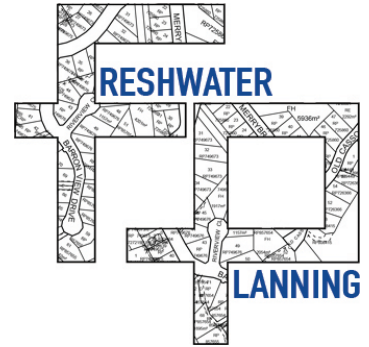


Your Ref:
Our Ref: F22/23

24 October, 2022

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



Attention: Regional Planning Group

Dear Sir,

RE: APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 45 LOTS (STAGES 13A, 13B AND 14A) AND A BALANCE ALLOTMENT. LOT 500 ON SP325380, EMERALD END ROAD, MAREEBA.

This application is for a Reconfiguration of a Lot – 1 Lot into 45 Lots and a Balance Allotment over land described as Lot 500 on SP325380, situated on Emerald End Road, Mareeba is submitted on behalf of BTM & S Stankovich Pty Ltd the owner of the site.

The application comprises of Application Forms, SmartMaps, Twine Surveys Sketch Plans, Indicative Footpath Concepts and Calculations, and this Town Planning Submission. It is understood that the payment for the Application Fee will be provided to the Mareeba Shire Council.

The Site

The subject land is described as Lot 500 on SP325380, Locality of Mareeba and situated on Emerald End Road, Mareeba. The site is owned by BTM & S Stankovich Pty Ltd who is also the applicant for the proposed Reconfiguration. The site is irregular in shape, has an area of 23.96 hectares, contains frontage to Emerald End Road, Karobean and Moondani Drives, Pontos Place and Dural Close and encompasses vacant land. The site is access from the existing Road Network and is provided with all available urban services. The site comprises of the existing Amaroo Estate which encompasses the Hastie Farms and Amaroo Park Estates.

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

Referral Agencies

The site is Mapped as containing a Wetland of General Ecological Significance partially along the northern boundary. It is considered that the proposal **does not** require Referral to the Department of State Development, Manufacturing, Infrastructure and Planning as the existing allotment containing this Wetland is 16.0 hectares or greater and the proposal does not undertake High Impact Earthworks within the Mapped Wetland.

The site is Mapped as containing Remnant 'least concerns' Vegetation and not Essential Habitat. The proposed development is for Urban Purposes (Residential) within an Urban Area (Low Density Residential Zone) and therefore it is considered that the Development Application **does not** require Referral to the Department of State Development, Manufacturing, Infrastructure and Planning for Vegetation Purposes.

Background

The proposed Reconfiguration is for the provision of 45 new Residential Allotments which is the continued progression of the Amaroo Estate, with the proposal being Stages 13A, 13B and 14A. The Amaroo, Hastie Farms and Amaroo Park Estates have provided/provides Mareeba with a range of Residential Allotments with the proposal continuing on this with the proposed next stages, Stage 13 – 14A. The proposed development is considered to continue on and complement the existing Amaroo Estate, in particularly the Approved and under construction/constructed Amaroo Stages 11 and 12.

Footpath Development – Amaroo Residential Estate

With the introduction of the Queensland Government's Walkable Neighbourhoods in late 2020, the State Government has instructed Local Council and developers to create more liveable communities. The State's purpose of this is to "support the health and wellbeing of our communities by making sure that new residential neighbourhoods are comfortable and convenient for walking and include nearby parks and open space. The design of our neighbourhoods can encourage increased daily physical activity by providing opportunities to make healthy and active choices." Given this recent direction from the State Government, Councils are now required to Condition Residential Developments to include the likes of Pedestrian Footpaths, Parklands and Open and Recreational Space. This is evident with recent Development Approvals and Stages within the Amaroo Residential Estate of which the developers have complied with. The following has been provided by BTM & S Stankovich Pty Ltd.

The Amaroo Residential Estate is a fast growing community with around 290 Residential Allotments developed to date, with many more in the pipeline. Since 2007, BTM & S Stankovich has paid over \$4,200,000 in Contributions (Infrastructure Charges) to Mareeba Shire Council from Amaroo Estate and associated developments, whilst also growing the rate base for the Council. We note that of these contributions already provided to Council, greater than \$1,000,000 has been collected towards the Parks and Open Spaces Contribution aspect which is understood to be used towards the Parks, Gardens and associated infrastructure within our area and the Shire.

It should be said, BTM & S Stankovich have always accepted the need to pay these Contributions as we are in the mindset that Contributions are vital in ensuring the long-term sustainability and development of infrastructure servicing the ratepayers of the Amaroo community. However, we note that to date, very little of these Contributions have been invested back into the Amaroo community which is located within the fast-growing eastern corridor of Mareeba. We acknowledge and appreciate, following 10 years of advocating, Mareeba Shire Council has recently committed to design & construct Stage 1 of the new "Mareeba East Destination Park" located fronting the Amaroo Estate on the corner of Karobean Drive and Hastie Road. However, we are of understanding that existing Parks and Opens Spaces Contributions (reference to the current \$1,000,000 paid) will not be used for Stage 1 as external funding has been secured for this project.

As developers and a major promoter for the growth of Mareeba, BTM & S Stankovich would prefer that Council Infrastructure Charges (i.e. Developer Contributions paid from Amaroo Estate) be spent on Infrastructure which encourages a sense of community and growth within and around Amaroo Estate. BTM & S Stankovich propose to utilise our development Contributions to establishing our proposed Emerald End Road Reserve Footpath (attached) boarding Amaroo Estate to link Dandaloo Close, Kutterbul Court and Karobean Drive, building connectivity from Stage 1 of the Mareeba East Destination Park for the Amaroo Community. Presently, Emerald End Road Reserve requires regular maintenance and, in our opinion, not utilised to its best use. The proposed

Emerald End Road Reserve Footpath would allow individuals, including minors, to traverse safely, minimising the need to walk on the existing road network which exposes individuals to road traffic and hazards.

The Emerald End Road Reserve Footpath is aligned with the purpose and intentions of the newly enforced Walkable Neighbourhoods Amendment 2020 and the new direction that Mareeba Shire Council has now adopted in relation to Parks & Open spaces.

The proponents propose to utilise the Development Contributions (Infrastructure Charges) that will be accrued to this proposed Development of Amaroo Estate Stages 13 A, 13B and 14A to start to provide connecting Pedestrian Networks external to the site. BTM & S Stankovich Pty Ltd's proposition to consume the Parks and Open Space (public parks and land for community facilities) levied charges associated with this development to provide an external connecting Pedestrian Network. Not only do BTM & S Stankovich Pty Ltd propose to utilise these Infrastructure Charges within this Development Application, but also to utilise (within future Development Applications) the Infrastructure Charges within the balance development of Amaroo Estate creating an exciting Parkland and Pedestrian Network connecting the internal networks with Emerald End Road and the newly Approved Mareeba East Destination Park. As attached to this Submission, BTM & S Stankovich Pty Ltd propose to connect the intersection of Karobean Drive and Emerald End Road with the cul-de-sac heads of Kutterul, Dandaloo and Merindah Closes with a Pedestrian Network within the Emerald End Road Reserve. This Pedestrian Network includes the provision of a 2.5 metre wide shared Pedestrian and Cycle Footpath and necessary Landscaping and Trees. It is considered that this Pedestrian Network will enhance the Walkable Neighbourhoods requirement for liveable communities.

To achieve this, BTM & S Stankovich Pty Ltd propose the following:

Stage 13A – Kutterbul Close to Dandaloo Close

Proposed Stage 13A comprises of fifteen (15) new Residential Allotments creating the new Road Network of Kutterul Close. Within the Approval for Stage 13A, it is proposed that the Public Parks and Community Facilities Infrastructure Charges be utilised to provide a connecting Pedestrian Network from Kutterul Close to the existing Dandaloo Close within the Emerald End Road Reserve. This will entail the provision of a 2.5 metre wide Footpath for the approximate length of 350 metres.

Stage 13B – Kutterbul Close to Karobean Drive

Proposed Stage 13A comprises of eighteen (18) new Residential Allotments creating the Road Network of Karobean Drive (east) connecting this with Emerald End Road. Within the Approval for Stage 13B, it is proposed that the Public Parks and Community Facilities Infrastructure Charges be utilised to provide a connecting Pedestrian Network from Kutterul Close to the intersection of Karobean Drive and Emerald End Road. This will entail the provision of a 2.5 metre wide Footpath for the approximate length of 150 metres. In addition to the provision of the Footpath, additional Landscaping will be provided within the Pedestrian Network from Karobean Drive to Dandaloo Close.

Stage 14A – Dandaloo Close to Merindah Close

Proposed Stage 14A comprises of twelve (12) new Residential Allotments creating the new Road Network of Allambee Close (part). Whilst the proposed portion of Allambee Close does not connect with Emerald End Road, it is proposed that within the Approval for Stage 14A, that the Public Parks and Community Facilities Infrastructure Charges be utilised to provide a connecting Pedestrian Network from Dandaloo Close to Merindah Close within the Emerald End Road Reserve. This will entail the provision of a 2.5 metre wide Footpath for the approximate length of 160 metres in addition to Landscaping within this area with any additional Landscaping within the remainder of the provided Pedestrian Network within the previous Stages 13A and 13B.

Attached to this Submission is all initial concept information in relation to the abovementioned proposed works. This documentation provides for an indicative costing of the proposed Pedestrian Footpaths, quotes, location,

staging, indicative Landscaping Plan and Footpath Plan for Amaroo Estate. It is considered that request to utilise the Infrastructure Charge component of Parks and Open Spaces from the proposed Reconfiguration to install a connecting external Pedestrian Network resulting in a more liveable community is acceptable in this instance.

Internal Footpaths

The proposal is for a Reconfiguration of 1 Lot into 45 Residential Allotments resulting in the construction of Karobean Drive (east) and the intersection of Emerald End Road along with the provision of Kutterul Close and the partial construction of Allambee Close. The implementation of the Walkable Neighbourhoods by the Queensland Government has resulted in the requirement for Local Council's to condition to provision of Pedestrian Footpaths along any newly constructed Residential Roads. In relation to the establishment of these Pedestrian Footpaths within the proposed Subdivision, the proponents have been accepting of the requirement even at the additional construction expense of approximately \$2,000 per Residential Allotment. As these Pedestrian Footpaths are now required along any newly constructed Residential Street, which does not reflect nor complement the existing Stages of the Amaroo Estate Residential Development, BTM & S Stankovich Pty Ltd has provided the following in relation to the location of the required Pedestrian Footpaths:

The proposed footpath arrangement has previously been Negotiated and Approved by Council for Stages 6, 7, 8 and now Stage 12 (Karobean Drive & Wandara Court), with construction of these footpaths commencing around five (5) years ago. During this time, there has been no major issues in terms of maintenance, usability, and safety with the provided alignment against the kerb and channelling. This position has worked well for both parties (BTM & S Stankovich and Council) and BTM & S Stankovich see no reason as to why there must be a change from the reasonable and previously Council Approved solution.

The reasoning as to why the alignment of the pedestrian footpath was decided to be placed against the kerb and channelling was due to Council's preferred alignment for Water Mains at 2.00 metres and the concrete pedestrian footpath required to be placed in the location noted in the FNQROC Development Manual (i.e. 700mm from the kerbside edge and 1300mm from the property boundary), resulting in significant services such as the Water Main being located directly under this concrete footpath.

Clearly, this alignment would significantly compromise and hinder the Councils ability to conduct future maintenance works as the require sections of the concrete path would need to be removed and reinstalled, resulting in higher maintenance costs as well as compromise the aesthetical look of the footpath and the Amaroo Residential Estate. Instead of Council opting to change the location of their Water Main alignment from 2.00 metres, the Council (at the time) and BTM & S Stankovich negotiated, agreed, and opted for a fair & reasonable engineering solution to allow for the Approved location of the footpath to be against the kerb and channelling, due to the aforementioned reasons regarding potential maintenance issues, location of Water Mains etc.

Further, as the alignment of the concrete pedestrian footpath been previously approved and installed against the kerb and channelling in multiple previous Stages of Amaroo Estate. It should be understood, BTM & S Stankovich obviously wish to maintain a consistent & pleasing visual appearance throughout its development and all future stages (Stage 13, 14 and further) as well as continually striving to provide a product which is both functional, appealing, and low maintenance for all stakeholders involved, particularly Mareeba Shire Council thus maintaining the alignment of concrete footpath against the Kerb and Channelling is preferred.

It is considered appropriate and acceptable that the proposed location of the Pedestrian Footpath be continued to be located fronting the Kerb and Channelling ensuring the continual flow and amenity and aesthetics of the Amaroo Residential Estate.

The Proposed Development

The proposed development is for a Reconfiguration of a Lot – 1 Lot into 45 Lots over three (3) Stages and a Balance Allotment (Lot 500) in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The site is located on Emerald End Road, Mareeba and is more particularly described as Lot 500 on SP325380. The site is irregular in shape, has an area of 23.96 hectares and is vacant. The site is the continuation of the Amaroo Residential Estate, being Stages 13A, 13B and 14A.

A Development Permit for a Reconfiguration of 1 Lot into 45 Lots is sought to subdivide Lot 500 on SP325380. No change to the Low Density Residential Zone is proposed with the Reconfiguration. The proposal provides for the extension of the Moondani Avenue, creation of three new roads (Allambee and Kutterul Closes and Karobean Drive [east]) and 45 Residential Allotments. The proposal will provide additional Residential Allotments while maintaining the existing amenities and aesthetics of the site.

