



APPLICATION FOR A DEVELOPMENT PERMIT

Operational Work (Vegetation removal)

Country Road, Mareeba

Lot 200 SP323217

26 July 2022

PREPARED BY
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on behalf of
Comaray Pty Ltd

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APPLICATION SUMMARY

Application Details	
Proposal	Operational Work (Vegetation removal)
Applicant	Comaray Pty Ltd
Property Owner	Comaray Pty Ltd
Address	Country Road, Mareeba
Real Property Description	Lot 200 on SP323217
Lot Size	34.62ha
Zone	Rural Residential A
Current Use	Vacant
Level of Assessment	Code
Applicable Codes	8.2.3 Bushfire hazard overlay code 8.2.4 Environmental significance overlay code

1. INTRODUCTION

1.1 Nature of the Proposal

This application is for a Development Permit for Operational Work (Vegetation removal) at Country Road, Mareeba (Lot 200 on SP2121)). The 34.62ha site is bounded to the north by road reserve and freehold properties to the east and south. The western boundary consists of lots created in prior stages of Country Road Estate. Access to the site is gained via these prior stages. The site is zoned Rural Residential A and the level of assessment for the proposed development is Code assessment.

This application facilitates the select clearing of the site in accordance with the lot layout approved under Development Permit RC2006/27 whilst retaining vegetation within the riparian corridor. The retention of vegetation on the site is proposed to ensure that the residential estate has a sense of establishment, and not one of a completely cleared site.



Figure 1: Aerial View of Site

1.2 Applicant

The site is owned by Comaray Pty Ltd, who has successfully developed the existing stages of Country Road Estate, which prides itself on being different from most subdivisions in that it maintains a country feel and has retained select trees within the estate.

1.3 Background

The proposed development relates to development approval for Reconfiguring a Lot (1 lot into 64 lots) was approved by Council on 16 November 2011 (Council reference REC/08/0096). This approval has undergone several changes over the years with the most recent occurring in October 2020.

1.4 Key Matters for Consideration

Council is requested to approve the application subject to reasonable conditions with the key consideration of the assessment being the appropriate identification of vegetation that is not to be cleared as part of the development. The clearing within the riparian area is limited to the location of the approved road layout.



Figure 2: Existing stages of Country Road Estate

2.0 THE SITE

2.1 Regional Context

The 34.62ha site is located 3km north-east of the Mareeba township.

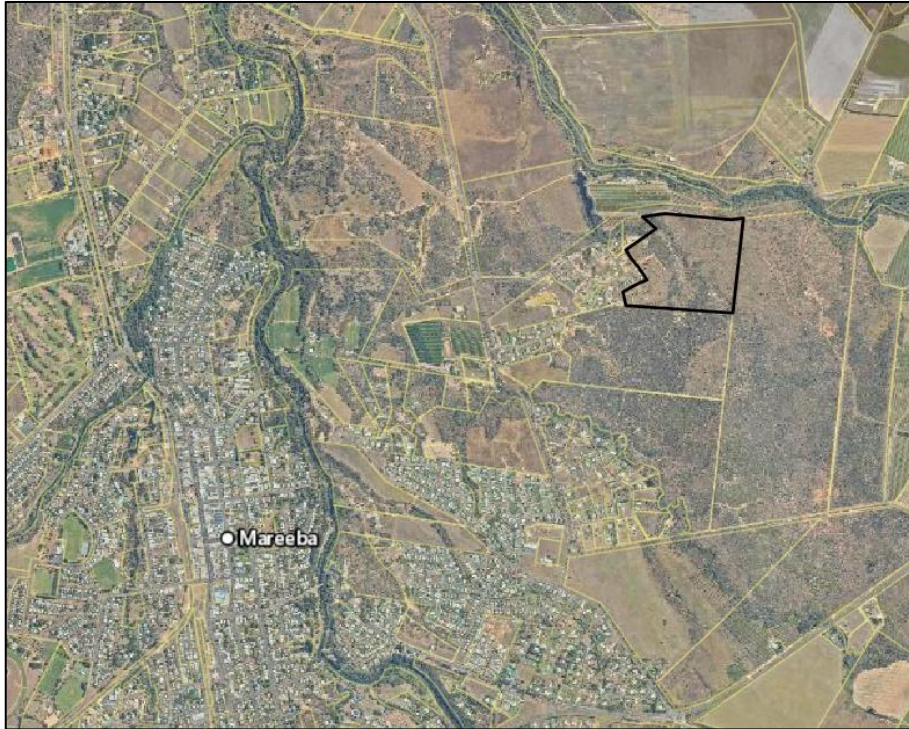


Figure 3: Context of Development Site

2.2 Address and Location

The site is located at Country Road, Mareeba over land described as Lot 200 on SP323217 and is zoned Rural Residential A.



Figure 4: Zoning Map

2.3 Current Use

The subject site is currently vacant and undeveloped.

3.0 PROPOSED DEVELOPMENT

3.1 Overview

The application to Council is seeking a development permit to enable the clearing of vegetation outside of the identified area as shown in Figure 6. The identification of this area has been informed via the Vegetation, Flora and Fauna Assessment (Appendix 2). This assessment report notes that many weed species were recorded throughout the property with some regarded as invasive and environmental weeds. The vegetated areas of the site proposed for retention reflect the presence of remnant vegetation, or the ability to establish appropriate vegetation and associated habitat corridor through the site.

