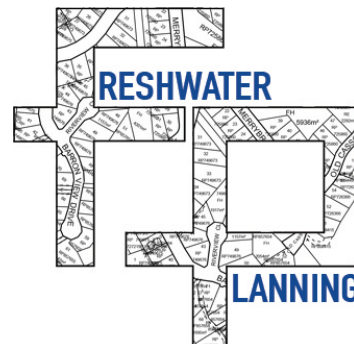


Your Ref:
Our Ref: F21/36

12 December, 2021

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



Attention: Regional Planning Group

Dear Sir,

RE: APPLICATION FOR A MATERIAL CHANGE OF USE – PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE PLANNING SCHEME – USE RIGHTS IN ACCORDANCE WITH THE LOW DENSITY RESIDENTIAL ZONE OF THE MAREEBA SHIRE PLANNING SCHEME AND DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 24 LOTS. LOT 100 ON SP276719, TILSE STREET AND MCIVER ROAD, MAREEBA.

This application is for a Material Change of Use – Preliminary Approval to vary the effect of the Planning Scheme (SPA S242) – Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Planning Scheme AND a Development Permit for a Reconfiguration of a Lot – 1 Lot into 24 Lots over land described as Lot 100 on SP276719, situated on Tilse Street and McIver Road, Mareeba is submitted on behalf of Sibi Girgenti Holdings Pty Ltd the owner of the site.

The application comprises of Application Forms, SmartMap, Jim Papas Civil Engineering Designer Pty Ltd Sketch Plans, Jim Papas Civil Engineering Designer Pty Ltd Engineering Report and this Town Planning Submission. It is understood that the payment for the Application Fee will be provided to the Mareeba Shire Council.

The Site and Locality

The subject land is described as Lot 100 on SP276719, Locality of Mareeba and situated on Tilse Street and McIver Road, Mareeba. The site is owned by Sibi Girgenti Holdings Pty Ltd who is also the applicant for the proposed Submission. The site is regular in shape, comprises of a single FreeHold allotment, has an area of 4.32 hectares, contains frontage to Tilse Street and McIver Road and encompasses vacant land. .

The site contains a frontage of approximately 208 metres to McIver Road and approximately 208 metres to Tilse Street with the existing Road Network being of bitumen seal construction. The site is access from the existing Road Network and is able to be provided with all available urban services. The proposed development will provide access to the site via the existing formation of Tilse Street and McIver Road with the proposed internal network connecting to McIver Road.

The site is located on the south-western edge of the Township of Mareeba, is situated north-west of Saint Stephens Catholic College and is surrounded by larger Residential Subdivisions to the east and west. The site adjoins a Reserve to the north/north-east. The site is located approximately 2.0 kilometres from the Mareeba Township as the crow flies.

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

Referral Agencies

The site is Mapped as containing Remnant 'least concerns' Vegetation and not Essential Habitat. The proposed development is for Urban Purposes (Residential) within an Urban Area (Urban Footprint) and contains an area less than 5.0 hectares. Therefore, it is considered that the Development Application **does not** require Referral to the Department of State Development, Manufacturing, Local Government, Infrastructure and Planning for Vegetation Purposes.

The Proposed Development

The proposed development is for a Material Change of Use – Preliminary Approval to vary the effect of the Planning Scheme (SPA S242) – Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme, 2016 and Development Permit for Reconfiguring a Lot (24 Residential Lots) in the Emerging Community Zone of the Mareeba Shire Council's Planning Scheme. The site is located on Tilse Street and McIver Road, Mareeba and is more particularly described as Lot 100 on SP276719. The site is regular in shape, is currently vacant and has an area of 4.32 hectares.

A Development Permit for a Reconfiguration of 1 Lot into 24 Lots is sought to subdivide Lot 100 on SP276719. The proposed Reconfiguration will result in Lots of similar sizes to allotments within the surrounding Residential Areas including Joan Crescent and Owens and Tilse Streets. These proposed Residential Allotments range between 1,533 m² to 1,892 m². The proposed allotments conform to the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme and in particular with the immediately surrounding Low Density Residential Zone. The proposal will provide additional Residential Allotments while maintaining the existing amenities and aesthetics of the site and immediate surrounds. The Material Change Use – Preliminary Approval is proposed to vary the effect of the Planning Scheme for the provision of Residential Use Rights in accordance with the Mareeba Shire Council's Planning Scheme.

The proposal is for the provision of the Prestige Gardens Residential Estate. The Reconfiguration of a Lot proposes twenty-four (24) Residential Allotments described as proposed Lots 1 – 24. The proposed areas of the allotments are:

Proposed Lot 1	1,634 m ²	Proposed Lot 13	1,652 m ²
Proposed Lot 2	1,652 m ²	Proposed Lot 14	1,652 m ²
Proposed Lot 3	1,652 m ²	Proposed Lot 15	1,652 m ²
Proposed Lot 4	1,652m ²	Proposed Lot 16	1,634 m ²
Proposed Lot 5	1,651 m ²	Proposed Lot 17	1,634 m ²
Proposed Lot 6	1,651 m ²	Proposed Lot 18	1,652 m ²
Proposed Lot 7	1,651 m ²	Proposed Lot 19	1,652 m ²
Proposed Lot 8	1,651 m ²	Proposed Lot 20	1,652 m ²
Proposed Lot 9	1,892 m ²	Proposed Lot 21	1,652 m ²
Proposed Lot 10	1,535 m ²	Proposed Lot 22	1,643 m ²
Proposed Lot 11	1,644 m ²	Proposed Lot 23	1,533 m ²
Proposed Lot 12	1,652 m ²	Proposed Lot 24	1,890 m ² .

The proposed development does not provide for any staging with the Reconfiguration however, it is noted that the proposal has been structured to allow for the creation of any individual allotment provided that the Operational Works, Infrastructure and Services have been provided.

The site gains access from the existing Road Network, being Tilse Street and McIver Road. The proposed Residential Allotments gain access from Tilse Street and McIver Road and the provision of a new Internal Road. It is considered that each proposed allotment can be provided with appropriate access via the existing and new Road Networks. The site can be connected to all available services with the proposed twenty-four (24) Residential Allotments able to be connected to all Urban Services. Attached to this Submission is an Engineering Report in support of the Town Planning Application for Prestige Gardens Residential Subdivision as provided by Jim Papas Civil Engineering Designer Pty Ltd. The Engineering Report nominates that the proposed Residential Subdivision can be appropriately serviced.

The proposed allotments do not meet the minimum area requirements of the Mareeba Shire Planning Scheme's Reconfiguring a Lot Code for land Zoned within the Emerging Community. However, it is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. The proposal is for a Material Change of Use – Preliminary Approval for Residential Use Rights similar to the western and eastern adjoining Zones. It is not considered that the proposed Subdivision will be detrimental to the adjoining sites or adversely impact on the surrounding area. It is considered that the Performance Criteria of the Emerging Community Zone and Low Density Residential Zone Codes and the Reconfiguration of a Lot Code can be met in this instance.

The site is located in the Emerging Community Zone of the Mareeba Shire Planning Scheme. A Material Change of Use for Preliminary Approval for Residential Use Rights and the subsequent Reconfiguring a Lot is understood to be an Impact Assessable Use within the Mareeba Shire Planning Scheme. The Application is Impact Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 100 on SP276719 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be a greenfield development or a re-subdivision (infill/re-development) of an existing site. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is for the provision of the Prestige Gardens Residential Estate adjacent to the Owen, Tilse Streets and Joan Crescent Residential Developments/areas and is appropriate and acceptable.

