

Our Ref: M1-23

19 February 2023

Chief Executive Officer
Mareeba Shire Council
65 Rankine Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

DEVELOPMENT APPLICATION SEEKING A
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – DUAL OCCUPANCY
LOCATED AT: 58 MASON STREET, MAREEBA
FORMALLY DESCRIBED AS: LOT 2 ON RP714911

We act on behalf of our client, T Body in preparing and submitting the following development application which seeks a Development Permit for a Material Change of Use under the *Planning Act 2016* located at 58 Mason Street, Mareeba to facilitate the development of a dual occupancy over the site.

The subject site is located on a corner allotment with frontage along Mason Street and Rankin Street, and contains an existing dwelling on the Mason Street portion of the allotment, with an existing shed along the Rankin Street frontage. Overall, this development provides a suitable development solution for the site and the surrounding area in achieving the outcomes sought within the Medium Density Residential Zone.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Council Planning Scheme 2016.

In terms of application fees, the current fees and charges schedule stipulates that the application fee for the proposed development is \$1,167.00. Please contact our office on 0411 344 110 to process the payment over the phone.

Should there be any questions or queries in relation to the development application presented, we would appreciate if you could contact our office immediately. As always, we ask if all correspondence be also forwarded to our office via email.

Yours faithfully,



Ramon Samanes
Director, U&i Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

CODE ASSESSABLE : Material Change of Use

58 MASON STREET, MAREEBA QLD 4880
being
LOT 2 ON RP714911
for
DUAL OCCUPANCY

Report Matrix

APPLICATION SUMMARY	
Applicant:	T Body C/- U&i Town Plan
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Code Assessable
Development Description:	Dual Occupancy
Assessment Manager:	Mareeba Shire Council
Referral Agencies:	n/a
CATEGORISING INSTRUMENTS	
Planning Scheme:	Mareeba Shire Planning Scheme 2016
Planning Scheme Defined Uses/Works:	Dual Occupancy
Zoning:	Medium Density Residential Zone
Precincts/Sub-Precincts:	n/a
Overlays:	Airport environs overlay
SITE DESCRIPTION	
Property Address:	58 Mason Street, Mareeba QLD 4880
Real (Legal) Property Description:	Lot 2 on RP714911
Site Area:	809.4m2
Landowner:	Timothy Body
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Mareeba Shire Council
Road Frontage:	Mason Street and Rankin Street

DOCUMENT CONTROL

Prepared by	Client	Report
C/- U&i Town Plan	T Body	Report No. M1/23

Version	Date	Author
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CONTENTS

1.0	EXECUTIVE SUMMARY	4
2.0	SITE AND LOCALITY	5
3.0	PROPOSAL SUMMARY	5
4.0	ASSESSMENT.....	6
4.1	Assessment Benchmarks Pertaining to State Planning Instruments	6
4.2	Assessment Benchmarks Pertaining to Local Planning Instruments	6
4.2.1	Medium Density Residential Zone	8
4.2.2	Accommodation Activities Codes	9
4.2.2	Development Codes	11
4.2.3	Overlay Codes	12
4.3	External Referrals	12
4.4	Public Notification	12
5.0	CONCLUSION	122

APPENDICIES

Appendix 1: Development Application Forms

Appendix 2: Site Details

Appendix 3: Plans of Development

1.0 EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate Dual Occupancy use. The subject premises is addressed as 58 Mason Street, Mareeba QLD 4880 more particularly described as Lot 2 on RP714911 . The premises is within the Medium Density Residential Zone under the Mareeba Shire Planning Scheme 2016 (the planning scheme) which currently contains an existing dwelling on the Mason Street portion of the property.

For the purpose of this development application *U&i Town Plan* act on behalf of the applicant *T Body*.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore required to be approved in accordance with rules of code assessment as established under Act, subject to the imposition of reasonable and relevant conditions. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	T Body C/- U&i Town Plan
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Code Assessable
Development Description:	Dual Occupancy
Assessment Manager:	Mareeba Shire Council
Referral Agencies:	No referrals applicable.
CATEGORISING INSTRUMENTS	
Planning Scheme:	Mareeba Shire Planning Scheme 2016
Planning Scheme Defined Uses/Works:	Dual Occupancy
Zoning:	Medium Density Residential Zone
Precincts/Sub-Precincts:	n/a
Overlays:	Airport environs overlay
SITE DESCRIPTION	
Property Address:	58 Mason Street, Mareeba QLD 4880
Real (Legal) Property Description:	Lot 2 on RP714911
Site Area:	809.4m ²
Landowner:	Timothy Body
Tenure:	Freehold
Relevant Encumbrances:	No particular encumbrances. Sewerage main running along the western boundary of the allotment. Water main runs along the Mason Street frontage.
Local Government Area:	Mareeba Shire Council

2.0 SITE AND LOCALITY

The subject premises is a standard Freehold lot addressed as 58 Mason Street, Mareeba QLD 4880 more particularly described as Lot 2 on RP714911. The premises is within the Medium Density Residential Zone under the planning scheme which currently contains an existing dwelling on the Mason Street portion of the property. This development seeks to utilise the existing shed at the rear, and converting it into a second dwelling with access from Rankin Street.

Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	58 Mason Street, Mareeba QLD 4880
Real (Legal) Property Description:	Lot 2 on RP714911
Site Area:	809.4m ²
Landowner:	Timothy Body
Tenure:	Freehold
Relevant Encumbrances:	No particular encumbrances. Sewerage main running along the western boundary of the allotment. Water main runs along the Mason Street frontage.
Local Government Area:	Mareeba Shire Council
Zoning:	Medium Density Residential Zone
Precincts/Sub-Precincts:	n/a
Existing Use of Land:	Existing dwelling on the Mason Street end of the property.
Road Frontage:	Mason Street and Rankin Street
Topography:	The site slopes from Mason Street, north-west towards Rankin Street.
Surrounding Land Uses:	Residential dwellings, with a vacant lot to the west which then leads into the Lakes parkland network.

