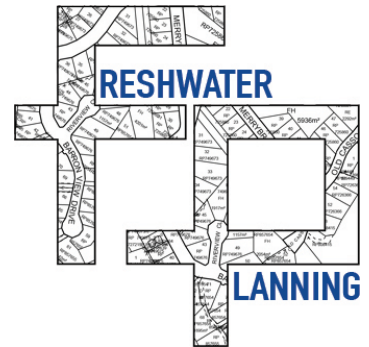


Your Ref:
Our Ref: F22/41



01 October, 2023

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

Attention: Planning Services

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – TOURIST PARK
LOTS 1, 2 AND 3 ON SP311305 AND LOT 4 ON NR3750, 49 FICHERA ROAD, MAREEBA.**

This application is for a Material Change of Use – Tourist Park over land described as Lots 1, 2 and 3 on SP311305 and Lot 4 on NR3750, situated at 49 Fichera Road, Mareeba is submitted on behalf of R.S & M.A Patane.

The application comprises of Application Forms, Proposal Plans, SmartMaps, Proponents Letter, and this Town Planning Submission. It is understood that the payment for the Application Fee will be made to the Mareeba Shire Council once an Invoice has been raised.

The Site

The subject land is described as Lots 1, 2 and 3 on SP311305 and Lot 4 on NR3750, Locality of Mareeba and situated at 49 Fichera Road, Mareeba. The site is owned by R.S & M.A Patane who are also the Applicants for the proposed development. The subject site comprises of four irregular shaped allotments, has an area of 67.62 hectares and contains frontage to Fichera Road, abuts Tinaroo Creek and the Barron River, and contains existing structures, Uses and Rural Activities. The site is accessed via Fichera Road which is considered to be an acceptable standard for the existing Uses and Rural Area and for the proposed development.

In relation to the current State Governmental Mapping the site is Mapped as containing Remnant Vegetation and Regrowth Vegetation, and the site designated as including a Wetland of General Ecological Significance. The site is not located within 25 metres of a State Controlled Road, nor within 25 metres of a Railway Corridor.

Referral Agencies

The site is Mapped as containing a Wetland of General Ecological Significance, being an adjoining waterway (Barron River and Tinaroo Creek). The proposal does not require Referral to the Department of State Development, Infrastructure, Local Government and Planning as the proposal does not undertake any Operational Work that is High Impact Earthworks as defined under Schedule 24 of the Planning Regulation within the Mapped Wetland Area.

Freshwater Planning Pty Ltd
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The site is also Mapped as containing Remnant Vegetation that is 'least concern' Regional Ecosystems. The proposed development comprises of a proposed Tourist Park. However, the proposal does not result in the creation of any new exemptions, nor any new structures proposed within the Mapped Remnant Vegetation Area or within any required Hazard Setback Areas (firebreaks/buffers). No clearing is proposed within any Mapped Remnant Vegetation area with this Development nor are any new structures proposed requiring clearing. The proposed Camping Areas are accessed by the existing internal access tracks with only a couple of Areas to be provided with formalisation of internal access tracks which are Not Mapped as containing Remnant Vegetation. The existing access tracks, cleared areas, and activities were established well before any Vegetation Mapping or Policies. No clearing of the Mapped Remnant Vegetation is proposed, and no additional or new exemptions are created with the proposed Tourist Park, therefore it is considered that the Development Application **does not** require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Vegetation concerns.

The Proposed Development

The proposed development is for a Material Change of Use – Tourist Park in the Rural Zone within the Mareeba Shire Council's Planning Scheme. The site is located at 49 Fichera Road, Mareeba and is more particularly described as Lots 1, 2 and 3 on SP311305 and Lot 4 on NR3750. The site is irregular in shape, has an area of 67.62 hectares and contains existing Rural Workers Accommodation, Dwelling Houses, associated structures, and Rural Activities. No change to the existing structures and Uses are envisaged with this Development. This development is considered to enhance the existing Activities and Uses over the site.

A Development Permit for a Material Change of Use is sought to facilitate the provision of a Tourist Park of up to 74 Persons (maximum) over the site split within four (4) Stages with each stage providing a different experience. The proposal provides for Nature-Based and Eco-friendly Camping Areas in addition to providing powered sites, amenities, and parking. Freshwater Planning Pty Ltd has been provided with the following, as attached within the Proponents Letter, in relation to the proposed Tourist Park.

This well-established family farming property is in an ideal and unique location within its natural environmental and river/creek surroundings... It is intended that the park will provide a safe, quiet, rural atmosphere, where travellers can see and enjoy the full view of the night sky without the ambient light of an urban setting.

The aim is that the park will cater to a diverse and inclusive range of travellers from the completely off-grid self-contained traveller to those requiring access to disabled toilet/showers, powered sites with potable and non-potable water. The intent is to attract more travellers to the Mareeba Shire where they can make 49 Fichera Road their base camp. This location allows them to set themselves up to explore and soak up the many attractions within the Mareeba Shire and the surrounding regions, experiencing everything that is on offer and hopefully, creating memories that will last a lifetime.

This proposed tourist park will provide sites that will accommodate for those travellers with self-contained motor homes/caravans and campers, those designed with an onboard toilet, shower and water supply and wastewater holding tanks and those travellers that need power, potable and non-potable water and a supporting ablution block (disabled toilets/showers) and camp kitchen facilities.


The Tourist Park proposal provides for a Stage Development with the following Stages proposed:

Stage 1 – Nature-Based Eco-Friendly Camping Area

-  Camping Areas – Site 1a, Site 1b and Site 1c




This Stage propose two large and one small (overnight) Nature-Based Eco-friendly Camping Areas that will be provided as self-sufficient Camping Areas. No amenities are provided with these sites being a Zero Footprint Area, meaning that whatever you bring, you take with you. These Stage 1 Areas are provided with existing internal accesses containing existing cleared areas. Site 1a is located within a previously Farmed section (Corn Field) of the site which contained existing access, fencelines, and irrigation. No clearing is proposed with any Stage 1 Nature-Based Ecofriendly Camping Areas. Site 1b will be located adjacent to the orchid in cleared areas accessed via the existing internal tracks. Site 1c will be located in proximity to Fichera Road also in exiting cleared areas and will be for the self-sufficient camper using the property as a stepping stone (overnight stay) for their continued travel.

Stage 2 – Nature-Based Eco-Friendly Camping Area

-  Camping Areas – Site 2a and Site 2b


Stage 2 is proposed to be similar to Stage 1, consisting of two large Nature-Based Eco-friendly self-sufficient Camping Areas. No amenities are provided with these sites being a Zero Footprint Area. These Stage 2 Areas are provided with existing internal accesses and may require the removal of some orchard trees. No clearing of any Remnant/Regulated Vegetation is proposed with any Stage 2 Nature-Based Ecofriendly Camping Areas. Stage 2 will provide self-sufficient Camping closer to the existing activities and structures over the main potion of the property however, still in a natural and environmental area.

Stage 3 – Tourist Park

-  Powered and Formalised Sites – Site 3
-  Amenities (Toilets/Showers)
-  Covered Parking

Stage 3 consists of the formalised Sites that are provided with Amenities which are located within the existing structures on-site. This Stage will also contain large, covered parking spaces within the existing adjacent structures. The clearing of some of the existing orchard will be required. This Stage utilises the existing internal formed accesses and structures over the site.

Stage 4 – Nature-Based Eco-Friendly Camping Area

-  Camping Areas – Site 4

This final Stage, being Stage 4 is proposed to be similar to Stages 1 and 2 and consists of a large Nature-Based Eco-friendly self-sufficient Camping Area. No amenities are provided with these sites being a Zero Footprint Area. This Stage 4 Area is provided with existing internal accesses and no clearing of any Remnant/Regulated Vegetation is proposed with any Stage 4 Nature-Based Ecofriendly Area. Stage 4 will also provide self-sufficient Camping in larger open spaces in proximity to the main potion of the property however, still in a natural and environmental area.