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

Strategic Framework

The site is located in the Urban Expansion Area of the Strategic Framework Mapping within the Mareeba Shire Planning Scheme. The Mareeba Shire Council's Planning Scheme Strategic Framework nominates the following for land associated as Urban Expansion Area:

Urban expansion areas and investigation areas are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

Well-serviced and designed greenfield residential development occurs in urban expansion areas of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

Urban expansion areas in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

The proposal is located within the Mareeba Urban Expansion Area and is situated immediately adjoining and adjacent to the Joan Crescent Residential Area (west) Owen Street Residential Area (east) and the Tilse Street Residential Area (north-west) all containing Low Density Residential Zoning and Allotments of similar sizes or and larger than the proposed Development. The site is surrounded by Low Density Residential Zoning and Allotments to the east, west and north-east with the northern and north-eastern adjoining allotment within the Emerging Community Zone which also adjoins and is adjacent to the Low Density Residential Zone.

The proposal does not restrict further development over the site and is able to be provided with well-serviced and designed Residential Allotments. These well planned and logically sequenced Residential Allotments will be efficiently serviced as per the attached Jim Papas Civil Engineering Designer Pty Ltd Engineering Report. Whilst the proposal has been provided within the current life of the Planning Scheme, the proponent considers that there is an existing Need and Demand for the further development of the Emerging Community Allotment. It is noted that the current Planning Scheme is nearly six (6) years old with a Planning Scheme generally lasting seven (7) years.

The proposal provides for a range in Residential housing options whilst aiding the Mareeba Shire with its density target. The proposal provides for larger Residential Allotments of similar sizes and with greater densities to those Residential Allotments within the immediate vicinity.

The proposal is not considered in conflict with the Urban Expansion Area requirements within the Strategic Framework as the proposal offers additional Residential Allotments similar to those within the immediate vicinity and creating a range of Housing options increasing the Residential Densities of the Mareeba Shire. The proposal will be well-serviced that is logically sequenced ensuring that the natural features are protected. It is noted that the Urban Expansion Area is expected to be developed outside the life of the Planning Scheme however, the site is situated between Joan Crescent and Tilse and Owens Streets and will provide the ability for similar Uses now and within the future which demonstrates that the site is the next logical sequenced property provided with the ability to connect to existing and new infrastructure.

It is considered that in this instance, the proposed development is appropriate, acceptable and provides for greater population densities inclusive of a range of housing types within the Mareeba Townships without affecting the future growth of Mareeba especially within the Urban Expansion Area.

Mareeba Local Plan Code

The site is located within the Mareeba South-Western Expansion Precinct of the Mareeba Local Plan with the Mareeba South-Western Expansion Precinct *intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Small scale local centres are encouraged in the Mareeba south-western expansion precinct*. The proposal is for a Residential Subdivision conforming to the requirement for Urban Residential Development. The proposal has been meticulously designed to mitigate or enhance any features of the site while supporting the development of a well-connected transport network.

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
PO6 Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community.	AO6 No acceptable outcome is provided.	The proposed development is for a 24 allotment Residential Subdivision, being Prestige Gardens located within the Mareeba South-western Expansion Precinct. The proposal is considered to promote the ongoing operation of Mareeba as a major regional activity by providing additional Residential land varying in size supporting growth within the Township. The proposed development is located in proximity to the Town Centre and important Community Facilities (St Stephens Catholic College) and will contribute to the vibrancy and local identity of the Mareeba Community.
PO7 Development does prejudice the future construction of the Mareeba Bypass.	AO7 Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	Not Applicable. The proposal will not affect the construction of the Mareeba Bypass and will likely provide a necessary accommodation during the construction phase of the Bypass.
PO8 Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	AO8 No acceptable outcome is provided.	Not considered appropriate. The site is serviced by the existing Road Network and linkages. No change to this is envisaged with the proposal.
PO9 Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	AO9 No acceptable outcome is provided.	Not Applicable. The proposal is for a Residential Subdivision.
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare. Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.	AO18 No acceptable outcome is provided.	The proposal is for an Urban Use being a Reconfiguration of a Lot creating 24 large Residential Allotments adding to a mixture of Residential Lots sizes within Mareeba and similar to the immediately surrounding Residential Area. The proposal is considered to be a greenfield development of an existing site. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the

Performance outcomes	Acceptable outcomes	Comments
		existing natural environment. The proposal is for the provision of the Prestige Gardens Residential Estate adjacent to the Owen and Tilse Streets and Joan Crescent Residential Developments/areas and is appropriate and acceptable.
PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	AO19 No acceptable outcome is provided.	The proposal is for a Reconfiguration of a Lot creating 24 large Residential Allotments adding to a mixture of Residential Lots sizes within Mareeba. The proposal is similar to the immediately surrounding Residential Area providing a range of household compositions for the Mareeba Township.
PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	AO20 No acceptable outcome is provided.	Not Applicable. The site gains access to the existing Road Network which is already provided in a logical and sequential manner as supported in the attached Engineering Report.
PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools.	AO21 No acceptable outcome is provided.	The site is accessed via the existing Road Network with the proposal utilising this existing Network and creating an additional internal Road. The proposed Residential Subdivision will ensure to encourage an appropriate Transport Network. The attached Engineering Report provides supporting information to ensure that an appropriate and acceptable Road Network will be provided.

It is not considered that the proposed Reconfiguration conflicts with the Acceptable Outcomes and if not available or able to be met, with the Performance Outcomes of the Mareeba Local Plan Code in particularly the South-Western Expansion Precinct.

Emerging Communities Zone Code

The site is designated in the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Emerging Community Zone Code as it provides for additional Residential Allotments creating a range of Residential Allotments sizes within Mareeba and similar to those within the immediate vicinity and surrounding environs.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not Applicable. No buildings proposed with the Reconfiguration.
	AO1.2 Industrial development has a maximum building height of 10 metres.	Not Applicable. No Industrial Activities proposed with the development.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level. AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed 200m ² in gross floor area.	Not Applicable. No Outbuildings proposed with the Reconfiguration.
Siting, where not involving a Dwelling House		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) 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. 	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. Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.	Not Applicable. The site is not located adjoining a State Controlled Road
	AO3.2 Buildings and structures include a minimum setback of: <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. 	Not Applicable. No buildings proposed with the Reconfiguration. However, if any buildings or structures are provided within the future they can be provided in accordance with the Code.
Accommodation density		
PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban	AO4 Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m ² site area.	Not Applicable. The proposal is for Reconfiguration and not for an Accommodation Activity.

Performance outcomes	Acceptable outcomes	Comments
purposes consistent with Structure Plans approved in accordance it PO7.	Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.	
For assessable development		
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.	A05 Non-urban development is limited to Animal husbandry or Cropping.	Not Applicable. The proposal is for Urban Purposes to be provided over the site now and within the future.
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.	A06 No acceptable outcome provided.	The proposal is for an Urban Purpose being a Reconfiguration of a Lot creating 24 large Residential Allotments adding to a mixture of Residential Lots sizes within Mareeba.
Structure planning		
PO7 Development occurs as outlined in a Structure Plan that: (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: (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: (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby centres or the centres network; and	AO7 No acceptable outcome provided.	The proposed development is considered appropriate and acceptable as nominated in the abovementioned Strategic Framework and Local Plan sections. The attached Engineering Report, as provided by Jim Papas Civil Engineering Designer Pty Ltd, confirms the logical design and sequenced provision of Infrastructure with the development.

