

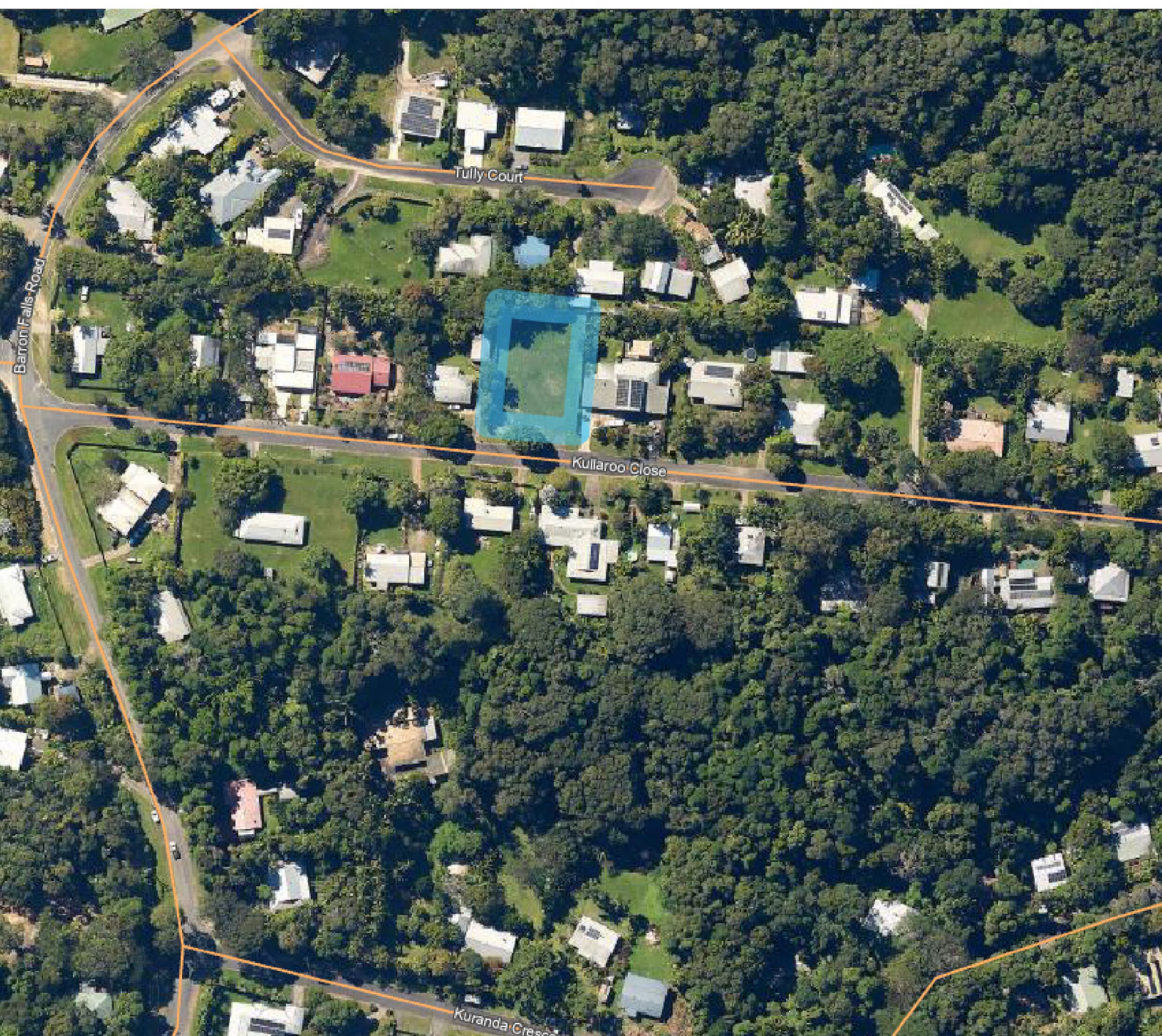


11 Kullaroo Close, Kuranda
Lot 6 on RP728595

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE: DUAL OCCUPANCY

Applicant:
Ngoonbi Community Services Indigenous Corporation
C/- 8 Pencils



A PROJECT CONTACT DETAILS

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B DOCUMENT INFORMATION

Client Name	8 Pencils
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C PLANNING REPORT TEMPLATE VERSION

Version	Revision Date	Revision Description	Planning Act 2016 version	Planning Regulation 2017 version
5.0	18 June 2021	Planning Report Template	10 June 2022	11 Dec 2023

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1. SUMMARY

1.1 SITE DETAILS

Site address:	11 Kullaroo Close Kuranda 4881
Real property description:	Lot 6 on RP728595
Site area:	1,266m ²
Existing land use:	Unimproved / vacant

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Ngoonbi Community Services Indigenous Corporation
Owner:	Ngoonbi Community Services Indigenous Corporation ¹
Assessment manager:	Mareeba Shire Council
Referral Agencies	Nil

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Material Change of Use (Dual Occupancy)
Type of approval sought:	Development Permit
Related approvals	Nil
Level of assessment:	Code Assessment ²
Notification required:	Not applicable
Referral required:	Not applicable

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest	Water resource planning area boundaries
Applicable SDAP Codes	Not applicable
Regional Plan:	<i>Far North Queensland Regional Plan 2009–2031</i>
Regional Plan Designation:	Urban Footprint

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	Mareeba Shire Planning Scheme 2016
Amendment:	Major Amendment No. 1 of 2023
TLPs:	None applicable to proposed development
Zone:	Low Density Residential Zone

¹ Per Mareeba Shire Council records.

² Pursuant to Table 5.5.6 of the Planning Scheme, due to non-compliance with AO3.2 of the Low Density Residential Code (Part 6.2.6 of the Planning Scheme).

Overlays:

Assessment requirements³:

- None applicable

The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including:

- Low Density Residential Zone Code
- Accommodation Activities Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code.

³ The applicability of codes is discussed in the Planning Report (refer Section 5.4).

2. SITE DETAILS

This development application relates to land at 11 Kullaroo Close, Kuranda, which is more accurately described as Lot 6 on RP728595 (refer **Figure 1**).

The site has an area of 1,266m².

The site is unimproved / vacant.

2.1 LOCATION

TABLE 2-1 SITE LOCATION

Site address:	11 Kullaroo Close Kuranda
Real property description:	Lot 6 on RP728595



FIGURE 1 AERIAL IMAGERY OF SITE
SOURCE: STATE OF QUEENSLAND 2020

2.2 SITE FEATURES

TABLE 2-2 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site area	1,266m ²
Existing land use	Unimproved / vacant
Infrastructure	
• Services	The site is connected to water, sewer and electricity networks.
• Access	The site is accessed via Kullaroo Close.

Site characteristic	Description
Environment	
• Topography	The features a gentle downward fall from south to north.
• Existing vegetation	The site does not contain vegetation ⁴ or regulated vegetation. Refer Schedule 1 – SARA DA Mapping .
• CLR	The site is not identified on the Contaminated Land Register ('CLR') ⁵ .
Other	
• Easements	The site is not burdened nor benefitted by any easements.

⁴ The canopy of vegetation from adjoining sites extends into the site.

⁵ Per Council mapping: mba.spatial (accessed December 2023).

3. PROPOSED DEVELOPMENT

The Applicant seeks a Development Permit for Material Change of Use to facilitate Dual Occupancy development on the premises.

Proposed plans of development are provided within **Schedule 2**. Refer also to **Figure 2**.