With the recent Global Pandemic, Lockdowns, and greater push for eco-friendly and sustainable way of life, the Nature-Based Tourism popularity has taken off which has resulted in the requirement for additional Camping Areas to be provided within Mareeba and its environs. This need has resulted in the provision provided over the site. These additional Camping Area will be provided within existing cleared areas an accessed by existing

internal access tracks. No clearing of any Remnant or Regulated Vegetation is proposed with the Camping Areas.

The proposed Tourist Park Use in addition to the existing Use and Rural Activities will ensure that no change to the existing services is proposed and that the existing level of servicing is appropriate and acceptable for the proposed Tourist Park. The site contains existing and Approved effluent disposal systems and potable and non-potable water supplies, riparian rights for the site and for any firefighting purposes. Any concentrated Stormwater will be appropriately dispersed over the site and into legal points of discharge if required. The site is connected to power and telecommunications. The proposed Tourist Park will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

No change to the existing Accesses is proposed with the Tourist Park other than the formalisation of some minor areas of the existing internal access tracks. All internal access tracks can be provided in keeping with the natural and Rural nature of the site and the existing Uses.

The site is located in the Rural Zone within the Mareeba Shire Council's Planning Scheme. A Material Change of Use for a Tourist Park is Impact Assessable Use within this Zone. The application is Impact Assessable.

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

Far North Queensland Regional Plan 2009-2031

Lots 1, 2 and 3 on SP311305 and Lot 4 on NR3750 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The Regional Landscape Values note that the natural environment is also a major economic asset; it contributes substantially to the tourism and natural resources industries, as well as to residents' and visitors' quality of life and to recreational and scenic opportunities. The Objective of the Regional Landscape Values is to identify, protect and manage through an integrated Planning Approach. This is provided through the Land Use Policies that reference that the value of the landscape for the likes of outdoor recreation and scenic amenity is given appropriate recognition in Development Assessment. The proposal is not considered to significantly impact or adversely affect the existing Regional Landscape Values providing a Use that recognises the outdoor recreation and scenic amenity of the site, appropriately protecting this natural environment and major economic asset.

The Regional Plan provides for Tourist Development within the Region noting that:

The region's tourism industry is predominantly based on natural and cultural features, with key visitor attractions include the Great Barrier Reef, the Wet Tropics rainforest, scenic landscapes, natural areas and a tropical climate. Protection of the natural attractions and character of the region is important to the sustainability of the tourism industry in the region. It further notes that nature-based activities are expected to remain the major drawcard and the focus of product promotion for the region. Sustainable opportunities must be identified and developed to cater for nature-based tourism needs over the long term. The Regional Plan manages this through its Land Use Policies which include 5.5.2 (a) and (b):

5.5.2 Tourist development, including development that incorporates short-term accommodation for tourists, may be undertaken within the regional landscape and rural production area where there is an identified need in a subregion and the accommodation:

(a) is of a nature and scale that is sympathetic to the maintenance of the regional landscape and rural production values

(b) minimises the impact on good-quality agricultural land

The proposal is considered to be provided as a Nature-Based Use sympathetic to the Rural Landscape and Rural Production Area with the site being provided within the Rural Zone and not impacting on the Good Quality Agricultural Land whilst ensuring to be sympathetic to the nature of the site provided in an appropriate scale.

Further to this, Section 5.5.4 expresses that *'Tourist attractions (that do not include residential or tourist accommodation) may be developed in the regional landscape and rural production area where such development; is a facility functionally dependant on being linked with the rural, ecological or resource values of the locality.'*

The Explanatory Notes state that *FNQ offers a choice of tourism styles, from conventional hotels and apartments in main centres such as Cairns and Port Douglas to small-scale nature based tourism ventures focused on the natural environment. The regional plan aims to maintain a mix of tourism choice by focusing medium to large-scale tourism developments in urban-footprint areas, while allowing smaller scale tourism developments within regional landscape and rural production areas. This also allows for opportunities for economic diversification for rural landholders. In the regional landscape and rural production area the intention is that proposals for small scale tourist accommodation be considered through the usual local government development assessment processes. Additionally, the plan 'recognises the requirement of low-impact, nature-based tourism attractions to be located within or in close proximity of areas of high ecological significance. These facilities play an important role in increasing the knowledge of visitors about the values that makes FNQ a region of outstanding ecological significance and improving the overall visitor experience. Smaller scale tourism development that includes short stay accommodation for visitors may also be appropriate for locations adjoining areas of high ecological significance or in strategic rehabilitation areas. These areas can provide attractive locations for this type of development and will generally result in enhanced ecological connectivity or habitat extension' (my underlining). The proposal for this Tourist Development within the natural environment demonstrates that the proposal is appropriately located and is considered an outstanding example of Tourism Uses within a Rural, environmental, and scenic amenity complimenting the Regional Plan.*

The proposed Development conforms to the Explanatory Notes of the Tourist Development aspect of the FNQ Regional Plan and in particular in relation to the Regional Landscape and Rural Production Area designation. The proposal, in particular, meets the above underlined aspects of the Explanatory Notes clearly demonstrating that the Regional Plan supports the proposed Use over the site and within the Regional Landscape and Rural Production Area designation.

It is considered that the proposed development is not in conflict with the Intent and Objectives for the Regional Landscape and Rural Production Area Designation and Tourist Development within the FNQ Regional Plan 2009-2031.

Strategic Framework

The site is designated as Rural Other and Rural and Rural Agricultural Area on the Strategic Framework Mapping. The proposal is for the provision of a Tourist Park. Section 3.3 Settlement pattern and built environment's Strategic Outcomes (3.3.1) note that *'primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism.'* The proposal is not considered to compromise or fragment by incompatible and/or unsustainable development as the proposal is for a Tourist Park in addition to the existing Uses and Rural

Activities provided over the site. The proposal is for the accommodating of Tourism that are reliant on the natural resources without adversely affecting the Rural Area and Activities.

Section 3.3.11 Element—Rural areas and in particular subsection 3.3.11.1 Specific outcomes outline that *‘Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*

- (a) does not impede or conflict with agricultural activities and production; and*
- (b) does not compromise rural character and scenic qualities; and*
- (c) does not adversely impact on ecological and biodiversity values.*

Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework. The proposal is for Rural Tourism including Outdoor Recreation and natural bushland Uses within the Other Rural Area and is appropriately located, serviced and consistent with the Strategic Framework as aforementioned. It is considered that the proposal is consistent with the Rural Tourism aspects of the Strategic Framework’s Settlement Patterns.

In relation to Economic Development within the Strategic Framework, Section 3.7.1 Strategic Outcomes note that *‘the natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises’* and that *‘the western dry land savannah of the shire accommodates further nature and rural based tourism development’*. The Tourism Elements within 3.7.7 Specific Outcomes allow for *‘Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.*

A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:

- (a) tourist attractions and facilities within activity centres;*
- (b) cultural interpretive tours;*
- (c) nature based tourism;*
- (d) sports and recreational activities;*
- (e) tourist attractions;*
- (f) adventure tourism;*
- (g) farm based tourism;*
- (h) food based tourism;*
- (i) bed and breakfasts;*
- (j) camping and recreational vehicle facilities;*
- (k) cycle tourism.*

Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire’ (my underlining).

The proposal is for the provision of Tourist and Recreational Uses within the provided on-farm for a Nature-Based Tourist Park. This small scale Tourism related development creates an additional Use over the site to the existing Activities supporting the Mareeba Shire, Tablelands and Far North Queensland without compromising the natural landscape values and agriculture values of the Mareeba Shire. The proposal for Nature-Based Tourism activities within the farm-based Tourism is considered to enhance these Tourism Elements with the Tourist Park.

It is considered that the proposed Tourist Park provides for a Nature-Based, environmentally friendly, sustainable farm-based Tourist Attraction in Mareeba within the Rural Areas and natural landscape without significantly affecting the Rural Other designation. The proposed development is considered to add valuable Economic Development to the Tablelands Region in particular within the Mareeba Shire. It is not considered that the proposal is in conflict with the Intent or Elements of the Strategic Framework, instead enhancing Nature-Based Tourism within Rural and Scenic Areas of the Mareeba Shire.