Performance outcomes	Acceptable outcomes	Comments
(iii) not unduly detract from the amenity of nearby residences.		
Building design		
PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO8 No acceptable outcome is provided.	Not Applicable. No buildings proposed with the Reconfiguration.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO9 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been meticulously designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area. This is supported within the attached Engineering Report, as provided by Jim Papas Civil Engineering Designer Pty Ltd.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO10 No acceptable outcome is provided.	The proposed development is for a Reconfiguration. The proposal has been meticulously designed and configured appropriately ensuring that the proposal does not significantly detract from the amenity of the local area. The proposal is considered to take into account the existing environmental impacts and is considered not to significantly affects these impacts. This is supported within the attached Engineering Report, as provided by Jim Papas Civil Engineering Designer Pty Ltd.

It is not considered that the proposed Reconfiguration is in conflict with the Intent and the proposal complies with the Acceptable Outcomes and where there are no Acceptable Outcomes or they are unable to be met, the Performance Outcomes of the Emerging Community Zone Code.

Low Density Residential Zone

The proposal is for a Material Change of Use – Preliminary Approval to vary the effect of the Planning Scheme (SPA S242) – Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme, 2016 and Development Permit for Reconfiguring a Lot (24 Residential Lots) in the Emerging Community Zone of the Mareeba Shire Council's Planning Scheme. The proposed Reconfiguration of 1 Lot into 24 Residential Lots is provided using the Use Rights in accordance with the Low Density Residential Zone of the

Mareeba Shire Planning Scheme. The purpose of the Reconfiguration is to provide additional Residential Allotments for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. The proposed Subdivision is envisaged to maintain the integrity of established Residential areas, which are characterised primarily by Dwelling houses while providing opportunities for other forms of Residential development where existing character and amenity will not be compromised. The proposal provides Residential Allotments of varying sizes allowing for a wide variety of housing types and further development potential.

The Subdivision will allow for a detached dwelling house to be located on each allotment which is compatible with the most common form of housing in the locality. The proposal also provides greater densities than existing, further consolidating the urban area. No change to the Residential nature of the area is envisaged from the proposed Reconfiguration and the proposed Subdivision results in similar Uses and sizes to those immediately adjoining and adjacent Residential Areas. The proposed development will ensure to protect the existing Residential area from the intrusion of Incompatible Land Uses as the proposal proposes additional Residential Allotments. It is considered that the proposed Reconfiguration of a Lot is not in conflict with the Intent or Purposes for the Low Density Residential Zone.

Performance outcomes	Acceptable outcomes	Comment
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (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 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not Applicable. No Buildings proposed.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	Not Applicable. No Buildings proposed.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	Not Applicable. No Buildings proposed.

Performance outcomes	Acceptable outcomes	Comment
(c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	A03.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Not Applicable. No Buildings proposed.
Accommodation density		
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	A04 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B .	Not Applicable. No Buildings proposed. However, the proposal provides for 24 new Residential Allotments that allow for a Dwelling House to be provided on each allotment compliant with Table 6.2.6.3B.
Gross floor area		
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	A05 Gross floor area does not exceed 600m ² .	Not Applicable. No Buildings proposed.
For assessable development		
Building design		
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	A06 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Not Applicable. No Buildings proposed.
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and window and door size and location.	A07 No acceptable outcome is provided.	Not Applicable. No Buildings proposed. However, any future dwellings or buildings can comply with the requirements of the Low Density Residential Zone Code having regard to the existing amenity.

Performance outcomes	Acceptable outcomes	Comment
Non-residential development		
PO8 Non-residential development is only located in new residential areas and: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	AO8 No acceptable outcome is provided.	Not Applicable. The proposal is for a 24 Lot Residential Subdivision.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO9 No acceptable outcome is provided.	Complies, The proposal is for 24 Residential Allotment Subdivision that is the Prestige Gardens Residential Estate. It is not considered that the proposed Reconfiguration will detract from the local amenity. No change to the existing amenity is envisaged with the Subdivision.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO10 No acceptable outcome is provided.	Complies, The proposal is for 24 Residential Allotment Subdivision that is the Prestige Gardens Residential Estate. It is not considered that the proposed Reconfiguration will detract or negatively impact on the existing environment. No change to the existing amenity is envisaged with the Subdivision and the proposal ensures to take into consideration and seek to ameliorate the existing environment as demonstrated by the proposed layout and within the attached Engineering Report.

It is not considered that the proposed Reconfiguration conflicts with the Acceptable Outcomes and if not available or able to be met, with the Performance Outcomes of the Low Density Residential Zone.

Airports Environs Overlay Code

The site is located inside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and within the 6 km Light Intensity Zone as designated within the Mareeba Overlay Mapping. No buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. 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. It is considered that the Airports Environs

Overlay Code is Not Applicable to the proposed Reconfiguration of 24 Residential Allotments will not affect the Bird and Bat Strike Zone and Light Intensity Zone.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Potential Impact Buffer (100 metres) and Medium Bushfire Hazard over the site, in particularly in the vegetated area along the north-eastern corner of the site. The proposal is for the Reconfiguration to subdivide Lot 100 on SP276719 creating additional Residential Allotment, being the Prestige Gardens Residential Estate, similar to the immediately adjoining and surrounding Residential Area.

Page
13

Any future dwellings are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the site as the site will ensure to remove any piling of fuel loads, contains existing firebreaks and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required.

Environment Significance Overlay Code

The site is Mapped as containing a Waterway Buffer and Regulated Vegetation on the Environment Significance Map. No buildings or structures are proposed with the Reconfiguration. Each proposed allotment will be provided with all urban services including the provision of appropriate Stormwater to the legal point of discharge. It is considered that the proposed development is not in conflict with the Purpose of the Environment Significance Overlay Code and is acceptable.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 24 Lots with Use Rights in accordance with the Low Density Residential Zone. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 24 Lots with Use Rights in accordance with the Low Density Residential Zone. It is not considered that the Parking and Access Code is applicable as no dwellings are proposed with the development. However, it is noted that each allotment will contain the ability to connect to the existing or new Road Network and will not detrimentally affect the existing and new Road Network. Any access can be provided at the time of construction of a dwelling provided on that individual allotment.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 24 Lots with Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the application is to subdivide existing Lot 100 on SP276719 into twenty-four (24) Residential Allotments. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme as the proposal is for the Prestige Gardens Residential Estate.

The proposed Reconfiguration will result in Lots of similar sizes to allotments within the immediately surrounding Residential Areas including Joan Crescent and Owens and Tilse Streets. These proposed Residential Allotments range between 1,533 m² to 1,892 m². The proposed allotments conform to the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme and in particular with the immediately surrounding Low Density

Residential Zone. The proposal will provide additional Residential Allotments while maintaining the existing amenities and aesthetics of the site and immediate surrounds. The Material Change Use – Preliminary Approval is proposed to vary the effect of the Planning Scheme for the provision of Residential Use Rights in accordance with the Mareeba Shire Council’s Planning Scheme.

The proposal is for the provision of the Prestige Gardens Residential Estate. The Reconfiguration of a Lot proposes twenty-four (24) Residential Allotments described as proposed Lots 1 – 24. The proposed development does not provide for any staging with the Reconfiguration however, it is noted that the proposal has been structured to allow for the creation of any individual allotment provided that the Operational Works, Infrastructure and Services have been provided. The proposed areas of the allotments are:

Proposed Lot 1	1,634 m ²	Proposed Lot 13	1,652 m ²
Proposed Lot 2	1,652 m ²	Proposed Lot 14	1,652 m ²
Proposed Lot 3	1,652 m ²	Proposed Lot 15	1,652 m ²
Proposed Lot 4	1,652 m ²	Proposed Lot 16	1,634 m ²
Proposed Lot 5	1,651 m ²	Proposed Lot 17	1,634 m ²
Proposed Lot 6	1,651 m ²	Proposed Lot 18	1,652 m ²
Proposed Lot 7	1,651 m ²	Proposed Lot 19	1,652 m ²
Proposed Lot 8	1,651 m ²	Proposed Lot 20	1,652 m ²
Proposed Lot 9	1,892 m ²	Proposed Lot 21	1,652 m ²
Proposed Lot 10	1,535 m ²	Proposed Lot 22	1,643 m ²
Proposed Lot 11	1,644 m ²	Proposed Lot 23	1,533 m ²
Proposed Lot 12	1,652 m ²	Proposed Lot 24	1,890 m ² .