3.1 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Material Change of Use	
Description	Dual Occupancy
Floor Area	4 bedroom silver: 162m ² Gross Floor Area (GFA) 3 bedroom platinum: 116m ² GFA Total: 278m ²
Building height	Less than 8.5 metres (one (1) storey)
Setbacks	Front setback: 4 bedroom silver: 6.528 metres 3 bedroom platinum: 6.228 metres Side setbacks: <i>East Boundary:</i> 2.0 metres ⁶ <i>West Boundary:</i> 1.5 metres to 3.6 metres ⁷
Car parking	1 carport (covered space) and a minimum of one (1) uncovered visitor space each Dwelling
Accommodation density on-site	One (1) Dwelling per ~600m ²



FIGURE 2 PROPOSED DEVELOPMENT AS VIEWED FROM KULLAROO CLOSE
SOURCE: STATE OF QUEENSLAND 2020

⁶ Measured from the outermost projection.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **10 June 2022**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **11 December 2023**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	N
Development in Caboolture West Investigation Area	Part 2A, Division 1	N
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	N

4.2.1 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-2 provides a referral checklist relevant to the requirements of Schedule 10 and identifies that the subject development application is not subject to any referrals.

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ⁷	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ⁸	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ⁹	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

⁷ The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

⁸ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

⁹ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ¹⁰	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 - Column 2	•	•	•			•	Other ¹¹	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ¹²	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 - Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 - Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other ¹³	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ¹⁴ , 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 - Column 2	•	•	•		•		8	N

¹⁰ The referral agency's assessment must have regard to the designation.

¹¹ The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

¹² The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

¹³ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

¹⁴ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 – Column 2	•	•	•			•	Other ¹⁵	N
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ¹⁶	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ¹⁷	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ¹⁸	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ¹⁹	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁰	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ²¹	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²²	N

¹⁵ The referral agency's assessment must be against the safety and operational integrity of the port.

¹⁶ The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

¹⁷ The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

¹⁸ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

¹⁹ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

²⁰ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

²¹ As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

²² As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ²³	N
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁴	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N

²³ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

²⁴ As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The *Mareeba Shire Planning Scheme 2016* is identified to appropriately reflect the SPP in effect as at the date of commencement of the Planning Scheme, to the extent relevant.

In that the provisions of the SPP as relevant to the site are not known to have changed substantially in the time since commencement of the Planning Scheme, assessment of the proposed development against the current version of the SPP has not been undertaken.

4.4 REGIONAL PLAN

The *Far North Queensland Regional Plan 2009 – 2031* ('the Regional Plan') is relevant to the site. The site is located within the Urban Footprint pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan, as it applies in the planning scheme area.

On this basis, further assessment against the provisions of the Regional Plan has not been undertaken.

5. LOCAL PLANNING MATTERS

The *Mareeba Shire Council Planning Scheme 2016* ('the Planning Scheme') is the local planning instrument in force within the Mareeba Shire local government area.

The current version of the Planning Scheme is the 'Major Amendment No.1 of 2023, which took effect on and from 8 December 2023.

5.1 ZONE

The site is located within the Low Density Residential Zone.

5.2 OVERLAYS

No overlays are applicable to the site.

5.3 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Pursuant to Table 5.5.6 of the Planning Scheme, the development application is subject to Code Assessment due to noncompliance with AO3.2 of the Low Density Residential Code (Part 6.2.6 of the Planning Scheme).

5.4 CODE COMPLIANCE

The following codes apply to the assessment of the proposed development:

- Low Density Residential Zone Code
- Accommodation Activities Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code.

A summary of compliance is provided in respect of the following Codes:

- **Low Density Residential Zone Code:** The proposed development complies or can comply with the requirements of the Low Density Residential Code.
Note – refer to section 6.4.1 of this Town Planning Report for alternative solution to AO3.2 of the Low Density Residential Code.
- **Accommodation Activities Code:** The proposed development complies or can comply with the minimum area, refuse area, overlooking²⁵, secure storage area and private open space requirements of the Accommodation Activities Code and may be conditioned to comply to the extent considered relevant by Council.
- **Landscaping Code:** The proposed development may be conditioned to comply with the Landscaping Code to the extent considered relevant by Council.
- **Parking and Access Code:** The proposed development complies with the minimum car parking requirement and vehicle crossovers (x2) to the site may be conditioned to comply with the Parking and Access Code to the extent considered relevant by Council.

²⁵ Dwellings on site and adjoining sites are separated by a fence to prevent overlooking.

- **Works, Services and Infrastructure Code:** Development will be connected to all necessary services, including water, sewer, telecommunications and electricity. Connections will be provided in accordance with the relevant standards. The Applicant is willing to accept necessary conditions of approval relating to servicing, pursuant to the Works, Services and Infrastructure Code

5.4.1 ALTERNATIVE SOLUTIONS

Alternative Solutions provided in respect of Acceptable / Performance Outcomes are detailed in **Table 6-1**.

TABLE 6-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome	Approval with Performance Outcome
Low Density Residential Zone Code	
<p>AO3.2</p> <p>Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p>	<p>Complies with Performance Outcome</p> <p>The proposed development does not comply with the minimum 2 metre side setback Acceptable Outcome on the western side boundary as follows:</p> <p>(a) The proposed 3 bedroom platinum Dwelling has a predominant 1.5 metre setback to the site's western boundary as measured to the outermost projection (necessitating a 0.5 metre siting dispensation on this boundary), extending up to a 2.7 metre setback for the rear portion of the dwelling.</p> <p>Notwithstanding minor noncompliance with AO3.2, the proposed development is sited in a manner that considers and respects:</p> <p>(b) the siting and use of adjoining premises in so much as the dwelling on adjoining land to the west has an approximate 6 metre side setback i.e. somewhat removed from that part of the proposed 3 bedroom platinum dwelling with reduced side setback; and a compliant side setback is provided to the 4 bedroom silver dwelling adjacent the dwelling on adjoining land to the east which has a side setback of approximately 1.0 metre to the shared boundary i.e. a greater side setback is provided where adjoining Dwelling House development has a setback less than 2 metres; <i>Note – Ngoonbi Community Services Indigenous Corporation is the registered owner of 9 Kullaroo Close, being the land adjoining the proposed side setback dispensation and advise that they have no objection to the side setback dispensation proposed (refer Schedule 4).</i></p>
<p>PO3</p> <p>Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) opportunities for casual surveillance of adjoining public spaces;</p> <p>(e) air circulation and access to natural breezes; and</p> <p>(f) appearance of building bulk; and</p> <p>(g) relationship with road corridors.</p>	<p>(c) access to sunlight and daylight for the site and adjoining sites, in so much as the side setbacks are understood to comply with Building Works requirements under the QDC and a 1.5 metre setback is considered</p>

Acceptable Outcome	Approval with Performance Outcome
	<p>to provide adequate access to sunlight and daylight;</p> <p>(d) privacy and overlooking, in so much as fencing is proposed on the side boundaries which will prevent overlooking and preserve privacy;</p> <p>(e) opportunities for casual surveillance of adjoining public spaces, in so much as each Dwelling includes habitable room windows that overlook Kullaroo Close;</p> <p>(f) air circulation and access to natural breezes, in so much as much as the side setback is understood to comply with Building Works requirements under the QDC, and the setback to the wall (and windows) is a minimum of 2.4 metres and extending to 3.6 metres at the rear of the dwelling i.e. sufficient setback exists for air circulation and natural breezes; and</p> <p>(g) appearance of building bulk, in so much as the proposed side setbacks are not inconsistent with adjoining Dwelling House development to the east and the proposed development is a single storey development; and</p> <p>(h) relationship with road corridors, in so much as the proposed development complies with the road frontage setback requirements of AO3.1.</p>

6. CONCLUSION

Ngoonbi Community Services Indigenous Corporation seeks a Development Permit for Material Change of Use, to facilitate the establishment of Dual Occupancy development on land at 11 Kullaroo Close, Kuranda.

The proposed development provides housing diversity in Kuranda at a density and scale consistent with the Planning Scheme; and the side setback dispensation sought is minor and/or consistent with surrounding development and the requirements of the Queensland Development Code.

The proposed development complies or can comply with the Planning Scheme.

On this basis, the proposed development is considered to advance the purpose of the *Planning Act 2016*. Therefore, we recommend approval of the development application, subject to reasonable and relevant conditions.