Rural Zone Code

The site is designated in the Rural Zone of the Mareeba Shire Planning Scheme. The Purpose of the Rural Zone 'provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes'. The Purposes further investigate this by allowing the Rural Zone to 'provide facilities for visitors and tourists that are accessible and offer a unique experience; provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities; prevent adverse impacts of development on ecological values' as long as the 'Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes' It is considered that the proposed development is considered to meet the Purposes of the Rural Zone.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, Any new non-Rural structures will be less than 8.5 metres in height and not more than 2 storeys above ground level.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Complies Any new Buildings or structures associated with the Rural Use will not exceed 10 metres in height.
Siting, where not involving a Dwelling house		
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	Complies, No new Buildings or structures are proposed, however, if any new structures are provided within the future, these can ensure to be setback significantly from any road frontage and adjoining boundaries.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not Applicable. Not Roadside Stall proposed.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and	Complies, No new Buildings or structures are proposed, however, if any new structures are provided within the future, these can ensure to be setback significantly from any road frontage and adjoining boundaries.

Performance outcomes	Acceptable outcomes	Comments
	(b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	Complies, No additional Residential Density is proposed over the site with the Tourist Park.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	Complies, The proposal does not propose any additional Residential Density. If required, a designated Manager's Residence which is Accepted Development within the Rural Zone and conforms to the allowed Residential Density of the site, can be provided.
For assessable development		
Site cover		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	No new Buildings or structures are proposed, however, if any new structures are provided within the future, these can ensure to make efficient Use of the land, keeping with the eco-friendly and environmentally sustainability of the site. Any structure will be of appropriate scale and will ensure to balance the natural features of the site. Any Manager's Residence will also achieve this.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	No new Buildings or structures are proposed, however, if any new structures are provided within the future, these can ensure to be provided to compliment the Rural Zone and in particularly the natural characteristics of the site. The proposal is for a Nature-Based, Eco-friendly, and environmentally sustainable development over the site, any structures will ensure to reflect the proposed Uses of the site.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic;	AO6 No acceptable outcome is provided.	The proposal is for a Nature-Based, Eco-friendly, and environmentally sustainable development over the site, any development over the site will ensure not to detract the amenity of the local area instead protecting the area and surrounding allotments amenity.

Performance outcomes	Acceptable outcomes	Comments
(d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		The proposal will reflect the existing amenity of the site and surrounding area.
PO7 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.	AO7 No acceptable outcome is provided.	The proposal is for a Nature-Based, Eco-friendly, and environmentally sustainable development over the site, any development over the site will ensure to ameliorate any existing negative environmental impacts. The purpose of the development is to protect the area and surrounding allotments amenity and natural environment. The proposal will reflect the existing amenity of the site and surrounding area.

The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Rural Zone Code as it provides for a supporting Use to service the immediate and surrounding industries and Townships providing a Nature-Based Tourism Use in addition to the existing Uses over the site.

Accommodation Activities Code

The proposed development is for the provision of a Tourist Park in addition to the existing Uses and Activities provided over the site. Assessment against the relevant aspects of the Accommodation Activities Code for the proposed Tourist Park only is provided below. It is considered that the proposed Tourist Park complies with the Intent of the Accommodation Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	Complies, The proposed Tourist Park is located over the site containing an area of 67.62 hectares with dual frontages. The site contains appropriate street frontages and sufficient area for the appropriate location of the Accommodation Activities.
All Accommodation activities, apart from Tourist Park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are:	AO2.1 A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to	Not Applicable. The proposal's Accommodation aspects are for a Tourist Park. The majority of these areas are provided as Nature-Based, eco-

Performance outcomes	Acceptable outcomes	Comments
<p>(a) sufficient to meet the anticipated demand for refuse storage; and</p> <p>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p>accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</p> <p>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</p>	friendly Areas that are self-sufficient aiming for a Zero Footprint.
All Accommodation activities, except for Dwelling house		
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>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:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>Not Applicable.</p> <p>No new Buildings or structures proposed with the Tourist Park nor are any Accommodation Habitable Rooms proposed.</p>
<p>PO4 Accommodation activities are provided with sufficient private and communal open space areas which:</p> <p>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</p> <p>(b) provide a range of opportunities for passive and active recreation;</p> <p>(c) provide a positive outlook and high quality of amenity to residents;</p> <p>(d) is conveniently located and easily accessible to all residents; and</p> <p>(e) contribute to an active and attractive streetscape.</p>	<p>AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.</p>	<p>Complies,</p> <p>The site contains an area of 67.62 hectares with substantial communal open space provided.</p>
	<p>AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D.</p>	<p>Not Applicable.</p> <p>No new dwellings or accommodation Units proposed. However, if any Manager's Residence is required, then this can be provided with appropriate private open space.</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>Complies,</p> <p>Any clothes drying areas can be provided within Site 3, if required.</p>

Performance outcomes	Acceptable outcomes	Comments
	<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:</p> <p>(a) is located to facilitate loading and unloading from a motor vehicle;</p> <p>(b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas;</p> <p>(c) has a minimum space of 2.4m² per dwelling or accommodation unit;</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>	Not Applicable.
If for Caretaker's Accommodation		
<p>PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".</p>	<p>AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.</p> <p>AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m².</p>	<p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site.</p> <p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site. However, any Manager's Residence, if required, will be less than 200 m² in size.</p>
For assessable development		
If for Caretaker's Accommodation		
<p>PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to:</p> <p>(a) hours of operation;</p> <p>(b) nature of the use;</p> <p>(c) security requirements;</p> <p>(d) site location and access; and</p> <p>(e) proximity to other land uses.</p>	<p>AO15 No acceptable outcome is provided.</p>	<p>Not Applicable. No Caretaker's Accommodation proposed with the Development as Caretaker's Residence is Accepted Development over the site. However, any Manager's Residence, if required, will be necessary for the operation of the proposed Development and primary use for the nature of the Uses, security requirements and site location and access as the site is 67.62 hectares in size.</p>
If for Tourist Park		
<p>PO17 The Tourist Park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p>AO17 No acceptable outcome is provided.</p>	<p>Complies, The proposal is for the provision of a Tourist Park with the site proposed to be a base camp for their exploration of Mareeba, the Tablelands, and the Cape. The site and proposal are appropriately located and surrounded by a myriad of Nature-Based Tourism experiences, attractions, community facilities and infrastructure.</p>

Performance outcomes	Acceptable outcomes	Comments
<p>PO18</p> <p>The density of accommodation provided within the Tourist park:</p> <p>(a) is commensurate with the size and utility of the site;</p> <p>(b) is consistent with the scale and character of development in the surrounding area;</p> <p>(c) ensures sufficient infrastructure and services can be provided;</p> <p>(d) does not adversely impact on the existing amenity of nearby uses;</p> <p>(e) ensures a high level of amenity is enjoyed by residents of the site; and</p> <p>(f) does not place undue pressure on environmental processes in the surrounding area.</p>	<p>AO18.1</p> <p>Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <p>(a) 40 caravan or motor home sites per hectare of the nominated area(s); or</p> <p>(b) 60 tent sites per hectare of the nominated area(s); or</p> <p>(c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s).</p>	<p>Complies,</p> <p>The proposal is for the provision of a maximum of 74 guests at any one time split over four (4) Stages with each stage providing a different experience. The site has an area of 67.62 hectares which allows for the provision of 2705 Caravan or Motor Home sites or 4057 Tent sites or 676 Cabins. The proposal is for significantly less site densities than allowed and is considered appropriate and acceptable to the existing Allotment.</p>
	<p>AO18.2</p> <p>Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	<p>Complies,</p> <p>The proposal's site densities are significantly less than 676 tents/cabins/RVs. The proposal is considered to appropriately control Accommodation site densities to ensure park amenity.</p>
<p>PO19</p> <p>Accommodation sites are designed and located:</p> <p>to provide sufficient land for necessary services and infrastructure;</p> <p>to achieve sufficient separation between land uses;</p> <p>is consistent with the scale and character of development in the surrounding area; and</p> <p>to prevent amenity and privacy impacts on nearby land uses.</p>	<p>AO19.1</p> <p>A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	<p>The proposal is for a Nature-Based, Eco-friendly, and sustainable Tourist Park. The RV Sites are provided with an appropriate natural finish conforming to the natural features, character and environmental values of the site and proposal.</p>
	<p>AO19.2</p> <p>Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <p>(a) 2 metres from an internal road; and</p> <p>(b) 1.5 metres from the side and rear boundaries of the site.</p>	<p>Complies,</p> <p>The site has an area of 67.62 hectares with the proposed provided as an ecologically and environmentally friendly Tourist Park Uses containing appropriate separation.</p>
<p>PO20</p> <p>A Tourist Park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1</p> <p>A central refuse collection area is provided to service all accommodation sites.</p>	<p>The proposal is provided as a Nature-Based, Eco-friendly, and sustainable Tourist Park. All refuse is to be collect and taken from the site with the Campers for the self-sufficient sites. A centralised Refuse Collection area will be provided within Site 3 for the site. Any Refuse collection area will be kept to a sanitary condition in appropriate weather-proof receptacles in an acceptable location.</p>
	<p>AO20.2</p> <p>The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	
	<p>AO20.3</p> <p>The refuse collection area is constructed on an impervious surface such as a concrete slab.</p>	
	<p>AO20.4</p> <p>A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p>	

