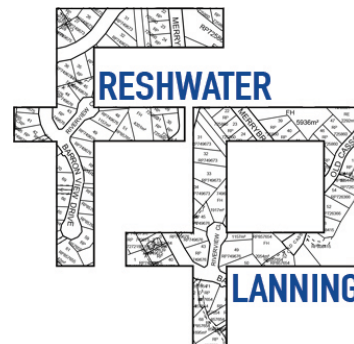


Your Ref:
Our Ref: F22/01

15 June, 2022

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 – NON-RESIDENT WORKFORCE
ACCOMMODATION. LOT 512 ON NR8022, KENNEDY HIGHWAY, MAREEBA.**

This application is for a Material Change of Use – Non-Resident Workforce Accommodation over land described as Lot 512 on NR8022, situated on the Kennedy Highway, Mareeba is submitted on behalf of the LJ and SC Speight.

The application comprises of Application Forms, Proposal Plans, 3D renders, SmartMap and this Town Planning Submission. It is understood that a Representative of the proponent will provide payment of the Application Fee to Council.

The Site

The subject land is described as Lot 512 on NR8022, Locality of Mareeba and situated on the Kennedy Highway, Mareeba. The site is owned by LJ and SC Speight who are also the applicants for the proposed development. The subject site comprises of a single generally regular shaped allotment, has an area of 8,385 m² and contains frontage to the Kennedy Highway. The site contains vacant land and is surrounded by Road Reserves and LeaseHold Land (Rail Trail).

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is located within 25 metres of a State Controlled Road, being the Kennedy Highway. The site is not located within 25 metres of a Railway Corridor. It is considered that the proposal requires Referral to the Department of State Development, Infrastructure, Local Government and Planning for Main Road Concerns.

The Proposed Development

The proposed development is for a Material Change of Use – Non-Resident Workforce Accommodation in the Rural Zone of the Mareeba Shire Council's Planning Scheme. The site is located on the Kennedy Highway, Mareeba and is more particularly described as Lot 512 on NR8022. The site is generally regular in shape, has an area of 8,385 m² and is vacant. It is noted that the site is surrounded by Road Reserves and LeaseHold Land (Rail Trail).

A Development Permit for a Material Change of Use is sought to facilitate the construction of forty (40) single Bedroom Workforce Accommodation and a Communal BBQ and Laundry Area. The site is designated within the Rural Zone of the Mareeba Shire Planning Scheme is vacant. The proposal is to provide necessary Workforce Accommodation supporting the immediate, surrounding, and Rural Areas of Mareeba and the Tablelands Region. This Rural Allotment contains an area of 8,385 m² and includes minimal Mapped Agricultural Land. The proposal will ensure to take a non-viable Rural Allotment and convert the site into Non-Resident Workforce Accommodation to support the surrounding Activities and Rural Industries within the Tablelands Region.

Each proposed Single Bedroom Unit comprises of a shower, toilet, basin, refrigerator, desk, and bed with a private patio area fronting the Unit which encompasses a stove, bench, and sink. The Workforce Accommodation will also provide a BBQ and Laundry Common Area.

The site contains frontage to the Kennedy Highway and proposes access from what is considered to be a service access road. Prelodgement Advice was provided by the Department in relation to the Main Road Concerns which have been addressed by Alan McPherson from OSE Group. The proposal provides for the provision of ten (10) line-marked vehicle parking spaces, including one (1) disabled parking space, and the provision of minibus/van parking and loading. The site will be connected to water supply from the channel that will be appropriately treated and provided within an appropriate effluent disposal system. Landscaping in the form of screening hedges/gardens will be provided around the front and sides of the complex as per the attached 3D Render to screen it from the road.

The site is located in the Rural Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for Non-Resident Workforce Accommodation is an Impact Assessable Use within this Zone. The application is Impact Assessable.

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

Far North Queensland Regional Plan 2009-2031

Lot 512 on NR8022 is identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The proposal provides accommodation that supports the Rural Activities within the immediate and surrounding areas of Mareeba and the Tablelands Region. The Land Use Policy of the Primary Industries within the Regional Plan nominates that *'Sites and corridors for infrastructure that supports agricultural development, are identified, maintained and protected to support operation of those facilities and the ongoing operation of agricultural activities'*. The proposed Non-Resident Workforce Accommodation provides support through infrastructure for the accommodation of a Rural Workers associated with the Rural Activities of Mareeba and the Tablelands Region. This support will ensure the ongoing viability of Rural Industries for not only Mareeba but also the Tablelands Region.

It is additionally noted that a separate assessment against the Regional Plan is not required due to the fact that the Tablelands Regional Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the Planning Scheme area. However, the Objective of Rural Subdivisions within the FNQ Regional Plan is for *'the region's Rural Production Areas and Natural Resources are protected by limiting land*

fragmentation'. The proposed development is not in conflict with this Objective as it does not further fragment the existing Regional Landscape and Rural Productions Area and converts a non-viable Rural Allotment into a supporting operation for the agricultural activities of the Region.

It is considered that the proposed Material Change of Use is not in conflict with the Objectives and Intent for Regional Landscape and Rural Production Areas in the FNQ Regional Plan 2009-2031.

Rural Zone Code

The site is designated in the Rural Zone of the Mareeba Shire Planning Scheme. The Purpose of the Rural Zone *'provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'*. The proposal provides for a Non-Rural Use that supports Agricultural Industries and Activities situated on the Tablelands. The proposal is provided over a non-viable Rural Allotment creating much needed Accommodation to compliment and support the Rural Activities within Mareeba. It is considered that the proposed development is considered to meet the Purposes of the Rural Zone.

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, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Complies, Any non-Rural structures will be less than 8.5 metres in height (4 metres provided) and not more than 2 storeys above ground level (single storey).
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Complies Any new Buildings or structures associated with the Rural Use will not exceed 10 metres in height.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	The site is constrained by its configuration (shape) and the provision of the Kennedy Highway, adjoining Road Reserves and LeaseHold Land. The proposed structures are setback 7.45 metres from the property boundary and approximately 50 metres from the edge of the constructed Kennedy Highway. Given the large Road Reserve width, along with the shape of the site, it is considered that the provided setback is appropriate. The site has been meticulously designed to incorporate the natural features of the site and surrounds while ensuring appropriate amenity and safety.

Performance outcomes	Acceptable outcomes	Comments
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not Applicable. Not Roadside Stall proposed.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	The site is constrained by its configuration (shape) and the provision of the Kennedy Highway, adjoining Road Reserves and LeaseHold Land. The proposed structures are setback 7.45 metres from the property boundary and approximately 50 metres from the edge of the constructed Kennedy Highway. Given the large Road Reserve width, along with the shape of the site, it is considered that the provided setback is appropriate. The site has been meticulously designed to incorporate the natural features of the site and surrounds while ensuring appropriate amenity and safety.
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	Not Applicable. No Residential Density proposed.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	Not Applicable. No Residential Density proposed. The proposal is for Non-Resident Workforce Accommodation. The site is surrounded by Road Reserves and LeaseHold Land (Rail Trail) with a single Residence located to the south. The proposal is considered to respect the nature of the surrounding Uses and provides for a Use to support the surrounding Rural Allotments. The Workforce Accommodation has been setback as suitable as possible to the nearby Residence, being 80 metres.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	The provision of the Non-Resident Workforce Accommodation will be sure to make efficient Use of the land, keeping with the Rural nature, natural and physical features of the site. Any structures will be of appropriate scale and will ensure to balance the natural features of the site.

Performance outcomes	Acceptable outcomes	Comments
PO5 Development complements and integrates with the established built character of the Rural 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. 	AO5 No acceptable outcome is provided.	The proposed structures will be provided to compliment the Rural Zone and in particularly the natural characteristics of the site. The proposal is for a Non-Resident Workforce Accommodation over the site to support the immediate and surrounding Rural Activities. Any structures will ensure to reflect the proposed Uses of the site and surrounding Rural Allotments. The attached 3D Render and Proposal Plans help to demonstrate this.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6 No acceptable outcome is provided.	The proposal is for a Non-Resident Workforce Accommodation to support the surrounding Rural Activities within Mareeba and the Tablelands. Any development over the site will ensure not to detract the amenity of the local area instead protecting the area and surrounding allotments amenity. The proposed will reflect the existing amenity of the site and surrounding area whilst supporting the Rural Industries of Mareeba.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO7 No acceptable outcome is provided.	The proposal is for a Non-Resident Workforce Accommodation to support the surrounding Rural Activities within Mareeba and the Tablelands. Any development over the site will ensure to ameliorate any existing negative environmental impacts. The purpose of the development is to support the Rural Industries of Mareeba and the Tablelands.

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 Rural Zone Code as it provides for a supporting Use to service the immediate and surrounding Rural Industries and Townships in addition to providing a Use to a vacant non-viable Rural Allotment.

Accommodation Activities Code

The proposed development is for the facilitation of Non-Resident Workforce Accommodation to support the Rural Industries within Mareeba and on the Tablelands. Assessment against the relevant aspects of the Accommodation Activities Code is provided below.