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

Performance outcomes	Acceptable outcomes	Comment
Area and frontage of lots		
PO1 Lots include an area and frontage that: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 .	Complies, The proposal provides for 24 Low Density Residential Allotments (Use Rights) with areas greater than 350 m ² (smallest being proposed Lot 23 of 1,533 m ²) and frontages greater than 10 metres (smallest being 12.05 metres [Lots 9 & 24]). It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	Complies, The site is vacant and the Reconfiguration proposes that all infrastructure is located within the individual allotment.

Performance outcomes	Acceptable outcomes	Comment
<p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	Not Applicable.
<p>PO3</p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>No existing Easements provided over the site.</p>
Boundary realignment		
<p>PO4</p> <p>The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>AO4</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>The proposal is not for a Boundary Realignment.</p>
Access and road network		
<p>PO5</p> <p>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity;</p> <p>(d) privacy of adjoining premises; and</p> <p>(e) service provision.</p>	<p>AO5</p> <p>No acceptable outcome is provided.</p>	<p>Complies,</p> <p>Access to the proposed new 24 Residential Allotments are provided by the existing and new internal Road Networks. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout. The attached Engineering Report supports this.</p>
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <p>(a) is consistent with that provided in the surrounding area;</p> <p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>AO6</p> <p>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.</p>	<p>Complies,</p> <p>Vehicle crossovers can be provided in accordance with the relevant Planning Scheme Policies and FNQROC Regional Development Manual. Any crossovers can be provided at the time of construction of a dwelling located over each individual allotment.</p>
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>The site is located within the Low Density Residential Zone.</p>

Performance outcomes	Acceptable outcomes	Comment
<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>	Not Applicable. Not Rear Allotment proposed.
	<p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	Not Applicable. Not Rear Allotment proposed.
	<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>	Not Applicable. Not Rear Allotment proposed.
	<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>	Not Applicable. Not Rear Allotment proposed.
	<p>AO8.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	Not Applicable. Not Rear Allotment proposed.
	<p>AO8.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	Not Applicable. Not Rear Allotment proposed.
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>(c) the existing and intended land use pattern; and</p> <p>(d) potential entrapment locations.</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>	Complies, It is considered that the proposed Reconfiguration has been meticulously designed to enhance public safety while seeking to prevent opportunities for crime via the use of appropriate and acceptable sightlines, pedestrian movement networks, etc.
Pedestrian and cycle movement network		
<p>PO10</p> <p>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.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	Can Comply.

Performance outcomes	Acceptable outcomes	Comment
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: <ul style="list-style-type: none"> (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.
Residential subdivision		
PO12 Residential lots are: <ul style="list-style-type: none"> (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.	Complies, The proposal provides for a range of Residential Allotment sizes and variety to accommodate housing choice and diversity. The proposal is considered to keep with the established amenity and nature of the adjoining and adjacent Residential Estates (Tilse and Owen Streets and Joan Crescent).
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.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	AO14 No acceptable outcome provided.	Complies, The proposed Reconfiguration is for the Prestige Gardens Residential Development. The proposal is similar to that of the immediately surrounding Residential Area and continues the existing local identity incorporating site context and characteristics, natural features and views and the likes.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	Complies, The proposed new and existing Road Networks provides a sufficient level of connectivity for the public. This is supported within the attached Engineering Report.

Performance outcomes	Acceptable outcomes	Comment
PO16 The road network is designed to: <ul style="list-style-type: none"> (a) minimise 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. 	AO16 No acceptable outcome provided.	Complies, See attached Jim Papas Civil Engineering Designer Pty Ltd Engineering Report.
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Complies, The proposal is for a Residential Estate which is surrounded by existing Residential Areas and Estates. Sufficient and convenient access to the existing and future public transport network is achieved.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	Can Comply.
PO19 Provision is made for sufficient open space to: <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. 	AO19.1 A minimum of 10% of the site area is dedicated as open space.	The site adjoins a large Reserve to the north/north-east. As this development is for the provision of larger Residential Allotments, similar to those immediately surrounding Residential Estates and Area, it is not considered, in this instance, that additional Open Space is required.
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not Applicable. The site adjoins a large Reserve Area to its north/north-east.
PO20 A network of parks and community land is provided: <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings; 	AO20 No acceptable outcome is provided.	Not Applicable. The site adjoins a large Reserve Area to its north/north-east.

The proposed allotments meet the minimum area requirements of the Mareeba Shire Planning Scheme Reconfiguring a Lot Code. It is not considered that the proposed Subdivision will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguring a Lot Code can be met in this instance.

Works, Services and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 24 Lots with Use Rights in accordance with the Low Density Residential Zone. Each proposed allotment will be connected to all available services being Reticulated Electricity, Telecommunications, Water and Sewer and will be provided with an appropriate level of Stormwater disposal.








The site gains access from the existing Road Network, being Tilse Street and McIver Road. The proposed Residential Allotments gain access from Tilse Street and McIver Road and the provision of a new Internal Road. It is considered that each proposed allotment can be provided with appropriate access via the existing and new Road Networks. Attached to this Submission is an Engineering Report in support of the Town Planning Application for Prestige Gardens Residential Subdivision as provided by Jim Papas Civil Engineering Designer Pty Ltd. The Engineering Report nominates that the proposed Residential Subdivision can be appropriately serviced.

Any Excavation and Filling will be outlined within a future Operational Works Permit for the proposed Reconfiguration.

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

Conclusion

It is considered that the proposed development being a Material Change of Use – Preliminary Approval to vary the effect of the Planning Scheme (SPA S242) – Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme, 2016 and Development Permit for Reconfiguring a Lot (24 Residential Lots) in the Emerging Community Zone of the Mareeba Shire Council's Planning Scheme over land described as Lot 100 on SP276719 is appropriate. In particular, the proposed development:

-  Is not in conflict with the Strategic Framework's Urban Expansion Area as it provides a similar development to that immediately adjacent to, adjoining and surrounding providing greater population densities inclusive of a range of housing types within the Mareeba Townships without affecting the future growth of Mareeba;
-  Is not in conflict with the South-Western Expansion Precinct of the Mareeba Local Plan as it provides for Urban Development increasing the population densities of the site while not significantly affecting the constraints of the site;
-  Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension for Low Density Residential Use Rights;
-  No change to the existing Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Residential Uses with Use Rights associated with the Low Density Residential Zone;
-  Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in or containing Use Rights associated with the Low Density Residential Zone;
-  The proposed development will be provided with an acceptable level of servicing and infrastructure as per the attached Jim Papas Civil Engineering Designer Pty Ltd.'s Engineering Report;
-  Can meet the Intent and Objectives and Intent for the Emerging Community and Low Density Residential Zone; and



Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation.

It is considered that the proposed development over the site is acceptable as it will provide additional larger Residential Allotments to accommodate housing choice and diversity. The proposal is considered to keep with the established amenity and nature of the adjoining and adjacent Residential Estates and Area being, Tilse and Owen Streets and Joan Crescent. The proposal does not restrict further development over the site and is able to be provided with well-serviced and designed Residential Allotments. These well planned and logically sequenced Residential Allotments will be efficiently serviced as per the attached Jim Papas Civil Engineering Designer Pty Ltd Engineering Report. Whilst the proposal has been provided within the current life of the Planning Scheme, the proponent considers that there is an existing Need and Demand for the further development of the Emerging Community Allotment. It is noted that the current Planning Scheme is nearly six (6) years old with a Planning Scheme generally lasting seven (7) years.

