Your Ref:
Our Ref: F23/26

29 August, 2023

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 7 LOTS OVER 2 STAGES LOT 1 ON M356124, COSTIN, SHULE AND SALES FLOOR STREETS, MAREEBA.

This application is for a Reconfiguring a Lot – 1 Lot into 7 Lots over two (2) Stages on land described as Lot 1 on M356124, situated on Costin, Shule and Sales Floor Streets, Mareeba is submitted on behalf of REMBERN Pty Ltd.

The application comprises of Application Forms, SmartMap, Twine Surveys Sketch Plan and this Town Planning Submission. It is understood that the proponent will provide in payment of the Application Fee with the Mareeba Shire Council.

The Site

The subject land is described as Lot 1 on M356124, Locality of Mareeba and situated on Costin, Shule and Sales Floor Streets, Mareeba. The site is owned by REMBERN Pty Ltd who are also the applicants for the proposed Reconfiguration. The site is FreeHold, irregular in shape, has an area of 2.938 hectares, contains frontage to Costin, Shule and Sales Floor Streets and encompasses existing Industrial Sheds. The site is access from the existing Road Network and is provided with all available services.

Referral Agencies

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation or Essential Habitat nor is 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, however, is located within 25 metres of a State Transport Network being the Mareeba – Mungana Railway. It is considered that the Development Application may require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Transport Purposes.

Freshwater Planning Pty Ltd
t/e The Freshwater Trust
ACN 603 020 220 | ABN 31 187 983 959
P: 0402729004
E: FreshwaterPlanning@outlook.com
A: 17 Barron View Drive, FRESHWATER QLD 4870

Document Set ID: 4269148
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The Proposed Development

The proposed development is for a Reconfiguring a Lot – 1 Lot into 7 Lots over two (2) Stages in the Trades and Services Precinct of the Industry Zone of the Mareeba Shire Planning Scheme. The site is located on Costin, Shule and Sales Floor Streets, Mareeba and is more particularly described as Lot 1 on M356124. The site is irregular in shape, has an area of 2.938 hectares and contains existing Industrial Sheds. No change to the existing structures is proposed with the Reconfiguration. In relation to the existing Improvements over the site, the proposed new allotments will excise the existing refurbished buildings providing them with appropriate setbacks.

A Development Permit for a Reconfiguration of 1 Lot into 7 Lots is sought to subdivide Lot 1 on M356124 creating six (6) additional Industrial Allotments. The site is designated within the Trades and Services Precinct of the Industry Zone of the Mareeba Shire Planning Scheme and no change to the Industry Zone and Precinct is proposed with the Reconfiguration. The proposal will provide additional Allotments while maintaining the existing amenities and aesthetics of the site. The proposal also provides greater densities then existing, further consolidating the Urban Area and Mareeba as an Industrial Hub.

It is noted that the proposed Reconfiguration is provided over two (2) Stages within Lot 1 on M356124. The Reconfiguration of a Lot proposes seven (7) Allotments described as proposed Lots 1 – 7. The proposed areas of the allotments are:

<u>Stage 1</u>

Proposed Lot 1	5,013 m²
Proposed Lot 2	4,030 m²
Proposed Lot 3	3,095 m²

<u>Stage 2</u>

Proposed Lot 4	5,308 m²
Proposed Lot 5	2,000 m²
Proposed Lot 6	2,000 m²
Proposed Lot 7	2,488 m².

The site gains access from the existing Road Network, being Costin and Sales Floor Streets with each proposed Allotments able to be provided with access from the existing Road Network or via the proposed new Internal Road. It is understood that the design of the proposed new Internal Road is for vehicle to turn-around at the cul-de-sac head with any heavy vehicles exiting through Sales Floor Street. The site is connected to all available services with the proposed Industrial 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 Industry Zone and the Reconfiguring a Lot Code can be met in this instance.