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	Complies, The proposed Non-Resident Workforce Accommodation is located over the Rural site containing an area of 8,385 m ² with dual frontages (Kennedy Highway and Service Road). The site contains appropriate street frontage and sufficient area for the appropriate location of the Accommodation Activities.
All Accommodation activities, apart from Tourist Park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	AO2.1 A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	Complies, The proposal can be provided with appropriate on-site Refuse Storage Areas. The site contains large areas available for the appropriate positioning to avoid any potential odour and noise impacts.
All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or	Complies, Any Workforce Accommodation is positioned appropriately within the site. The site does not adjoin any other Allotments and the structures are setback approximately 80 metres from any nearby Residence.

Performance outcomes	Acceptable outcomes	Comments
	(iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape. 	AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .	Complies, The site contains an area of 8,385 m ² with substantial communal open spaces provided, if needed, in addition to the Communal BBQ and Laundry Area.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	Complies, Each unit contains a private patio area with sink, benchtop, and stove.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	Complies, Any clothes drying areas will be located within the individual Units. A Laundry is provided with drying facilities.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 	Not Applicable.

Airports Environs Overlay Code

The site is located inside of the 3km Bird and Bat Zone and within the 6 km Light Intensity Zone as designated within the Mareeba Overlay Mapping. The proposed Non-Resident Workforce Accommodation provides for additional structures to support the Rural Industries of Mareeba and the Tablelands Region. The proposed Workforce Accommodation has been meticulously designed not adversely affecting the site, immediate vicinity, or surrounds. The proposal is not for a waste disposal site. 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 Non-Resident Workforce Accommodation and the proposal 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) over the site. The site is vacant and clear of any significant vegetation. It is noted that the site is bounded by Road Reserves and Leasehold Land, being the Rail Trail. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard and if required. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that any existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property 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.

Landscaping Code

The proposed development is for the facilitation of a Non-Resident Workforce Accommodation located within the Rural Zone of the Mareeba Shire Planning Scheme. The site contains an area of 8,385 m² with the proposal's 3D Render demonstrating Landscaping in the form of screening hedges/gardens provided around the front and sides of the complex to screen it from the road. The site includes large areas of Communal Open Space and Communal BBQ and Laundry Area. The Landscaped Areas will include both landscaped areas and communal open space areas to be used as leisure areas within the Workforce Accommodation. Any planting located within the nominated Landscaping Area/s will be provided as the preferred plant species which is understood to comply with the requirements of the Planning Scheme Policy. Landscaping is an important feature of a site, the proposed landscaping will be sourced from a local plant nursery to ensure that readily available and suitable plant species are planted. Plantings of various species, colour scheme, densities and heights will be selected to create a visually attractive site. The nominated Landscaping is considered to contribute to the Landscaping character of the Shire, complimenting the immediate surrounds and surrounding vicinity. The Landscaping provides for an attractive streetscape and assists in breaking up and softening the built form of the proposed Workforce Accommodation. Any plantings provided over the site will ensure suitability of the intended Workforce Accommodation Use and will not include the provision of invasive weeds. The proposed Landscaping is considered appropriate for the proposed development ensuring that these areas are easily maintained while allowing for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles.

Parking and Access Code

The site contains frontage to the Kennedy Highway and proposes access from what is considered to be a service access road. The proposed development proposes a new formalised access crossover to service the site. Prelodgement Advice was provided by the Department in relation to the Main Road Concerns which have been addressed by Alan McPherson from OSE Group. The proposed Non-Resident Workforce Accommodation Use's will be provided with ten (10) parking spaces, including one (1) disabled parking space. In addition to this, the provision of two (2) 12-seater minivan or a 22-seater minibus parking will be provided. The Proposal Plans demonstrates that ample parking spaces can be provided over the site. This large area fronting the proposed access of the site contains sufficient area for the manoeuvring, pick-up and drop off of vehicles/buses/vans and the likes. The proposal provides for forty (40) units requiring forty (40) parking spaces however, it is common knowledge that the occupants for Workforce Accommodation either ride share or don't own a vehicle for the majority. While recent trends are starting to show that more and more Workforce Accommodation users are starting to obtain a vehicle, the majority of these vehicles ride share. The proposal provides for a considered sufficient amount of vehicle parking spaces for the proposed Use, in addition to this the proposed development has designated a parking space for a 22-seater bus or two (2) 12-seater minivans to ensure that sufficient and suitable vehicle spaces are provided for the development.

The dimensions of the proposed car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas will be appropriately sealed. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services, and Infrastructure Code







The proposed development is for the facilitation of a Non-Resident Workforce Accommodation located within the Rural Zone of the Mareeba Shire Planning Scheme. The site contains frontage to the Kennedy Highway and proposes access from what is considered to be a service access road. Prelodgement Advice was provided by the Department in relation to the Main Road Concerns which have been addressed by Alan McPherson from OSE Group. The proposal provides for the provision of ten (10) line-marked vehicle parking spaces, including one (1) disabled parking space, and the provision of minibus/van parking and loading. The site will be connected to water supply from the channel that will be appropriately treated and provided within an appropriate effluent disposal system. Landscaping in the form of screening hedges/gardens will be provided around the front and sides of the complex as per the attached 3D Render to screen it from the road. The proposal will ensure that any additional Stormwater collected from the proposed Workforce Accommodation will be dispersed over the site or directed to the lawful point of discharge.

The vacant site is generally flat with any Filling or Excavation anticipated to be limited to site preparation, levels and internal servicing or be provided as a part of an Operational Works Approval.

It is considered that the proposed Non-Resident Workforce Accommodation is not in conflict with the Purposes of the Works, Services, and Infrastructure Code. The proposal is considered acceptable and appropriate.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the construction of a Non-Resident Workforce Accommodation over land described as Lot 512 on NR8022 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive amenity. In particular, the proposed development:

-  Converts a non-viable Rural Allotment into a Supporting Operation for the Agricultural Activities of the Region;
-  Can meet the Performance Outcomes and the Purpose of the Accommodation Activities Codes;
-  Is not in conflict with the Intent or Purposes for land designated in the Rural Zone, as it provides for supporting Uses to the Shire's Rural Industries;
-  Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba;
-  Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive necessary service supporting the Rural Activities of Mareeba and the surrounding Townships;
-  Is not in conflict with the Regional Plan's Regional Landscape and Rural Production Area Designation as the proposal provides necessary services to Mareeba which will continue to support the communities needs of the Mareeba Township and Region; and



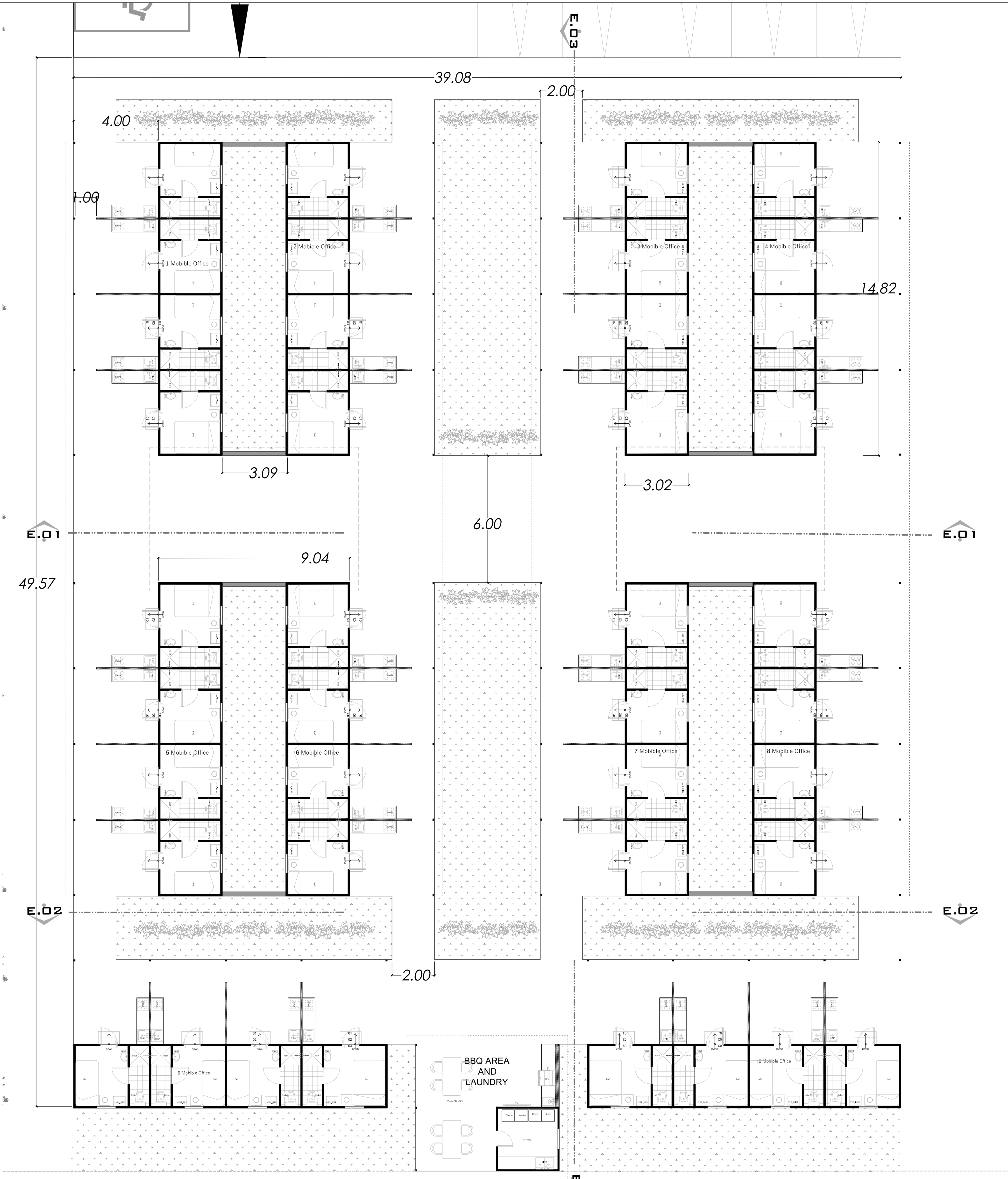
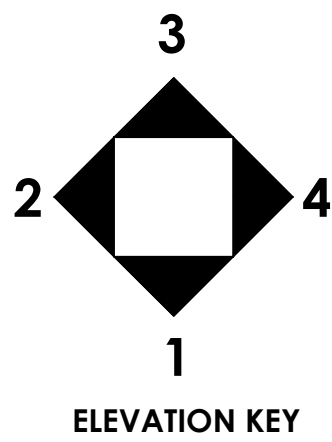
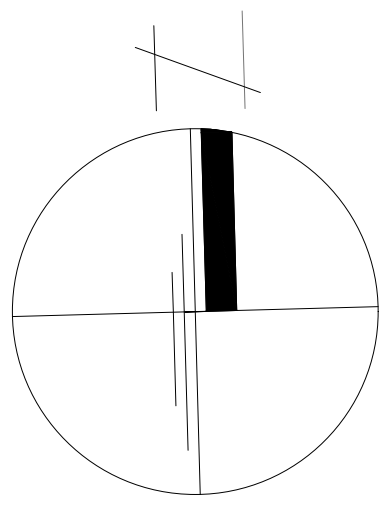
The proposed development is for the construction of Workforce Accommodation within the Mareeba Township ensuring additional Accommodation Activities to support the surrounding Mareeba Township and environs. This helps to cement Mareeba as a Major Urban Area and Regional Centre of the Tablelands while providing a much needed Use within the Township.