3.0 PROPOSAL SUMMARY

This is a development application seeking a development permit for a Material Change of Use to approve a Dual Occupancy over the subject allotment under the Planning Act 2016 located at 58 Mason Street, Mareeba.

The proposed development involves a development application seeking a development permit for a Material change of use in Dual Occupancy. The Material Change of Use component of this development with the proposed dual occupancy demonstrates how a suitable development outcome can be achieved by utilising the existing structures.

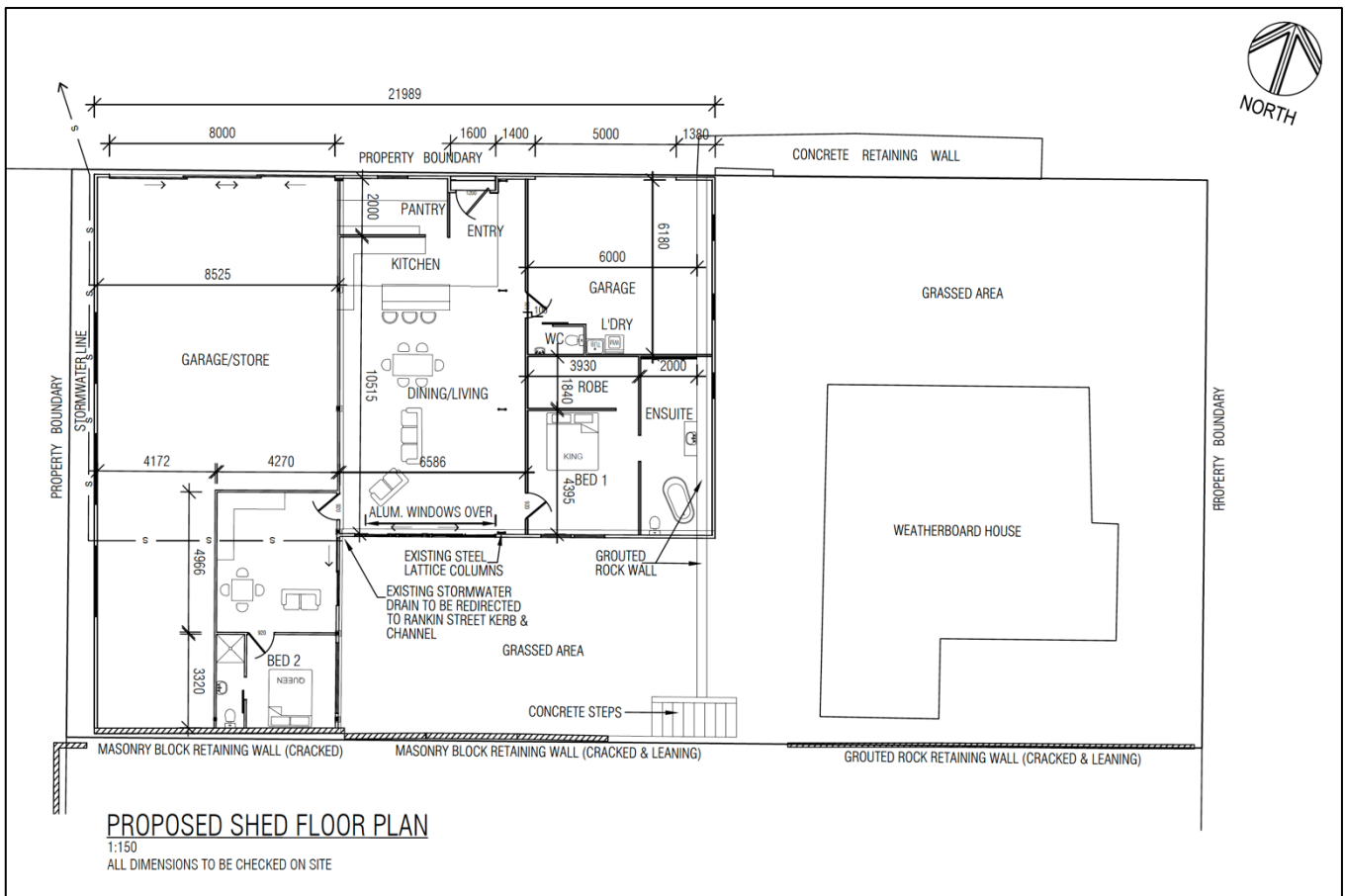


Figure 1: Development Plan – Unit development

4.0 STATUTORY ASSESSMENT

The proposed Material Change of Use being Dual Occupancy are both identified as *code assessable* in the relevant tables of assessment for the Medium Density Residential Zone . There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to a bound code assessment against the specific assessment benchmarks identified in the tables of assessment.

The development application does not trigger referral agency assessment.

4.1 ASSESSMENT BENCHMARKS PERTAINING TO STATE PLANNING INSTRUMENTS

State Planning Policy

Mareeba Shire Planning Scheme 2016 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application has been assessed and identified that it does not trigger any referral as part of the assessment.

4.1.1 State Codes

Given the nature of the development (i.e. a tenure change based reconfiguration of a lot that does not involve additional lots, changes in boundaries or additional development intensity) the acceptable and performance outcomes from the State codes are either not applicable, irrelevant or intrinsically satisfied. While a direct assessment has been provided, the applicant also relies upon the assessment provided in section 4.2 below to adequately establish context and compliance with the State codes.

4.2 ASSESSMENT BENCHMARKS PERTAINING TO LOCAL PLANNING INSTRUMENTS

The applicable planning scheme for the application is the Mareeba Shire Planning Scheme 2016 and there are no other identified applicable local planning instruments.