The site is located in the Trades and Services Precinct within the Industry Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

Far North Queensland Regional Plan 2009-2031

Lot 1 on M356124 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal could be considered to be a greenfield development or a re-subdivision (infill/re-development) of an existing site. The Reconfiguration is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is appropriate and acceptable while providing additional opportunities for within the Mareeba Shire.

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.

Industry Zone

The proposal is for a Reconfiguring of 1 Lot into 7 Lots over two (2) Stages in the Trades and Services Precinct within the Industry Zone of the Mareeba Shire Planning Scheme. The purpose of the Reconfiguration is to provide further Industrial Allotments to offer additional opportunities for within the Mareeba Shire.

The proposal also provides greater densities then existing, further consolidating the Urban Area and Mareeba as an Industrial Hub. No change to the Industrial nature of the area is envisaged from the proposed Reconfiguration. The proposed development will ensure to protect the existing Industrial Area from the intrusion of Incompatible Land Uses as the proposal proposes additional Industrial Allotments. It is considered that the proposed Reconfiguring a Lot is not in conflict with the Intent or Purposes for the Industry Zone.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (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) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres within 10 metres of any common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; (b) 35 metres for all buildings and structures where involving a Telecommunication facility; and (c) 12 metres otherwise.	Complies, No additional buildings or structures are proposed with the Reconfiguration. The site contains existing Industrial Sheds and no change to the existing is proposed.
Siting		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) appearance of building bulk; and (c) relationship with road corridors.	**AO2** Buildings and structures include a minimum setback of: (a) 3 metres from any road frontage; (b) 6 metres from side and rear boundaries where adjoining land in the Low density residential	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 7 Lots. However, appropriate setbacks to the existing structures have been provided with the new property boundaries. Any new buildings can be provided with appropriate setbacks.

Performance outcomes	Acceptable outcomes	Comments
	zone, the Medium density residential zone or the Rural residential zone; and (c) 0 metres from side and rear boundaries otherwise.	
For assessable development		
Site cover		
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings.	**AO3** No acceptable outcome is provided.	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 7 Lots and no new buildings are proposed. However, the excise of the existing Improvements has been meticulously designed to make efficient Use of the land.
Building design		
PO4 Building facades are appropriately designed to maintain and enhance the character of the surrounds.	**AO4** Buildings in the Industrial zone include: (a) a main entrance which is easily identifiable and is directly accessible from the primary road frontage; and (b) any office space sited and oriented towards the primary road frontage.	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 7 Lots and no new buildings are proposed. Any new buildings or structures can be appropriately designed to maintain and enhance the existing character of the surrounds.
PO5 Development complements and integrates with the established built character of the Industry zone, having regard to: (a) roof form and pitch; (b) building materials, colours and textures; and (c) window and door size and location.	**AO5** No acceptable outcome is provided.	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 7 Lots and no new buildings are proposed. Any new buildings or structures can be appropriately designed to complement and enhance the existing built character of the Industry Zone.
Non-industrial uses		
PO6 Development involving a non-industrial use: (a) has access to adequate infrastructure and essential services; (b) is complementary in nature to the character and amenity of the Industry zone; and (c) does not negatively impact on the operation of existing uses within the Industry zone.	**AO6** No acceptable outcome is provided.	Not Applicable. The proposal is for a Reconfiguration of 1 Lot into 7 Lots and no new buildings are proposed. The proposal provides for seven (7) Industrial Allotments.
Amenity		
PO7	**AO7** No acceptable outcome is provided.	Complies, The proposal is for a Reconfiguration to create additional Industrial Allotments.

Performance outcomes	Acceptable outcomes	Comments
Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		No change to the existing amenity is proposed and the proposal will not detract from the existing aesthetics is envisaged.
PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO8** No acceptable outcome is provided.	Complies, The proposal is for a Reconfiguration to create additional Industrial Allotments. No change to the existing natural environment is proposed and the proposal will not detract from and where appropriate seek to ameliorate any negative environmental impacts.

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 Industry Zone.