The proposal contains existing Easement R on SP325380 providing access and services to Lot 26 on SP265014. No change to the nature of the existing Easement is proposed with this Reconfiguration.

It is noted that the proposed Reconfiguration is the continuation of the Amaroo Residential Estate, being Stages 13A, 13B and 14A. The Reconfiguration of a Lot proposes 45 new Residential Allotments described as proposed Lots 269 – 274, 289 – 327 and a Balance Allotment (500). The proposed areas of the allotments are:

Stage 13A

Proposed Lot 306	1,005 m ²	Proposed Lot 314	1,003 m ²
Proposed Lot 307	1,022 m ²	Proposed Lot 315	1,073 m ²
Proposed Lot 308	1,117 m ²	Proposed Lot 316	807 m ²
Proposed Lot 309	1,135 m ²	Proposed Lot 317	975 m ²
Proposed Lot 310	1,292 m ²	Proposed Lot 318	960 m ²
Proposed Lot 311	1,642 m ²	Proposed Lot 319	964 m ²
Proposed Lot 312	1,115 m ²	Proposed Lot 320	1,066 m ² .
Proposed Lot 313	1,059 m ²		

Stage 13B

Proposed Lot 292	1,034 m ²	Proposed Lot 301	1,006 m ²
Proposed Lot 293	1,026 m ²	Proposed Lot 302	1,146 m ²
Proposed Lot 294	1,023 m ²	Proposed Lot 303	875 m ²
Proposed Lot 295	1,023 m ²	Proposed Lot 304	1,164 m ²
Proposed Lot 296	1,023 m ²	Proposed Lot 305	1,029 m ²
Proposed Lot 297	1,014 m ²	Proposed Lot 321	1,047 m ²
Proposed Lot 298	985 m ²	Proposed Lot 322	1,008 m ²
Proposed Lot 299	959 m ²	Proposed Lot 323	1,087 m ²
Proposed Lot 300	944 m ²	Proposed Lot 324	956 m ² .

Stage 14A

Proposed Lot 269	1,003 m ²	Proposed Lot 274	1,016 m ²
Proposed Lot 270	1,392 m ²	Proposed Lot 289	949 m ²
Proposed Lot 271	1,803 m ²	Proposed Lot 290	910 m ²
Proposed Lot 272	1,959 m ²	Proposed Lot 291	1,110 m ² .
Proposed Lot 273	2,517 m ²		

Balance Lot

Proposed Lot 500	17.69 hectares.
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The site gains access from the existing Road Network, being Moondani Avenue and Emerald End Road. The proposed Residential Allotments gain access from the extension of Moondani Avenue and via the new Roads (Allambee and Kutterul Closes and Karobean Drive [east]). It is considered that each proposed allotment can be provided with appropriate access via the existing and new Road Networks. The site is connected to all available services with the proposed forty-five (45) Residential Allotments able to be connected to all Urban Services.

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

The site is located in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguration of a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 500 on SP325380 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be a greenfield development. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is for the next Stage in the existing Amaroo Residential Estate and is appropriate and acceptable.

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

Walkable Neighbourhoods Amended Planning Regulation

An assessment against the relevant aspects of the Amended Regulation is provided as follows:

Connectivity

The site is located within a locality of that historically contained larger Rural/Rural Residential style allotments. As the surrounding lots within the locality are developed, pedestrian connectivity will continue to be provided. It is noted that BTM & S Stankovich Pty Ltd propose with this Development Application an External Pedestrian Network providing additional Connectivity.

As part of the development within the Amaroo Residential Estate, the Estate is connected via a pedestrian footpath for its full length along Karobean Drive. Emerald End Road, being a Collector Street, is not provided with any pedestrian footpaths. Dandaloo Close, Moondani Avenue and Allara Street are also not provided with pedestrian footpaths, however, manage to maintain the Connectivity of the Residential Estate. The existing layout and design of the Amaroo Residential Estate ensures that an appropriate level of Connectivity for pedestrian are provided to service the locality in the future.

The proposed Extension of Moondani Avenue and Karobean Drive connects to the existing Road Network and allows for any future connection to future Roads in surrounding areas, via Emerald End Road and Karobean Drive.

Maximum length of particular blocks

The proposed development is for the creation of 45 additional Residential Allotments with the requirement for the construction of new and extended internal road with a staged length less than 250 metres. The proposal is an Infill Development and the site physically constrained.

Street Trees

Street trees can be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping, if required. The existing benchmarks are considered appropriate for the locality.

Footpaths

The site is bounded by Karobean Drive and Emerald End Road. Emerald End Road is not provided with a pedestrian footpath with Karobean Drive provided with a pedestrian footpath for its full length. As abovementioned, BTM & S Stankovich Pty Ltd propose with this Development Application an External Pedestrian Network providing additional Connectivity. The existing Moondani Avenue is not provided with a pedestrian footpath with the proposal to extend the existing Avenue. It is noted that no internal roads within the existing Residential Estate, other than Karobean Drive, are provided with pedestrian footpaths. It is considered appropriate and acceptable that the provision of a pedestrian footpath is not required with this proposed development, other than Karobean Drive and will keep with the existing amenity of the Residential Estate whilst achieving appropriate and acceptable Connectivity.

Freshwater Planning Pty Ltd understands that the FNQROC Development Manual (Table D1.1 Street and Road Hierarchy) within Cairns, Douglas and the Cassowary Coast Councils contain the provision of an Access Place with a catchment size of 0 – 25 Dwellings not to require the provision of a Footpath. As the proposal is to provide less than 25 Dwelling Houses for Kutterul and Allambee Close, it is considered further appropriate that the provision of a pedestrian footpath is not required within this instance.

It is noted that the provision of a pedestrian footpath of the specified width and design for a Residential Allotment with a frontage of twenty (20) metres adds an additional \$4,000 to the development costs for that Allotment.

Parks and other areas of open space

The site is within proximity to the large Hastie and Emerald End Roads Road Reserves that can be used as Parks by Council, if required. It is noted that Council is currently undertaking the instalment of Stage 1 of the Mareeba Eastern Destination Park which fronts the Amaroo Estate. However, it is noted that Council's current position is to take contributions in lieu of providing any additional Parks.

The Amaroo Residential Estate has earmarked a Park to be provided within Stage 15 of the Amaroo Estate Development which will generally ensure that each proposed Residential Allotment is located within 400 metres of this future Park. The Walkable Neighbourhoods note that *'the reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.'* The existing Drainage Reserve and future Park (within Stage 15) is considered to be an acceptable area of open space accessible to the public. It is considered in this instance that Council continues to take Open Space and Park Contributions looking to provide a future park that services the surrounding vicinity. The existing constraints of the site, surrounding Residential amenity, character and nature and its location leans to contributions as a more appropriate outcome for the Shire.

Advice provided from the State Government in relation to the Walkable Neighbourhoods Amended Regulation notes that:

The Planning Regulation 2017 (Planning Regulation) requires that new residential neighbourhoods are assessed against benchmarks for the provision of footpaths, street trees, connect street layout, shorter block lengths and proximity to parks. The assessment manager must assess the development application for the residential subdivision against the assessment benchmarks.

The assessment manager has discretion to determine the extent the benchmarks are relevant to an application. By doing so, the new assessment benchmarks have the flexibility that is required to deal with the many different circumstances encountered by the local government. A planning scheme may set benchmarks that achieve a higher standard than the Planning Regulation prescribes.

The Planning Act 2016 provides for how an assessment manager is to carry out the assessment of a development application. The assessment manager has the discretion to approve a development application, with or without conditions, even if the proposed development does not comply with some of the assessment benchmarks.

In relation to the provision of Parks, the State's Advice noted in underlining that 'As discussed above, the assessment manager has the discretion to approve a development application, with or without conditions, even if the proposed development does not comply with some of the assessment benchmarks.' It is considered that in this instance that the provision of Parkland, Footpaths and oversupply of Street Trees are not required. The proposal is in fitting within the existing Residential Amenity, nature and character of the Amaroo Estate. It is considered that Council has sufficient flexibility to allow for the proposed Residential Development without having to meet the extent of the benchmarks given the existing constraints of the site. It is noted that a Park will be provided within Stage 15 of Amaroo Estate.

Low Density Residential Zone

The proposal is for a Reconfiguration of 1 Lot into 45 Lots in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the Reconfiguration is to provide additional Residential Allotments for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. The proposed Subdivision is envisaged to maintain the integrity of established Residential areas, which are characterised primarily by Dwelling houses while providing opportunities for other forms of Residential development where existing character and amenity will not be compromised. The proposal provides Residential Allotments of varying sizes allowing for a wide variety of housing types and further development potential.

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

Performance outcomes	Acceptable outcomes	Comment
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Not Applicable. No Buildings proposed.
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. 	<p>AO2 Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	Not Applicable. No Buildings proposed.
Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
<p>PO3 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors. 	<p>AO3.1 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	Not Applicable. No Buildings proposed.
	<p>AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p>	Not Applicable. No Buildings proposed.
Accommodation density		
<p>PO4 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and 	<p>AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p>	Not Applicable. No Buildings proposed. However, the proposal provides for 45 new Residential Allotments that allow for a Dwelling House to be provided on each allotment compliant with Table 6.2.6.3B.

Performance outcomes	Acceptable outcomes	Comment
(d) is commensurate to the scale and frontage of the site.		
Gross floor area		
<p>PO5 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>AO5 Gross floor area does not exceed 600m².</p>	<p>Not Applicable. No Buildings proposed.</p>
For assessable development		
Building design		
<p>PO6 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space. 	<p>AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>Not Applicable. No Buildings proposed.</p>
<p>PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and <p>window and door size and location.</p>	<p>AO7 No acceptable outcome is provided.</p>	<p>Not Applicable. No Buildings proposed. However, any future dwellings or buildings can comply with the requirements of the Low Density Residential Zone Code having regard to the existing amenity.</p>
Non-residential development		
<p>PO8 Non-residential development is only located in new residential areas and:</p> <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire. 	<p>AO8 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is for a 45 Lot Residential Subdivision.</p>
Amenity		

Performance outcomes	Acceptable outcomes	Comment
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>	<p>Complies, The proposal is for 45 Residential Allotment Subdivision that is the continuation of Amaroo Estate (Stages 13A, 13B and 14A). It is not considered that the proposed Reconfiguration will detract from the local amenity. No change to the existing amenity is envisaged with the Subdivision.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO10 No acceptable outcome is provided.</p>	<p>Complies, The proposal is for 45 Residential Allotment Subdivision that is the continuation of Amaroo Estate. It is not considered that the proposed Reconfiguration will detract or negatively impact on the existing environment. No change to the existing amenity is envisaged with the Subdivision and the proposal ensures to take into consideration and seek to ameliorate the existing environment as demonstrated by the proposed layout.</p>

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

Airports Environs Overlay Code

The site is located outside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and Light Intensity – Mareeba Overlay Mapping. No buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. It is considered that the Airports Environs Overlay Code is Not Application to the proposed Reconfiguration of 45 Residential Allotments located outside the 8km Bird and Bat Strike Zone.

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. The site is Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area as well as nominated within the Potential Flood Hazard Area. The Flood Mapping demonstrates that the site is constrained by the Flood Hazard Overlay which is within the limits of the existing watercourse. It is understood that a Flood Study over the site has previously been undertaken with the layout ensuring appropriate Flood Immunity with no proposed Residential Allotments within Stages 13A, 13B and 14A located within the Flood Hazard. Any intensification of the site for Urban purposes will ensure to provide each proposed allotment with an appropriate level of Flood Immunity. As no new proposed Residential Allotments contains Flood Hazard Mapping, the Flood Hazard Overlay is not considered applicable in this instance.

Bushfire Hazard Overlay Code

The site is Mapped as containing areas of Potential Impact Buffer (100 metres) and Medium and High Bushfire Hazard over the site, in particularly in the vegetated areas along the rear of the site. The proposal is for the Reconfiguration to subdivide Lot 500 on SP325380 creating an additional Residential Allotment similar to the immediately adjoining Amaroo Residential Estate and Bundanoon Residential Estate.

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

Environment Significance Overlay Code

The site is Mapped as containing a MSES Regulated Vegetation that buffers a Watercourse intersecting the site on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Regulated Vegetation provided over the site. The proposal is for a Reconfiguration of a Lot with no buildings or structures proposed. The proposal will not affect the existing Watercourse with appropriate setbacks to the Watercourse able to be provided if required. It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. Each proposed allotment will be provided with all urban services including the provision of appropriate Stormwater to the legal point of discharge. As no new proposed Residential Allotments contains Environmental Significance Hazard Mapping, the Environment Significance Overlay is not considered applicable in this instance. It is considered that the proposed development is not in conflict with the Purpose of the Environment Significance Overlay Code and is acceptable.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 45 Lots in the Low Density Residential Zone. It is not considered that the Landscaping Code is applicable.

Parking and Access Code

The proposal is for a Reconfiguration of 1 Lot into 45 Lots in the Low Density Residential Zone. It is not considered that the Parking and Access Code is applicable as no dwellings are proposed with the development. However, it is noted that each allotment will contain the ability to connect to the existing or new Road Network and will not detrimentally affect the existing and new extended Road Network. Any access can be provided at the time of construction of a dwelling provided on that individual allotment.