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

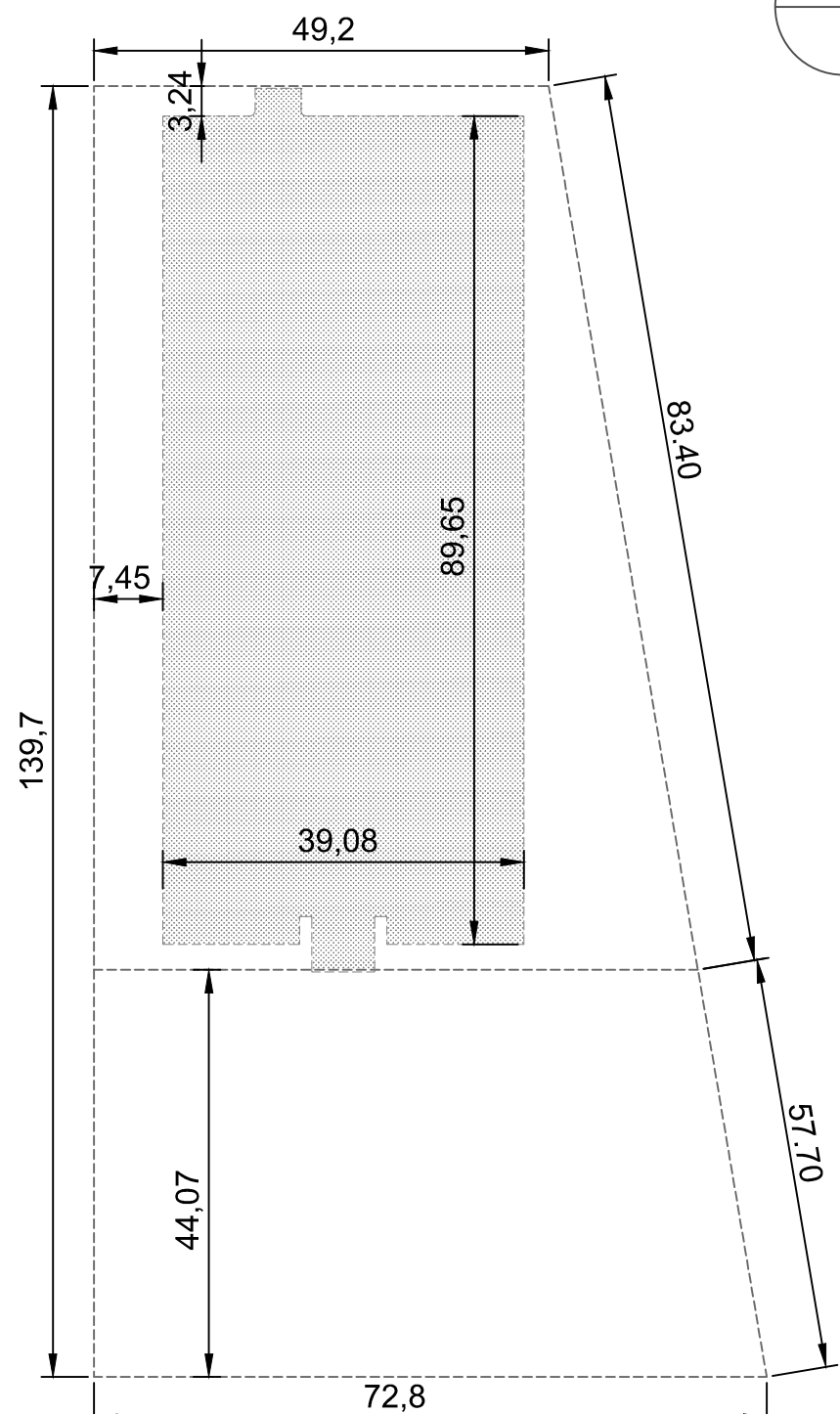
Yours faithfully,

MATTHEW ANDREJIC

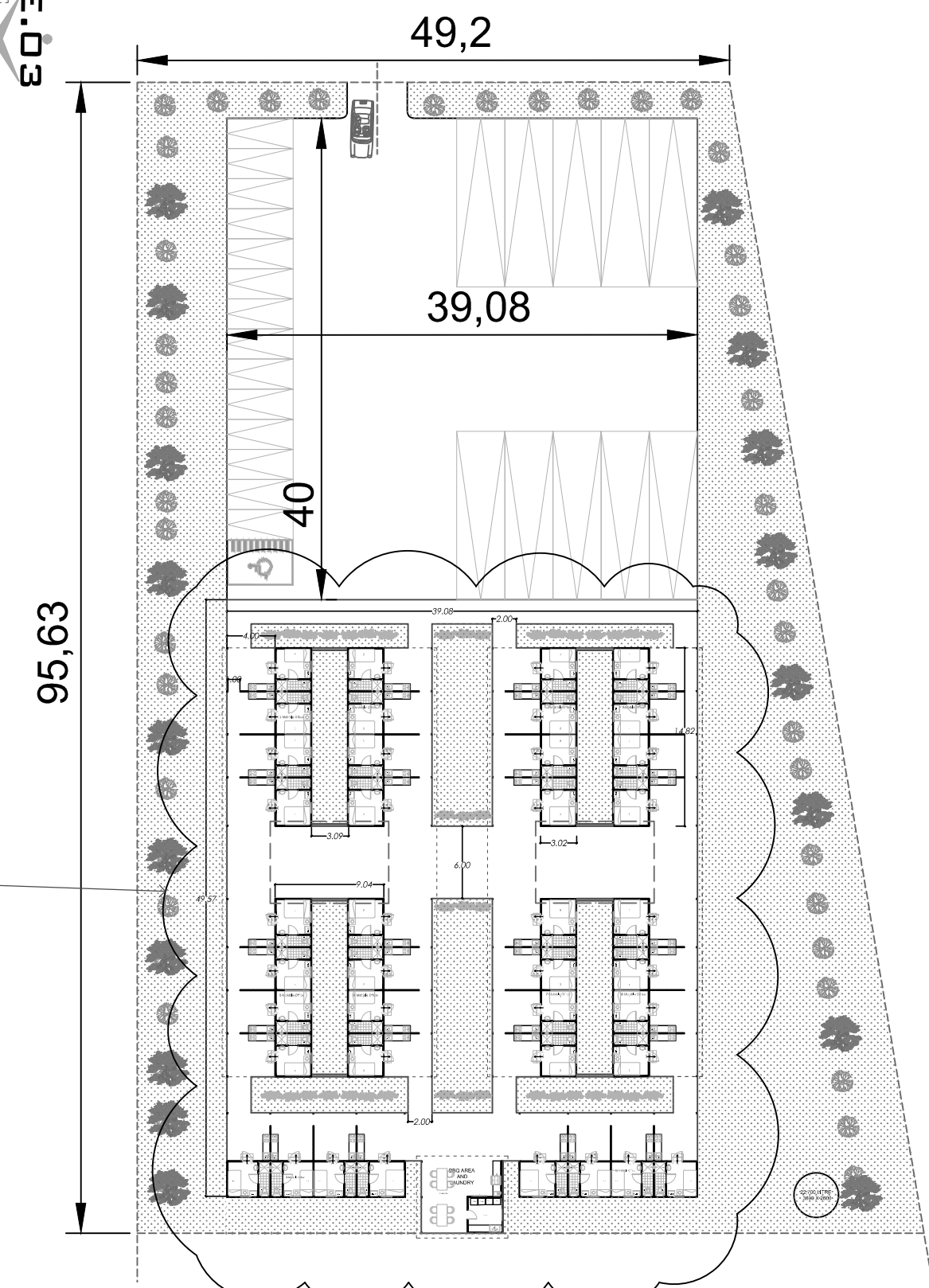
FRESHWATER PLANNING PTY LTD



3 FLOOR PLAN
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1 FLOOR PLAN - OVERALL
1:800 SCALE .MTS



2 SITE PLAN
1:500 SCALE .MTS

SITE PLAN: 5,477.44 M2
SITE AREA - OVERALL : 8,385 M2

ARCH-01

01/05

PROJECTO:

HOTEL

OWNER:

LUKE SPEIGHT

LOCATED:

KENNEDY HIGHWAY MAREEBA
,QUEENSLAND, CP 4800 AUS.

CONTAINS:

- FLOOR PLAN
- SITE PLAN
- SITE AREA

DRAW:

ICC

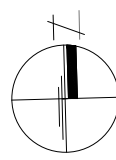
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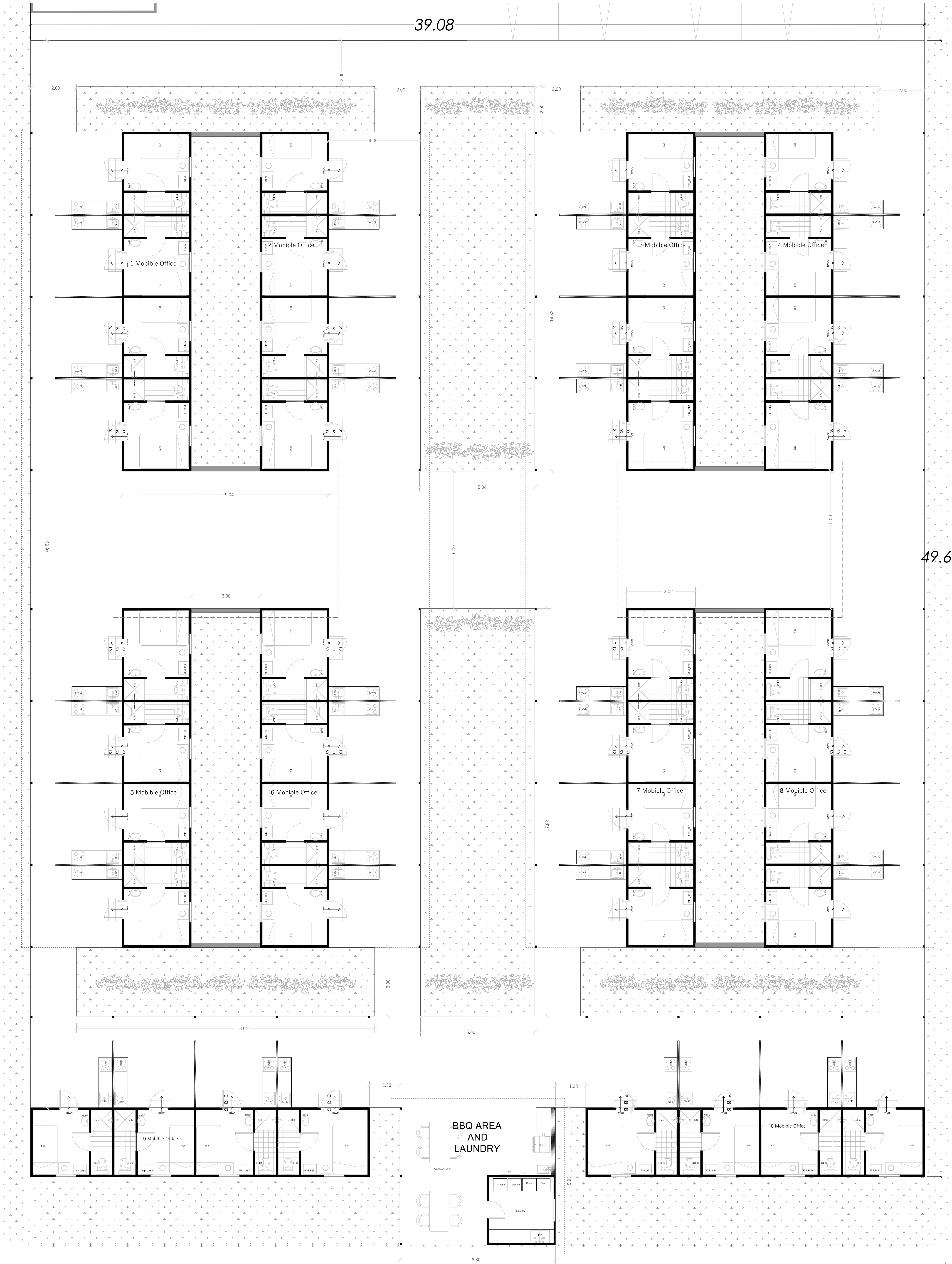