.



11 Kullaroo Close, Kuranda | December 2023

7. SCHEDULES

SCHEDULE 1 SARA DA MAPPING

SCHEDULE 2 PROPOSAL PLANS

SCHEDULE 3 DA FORM 1

SCHEDULE 4 ADJOINING OWNER CONSENT

SCHEDULE 1 SARA DA MAPPING



State Assessment and Referral Agency

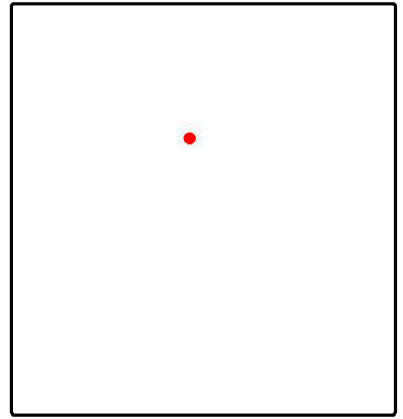
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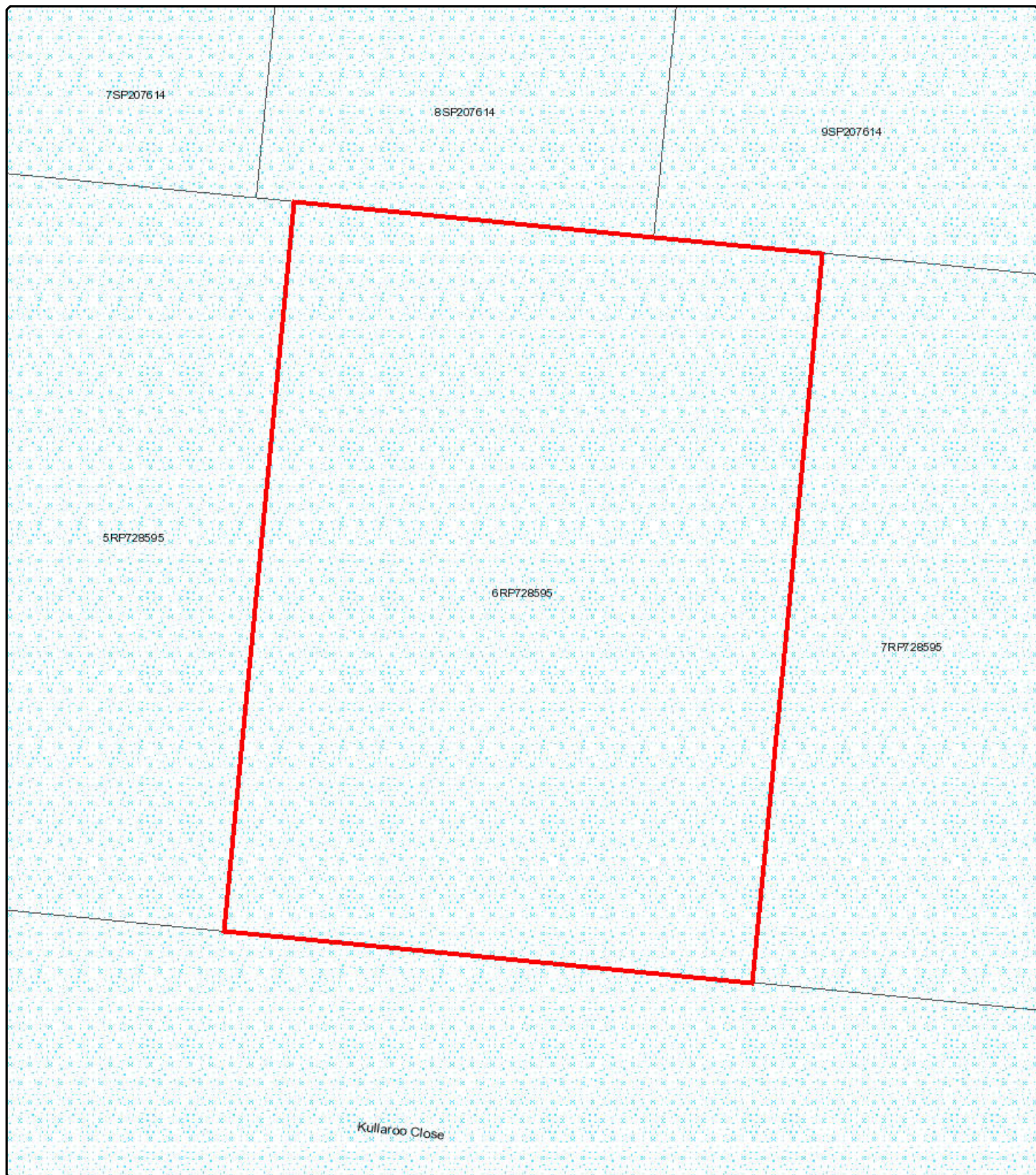
Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 6RP728595 (Area: 1266 m²)

Water resource planning area boundaries



State Assessment and Referral Agency

Date: 18/12/2023



Queensland Government

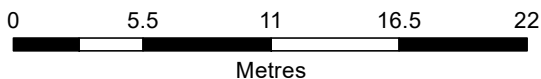
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Legend

Water resource planning area boundaries



Water resource planning area boundaries



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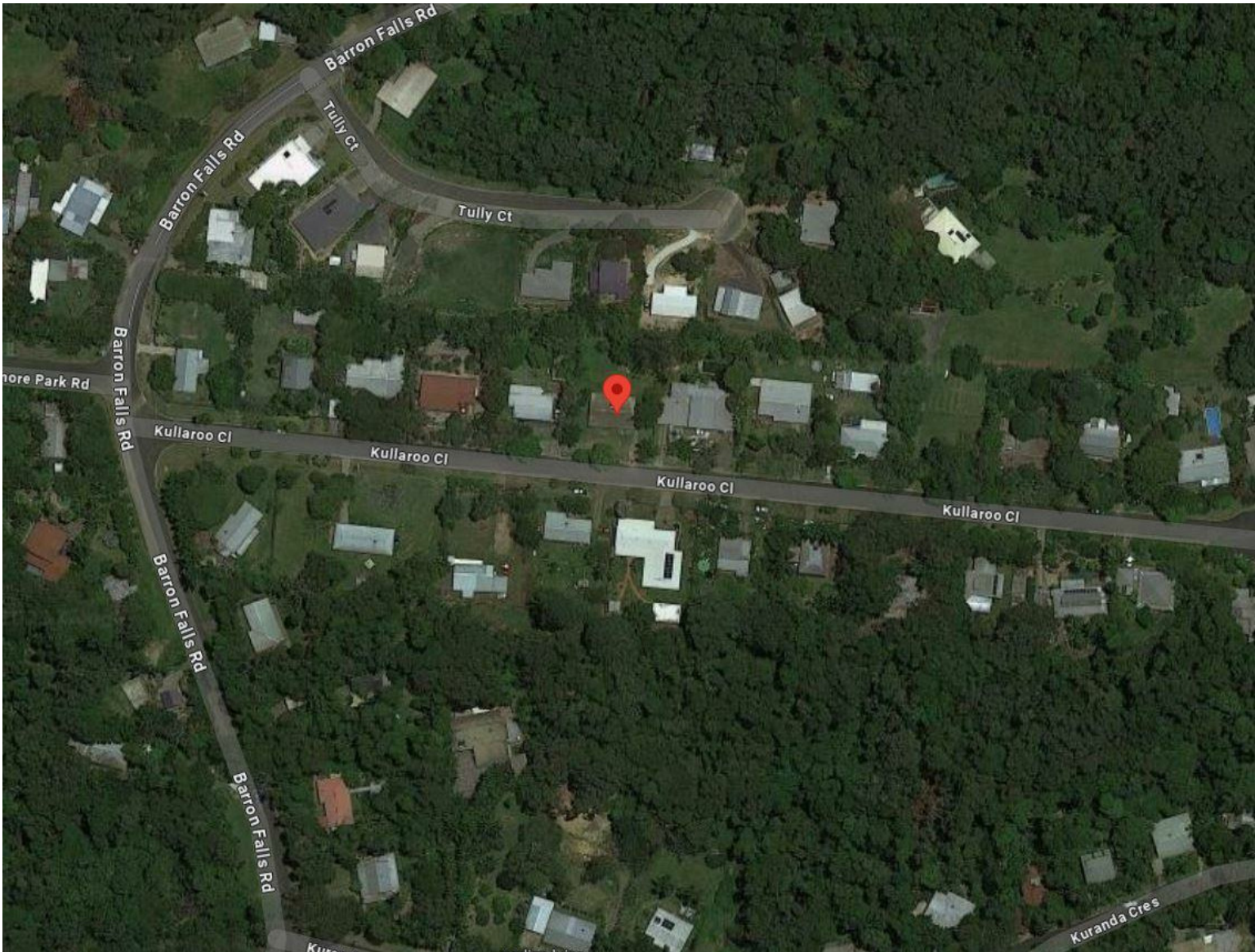
SCHEDULE 2 PROPOSAL PLANS