Mareeba Shire Planning Scheme 2016

The Mareeba Shire Planning Scheme 2016 (the planning scheme) includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material Change of Use; and
- Categories of development and assessment – Overlays.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning scheme:	Medium Density Residential Zone code Accommodation Activities Code Landscape code Parking and Access Code Works, Services and Infrastructure Code Airport environs overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

4.2.1 Medium Density Residential Zone Code

4.2.1.1 Purpose

The proposed development involves a combined development application seeking a development permit for a Material change of use in Dual Occupancy. As such, we consider that the development is completely compliant with the purpose outcomes for the medium density residential zone.

4.2.1.2 Code Outcomes

Given the code assessable nature of the proposed development and the extent to which the applicant has chosen to design the development in accordance with the zone code, the majority of outcomes within the zone code are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
Siting		
<p>PO3 Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) opportunities for casual surveillance of adjoining public spaces;</p> <p>(e) air circulation and access to natural breezes; and</p> <p>(f) appearance of building bulk; and</p> <p>(g) relationship with road corridors.</p>	<p>AO3.1 Buildings and structures include a minimum setback of:</p> <p>(a) 6 metres from the primary road frontage; and</p> <p>(b) 3 metres from any secondary road frontage.</p> <p>AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries</p>	<p>In terms of minimum setbacks, the following assessment illustrates the existing setbacks along Rankin Street in the area:</p> <ul style="list-style-type: none"> • 48 Rankin St (built to boundary) • 50 Rankin St (built to boundary) • 51-53 Rankin St (built to boundary) • 52 Rankin St (built to boundary) • 64 Rankin St (built to boundary) <p>The existing shed which is proposed to be converted into a unit, is built to the boundary. The proposed conversion of the shed into a liveable unit is a great outcome for the site in that it preserves the history and heritage of the original building. The existing character of the area and the visual building bulk will not change as part of this development. Therefore, overall the proposed development complies with PO3 provisions in terms of siting.</p> <p>Complies with PO3.</p>

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

4.2.2 Accommodation Activities Code

4.2.2.1 Purpose

The proposed development involves a development application seeking a development permit for a Material change of use in Dual Occupancy. As such, we consider that the development is completely compliant with the purpose outcomes for the Accommodation Activities Code.

4.2.2.2 Code Outcomes

Given the code assessable nature of the proposed development and the extent to which the applicant has chosen to design the development in accordance with the zone code, the majority of outcomes within the zone code are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
All Accommodation activities, apart from Dwelling House		
<p>PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses</p>	<p>AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B.</p>	<p>The code specifies a minimum site area of 600m² within the Medium Density Residential Zone code. The site is 809m² therefore complying with the AO1.</p> <p>Complies with AO1.</p>
All Accommodation activities, apart from Tourist Park and Dwelling House		
<p>PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p>AO2.1 A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where</p>	<p>A standard condition of approval will ensure that the refuse areas as illustrated on the plans, are screened from view from the street at all times.</p> <p>Complies with PO2.</p>

	<i>involving a residential care facility or retirement facility.</i>	
All Accommodation activities, except for Dwelling House		
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>The proposed shed conversion provides suitable screening the opening facing the existing dwelling onsite. The only openings are to the garage and one (1) to the ensuite which will have appropriate glazing installed to remove visibility internally.</p> <p>Other than they the rest of the buildings are suitable designed to avoid overlooking and privacy issues.</p> <p>Complies with PO3.</p>
<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.</p>	<p>AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p> <p>AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit;</p>	<p>In terms of clothes drying facilities, the existing dwelling has a clothes line at the back of the house which is screened as it sits behind the existing 1.8m high fence.</p> <p>Likewise, the converted shed unit provides space out the back to provide suitable clothes drying facilities and is suitably screened from view behind the proposed fencing.</p> <p>As such a standard condition of approval will ensure this outcome is achieved.</p> <p>In terms of storage, the existing dwelling contains internal storage. No additional storage externally has been decided at this stage, and the client does not wish to provide it until the need arises. Should storage be required at a later date, they have ample area on the property to install a garden shed.</p> <p>The Shed converted dwelling has massive amounts of area internally available for storage. As such the development overall complies with PO4.</p>

	<p>(d) has a minimum height of 2.1 metres;</p> <p>(e) has minimum dimensions to enable secure bicycle storage;</p> <p>(f) is weather proof; and</p> <p>(g) is lockable.</p>	
If for Dual Occupancy		
<p>PO7</p> <p>Where establishing a Dual occupancy on a corner lot, the building is designed to:</p> <p>(a) maximise opportunities for causal surveillance;</p> <p>(b) provide for separation between the two dwellings; and</p> <p>(c) provide activity and visual interest on both frontages.</p>	<p>A07.1</p> <p>Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	<p>The existing dwelling gains access from Mason Street, while the converted shed unit will gain access from Rankin Street.</p> <p>Complies with PO7.</p>

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

4.2.3 Development Codes

Landscape code, Parking & Access Code & Works, Services and Infrastructure code

The development has been designed with detailed consideration given to the management of elements such as reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. Sufficient detail is provided on the plans of development to confirm compliance with the development codes and that solutions to addressing the servicing and utility needs of the development can be achieved. Accordingly, it is requested that the relevant standard conditions of approval be used to allow the material change of use decision to be reached as quickly as possible.

Car Parking Rationale

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.

The existing dwelling has access off Mason Street and has one (1) car space. The converted shed can have up to five (5) covered car parks. Overall the parking requirements are satisfied and no further comments are required.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development and the standard civil and services design certification requirements.

4.2.4 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

4.3 EXTERNAL REFERRALS

The development application does not trigger referral agency assessment, as discussed in section 4.1 above.

4.4 PUBLIC NOTIFICATION

The application is code assessable and will not be subject to public notification.

5.0 CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use being Dual Occupancy. The subject premises is addressed as 58 Mason Street, Mareeba QLD 4880 more particularly described as Lot 2 on RP714911. The premises is within the Medium Density Residential Zone under the Mareeba Shire Planning Scheme 2016 (the planning scheme).