Airports Environs Overlay Code

The site is located within of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6km Light Intensity – Mareeba Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration nor is a waste disposal site proposed. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Application to the proposed Reconfiguration of seven (7) Industrial Allotments located within the 8km Bird and Bat Strike Zone outside the 6km Light Intensity Overlay.

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Reconfiguration is Not Applicable to the Flood Hazard Overlay Code.

Landscaping Code

The proposal is for a Reconfiguration of 1 Lot into 7 Lots in the Trades and Services Precinct of the Industry 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 7 Lots in the Trades and Services Precinct of the Industry Zone. It is not considered that the Parking and Access Code is applicable as no new Buildings are proposed with the development and there is sufficient area for the provision of appropriate parking for the existing Industrial Buildings. It is noted that each allotment already contains connection to the existing Road Network or proposed new Internal Road and the proposal will not detrimentally affect the existing Road Network.

Reconfiguring a Lot Code

The proposal is for a Reconfiguring a Lot – 1 Lot into 7 Lots over two (2) Stages in the Trades and Services Precinct of the Industry Zone of the Mareeba Shire Planning Scheme. The purpose of the application is to subdivide existing Lot 1 on M356124 into seven (7) Industrial Allotments. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Planning Scheme.

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

Performance outcomes	Acceptable outcomes	Comment
Area and frontage of lots		
PO1 Lots include an area and frontage that: (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: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	**AO1.1** Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.	Complies, The proposal provides for seven (7) Industrial Allotments with areas greater than 1,500 m² (smallest being 2,000 m²) and frontages greater than 45 metres (other than proposed Lot 6 which contains a frontage of 40 metres. This slightly smaller frontage will not affect the Industrial Allotment from containing an appropriate and safe access without affecting the existing and new Road Networks). It is not considered that the proposed Reconfiguration is in conflict with Table 9.4.4.3B.
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (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.	**AO2.1** Each land use and associated infrastructure is contained within its individual lot.	Complies, The site contains existing Industrial Structures and the Reconfiguration proposes that all infrastructure is located within the individual allotment.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Complies, The site contains existing Industrial Structures and is provided with appropriate size and setbacks conforming to the Industry Zone.

Performance outcomes	Acceptable outcomes	Comment
PO3 Reconfiguring a lot which contains an existing easement ensures: (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.	**AO3** No acceptable outcome is provided.	Not Applicable. No existing Easement located over the site.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	**AO4** No acceptable outcome is provided.	Not Applicable. The proposal is not for a Boundary Realignment.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	**AO5** No acceptable outcome is provided.	Complies, Access to the proposed Industrial Allotments is provided from the existing Road Network, being Costin and Sales Floor Streets and the proposed new Internal Road. No adverse impact to the safety, drainage, visual amenity, privacy of adjoining premises and service provisions are envisaged with the proposed Layout.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (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. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	**AO6** 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.	Complies, Vehicle crossovers are existing and considered to have been provided in accordance with the relevant Planning Scheme Policies and FNQROC Regional Development Manual. Any new access can be provided in accordance with the relevant standard at time of construction of any structure over that allotment.
PO7 Roads in the Industry zone are designed having regard to: (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.	**AO7** No acceptable outcome is provided.	Complies, The proposed new Internal Road has been meticulously designed to incorporate the intended Industrial Uses, taking into consideration vehicle manoeuvring and surrounding Uses. Freshwater Planning Pty Ltd understands that traffic is to ingress and egress through the new Internal Road with any Heavy Vehicles entering through the new Internal Road and exiting via the looping access connecting to Sales Floor Street.

Performance outcomes	Acceptable outcomes	Comment
Note—The Parking and access code should be considered in demonstrating compliance with PO7.		
Rear lots		
PO8 Rear lots are designed to: (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.	**AO8.1** Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.	Not Applicable. No rear lots are proposed.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.	Not Applicable. No rear lots are proposed.
	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	Not Applicable. No rear lots are proposed.
	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 lots are proposed.
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.	Not Applicable. No rear lots are proposed.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	Not Applicable. No rear lots are 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.