Kuranda - Housing Project

The Department of Housing, in partnership with Ngoonbi Community Services Indigenous Corporation

11 Kullaroo Close,
Kuranda, QLD 4881



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	04/22/04	Revision 4	MM

DRAWING INDEX SYSTEM

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input checked="" type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



On behalf of
Ngoonbi Community Services
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DRAWN DATE

MM 04/22/04
DISCIPLINE TEAM LEADER DATE

MM 04/22/04
AUTHORISED FOR ISSUE DATE

Kuranda - Housing Project

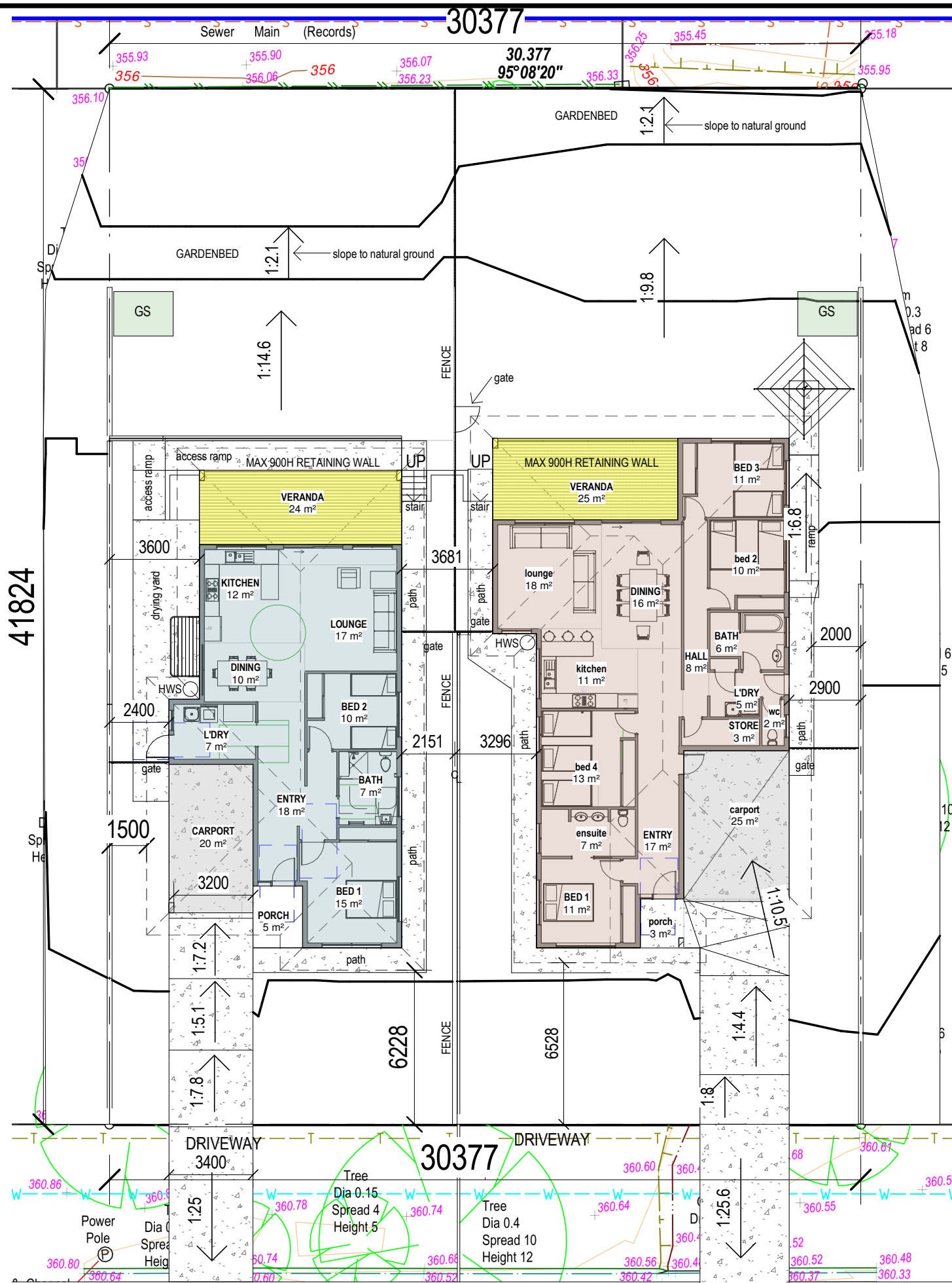
11 Kullaroo Close,
Kuranda, QLD 4881

COVER SHEET

SCALE AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A00 P2 A00



LEGEND

- 4 Bedroom Silver
- 2 Bedroom Platinum
- Veranda

Site Area

1266.m²

Building Areas

4 Bedroom Silver - 162 m² + 25m² verandah
+ carport

2 Bedroom Platinum - 116m² + 24m² verandah
+ carport

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	05/12/23	Revision 4	MM

DRAWING INDEX SYSTEM

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



On behalf of

Ngoonbi Community Services
Indigenous Corporation



8 PENCILS
61 CASCADE AVENUE,
KEWARRA BEACH, 4879
P 07 4051 7566
E MICHAEL@8PENCILS.COM.AU

MM 05/12/23
DRAWN DATE

MM 05/12/23
DISCIPLINE TEAM LEADER DATE

MM 05/12/23
AUTHORISED FOR ISSUE DATE

Kuranda - Housing Project

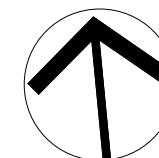
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Kuranda, QLD 4881