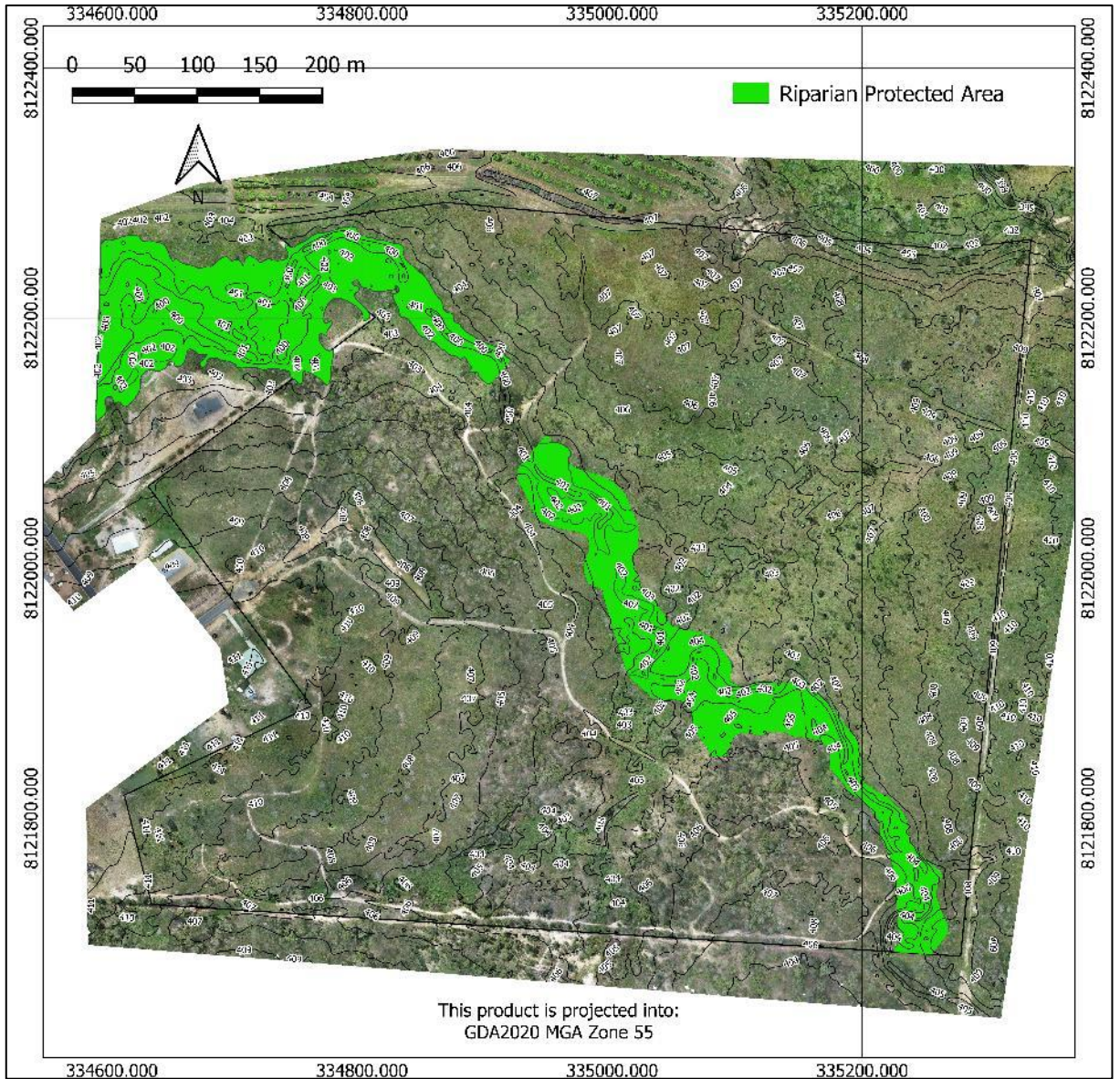


Figure 5: Area of vegetation proposed to be retained

4.0 PLANNING CONSIDERATIONS

4.1 Mareeba Shire Council Planning Scheme Assessment

The proposed development is Code assessable development in accordance with Table 5.8.1—Operational work as the operational work is associated with reconfiguring a lot. The site is also identified within the Bushfire hazard overlay maps and Environmental significance overlay maps. In accordance with Table 5.10.1—Assessment benchmarks for overlays this introduces the relevant Overlay codes as assessment benchmarks. The assessment benchmarks identified in Part 5 are as follows:

Planning Scheme Assessment Table Codes		Applicability
Zone Code	Rural residential zone code	✓
Local Plan	None applicable	n/a
Overlay Codes	Agricultural land overlay code	n/a
	Airport environs overlay code	n/a
	Bushfire hazard overlay code	✓
	Environmental significance overlay code	✓
	Extractive resources overlay code	n/a
	Flood hazard overlay code	n/a
	Heritage overlay code	n/a
	Hill and slope overlay code	n/a
	Regional infrastructure corridors and substations overlay code	n/a
	Residential dwelling house and outbuilding overlay code	n/a
	Scenic amenity overlay code	n/a
	Transport infrastructure overlay code	n/a
	Use Codes	None applicable
Other Development Codes	Advertising devices code	n/a
	Landscaping code	n/a
	Parking and access code	n/a
	Reconfiguring a lot code	✓
	Works, services and infrastructure code	✓

As the land subject of this application has a current development permit for reconfiguring a lot, it is considered that the relevant assessment benchmarks for the Operational work assessment are limited to the Overlay codes, with a specific emphasis on the Environmental significance overlay code as addressed in **Appendix 1**.

APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

6 8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the Bushfire hazard overlay maps (OM-003a-o); and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
 - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
 - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
 - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
<p>PO1 Development where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p>AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	<p>Complies.</p> <p>Condition 3.8 Bushfire Management of the Development Approval for Reconfiguring a Lot addresses these aspects.</p>
For assessable development		
Land use		
PO2	AO2	Complies.

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	<p>Condition 3.8 Bushfire Management of the Development Approval for Reconfiguring a Lot addresses these aspects.</p>
Lot design		
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>A03.1 No new lots are created. OR</p> <p>A03.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the permitter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard</p>	<p>Complies. Condition 3.8 Bushfire Management of the Development Approval for Reconfiguring a Lot addresses these aspects.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	
Firebreaks and access		
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a- o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Complies with approved plan CRE17-018-C01 prepared by Benchmark Survey & Design dated 29/01/18.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Hazardous materials		
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	<p>Complies. Does not involve dangerous or hazardous goods.</p>
Landscaping		
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies. Condition 3.8 Bushfire Management of the Development Approval for Reconfiguring a Lot addresses these aspects.</p>
Infrastructure		
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; 	<p>Complies. Condition 3.8 Bushfire Management of the Development Approval for Reconfiguring a Lot addresses these aspects.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(c) electricity; (d) gas; and telecommunications</p>	
Private driveways		
<p>PO8 All premises located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A08 Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines; and serve no more than three dwellings or buildings.</p>	<p>Complies with approved plan CRE17-018-C01 prepared by Benchmark Survey & Design dated 29/01/18.</p>

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:


- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;

- (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
- (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
- (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
- (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
- (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
- (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Regulated vegetation		
<p>PO1 Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Compiles with Performance outcome. A detailed Vegetation, Flora and Fauna Assessment has been undertaken to determine the areas of the site that contain vegetation of significance to be retained. These areas are noted as “Riparian Protected Area”. The ground-truthing of vegetation has identified additional area of vegetation to that contained on the Environmental Significance Overlay Maps.</p>
<p>PO2 Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Compiles with Performance outcome. A detailed Vegetation, Flora and Fauna Assessment has been undertaken to determine the areas of the site that contain vegetation of significance to be retained. These areas are noted as “Riparian Protected Area”. The ground-truthing of vegetation has identified additional area of</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		<p>vegetation to that contained on the Environmental Significance Overlay Maps.</p>
<p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Complies with performance outcome.</p> <p>Whilst the subject site has a development permit for reconfiguring a lot, it is proposed to retain significant areas of the site within the Riparian Protected Area to enhance wildlife habitat and associated corridors.</p> 
<p>Waterways and wetlands</p>		
<p>PO4</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway</p>	<p>Complies with performance outcome.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Whilst the subject site has a development permit for reconfiguring a lot, it is proposed to retain significant areas of the site within the Riparian Protected Area to enhance wildlife habitat and associated corridors.</p>
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Wildlife Habitat		
<p>PO5 Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on</p>	<p>AO5 No acceptable outcome is provided</p>	<p>Complies with Performance Outcome. A Vegetation, Flora and Fauna Assessment has been undertaken to ensure environmental values present on the site are appropriately maintained whilst facilitating the approved development.</p>