Performance outcomes	Acceptable outcomes	Comment
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	**AO11** No acceptable outcome is provided.	Not Applicable.
Residential subdivision		
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	**AO12** No acceptable outcome is provided.	Not Applicable.
Rural residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m^2 precinct, the 1 hectare precinct or the 2 hectare precinct.	**AO13** No acceptable outcome is provided.	Not Applicable.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	**AO14** No acceptable outcome provided.	Not Applicable.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	**AO15** No acceptable outcome provided.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads.	**AO16** No acceptable outcome provided.	Not Applicable.
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	**AO17** The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	Not Applicable.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	**AO18** No acceptable outcome provided.	Not Applicable.
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	**AO19.1** A minimum of 10% of the site area is dedicated as open space.	Not Applicable.
	AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	Not Applicable.
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	**AO20** No acceptable outcome is provided.	Not Applicable.

The 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 Reconfiguring of 1 Lot into 7 Lots over (2) Stages in the Trades and Services Precinct of the Industry Zone. Each proposed allotment can 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 significant Excavation or Filling is proposed with the Reconfiguration and any resultant earthworks will be provided as part of an Operational Works Application.

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 Reconfiguring a Lot – 1 Lot into 7 Industrial Allotments over two (2) over land described as Lot 1 on M356124 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 Industrial nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used for Industrial Uses (preferably Trades and Services) within the Trades and Services Precinct of the Industry Zone;
- Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Industry Zone;
- Can meet the Intent and Objectives and Intent for the Industry Zone;
- Is not in conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Urban Footprint Designation; and
- Is for the creation of additional Industrial Allotments within the Mareeba Township supporting the growth of the Tablelands Region and further consolidating the Urban Area and Mareeba as an Industrial Hub.

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.