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council are therefore required to **approve** the development application pursuant to the rules of code assessment established under the Act, and issue a development permit subject to the imposition of reasonable and relevant conditions.

RECOMMENDATION

That this development application seeking a development permit for a Material Change of Use being Dual Occupancy over the subject premises situated at 58 Mason Street, Mareeba QLD 4880 more particularly described as Lot 2 on RP714911, be approved subject to reasonable and relevant conditions.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the following applicable assessment benchmarks against which the application was required to be assessed.

Applicable Assessment Benchmarks:

State Planning Instruments	
NA	NA

Local Planning Instruments	
Planning scheme:	Medium Density Residential Zone code Accommodation Activities Code Landscape code Parking and Access Code Works, Services and Infrastructure Code Airport environs overlay code

REASON FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The proposed Dual Occupancy land use outcome directly aligns with the Purpose of the Medium Density Residential zone code.
- The development can be adequately serviced.
- The built form outcome is consistent with the relevant assessment benchmarks and will not result in any adverse impacts on residential amenity of surrounding properties.
- The development outcome reflects a community expectation for lots of this size and dimension given the existing settlement pattern for the immediate locality and past development decisions made by council.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme
- The development allows the site to better contribute to the achievement of the Strategic Framework.

APPENDIX 1: DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

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>	T Body c/- U&i Town Plan
Contact name <i>(only applicable for companies)</i>	Ramon Samanes
Postal address <i>(P.O. Box or street address)</i>	PO Box 426
Suburb	Cooktown
State	QLD
Postcode	4895
Country	Australia
Contact number	0411344110
Email address <i>(non-mandatory)</i>	ramon@uitownplan.com.au
Mobile number <i>(non-mandatory)</i>	0411344110
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	M1-23

2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		58	Mason Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	Lot 2	RP714911	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? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

Dual Occupancy

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <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>
Duplex	Dual Occupancy	1 existing dwelling 1 proposed dwelling	

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision

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

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

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

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.

<input checked="" type="checkbox"/> 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:

<input type="checkbox"/> Clearing native vegetation
<input type="checkbox"/> 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)*
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
 2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

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

Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

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

Queensland and local heritage places

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

- Yes – details of the heritage place are provided in the table below
 No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <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"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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			

APPENDIX 2: OWNER'S CONSENT

CLIENT ACCEPTANCE FORM / OWNER'S CONSENT (TO BE COMPLETED AND RETURNED)

PROJECT:	Material Change of Use – Dual Occupancy
PROJECT ADDRESS:	58 Mason Street, Mareeba (Lot 2 on RP714911)

Client Details

Client:	TIMOTHY BODY	(enter client name) (primary contact)
Invoice Address:	58 MASON ST MAREEBA.	(enter invoice address)
Phone:	0418 607199	(enter client phone)
Email:	timothy.body72@gmail.com	(enter client email)
Accounts Contact:		(enter accounts email & phone)

Landowner Details

Landowner Name/s:	TIMOTHY BODY	(enter landowner name/s) As shown on rates notice
Address:	AS ABOVE	(enter address)
All Owners Signatures:	TIMOTHY BODY	(signatures from all landowners & Dated)

I / we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&I Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

Signed: 

Name: TIMOTHY BODY

Date: 23.1.23.

Please complete, sign and return to: ramon@uitownplan.com.au. Along with a copy of the receipt of payment of selected fees.

APPENDIX 3: DEVELOPMENT PLANS



PRELIMINARY

SITE PLAN

1:200

SITE SOIL CLASSIFIED CLASS M ASSUMED
AIR PHOTO & BOUNDARY LOCATION FROM QUEENSLAND GLOBE
LOT AREA 809m²

DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

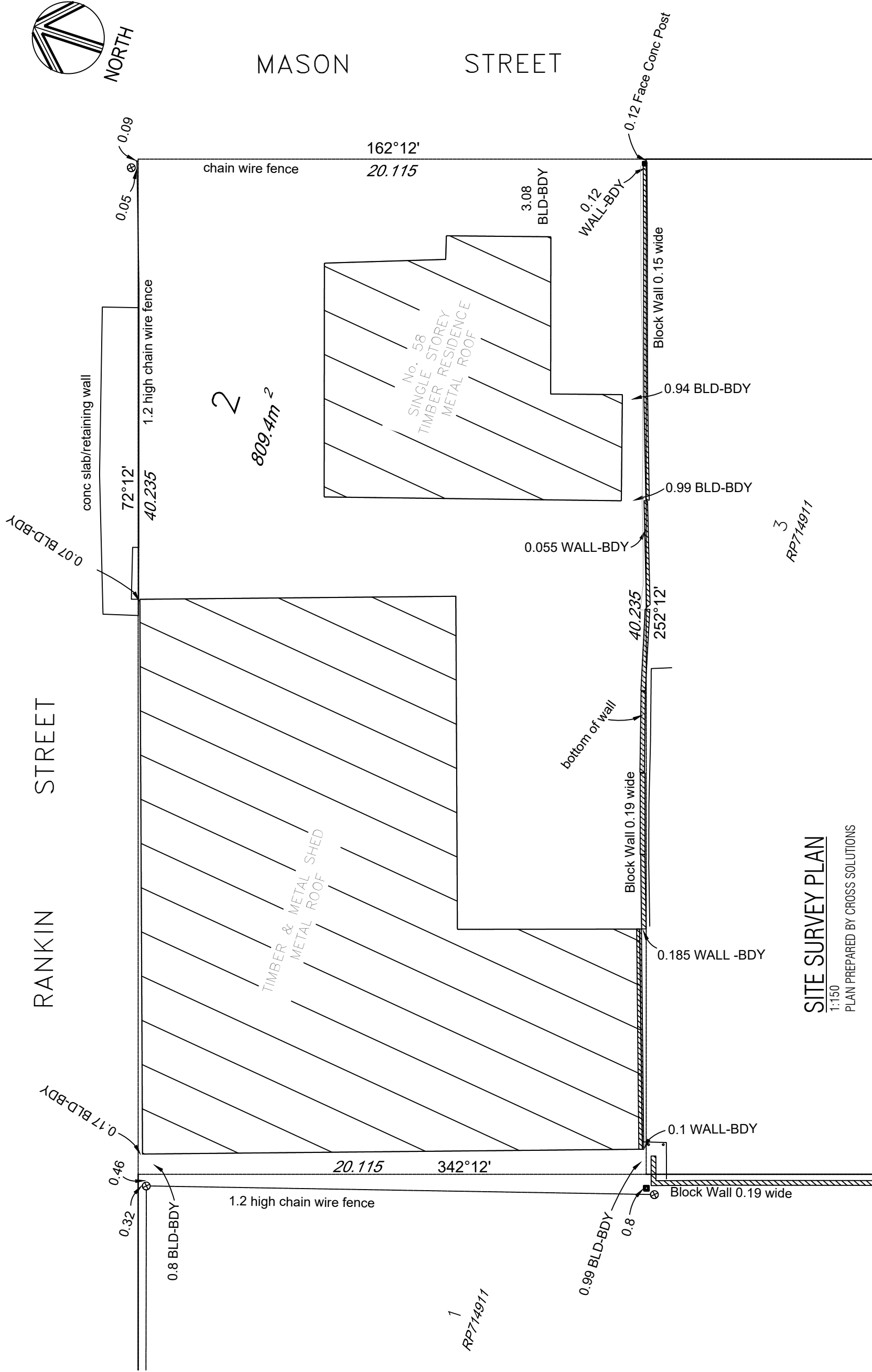
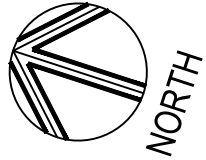
Proposed Dual Occupancy
Site Plan