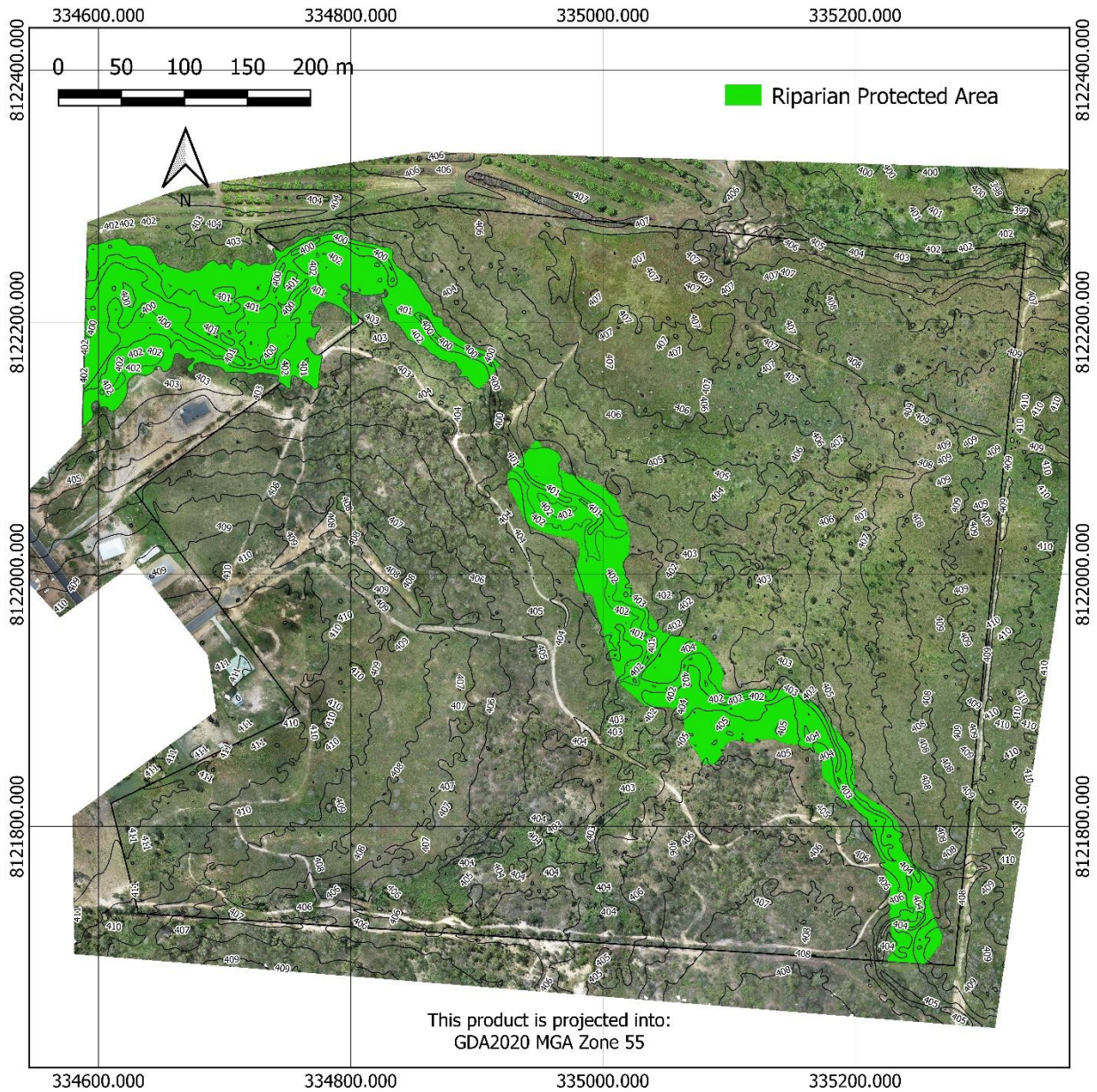
Performance outcomes	Acceptable outcomes	Applicant response
<p>ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Legally secured offset areas		
<p>PO6 Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Not applicable.</p>
Protected areas		
<p>PO7 Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, 	<p>AO7 No acceptable outcome is provided</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>including all naturally occurring native flora, fauna and their habitat within the Protected Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Ecological corridors and Habitat linkages		
<p>PO8 Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o) does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: <ul style="list-style-type: none"> (a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’; (b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the ‘Ecological corridor’ or 	<p>A08 No acceptable outcome is provided</p>	<p>Complies with Performance Outcome. A Vegetation, Flora and Fauna Assessment has been undertaken to ensure environmental values present on the site are appropriately maintained whilst facilitating the approved development.</p> <p>Whilst the subject site has a development permit for reconfiguring a lot, it is proposed to retain significant areas of the site within the Riparian Protected Area to enhance wildlife habitat and associated corridors.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>		

APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Date
DA01 – Riparian Protected Area	19 July 2022



DA01 - Riparian Protected Area

19 July 2022

APPENDIX 3: Vegetation, Flora and Fauna Assessment

Vegetation, Flora and Fauna Assessment of Lot 200, Country Road



Tributary of Emerald Creek, north-west corner of Lot 200 (site CR23)

1. **Aim: To undertake an assessment of the wildlife (flora and fauna) considerations of Country Road Estate using both desktop (known) data and ground truthing (unknown) data.**

Results:

- a. Flora. A search of the Queensland Government's Wildnet Database (<https://www.qld.gov.au/environment/plants-animals/species-information/species-list> [accessed 20 April 2022]) for Lot 200 revealed no records of species that are Matters of National Environmental Significance (MNES). Widening the search area to a 1km radius of Lot 200 revealed no records also. A search out to 5km radius also revealed no species listed under the EPBC Act. Similar searches for species listed under the Queensland Nature Conservation Act returned only one species in the 5km radius, viz. *Rhodamnia sessiliflora* (Myrtaceae) which is listed as Endangered. However, a more thorough search using the Australian Virtual Herbarium/Atlas of Living Australia (<https://avh.chah.org.au/news/feature/2020/09/14/explore-your-area.html> [accessed 20 April 2022]) for that record clearly shows that the geocode for the specimen is in error and can be excluded from the search area.

During two days of ground truthing Lot 200 for both plant species and vegetation assessments, **no** species were encountered that are considered triggers for mitigation or action in relation to the proposal. In summary, **no** plant species exist on Lot 200 that are under conservation concerns.

- b. Fauna. A search of the Queensland Government's Wildnet Database (<https://www.qld.gov.au/environment/plants-animals/species-information/species-list> [accessed 20 April 2022]) for Lot 200 revealed no records of species that are Matters of National Environmental Significance (MNES). Widening the search area to a 1km radius of Lot 200 revealed no records also. A search out to 5km radius did however reveal three species listed either under the EPBC Act or the Nature Conservation Act. Two of the species (Northern Quoll and Black-footed Tree-rat) have not been recorded in the dominant vegetation types at Lot 200, with the habitats considered largely unsuitable. The third species (Spectacled Flying Fox) is dominantly a fruit eating species, which usually inhabits rainforest areas to the east, but will use nectar from eucalypts and tea-trees also. In summary, **no** animal species exist on Lot 200 that are under conservation concerns.

2. **Aim: To undertake ground truthing to record species data and vegetation descriptions. These descriptions will be compared to the mapped Regional Ecosystem data for confirmation purposes. Relevant plant species (including significant weeds) will be recorded. A number of both random and specific sites (GPS points derived from aerial imagery and existing Regional Ecosystem mapping) will be undertaken throughout the property. Details to be collated: dominant and conspicuous species in each vegetation layer; subordinate species in each vegetation layer; substrate where applicable; significant weeds; significant species, overall visual condition (is the vegetation functioning as an ecosystem?) and if the site has remnant or non-remnant vegetation. Each site consists of approximately a 20m radius from the waypoint/origin (0.12 hectares), where the site is regarded as more or less homogenous.**

Results:

A total of 30 waypoints (Appendix 2) were taken throughout the property (Figure 1), with a mixture of remnant, non-remnant vegetation and weed observations (Table 1). These sites are a reflection of the ground truthing activities and not the currently available Regional Ecosystem mapping.