Page
20

The proposal provides for a range in Residential housing options whilst aiding the Mareeba Shire with its density target. The proposal provides for larger Residential Allotments of similar sizes and with greater densities to those Residential Allotments within the immediate vicinity. It is considered that in this instance, the proposed development is appropriate, acceptable and provides for greater population densities inclusive of a range of housing types within the Mareeba Townships without affecting the future growth of Mareeba especially within the Urban Expansion Area.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions/Recommendation with sufficient time for review prior to Tabulating the Item on the Agenda or a Decision is provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

Jim Papas Civil Engineering Designer

PTY LTD. ABN 56 010 943 905. ACN 010 943 905

Design Excellence, Exceptional Service

ENGINEERING REPORT
TO
SUPPORT TOWN PLANNING APPLICATION
FOR
PRESTIGE GARDENS
A PROPOSED RESIDENTIAL SUBDIVISION
AT McIVER ROAD, MAREEBA

Please address all
correspondence to:
P.O. Box 2347,
Mareeba, Qld 4880



Email: admin@jpced.com.au
Mobile: **0408 770 394**

Jim Papas Civil Engineering Designer

INTRODUCTION

This Civil Engineering Report documents the investigation into the civil engineering issues associated with the proposed residential subdivision to support the Town Planning application for Prestige Gardens, a residential development in Mclver Road, Mareeba.

The site is currently vacant.

The project will include construction activities involving earthworks, roadworks, stormwater drainage, sewer and water reticulation together with other service infrastructure.

FLOOD LEVEL

The proposed development is located adjacent to Drainage Reserve. This reserve accepts stormwater discharge from a rural catchment south of Mclver Road. The potential area of inundation is shown on Dwg 1470 SK03. As can be seen, most of the proposed lots are free from inundation during a 100 year ARI event and the single lot, Lot 17, which is most impacted, can be filled to achieve a satisfactory flood free status.

TRAFFIC GENERATION

Queensland Streets suggests a traffic generation rate of 10 trips per dwelling per day, although experience has shown that this traffic generation rate is very conservative. Despite our experience, using this traffic generation rate, we expect that the maximum the expected daily traffic generated by the 24 lots in this project is about 240 vehicle movements per day. The peak hour traffic is generally considered to be less than about 15% of the total traffic or about 18 vehicles per hour. The capacity of a minor collector road with direct property accesses such as Mclver Road is greater than 10,000 vehicles per day or a peak hour capacity of 1500 vehicles per hour.

Therefore, we suggest that the increase in traffic occasioned by the development is minor and no upgrading of the traffic network external to the site is required. Similarly, no warrant exists for upgrading any other Mclver Road intersection.

ROADWORKS

Some of the new lots in the proposed development will have access from either Mclver Road or Tilse Street. Such accesses are satisfactory, given the excellent sight distance in all directions and very low traffic rates on these roads.

Minor works to widen both Mclver Road and Tilse Street will be conducted to achieve eventual carriageway widths as shown on Dwg 1470 SK02. Such widenings shall be completed in conjunction with development of the adjacent lots.

The internal road, Road A, shall be constructed to a Residential Street Standard in accordance with the requirements of the FNQROC Development Manual as shown on Dwg 1470 SK02

SLOPE ANALYSIS

The existing slopes present on the site are less than 1%. The State Planning Policy requires geotechnical investigations for slopes greater than 15% and the slope of the site well below this threshold.

No requirement for geotechnical investigations exists for this site.

Jim Papas Civil Engineering Designer

STORMWATER DRAINAGE

The minor and major stormwater drainage design average recurrence intervals for this project are a 5 year ARI and 100 year ARI storm events respectively as required by the provisions of both the FNQROC Development Manual and the Queensland Urban Drainage Manual. The proposed stormwater drainage system for the proposed project is by a combination of underground and overland flows located within the proposed development generally as shown on Dwg. 1470 SK03. Discharge is to the adjacent drainage reserve, which is deemed to be a legal point of discharge. Given the existence of the drainage reserve, the matter of modified post development stormwater discharge is not relevant. Inter-allotment drainage shall be provided for lots that fall to the rear. This drainage shall discharge to the drainage reserve.

There are a number of existing drainage pipes discharging to an existing open drain in Tilse Street, which conveys stormwater from the southern side of McIver Road to the drainage reserve located further north in Tilse Street. We expect to pipe this open drain with a single pipe as shown on Dwg 1470 SK02 and 1470 SK03. As almost all of this stormwater originates from a source external to the subject site and is not as a result of this development, we expect that Council will contribute a substantial amount towards the construction of this drainage work by way of headworks credits.

The preliminary layout of the proposed stormwater drainage system is shown on Dwg 1470 SK03 and the detailed design of this system shall be conducted generally in accordance with the provisions of both the FNQROC Development Manual and the Queensland Urban Drainage Manual.

WATER RETICULATION

The proposed water reticulation layout is shown on Dwg 1470 SK04 attached as part of Appendix A. The 100Ø main is to be built from the existing water main near Owens Street around the perimeter of the project and eventually to connect to the existing 100Ø water main on the western side of Tilse Street.

All water reticulation services shall be constructed in accordance with the requirements of the FNQROC Development Manual.

SEWERAGE

The sewerage reticulation system is indicated on Dwg 1470 SK04 which is attached as Appendix A.

The proposed sewerage reticulation system discharges to an existing 225Ø sewer adjacent to existing Lot 11 (on NR 8096) as shown on Dwg 1470 SK04.

All sewer reticulation works shall be constructed in accordance with the requirements of the FNQROC Development Manual.

ELECTRICAL AND TELCOMMUNICATIONS

The electrical and telecommunications system, including street lighting, will be designed by a specialist electrical engineering consultant. It is expected that these services shall be incorporated into the construction of the civil works.

Jim Papas Civil Engineering Designer

We trust that report and attachments satisfy your requirements and it addresses all matters relevant to Council's assessment of the application. Please do not hesitate to contact the writer if you have any queries or if you require additional information.