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REVISION 03 01.MAY.2022



3 FLOOR PLAN
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SITE PLAN: 5,477.44 M2
SITE AREA - OVERALL : 8,385 M2

ARCH-02

02/05

PROJECTO:

HOTEL

OWNER:

LUKE SPEIGHT

LOCATED :

KENNEDY HIGHWAY MAREEBA
,QUEENSLAND, CP 4800 AUS.

CONTAINS:

- FLOOR PLAN

DRAW:

ICC

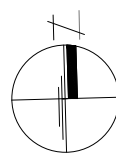
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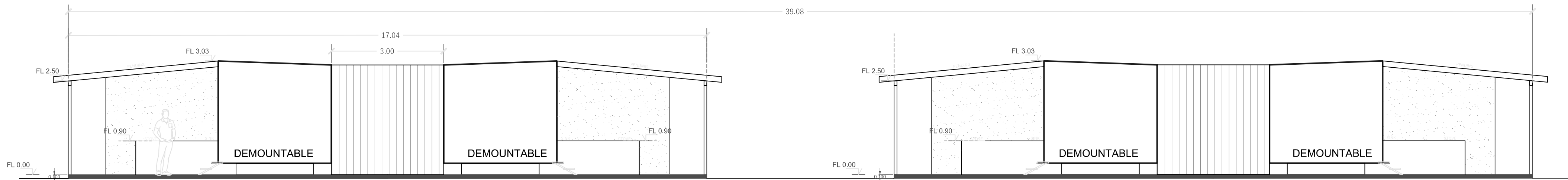
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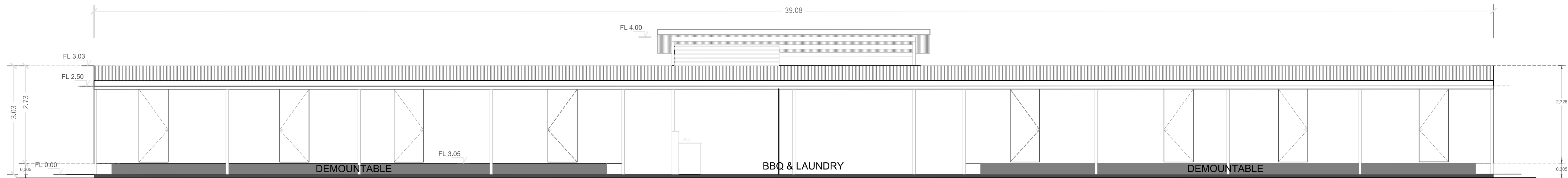
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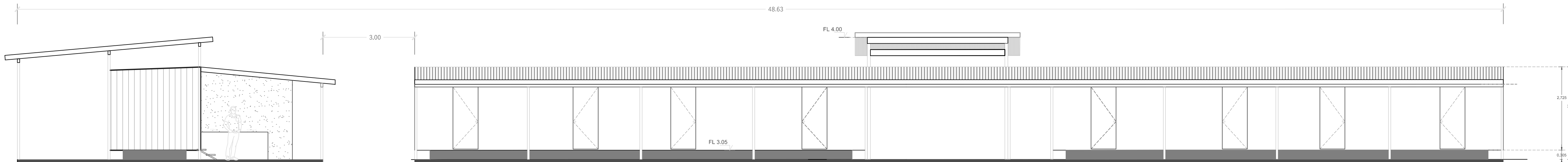
3 Elevation 01

