prepare and lodge an application for a Development Permit for a Reconfiguration of a Lot (1 lot into 3), on land located at 27 Spena Road, Mareeba, precisely described as Lot 11 on SP101832 ('the site').

The proposed reconfiguration is depicted on Proposal Plan 30824-01D, Appendix 8.

Pursuant to the *Mareeba Shire Council Planning Scheme 2016*, the site is located within the Rural Zone as indicated by Figure 1. An application for a Reconfiguration of a Lot within the Rural Zone is Code assessable development.

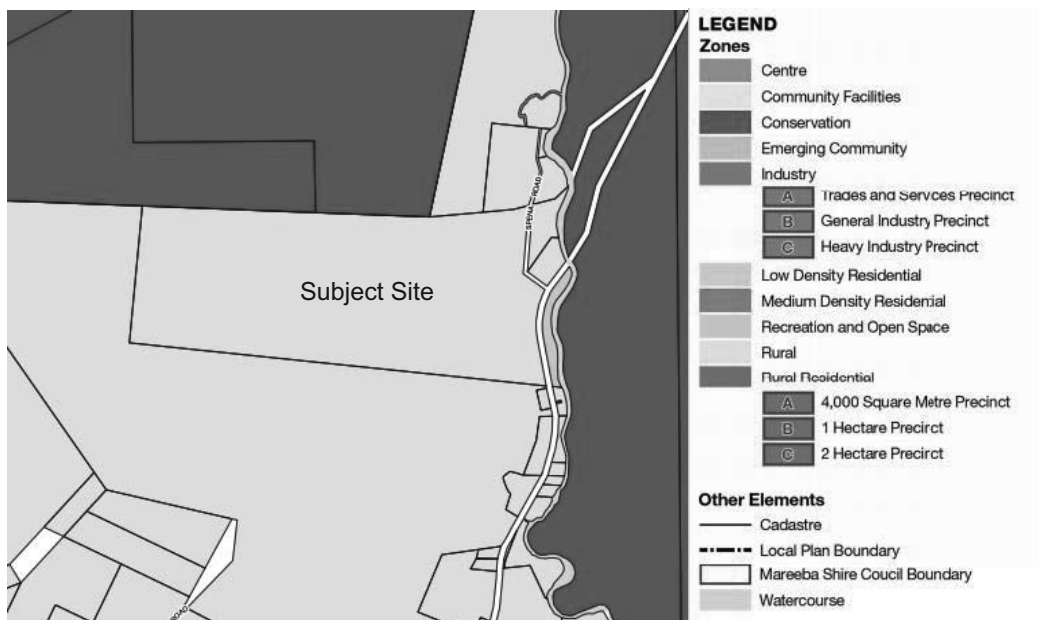
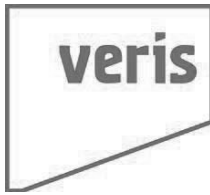


Figure 1 – Extraction of Zoning Map (Source: *Mareeba Shire Council Planning Scheme 2016*)



4.0 Context Analysis

4.1 Local Context Analysis

The site is located approximately 20km from the centre of Mareeba and accessed via Spena Road.



Figure 2 – Location of site (source – Google Earth)



Table 1 – Land uses surrounding the subject sites.

DIRECTION	LAND USE
North	Bilwon State Forest & Rural uses
South	Rural uses
East	Rural uses and Kennedy Highway
West	Rural uses

4.2 Site Analysis

The following section details an analysis of the site with regards to its features and the immediate vicinity.

4.2.1 Ownership & Tenure

The registered owner of the site is Maxwell Peter Davd. Refer to Current Title Search in *Appendix 5*.

4.2.2 Easements

The site is benefited by Easement A on SP136209 within Lot 10 on SP101832

4.2.3 Existing Land Use

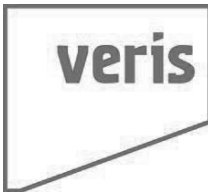
The site is a large rural holding containing three (3) residences, numerous dams for water storage with associated infrastructure.

4.2.4 Roads and Site Access

The site has existing direct access to Spena Road. The site is not accessed directly from the Kennedy Highway.

4.2.5 General Topography

The eastern region of site has been previously cleared. The western region contains rolling mountainous land that is lightly vegetated.



4.2.6 Existing Service Arrangements

Water	Water supply is provided via dams onsite
Sewerage	The existing dwellings are serviced by on-site effluent disposals.
Stormwater	Stormwater is managed on site
Electricity	The existing dwellings are connected to electricity.
Telecommunications	The existing dwellings are connected to telecommunication services.

4.2.7 Referral Summary

Agency	Trigger	Type of Referral
SARA (DTMR)	<ul style="list-style-type: none"> Schedule 10, part 9, division 4, subdivision 2, table 1 (reconfiguring a lot near a state transport corridor) Schedule 10, part 9, division 4, subdivision2, table 3 (reconfiguring a lot that is near a state-controlled road intersection) 	Concurrence



5.0 Proposal

5.1 Development Summary

The applicant previously obtained a development permit in 2015 for the reconfiguration of the site into two (2) lots, Council reference DA/15/0025. A change in the applicant's circumstances resulted in the approval not being acted upon.

The proposal put before Council is similar to that previously approved, depicted in Figure 3, in that the purpose is to excise the existing residential dwellings and associated infrastructure from the balance of the large rural holding. The proposal will reconfigure the site into three (3) lots as depicted on proposal plan 30824-01D, Appendix 8 and as depicted in Figure 4.

The final lot configuration will result in the in the following lots:

- Proposed Lot 1 – 412.4ha
- Proposed Lot 2 – 60.0ha
- Proposed Lot 3 – 113.2ha

The layout has been designed to follow the lay of the land

The site currently contains three (3) residences, numerous dams for water storage and associated infrastructure. The proposal will result in the two (2) existing residences and their associated infrastructure placed within proposed Lot 2 and one (1) residence within proposed Lot 3. Proposed Lot 1 is currently vacant with sufficient cleared area on the Spena Road frontage to accommodate a future dwelling.

All proposed lots will be accessed via Spena Road, with no direct access provided to the Kennedy Highway. Proposed Lots 2 & 3 will share the existing access to Spena Road. An access easement will be created within proposed Lot 2 benefiting proposed Lots 3 to provide continued use of the existing bitumen driveway.

The layout has been configured to ensure that each proposed lot has access to existing dams providing a reliable water supply.

This proposal is considered minor in nature and demonstrates compliance with the planning scheme.

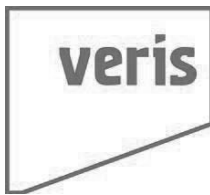


Figure 3 – Extract of previously approved proposal plan 30824-01C (source – Veris), Council Ref: DA/15/0025