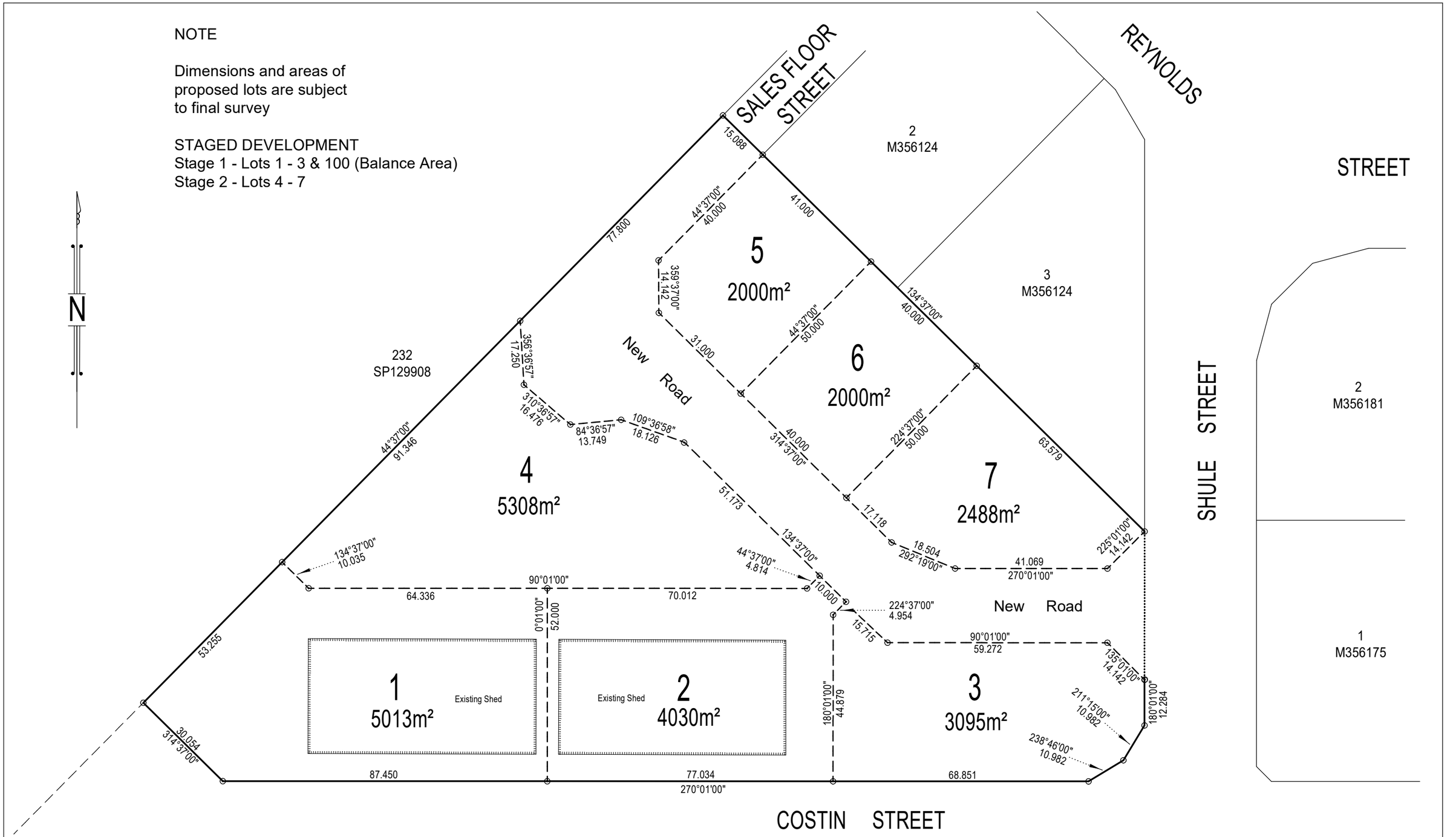
Yours faithfully,

MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD
P: 0402729004
E: FreshwaterPlanning@outlook.com
17 Barron View Drive, FRESHWATER QLD 4870

NOTE

Dimensions and areas of proposed lots are subject to final survey

STAGED DEVELOPMENT
Stage 1 - Lots 1 - 3 & 100 (Balance Area)
Stage 2 - Lots 4 - 7



AMENDMENTS	PROPERTY DESCRIPTION	REGISTERED OWNER	LOCAL GOVERNMENT: MSC	DEVELOPMENT PLAN PROPOSED RECONFIGURATION OF A LOT (1 LOT INTO 7 LOTS) STAGED DEVELOPMENT	TWINE SURVEYS PTY LTD
A - ORIGINAL	LOT 1 ON M356124	REMBERN PTY LTD	LOCALITY: MAREEBA SITUATED AT : COSTIN STREET & SHULE STREET	DWG NO. 9180 - LL1 08.08.2023 REV A	36 Mabel St, Atherton 4883 PO Box 146, Atherton 4883 P 07 40911303 E info@twinesurveys.com.au