Reconfiguration of a Lot Code

The proposal is for a Reconfiguration of a Lot – 1 Lot into 45 Lots in the Low Density Residential Zone of the Mareeba Shire Planning Scheme. The purpose of the application is to subdivide existing Lot 500 on SP325380 into forty-five (45) Residential Allotments over three (3) Stages and a Balance Allotment. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme as the proposal is for the continuation of the Amaroo Estate, being Stages 13A, 13B and 14A.

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

Performance outcomes	Acceptable outcomes	Comment
Area and frontage of lots		
<p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Complies, The proposal provides for 45 Low Density Residential Allotments with areas greater than 350 m² (smallest being proposed Lot 316 of 807 m²) and frontages greater than 10 metres (smallest being 11.41 metres [Lot 311]). It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.</p>
Existing buildings and easements		
<p>PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration. 	<p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies, The site is vacant, and the Reconfiguration proposes that all infrastructure is located within the individual allotment.</p>
	<p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Not Applicable.</p>
<p>PO3 Reconfiguring a lot which contains an existing easement ensures:</p> <ul style="list-style-type: none"> (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement. 	<p>AO3 No acceptable outcome is provided.</p>	<p>Complies, Existing Easement R on SP325380 provides access and services to Lot 26 on SP265014. No change to the nature of the existing Easement is proposed with this Reconfiguration ensuring that the existing Rights and Uses are protected for Lot 26 on SP265014.</p>
Boundary realignment		
<p>PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>AO4 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is not for a Boundary Realignment.</p>

Performance outcomes	Acceptable outcomes	Comment
Access and road network		
<p>PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	<p>A05 No acceptable outcome is provided.</p>	<p>Complies, Access to the proposed new 45 Residential Allotments are provided by the extension of the existing and new Road Networks. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout.</p>
<p>PO6 Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>A06 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies, Vehicle crossovers can be provided in accordance with the relevant Planning Scheme Policies and FNQROC Regional Development Manual. Any crossovers can be provided at the time of construction of a dwelling located over each individual allotment.</p>
<p>PO7 Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>A07 No acceptable outcome is provided.</p>	<p>Not Applicable. The site is located within the Low Density Residential Zone.</p>
Rear lots		
<p>PO8 Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	<p>A08.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not Applicable. No rear allotments proposed.</p>
	<p>A08.2 No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not Applicable. No rear allotments proposed.</p>
	<p>A08.3 Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or 	<p>Not Applicable. No rear allotments proposed.</p>

Performance outcomes	Acceptable outcomes	Comment
	Medium density residential zone; or (b) 8 metres otherwise.	
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.	Not Applicable. No rear allotments proposed.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not Applicable. No rear allotments proposed.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	Not Applicable. No rear allotments proposed.
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	AO9 No acceptable outcome is provided.	Complies, It is considered that the proposed Reconfiguration has been designed to enhance public safety while seeking to prevent opportunities for crime via the use of appropriate and acceptable sightlines, pedestrian movement networks, etc.
Pedestrian and cycle movement network		
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO10 No acceptable outcome is provided.	Can Comply.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	AO11 No acceptable outcome is provided.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
Residential subdivision		
<p>PO12 Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p>AO12 No acceptable outcome is provided.</p>	<p>Complies, The proposal provides for a range of Residential Allotment sizes and variety to accommodate housing choice and diversity. The proposal is considered to keep with the established amenity and nature of the existing Amaroo Estate and adjoining Residential Estates.</p>
Rural residential zone		
<p>PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>Not Applicable.</p>
Additional provisions for greenfield development only		
<p>PO14 The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>	<p>AO14 No acceptable outcome provided.</p>	<p>Complies, The proposed Reconfiguration is the continued Stages 13A, 13B and 14A of the Amaroo Estate Residential Development. The proposal continues the existing local identity incorporating site context and characteristics, natural features and views and the likes.</p>
<p>PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15 No acceptable outcome provided.</p>	<p>Complies, The proposed extensions to the existing Road Network provide a sufficient level of connectivity for the public.</p>
<p>PO16 The road network is designed to:</p> <p>(a) minimise the number of cul-de-sacs;</p> <p>(b) provide walkable catchments for all residents in cul-de-sacs; and</p> <p>(c) include open cul-de-sacs heads.</p>	<p>AO16 No acceptable outcome provided.</p>	<p>Complies.</p>
<p>PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Complies, The proposal is for the next stages (Stages 13A, 13B & 14A) in the Amaroo Estate. Sufficient and convenient access to the existing and future public transport network is achieved.</p>
<p>PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18 No acceptable outcome provided.</p>	<p>Can Comply.</p>

Performance outcomes	Acceptable outcomes	Comment
<p>PO19 Provision is made for sufficient open space to:</p> <p>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.1 A minimum of 10% of the site area is dedicated as open space.</p>	<p>It is accepted that a substantial area of Open Space has been provided within the previous Development of Amaroo Park. As this development is a continuation of the existing Amaroo Estate, it is not considered, in this instance, that additional Open Space is required.</p>
	<p>AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>Can Comply.</p>
<p>PO20 A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings;</p>	<p>AO20 No acceptable outcome is provided.</p>	<p>Can Comply if required.</p> <p>The proposed Reconfiguration nominates a Park located within Stage 15 to cater for the Amaroo Park Development. In addition to this, Council has recently approved construction for Playground equipment within the Emerald End and Hastie Roads Reserves. It is considered that appropriate parks are currently and will be provided within the future to appropriately service the Amaroo Residential Estate.</p> <p>Further, the proposal is requesting the provision of Footpaths creating further connection within Emerald End Road creating new pedestrian and recreational aspects for the Amaroo Residential Estate.</p>

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

Works, Services, and Infrastructure Code

The proposal is for a Reconfiguration of 1 Lot into 45 Lots in the Low Density Residential Zone. Each proposed allotment will be connected to all available services being Reticulated Electricity, Telecommunications, Water and Sewer and will be provided with an appropriate level of Stormwater disposal. Any Excavation and Filling will be outlined within the Operational Works Permit for the proposed Reconfiguration which is provided.

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

Conclusion

It is considered that the proposed development being a Reconfiguration of a Lot into forty-five (45) Residential Allotments and Balance Area over land described as Lot 500 on SP325380 is appropriate. In particular, the proposed development:

- Can meet the Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension;
- No change to the existing Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Residential Uses within the Low Density Residential Zone;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Low Density Residential Zone;
- Can meet the Intent and Objectives and Intent for the Low Density Residential Zone; and
- Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation.

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

Yours faithfully,



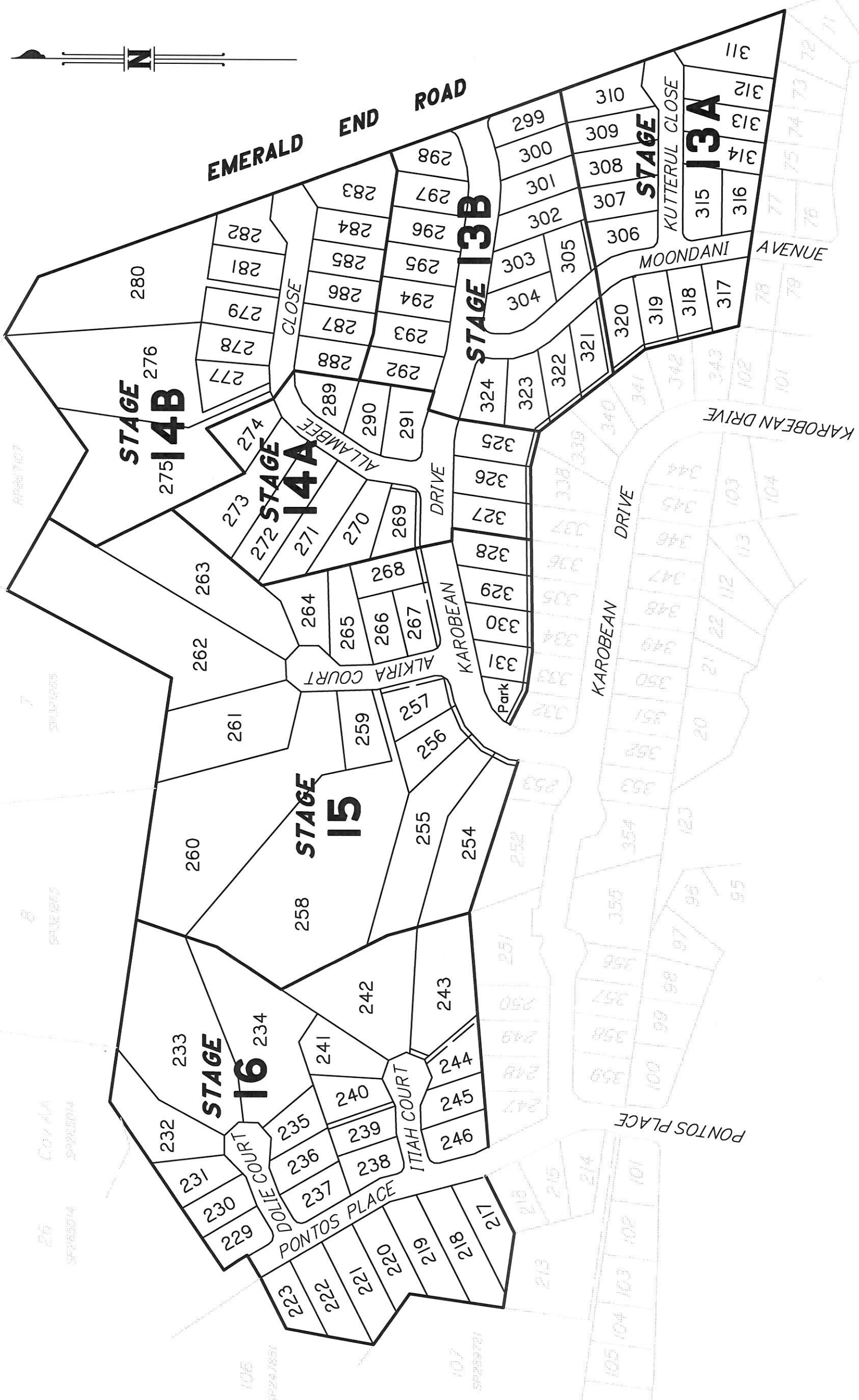
MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



Metes and bounds and areas are subject to final survey.

See sheet 2 for diagram A, and sheet 3 for diagram B, and sheet 4 for diagram C.

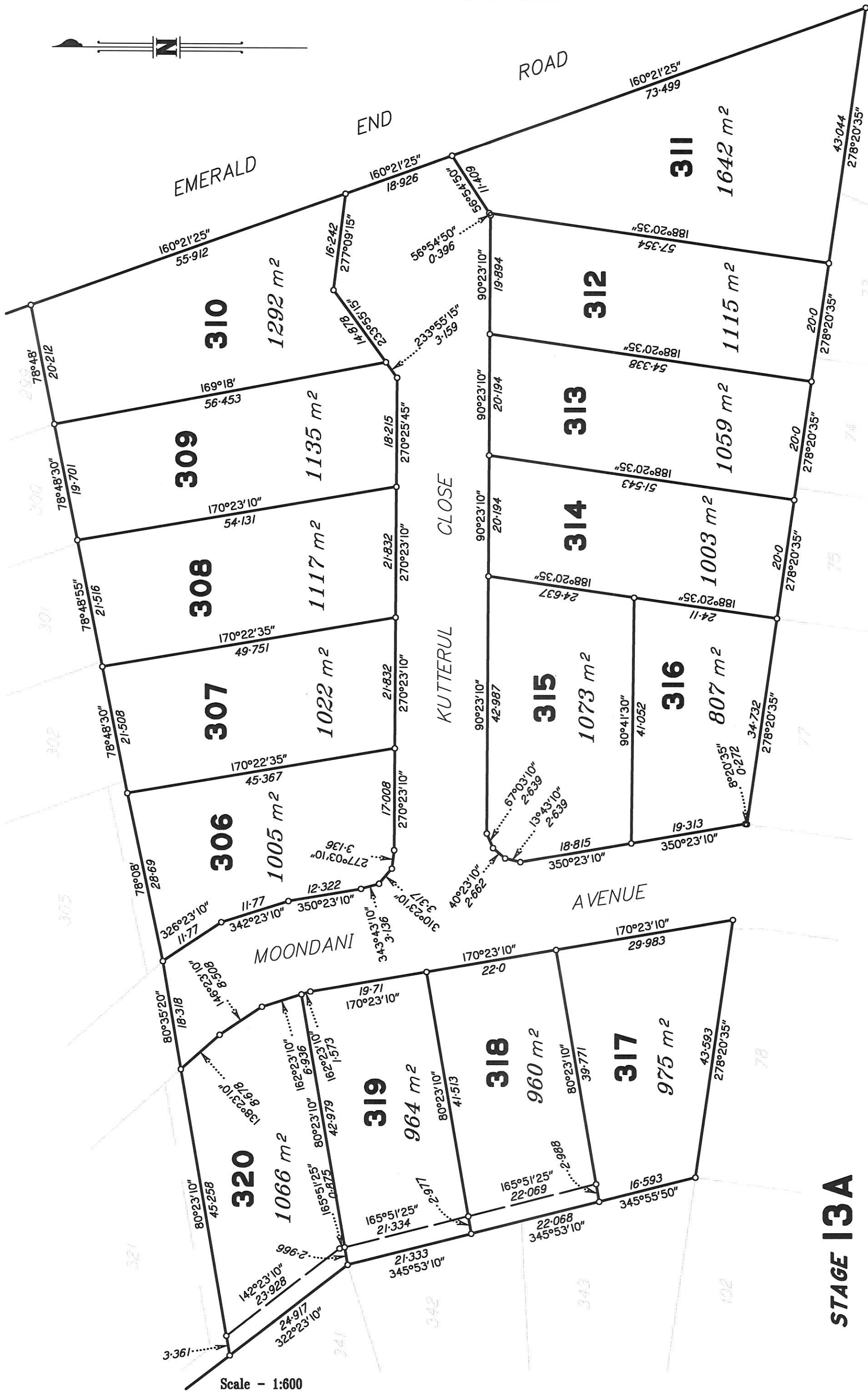
0 125|m 250|m 375|m

LOCAL GOVERNMENT: MSC
 LOCALITY: Mareeba
 Scale 1:2500 (A3)
 Reference: 9013 Master Plan
 Lot Layout – 25-05-2022