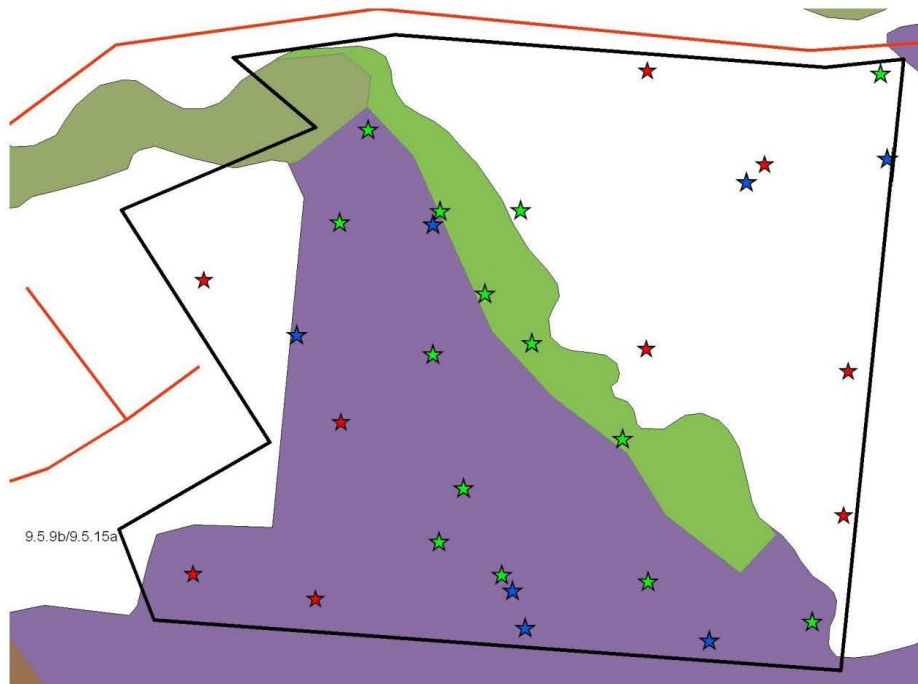


Figure 1. Location of site assessments at Lot 200 overlain with current Regional Ecosystem mapping. (Green star = Remnant, Red star = Non-remnant, Blue star = Weed observation)

Table 1. Summary of the site categories taken at Lot 200 by waypoints.

	Remnant	Non-remnant	Weed Observation
Number of sites	14	9	7

- a. Weed Observation. Weed observations were initially taken when a weed species was first observed after a few sites were undertaken, thus they represent species that could be considered initially rare to uncommon. Some of these species were more common at other areas of the property and were ignored from further observation. For example, Wynn Cassia (*Chamaecrista rotundifolia*) was first seen at the southern end of the property after 1.5 hours of walking but was very common in the north-west section.

Many weed species were recorded throughout the property (see Appendix 1 for species which were common at each site). Some of the species recorded can be regarded as invasive and environmental weeds, but none of them are listed as Weeds of National Significance (WONS) (<https://weeds.org.au/weeds-profiles/> [accessed 4 May 2022]). Environmental weeds recorded in very low numbers include Grader Grass (**Themeda quadrivalvis*) (Figure 2) and Thatch Grass (**Hyppharenia fulva*) (Figure 3.)



Figure 2. Grader Grass (2.5m high)

Figure 3. Thatch Grass (1.9m high)

- b. Remnant Vegetation. The majority of sites undertaken did reflect remnant vegetation. A summary of the Regional Ecosystems present from ground truthing is presented in Table 2 (<https://apps.des.qld.gov.au/regional-ecosystems/> [accessed 5 May 2022])

Table 2. Regional Ecosystems (RE) present at Lot 200 and number of sites assessed.

RE	VMA Status	Short Description	No. sites
9.3.13	Least Concern	<i>Melaleuca</i> spp., <i>Eucalyptus camaldulensis</i> and <i>Casuarina cunninghamiana</i> fringing open forest on streams and channels. (Figure 4)	4
9.5.9	Least Concern	<i>Corymbia clarksoniana</i> and/or <i>Eucalyptus leptophleba</i> and/or <i>E. platyphylla</i> woodland on plains. (Figure 5)	5
9.5.15	Least Concern	<i>Melaleuca monantha</i> +/- <i>M. viridiflora</i> +/- <i>Callitris intratropica</i> mixed low woodland on valley infill. (Figure 6)	5

The greatest variation between the RE descriptions and field observations occurred with RE 9.3.13. On Lot 200 this RE is restricted to the north-west corner and central north along a tributary of Emerald Creek. Here *E.camaldulensis* (River Red Gum) is replaced by *E.tereticornis* (Forest Red Gum) and *Casuarina cunninghamiana* (River She-Oak) is replaced by *Allocasuarina leuhmannii* (Buloke). The occurrence of *E.tereticornis* here is not unexpected as the expanded RE description

for 9.3.13 states that *E.tereticornis* replaces *E.camaldulensis* in eastern areas (of the Einasleigh Uplands).

In addition, site CR26 in the northern section of the property can be classed as an unusual form of 9.5.9 in that the dominant tree species was *Melaleuca stenostachya*, rather than the usual *Corymbia clarksoniana*, *Eucalyptus leptoppleba* or *E.platyphylla*.



Figure 4. RE 9.3.13 (site CR28)



Figure 5. RE 9.5.15 (site CR10)



Figure 6. RE 9.5.9 (site CR22)

- c. Non-remnant. The nine non-remnant sites represented a host of variations within the overall regeneration and regrowth matrix. Some sites had probable isolated remnant trees (CR15, figure 7)), whilst others were clear examples of recolonisation from seed and subsequent ecological succession from a completely cleared landscape (CR21, figure 8). Due to the scale of the original RE mapping, some sites that were within the ‘non-remnant’ polygon are now considered remnant.



Figure 7. Non-remnant vegetation with remnant isolated trees (site CR15).



Figure 8. Non-remnant vegetation with dense regeneration (site CR21)

Once the 7 weed observation waypoints are excluded, there were several discrepancies between the RE mapping and field observation. Scale of original mapping is important to note as a source of ‘error’. Coarse line-work for polygon delineation creates an inherent error also. These discrepancies are presented in Table 3.

Table 3. Comparison of agreement between RE mapping and ground truthing for waypoints at Lot 200.

	RE Mapping vs Ground Truthing
Agree	15
Disagree	8

The majority of discrepancies occurred between what was originally remnant but is now non-remnant (see Appendix 1.)

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Appendix 1. Lot 200 site inspection and ground truthing interpretation.