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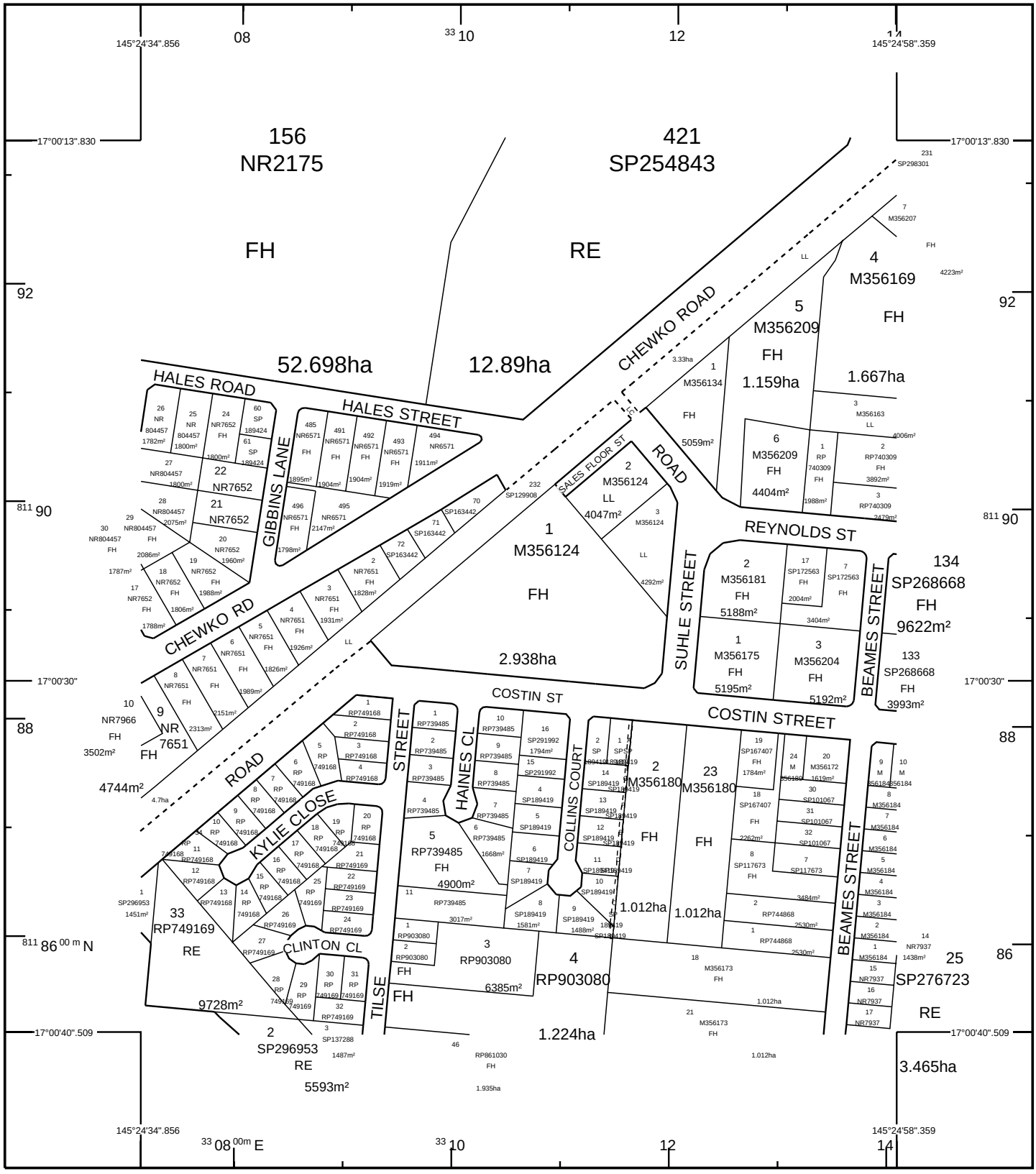

STANDARD MAP NUMBER
7963-11414

0 100 200 300 400 500 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION & NEAREST LOCATION

145°24'46".608
17°00'27".170
MAREEBA
1.59 KM

GDA

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	1/M356124
Area/Volume	2.938ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9061/80

CLIENT SERVICE STANDARDS

PRINTED 29/08/2023

DCDB 28/08/2023

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Queensland Government

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	REMBERN Pty Ltd
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address *(non-mandatory)*	FreshwaterPlanning@outlook.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	F23/26

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)

Queensland Government

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
			Costin, Shule and Sales Floor Streets	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	1	M356124	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

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

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

Name of airport:

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☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

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)*:

Industrial Subdivision of 1 Lot into 7 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

6.2) 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

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Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

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?	
1	
9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☒ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created			7	

10.2) Will the subdivision be staged?	
☒ Yes – provide additional details below ☐ No	
How many stages will the works include?	2
What stage(s) will this development application apply to?	1 and 2

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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?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ 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?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

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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)*

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☐ 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 *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *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.

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PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ 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.*

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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 Form1 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.*

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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

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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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ 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	☐ 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.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

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