DEVELOPMENT PLAN
Stage 13 – 16
 Cancelling Lot 500 on SP336235



TWINE SURVEYS PTY LTD
 36 Mabel Street, Atherton QLD 4883
 PO Box 146, Atherton QLD 4883
 P: 07 4091 1303
 E: info@twinesurveys.com.au



Scale - 1:600

STAGE 13A

DIAGRAM A

Scale - 1:600





DIAGRAM B
Scale - 1:600

EMERALD

END

ROAD

DRIVE

KAROEAN

MOONDANI

AVENUE

298

297

296

295

294

293

292

299

300

301

302

303

304

321

322

323

324

985 m²

1014 m²

1023 m²

1023 m²

1023 m²

1026 m²

1034 m²

959 m²

944 m²

1006 m²

1146 m²

875 m²

1164 m²

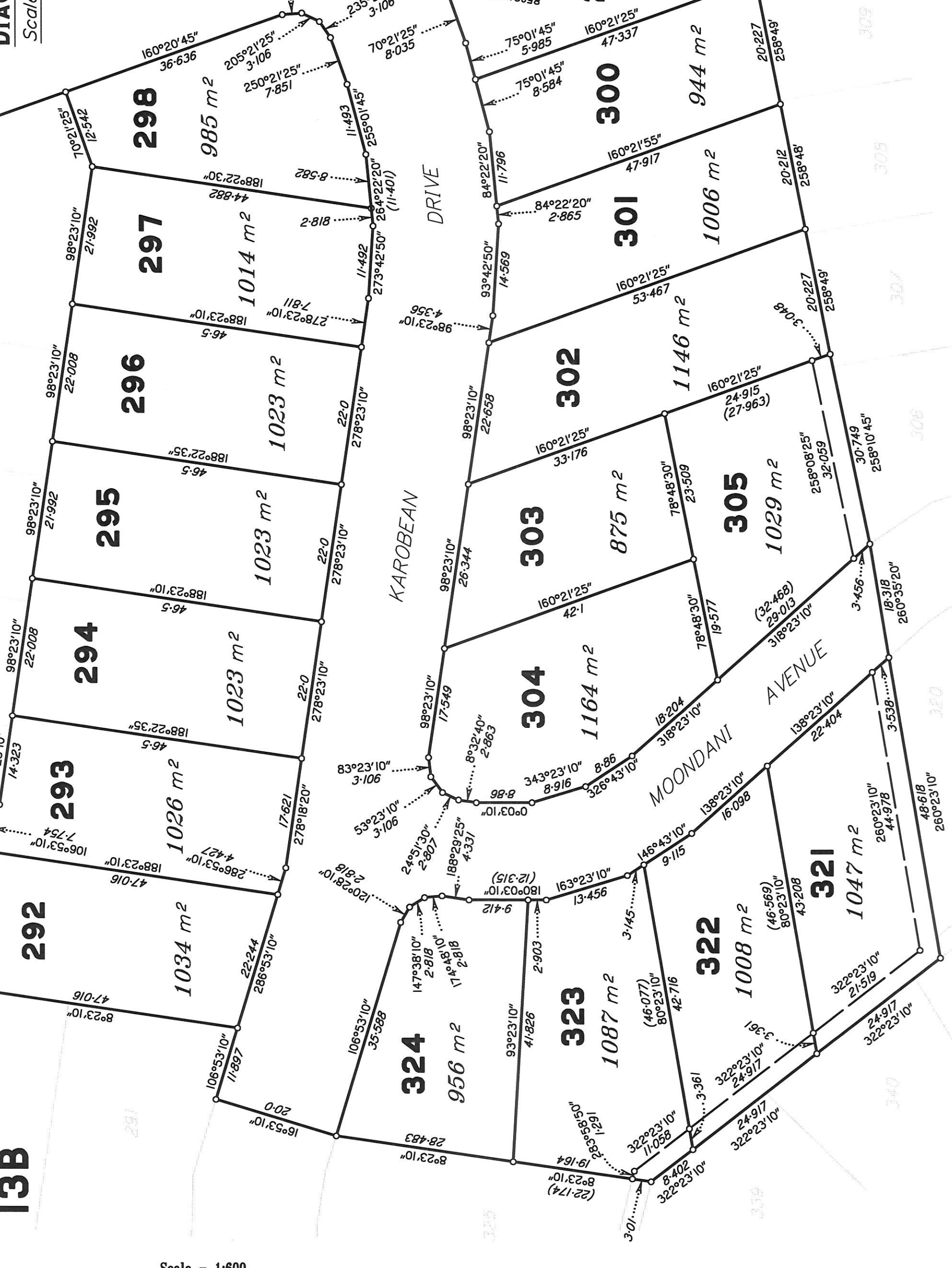
1029 m²

1047 m²

1008 m²

1087 m²

956 m²



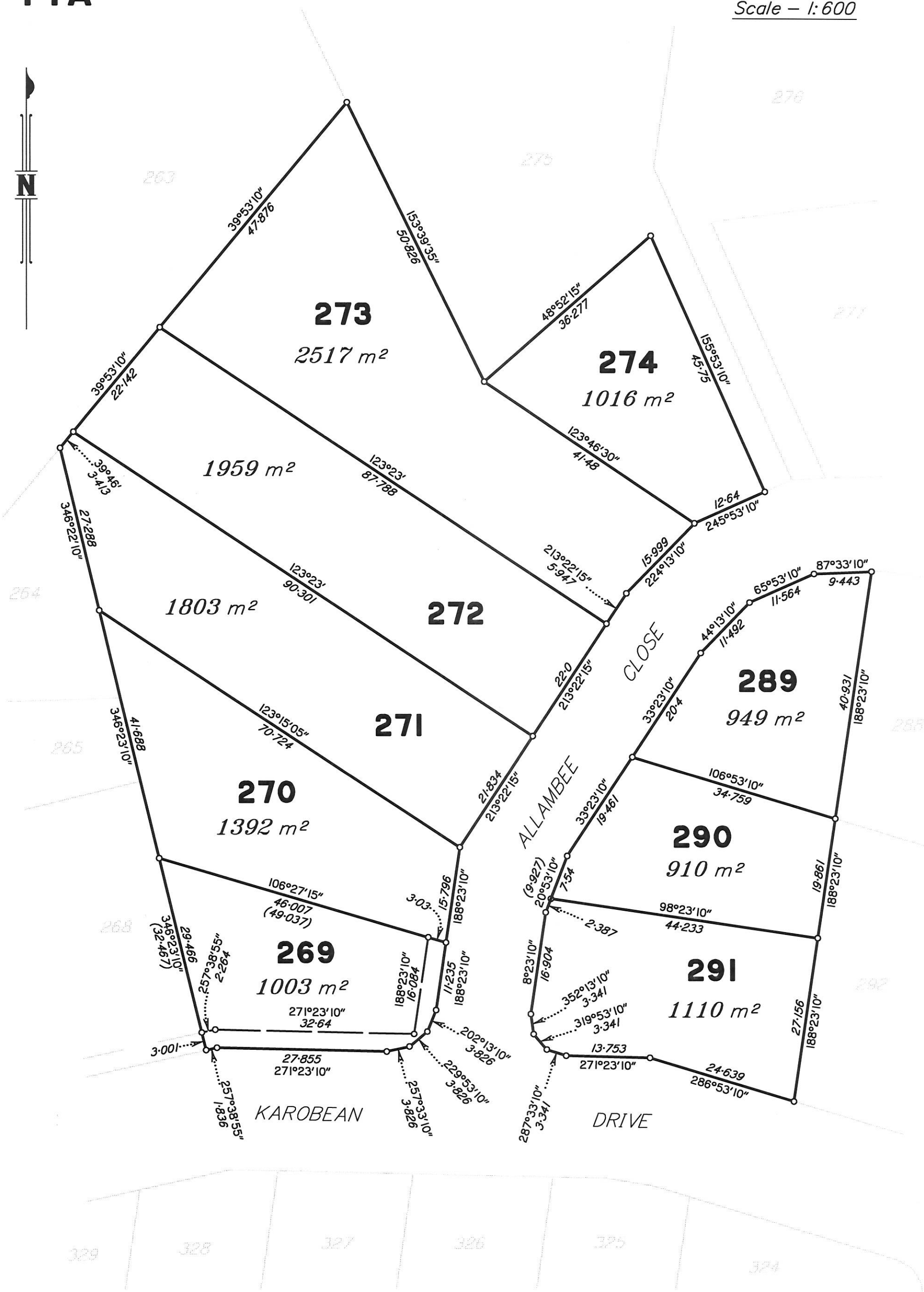
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0 30m 60m 90m

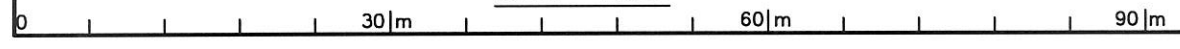
STAGE 14A

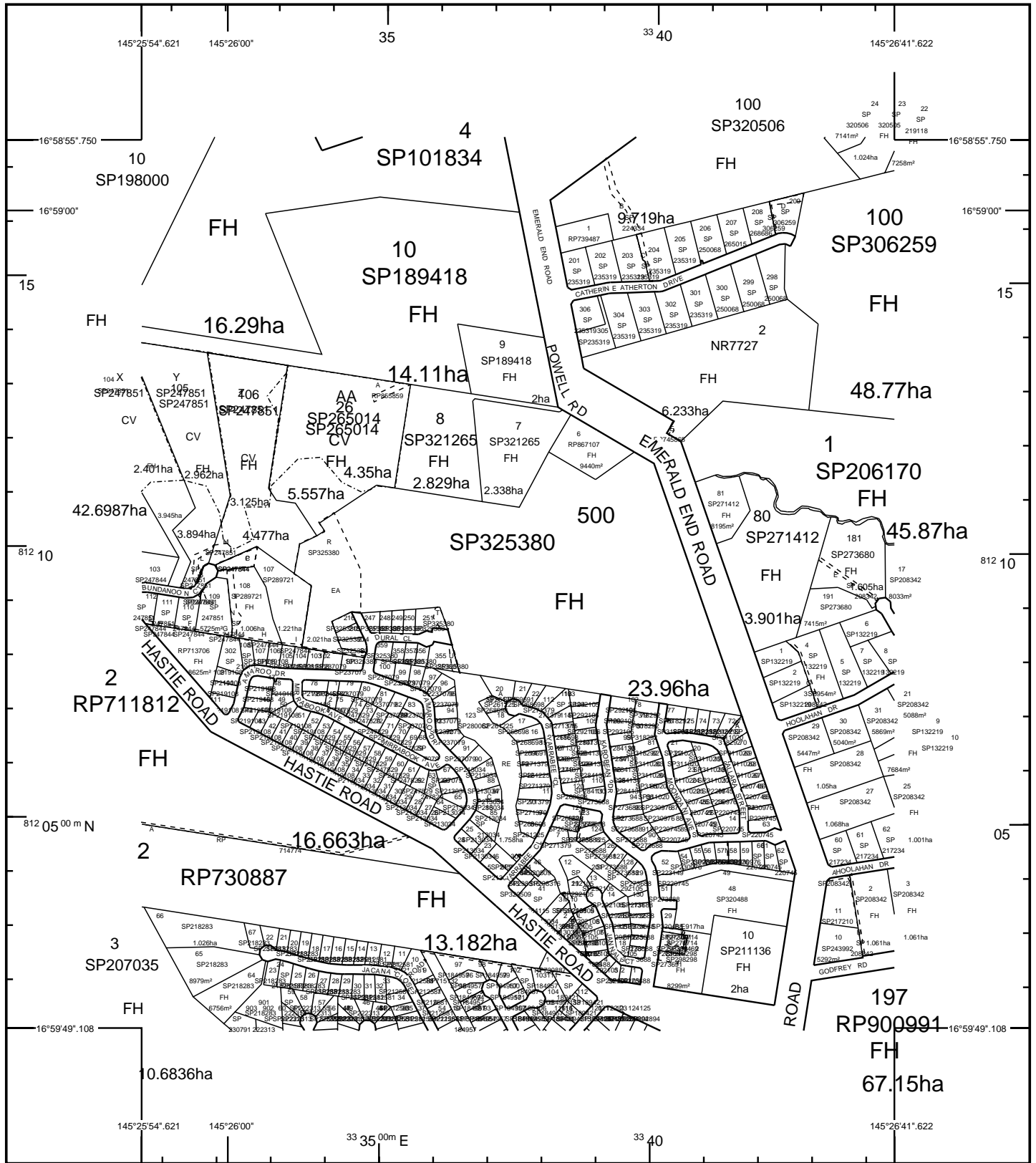
DIAGRAM C

Scale - 1:600



Scale - 1:600

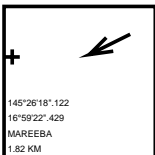




STANDARD MAP NUMBER
7964-22233



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	500/SP325380
Area/Volume	23.96ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/178