Performance outcomes	Acceptable outcomes	Comments
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	Can Comply. The proposal is for a Nature-Based, Eco-friendly, and sustainable experience, any Refuse collection area/s will be appropriately located.

It is not considered that the proposal is in conflict with the relevant aspects of the Accommodation Activities Code. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code.

It is considered that the proposal complies with the Intent of the Accommodation Activities Code and is acceptable.

Airports Environs Overlay Code

The site is located within the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6 km Light Intensity and OLS on the Mareeba Overlay Mapping. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Material Change of Use for a Tourist Park as the site is located outside the OLS and 6 km Light Intensity and will not affect the Bird and Bat Strike Zone.

Bushfire Hazard Overlay Code

The site is Mapped as containing Medium Bushfire Hazard and Potential Impact Buffer within the Bushfire Hazard Overlay Mapping over the site. No change to the existing Buildings and structures are provided over the site which contain the Bushfire Overlay Mapping. No new buildings or structures are proposed with within the Mapped Bushfire Hazard Areas and the site already contains existing structures. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required. It is noted that the site contains Riparian Creeks throughout and adjoining the site for Fire Fighting Purposes. In any Bushfire Hazard Event the site contains appropriate access tracks for the safe evacuation if required and are of an appropriate standard for emergency vehicles.

Environmental Significance Overlay Code

The site is Mapped as containing random areas of MSES Regulated Vegetation over the site with the MSES Regulated Vegetation for the majority generally buffering or in proximity to Mapped Waterways over the site on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Regulated Vegetation provided over the site. The proposal is for the provision of a Nature-Based Tourism Use, being a Tourist Park, with no clearing proposed over the 67.62 hectare site. It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposed development creates Environmentally friendly and Nature-Based Tourism Uses over the site without significantly affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code.

Flood Hazard Overlay Code

The site is located within the Queensland Floodplain Assessment Mapping as demonstrated on the Flood Hazard Overlay Mapping. The site is Mapped as containing Hazard Mapping along the Barron River and Emerald Creek. The Flood Mapping demonstrates that the site is constrained by the Flood Hazard Overlay which is within the limits of the existing watercourses. No new buildings or structures are proposed, and the proposal is for Tourist Park Uses with any sites located within the Mapped Hazard Area not containing permanent habitable structures. It is not considered that the Tourist Park will utilise these areas within the Wet Season or significant rain events and an appropriate Management Plan can be provided if required. It is considered that the proposed Tourist Park is not in conflict with the Flood Hazard Overlay Code.

Slope Overlay Code

The site is Mapped as containing areas of Slope Hazard 15% or greater within the Slope Hazard Overlay Mapping. No new buildings or structures are proposed within any areas Mapped by the Overlay nor is the proposal for any clearing. If any works are proposed over land greater than 15%, a Geotechnical Report can be provided, if required.

Landscaping Code

The proposed development is for a Tourist Park Use in addition to the existing Uses and Activities over the site. The proposal is located within Rural Zoned Allotments comprising of 67.62 hectares in size. The proposed Nature-Based, environmentally friendly development in addition to the Rural Activities and existing Uses over the site contains existing Remnant Vegetation and Landscaping. No clearing is proposed with the Development Application with the existing Landscaping to be maintained and enhanced.

The existing Vegetation and Landscaping will ensure to enhance the visual appeal and aspect of the proposed development. It is considered that the proposed development complies with the Purpose and Intent of the Landscaping Code given the site's Zoning, natural features, and existing Approval.

Parking and Access Code

The site contains frontage to the existing Road Network, being Fichera Road with existing crossovers provided from this Road. The proposed development will utilise the existing access crossovers with no new access points proposed. The proposal is for a Tourist Park to provide for Camping Areas (RV's and Camping) in addition to the existing Uses and Rural Activities Uses over the site. The site contains an area of 67.62 hectares with adequate areas for the appropriate provision of vehicle parking spaces, including visitor spaces. Each Camping Area will be provided with appropriate natural parking areas in keeping with the existing site and surrounding natural environment. No change to the existing Accesses is proposed with the Tourist Park other than the partial formalisation of some of the existing internal access tracks. All internal access tracks can be provided in keeping with the natural and Rural nature of the site and the existing Uses. Any internal access tracks requiring 4WD capabilities will be clearly signed.

It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable. The Tourist Park provides adequate parking spaces/areas and appropriate tracks ensuring the safe provision of vehicle manoeuvrability whilst maintaining the existing Rural and natural amenity of the site.

The dimensions of car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas are appropriately sealed, where required, ensuring that the development keeps

with the intent of the development. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services, and Infrastructure Code

The proposal is for a Tourist Park, in addition to the existing Uses over the existing Rural Farm/property. The site is designated within the Rural Zone and is not connected to reticulated water or sewerage and comprises of 67.62 hectares. The site contains existing and Approved effluent disposal systems, potable and non-potable water supplies, contains riparian rights for the site and for any firefighting purposes. Any concentrated Stormwater will be appropriately dispersed over the site and into legal points of discharge if required. The site is connected to power and telecommunications. No change to the existing level of services for the existing and proposed development is envisaged. The proposed Tourist Park will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The site is provided with slopes throughout the site with any Filling or Excavation is anticipated to be limited to site preparation if required. If any significant Filling or Excavation is required onsite, this will be provided as a part of an Operational Works Approval.

It is considered that the site is appropriately services as per the existing Approved Uses/Activities. The proposal is not considered to be in conflict with the Works, Services, and Infrastructure Code.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate a Staged Development entailing a Tourist Park over land described as Lots 1, 2 and 3 on SP311305 and Lot 4 on NR3750 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment and is considered acceptable. In particular, the proposed development:

- ✚ Is considered that the proposed Tourist Park providing a Nature-Based, environmentally friendly, sustainable farm-based Tourist Attraction in Mareeba with the Rural Areas and natural landscape without affecting the Rural Activities and the existing Uses, adds valuable Economic Development and Tourism to the Mareeba Region.
- ✚ It is not considered that the proposal is in conflict with the Intent or Elements of the Strategic Framework, instead enhancing Nature-Based Tourism within Rural and Scenic Areas of the Mareeba Shire;
- ✚ Is not in conflict with the Intent or Purposes for land designated within the Rural Zone;
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides for Nature-Based Tourism Activities and Accommodation over the site;
- ✚ Provides for a nature-based, environmentally friendly, and sustainable development without affecting the natural, physical, and ecological aspects of the site, instead maintaining and enhancing them supporting the population of the Mareeba and surrounding Shires;
- ✚ Can meet the Performance Outcomes and the Purpose of the Accommodation Activities Use Code;

- ✚ Is for the provision of a Tourist Park ensuring additional Tourist, recreational and Farm-based Activities that supports the local economy whilst providing an attractive development. This helps to cement the Mareeba as a Major Tourist Area within North Queensland;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and in particular the site; and
- ✚ Meets the Objectives of the Land Use Policies and is not in conflict with the Intent in relation to Tourist Development within the Regional Landscape and Rural Production Area Designation of the FNQ Regional Plan 2009-2031.