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2 Elevation 03

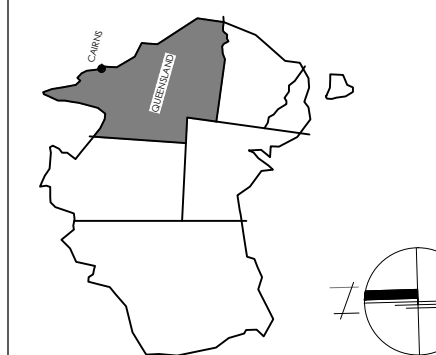
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1 Elevation 02

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REVISION 03 01.MAY.2022



LOCATION:

DATE:
ABRIL 2022

SCALE:
1:50 SCALE. MTS

CONTAINS:
ELEVATIONS

APPROVED:
LUKE

CHECKED:
ICC

DRAW:
ICC

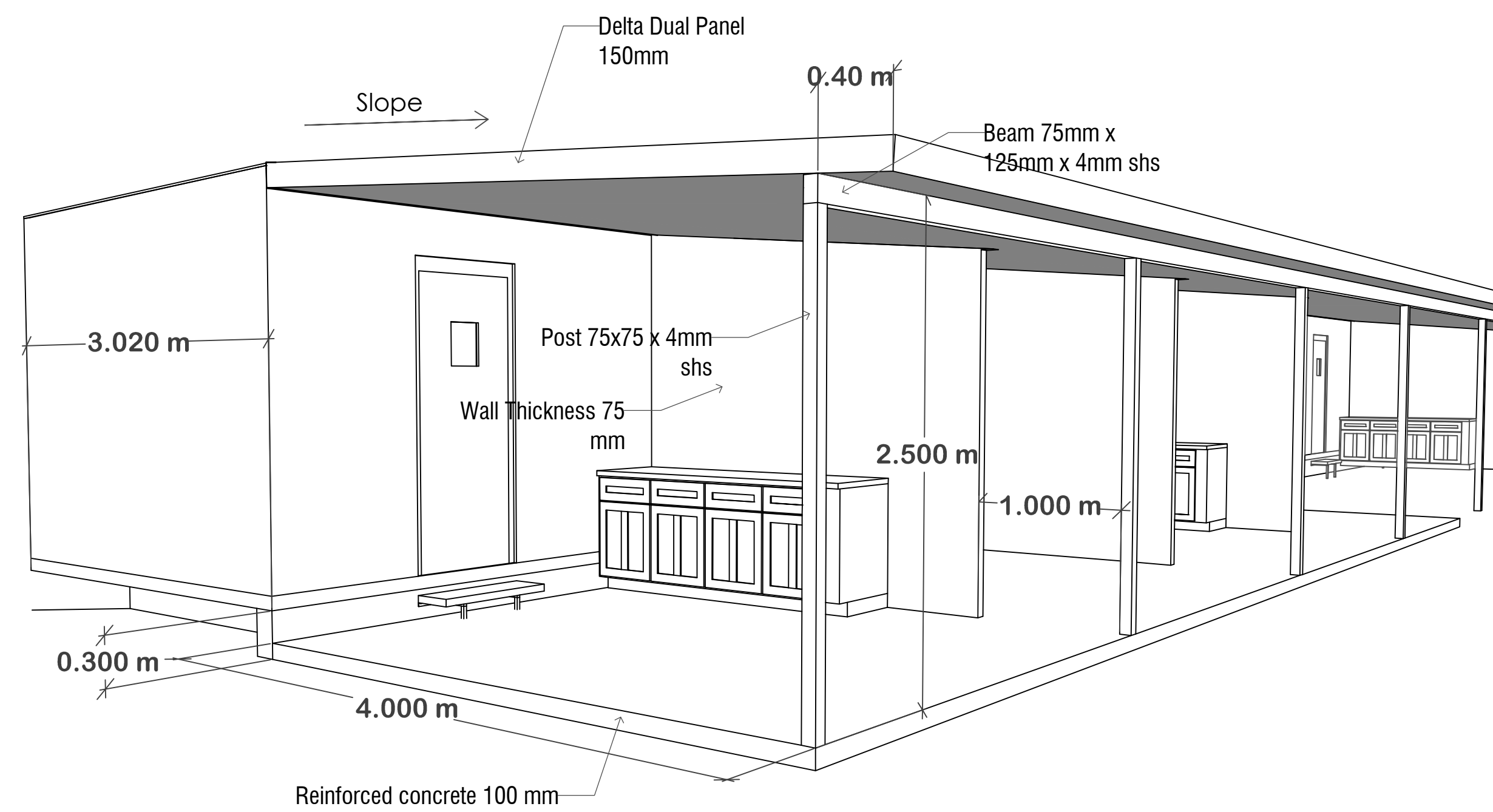
PROJECTO:
HOTEL

OWNER:
LUKE SPEIGHT

LOCATED:
KENNEDY HIGHWAY MAREEBA
QUEENSLAND, CP 4800 AUS.