CLIENT SERVICE STANDARDS

PRINTED 29/09/2022
DCDB 28/09/2022
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SmartMap

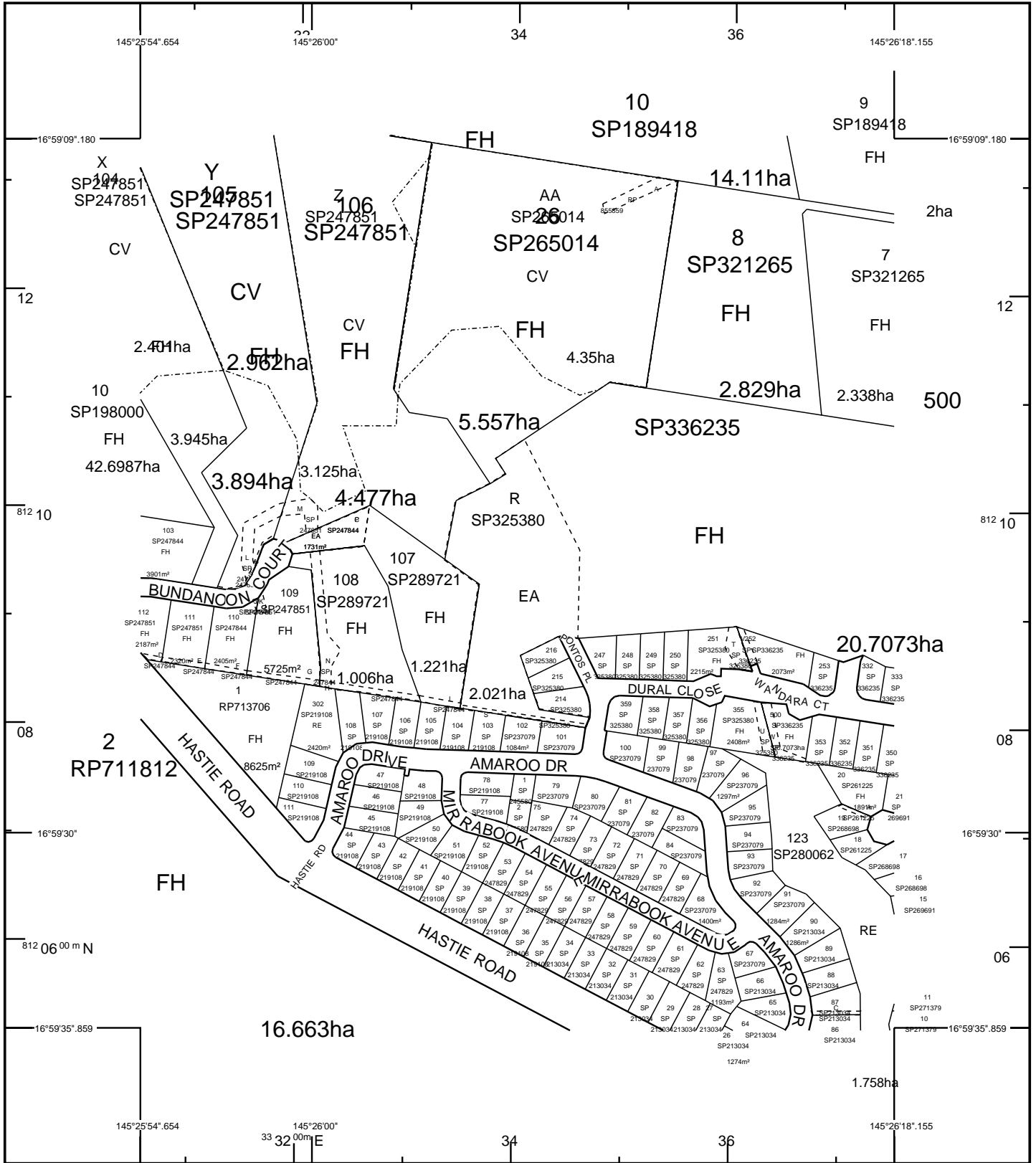
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SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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STANDARD MAP NUMBER
7964-22322



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	R/SP325380
Lot/Plan	2.021ha
Area/Volume	EASEMENT
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	63088/181
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 25/10/2022

DCDB 24/10/2022

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INDICATIVE PROPOSED EMERALD END ROAD FOOTPATH & LANDSCAPING BUDGET

	Parks Contributions		
	# of Lots	Rate	Total
Stage 13 A	15	\$ 4,941	\$ 74,115
Stage 13 B	18	\$ 4,941	\$ 88,938
Stage 14 A	12	\$ 4,941	\$ 59,292

\$ 222,345

Note:
Parks Contributions Rate has been assumed to be the current rate as per MSC Invoice RAL/20/0006 (Amaroo Stage 12) Contributions and will increase/change in line with the present MSC headworks contribution rates.

Note:
All figures included in this document are indicative and subject to increases (i.e. materials, labour, headworks contributions etc.)

Emerald End Road Reserve Connection					Contributions			
					Amount Used	Amount Available		
Stage 1 (Kutterbul Cl to Dandaloo Cl)	Footpath @ 2.5m wide	406.5m Long (approx.)	1031 sqm	\$92.5/sqm laid	\$ 95,367.50	Stage 13 A	\$ 74,115.00	\$ 21,252.50 Credit to go towards Footpath Stage 2
Stage 2 (Karobean Dr to Kutterbul Cl)	Footpath @ 2.5m wide	115m Long (approx.)	285 sqm	\$95/sqm laid	\$ 27,075.00	Stage 13 B	\$ 67,685.50 (With Credit)	\$ 88,938.00 (Amount Available without Credit)
Landscaping to Stage 1 & 2					\$ 40,610.50			
Stage 3 (Dandaloo Cl to Merindah Cl)	Footpath @ 2.5m wide	215m Long (approx.)	515 sqm	\$92.5/sqm laid	\$ 47,637.50	Stage 14 A	\$ 59,292.00	
Landscaping to Stage 3 and remainder of Stage 1 & 2 if necessary					\$ 11,654.50			

Sub Total	Footpath Install	\$ 170,080.00	ex GST
	Landscaping Budget	\$ 52,265.00	ex GST



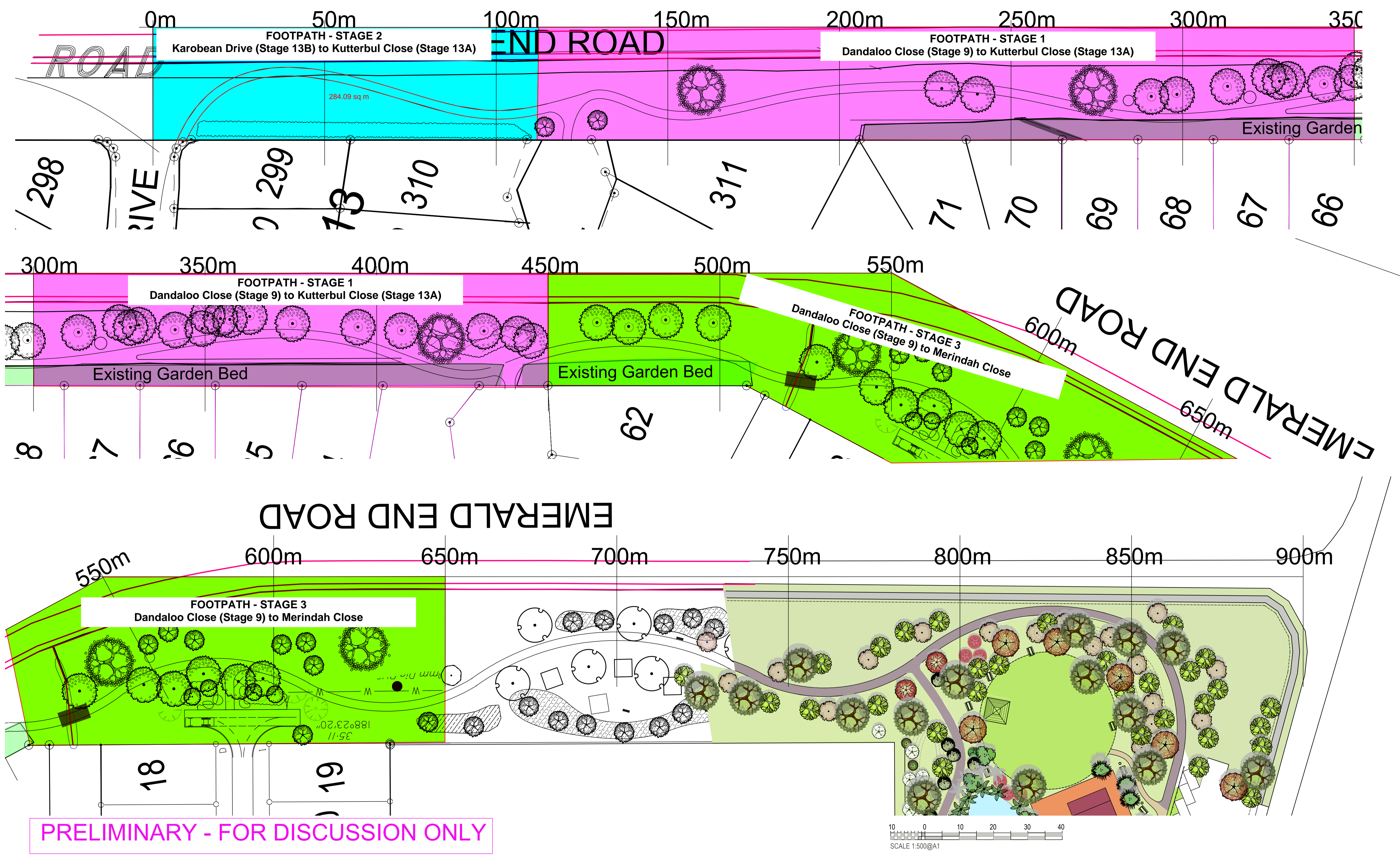
QUOTE

COB Services

Date: 12 Aug 2022
 Expiry: 31 Oct 2022
 Quote Number: QU-0019
 ABN: 56 171 348 907
 A & B Civil Contracting
 PO BOX 374
 ATHERTON QLD 4883
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Stage 1 Amaroo proposed footpath project. Supply and install concrete footpath including earthworks. Sign rate of \$92.5.	1031.00	92.50	10%	95,367.50
Stage 2 Amaroo proposed footpath project. Supply and install concrete footpath including earthworks. Sign rate of \$95/m	285.00	95.00	10%	27,075.00
Stage 3 Amaroo proposed footpath project. Supply and install concrete footpath including earthworks. Sign rate of \$92.5.	515.00	92.50	10%	47,637.50
Subtotal				170,080.00
TOTAL GST 10%				17,008.00
TOTAL AUD				187,088.00

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PRELIMINARY - FOR DISCUSSION ONLY

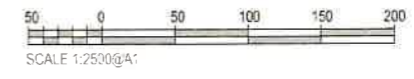
 <p>Suzan Quigg Landscape Design PO Box 638 Malanda QLD 4885 Australia P: 07 4095 1017 M: 0407 035 381 E: suzanjq@bigpond.com W: www.suzanquigg.com</p>	JOB No:	222602	DRAWN:	SJQ	DRAWING TITLE: scaled sections	PROJECT: EMERALD END ROAD/AMAROO CONNECTION	AMAROO
	DWG No:	L01	DATE:	19 JULY 2022			
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1 ZONE 1 - EXERCISE AREA - CARDIO/WARM-UP	22 861 m ²
	1-1 EXERCISE STATION 5X5M APPROX	
	1-2 SHADE TREES (NON BRANCH-SHEDDING)	
	1-3 SMALL TREES GROUNDCOVER UNDER (COMPLIES WITH CPTED)	
	2 ZONE 2 - SOCIAL AREA	12 336 m ²
	3 ZONE 3 - DISCOVERY	21 253 m ²
	1-4 SEATING	2
	1-5 SLIGHT CHANGE IN LEVELS OF PATH	
	1-6 PEDESTRIANS ONLY (ALTERNATIVE ROUTE)	
	2 ZONE 2 - SOCIAL AREA	12 336 m ²
	3 ZONE 3 - DISCOVERY	21 253 m ²
	3-1 CONNECTION BETWEEN MAIN PATH AND RESIDENCES	
	3-2 NATIVE SHRUB FEATURE GARDEN WITH FLAT BOULDERS	
	3-3 ITEM OF INTEREST - ARTWORK/HISTORICAL WITH INTERPRETIVE SIGNAGE	
	3-4 FEATURE PLANT/TREE OF INTEREST	
	4 LANDSCAPED BORDER TO LOTS - NATIVE SHRUBS 2-3M HIGH AT APPROX 2M CENTRES	282.0 m ²
	5 DRY CREEK WITH BRIDGE	