It is considered that the proposal provides a Nature-Based, environmentally friendly Farm-based Tourist development that is rapidly becoming an Icon for Nature-Based Farm Stays in Mareeba and within Far North Queensland.

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

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E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

RS & MA PATANE – MATERIAL CHANGE OF USE – TOURIST PARK (COMBINATION OF SELF-CONTAINED CAMPING & CARAVAN SITES WITH AMENITIES)

**LOTS, 1, 2 & 3 ON RP711195 AND SP 311305 AND LOT 4 ON NR3750 49
FICHERA ROAD, MAREEBA, QLD, 4880**

BASE CAMP 101

The Park:

This well-established family farming property is in an ideal and unique location within its natural environmental and river/creek surroundings. The proposed part is located far enough being approximately 5 kilometres from the heart of the Mareeba township. It is intended that the park will provide a safe, quiet, rural atmosphere, where travellers can see and enjoy the full view of the night sky without the ambient light of an urban setting.

The aim is that the park will cater to a diverse and inclusive range of travellers from the completely off-grid self-contained traveller to those requiring access to disabled toilet/showers, powered sites with potable and non-potable water. The intent is to attract more travellers to the Mareeba Shire where they can make 49 Fichera Road their base camp. This location allows them to set themselves up to explore and soak up the many attractions within the Mareeba Shire and the surrounding regions, experiencing everything that is on offer and hopefully, creating memories that will last a lifetime.

Incorporating Existing Property Policies:

This farming property already operated under a number of management policies. Under our annually audited, globally recognised SEDEX quality assurance program, our existing policies, including waste management, water management, environmental management, biodiversity, fire management and business ethics will be incorporated and embedded into the management of tourist park.

Number of Travellers-Capacity:

The various camp sites will be designed to provide a variety of options to accommodate a total of 74 travellers/campers at any one time.

Length of Stay:

Research evidence suggest that modern-day RVs are generally designed to comfortable stay completely off-grid/dry camping for approximately 2 weeks. Therefore, and with this in mind, Base Camp 101 sites will be designed to accommodate self-contained travellers to be allowed a maximum length of stay not exceeding a 7-day maximum.

Types Of Sites On Offer:

This proposed tourist park will provide sites that will accommodate the following:

- Those travellers with self-contained motor homes/caravans and campers, those designed with an onboard toilet, shower and water supply and wastewater holding tanks
- Those travellers that need power, potable and non-potable water and a supporting ablution block (disabled toilets/showers) and camp kitchen facilities

Site Descriptions and road Network (as per attachment):

SITE 1 - LOT 4-NR 3750:

- a) River Junction Camping
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access

- b) Sunset Views Camping – Solitude
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access

- c) One Night Stand Quickie
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access

SITE 2

LOT 2 RP 71195, SP 311305:

- a) Tinaroo Creek Camping
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access

LOT 1 RP 71195, SP 311305:

- b) Tinaroo Creek Camping
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access

SITE 3 - LOT 1 RP 71195, SP 311305:

Power Sites and Covered Parking

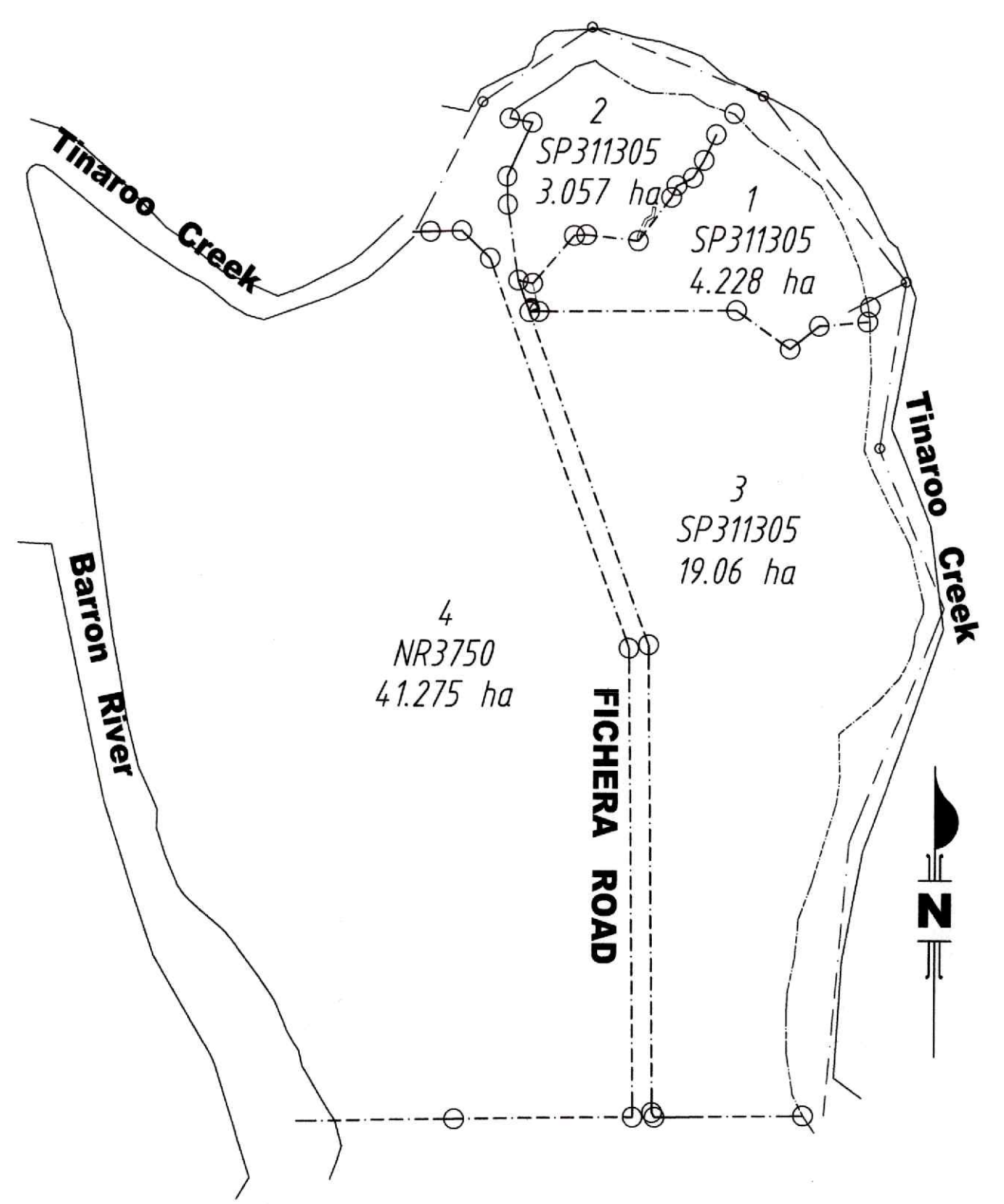
- Powered Sites
- Covered Parking
- Amenities

SITE 4 - LOT 3 RP 71195, SP 311305:

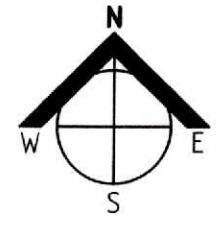
- a) Tinaroo Creek Sunrise Views
 - Off-grid self-contained traveller
 - 4WD, SUV and motorhome access



PROPOSED SITE PLAN
 Overlay with extract from QLD Globe
 (SCALE 1:5000 ON A3)



PROPERTY BOUNDARIES SITE PLAN
 (SCALE 1:6000 ON A3)