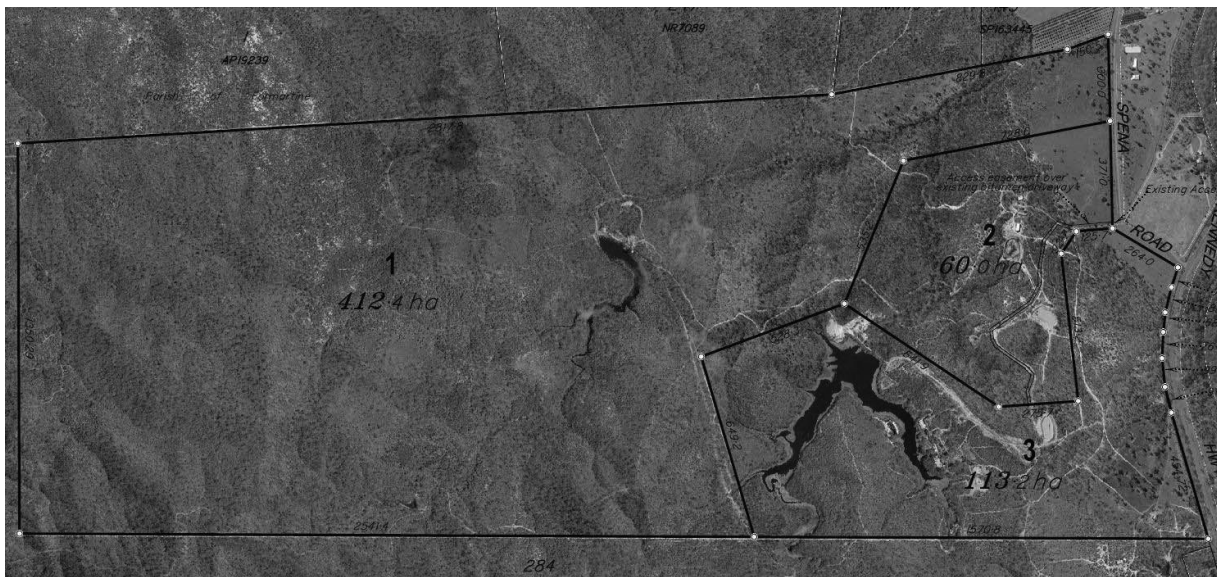
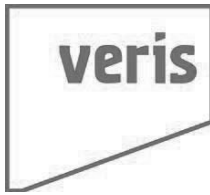


Figure 4 – Extract of proposal plan 30824-01D (source – Veris)



6.0 State Government Assessment Provisions

The development application requires assessment against the *Planning Act 2016*, other State legislation and supporting planning policies. Consideration of these matters is outlined below.

6.1 Planning Act 2016

The statutory framework for decision making in relation to land use and development within the State of Queensland is contained within the *Planning Act 2016* (PACT) and its subordinate legislation (i.e. *Planning Regulation 2017*).

Pursuant to Section 60(2) of the *Planning Act 2016* to the extent the application involves development that requires code assessment, the assessment manager must decide to approve the application to the extent the development complies with all aspects of the assessment benchmarks for the development; and may decide to approve the application even if the development does not comply with some of the assessment benchmarks.

6.2 State Planning Policy

The *State Planning Policy* (SPP), which commenced on 3 July 2017, expresses the state's interests in land use planning that are important to protect and enhance through Queensland's continued development. It is a key component of the state's land use planning system that enables responsible development, contributing to a liveable, sustainable and prosperous Queensland.

The Minister has identified that the *State Planning Policy* is appropriately reflected in the planning scheme in the following ways:

Liveable communities and housing

- Liveable communities
- Housing supply and diversity

Economic growth

- Agriculture
- Development and construction
- Tourism
- Mining and extractive resources

Environment and heritage

- Biodiversity
- Cultural heritage
- Coastal environment
- Water quality

Safety and resilience to hazards

- Emissions & hazardous activities
- Natural hazards (Flood, Bushfire, Landslide, Coastal)

Infrastructure



- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities

As all aspects of the *State Planning Policy* are appropriately reflected in the planning scheme, there is no requirement to assess this development application against the State Planning Policy for this application.

6.3 Development Assessment Rules

The *Planning Act 2016* provides for a new statutory instrument – the Development Assessment Rules (DA Rules) – which is a statutory instrument made under section 68(1) of the *Planning Act 2016*, which sets out the Minister's rules for the development assessment process in Queensland, including the processes and procedural requirements of the planning system.

The DA Rules provide for:

- When a development application may be taken to be properly made
- How and when notification is to be carried out;
- The consideration of properly made submissions;
- The lapsing of an application;
- The revival of lapsed applications;
- How and when a referral agency may change its response;
- Changing, cancelling and lapsing development approvals.
- The effect of the *Native Title Act 1992 (Cwlth)* on development assessment.

This code assessable development application is lodged for assessment in accordance with the DA Rules.

6.5 Referral Agencies

Part 2 of the Development Assessment Rules establishes the process and actions required to properly refer an application to a referral agency, where applicable.

The matters triggering referral of an application to either the State Assessment and Referral Agency (SARA) and/or entities not administered by SARA, is contained under Schedules 9 and 10 of the *Planning Regulation 2017*.



A detailed review of Schedules 9 and 10 has identified the following referrals as being applicable to this development application, and for which referral will be required under Part 2 of the Development Assessment Rules:

- Schedule 10, part 9, division 4, subdivision 2, table 1 (reconfiguring a lot near a state transport corridor)
- Schedule 10, part 9, division 4, subdivision 2, table 3 (reconfiguring a lot that is near a state-controlled road intersection)

6.6 State Development Assessment Provisions (SDAP)

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of SPA, the Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

The State Development Assessment Provisions (SDAP) provide assessment benchmarks (i.e. State Codes) for the assessment of development applications where the chief executive is the assessment manager or a referral agency.

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against. For every trigger the chief executive is the referral agency for, the SDAP is specified as the matter the referral agency's assessment must be against. Additionally, section 23 of the regulation specifies other matters a referral agency must have regard to when assessing a development application.

Due to the minor nature of the proposal, the application qualifies to be accessed via the FastTrack5 qualifying criteria checklist 2 – State Transport Corridor

The completed qualifying criteria checklists for the identified triggers are attached as Appendix 2 of this report. Material that supports this claim for eligibility of the fast track assessment is detailed below.

- Appendix 4 – SARA Mapping demonstrates the subject land is not impacted by future TMR planning;
- Appendix 8 – Proposal Plan 30824-01D, demonstrates that the site does not and will not have direct access to the state controlled road as a result of this application.
- There will be no change of topography or stormwater drainage as a result of this application; and
- The existing access is located approximately 300m from the highway.



7.0 Local Government Assessment Framework

6.3 Mareeba Shire Planning Scheme 2016

This section of the report addresses the major assessment criteria of Mareeba Shire Planning Scheme 2016 being the current, applicable document for planning assessment for applications. For the purposes of the current application, the following assessment benchmarks will be assessed.

Code	Applicability of Code	Comment
Zone Code		
Rural Zone	The Code is applicable	The code is not addressed in detail. The proposal considered consistent with the code.
Overlay Codes		
Agricultural land overlay code	The Code is not applicable	This code is not addressed
Airport environs overlay code	The Code is not applicable	This code is not addressed
Bushfire hazards overlay code	The Code is applicable	Any new structures constructed within the proposed lots will be located in areas of lower hazard and will be provided adequate firefighting capabilities.
Extractive resources overlay code	The Code is not applicable	This code is not addressed
Flood hazards overlay code	The Code is not applicable	This code is not addressed
Heritage overlay code	The Code is not applicable	The code is not addressed
Hill and slope overlay code	The Code is applicable.	The code is not addressed in detail. A site-specific geo-technical report will be prepared for any new building constructed on a slope of 15% or greater.
Regional infrastructure corridors and substations overlay code	The Code is not applicable	The code is not addressed
Residential dwelling house and outbuilding overlay code	The Code is not applicable	The code is not addressed
Scenic amenity overlay code	The Code is not applicable	The code is not addressed
Transport network overlay code	The Code is applicable	There will be no impact on the Transport Network as a result of this proposal. The proposal will not result in additional access points onto the state-controlled road



Code	Applicability of Code	Comment
Development Codes		
Reconfiguration of a Lot Code	The Code is not applicable	This code is addressed. See appendix 9
Landscaping code	The Code is not applicable	This code is not addressed.
Parking and access code	The Code is applicable	The Code is not addressed
Works, services and infrastructure code	The Code is not applicable	This code is not assessed in detail. Each lot will be provided level of service in accordance with this code.

8.0 Conclusion of Assessment

7.1 Conclusion

The Assessment Report has demonstrated that the proposal represents a beneficial outcome that accords with the relevant codes of the *Mareeba Shire Planning Scheme 2016* and State Development Assessment Provisions.

The layout and circumstances of this proposal is considered consistent with the planning scheme.

It is recommended that the proposed development be considered favourably by Council and approved subject to reasonable and relevant conditions.