HOME IMPROVEMENT DESIGNERS
A.B.N. 29 093 275 737

P.O. Box 1062 Malanda 4885
Phone: 0438 559 747
email: kenb66@hidesigners.com.au
QBCC Licence No. 1152837

DRAWN: K.B.	JOB No: 1115
DATE: 13.12.22	SHEET: 1
DRAWING SIZE: A3	SCALE: AS SHOWN



SITE SURVEY PLAN

1:150

PLAN PREPARED BY CROSS SOLUTIONS

DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State

DRAWN:	K.B.	JOB No:	1115
DATE:	13.12.22	SHEET:	2
DRAWING SIZE:	A3	SCALE:	AS SHOWN

P.O. Box 1062 Malanda 4885
Phone: 0438 559 747
email: kenb66@hidesigners.com.au
QBCC Licence No. 1152837

HOME IMPROVEMENT DESIGNERS
A.B.N. 29 093 275 737

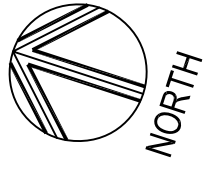


Proposed Dual Occupancy
Site Survey Plan

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

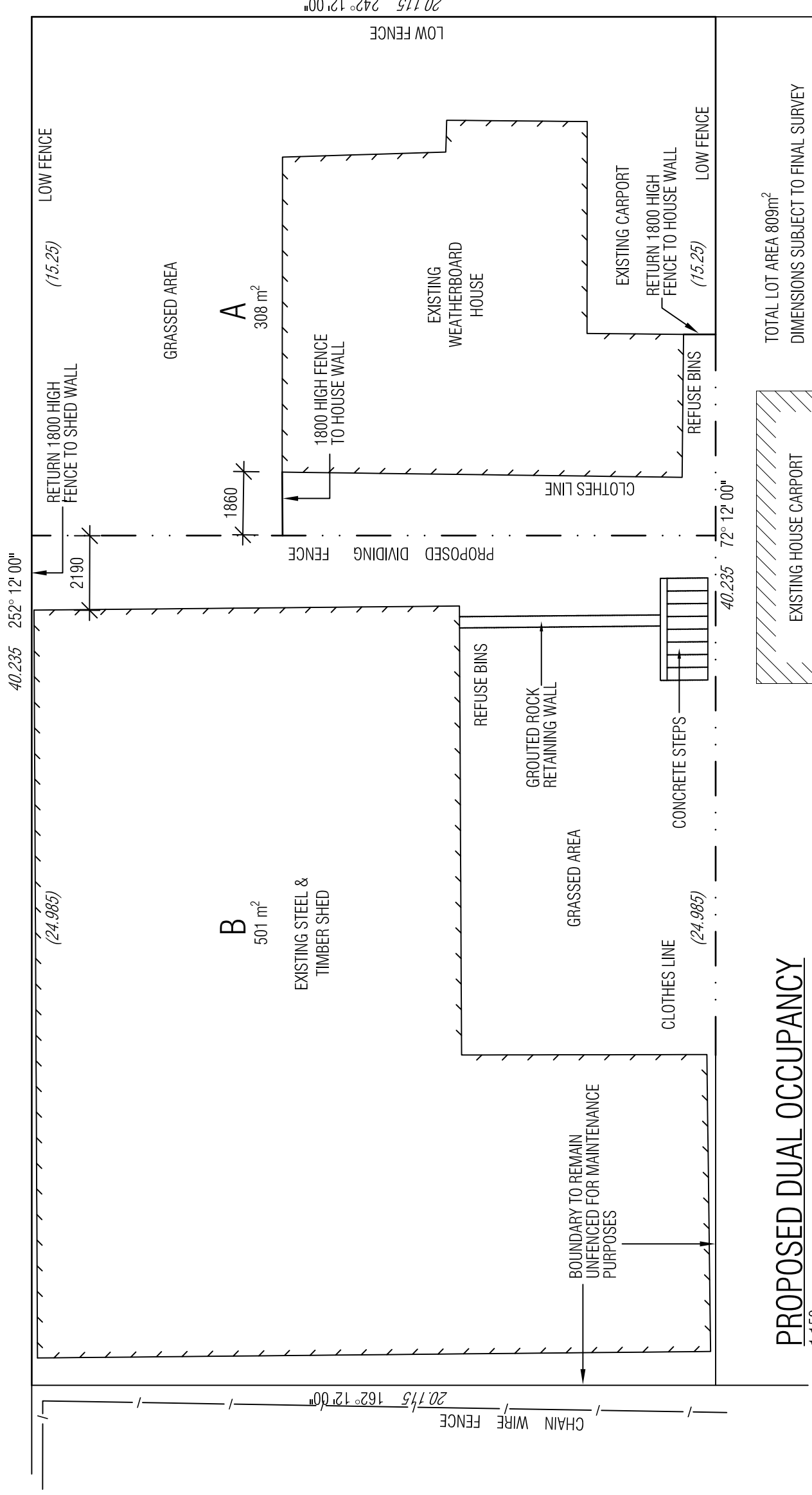