ARCH-03

03/05



PERSPECTIVE 03
DEMOUNTABLE

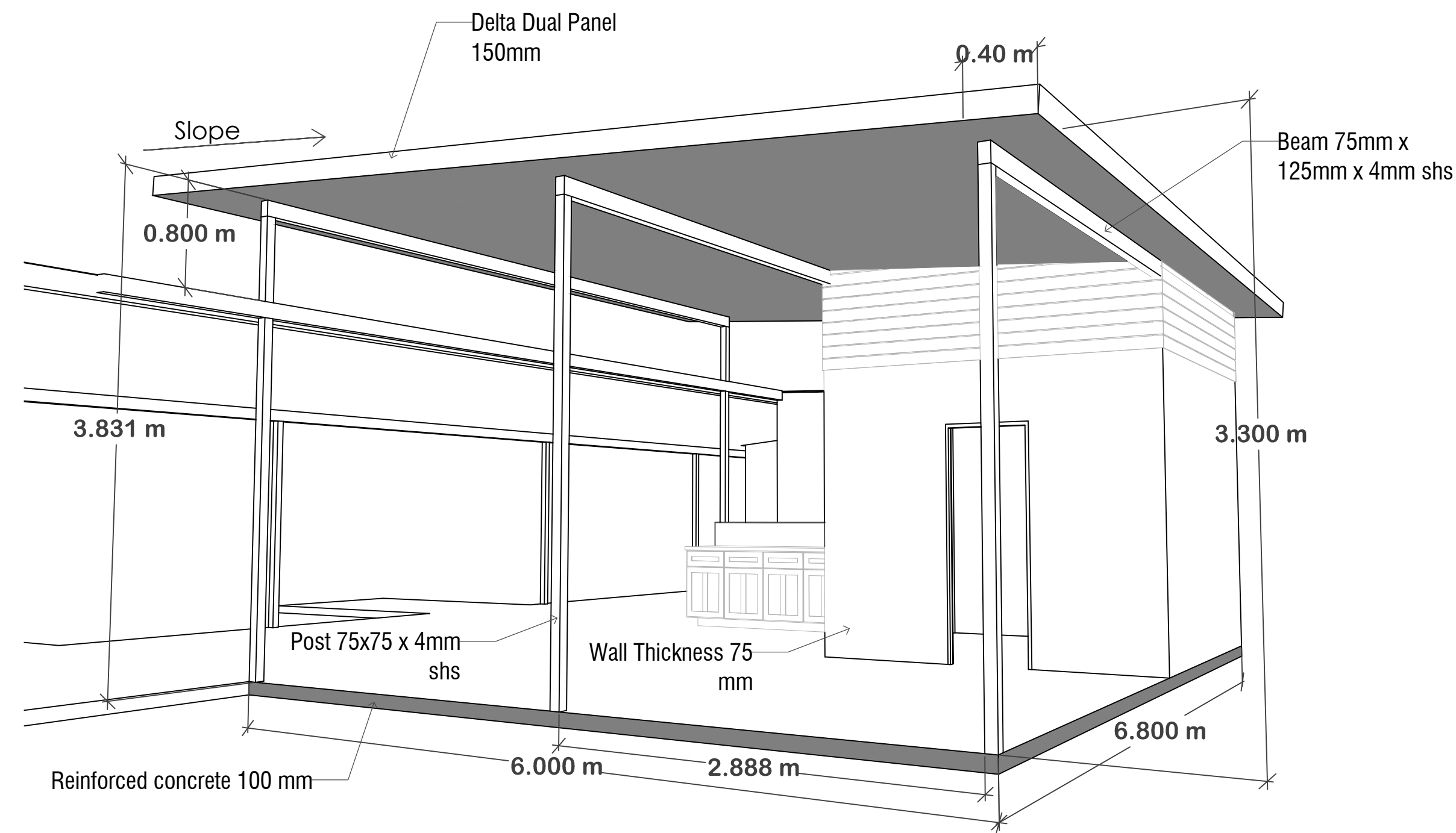


SCALE:	DATE:
1:50 SCALE. MTS	ABRIL 2022

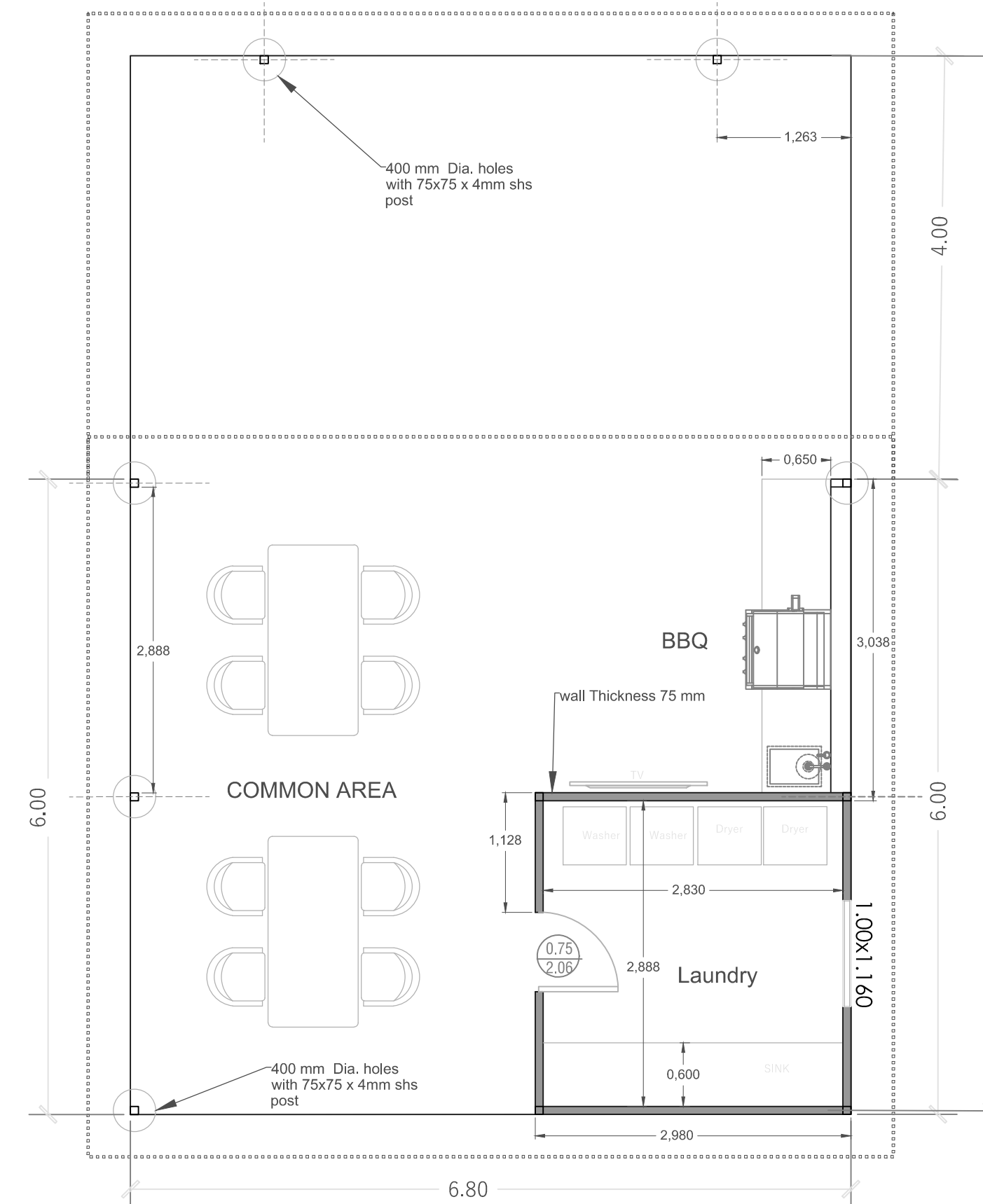
DRAW:	CHECKED:	APPROVED:
ICC	ICC	LUKE
		..

LOCATED:
KENNEDY HIGHWAY MAREEBA
QUEENSLAND, CP 4800 AUS.

