

DELEGATED REPORT

SUBJECT: CHANGE OF DEVELOPMENT APPROVAL – SURDHAM PTY LTD – RECONFIGURING A LOT – SUBDIVISION (1 INTO 2 LOTS) – LOT 1 ON RP748306 – 303 KOAH ROAD, KOAH – RAL/24/0008

REPORT OFFICER'S TITLE: Supervisor Planning & Building

DATE: 25 March 2025

DEPARTMENT: Corporate and Community Services

APPLICATION		PREMISES	
APPLICANT	Surdham Pty Ltd	ADDRESS	303 Koah Road, Koah
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	4 March 2025	RPD	Lot 1 on RP748306
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

FILE NO	RAL/24/0008	AREA	4.117 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Surdham Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS:

1. Decision Notice dated 3 July 2024
2. Applicant's request to extend the currency period dated 18 February 2025

EXECUTIVE SUMMARY

Council approved a development application described in the above application details by delegated authority on 1 July 2024, subject to conditions. The Decision Notice was issued on 3 July 2024.

The application was code assessable and was therefore not required to undergo public notification.

Freshwater Planning Pty Ltd, on behalf of the applicant, has subsequently lodged an application to change the development approval with regard to Condition 4.5 - Electricity provision/supply. The applicant proposes that Condition 4.5 be amended to allow the provision of power by way of stand-alone solar systems.

Council has previously allowed stand-alone solar systems for a 1 into 4 lot subdivision at 1063 Koah Road, Koah (DA/16/0009). In that instance, a 5kW capacity system was permitted as the power source for each proposed lot.

It is recommended that the application be approved in part, with Condition 4.5 being amended to allow for a 5kW capacity system instead of the applicant's proposed 4kW capacity system.

OFFICER'S RECOMMENDATION

"1. That in relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	Surdham Pty Ltd	ADDRESS	303 Koah Road, Koah
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	4 March 2025	RPD	Lot 1 on RP748306
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

and in accordance with the Planning Act 2016, the following

- (A) Condition 4.5 of Council's Decision Notice issued on 3 July 2024 be amended as follows:

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

An appropriate level of electricity supply to each allotment may be provided by:

- (a) *Written advice from an Electricity Service Provider indicating to Council, that an agreement has been made for the provision of power reticulation to the lot, or that power reticulation is already available to the lot; or*
- (b) *The applicant providing an off-grid solar energy system servicing the allotment, prior to the occupation of the dwelling house on the allotment, which meets or exceeds the following minimum requirements:*
 - (i) *The off-grid solar energy system shall have a minimum capacity of 5kW, include battery storage and a backup generator; and*

(ii) *The off-grid solar energy system must be an accredited product through the Solar PV Accreditation scheme (Clean Energy Council) and must be installed by a supplier accredited under this same scheme; or*

(c) *A combination of (a) and (b).*

2. A Notice of Council's decision be issued to the applicant advising of Council's decision".

THE SITE

The subject site is situated at 303 Koah Road, Koah, and is more particularly described as Lot 1 on RP748306. The site is irregular in shape with an area of 4.117 hectares and is zoned Rural Residential under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 40 metres of frontage to Koah Road which is constructed to 6.5 metre wide bitumen sealed rural road standard. A single gravel crossover provides access to the site off Koah Road.