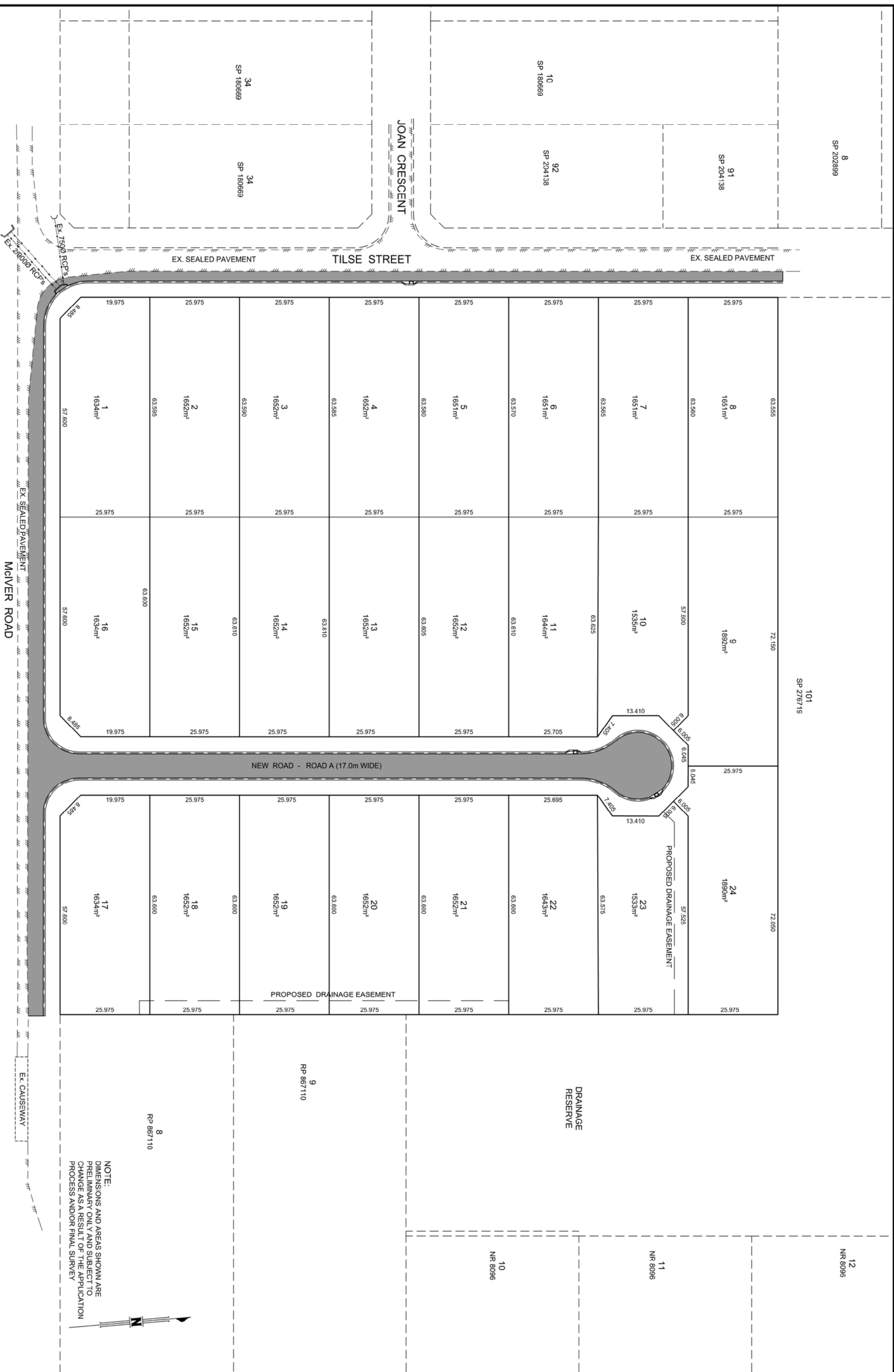
Yours faithfully,

JIM PAPAS CIVIL ENGINEERING
DESIGNER PTY. LTD.

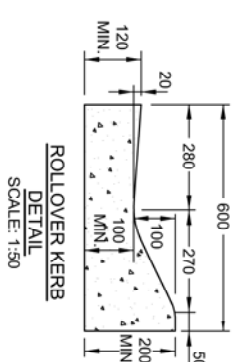
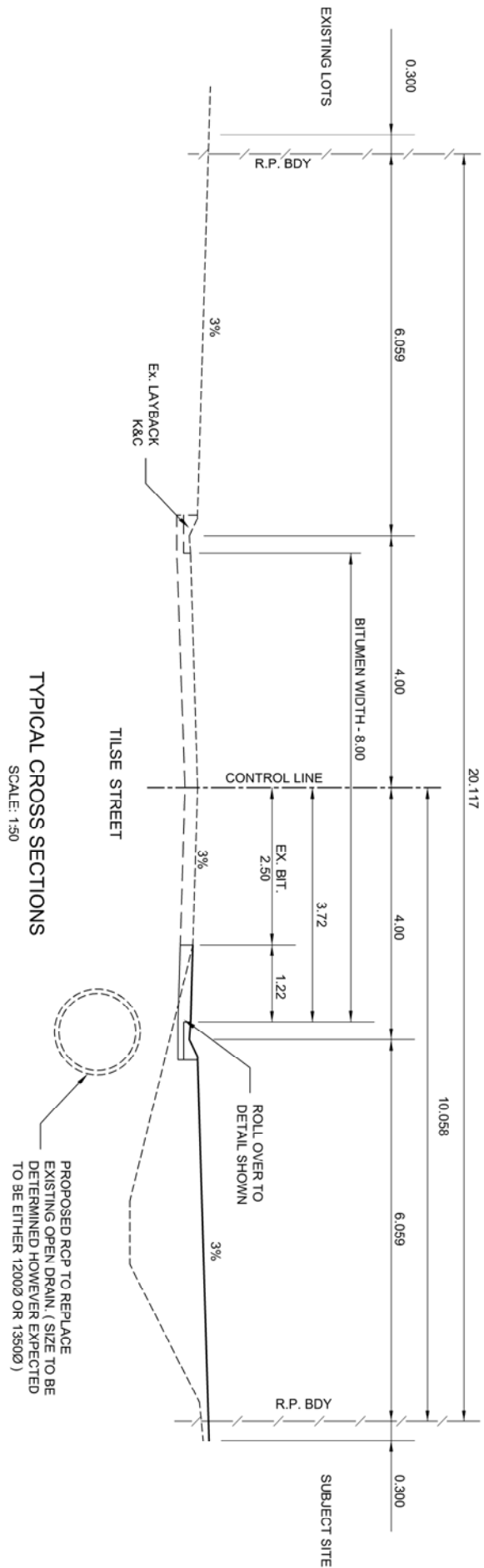
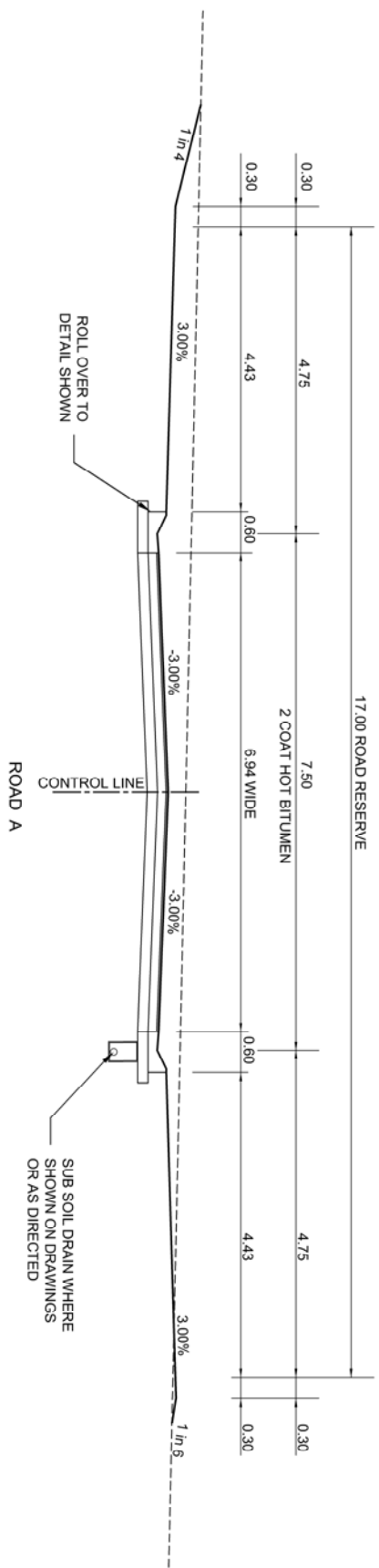
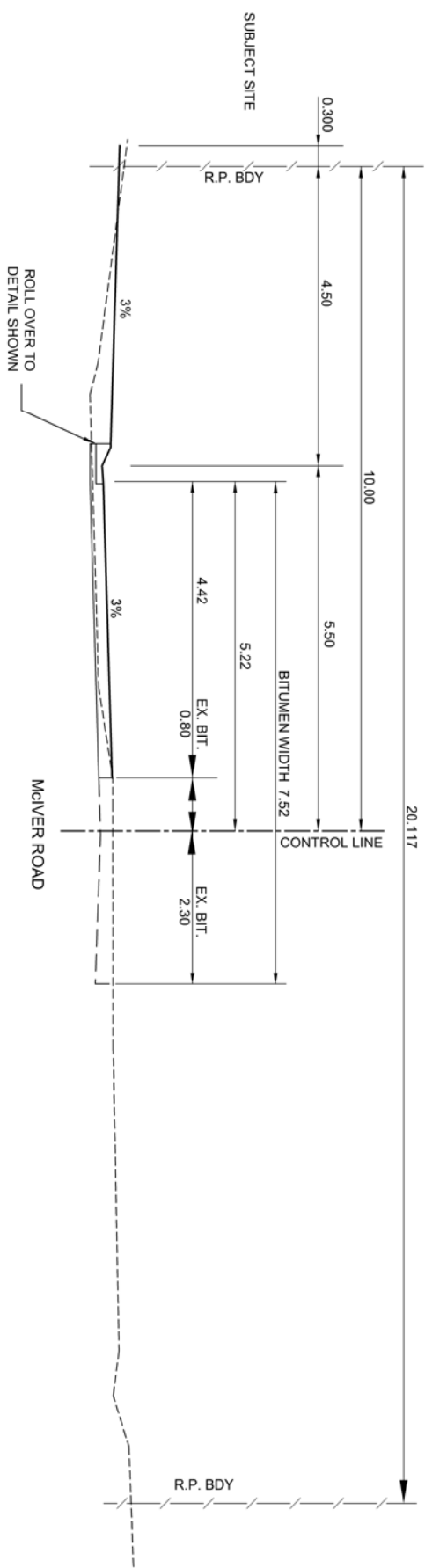