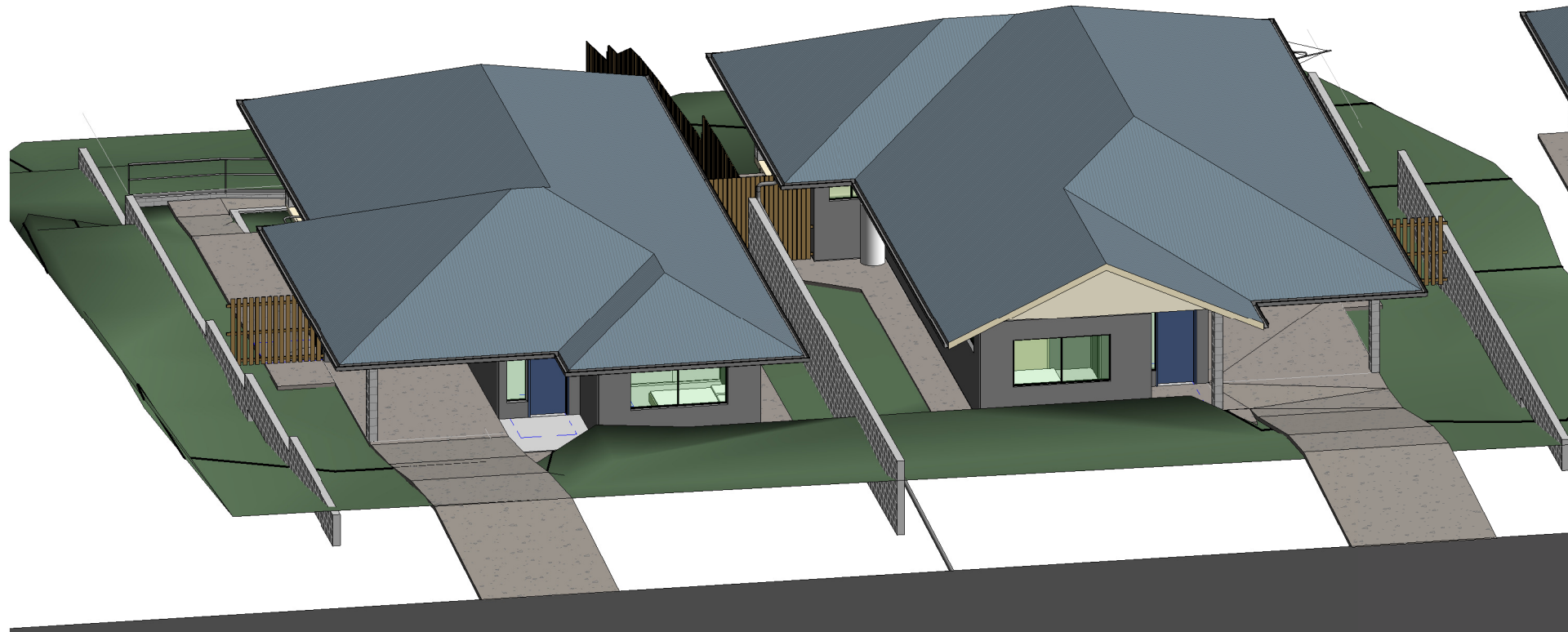
SITE PLAN

SCALE	AT
1 : 200	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE SHEET NO
89269/PR/A01	P2 A01

1 Site Plan
1 : 200 @ A3

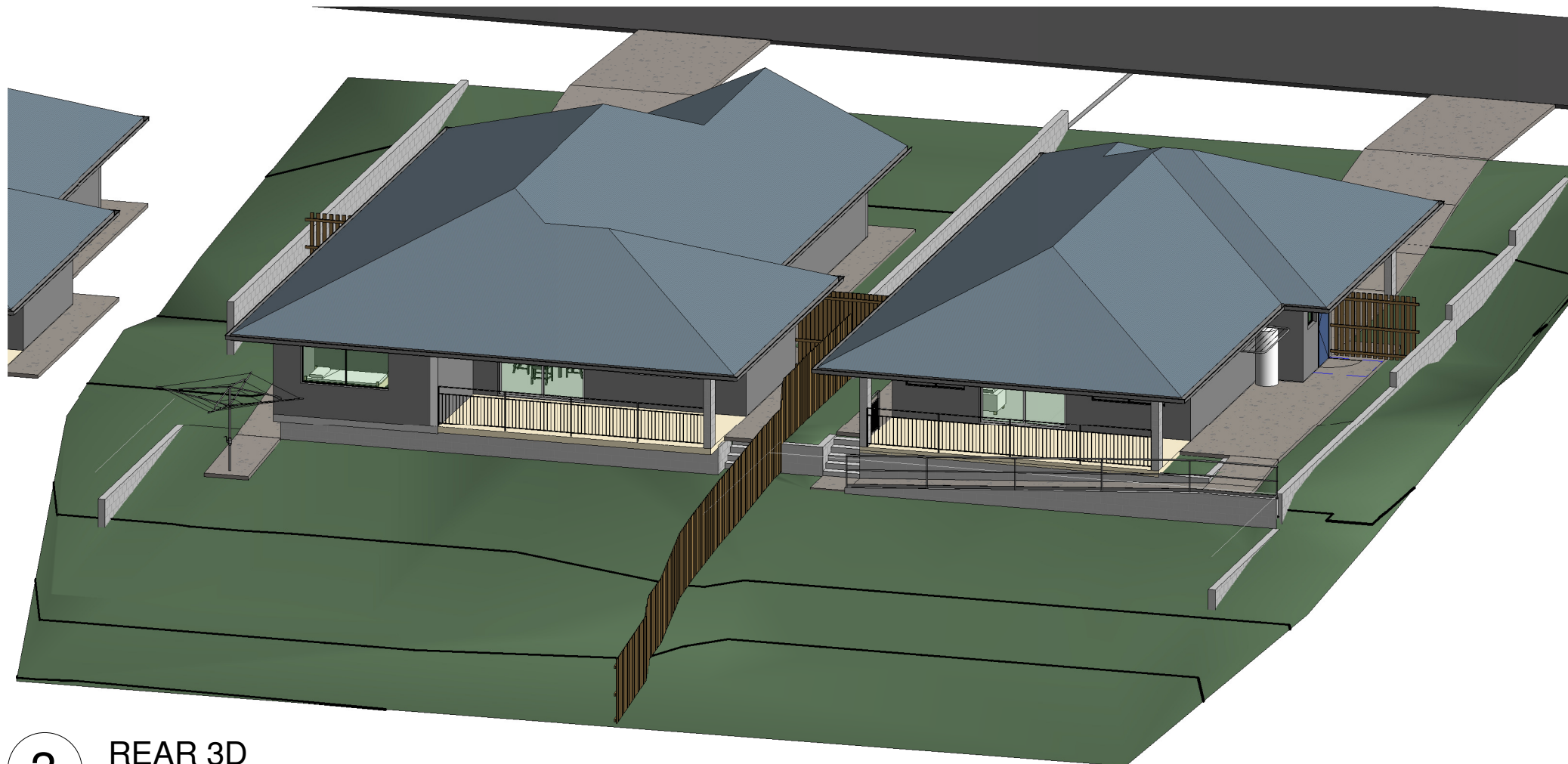
KULLAROO CLOSE





2

FRONT 3D
@ A3



3

REAR 3D
@ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	05/12/23	Revision 4	MM