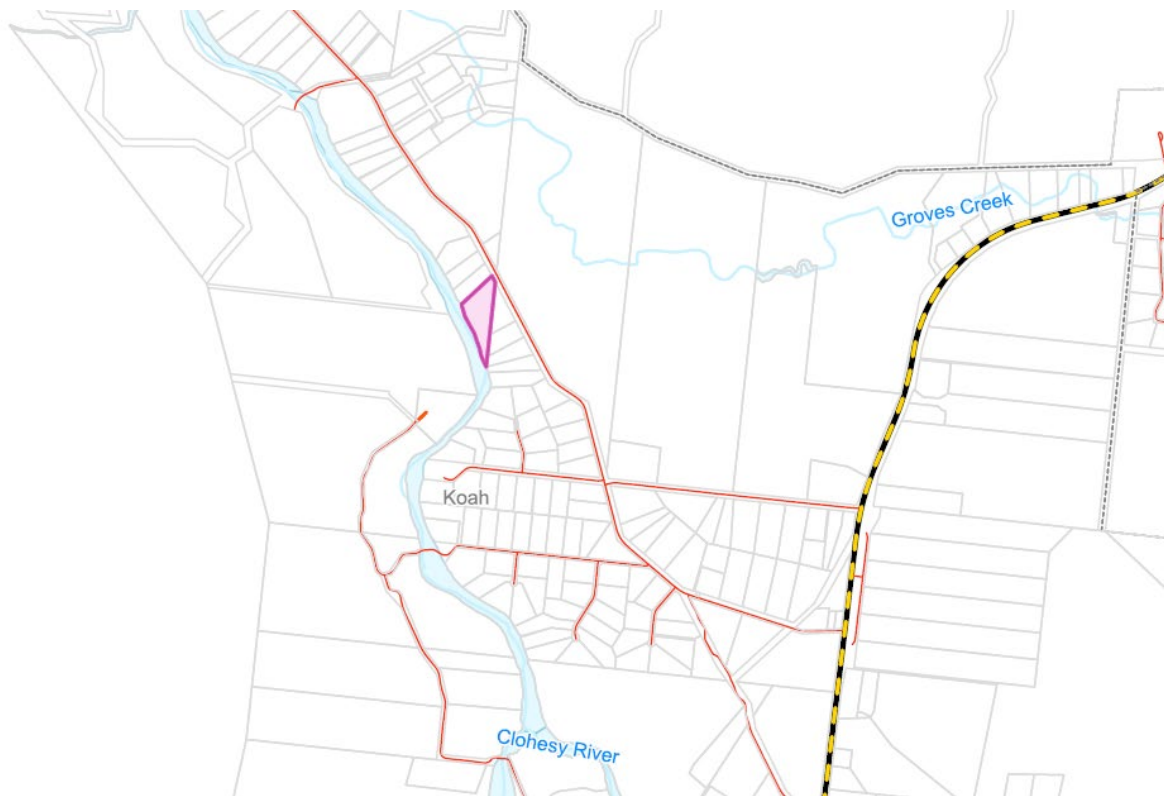
The site is improved by a single dwelling house, several outbuildings and a large dam. The site remains densely vegetated apart from the small areas containing built infrastructure. The Clohesy River forms the site's western boundary.

The existing dwelling house is connected to the electricity grid and telecommunication services. An onsite water supply and wastewater disposal system are also connected to the existing dwelling house. All adjoining lots are zoned rural residential, with most properties containing a single dwelling house.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

On 1 July 2024, Council, under delegated authority, approved an application for reconfiguring a lot – subdivision (1 into 2 lots) over land described as Lot 1 on RP748306, situated at 303 Koah Road, Koah. The approval was granted subject to conditions and the Decision Notice was issued on 3 July 2024 (**Attachment 1**).

Freshwater Planning Pty Ltd, on behalf of the applicant, has subsequently lodged an application to change the development approval with regard to Condition 4.5 - Electricity provision/supply (**Attachment 2**).

ASSESSMENT AND DECISION REQUIREMENTS

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that-

- (a) *for a development application* (not applicable as an approval has already been issued).
 - (b) *for a development approval-*
 - (i) *Would not result in substantially different development; and*
 - (ii) *If a development application for the development, including the change, were made when the change application is made would not cause-*
 - (A) *the inclusion of prohibited development in the application; or*
 - (B) *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) *referral to extra referral agencies, other than the chief executive; or*
 - (D) *a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*
 - (E) *public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change-*
- (a) *made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) *made to a development application in accordance with part 6;*
 - (c) *made to a development application after the appeal period.*
3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
- (a) ***involves a new use; or***

Comment

The proposed change does not involve a new use. Criteria (a) does not apply.
 - (b) ***result in the application applying to a new parcel of land; or***

Comment

The proposed change would not involve a new parcel of land. Criteria (b) does not apply.
 - (c) ***dramatically changes the built form in terms of scale, bulk and appearance; or***

Comment

The proposed change does not impact on scale or built form over the site. Criteria (c) does not apply.

(d) *change the ability of the proposed development to operate as intended; or*

Comment

The proposed change does not change the ability for the approved development to operate as intended. Criteria (d) does not apply.