JIM PAPAS

Attachments: Appendix A - Plan Folio



amendments		<div>JIM PAPAS</div> <div>CIVIL ENGINEERING</div> <div>DESIGNER PTY. LTD.</div> <div>CIVIL ENGINEERING DESIGN AND DRAFTING</div> <div>P. O. Box 2347</div> <div>Mareeba Q 4880</div> <div>Mob. 0408 770 394</div> <div>Email: adm@jpced.com.au</div>		<div>"PRESTIGE GARDENS"</div> <div>PROPOSED RESIDENTIAL SUBDIVISION AT</div> <div>MCIVER ROAD, MAREEBA</div>		<div>DRAWING TITLE: GENERAL ARRANGEMENT AND LOT DIMENSIONS</div>	
A	ORIGINAL ISSUE FOR TOWN PLANNING APPLICATION						



NOTES:

SURVEY CONTROL

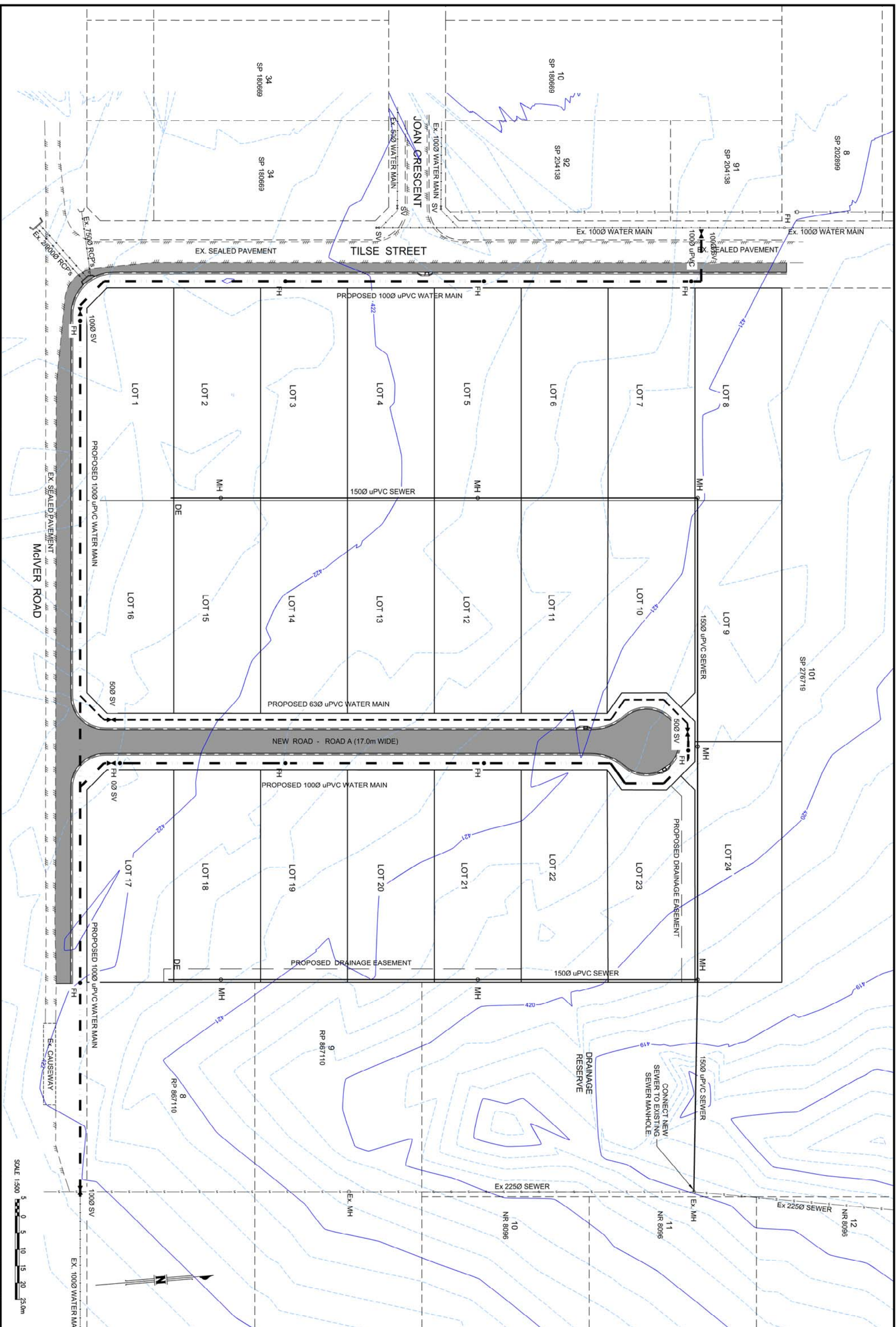
ORIGIN OF LEVELS:
AHD FROM PUBLICALLY AVAILABLE DATA FROM
ICSM - ELVIS ELEVATION AND DEPTH -
FOUNDATION SPATIAL DATA QLD. GOV'T. POINT
CLOUDS

ORIGIN OF COORDINATES:
MGA 94 (TO BE CONFIRMED BY GROUND SURVEY)
CONTOUR INTERVAL EXISTING SURFACE:
0.250m INDEXED AT 1.0m INTERVALS.