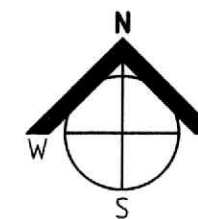
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PROPOSED TOURIST PARK	JOB NO. SHEET No. ISSUE 0744 DA 01 B

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
 -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

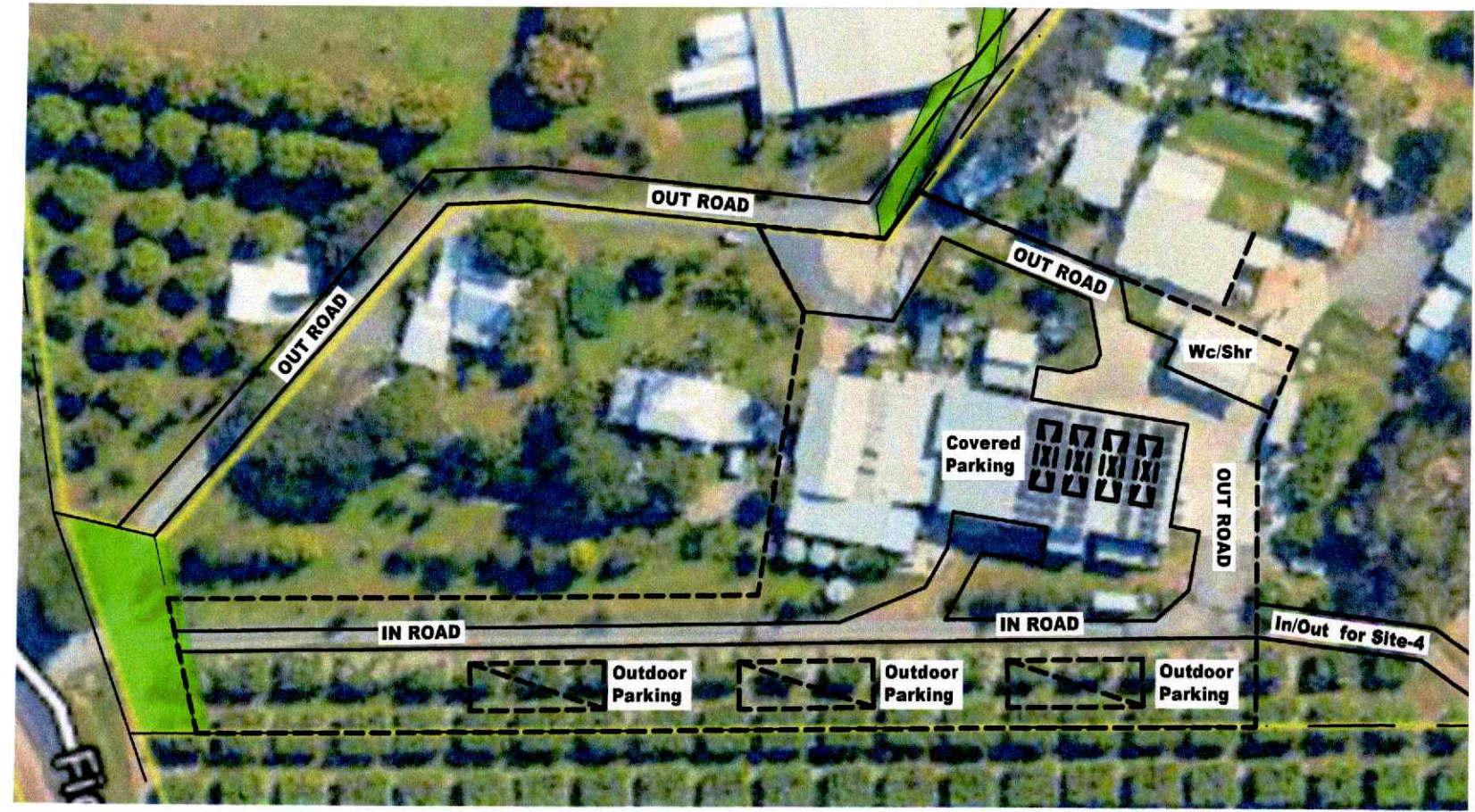


DETAIL SITE-1/A River Junction Camping
 Overlay with extract from QLD Globe
 (SCALE 1:2000 ON A3)

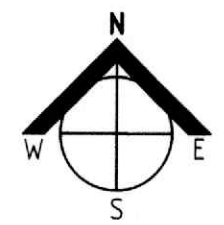
SITE-1/A River Junction Camping and SITE-1/B Sunset Views Camping
 Overlay with extract from QLD Globe
 (SCALE 1:5000 ON A3)



phone: 0428 294 235 EDMONTON 4869. QUEENSLAND		
GREGORY G TERZI Associate Diploma Architectural Technology Building Design & Drafting		
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		
PROJECT:	DATE: FEB 2023	
49 FICHERA RD	SCALE: AS SHOWN ON 'A3' SHEET	
MAREEBA	DRAWING TITLE:	
4880	SITE-1/A and SITE-1/B	
PROPOSED	JOB NO.	SHEET No.
TOURIST PARK	0744	DA 02
		ISSUE
		B



SITE-3 Powered Site and Day Parking
 Overlay with extract from QLD Globe
 (SCALE 1:1000 ON A3)



SITE-2/A and -2/B Tinaroo Creek Camping
 Overlay with extract from QLD Globe
 (SCALE 1:2000 ON A3)

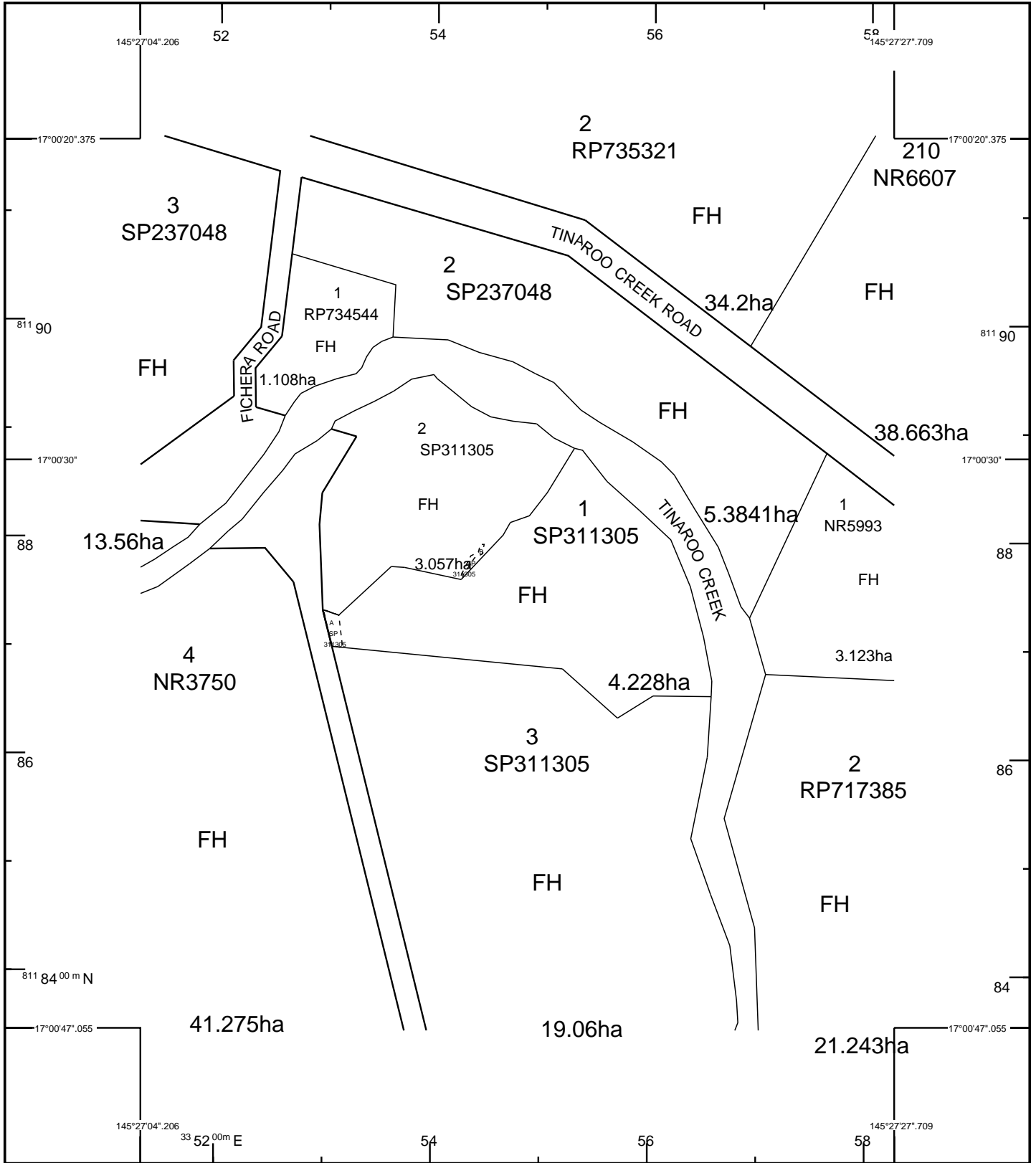
phone: 0428 294 235 EDMONTON 4869. QUEENSLAND		
GREGORY G TERZI Associate Diploma Architectural Technology		Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		
PROJECT:	DATE: FEB 2023	
49 FICHERA RD	SCALE: AS SHOWN ON 'A3' SHEET	
MAREEBA	DRAWING TITLE:	
4880	<i>STITE-2/A, -2/B and SITE-3</i>	
PROPOSED	JOB NO.	SHEET No.
TOURIST PARK	0744	DA 03
		ISSUE
		B