(e) *removes a component that is integral to the operation of the development; or*

Comment

The proposed change will not remove a component that is integral to the operation of the development. Criteria (e) does not apply.

(f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*

Comment

The proposed change will have no impact on traffic flows or the transport network. Criteria (f) does not apply.

(g) *introduces new impacts or increase the severity of known impacts; or*

Comment

The proposed change does not introduce new impacts or increase the severity of known impacts. Criteria (g) does not apply.

(h) *removes an incentive or offset component that would have balanced a negative impact of the development; or*

Comment

The proposed change does not remove an incentive or offset. Criteria (h) does not apply.

(i) *impacts on infrastructure provisions.*

Comment

The proposed change will not impact on the provision of infrastructure. Criteria (i) does not apply.

The proposed change does not result in a substantially different development.

Assessing and deciding application for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The details of the request to change the approval were provided in Freshwater Planning Pty Ltd's representations dated 18 February 2025 (**Attachment 2**). The proposed change/s are addressed below.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was code assessable only and did not include public notification.

- *Any pre-request response notice or response notice given in relation to the change application.*

Comment

No pre-request response notice or response notice was given.

- *All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.*

Comment

The requested change is addressed in the body of this report below.

- *Another matter that the responsible entity (Council) considers relevant.*

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Condition 4.5

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

Request by Applicant

"As noted above, arising from the progression of the Approval, the Applicant made Application to Ergon Energy to obtain the required Letter of Supply (Electricity) as per Condition 4.5 Electricity provision/supply. The received Letter of Supply has resulted in the request for an alternative Electricity Provision/Supply Condition.

The sought Change to the Development Approval is to provide for the ability for an alternative supply in addition to the current Condition. It is considered appropriate that the proposed Change to Approval to provide a more viable outcome for the proposed Reconfiguration, for the purposes outlined below, over the site is acceptable and appropriate.

The proponent in the latter part of last year, lodged an Application to Ergon Energy to obtain the provision of an appropriately level of Electricity Supply as per the requirements of Condition 4.5 – Electricity provision/supply. In mid-November, 2024, Ergon Energy provided the proponent with an official Offer for Network Connection Services for the proposed Subdivision at 303 Koah Road, Koah (Attached). This letter of the supply of Overhead Electricity Reticulation resulted in the Offer to provided connection to the Overhead Network for the cost of \$38,502.00. The Approval is for a two (2) allotment Rural Residential Subdivision within Koah (with an existing appropriate Supply), the proponent considers that cost for the provision of overhead supply to be onerous and unviable to proceed with the Approved Development.

Further the proponent wishes to question Condition 4.5, as they feel that it should be interpreted to include off grid solar energy systems, which in light of technological advances can legitimately be described as “an appropriate level of electricity supply”, from accredited retailers who can accurately be described as “an Electricity Service providers” as per the requirements of the Condition. The existing Condition refers to FNQROC Development Manual standards which do not explicitly state that reticulated grid fed electricity supply must be provided in this location.

In view of a carbon-neutral and more reliable electricity supply option being available, which also has significantly lower initial cost (about half) as well as no yearly electricity fees, the proponent considers the requirement for the provision of overhead supply to be unfair, unreasonable and excessively onerous, as well as being counterproductive to Australia's CO2-reduction commitments.

It is further noted that there is a precedent for alternative electricity supply in the negotiated decision notice approved by Council on 01-06-2016 for LOT 1 NR7238 - 1063 KOAH ROAD, KOAH - DA/16/0009. Additionally, it is further understood by the proponent that other previous developments within the Koah Rural Residential Area have been permitted to allow for an alternative Power Supply.

In addition to the representations provided above, Freshwater Planning Pty Ltd has been provided with the following from the proponent of the site.

‘When the applicant purchased 303 Koah Road in or about 1989, he decided to not connect to the grid as to not be part of the problem, namely using coal-fired power which is creating global warming. The applicant initially purchased second hand solar panels and ex-telstra batteries, which worked fine for many years.

In 2009, the applicant purchased a 36kW battery bank together with 1.5kW of solar panels, including a tracker, regulator, all wires & fuses and installation for \$15,146.00. An additional 2kW of new solar panels were installed in December 2012 for \$3,017.00, replacing old BP solar panels. This system is producing 5-25kW /day depending on cloud cover. Prices since then have been falling significantly and today for the same money a much larger system can be installed, producing more than double that daily output.