9.0 Appendices

Appendix 1	DA Form 1
Appendix 2	FastTrack5 qualifying criteria checklist 2 – State Transport Corridor
Appendix 3	SARA Mapping
Appendix 4	Mareeba Shire Council Flood Hazard – Speewah
Appendix 5	Certificate of Title
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Appendix 9	Code Assessment - Reconfiguring a lot code



Appendix 1 DA Form 1

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Max David c/- Veris
Contact name <i>(only applicable for companies)</i>	Michael Tessaro
Postal address <i>(P.O. Box or street address)</i>	PO Box 7627
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4051 6722
Email address <i>(non-mandatory)</i>	M.Tessaro@veris.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	30824

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
		27	Spena Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	11	SP101832	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. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<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 their details have been attached in a schedule to this application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area (if applicable):

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

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

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS**Section 1 – Aspects of development****6.1) Provide details about the first development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguration of 1 lot into 3 lots

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

Section 2 – Further development details

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

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

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?

1

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 construction road (complete 13))

10) Subdivision

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

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	3			

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

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: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- ☐ Yes – specify number of new lots:
- ☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

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?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

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

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

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

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

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input checked="" type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<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 – the yellow local government/private certifier's 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		
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 *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. 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.justice.qld.gov.au for further information.

Clearing native vegetation

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

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

☒ No

Note: See www.qld.gov.au for further information.

Environmental offsets

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

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

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

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

☐ Yes

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

☐ A certificate of title

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No**Decision under section 62 of the *Transport Infrastructure Act 1994***

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application☐ Yes☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

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

Relevant plans of the development are attached to this development application

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

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

☐ Yes☒ Not applicable**25) Applicant declaration**☒ By making this development application, I declare that all information in this development application is true and correct☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

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

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

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

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

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



Appendix 2 FastTrack5 qualifying criteria checklist 2 – State Transport Corridor

FastTrack5 qualifying criteria checklist 2

State transport corridor (reconfiguring a lot)

(SDAP version 2.1 dated 11 August 2017)

This form must be used when seeking a FastTrack5 assessment pathway for the following triggers:

1. schedule 10, part 9, division 4, subdivision 2, table 1 (reconfiguring a lot near a state transport corridor)
2. schedule 10, part 9, division 4, subdivision 2, table 3 (reconfiguring a lot that is near a state-controlled road intersection)

When submitting an application containing a FastTrack5 trigger to SARA using MyDAS2, applicants must upload a completed qualifying criteria checklist for each eligible trigger. The responses on the form must demonstrate that the triggered aspect of development meets all qualifying criteria applicable to the relevant eligible trigger.

Applicants should also provide or make reference to any supporting information or material that supports their claim for a FastTrack5 assessment.

When seeking FastTrack5 assessment for eligible triggers, you must:

1. have completed any other forms relevant to your application
2. upload a completed copy of this form when referring your application using MyDAS2
3. provide all supporting information required on the form at the time of lodgement – this information will assist SARA in undertaking its FastTrack5 assessment.

All terms used in this form have the meaning given in the Act or the regulation.

Volumetric subdivision only:

Qualifying criteria		Response	Supporting information provided
Volumetric subdivision			
1	Is the proposed development solely for the purpose of a volumetric subdivision?	<p>Yes: Application is eligible for FastTrack5 assessment. The application is eligible for FastTrack5 assessment. No further assessment against the remaining criteria is required.</p> <p>No: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.</p>	

All other development:

Qualifying criteria		Response	Supporting information provided
State transport planning			
1	Is the proposed development located on land identified as: <ol style="list-style-type: none"> a. required for the planned upgrade of a state transport corridor; or b. a future state transport corridor. 	<p>No: Proceed to question 2. An excerpt from the DA mapping system must be provided and demonstrate the subject site is not located:</p> <ol style="list-style-type: none"> a. on land required for the planned upgrade of a state transport corridor; or b. on a future state transport corridor. <p>Note: The DA mapping system is available on the department's website.</p>	<input checked="" type="checkbox"/>

Qualifying criteria		Response	Supporting information provided
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
Environmental emissions			
2	Does the proposed development include one or more of the following uses: a. accommodation activity b. child care centre c. educational establishment d. hospital.	No: Proceed to question 3.	<input checked="" type="checkbox"/>
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
State transport protection			
3	Does the proposed development include works within 25 metres of a state transport corridor or in a future state transport corridor? Statutory note: Works includes building work and operational work as defined under the Act.	No: Proceed to question 4. A site/layout plan must be provided and demonstrate that works are not proposed within 25 metres of a state transport corridor or in a future state transport corridor.	<input checked="" type="checkbox"/>
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
4	a. Does the subject site include an overland flow path? Note: An overland flow path is open space floodway channels, road reserves, pavement expanses and other flow paths that convey flows typically in excess of the capacity of the minor drainage system (Road Drainage Manual July 2015). AND	No: Proceed to question 4b. A site/layout plan must be provided and demonstrate the subject site does not include an overland flow path.	<input checked="" type="checkbox"/>
	b. Is the stormwater point of discharge: i. within 50 metres of a flood hazard area ii. the flood hazard area adjoins a state transport corridor or future state transport corridor. Note: Land identified as a 'flood hazard area' is identified in the SPP interactive mapping system or the relevant planning scheme. The stormwater point of discharge is the location at which stormwater leaves the subject site. AND	No: Proceed to question 4c. An excerpt from the SPP interactive mapping system or the relevant planning scheme must be provided and demonstrate that: a. the stormwater point of discharge is located 50 metres or more from the flood hazard area; or b. that a flood hazard area does not adjoin a state transport corridor or future state transport corridor. Note: The SPP interactive mapping system is available on the department's website.	<input checked="" type="checkbox"/>
	c. Will the proposed development alter the existing topography (lay of the land) of the subject site resulting in stormwater flowing towards a state transport corridor or future state transport corridor?	No: Proceed to question 5. A site/layout plan must be provided and include contour lines demonstrating the subject site, pre and post development, slopes away from any state transport corridor or future state transport corridor.	<input checked="" type="checkbox"/>
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
Vehicular access			
5	a. Does the proposed development: i. propose a 'new or changed access' between the subject site and a state transport corridor; or	No: Proceed to question 6. A site/layout plan must be provided and demonstrate the subject site does not have an existing, new or changed access to a state-controlled road.	<input checked="" type="checkbox"/>
		Yes: Proceed to question 5b.	

Qualifying criteria		Response	Supporting information provided
	ii. have an existing access between the subject site and a state transport corridor. Note: A 'new or changed access' is defined in schedule 26 of the Planning Regulation.		
	AND		
	b. Does the proposed development include an existing access or propose a 'new or changed access' to a: i. busway corridor ii. light rail corridor iii. railway corridor. Note: A 'new or changed access' is defined in schedule 26 of the Planning Regulation.	No: Proceed to question 5c. A site/layout plan must be provided and demonstrate the subject site does not include an existing access or a proposed 'new or changed access' to a: i. busway corridor ii. light rail corridor iii. railway corridor.	
	AND	Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
	c. Has a permitted road access location approval, under section 62 of the <i>Transport Infrastructure Act 1994</i> , been granted by the Department of Transport and Main Roads (DTMR) for the proposed or existing access to the state-controlled road in relation to the proposed development?	Yes: Proceed to question 6. A copy of the section 62 approval granted by DTMR must be provided. The development which is the subject of the application must be of an equivalent use and intensity for which the section 62 approval was issued, and the section 62 approval must have been granted no more than five years prior to the lodgement of the application.	<input checked="" type="checkbox"/>
		No: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
6	Does the proposed development include an access onto a local government road within 100 metres of an intersection with a state-controlled road?	No: Proceed to question 7. An excerpt from the DA mapping system must be provided demonstrating that any access onto a local government road is not located within 100 metres of an intersection with a state-controlled road. Note: The DA mapping system is available on the department's website.	<input checked="" type="checkbox"/>
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	
7	Does the proposed development include an access onto a local government road within 100 metres of a railway crossing?	No: Application is eligible for FastTrack5 assessment. A site/layout plan must be provided and demonstrate that any access onto a local government road is not located within 100 metres of an intersection with a railway crossing.	<input checked="" type="checkbox"/>
		Yes: Application cannot qualify for the FastTrack5 assessment pathway and must follow the standard SARA assessment. Please refer to the relevant SDAP state codes.	