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input checked="" type="checkbox"/> SECTIONS
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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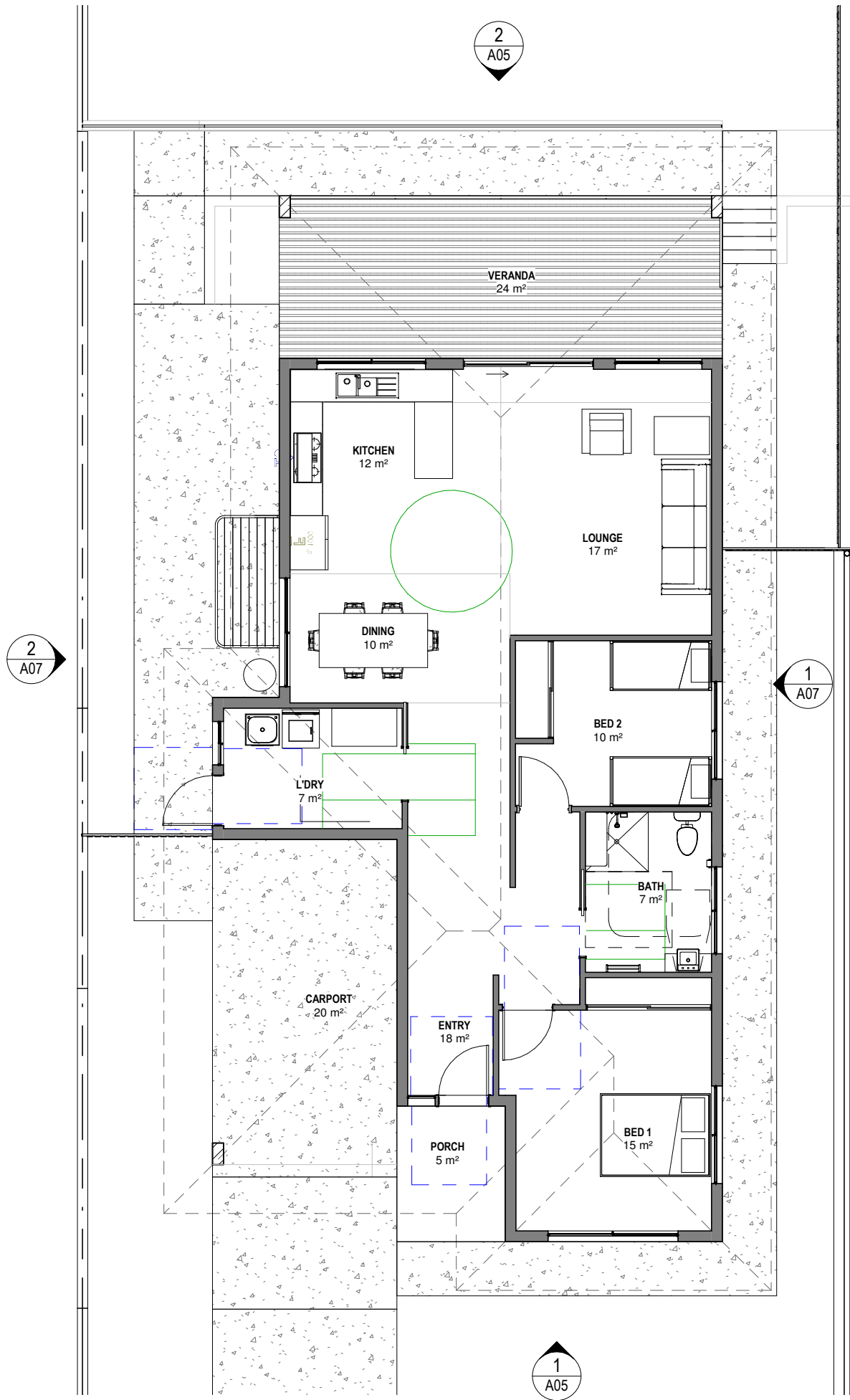
11 Kullaroo Close,
Kuranda, QLD 4881

SITE 3D

SCALE AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A02 P2 A02



1 GROUND FLOOR - 11B
1 : 100 @ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	06/19/18	Revision 4	MM

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FOR QBUILD USE ONLY

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<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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Kuranda - Housing Project