The above \$18,000.00 stand-alone solar system has been more than sufficient to run the applicant's large shed and 3BR house with two fridges, a bore-pump, a pool pump,

daily use of power tools, TVs, computers and lights with two to six people living at the address at any time. Only once did they have to use a generator after a bar heater was left on for several days.

Assuming a very low average of 10kW of electricity used per day and a very conservative average 700grams CO₂ of carbon intensity per kW/hr for Ergon electricity over the last twenty years, the applicant has prevented over 40 tonnes of CO₂ emissions and saved over \$30,000 in electricity bills during that time.

For council to require both lots to be connected to Ergon power at a cost which is about double of what a sufficiently large stand-alone solar system will cost today is considered unfair, unreasonable and restrictive, especially when considering that one lot already has a well-functioning stand-alone solar system.

Does council really want to require people to create more CO₂ emissions, suffer black-outs and pay excessive power bills, rather than take advantage of Mareeba's 300 days of sunshine?

It is in our opinion incomprehensible and environmentally irresponsible that at a time of increasingly extreme climate events as a result of fossil fuel usage council would deny people to be part of the solution by choosing independent carbon neutral electricity supplies, unless they waste tens of thousands of dollars on infrastructure which will never be used.'

It is requested that Condition 4.5 Electricity provision/supply be amended to incorporate the provision of an alternative supply as follows:

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

An appropriate level of electricity supply to each allotment may be provided by:

- (a) Written advice from an Electricity Service Provider indicating to Council, that an agreement has been made for the provision of power reticulation to the lot, or that power reticulation is already available to the lot; or*
- (b) The applicant providing an off-grid solar energy system servicing the allotment, prior to the occupation of the dwelling house on the allotment, which meets or exceeds the following minimum requirements:*
 - (i) The off-grid solar energy system shall have a minimum capacity of 4kW, include battery storage and a backup generator; and*
 - (ii) The off-grid solar energy system must be an accredited product through the Solar PV Accreditation scheme (Clean Energy Council) and must be installed by a supplier accredited under this same scheme; or*
- (c) A combination of (a) and (b).*

It is considered that the proposed Change to Development Approval results in a more appropriate outcome ensuring that an economically viable and eco-friendly development

can occur. The proposal will continue to foster Rural Residential Growth within Koah and the Mareeba Township.”

Response

Council has previously allowed stand-alone solar systems for a 1 into 4 lot subdivision at 1063 Koah Road, Koah (DA/16/0009). In that instance, a 5kW capacity system was permitted as the power source for each proposed lot.

It is recommended that the application be approved in part, with Condition 4.5 being amended to allow for a 5kW capacity system instead of the applicant's proposed 4kW capacity system.

4.5 Electricity provision/supply

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- (b) The applicant providing an off-grid solar energy system servicing the allotment, prior to the occupation of the dwelling house on the allotment, which meets or exceeds the following minimum requirements:*
 - (iii) The off-grid solar energy system shall have a minimum capacity of 5kW, include battery storage and a backup generator; and*
 - (iv) The off-grid solar energy system must be an accredited product through the Solar PV Accreditation scheme (Clean Energy Council) and must be installed by a supplier accredited under this same scheme; or*
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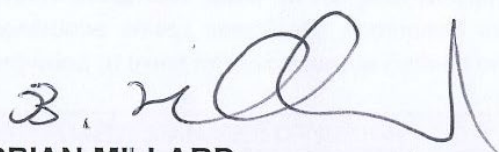
Date Prepared: 25 March 2025

DECISION BY DELEGATE

DECISION

Having considered the Supervisor Planning & Building's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

Dated the *25TH* day of *MARCH* 2025



BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

ATTACHMENT 1



65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

3 July 2024

Planning Officer: Brian Millard
Direct Phone: 07 4086 4649
Our Reference: RAL/24/0008
Your Reference: F24/14

Surdham Pty Ltd
C/- Freshwater Planning
17 Barronview Drive
FRESHWATER QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 1 July 2024, under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: RAL/24/0008
Street Address: 303 Koah Road, Koah
Real Property Description: Lot 1 on RP748306
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Reconfiguration of a Lot – Subdivision (1 into 2 lots)
Date of Decision: 3 July 2024

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "*necessary infrastructure condition*" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.