SITE-4 Tinaroo Creek Sunrise View
 Overlay with extract from QLD Globe
 (SCALE 1:2000 ON A3)



phone: 0428 294 235 EDMONTON 4869. QUEENSLAND		
GREGORY G TERZI Associate Diploma Architectural Technology		Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		
PROJECT:	DATE: FEB 2023	
49 FICHERA RD	SCALE: AS SHOWN ON 'A3' SHEET	
MAREEBA	DRAWING TITLE:	<i>SITE-4</i>
4880		
PROPOSED	JOB NO.	SHEET No.
TOURIST PARK	0744	DA 04
		ISSUE
		B



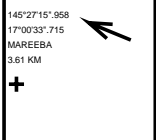
STANDARD MAP NUMBER
7963-11141



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/SP311305
Area/Volume	4.228ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21315/21

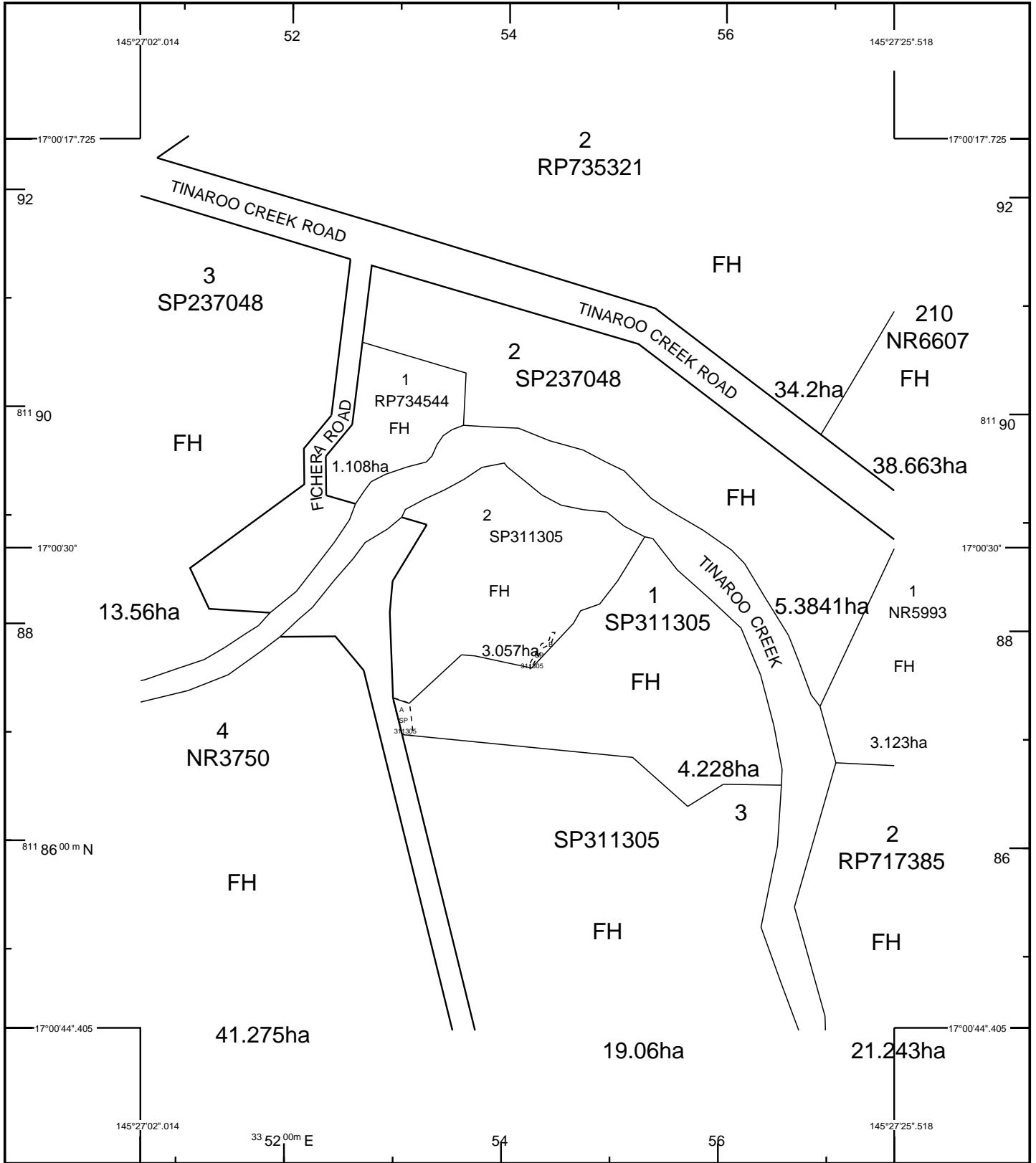
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DCDB	25/06/2023
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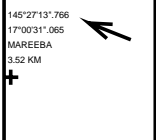
STANDARD MAP NUMBER
7963-11141