OFFICE USE ONLY

Date received

Reference numbers



Appendix 3 SARA Mapping

State Assessment and Referral Agency

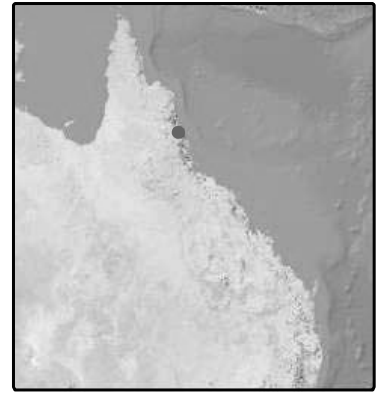
Date: 27/10/2017



Department of Infrastructure Local Government and Planning

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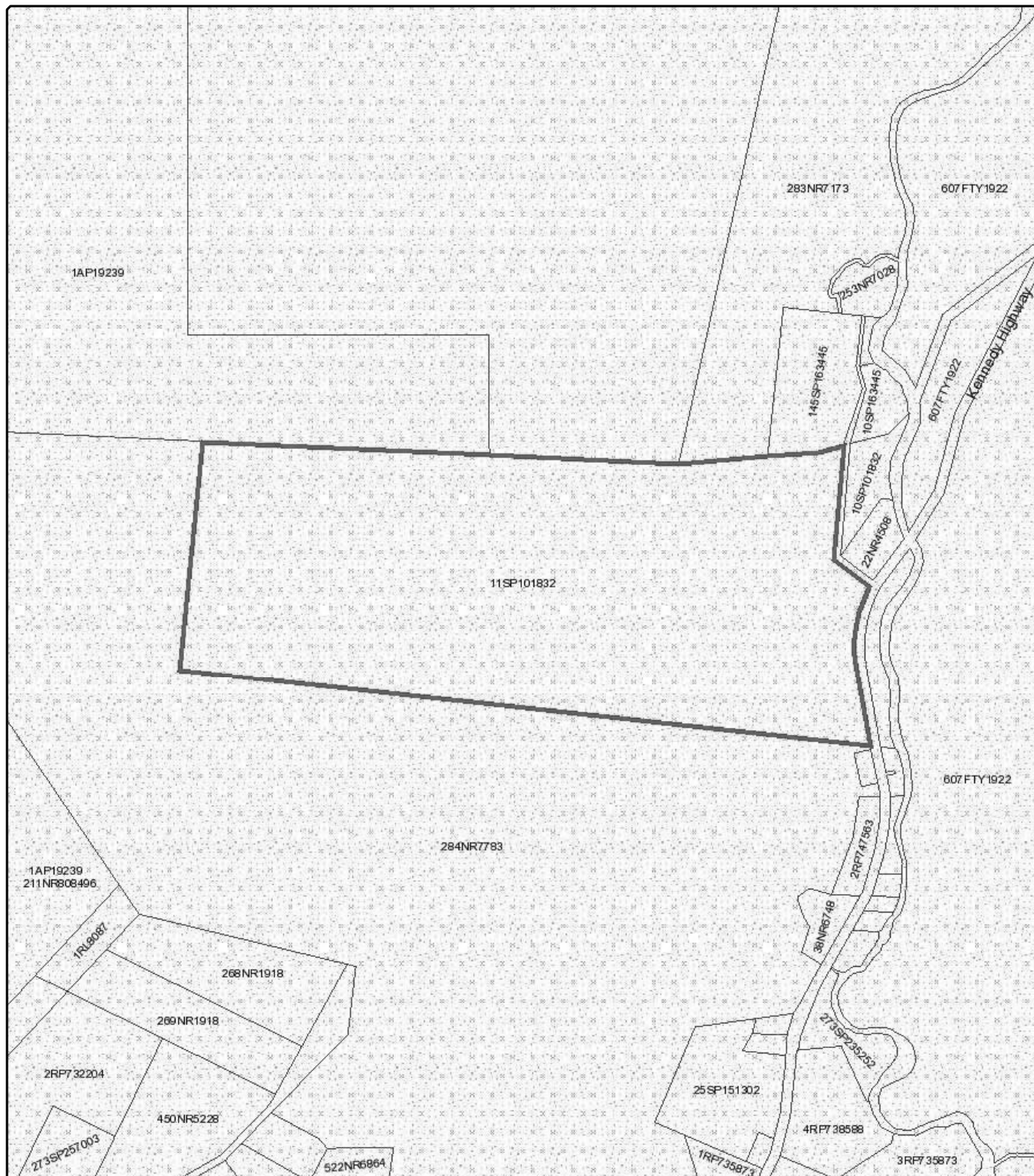


Matters of Interest for all selected Lot Plans

Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 11SP101832 (Area: 5856000 m²)
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)
State-controlled road
Area within 25m of a State-controlled road