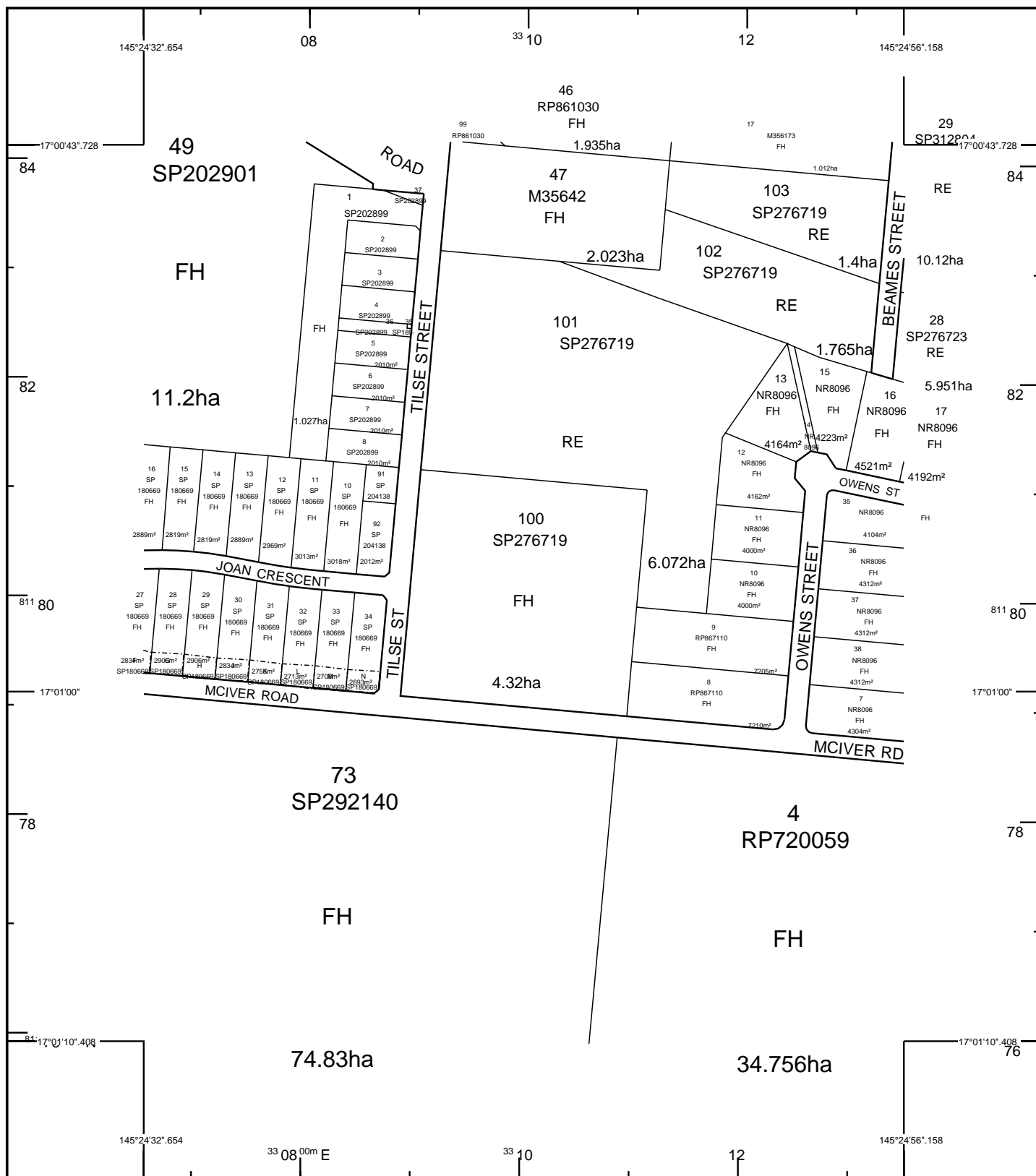
RP DESCRIPTION
LOT 100 ON SP 276719
LOCAL AUTHORITY
MAREEBA SHIRE COUNCIL



JIM PAPAS											
CIVIL ENGINEERING											
DESIGNER PTY. LTD.											
PROPOSED RESIDENTIAL SUBDIVISION AT MCIVER ROAD, MAREEBA											
CIVIL ENGINEERING DESIGN AND DRAFTING											
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Mob. 0408 779 394											
Email: admin@jced.com.au											
Mareeba Q 4880											
"PRESTIGE GARDENS" PROPOSED RESIDENTIAL SUBDIVISION AT MCIVER ROAD, MAREEBA											
DRAWING TITLE: TYPICAL CROSS SECTIONS, DETAILS AND NOTES											
DWG NUMBER				1470 - SK02				AMDT A			
SCALE		HOR	1:50	DRAWN	J.P.						
(AT A1 SIZE)		VER	1:50	DESIGNED	J.P.						
DATE		DEC 2021		CHECKED	J.P.						
APPROVED											



amendments		JIM PAPAS CIVIL ENGINEERING DESIGNER PTY. LTD. CIVIL ENGINEERING DESIGN AND DRAFTING P. O. Box 2347 Mareeba Q 4880 Mob. 0408 770 394 Email: admin@jced.com.au	
A	ORIGINAL ISSUE FOR TOWN PLANNING APPLICATION	12.12.21	
"PRESTIGE GARDENS" PROPOSED RESIDENTIAL SUBDIVISION AT MCIVER ROAD, MAREEBA			
DRAWING TITLE: PROBABLE WATER AND SEWER RETICULATION LAYOUT PLAN			
		SCALE (AT A1 SIZE)	DRAWN J.P.
		DESIGNED J.P.	
		CHECKED J.P.	
		DATE DEC 2021	
		APPROVED	
DWG NUMBER		1470 - SK04	AJMT A



STANDARD MAP NUMBER
7963-11413

0 100 200 300 400 500 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 100/SP276719
Area/Volume 4.32ha
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality MAREEBA
Segment/Parcel 9062/119

CLIENT SERVICE STANDARDS

PRINTED 04/12/2021

DCDB 02/12/2021

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Digital Cadastral Data Base



**Queensland
Government**

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(Department of Resources) 2021.



26 November, 2021

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

Dear Sir,

**RE: APPLICATION FOR A RECONFIGURATION OF A LOT AND A MATERIAL CHANGE
OF USE. LOT 100 ON SP276719, MCIVER ROAD, MAREEBA.**

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

We, SIBI GIRGENTI HOLDINGS PTY LTD as the registered owners of McIver Road, Mareeba and more particularly described as Lot 100 on SP276719, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.



SIBI GIRGENTI HOLDINGS PTY LTD PTY LTD

6th December 2021

The Trustee
Sibi Girgenti Holdings Pty Ltd ATF
PO Box 452
MAREEBA QLD 4880

Dear Trustee

RE: CONFIRMATION OF PURCHASE SETTLEMENT OF PROPERTY SITUATED AT LOT 100 TILSE STREET, MAREEBA QLD 4880 LOT 100 ON SP276719 TITLE REFERENCE 50989560

Bendigo Bank wishes to confirm the purchase settlement of the above property occurred 26th November 2021.

The Bank is now in the process of registering the Transfer of Title and new Bendigo & Adelaide Bank Limited 1st priority mortgage on this property which should be completed in the coming weeks.

The Bank welcomes this opportunity to be of assistance to you. If you have any queries, please contact me on (07) 4052 8904 or 0434 693 269.

Yours sincerely



Leanne Tullemans
Senior Business Banking Manager
BENDIGO AND ADELAIDE BANK LIMITED ACN 068 049 178
Australian Credit Licence 237879

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)	Sibi Girgenti Holdings Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F21/36

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Tilse Street and Mclver Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	100	SP276719	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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: Drainage Reserve

- ☐ 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? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Preliminary Approval to vary the effect of the Planning Scheme (SPA S242) – Use Rights in accordance with the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme, 2016

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):*

Reconfiguration of 1 Lot into 24 Lots

e) Relevant plans

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

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

6.3) Additional aspects of development

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input 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)
Preliminary Approval to vary the effect of the Planning Scheme	Low Density Residential Zone		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	24			
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

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

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

Division 3 – Operational work

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

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

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <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. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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