11 Kullaroo Close,
Kuranda, QLD 4881

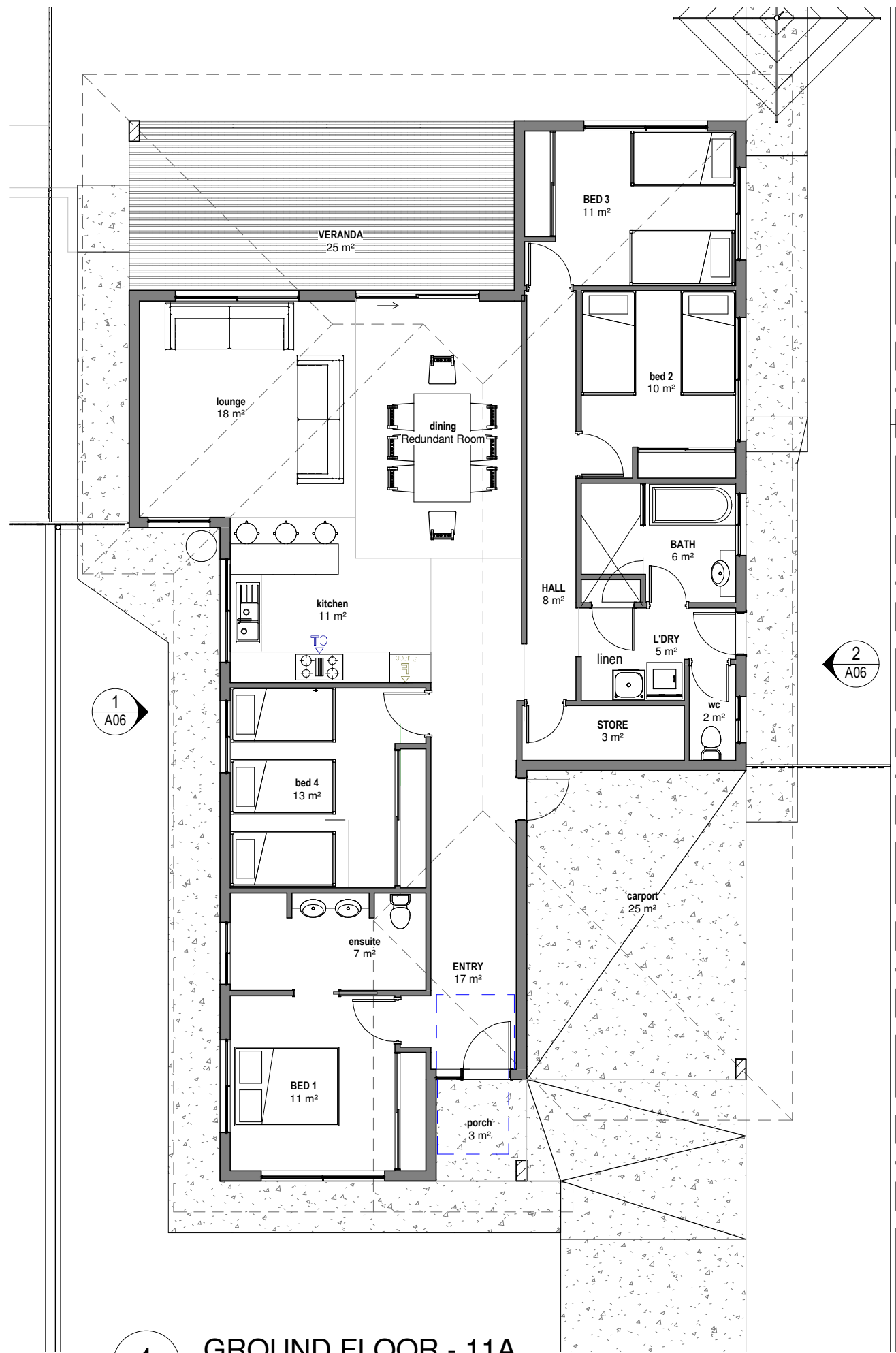
FLOOR PLAN - 11A

SCALE 1 : 100 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

89269/PR/A03 P2 A03



1 GROUND FLOOR - 11A
1 : 100 @ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	11/21/23	Revision 4	MM

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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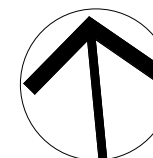
11 Kullaroo Close,
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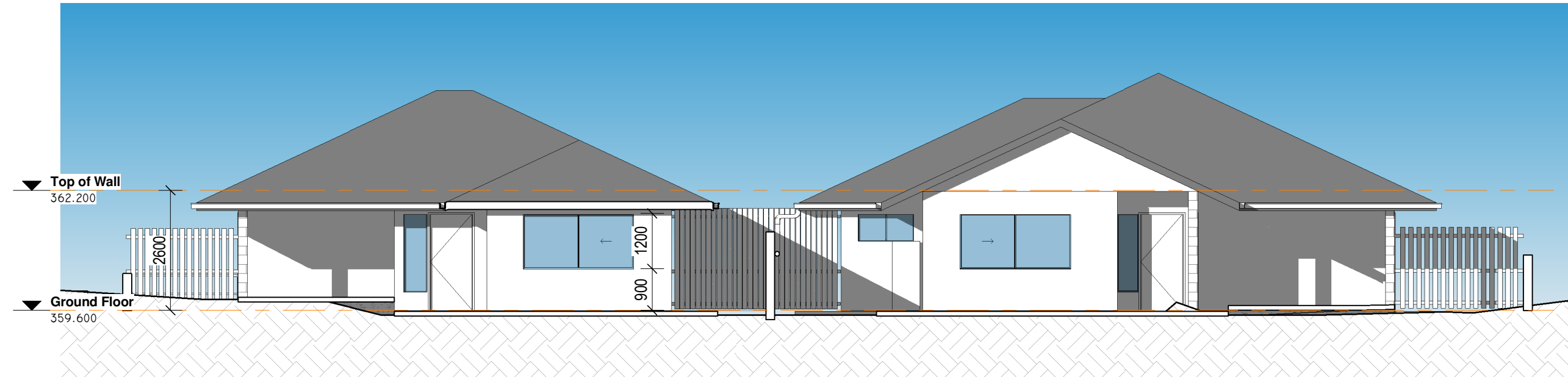
FLOOR PLAN - 11B

SCALE 1 : 100 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A04 **P2** **A04**





1 Street elevation
1 : 100 @ A3



2 Rear Elevation
1 : 100 @ A3

AMENDMENTS

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P2	11/21/23	Revision 4	MM

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input checked="" type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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On behalf of
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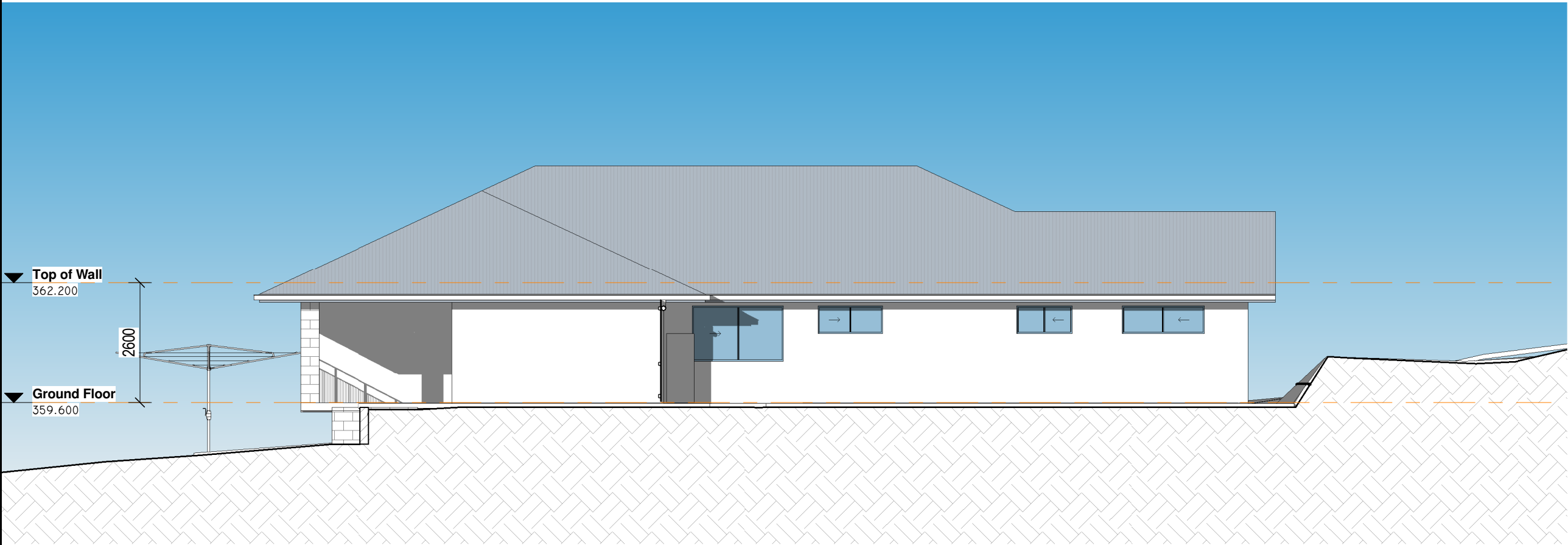
11 Kullaroo Close,
Kuranda, QLD 4881

ELEVATIONS

SCALE 1 : 100 AT A3 SIZE

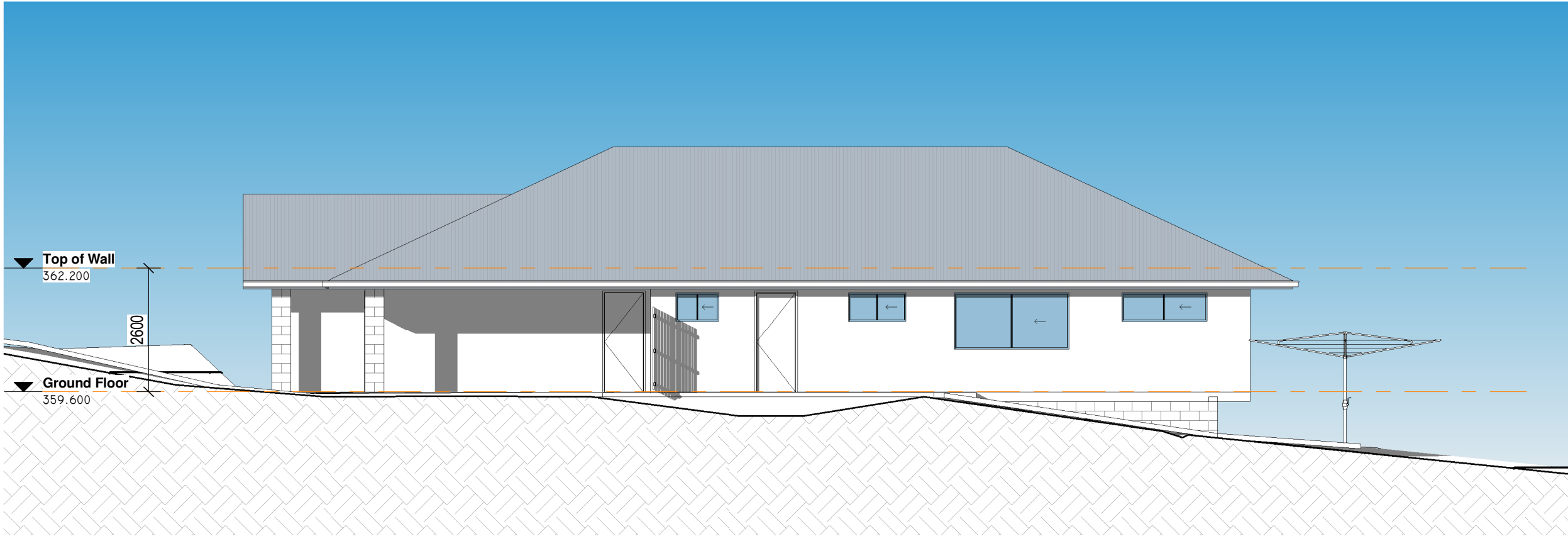
MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A05 P2 A05



1

4 bed - dividing elevation
1 : 100 @ A3



2

4 bed - side elevation
1 : 100 @ A3

AMENDMENTS

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P2	11/21/23	Revision 4	MM

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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Kuranda - Housing Project