State Assessment and Referral Agency

Date: 27/10/2017



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Legend

Water resource planning area boundaries

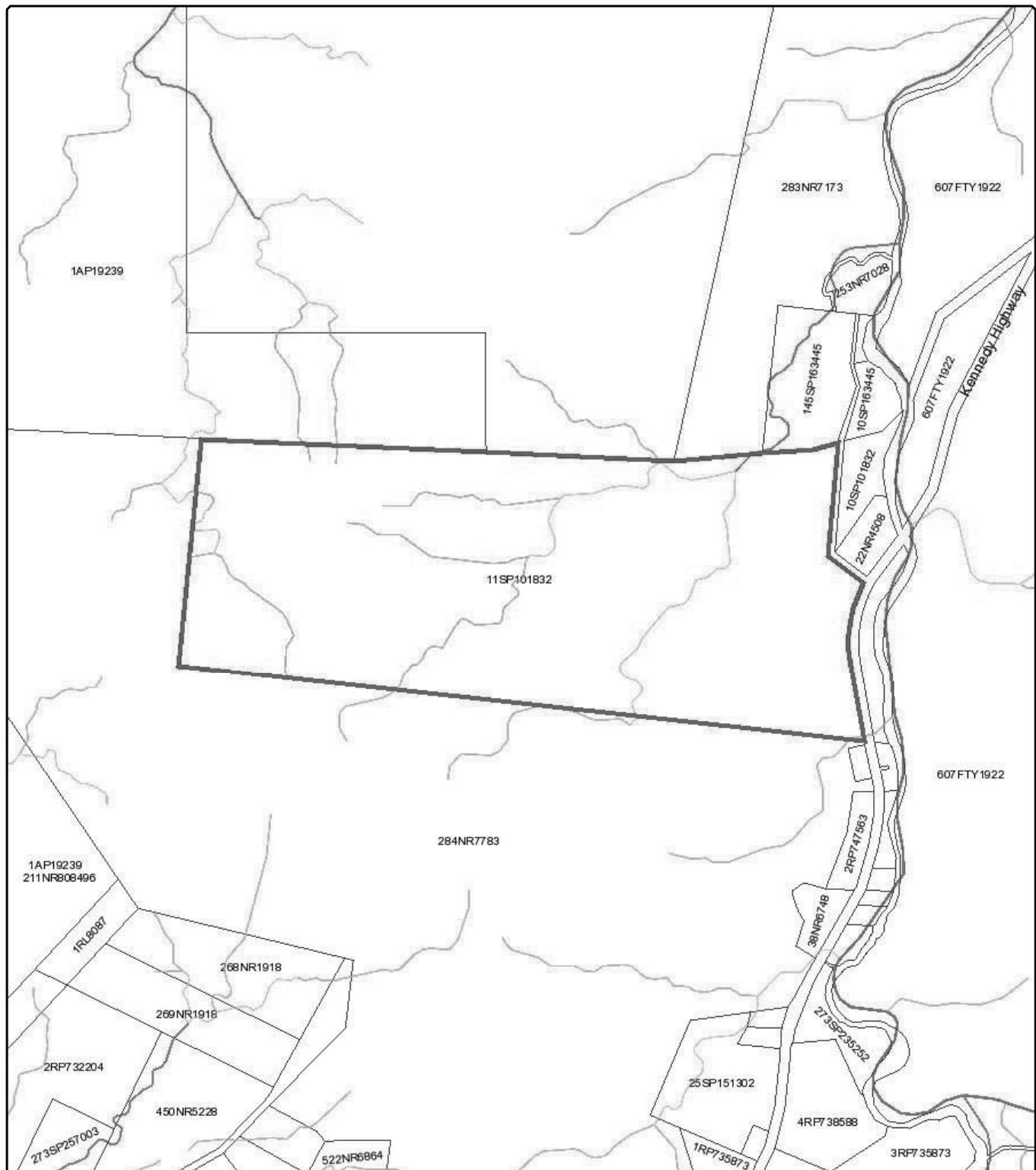


Water resource planning area boundaries

0 590 1,180 1,770 2,360
Metres

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Legend

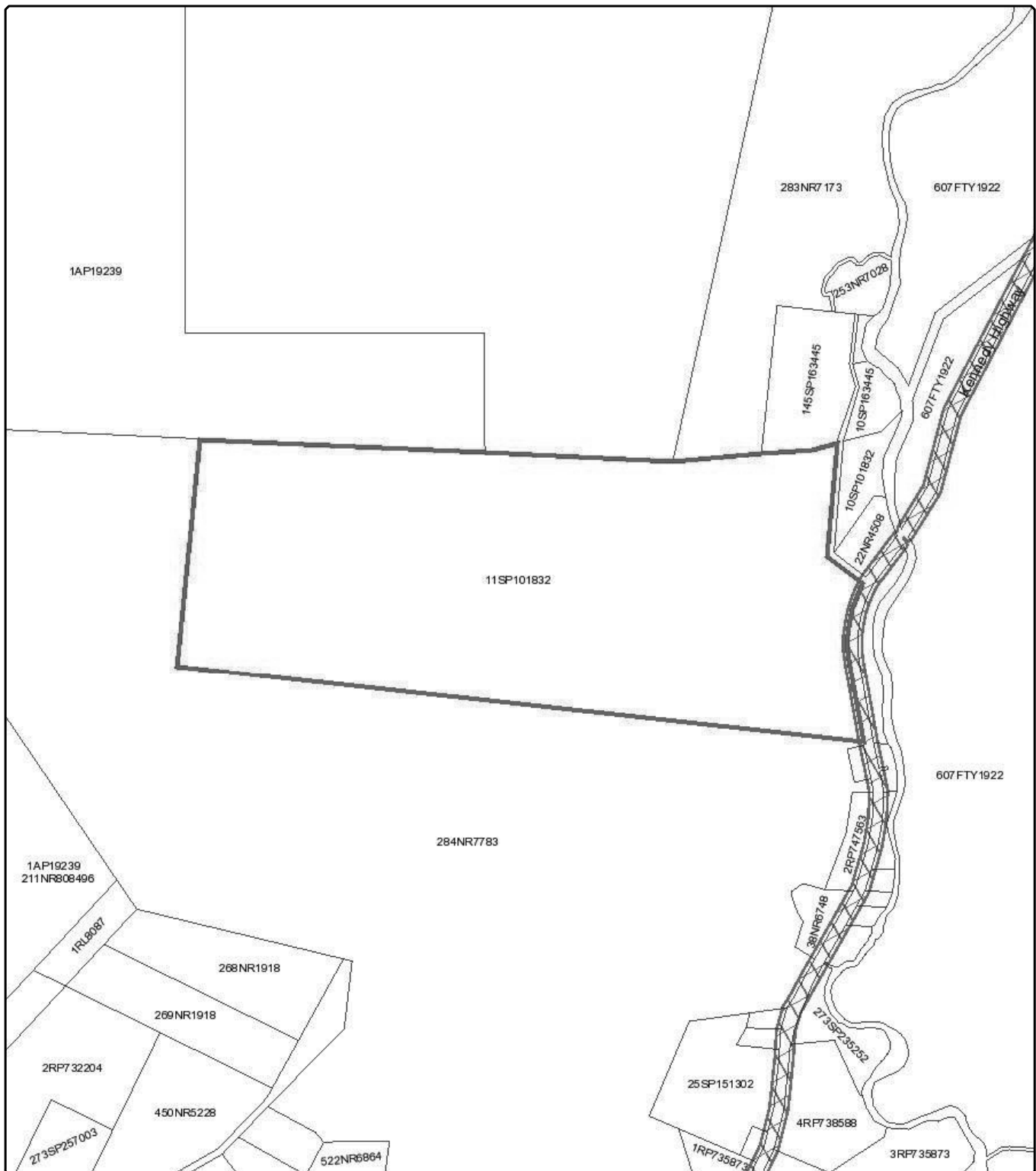
Queensland waterways for waterway
barrier works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

0 590 1,180 1,770 2,360
Metres

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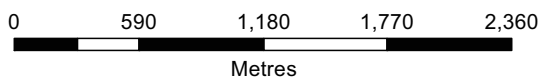
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Legend