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JOB No: 222602
 DWG No: L01
 ISSUE: 1
 DRAWN: SJQ
 DATE: 18 JULY 2022
 SCALE: 1:2500@A1

DRAWING TITLE:
ZONES

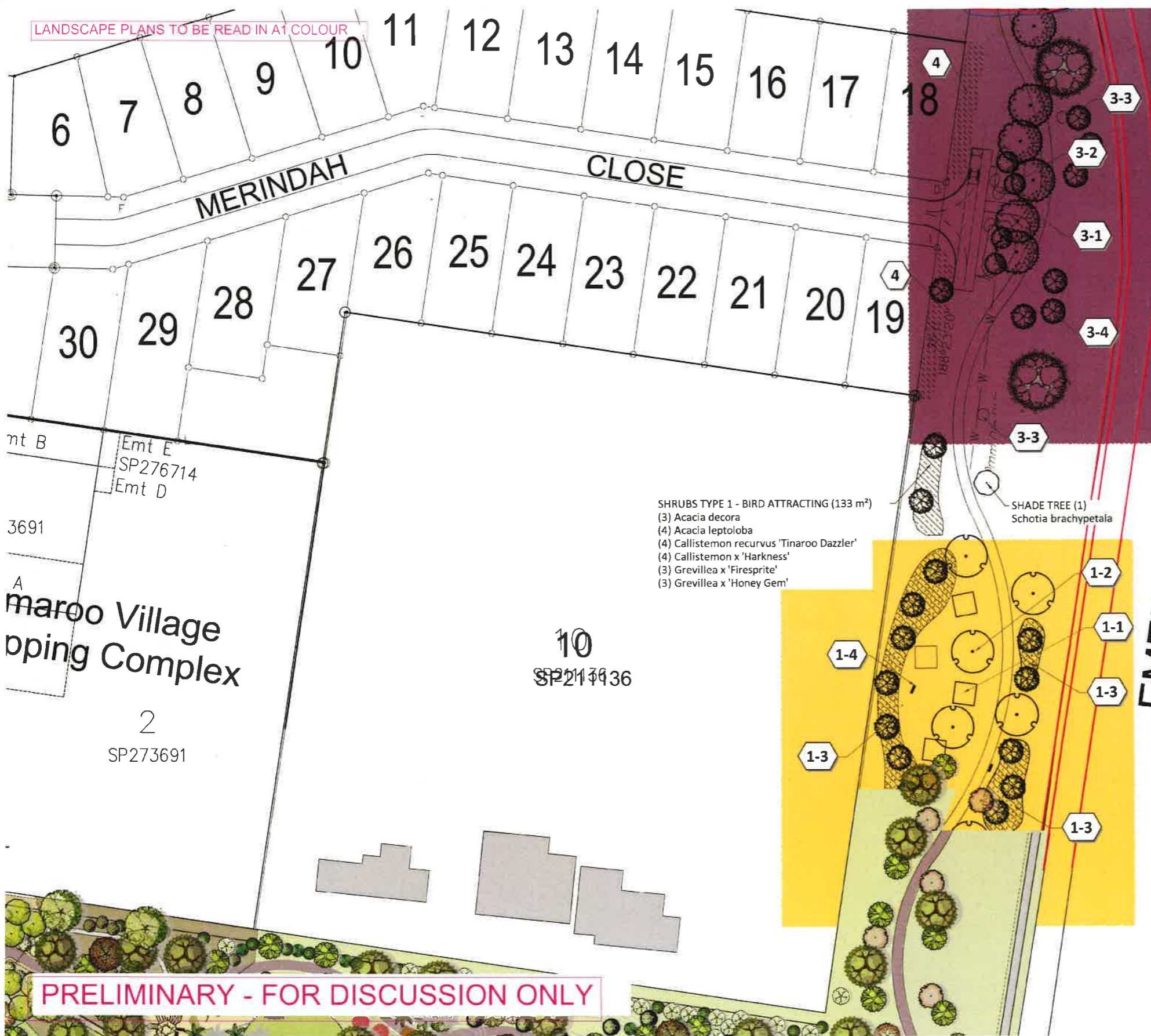


PROJECT:
EMERALD END ROAD/AMAROO CONNECTION

AMAROO

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LANDSCAPE PLANS TO BE READ IN A1 COLOUR



SHRUBS TYPE 1 - BIRD ATTRACTING (133 m²)
 (3) Acacia decora
 (4) Acacia leptoloba
 (4) Callistemon recurvus 'Tinaroo Dazzler'
 (4) Callistemon x 'Harkness'
 (3) Grevillea x 'Firesprite'
 (3) Grevillea x 'Honey Gem'

SHADE TREE (1)
 Schotia brachypetala

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	ZONE 1 - EXERCISE AREA - CARDIO/WARM-UP	22 861 m ²	
1-1	EXERCISE STATION 5X5M APPROX		
1-2	SHADE TREES (NON BRANCH-SHEDDING)		
1-3	SMALL TREES GROUNDCOVER UNDER (COMPLIES WITH CPTED)		
1-4	SEATING	2	
1-5	SLIGHT CHANGE IN LEVELS OF PATH		
1-6	PEDESTRIANS ONLY (ALTERNATIVE ROUTE)		
2	ZONE 2 - SOCIAL AREA	12 336 m ²	
3	ZONE 3 - DISCOVERY	21 353 m ²	
3-1	CONNECTION BETWEEN MAIN PATH AND RESIDENCES		
3-2	NATIVE SHRUB FEATURE GARDEN WITH FLAT BOULDERS		
3-3	ITEM OF INTEREST - ARTWORK/HISTORICAL WITH INTERPRETIVE SIGNAGE		
3-4	FEATURE PLANT/TREE OF INTEREST		
4	LANDSCAPED BORDER TO LOTS - NATIVE SHRUBS 2-3M HIGH AT APPROX 2M CENTRES	282.0 m ²	
5	DRY CREEK WITH BRIDGE		

CONCEPT PLANT SCHEDULE L02

	SHADE TREE SCHOTIA BRACHYPETALA / TREE FUCHSIA	2
	LARGE SHRUB/SMALL TREE ACRONYCHIA LAEVIS / SCRUB ASPEN ANTIDESMA BUNIUS / HERBERT RIVER CHERRY ARCHIRHODOMYRTUS BECKLERI / ROSE MYRTLE	4
	TREES FEATURE ARYTERA DIVARICATA / ROSE TAMARIND CORYMBIA PTYCHOCARPA / SWAMP BLOODWOOD	16
	TREES LARGE FEATURE CORYMBIA PHOENICIA / SCARLET GUM	3
	SHADE TREES FOR PEOPLE TREES WITHOUT BRITTLE BRANCHES	6
	SHRUBS TYPE 1 - BIRD ATTRACTING ACACIA DECORA / WESTERN SILVER WATTLE ACACIA LEPTOLOBA / IRVINEBANK WATTLE BANKSIA SPINULOSA / HAIRPIN BANKSIA CALLISTEMON RECURVUS 'TINAROO DAZZLER' / TINAROO BOTTLEBRUSH CALLISTEMON X 'HARKNESS' / HARKNESS BOTTLEBRUSH GREVILLEA X 'FIRESPRITE' / GREVILLEA 'FIRESPRITE' GREVILLEA X 'HONEY GEM' / GREVILLEA HONEY GEM	133 m ² 16 23 23 23 16 16
	SMALL TREES WITH GROUNDCOVER UNDER (COMPLIES WITH CPTED) LOMANDRA LONGIFOLIA / MAT RUSH	698.5 m ²

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JOB No:	222602	DRAWN:	SJQ
DWG No:	L02	DATE:	18 JULY 2022
ISSUE:	1	SCALE:	1:500@A1

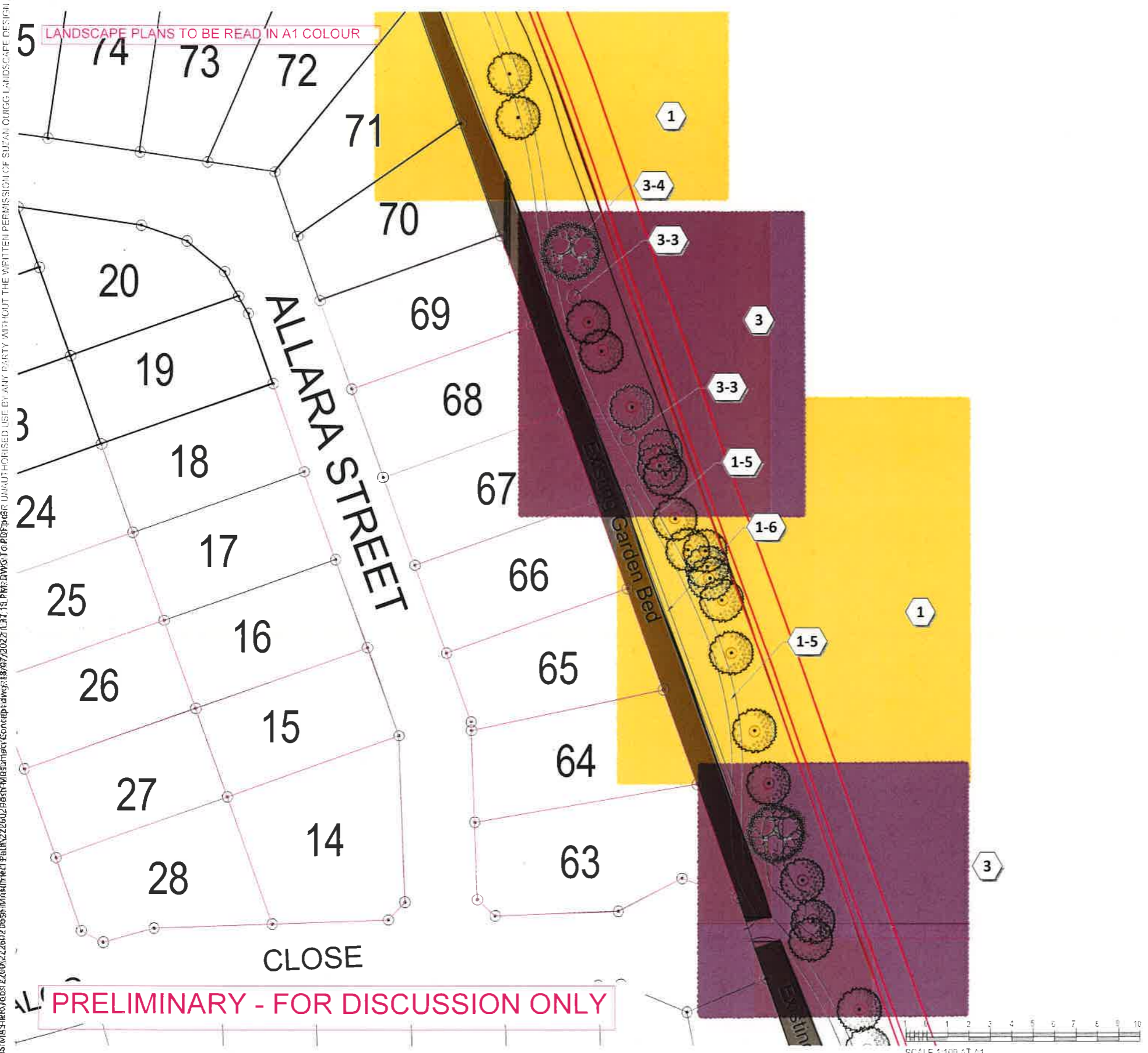
DRAWING TITLE:
 DETAIL 1-ZONES 1 AND 3
 (TYPICAL)

PROJECT:
 EMERALD END ROAD/AMAROO CONNECTION

AMAROO

3

5 LANDSCAPE PLANS TO BE READ IN A1 COLOUR



REFERENCE NOTES SCHEDULE L03

SYMBOL	DESCRIPTION	QTY
1	ZONE 1 - EXERCISE AREA - CARDIO/WARM-UP	7 620 m ²
1-5	SLIGHT CHANGE IN LEVELS OF PATH	
1-6	PEDESTRIANS ONLY (ALTERNATIVE ROUTE)	
3	ZONE 3 - DISCOVERY	9 668 m ²
3-3	ITEM OF INTEREST - ARTWORK/HISTORICAL WITH INTERPRETIVE SIGNAGE	
3-4	FEATURE PLANT/TREE OF INTEREST	