-
- 3.3 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
 - 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
 - 3.6 Any existing buildings or structures and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within a new allotment, unless approved by Council's delegated officer.
 - 3.7 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
 - 3.8 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.
 - 3.9 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.

4. Infrastructure Services and Standards

4.1 Access

New or existing access crossovers must be upgraded/constructed (from the edge of Koah Road to the property boundaries of both lots) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

At the time of construction of a new dwelling on proposed Lot 1 (Lot 12), a water supply must be provided via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:
 - (i) with a minimum capacity of 90,000L; and
 - (ii) which are installed and connected prior to the occupation of the dwelling.
- (c) Water access rights to a perennial watercourse.

4.4 On-Site Wastewater Management

At the time of construction of a new dwelling on proposed Lot 1 (Lot 12), any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Freitag – ROL 1 Lot into 2 Lots	-	10/5/2024
-	Draft Subdivision Map	-	-

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(d) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully



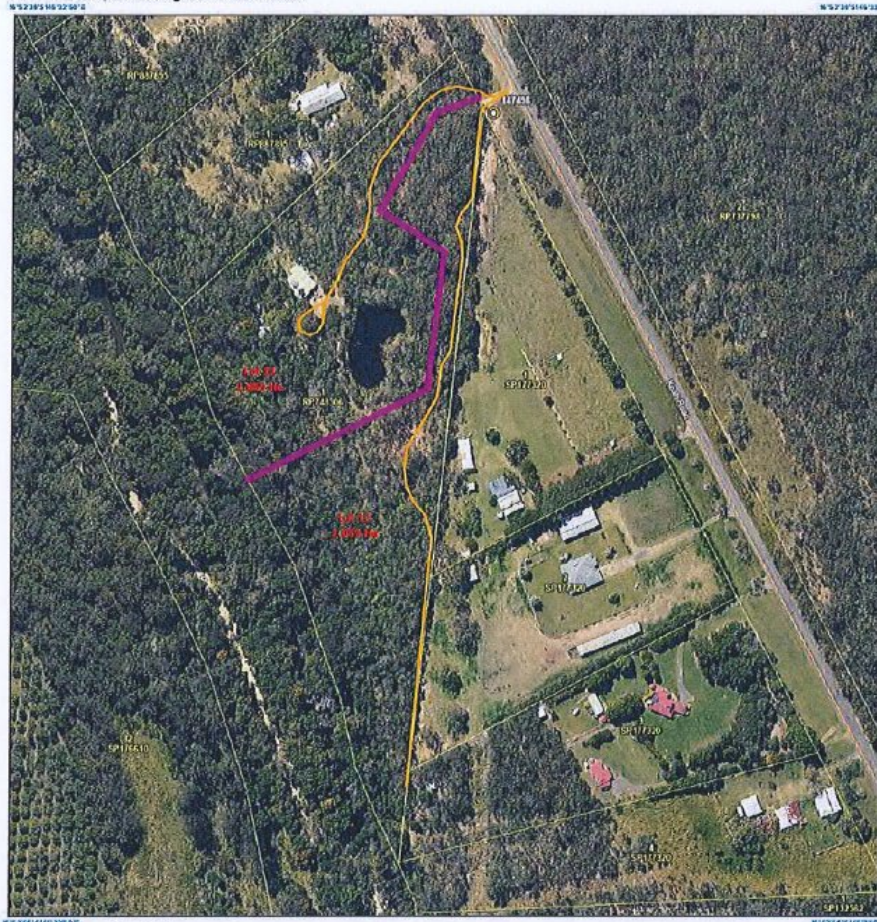
BRIAN MILLARD
COORDINATOR PLANNING SERVICES

Enc: Approved Plans/Documents
Appeal Rights
Adopted Infrastructure Charge Notice

Approved Plans/Documents

FREITAG - ROL 1 LOT INTO 2 LOTS

303 Koah Road, Koah being Lot 1 on RP748306

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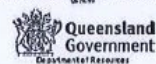
Printed at A3

Printed on 10/10/2024

Not suitable for accurate measurement.

Projection: WGS84 UTM Zone 56S EPSG:31456

For more information, visit the Queensland Government website.