Area within 25m of a State-controlled road

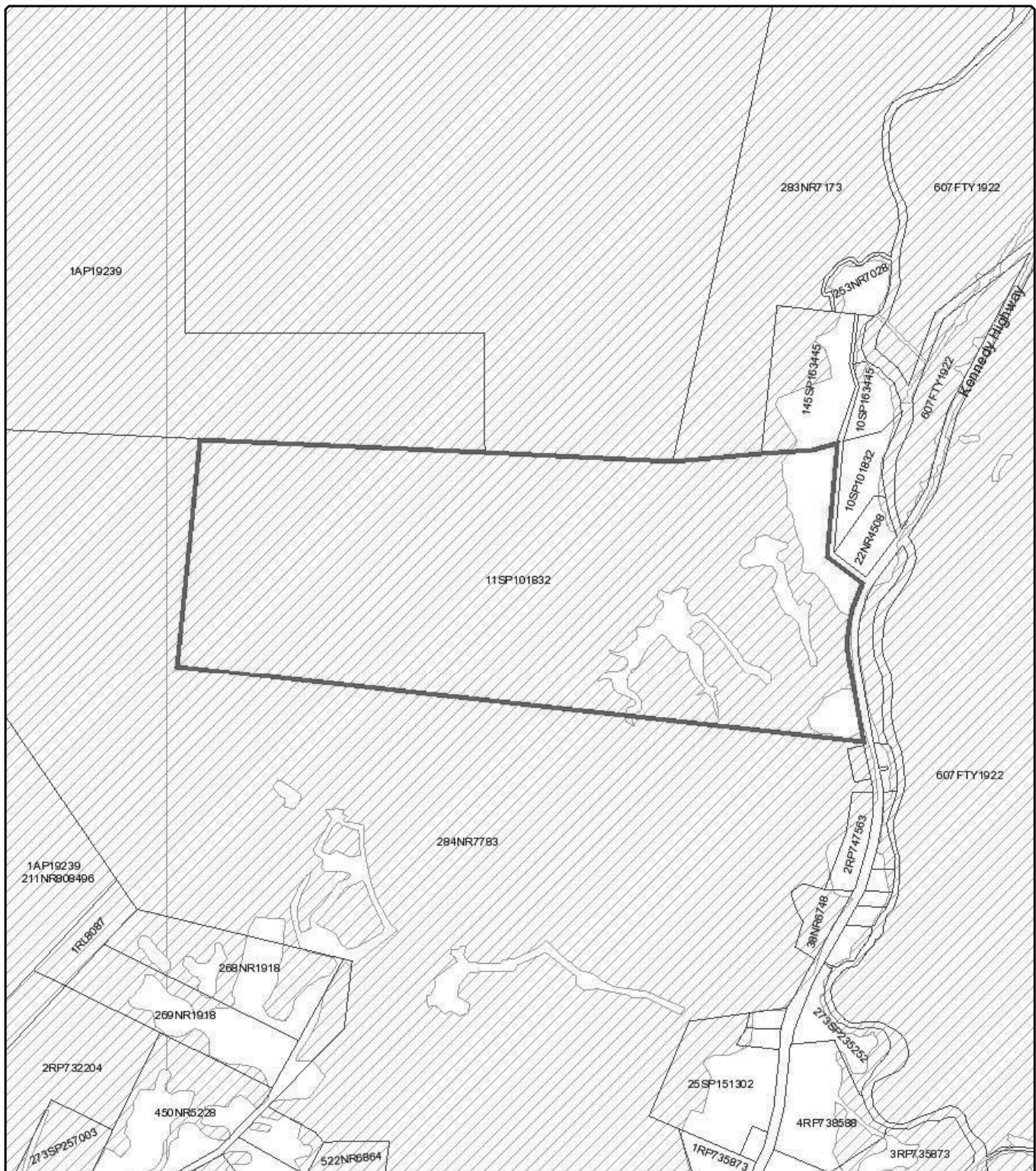


Area within 25m of a State-controlled road



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Legend

Regulated vegetation management map
(Category A and B extract)



Category A on the regulated vegetation
management map

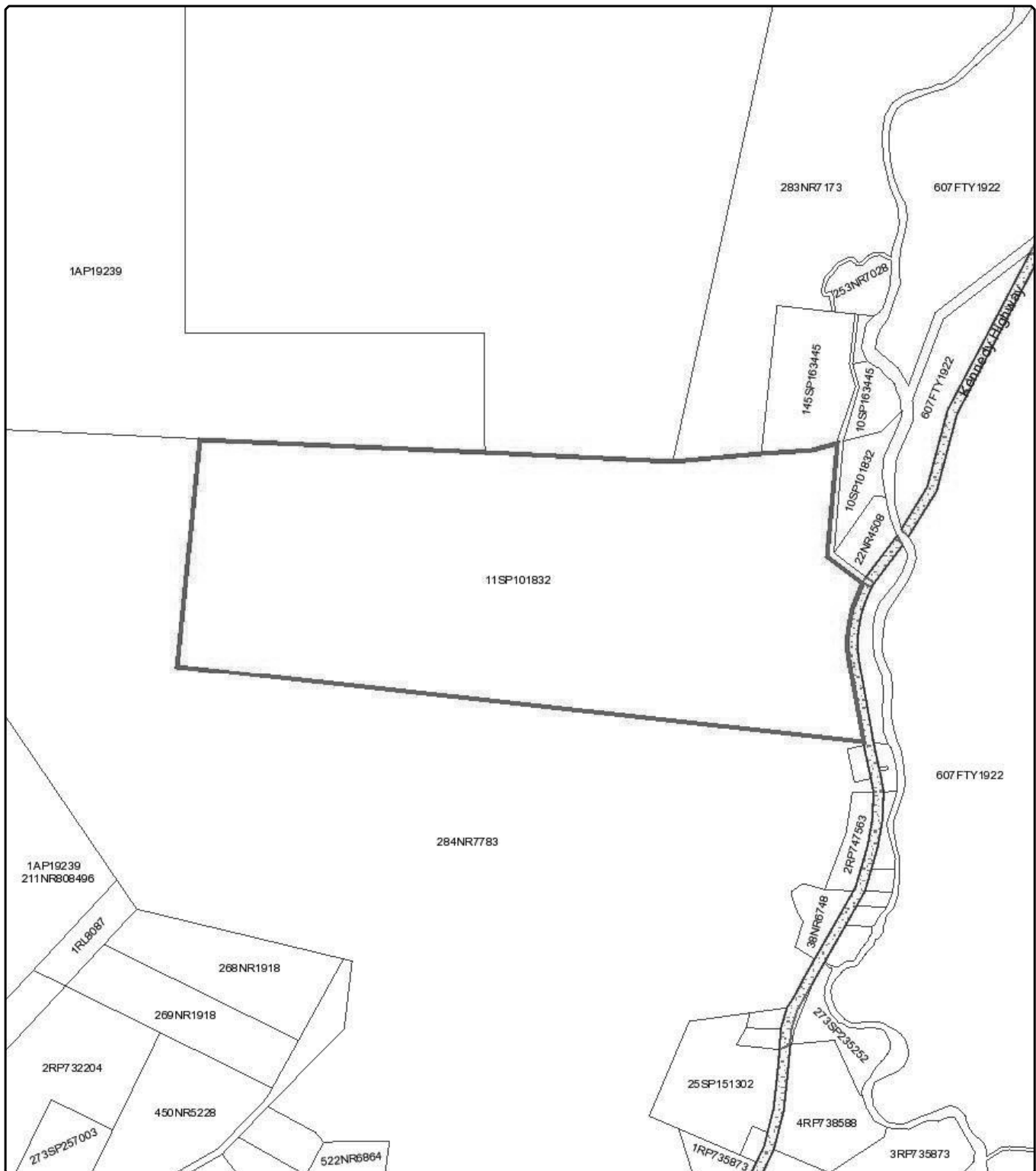


Category B on the regulated vegetation
management map

0 590 1,180 1,770 2,360
Metres

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Legend

State-controlled road



State-controlled road

0 590 1,180 1,770 2,360
Metres

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Appendix 4 Mareeba Shire Council Flood Hazard – Speewah

LEGEND

Modelled Flood Hazard Levels⁽¹⁾

1% AEP Defined Flood Event (DFE):

- Extreme Flood Hazard
- High Flood Hazard
- Significant Flood Hazard
- Low Flood Hazard

General Extent of Modelled Flood Hazard Levels

- Queensland Floodplain Assessment Overlay Mapping⁽²⁾
- Potential Flood Hazard Area

Other

- Cadastral
- Watercourse

⁽¹⁾ The Modelled Flood Hazard Levels are sourced from the Queensland River Commission Authority - Flood Hazard Mapping. Mareeba, Kuranda, Biboohra, Bivon and Koah, 12 April 2013 which models the predicted flood impact of the Defined Flood Event (DFE).

⁽²⁾ In areas outside the limits of the specific flood modelling undertaken in (1) above Flood Hazard Areas are sourced from the State Wide Queensland Floodplain Overlay Mapping. These maps have been derived from various state-wide datasets and the result is a spatial extent of where flooding has previously or has the potential to occur. **These maps are not based on any floodmodel and do not represent a particular flood event.**

Information

It is taken to ensure the accuracy of this product, neither the Mareeba Shire Council or the State of Queensland make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages, costs and expenses that may be incurred or suffered by any person as a result of the product being purchased or incorporated in any way or for any reason.

All data depicted on this map has been sourced from either the Mareeba Shire Council or the State of Queensland from the latest datasets available at the time of map compilation.

Map compilation date: August 2015.

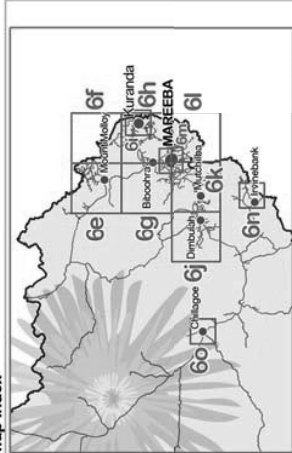
Crown & Council Copyright Reserved.

Note

Where information on the map is obscured by text or other map elements contact Council for a determination.