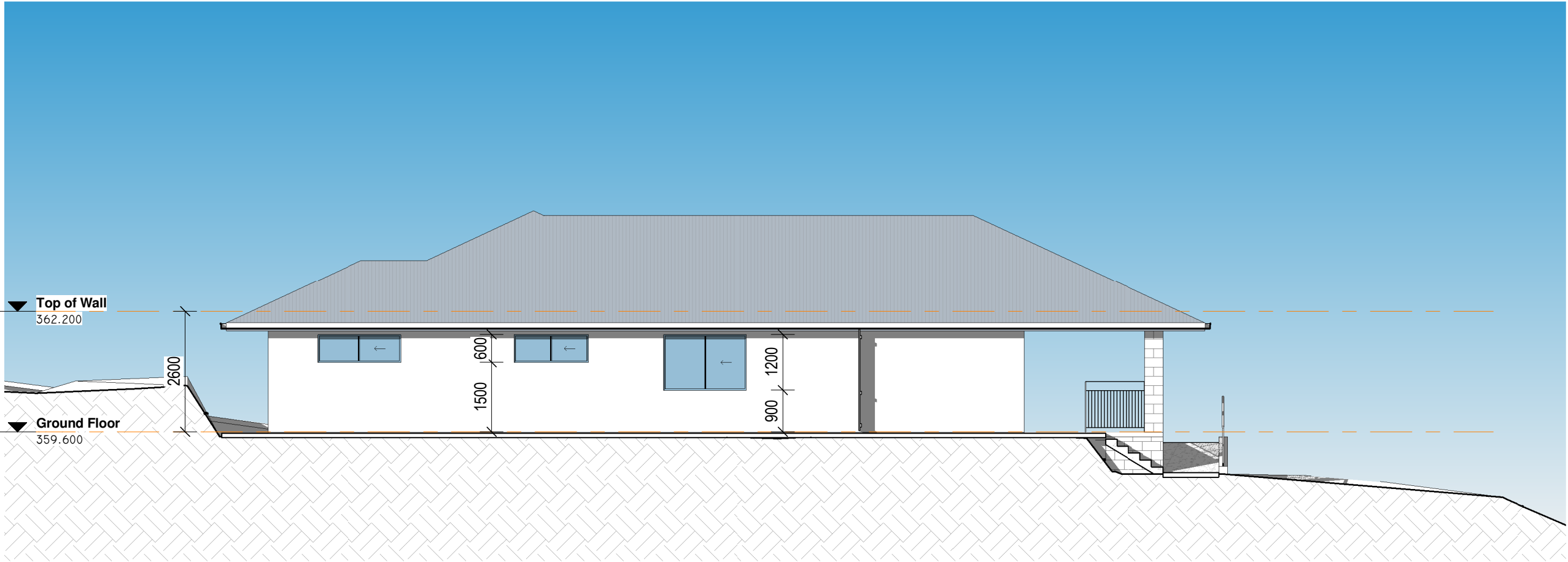
11 Kullaroo Close,
Kuranda, QLD 4881

ELEVATIONS

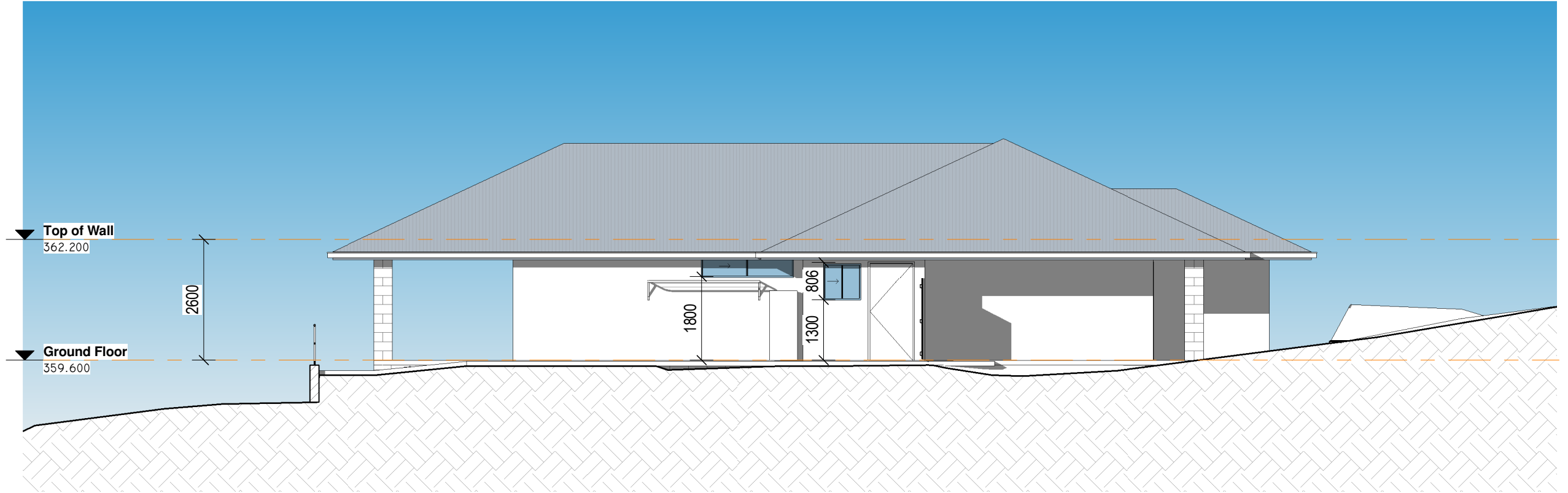
SCALE 1 : 100 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A06 P2 A06



1 2 bed - dividing elevation
1 : 100 @ A3



2 2 bed - side elevation
1 : 100 @ A3

AMENDMENTS

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P2	11/21/23	Revision 4	MM

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input checked="" type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



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DISCIPLINE TEAM LEADER DATE

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AUTHORISED FOR ISSUE DATE

Kuranda - Housing Project

11 Kullaroo Close,
Kuranda, QLD 4881

ELEVATIONS

SCALE 1 : 100 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO
89269/PR/A07 P2 A07

SCHEDULE 3 DA FORM 1



DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ngoonbi Community Services Indigenous Corporation
Contact name (only applicable for companies)	C/O 8 Pencils
Postal address (P.O. Box or street address)	61 Cascade Avenue
Suburb	Kewarra Beach
State	QLD
Postcode	4879
Country	Australia
Contact number	0407 337 793
Email address (non-mandatory)	michael@8pencils.com.au
Mobile number (non-mandatory)	0407 337 793
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	WP23 074 MAR DA 1

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Kullaroo Close	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	6	RP728595	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ 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:	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

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

Dual Occupancy development seeking side setback dispensation

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- ☒ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Duplex	Dual Occupancy	2	293
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" 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? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <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 <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input 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)

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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

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

Waterway barrier works

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

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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

SCHEDULE 4 ADJOINING OWNER CONSENT

 **PLAN SCHEDULE 4**



Ngoonbi Community Services Indigenous Corporation

ABN: 40 047 335 486

ICN: 8275

2/40 Coondoo Street, Kuranda QLD 4881

PO Box 26, Kuranda QLD 4881

Phone: 07 4093 7177 | Fax: 07 4093 7466 | Email: ngoonbi@ngoonbi.org.au

7th December, 2023

Attention: Mareeba Shire Council Town Planning & Approvals

Sir/Madam

Re: Application for Reduced Setbacks at 11 Kullaroo Close, Kuranda QLD 4881

I am writing on behalf of Ngoonbi Community Services Indigenous Corporation as the owners of both 9 and 11 Kullaroo Close, Kuranda QLD 4881.

We wish to advise that we have no objections for the proposed reduced setbacks along the boundary between our properties between 9 and 11 Kullaroo Close, Kuranda QLD 4881.

Ngoonbi Community Services Indigenous Corporation is responsible for managing both of these properties, which is dedicated to community housing.

We appreciate Mareeba Shire Council's efforts and look forward to a favourable outcome.

If you require further information, please feel free to contact me on 0484817319 and at ngoonbi@ngoonbi.org.au

Thank you for your attention to this matter.

Yours Sincerely,

Judith Enoch

Acting CEO

Ngoonbi Community Services Indigenous Corporation