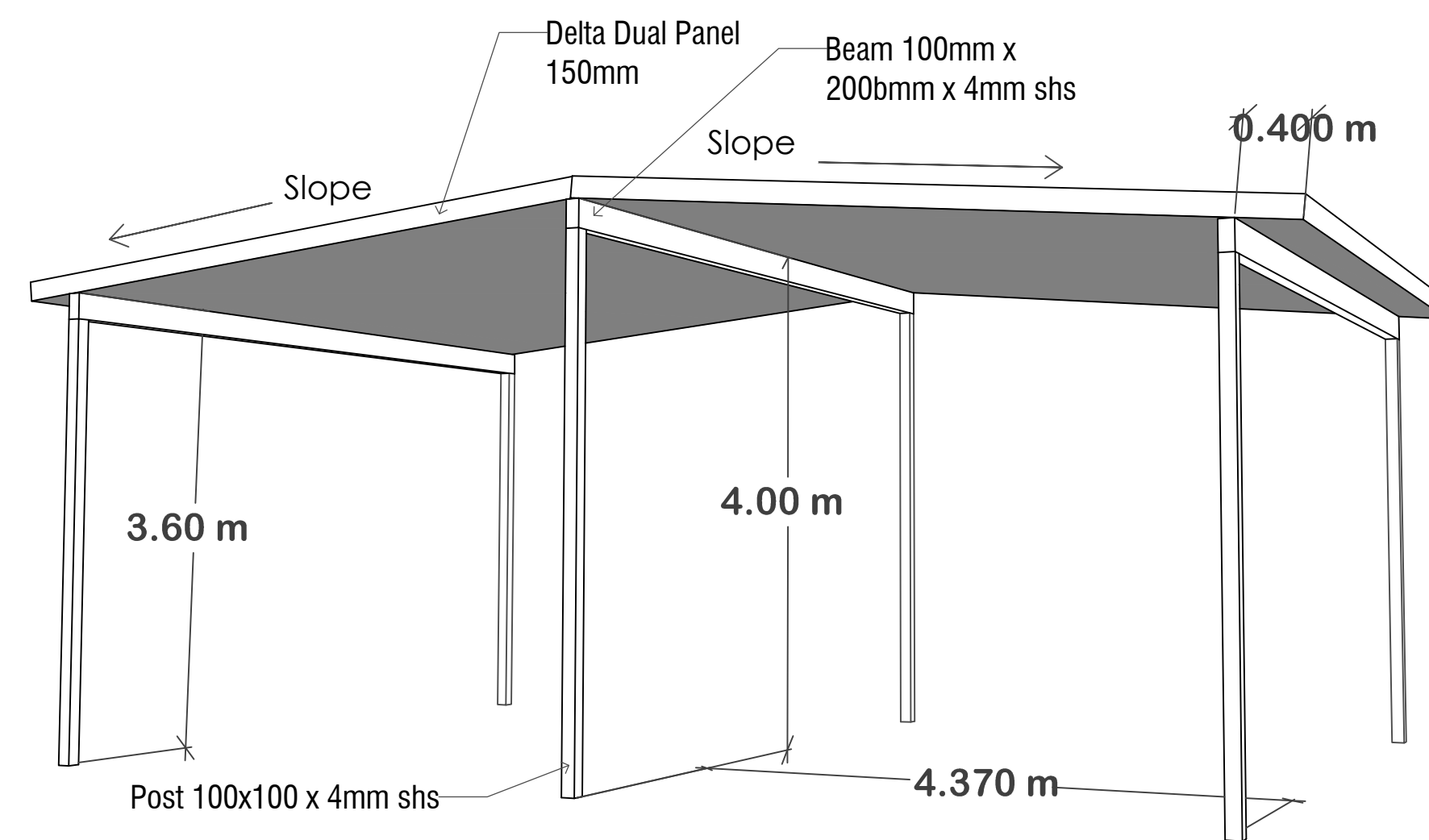
04/05



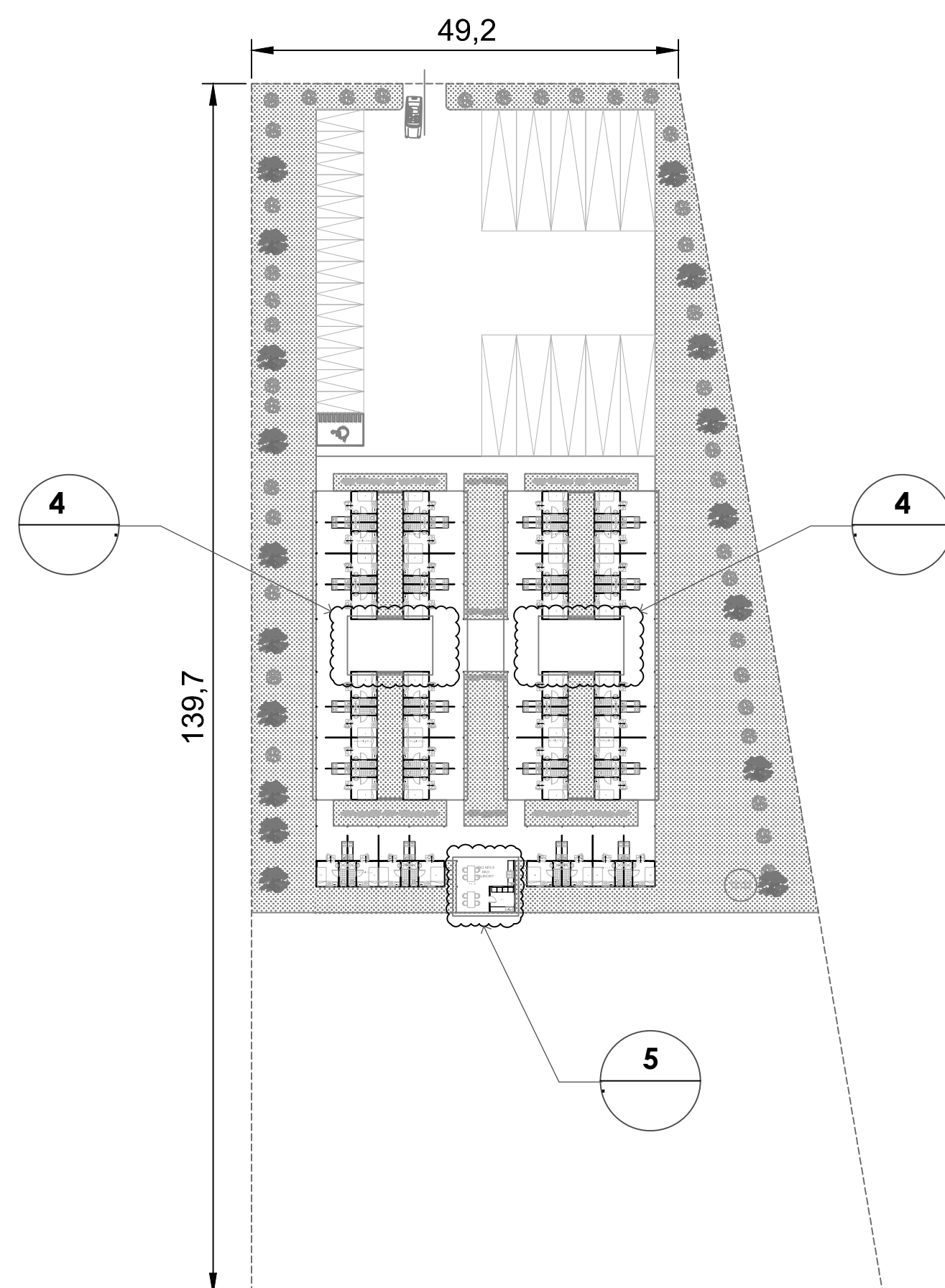
5 PERSPECTIVE 01
BBQ & LAUNDRY



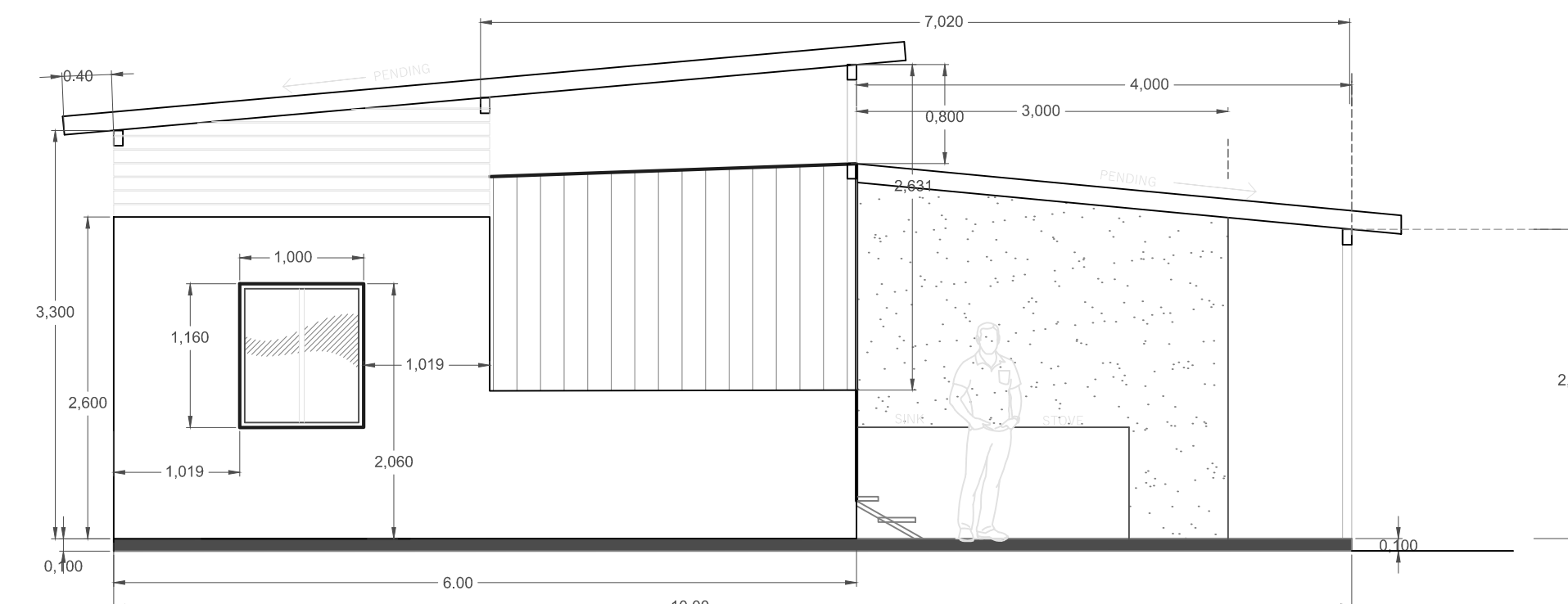
FLOOR PLAN
1:50 SCALE .MTS
BBQ & LAUNDRY



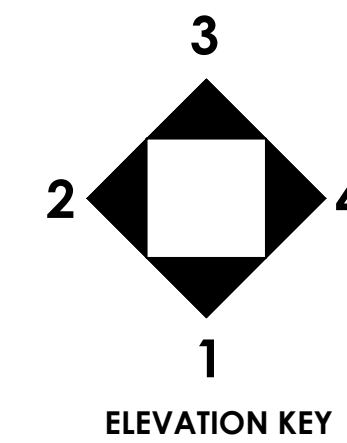
4 PERSPECTIVE 02



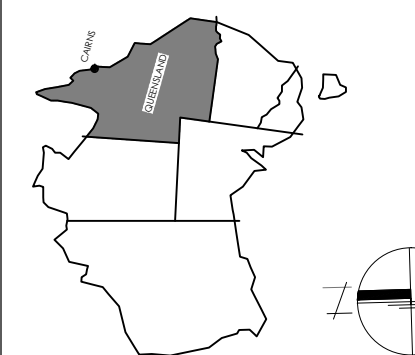
SITE PLAN
1:800 SCALE .MTS



4 Left side elevation
1:50 SCALE .MTS
DEMOUNTABLE



REVISION 03 01.MAY.2022



LOCATION:

CONTAINS:
BBQ
FLOOR PLAN
ELEVATIONS
PERSPECTIVES

PROJECTO:
HOTEL

OWNER:
LUKE SPEIGHT

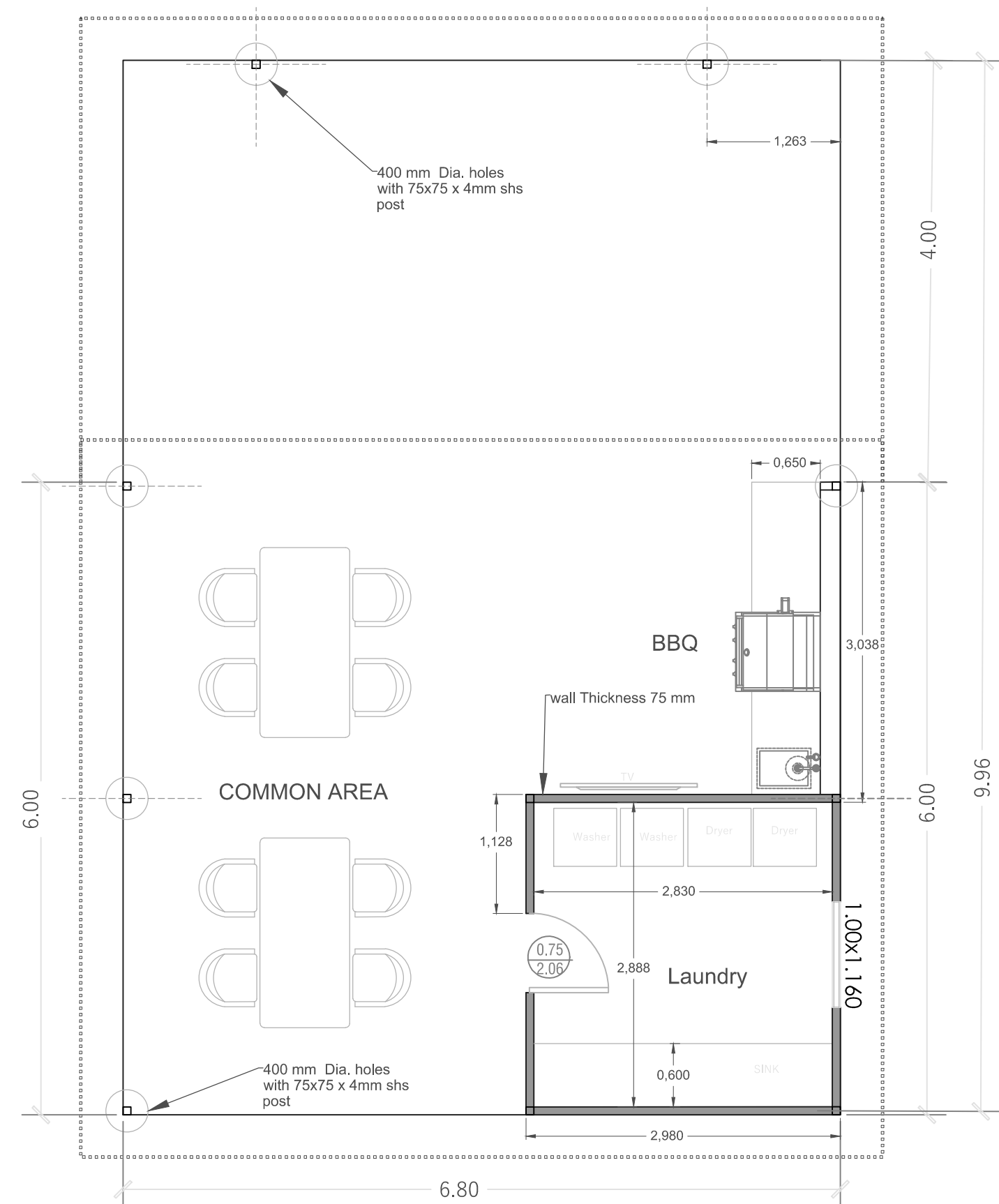
LOCATED:
KENNEDY HIGHWAY MAREEBA
,QUEENSLAND, CP 4800 AUS.

SCALE:
1:50 SCALE. MTS
DATE:
APRIL 2022

DRAW:
ICC
CHECKED:
ICC
APPROVED:
LUKE

ARCH-05

05/05



Technical drawing of the 'Pavilion' showing a side elevation. The drawing includes the following dimensions and floor levels:

- Horizontal Dimensions:**
 - Total width: 7,020
 - Segment 1: 4,000
 - Segment 2: 3,000
 - Segment 3: 3,020
- Vertical Dimensions:**
 - Left height: 2,500
 - Right height: 2,720
 - Right height (lower section): 2,620
 - Right height (lower section): 3,030
- Floor Levels (FL):**
 - FL 0.00 (Base level)
 - FL 0.400 (Small overhang)
 - FL 0.90 (Interior level)
 - FL 2.50 (Left roof level)
 - FL 3.03 (Right roof level)
 - FL 3.05 (Right base level)
- Other Features:**
 - A person is shown standing inside the pavilion for scale.
 - The word "Pavilion" is written in a stylized font across the middle of the structure.

[illegible]

Technical drawing of a wall-mounted display unit. The unit consists of a long horizontal base with a height of 0.305. On top of this base are four square modules, each with a height of 0.900 and a width of 0.900. The modules are arranged in a row with equal spacing. The first module on the left is labeled 'FL 2.40' and the last module on the right is labeled 'FL 3.03'. The total width of the unit is 14.815. The total height of the unit is 3.030. Each module has a small square label on top with the text 'FL 2.40' or 'FL 3.03'. The modules are divided into four quadrants by a diagonal line from the top-left to the bottom-right. The top-left and bottom-right quadrants are shaded with diagonal lines.

Architectural section drawing of a building facade. The drawing shows a long, low structure with a flat roof and a series of vertical supports. The roof is labeled "FL 3.03" and "FL 2.50". The ground level is labeled "FL 0.00". The total height of the structure is 3.030, and the total width is 14.815. The drawing includes a series of vertical supports and a series of horizontal supports. The drawing is a technical architectural drawing with dimensions and labels.

01/01

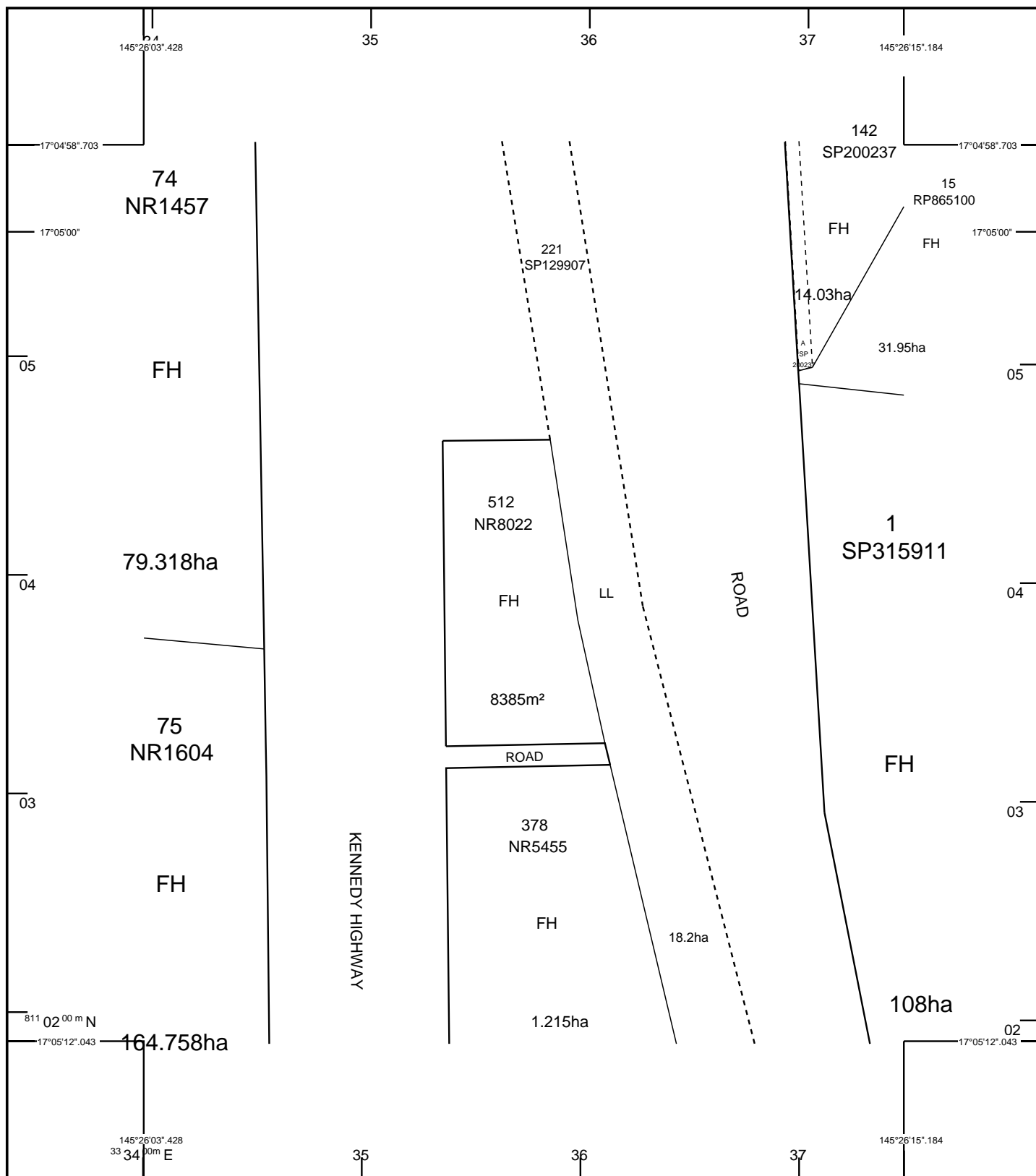




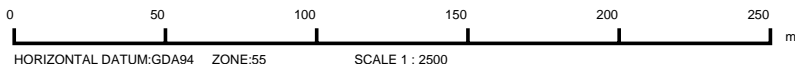




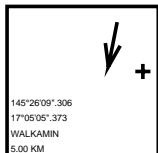




STANDARD MAP NUMBER
7963-11312



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	512/NR8022
Area/Volume	8385m ²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21320/80

CLIENT SERVICE STANDARDS

PRINTED 15/06/2022

DCDB 14/06/2022

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SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2022.

16 May, 2022

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

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE
LOT 512 ON NR8022, 512 KENNEDY HIGHWAY, 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, LJ & SC SPEIGHT as the registered owner of 512 Kennedy Highway, Mareeba and more particularly described as Lot 512 on NR8022, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

Shannon Spright SC SPEIGHT

Luke Spright LJ SPEIGHT

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)	LJ and SC Speight
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)	F22/01

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
			Kennedy Highway	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	512	NR8022	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:

- ☐ 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):*

40 x single Bedroom Non-Resident Workforce Accommodation

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete 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)
Non-Resident Workforce Accommodation	Non-Resident Workforce Accommodation	40	
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> 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	