Map Index



**Overlay Map
Flood Hazard-
Speewah**

OVERLAY MAP - OM006h



Appendix 5 Certificate of Title

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27200110

Search Date: 27/10/2017 12:08

Title Reference: 50241230

Date Created: 29/10/1998

Previous Title: 21262105

REGISTERED OWNER

Dealing No: 705556436 18/04/2002

MAXWELL PETER DAVID

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 101832
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21262105 (Lot 26 on CP NR6024)
2. EASEMENT No 704334704 27/09/2000 at 14:53
benefiting the land over
EASEMENT A ON SP136209

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

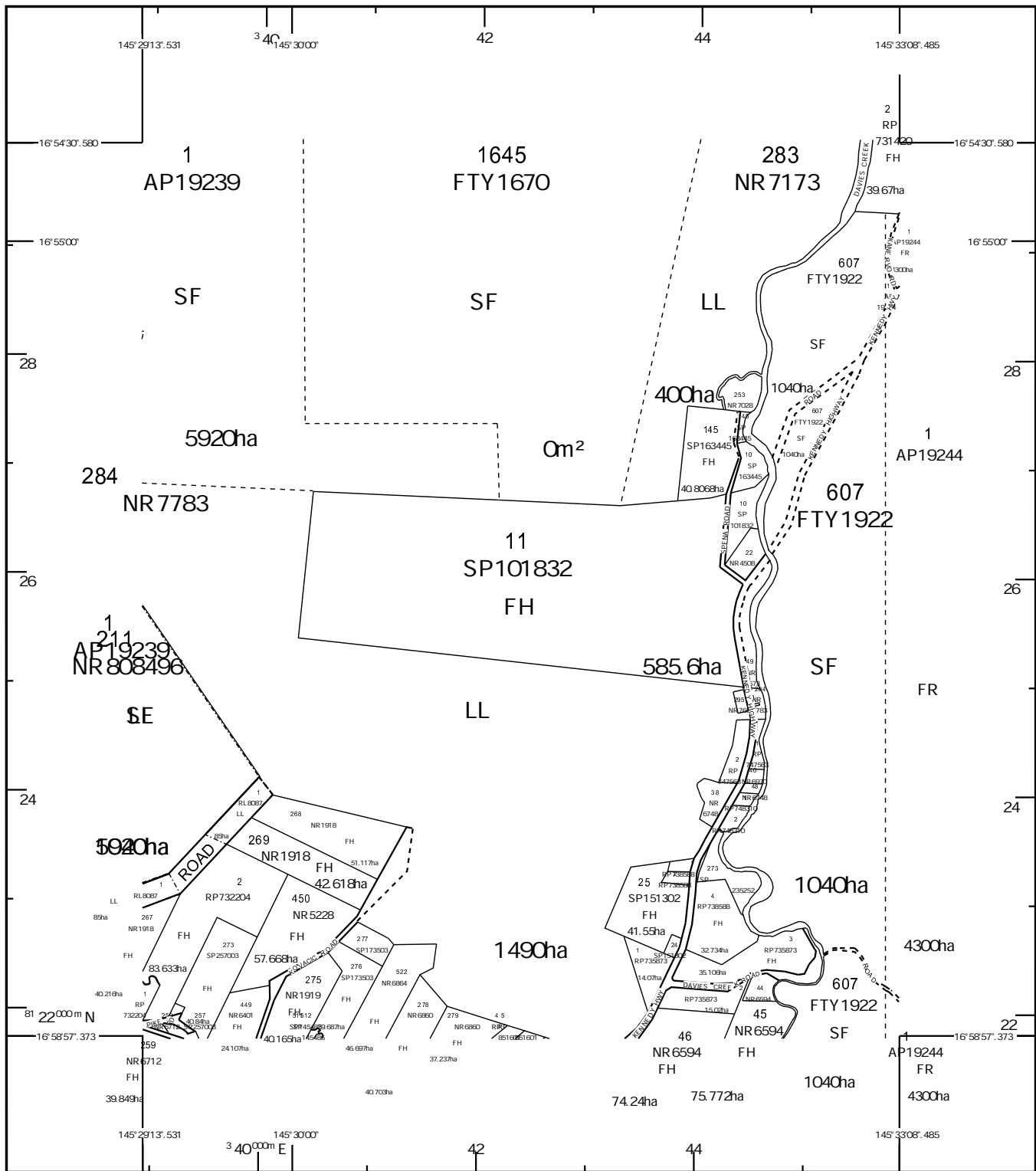
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]
Requested By: D-ENQ URBIS PRO

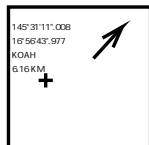


Appendix 6 Smart Map



STANDARD MAP NUMBER
8064-33341

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 11/SP101832
Area/Volume 585.6ha
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality MAREEBA
Segment/Parcel 9242/27

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 27/10/2017

DCDB 26/10/2017 (Lots with an area less than 1.00ha are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit <http://hww.qld.gov.au/property/mapping/blinmap>

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2017.