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DWG No:	L03	DATE:	18 JULY 2022
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DRAWING TITLE:	DETAIL 1-ZONES 1 AND 3 (TYPICAL)
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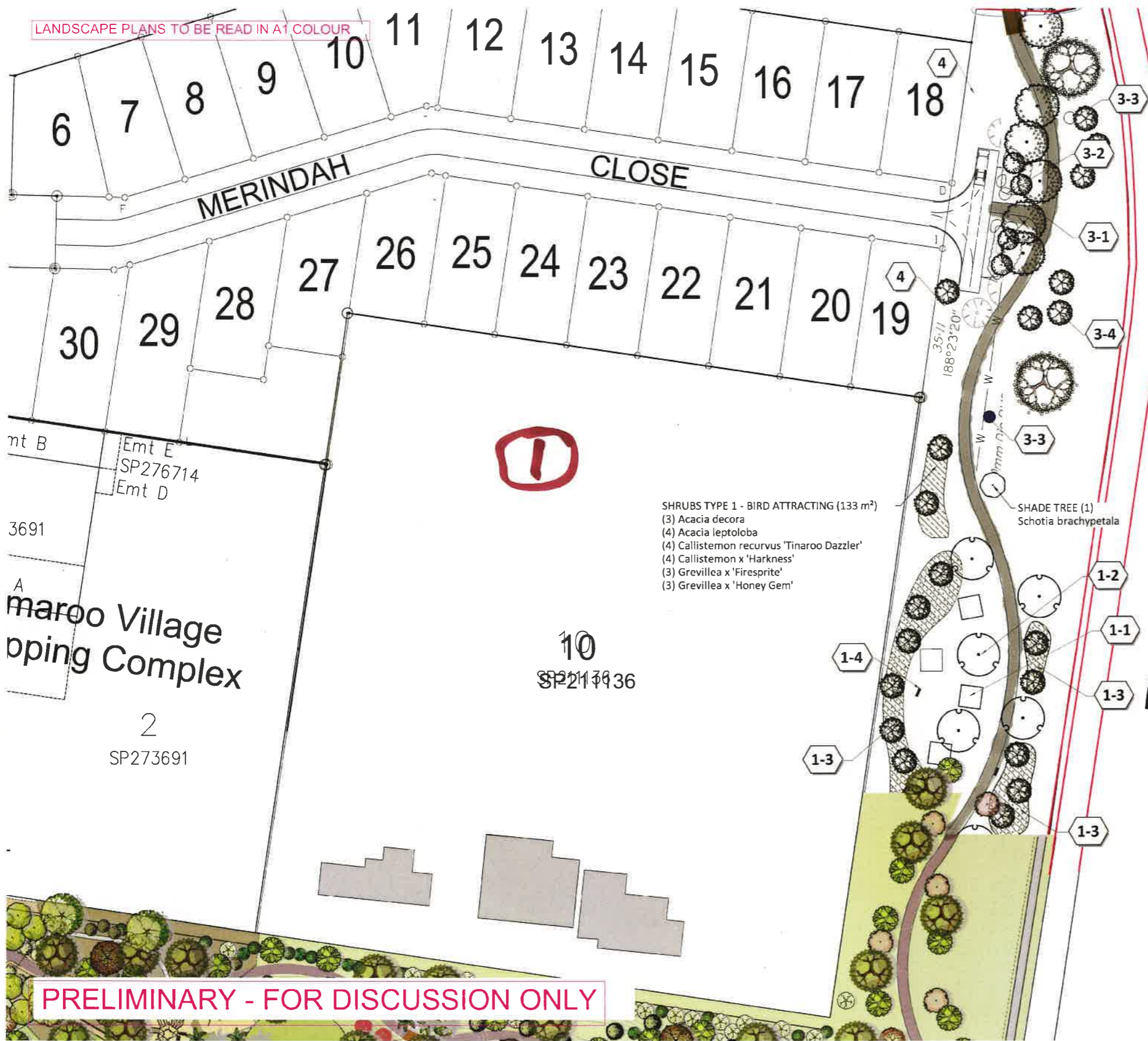
PROJECT:	EMERALD END ROAD/AMAROO CONNECTION
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AMAROO

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LANDSCAPE PLANS TO BE READ IN A1 COLOUR



SHRUBS TYPE 1 - BIRD ATTRACTING (133 m²)
 (3) Acacia decora
 (4) Acacia leptoloba
 (4) Callistemon recurvus 'Tinaroo Dazzler'
 (4) Callistemon x 'Harkness'
 (3) Grevillea x 'Firesprite'
 (3) Grevillea x 'Honey Gem'

SHADE TREE (1)
 Schotia brachypetala

EMERALD END ROAD

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	ZONE 1 - EXERCISE AREA - CARDIO/WARM-UP	22 861 m ²	
1-1	EXERCISE STATION 5X5M APPROX		
1-2	SHADE TREES (NON BRANCH-SHEDDING)		
1-3	SMALL TREES GROUNDCOVER UNDER (COMPLIES WITH CPTED)		
1-4	SEATING	2	
1-5	SLIGHT CHANGE IN LEVELS OF PATH		
1-6	PEDESTRIANS ONLY (ALTERNATIVE ROUTE)		
2	ZONE 2 - SOCIAL AREA	12 336 m ²	
3	ZONE 3 - DISCOVERY	21 353 m ²	
3-1	CONNECTION BETWEEN MAIN PATH AND RESIDENCES		
3-2	NATIVE SHRUB FEATURE GARDEN WITH FLAT BOULDERS		
3-3	ITEM OF INTEREST - ARTWORK/HISTORICAL WITH INTERPRETIVE SIGNAGE		
3-4	FEATURE PLANT/TREE OF INTEREST		
4	LANDSCAPED BORDER TO LOTS - NATIVE SHRUBS 2-3M HIGH AT APPROX 2M CENTRES	282.0 m ²	
5	DRY CREEK WITH BRIDGE		

CONCEPT PLANT SCHEDULE L02

	SHADE TREE SCHOTIA BRACHYPETALA / TREE FUCHSIA	2
	LARGE SHRUB/SMALL TREE ACRONYCHIA LAEVIS / SCRUB ASPEN ANTIDESMA BUNIUS / HERBERT RIVER CHERRY ARCHIRHODOMYRTUS BECKLERI / ROSE MYRTLE	4
	TREES FEATURE ARYTERA DIVARICATA / ROSE TAVARIND CORYMBIA PTYCHOCARPA / SWAMP BLOODWOOD	18
	TREES LARGE FEATURE CORYMBIA PHOENICIA / SCARLET GUM	3
	SHADE TREES FOR PEOPLE TREES WITHOUT BRITTLE BRANCHES	6
	SHRUBS TYPE 1 - BIRD ATTRACTING ACACIA DECORA / WESTERN SILVER WATTLE ACACIA LEPTOLOBA / IRVINEBANK WATTLE BANKSIA SPINULOSA / HAIRPIN BANKSIA CALLISTEMON RECURVUS 'TINAROO DAZZLER' / TINAROO BOTTLEBRUSH CALLISTEMON X 'HARKNESS' / HARKNESS BOTTLEBRUSH GREVILLEA X 'FIRESPRITE' / GREVILLEA 'FIRESPRITE' GREVILLEA X 'HONEY GEM' / GREVILLEA HONEY GEM	133 m ² 16 23 23 23 16 16
	SMALL TREES WITH GROUNDCOVER UNDER (COMPLIES WITH CPTED) LOMANDRA LONGIFOLIA / MAT RUSH	698.5 m ²

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 DWG No: L02
 ISSUE: 1
 DRAWN: SJQ
 DATE: 18 JULY 2022
 SCALE: 1:500@A1

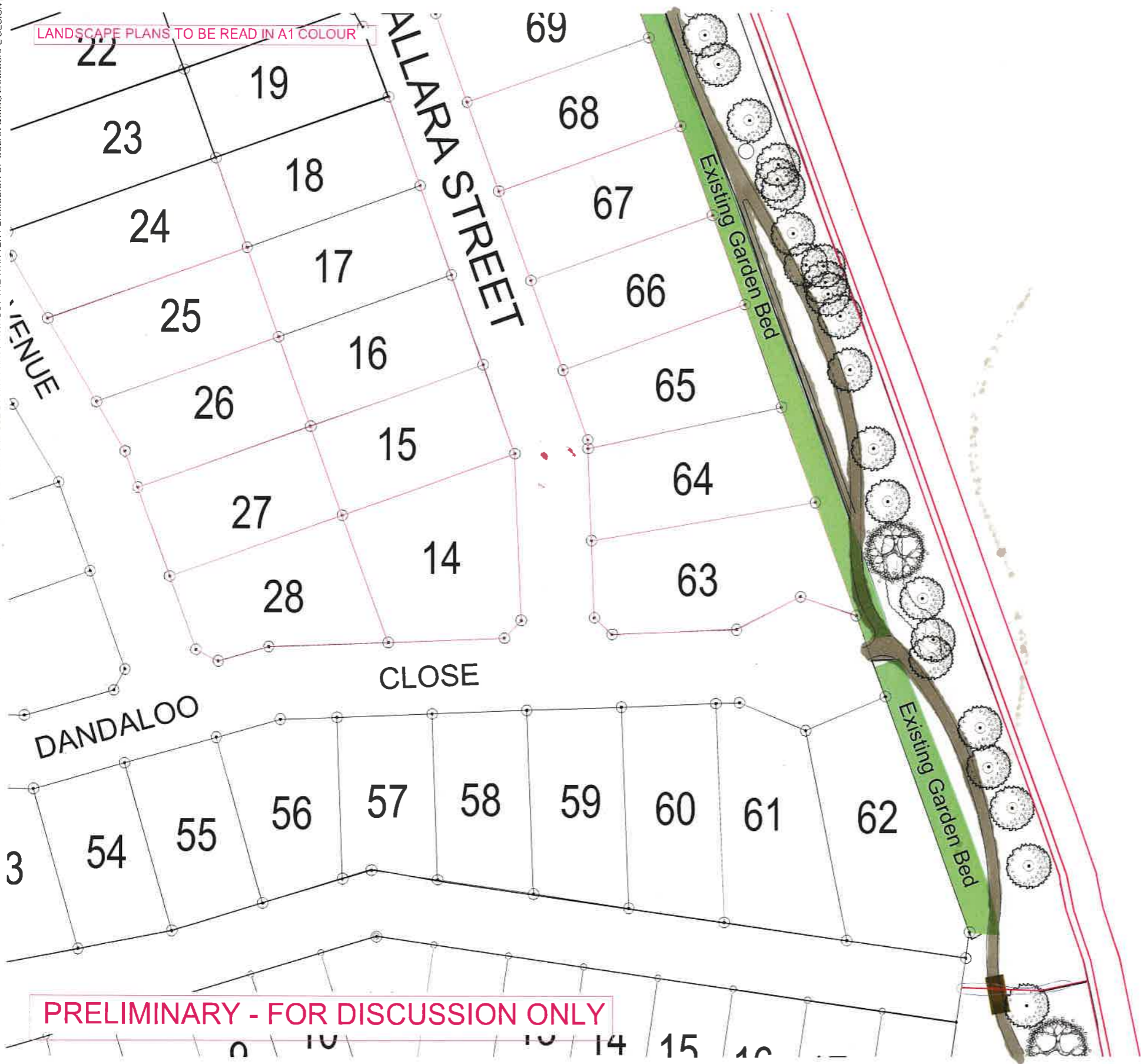
DRAWING TITLE:
 DETAIL 1-ZONES 1 AND 3
 (TYPICAL)

PROJECT:
 EMERALD END ROAD/AMAROO CONNECTION

AMAROO

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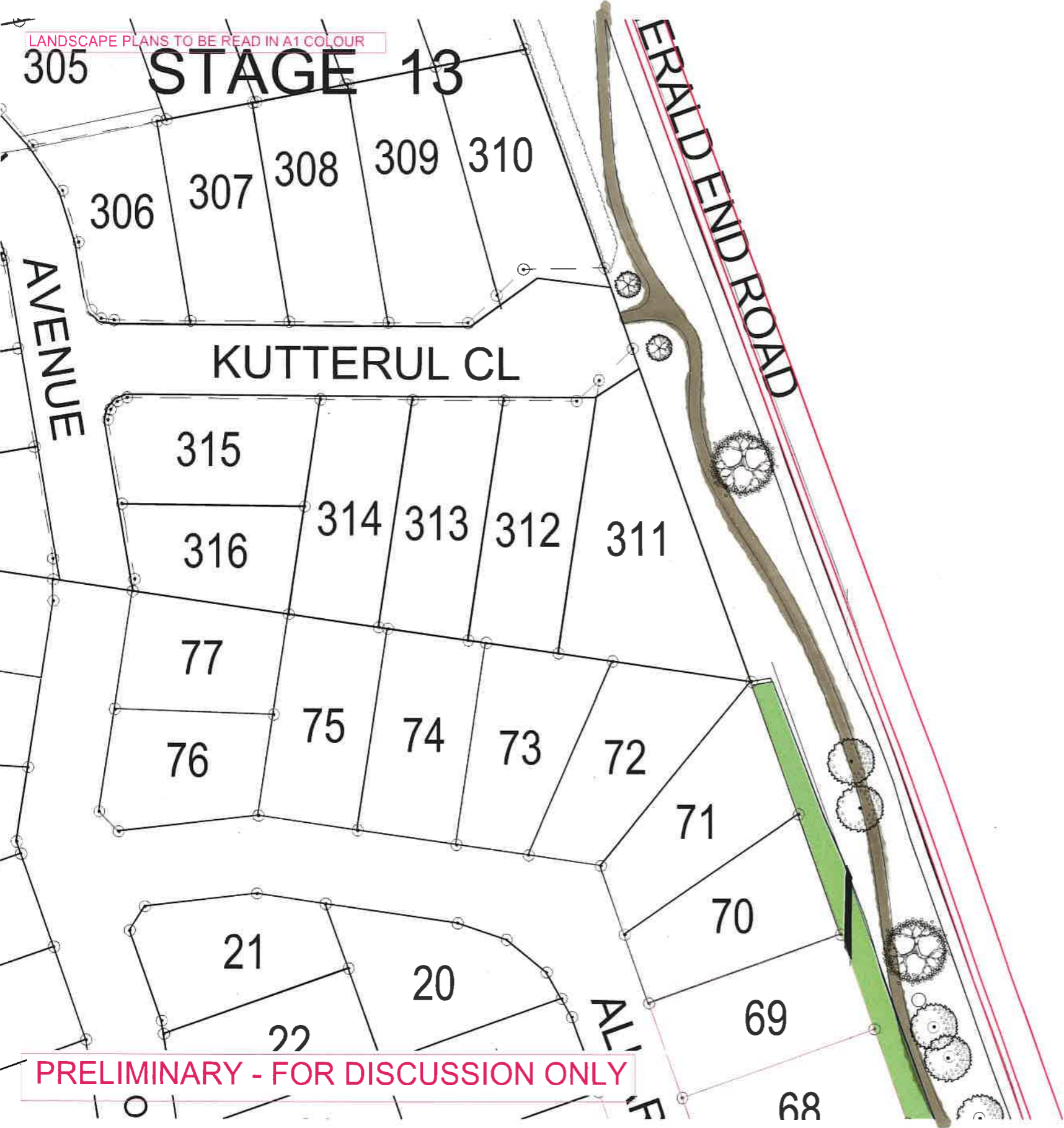
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	DWG No:	L02	DATE:	18 JULY 2022		
	ISSUE:	1	SCALE:	1:500@A1		
	DRAWING TITLE: DETAIL 1-ZONES 1 AND 3 (TYPICAL)					