Waypoint	Photo	Site No. or Wildlife No.	Mapped RE	Field RE	Veg Description; Canopy, Shrub and Ground layer dominants, heights, substrate, significant species, weeds/biosecurity, overall condition (functioning as an ecosystem with ecological processes). Taken approximately from a 20m radius at waypoint.
580	Site veg, GRT, * <i>Setaria</i>	CR01	9.5.9/9.5.15	Non-remnant	Very open woodland. Canopy: <i>Callitris intratropica</i> only; 11-13m high. Small trees and shrubs: <i>Melaleuca monantha</i> , <i>Allocasuarina luehmannii</i> , <i>Melaleuca viridiflora</i> , <i>Wrightia saligna</i> and <i>Petalostigma banksii</i> ; 1.6-4m high. Low shrubs: * <i>Stylosanthes</i> , <i>Melaleuca viridiflora</i> , <i>Alphitonia pomaderroides</i> and <i>Grevillea mcgillivrayi</i> ; 0.6-1.2m high. Ground: <i>Aristida</i> , <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), * <i>Setaria</i> , * <i>Praxelis clematidea</i> , * <i>Hyptis suaveolens</i> and short annual grasses; 0.4-1.8m high. Regeneration area, non-remnant; reduced ecosystem functioning as previously cleared and weedy. Regrowth of woody species in good condition. Substrate; loamy clay from a residual surface.
581	Site veg, * <i>Port. pilosa</i>	CR02	9.5.9/9.5.15	Non-remnant	Very open woodland. Canopy: recently destroyed by fire, scattered <i>Callitris intratropica</i> only; 11-14m high. Small trees and shrubs: <i>Melaleuca stenostachya</i> , <i>Melaleuca monantha</i> , <i>Allocasuarina luehmannii</i> , <i>Acacia holosericea</i> , <i>Corymbia clarksoniana</i> and <i>Eucalyptus granitica</i> (?); 1.6-4m high. Low shrubs: <i>Melaleuca stenostachya</i> , <i>Melaleuca monantha</i> , <i>Jacksonia thesioides</i> , * <i>Stylosanthes</i> , <i>Melaleuca viridiflora</i> and <i>Petalostigma banksii</i> ; 0.6-1m high. Ground: * <i>Hyptis suaveolens</i> , <i>Aristida</i> , * <i>Sporobolus</i> (Giant Rat's Tail), * <i>Praxelis clematidea</i> , * <i>Urena lobata</i> , * <i>Emilia sonchifolia</i> , * <i>Crassocephalum crepidioides</i> , <i>Eragrostis</i> , <i>Eriachne</i> and * <i>Portulacca pilosa</i> ; 0.2-1.8m high. Regeneration area, non-remnant; recently burnt, very reduced ecosystem functioning as previously cleared, burnt and very weedy. Regrowth of woody species in average condition. Substrate; loamy clay with areas of quartz from a residual surface.
582	Site veg	CR03	9.5.9/9.5.15	Non-remnant	Open woodland near creek. Canopy: recently impacted by fire, <i>Callitris intratropica</i> and <i>Corymbia clarksoniana</i> ; 11-15m high. Small trees and shrubs: <i>Melaleuca monantha</i> and <i>Pandanus</i> 3-7m high. Low shrubs: <i>Petalostigma banksii</i> , <i>Dodonaea lanceolata</i> , <i>Persoonia falcata</i> , * <i>Stylosanthes</i> , <i>Acacia holosericea</i> and <i>Santalum lanceolatum</i> ; 1.5-2m high. Ground: <i>Themeda triandra</i> , * <i>Hyptis suaveolens</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Hemarthria uncinata</i> (?), <i>Schizachyrium</i> , <i>Rynchospora</i> and low native annual grasses;

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					0.2-1.8m high. Regeneration area, non-remnant; recently burnt, reduced ecosystem functioning as previously cleared, burnt and weedy. Regrowth of woody species in average condition. Substrate; loamy clay from a residual surface.
583	Site veg.	CR04	9.5.9/9.5.15	9.5.15	Dense low partially closed canopy woodland. Canopy: dominated by <i>Melaleuca monantha</i> 9-11m high, rare taller <i>Corymbia clarksoniana</i> 15m high. Small trees and shrubs: <i>Callitris intratropica</i> , <i>Melaleuca viridiflora</i> and <i>Grevillea mcgillivrayi</i> , 3-6m high. Low shrubs: * <i>Stylosanthes</i> and <i>Melaleuca monantha</i> ; 1-2m high. Ground: <i>Themeda triandra</i> , <i>Phyllanthus virgatus</i> , * <i>Praxelis clematidea</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Antidesma parvifolia</i> , <i>Mitracarpus hirtus</i> , <i>Schizachyrium</i> and <i>Gahnia aspera</i> , 0.3-1.8m high. Remnant; reduced ecosystem functioning as very little regeneration, but very stable community. Substrate; loamy clay from a residual surface, impeded drainage.
584	Site veg.	CR05	9.5.9/9.5.15	9.5.9	Open woodland. Canopy: <i>Eucalyptus platyphylla</i> and <i>Corymbia clarksoniana</i> , 15-18m high. Small trees and shrubs: <i>Melaleuca viridiflora</i> , <i>Grevillea mcgillivrayi</i> , <i>Wrightia saligna</i> , <i>Alphitonia pomaderroides</i> and <i>Corymbia clarksoniana</i> , 3-7m high. Low shrubs: * <i>Stylosanthes</i> , <i>Melaleuca viridiflora</i> , <i>Alphitonia pomaderroides</i> , * <i>Sida cordata</i> and <i>Corymbia clarksoniana</i> ; 1-2m high. Ground: <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Eragrostis</i> , <i>Aristida</i> , <i>Ectrosia leporina</i> , <i>Heteropogon contortus</i> and * <i>Urochloa mutica</i> , 0.5-2m high. Remnant ?; reduced ecosystem functioning as very little regeneration. Recently burnt. Regrowth of woody species in good condition. Substrate; loamy clay from a residual surface.
585		CR06			* <i>Stachytarpheta mutabilis</i> (Snake Weed). Rare at location.
586		CR07			* <i>Chamaecrista rotundifolia</i> (Wynn Cassia). Common at location.
587	Site veg.	CR08	9.5.9/9.5.15	9.5.15	Partially closed dense woodland. Canopy: <i>Melaleuca monantha</i> , <i>Callitris intratropica</i> , <i>Allocasuarina luehmannii</i> and <i>Grevillea mcgillivrayi</i> ; 7-10m high. Emergent <i>Eucalyptus granitica</i> (?), 16m high. Small trees and shrubs: <i>Callitris intratropica</i> , <i>Melaleuca monantha</i> , <i>Alphitonia pomaderroides</i> and <i>Corymbia clarksoniana</i> , 2-4m high. Low shrubs: * <i>Stylosanthes</i> , <i>Melaleuca monantha</i> and <i>Allocasuarina luehmannii</i> ; 1-2m high. Ground: <i>Schizachyrium</i> , <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Aristida</i> ,

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					<i>Cheilanthes</i> and low annual grasses, 0.2-1.8m high. Remnant; good ecosystem functioning. Regrowth of woody species in good condition. Substrate; loamy clay from a residual surface.
588	*Mega.	CR09			* <i>Megathrysus maximus</i> (Guinea Grass). One patch at location.
589	Site veg.	CR10	9.5.9/9.5.15	9.5.9	Recently burnt open woodland near creek. Canopy: <i>Eucalyptus platyphylla</i> and <i>Corymbia clarksoniana</i> ; 11-15m high. Small trees and shrubs: <i>Callitris intratropica</i> , <i>Melaleuca nervosa</i> , <i>Allocasuaria luehmannii</i> , <i>Melaleuca viridiflora</i> , <i>Eucalyptus platyphylla</i> , <i>Grevillea mcgillivrayi</i> and <i>Corymbia clarksoniana</i> , 5-8m high. Low shrubs: * <i>Stylosanthes</i> , <i>Phyllanthus</i> , <i>Waltheria</i> , <i>Indigofera pratensis</i> , <i>Pandanus</i> , <i>Petalostigma pubescens</i> and <i>Acacia holosericea</i> ; 0.8-1.8m high. Ground: <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Ectrosia leporina</i> , <i>Heteropogon triticeus</i> , <i>Eriachne</i> , * <i>Passiflora foetida</i> and <i>Heteropogon contortus</i> , 0.5-2m high. Remnant; reasonable ecosystem functioning. Regrowth of woody species in good condition. Substrate; sandy loam from a residual surface.
590	Site veg.	CR11	Non-remnant	Non-remnant	Low open regeneration woodland, previously cleared. Canopy: <i>Eucalyptus platyphylla</i> , <i>Melaleuca viridiflora</i> , <i>Eucalyptus platyphylla</i> , <i>Petalostigma pubescens</i> , <i>Grevillea mcgillivrayi</i> , <i>Callitris intratropica</i> and <i>Corymbia clarksoniana</i> ; 4-10m high. Small trees and shrubs: <i>Melaleuca viridiflora</i> , <i>Grevillea mcgillivrayi</i> , <i>Alphitonia pomaderroides</i> , <i>Persoonia falcata</i> and <i>Corymbia clarksoniana</i> ; 2-3m high. Low shrubs: * <i>Stylosanthes</i> and <i>Melaleuca viridiflora</i> ; 0.5-0.8m high. Ground: <i>Ectrosia leporina</i> , * <i>Themeda quadrivalvis</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Heteropogon triticeus</i> , * <i>Megathrysus maximus</i> and <i>Heteropogon contortus</i> , 0.4-2m high. Non-remnant; very reduced ecosystem functioning. Regeneration of woody species in average condition. Substrate; loamy from a residual surface.
591	Site veg.	CR12	Non-remnant	Non-remnant	Open regeneration woodland, previously cleared and recently burnt. Canopy: <i>Eucalyptus leptophleba</i> and <i>Corymbia clarksoniana</i> ; 10-13m high. Small trees and shrubs: <i>Melaleuca viridiflora</i> and <i>Grevillea mcgillivrayi</i> ; 4-7m high. Low shrubs: * <i>Stylosanthes</i> , <i>Acacia leptocarpa</i> and <i>Grevillea mcgillivrayi</i> ; 0.8-1.5m high. Ground: <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Heteropogon triticeus</i> , <i>Eragrostis</i> and <i>Heteropogon contortus</i> ; 0.4-2m high.