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

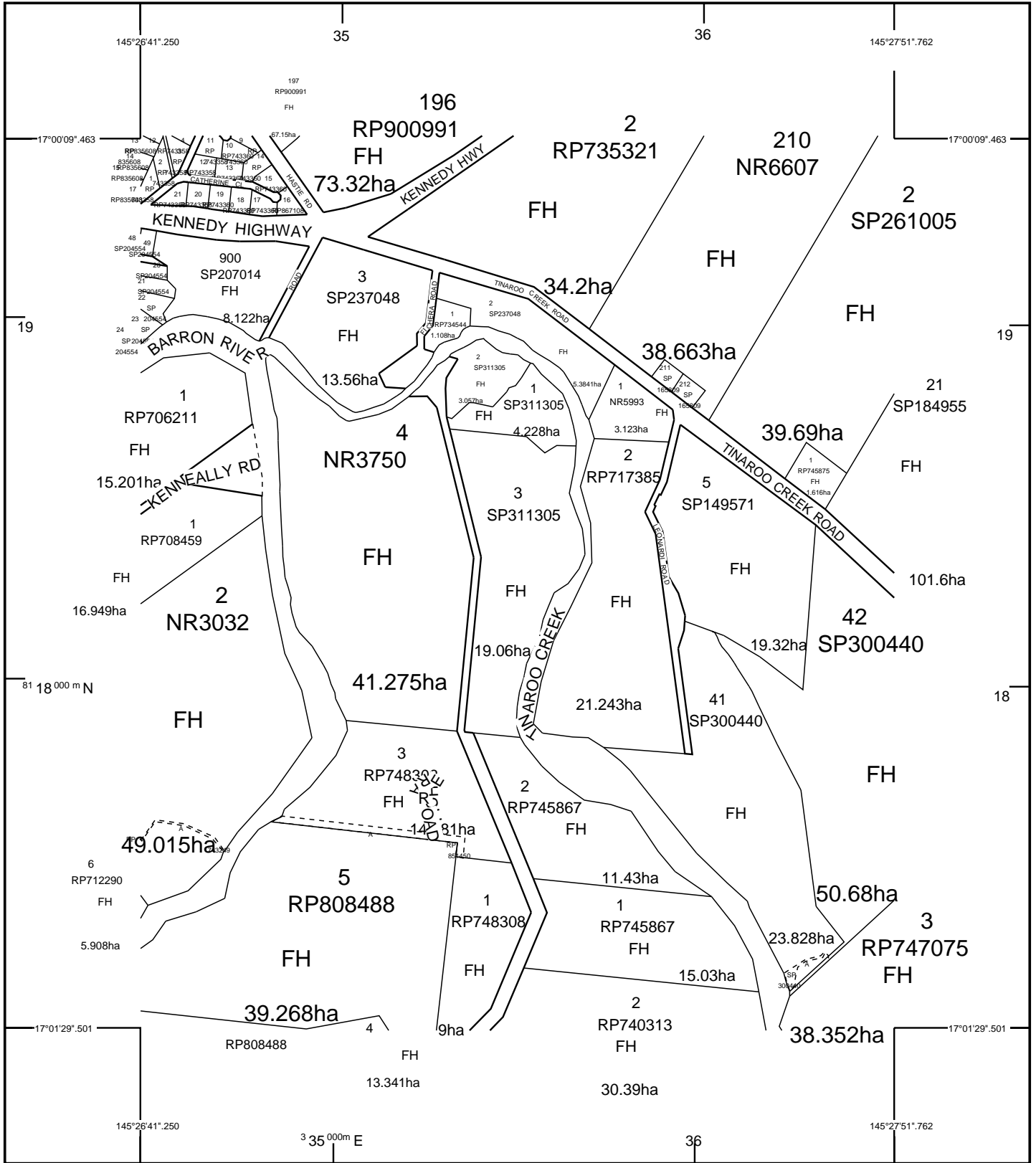
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Lot/Plan	2/SP311305
Area/Volume	3.057ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21315/4

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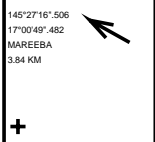
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STANDARD MAP NUMBER
7963-11141



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	3/SP311305
Area/Volume	19.06ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	21315/6

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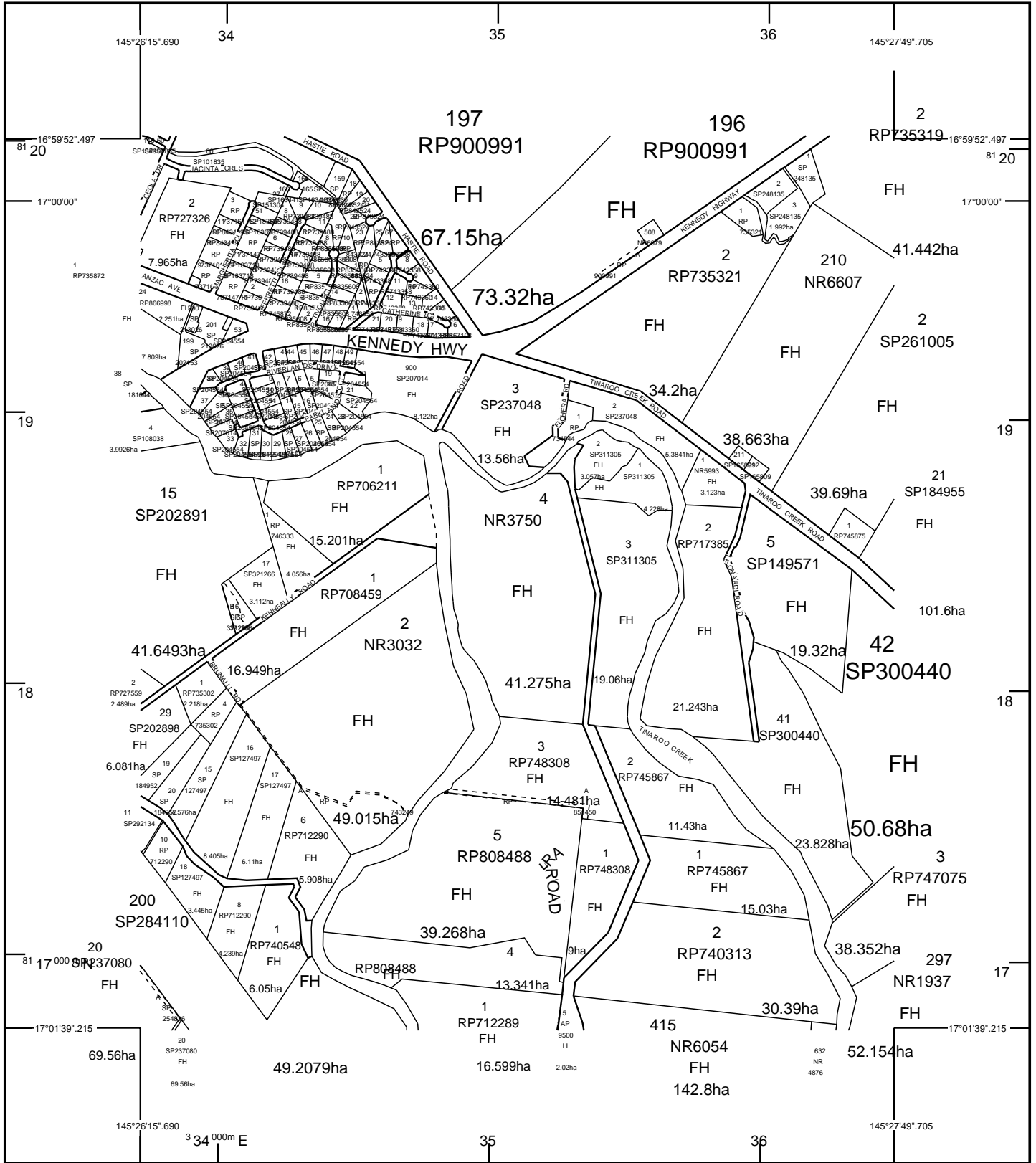
SmartMap

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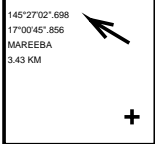




STANDARD MAP NUMBER
7963-11144



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	4/NR3750
Lot/Plan	41.275ha
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	MAREEBA
Segment/Parcel	21315/16

CLIENT SERVICE STANDARDS

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DCDB 25/06/2023 (Lots with an area less than 3000m² are not shown)

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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) <i>(individual or company full name)</i>	RS & MA Patane
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F22/41

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
		49	Fichera Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	SP311305	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		49	Fichera Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	SP311305	Mareeba Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
		49	Fichera Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	3	SP311305	Mareeba Shire Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		49	Fichera Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	4	NR3750	Mareeba Shire Council

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:

<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
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="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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)*:

Tourist Park

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: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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>
Tourist Park	Tourist Park		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

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

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

How many stages will the works include?				
What stage(s) will this development application apply to?				
11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?				
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure		
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure		
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation		
<input type="checkbox"/> Other – please specify:				
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)				
<input type="checkbox"/> Yes – specify number of new lots:				
<input type="checkbox"/> No				
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)				

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application	
Mareeba Shire Council	
16) Has the local government agreed to apply a superseded planning scheme for this development application?	
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application	
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached	
<input checked="" type="checkbox"/> No	

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application Yes Not applicable

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

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

Relevant plans of the development are attached to this development application Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) Yes Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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