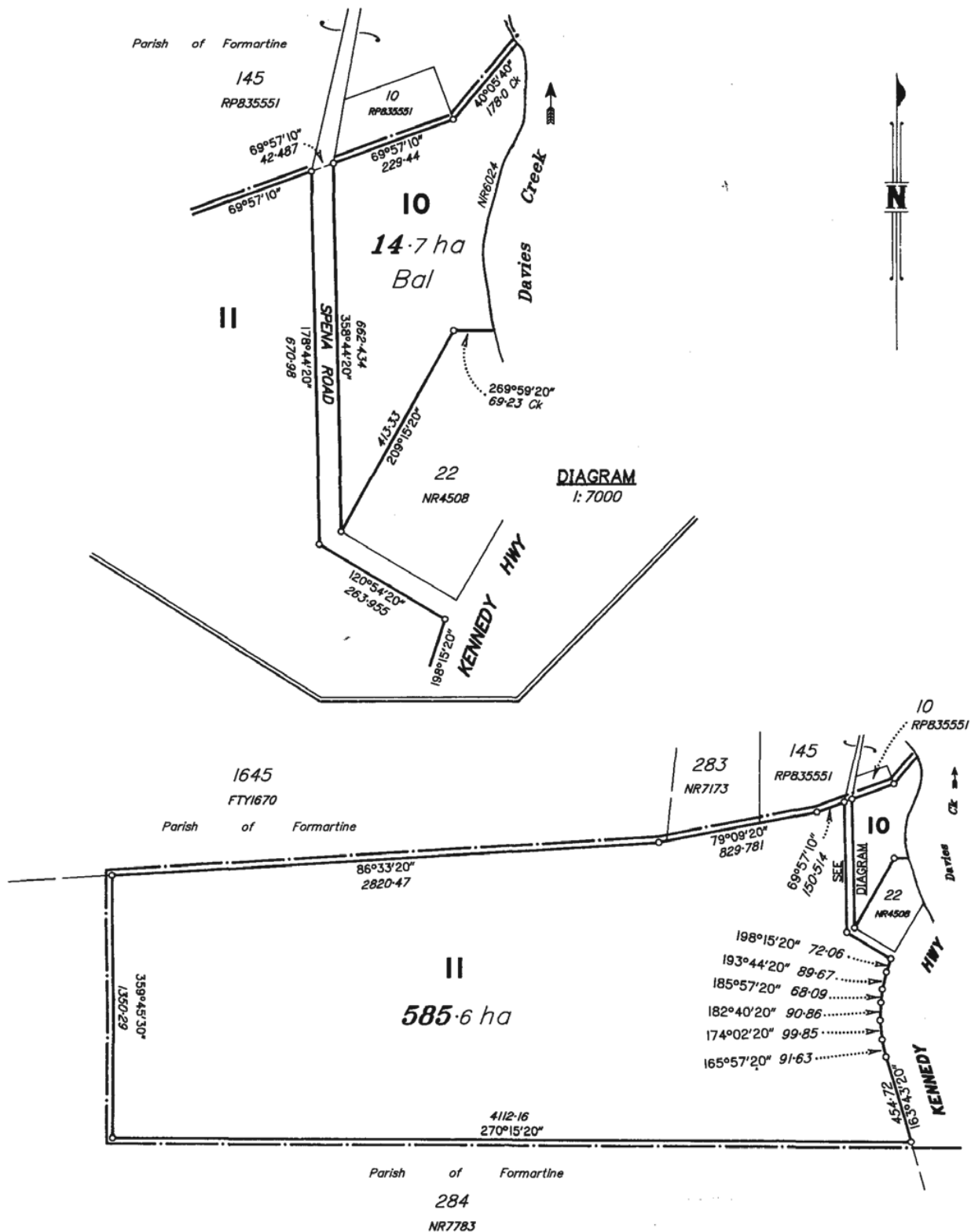


Appendix 7 Existing Survey Plan – SP101832

12071/LF/SEC 25

Land Title Act 1994 : Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1 of
1

C&B Consultants Pty Ltd ACN 055 931 096
hereby certify that the Company has made this plan
pursuant to Section 25 of the Surveyors Regulation
1992, and that the plan is accurate, and compiled
from NR6024 & RC746341 in the Department of Natural
Resources.



0 1000 2000 3000
0 50mm 100mm 150mm
METRES
State copyright reserved

Plan of Lots 10 & 11

Cancelling Lot 26 on NR6024

PARISH: **DINDEN**COUNTY: **Nares**Meridian: **NR6024**F/N's: **NO**Scale: **1:20000**Format: **STANDARD****SP101832**

Plan Status

702967937

\$305.00

22/10/1998 11:28

TE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.

Plans may be rolled.

Information may not be placed in the outer margins.

Registered

5. Lodged by

RAINE & MOFNE HERMIT PARK (PWS)
BOX 281 TOWNVILLE 4810

(include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/we KANITTA STREIL
PERSONAL REPRESENTATIVE

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

H. Streil

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Local Government Certificate.

* MAREEBA SHIRE COUNCIL S/D 1044
certifies that the requirements of this Council, the Local Government Act 1993, the
Local Government (Planning and Environment) Act 1990, ~~the City of Brisbane Act~~
~~1924~~, and all Local Laws and Ordinances have been complied with ~~subject to~~

Dated this Twenty-fourth day of August, 1998

C.J. Lewis

N.P. Briggs

A/Chief Executive Officer

* Insert the name of the Local Government.
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : I2071/LF/SEC 25

6. Existing

Title Reference	Lot	Plan	Lots	Emts	Road
21262105	26	NR6024	10, 11		

Created

Lot 26
on NR6024

10, 11

Orig

Lots

7. Portion Allocation :

8. Map Reference :

PM

9. Locality :

CLOHESY

10. Local Government :

MAREEBA S. C.

11. Passed & Endorsed :

By : C&B Consultants Pty Ltd

Date : 28/8/98

Signed : *[Signature]*

Designation : Licensed Surveyor

12. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

* delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert
Plan
Number

SP101832



Appendix 8 Proposal Plan 30824-01D

FTY1670

	0	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900
1000	0	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900

Sheet 1 of 1

Mr. Max David

This plan is an internal company working drawing and the information shown herein is subject to continual amendments and

No reliance should be placed on the information on this plan for any dealings without prior confirmation in writing from Veris, who accept no responsibility for any loss or damage arising from its use.

100

10

Data Sources

- ♦ Engineering Design
- ♦ Architectural Design
- ♦ Landscape Design

D	Layout amended	3/10/17	MAT
C	Layout amended	4/5/15	MAT
B	Layout amended	29/1/15	MAT
A	Original Issue	8/1/15	MAT
No	Revisions	Date	Chkd

INDICES

Locality. MAKEEDA
MADEERA CLIFFE

Map Reference:	8004-3341
Title Reference:	50241220

Abstract:

1.12500

* **Designed**

Checked.

Computer File Ref: 30824RP-01D.dwg

100

Proposed Lots 1-3

Cancelling Lot 11 on

7COT0T4C

Page 4 of 4

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veris

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001410000 (0)	MACKAY	CAIRNS

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Queensland Surveying Pty Ltd, a Veris Company

30824-01 D



Appendix 9 Code Assessment - Reconfiguring a lot code

DEVELOPMENT CODES

9.4.4.3 Criteria for assessment

Table 9.4.4.3A – Reconfiguring a lot code – For assessable development

Performance outcomes		Acceptable outcomes
Area and frontage of lots		
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B .	<p>PO1 All proposed lots comply with the minimum areas specified in Table 9.4.4.3B being:</p> <ul style="list-style-type: none"> Proposed Lot 1 – 412.4ha Proposed Lot 2 – 60.0ha Proposed Lot 3 – 113.2ha <p>Proposed Lot 3 complies with the minimum frontage requirements. Proposed Lots 1 & 2 have frontages of 300m and 371m respectively. The frontages of proposed Lots 1 & 2 are considered appropriate for the proposal and will not impact the final use of the proposed lots.</p>
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	<p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p> <p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>PO2 Proposed Lot 3 will continue to utilise the existing bitumen driveway contained within proposed Lot 2. An access easement will be created within proposed Lot 2 benefiting proposed Lot 3. All other services will be contained within the lot that they serve.</p> <p>AO2.2 Existing building and structures achieve the required setbacks from the proposed boundaries.</p>
PO3 Reconfiguring a lot which contains an existing easement ensures:	AO3 No acceptable outcome is provided.	PO3 The site does not contain any existing easements that will impact on the siting of future structures.

(a) future buildings, structures and access ways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.		
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	PO4 Not applicable to this proposal
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	PO5 Proposed lots 2 & 3 will continue to utilise the existing access from Spena Road. A new access will be provided to service proposed Lot 1.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximizes efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note – The Parking and access code should be considered in demonstrating compliance with PO6.	AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.	PO6 See comment to PO5.
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use;	AO7 No acceptable outcome is provided.	Not applicable to this proposal

<p>(d) the movement and turning requirements of B-Double vehicles.</p> <p>Note – The Parking and access code should be considered in demonstrating compliance with PO7.</p>			
Rear lots			
<p>PO8</p> <p>Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>AO8.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p> <p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p> <p>AO8.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p> <p>AO8.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note – Figure A provides further guidance in relation to the desired outcome.</p> <p>AO8.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p>AO8.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>		Not applicable to this proposal
Crime prevention and community safety			
<p>PO9</p> <p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>		Not applicable to this proposal

(c) the existing and intended land use pattern; and (d) potential entrapment locations.			
Pedestrian and cycle movement network			
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.		Not applicable to this proposal
Public transport network			
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	AO11 No acceptable outcome is provided.		Not applicable to this proposal
Residential subdivision			
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	AO12 No acceptable outcome is provided.		Not applicable to this proposal
Rural residential zone			
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.		Not applicable to this proposal
Additional provisions for greenfield development only			
PO14	AO14 No acceptable outcome provided.		Not applicable to this proposal

<p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 		
<p>PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15 No acceptable outcome provided.</p>	<p>PO16 No new road will be constructed as a result of this proposal.</p>
<p>PO16 The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimize the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note – Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16 No acceptable outcome provided.</p>	<p>See comment to PO16</p>
<p>PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Not applicable to this proposal</p>
<p>PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18 No acceptable outcome provided.</p>	<p>Not applicable to this proposal</p>
<p>PO19 Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental 	<p>AO19.1 A minimum of 10% of the site area is dedicated as open space.</p>	<p>Not applicable to this proposal</p>

<p>and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p> <p>PO20</p> <p>A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings.</p>	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>Not applicable to this proposal</p>
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Table 9.4.4.3B – Minimum area and dimensions for Reconfiguring a lot

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

**Cairns**

25 Grafton Street
PO Box 7627
Cairns
QLD 4870

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