THIS LINE IS 100mm LONG WHEN THIS DRAWING IS REPRODUCED AT ITS CORRECT SIZE

Rankin Street



CONCRETE KERB & CHANNEL

EXISTING KERB CROSSOVER



Mason Street

BROKEN & RAISED CONCRETE KERB & CHANNEL

EXISTING KERB CROSSOVER

PROPOSED DUAL OCCUPANCY

1:150

REFER SURVEY PLAN BY 'CROSS SOLUTIONS' FOR EXISTING STRUCTURE TO BOUNDARY OFFSETS

--- DIVIDING FENCE 1800 HIGH ALONG COMMON PROPERTY BOUNDARIES & BETWEEN BUILDINGS

TOTAL LOT AREA 809m²
DIMENSIONS SUBJECT TO FINAL SURVEY

Dwelling Unit	A	B
GFA	100	339

Site Coverage % 12 42

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

Proposed Dual Occupancy Building Layout Plan

This line is 100mm long when this drawing is reproduced at its correct size

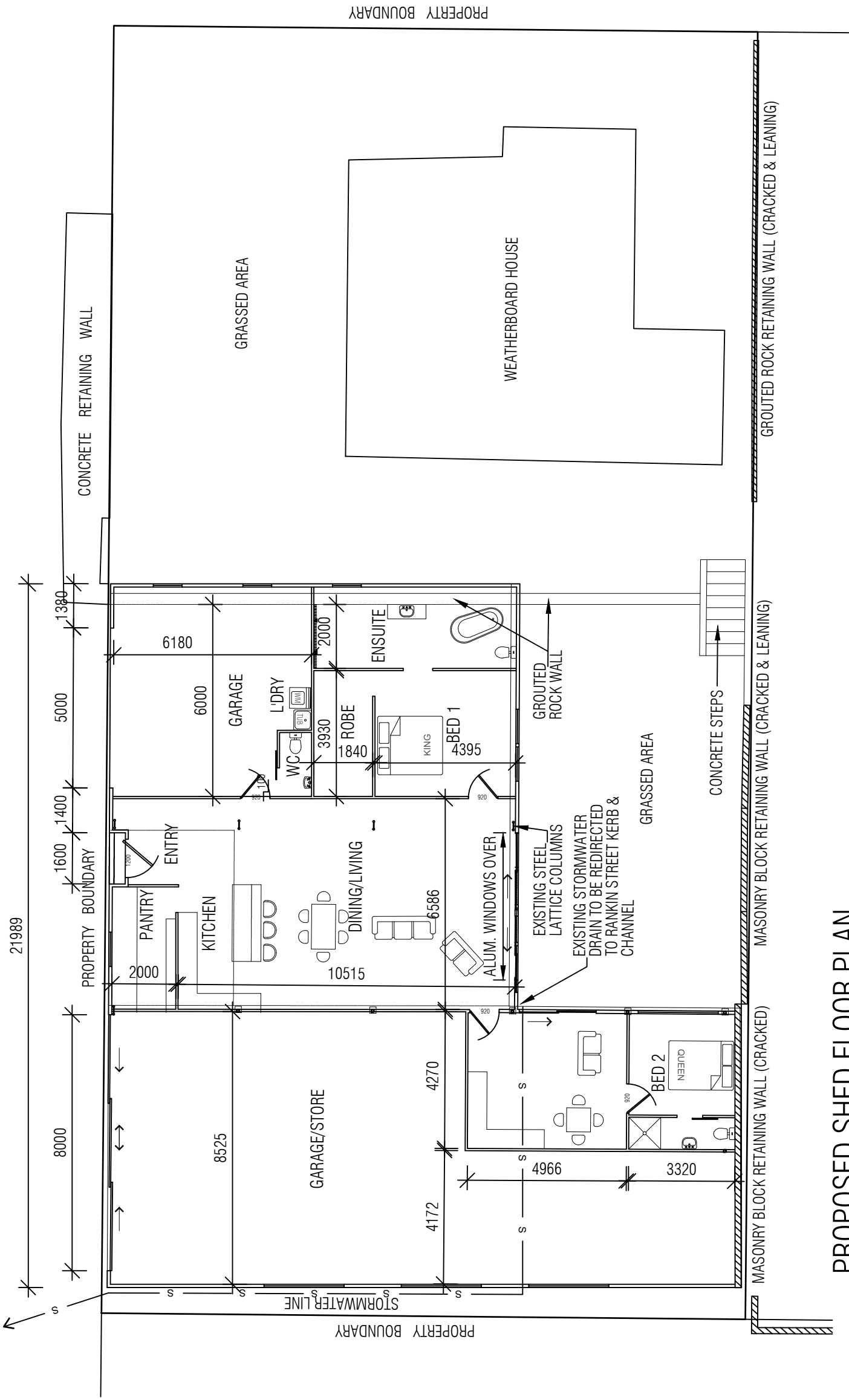
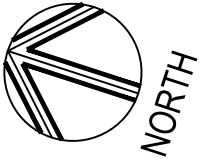
BQ
Building Design
Queensland MEMBER