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					Non-remnant; very reduced ecosystem functioning. Regeneration of woody species recently killed by fires. Substrate; heavy clay loam from a residual surface.
592		CR13			* <i>Stachytarpheta mutabilis</i> (Snake Weed). Rare at location.
593	Site veg., *Mega., *Melin., *Hyppa.	CR14	9.5.9/9.5.15	9.5.9	Open woodland, canopy a little denser than usual due to species present. Canopy: <i>Eucalyptus platyphylla</i> only; 12-15m high. Small trees and shrubs: <i>Corymbia dallachiana</i> , <i>Melaleuca nervosa</i> , <i>Melaleuca viridiflora</i> , <i>Corymbia clarksoniana</i> , <i>Hakea persiehana</i> , <i>Flueggea virosa</i> , <i>Alphitonia pomaderroides</i> and <i>Eucalyptus platyphylla</i> ; 1.7-7m high. Low shrubs: * <i>Stylosanthes</i> , * <i>Triumfetta rhomboidea</i> and <i>Flueggea virosa</i> ; 0.6-1.8m high. Ground: * <i>Melinis minutiflora</i> , * <i>Megathrysus maximus</i> , <i>Heteropogon triticeus</i> , <i>Mnethisea rottboellioides</i> and * <i>Hyparrhenia rufa</i> ; 0.6-2.2m high. Possibly remnant, but now very modified; reduced ecosystem functioning. Regeneration of woody species impacted by density of ground species weeds. Substrate; clay loam from a residual surface.
594	Site veg.	CR15	Non-remnant	Non-remnant	Very open woodland with large isolated remnant trees. Canopy: <i>Eucalyptus tereticornis</i> only; 15-18m high. Small trees and shrubs: <i>Grevillea mcgillivrayi</i> , <i>Melaleuca nervosa</i> , <i>Petalostigma pubescens</i> , <i>Corymbia clarksoniana</i> , <i>Alphitonia pomaderroides</i> , <i>Acacia flavescens</i> , <i>Grevillea glauca</i> and <i>Persoonia falcata</i> ; 2-10m high. Low shrubs: * <i>Stylosanthes</i> , <i>Alphitonia pomaderroides</i> and <i>Acacia flavescens</i> ; 0.6-1.6m high. Ground: <i>Heteropogon triticeus</i> , <i>Heteropogon contortus</i> , <i>Themeda triandra</i> , <i>Aristida</i> and <i>Cassya</i> ; 0.5-2m high. Non-remnant and previously cleared under the large trees; reduced ecosystem functioning. Regeneration of woody species in good condition. Substrate; loam from a residual surface.
595		CR16			* <i>Chamaecrista rotundifolia</i> (Wynn Cassia). Very common at location.
596	Site veg.	CR17	Non-remnant	Non-remnant	Open woodland. Canopy: <i>Corymbia tessellaris</i> , <i>Callitris intratropica</i> , <i>Eucalyptus platyphylla</i> and <i>Corymbia clarksoniana</i> ; 12-15m high. Small trees and shrubs: <i>Grevillea glauca</i> , <i>Pandanus</i> , <i>Petalostigma pubescens</i> , <i>Corymbia clarksoniana</i> , <i>Alphitonia pomaderroides</i> , <i>Eucalyptus platyphylla</i> , <i>Acacia holosericea</i> , <i>Grevillea pteridifolia</i> , <i>Clerodendrum</i> and <i>Persoonia falcata</i> ; 1.5-8m high. Low shrubs: * <i>Stylosanthes</i> , <i>Grevillea pteridifolia</i> and <i>Persoonia falcata</i> ; 0.6-1m high. Ground: <i>Themeda triandra</i> , <i>Heteropogon triticeus</i> , * <i>Hyptis suaveolens</i> , <i>Heteropogon</i>

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					<p><i>contortus</i>, *<i>Sporobolus</i> (Giant Rat's Tail), <i>Flemingia</i>, *<i>Passiflora foetida</i> and <i>Cassytha</i>; 0.3-2m high. Partially remnant and previously partially cleared under the larger trees; reduced ecosystem functioning. Regeneration of woody species in good condition. Substrate; loam from a residual surface.</p>
597	Site veg.	CR18	9.5.9	9.5.9	<p>Partially closed woodland along creek. Canopy: <i>Callitris intratropica</i>, <i>Allocasuarina luehmannii</i>, <i>Eucalyptus granitica</i> and <i>Corymbia clarksoniana</i>; 13-18m high. Small trees and shrubs: <i>Melaleuca monantha</i>, <i>Melaleuca viridiflora</i>, <i>Pandanus leptocarpa</i>, <i>Hakea persiehana</i>, <i>Acacia simsii</i>, <i>Grevillea mcgillivrayi</i> and <i>Persoonia falcata</i>; 1.6-8m high. Low shrubs: *<i>Stylosanthes</i>, <i>Pandanus</i>, <i>Allocasuarina luehmannii</i> and <i>Santalum lanceolatum</i>; 0.5-1.8m high. Ground: <i>Themeda triandra</i>, <i>Heteropogon triticeus</i>, <i>Heteropogon contortus</i>, *<i>Sporobolus</i> (Giant Rat's Tail), <i>Gahnia aspera</i>, *<i>Praxelis clematidea</i>, *<i>Megathryus maximus</i>, <i>Dianella</i>, <i>Cymbopogon refractus</i> and *<i>Macroptilium atropurpureum</i>; 0.5-2m high. Partially remnant and previously partially cleared to the creek; good ecosystem functioning. Regeneration of woody species in good condition. Substrate; heavy loam from a residual surface.</p>
598	Site veg.	CR19	9.5.9/9.5.15	9.5.15	<p>Semi-closed dense low woodland. Canopy: <i>Melaleuca monantha</i>, <i>Callitris intratropica</i>, <i>Allocasuarina luehmannii</i>, <i>Corymbia dallachiana</i> and <i>Grevillea mcgillivrayi</i>; 8-11m high. Small trees and shrubs: <i>Melaleuca monantha</i>, <i>Callitris intratropica</i>, <i>Allocasuarina luehmannii</i> and <i>Antidesma parvifolium</i>; 1.8-5m high. Low shrubs: *<i>Stylosanthes</i> only; 0.5-1.5m high. Ground: <i>Heteropogon contortus</i>, *<i>Hyptis suaveolens</i>, <i>Eragrostis</i>, *<i>Megathryus maximus</i> and low annual grasses; 0.3-1.7m high. Remnant; reduced ecosystem functioning but very stable. Little regeneration of woody species, good condition. Substrate; sandy loam from a residual surface.</p>
599	<i>Them.</i>	CR20			<p>*<i>Themeda quadrivalvis</i> (Grader Grass). Very common at location at edge of access road, one large patch.</p>
600	Site veg.	CR21	Non-remnant	Non-remnant	<p>Previously cleared, now regeneration. Canopy: absent. Dense saplings and shrubs only. Small trees and shrubs: <i>Grevillea mcgillivrayi</i>, <i>Melaleuca monantha</i>, <i>Melaleuca stenostachya</i>, <i>Petalostigma banksii</i>, <i>Melaleuca viridiflora</i>, <i>Callitris intratropica</i>,</p>