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LANDSCAPE PLANS TO BE READ IN A1 COLOUR



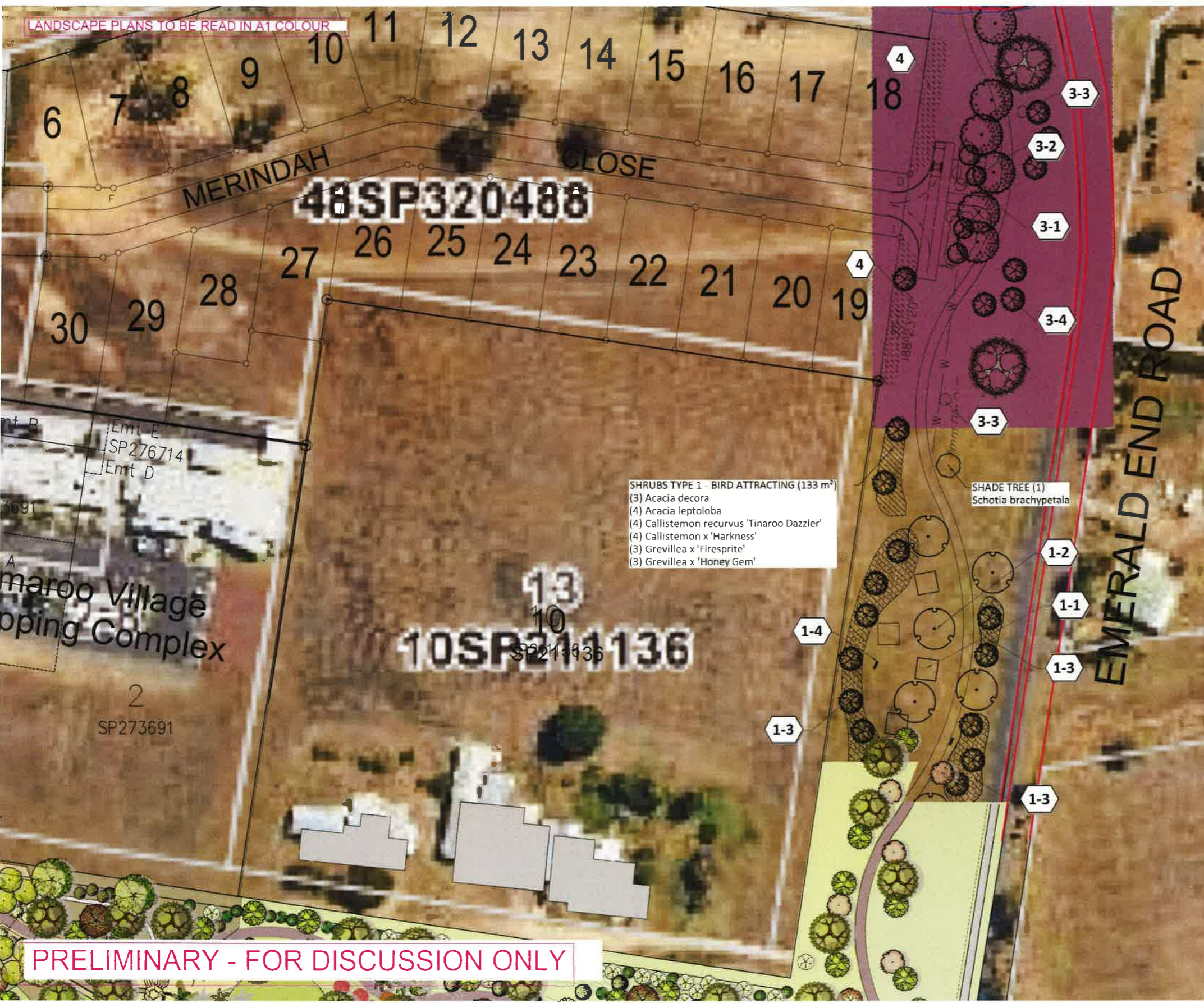
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	P 07 4095 1017 M: 0407 035 361	ISSUE:	1	SCALE:	1:500@A1	(TYPICAL)		AMAROO	
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SHRUBS TYPE 1 - BIRD ATTRACTING (133 m²)
 (3) Acacia decora
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 (4) Callistemon recurvus 'Tinaroo Dazzler'
 (4) Callistemon x 'Harkness'
 (3) Grevillea x 'Firesprite'
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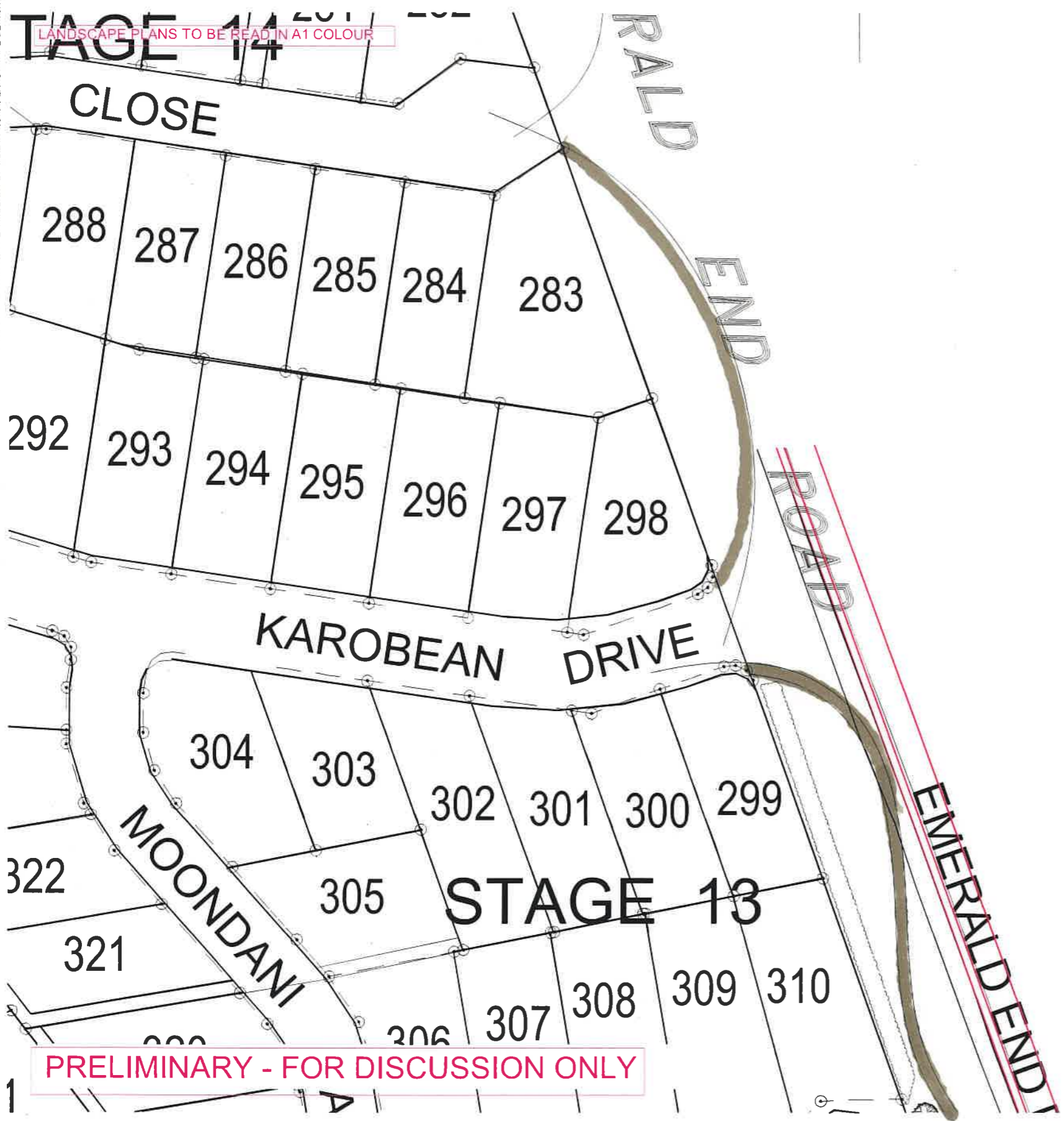
SHADE TREE (1)
 Schotia brachypetala

REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
1	ZONE 1 - EXERCISE AREA - CARDIO/WARM-UP	22 661 m ²	
1-1	EXERCISE STATION 5X5M APPROX		
1-2	SHADE TREES (NON BRANCH-SHEDDING)		
1-3	SMALL TREES GROUNDCOVER UNDER (COMPLIES WITH OPTED)		
1-4	SEATING	2	
1-5	SLIGHT CHANGE IN LEVELS OF PATH		
1-6	PEDESTRIANS ONLY (ALTERNATIVE ROUTE)		
2	ZONE 2 - SOCIAL AREA	12 356 m ²	
3	ZONE 3 - DISCOVERY	21 353 m ²	
3-1	CONNECTION BETWEEN MAIN PATH AND RESIDENCES		
3-2	NATIVE SHRUB FEATURE GARDEN WITH FLAT BOULDERS		
3-3	ITEM OF INTEREST - ARTWORK/HISTORICAL WITH INTERPRETIVE SIGNAGE		
3-4	FEATURE PLANT/TREE OF INTEREST		
4	LANDSCAPED BORDER TO LOTS - NATIVE SHRUBS 2-3M HIGH AT APPROX 2M CENTRES	262.0 m ²	
5	DRY CREEK WITH BRIDGE		

CONCEPT PLANT SCHEDULE L02			
	SHADE TREE SCHOTIA BRACHYPETALA / TREE FUCHSIA	2	
	LARGE SHRUB/SMALL TREE ACRONYCHIA LAEVIS / SCRUB ASPEN ANTIDESMA BUNIUS / HERBERT RIVER CHERRY ARCHIPHODOMYRTUS BECKLERI / ROSE MYRTLE	4	
	TREES FEATURE ARITERA DIVARICATA / ROSE TAMARIND CORYMBIA PTYCHOCARPA / SWAMP BLOODWOOD	18	
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	SMALL TREES WITH GROUNDCOVER UNDER (COMPLIES WITH OPTED) LOMANDRA LONGIFOLIA / MAT RUSH	698.5 m ²	

	Suzan Quigg Landscape Design PO Box 636 Malanda QLD 4885 Australia P: 07 4095 1017 M: 0407 035 381 E: suzanq@bigpond.com W: www.suzanquigg.com	JOB No: 222602 DWG No: L02 ISSUE: 1	DRAWN: SJQ DATE: 18 JULY 2022 SCALE: 1:500@A1	DRAWING TITLE: DETAIL 1-ZONES 1 AND 3 (TYPICAL)		PROJECT: EMERALD END ROAD/AMAROO CONNECTION	AMAROO	
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	<p style="font-size: 0.8em;">This drawing is a preliminary design and is not to be used for construction purposes without the written permission of Suzan Quigg Landscape Design.</p>							

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DWG No: L02
ISSUE: 1
DRAWN: SJQ
DATE: 18 JULY 2022
SCALE: 1:500@A1

DRAWING TITLE:
DETAIL 1-ZONES 1 AND 3
(TYPICAL)

PROJECT:
EMERALD END ROAD/AMAROO CONNECTION

AMAROO

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>	BTM & S Stankovich Pty Ltd
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F22/23

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Emerald End Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	500	SP325380	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 checked="" 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 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>
Residential Subdivision of 1 Lot into 45 Lots and Balance Allotment
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 checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input 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?	
	1

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input checked="" 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	45 & Balance Area			

10.2) Will the subdivision be staged?	
<input checked="" type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	3
What stage(s) will this development application apply to?	13A, 13B and 14A

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the 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 checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
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 type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – 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	
<u>Environmentally relevant activities</u>	
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.	
<u>Hazardous chemical facilities</u>	
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

Yes

Note: See the Planning Regulation 2017 for referral requirements

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

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

QLeave notification and payment			
<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			