HOME IMPROVEMENT DESIGNERS
A.B.N. 29 093 275 737

DRAWN: K.B.	JOB No: 1115
DATE: 8.2.23	SHEET: 3
DRAWING SIZE: A3	SCALE: AS SHOWN

P.O. Box 1062 Malanda 4885
Phone: 0438 559 747
email: kenb66@hidesigners.com.au
QBCC Licence No. 1152837

DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State



PROPOSED SHED FLOOR PLAN

1:150
ALL DIMENSIONS TO BE CHECKED ON SITE

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

Proposed Dual Occupancy
Proposed Floor Plan



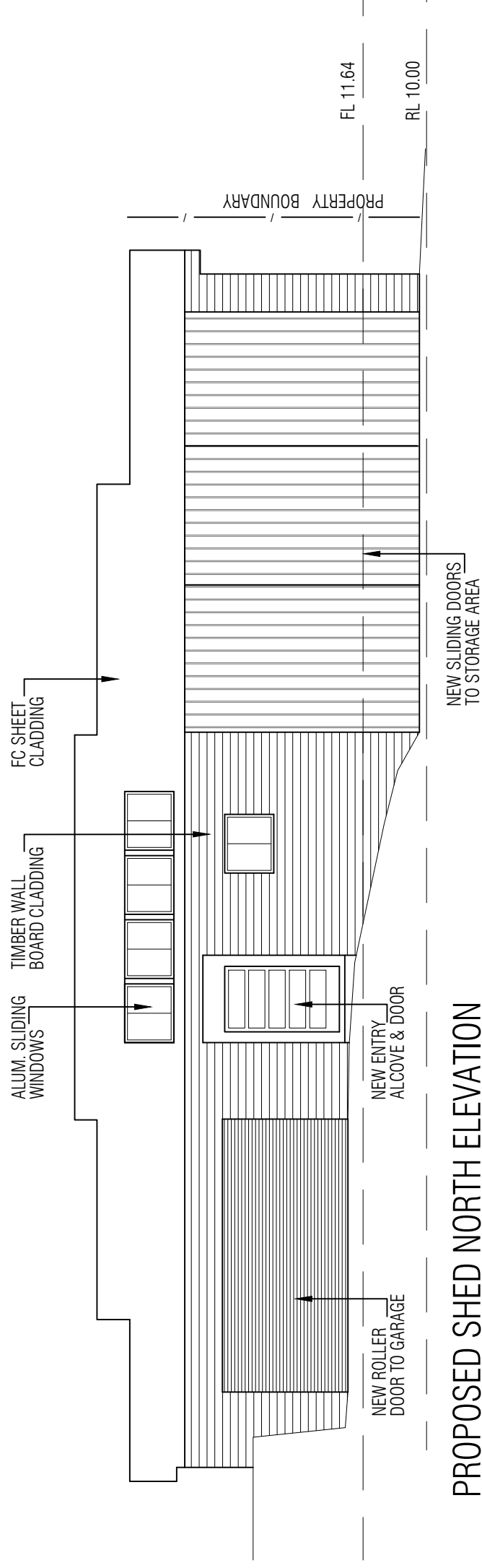
Building Design
Queensland
MEMBER

HOME IMPROVEMENT DESIGNERS
A.B.N. 29 093 275 737

P.O. Box 1062 Malanda 4885
Phone: 0438 559 747
email: kenb66@hidesigners.com.au
QBCC Licence No. 1152837

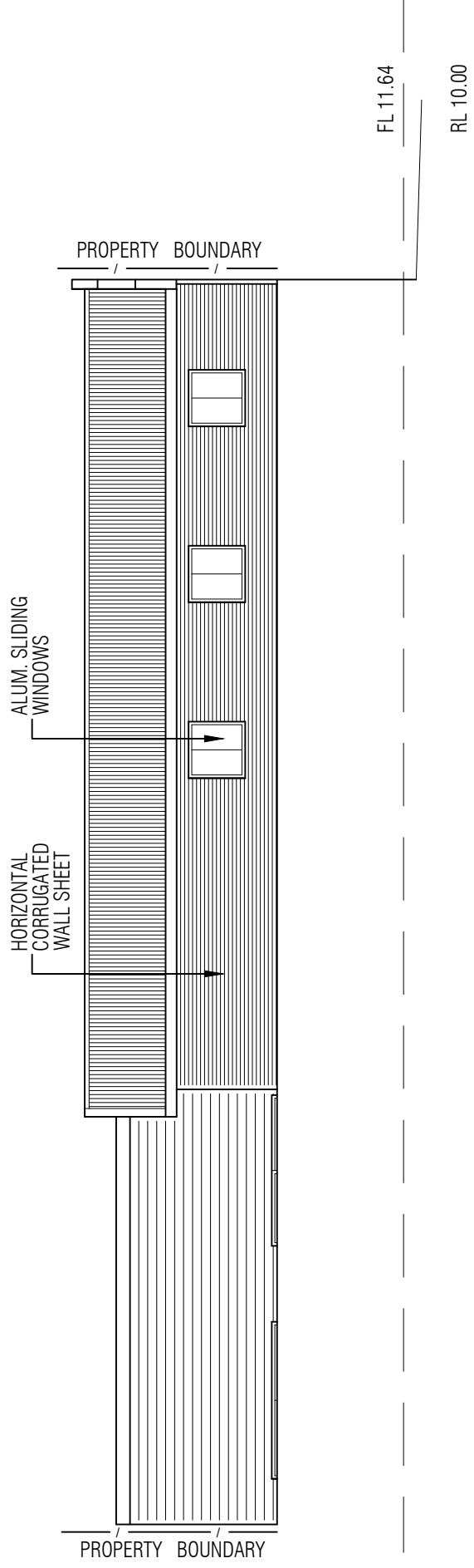
DRAWN: K.B.	JOB No: 1115
DATE: 13.12.22	SHEET: 4
DRAWING SIZE: A3	SCALE: AS SHOWN

DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State



PROPOSED SHED NORTH ELEVATION

1:100
EXISTING STRUCTURE OVERALL DIMENSIONS & FOOTPRINT TO BE MAINTAINED



PROPOSED SHED EAST ELEVATION

1:100

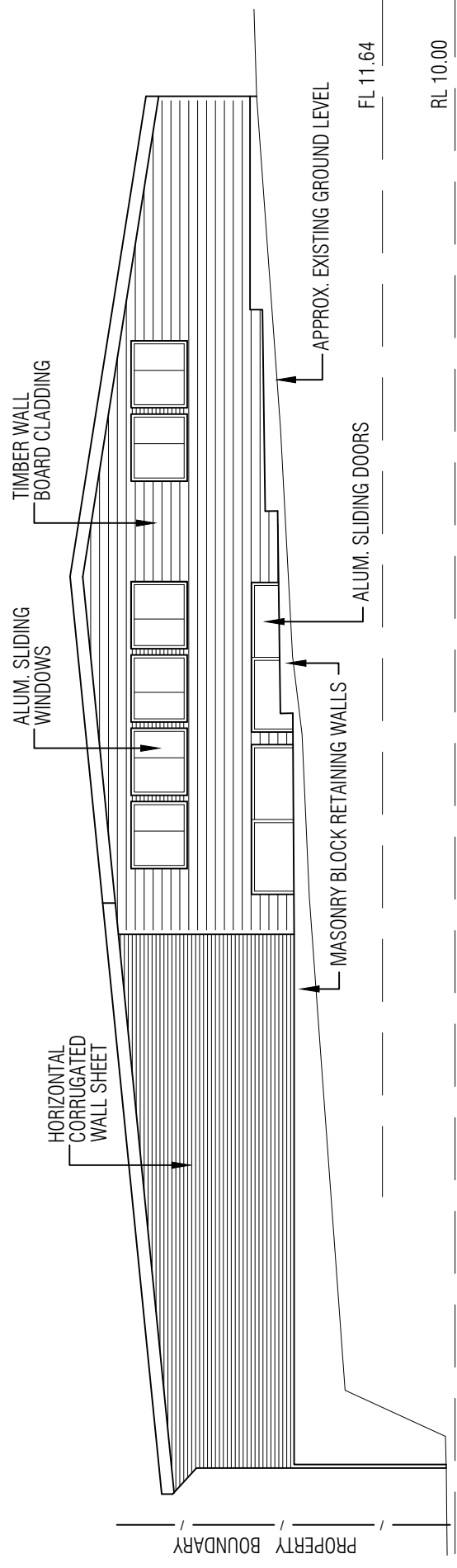
DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

BD
Building Design Queensland MEMBER

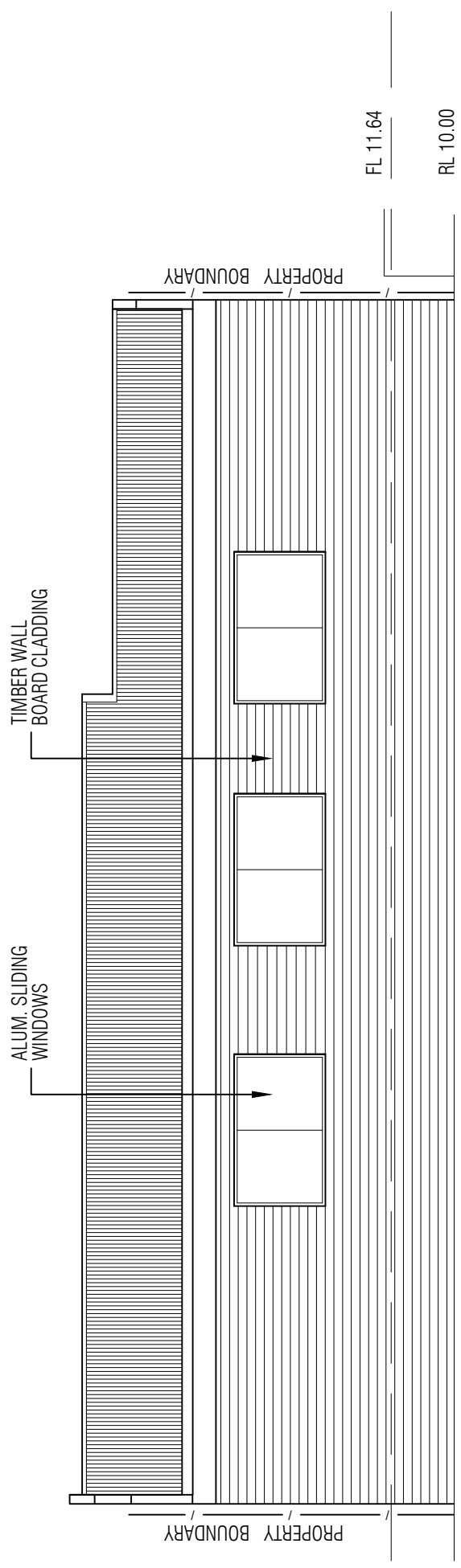
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DRAWN: K.B.	JOB No: 1115
DATE: 13.12.22	SHEET: 5
DRAWING SIZE: A3	SCALE: AS SHOWN



PROPOSED SHED SOUTH ELEVATION

1:100



PROPOSED SHED WEST ELEVATION

1:100

T. Body
58 Mason Street
Mareeba Lot 2 RP714911

Proposed Dual Occupancy
Elevations 2



Building Design Queensland MEMBER

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DESIGN WIND SPEED (C1) 50m/s Ultimate Limit State

DRAWN: K.B.	JOB No: 1115
DATE: 13.12.22	SHEET: 6
DRAWING SIZE: A3	SCALE: AS SHOWN