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					<p><i>Allocasuarina luehmannii</i> and <i>Alphitonia pomaderoides</i>; 1.5-2.5m high. Low shrubs: *<i>Stylosanthes</i>, <i>Phyllanthus</i>, <i>Petalostigma banksii</i> and <i>Melaleuca</i> spp. ; 0.3-1.1m high. Ground: <i>Themeda triandra</i> and <i>Aristida</i>; 0.3-0.7m high. Non-remnant; reduced ecosystem functioning. Excellent regeneration of woody species in very good condition. Substrate; loamy from a residual surface.</p>
601	Site veg.	CR22	9.5.9/9.5.15	9.5.15	<p>Low dense woodland, partially closed. Canopy: <i>Melaleuca monantha</i>, <i>Callitris intratropica</i> and <i>Melaleuca stenostachya</i>; 7-10m high. Small trees and shrubs: <i>Melaleuca monantha</i>, <i>Callitris intratropica</i> and <i>Allocasuarina luehmannii</i>; 2-5m high. Low shrubs: *<i>Stylosanthes</i>, <i>Jacksonia thesioides</i>, <i>Santalum lanceolatum</i>, <i>Denhamia cunninghamii</i> and <i>Eucalyptus granitica</i>; 0-6-1.5m high. Ground: <i>Themeda triandra</i>, native short annual grasses and <i>Brunoniella acaulis</i>; 0.1-1.3m high. Remnant; good ecosystem functioning. Excellent example of this vegetation type in a very good condition. Substrate; gravelly poorly drained clay loam from a residual surface.</p>
602	Site veg., * <i>Setaria</i>	CR23	9.5.9/9.5.15	9.3.13	<p>Dense woodland along creek, partially closed. Canopy: <i>Callitris intratropica</i>, <i>Eucalyptus granitica</i> and <i>Corymbia clarksoniana</i>; 10-14m high. Small trees and shrubs: <i>Alphitonia pomaderoides</i>, <i>Lophostemon grandiflorus</i>, <i>Melaleuca viridiflora</i>, <i>Persoonia falcata</i>, <i>Bursaria incana</i>, <i>Grevillea pteridifolia</i> and <i>Pandanus</i>; 2-7m high. Low shrubs: *<i>Stylosanthes</i> and <i>Grevillea pteridifolia</i>; 0-6-1.5m high. Ground: *<i>Setaria</i>, *<i>Megathryus maximus</i>, <i>Themeda triandra</i>, <i>Heteropogon triticeus</i>, *<i>Praxelis clematidea</i>, *<i>Passiflora foetida</i> and *<i>Chamaecrista rotundifolia</i>; 0.4-1.8m high. Waterplants conspicuous, including <i>Philydrum</i> and <i>Nymphaea</i>. Remnant; reduced ecosystem functioning due to the very weedy ground cover, many dead trees. Average regeneration in good condition. Substrate; heavy clay alluvium.</p>
603		CR24			<p>*<i>Stachytarpheta mutabilis</i> (Snakeweed) and *<i>Chamaecrista rotundifolia</i> (Wynn Cassia). Several plants of each at this location along creek.</p>
604	Site veg.	CR25	9.5.9	9.3.13	<p>Dense woodland along creek, partially closed. Canopy: <i>Callitris intratropica</i>, <i>Eucalyptus platyphylla</i>, <i>Lophostemon grandiflorus</i> and <i>Pandanus</i>; 7-13m high. Small trees and shrubs: <i>Melaleuca leucadendra</i>, <i>Melaleuca nervosa</i>, <i>Grevillea pteridifolia</i>, <i>Callitris intratropica</i>, <i>Melaleuca viridiflora</i> and <i>Corymbia clarksoniana</i>; 3-</p>

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					6m high. Low shrubs: * <i>Stylosanthes</i> , <i>Acacia simsii</i> , <i>Pandanus</i> and <i>Lophostemon grandiflorus</i> ; 0-5-1.8m high. Ground: <i>Heteropogon triticeus</i> , * <i>Sporobolus</i> (Giant Rat's Tail), * <i>Praxelis clematidea</i> , * <i>Stachytarpheta</i> , * <i>Chamaecrista rotundifolia</i> , <i>Xyris</i> , <i>Lomandra</i> , <i>Phacellothrix</i> , <i>Eragrostis</i> , sedges and numerous other annual native herbs; 0.2-2m high. Remnant; good ecosystem functioning despite the weedy ground cover. Regeneration in good condition. Substrate; gravelly fine sandy clay alluvium with outcropping metamorphic surface.
605	Site veg.	CR26	Non-remnant	9.5.9	Low open woodland. Canopy: <i>Melaleuca stenostachya</i> , <i>Grevillea striata</i> , <i>Melaleuca viridiflora</i> , <i>Eucalyptus leptophleba</i> and <i>Grevillea mcgillivrayi</i> ; 7-10m high. Small trees and shrubs: <i>Melaleuca viridiflora</i> , <i>Flueggea virosa</i> , <i>Melaleuca stenostachya</i> , <i>Petalostigma banksii</i> , <i>Acacia holosericea</i> , <i>Melaleuca monantha</i> , <i>Acacia simsii</i> , <i>Grevillea mcgillivrayi</i> , <i>Callitris intratropica</i> and <i>Eucalyptus leptophleba</i> ; 1.8-4m high. Low shrubs: * <i>Stylosanthes</i> , <i>Acacia simsii</i> , <i>Persoonia falcata</i> , <i>Grewia retusifolia</i> , <i>Melaleuca stenostachya</i> , <i>Indigofera pratensis</i> and <i>Acacia holosericea</i> ; 0-5-1.4m high. Ground: <i>Themeda triandra</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Heteropogon contortus</i> , <i>Evolvulus</i> and <i>Eriachne</i> ; 0.2-1.7m high. Remnant ?; good ecosystem functioning. Regeneration in excellent condition. Substrate; gravelly loam from a residual surface.
606	Site veg.	CR27	Non-remnant	Non-remnant	Sparse and very low open woodland in an erosional gully-head. Canopy: <i>Melaleuca stenostachya</i> , <i>Eucalyptus leptophleba</i> , <i>Melaleuca viridiflora</i> and <i>Grevillea mcgillivrayi</i> ; 5-8m high. Small trees and shrubs: <i>Melaleuca stenostachya</i> , <i>Eucalyptus leptophleba</i> , <i>Melaleuca viridiflora</i> , <i>Capparis umbonata</i> and <i>Acacia leptocarpa</i> ; 1.8-4m high. Low shrubs: * <i>Stylosanthes</i> , <i>Phyllanthus</i> and <i>Melaleuca stenostachya</i> ; 0-5-1.5m high. Ground: <i>Themeda triandra</i> , <i>Heteropogon triticeus</i> , * <i>Sporobolus</i> (Giant Rat's Tail), <i>Heteropogon contortus</i> , <i>Waltheria</i> , <i>Neptunia</i> , * <i>Megathrysus maximus</i> , <i>Aristida</i> and <i>Eragrostis</i> ; 0.3-1m high. Non-remnant ; very reduced ecosystem functioning. Regeneration in average condition. Much erosion with a mobile and active surface. Substrate; coarse gravelly loam from an outcropping metamorphic surface.
607	Site veg.	CR28	9.5.9	9.3.13	Tall open woodland on levee above creek. Canopy: <i>Eucalyptus leptophleba</i> , <i>Corymbia clarksoniana</i> , <i>Melaleuca leucadendra</i> , <i>Callitris intratropica</i> , <i>Eucalyptus platyphylla</i> , <i>Eucalyptus tereticornis</i> and <i>Eucalyptus granitica</i> ; 13-20m high.

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					Small trees and shrubs: <i>Grevillea glauca</i> , <i>Grevillea mcgillivrayi</i> , <i>Melaleuca viridiflora</i> , <i>Petalostigma pubescens</i> and <i>Pandanus</i> ; 4-9m high. Low shrubs: * <i>Stylosanthes</i> , <i>Acacia leptocarpa</i> , <i>Melaleuca viridiflora</i> , <i>Alphitonia pomaderoides</i> , <i>Corymbia clarksoniana</i> and <i>Acacia simsii</i> ; 0-5-2m high. Ground: <i>Themeda triandra</i> , <i>Heteropogon triticeus</i> , * <i>Sporobolus</i> (Giant Rat's Tail), * <i>Passiflora foetida</i> , <i>Cassytha</i> , <i>Aristida</i> , * <i>Stachytarpheta</i> and <i>Flemingia</i> ; 0.3-1.7m high. Remnant; excellent ecosystem functioning. Regeneration in good condition. Substrate; sub-humic fine alluvium.
608	Site veg.	CR29	9.5.9	9.3.13	Partially closed woodland on levee above creek. Canopy: dominated by even-aged <i>Callitris intratropica</i> , also <i>Corymbia clarksoniana</i> and <i>Melaleuca leucadendra</i> ; 12-16m high. Small trees and shrubs: <i>Callitris intratropica</i> , <i>Grevillea mcgillivrayi</i> , <i>Melaleuca viridiflora</i> , <i>Pandanus</i> , <i>Grevillea pteridifolia</i> and <i>Corymbia tessellaris</i> ; 3-8m high. Low shrubs: * <i>Stylosanthes</i> , <i>Ludwigia octovalvis</i> , * <i>Urena lobata</i> and <i>Corymbia clarksoniana</i> ; 1.2-3m high. Ground: <i>Themeda triandra</i> , <i>Heteropogon triticeus</i> , <i>Heteropogon contortus</i> , * <i>Urochloa muticus</i> , * <i>Passiflora foetida</i> , * <i>Macroptilium atropurpureum</i> , * <i>Praxelis clematidea</i> and <i>Cassytha</i> ; 0.4-1.8m high. Remnant ; reduced ecosystem functioning. Regeneration in good condition. Substrate; sub-humic fine alluvium.
609	Site veg.	CR30	9.5.9/9.5.15	9.5.15	Partially closed low woodland. Canopy: <i>Callitris intratropica</i> , <i>Melaleuca monantha</i> , <i>Corymbia dallachiana</i> , <i>Melaleuca viridiflora</i> , <i>Allocasuarina luehmannii</i> and <i>Melaleuca stenostachya</i> ; 7-12m high. Small trees and shrubs: <i>Callitris intratropica</i> , <i>Melaleuca monantha</i> , <i>Melaleuca viridiflora</i> , <i>Melaleuca stenostachya</i> and <i>Petalostigma banksii</i> ; 3-4m high. Low shrubs: * <i>Stylosanthes</i> , <i>Melaleuca viridiflora</i> and <i>Petalostigma banksii</i> ; 0.4-1.7m high. Ground: <i>Themeda triandra</i> , <i>Schizachyrium</i> , <i>Gahnia aspera</i> and short annual native grasses; 0.2-1.4m high. Remnant ; good ecosystem functioning. Regeneration in good condition. Substrate; loam from a residual surface.

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Appendix 2. Lot 200 site locations, waypoints and RE designation.

waypoint	Site No.	Mapped RE	Ground RE	Lat	Long
580	CR01	9.5.9/9.5.15	Non-remnant	-16.980735	145.44854
581	CR02	9.5.9/9.5.15	Non-remnant	-16.982052	145.447257
582	CR03	9.5.9/9.5.15	Non-remnant	-16.982272	145.448319
583	CR04	9.5.9/9.5.15	9.5.15	-16.981773	145.449394
584	CR05	9.5.9/9.5.15	9.5.9	-16.982064	145.449938
585	CR06	Weed observation		-16.982198	145.450031
586	CR07	Weed observation		-16.982523	145.450142
587	CR08	9.5.9/9.5.15	9.5.15	-16.982122	145.451209
588	CR09	Weed observation		-16.982636	145.45174
589	CR10	9.5.9/9.5.15	9.5.9	-16.982469	145.452636
590	CR11	Non-remnant	Non-remnant	-16.981544	145.452905
591	CR12	Non-remnant	Non-remnant	-16.98029	145.452943
592	CR13	Weed observation		-16.978445	145.453284
593	CR14	9.5.9/9.5.15	9.5.9	-16.977705	145.45323
594	CR15	Non-remnant	Non-remnant	-16.978496	145.452221
595	CR16	Weed observation		-16.97865	145.452063
596	CR17	Non-remnant	Non-remnant	-16.980097	145.451192
597	CR18	9.5.9	9.5.9	-16.980882	145.450988
598	CR19	9.5.9/9.5.15	9.5.15	-16.981311	145.449607
599	CR20	Weed observation		-16.979979	145.448159
600	CR21	Non-remnant	Non-remnant	-16.979501	145.447348
601	CR22	9.5.9/9.5.15	9.5.15	-16.979001	145.448532
602	CR23	9.5.9/9.5.15	9.3.13	-16.978194	145.44878
603	CR24	Weed observation		-16.979017	145.44934
604	CR25	9.5.9	9.3.13	-16.978901	145.449404
605	CR26	Non-remnant	9.5.9	-16.978892	145.450103
606	CR27	Non-remnant	Non-remnant	-16.977678	145.451201
607	CR28	9.5.9	9.3.13	-16.979619	145.449792
608	CR29	9.5.9	9.3.13	-16.98005	145.450201
609	CR30	9.5.9/9.5.15	9.5.15	-16.980147	145.44934



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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) <i>(individual or company full name)</i>	Comaray Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- Planz Town Planning
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	
Contact number	4041 0445
Email address <i>(non-mandatory)</i>	info@planztp.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	62255

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 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
			Country Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		200	SP323217	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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

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

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input checked="" type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Vegetation clearing
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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 checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input 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? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input type="checkbox"/> Yes – specify number of new lots: _____
<input checked="" 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 Transport Infrastructure Act 1994:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	REC/08/0096	20 October 2020	Mareeba Shire Council
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	OPW/21/0001	4 April 2022	Mareeba Shire Council

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

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	<input checked="" type="checkbox"/> Yes
Note: See the <i>Planning Regulation 2017</i> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
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 .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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			
<i>Note: For completion by assessment manager if applicable</i>			
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			