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Version: 1, Version Date: 12/05/2024

3/7/2024
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Mareeba Shire Council

Document Set ID: 4378086
Version: 2, Version Date: 16/07/2024



Mareeba Shire Council

Document Set ID: 4378086
Version: 2, Version Date: 16/07/20243/7/2024
B. M. M.

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution**Part 1 Appeal rights****229 Appeals to tribunal or P&E Court****(1) Schedule 1 of the Planning Act 2016 states –**

- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.**(3) The *appeal period* is –**

- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

decision includes-

 - (a) conduct engaged in for the purpose of making a decision; and

- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

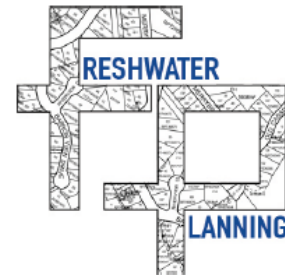
- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

ATTACHMENT 2

Your Ref: RAL/24/0008
Our Ref: F24/14



18 February, 2025

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

Attention: Brian Millard
Regional Planning Group

Dear Sir,

**RE: DEVELOPMENT APPLICATION RAL/24/0008
REQUEST TO CHANGE DEVELOPMENT APPROVAL –
APPLICATION FOR RECONFIGURING A LOT – SUBDIVISION (1 INTO 2 LOTS).
LOT 1 ON RP748306, 303 KOAH ROAD, KOAH.**

This request for a Change to Development Approval RAL/24/0008 for a Reconfiguring a Lot – Subdivision (1 into 2 Lots) over land Lot 1 on RP748306, situated at 303 Koah Road, Koah is made on behalf of SURDHAM PTY LTD, the owners and original applicants of the site.

This Change to Development Approval is provided in response to recently obtained Conditioned Letter of Supply (Electricity) from Ergon Energy. Details of the requested to Change to the Approval and of the reasons for these are set out below in accordance with *Division 2 Changing Development Approvals – Subdivision 2 Changes after Appeal Period – Section 77 – 79 of the Planning Act 2016*.

The Approval

The Mareeba Shire Council Approved a Development Permit for a Reconfiguring a Lot – Subdivision creating an additional Rural Residential Allotment over land described as then Lot 1 on RP748306, situated at 303 Koah Road, Koah on 03 July, 2024. Since this time, the proponent has started to undertake the requirements of the Approval.

Changing the Approval

As noted above, arising from the progression of the Approval, the Applicant made Application to Ergon Energy to obtain the required Letter of Supply (Electricity) as per Condition 4.5 Electricity provision/supply. The received Letter of Supply has resulted in the request for an alternative Electricity Provision/Supply Condition.

The sought Change to the Development Approval is to provide for the ability for an alternative supply in addition to the current Condition. It is considered appropriate that the proposed Change to Approval to provide a more viable outcome for the proposed Reconfiguration, for the purposes outlined below, over the site is acceptable and appropriate.

Freshwater Planning Pty Ltd
t/e The Freshwater Trust
ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004
E: FreshwaterPlanning@outlook.com
A: 17 Barron View Drive, FRESHWATER QLD 4870

The proponent in the latter part of last year, lodged an Application to Ergon Energy to obtain the provision of an appropriately level of Electricity Supply as per the requirements of Condition 4.5 – Electricity provision/supply. In mid-November, 2024, Ergon Energy provided the proponent with an official Offer for Network Connection Services for the proposed Subdivision at 303 Koah Road, Koah (Attached). This letter of the supply of Overhead Electricity Reticulation resulted in the Offer to provided connection to the Overhead Network for the cost of \$38,502.00. The Approval is for a two (2) allotment Rural Residential Subdivision within Koah (with an existing appropriate Supply), the proponent considers that cost for the provision of overhead supply to be onerous and unviable to proceed with the Approved Development. Page 2

Further the proponent wishes to question Condition 4.5, as they feel that it should be interpreted to include off grid solar energy systems, which in light of technological advances can legitimately be described as “an appropriate level of electricity supply”, from accredited retailers who can accurately be described as “an Electricity Service providers” as per the requirements of the Condition. The existing Condition refers to FNQROC Development Manual standards which do not explicitly state that reticulated grid fed electricity supply must be provided in this location.

In view of a carbon-neutral and more reliable electricity supply option being available, which also has significantly lower initial cost (about half) as well as no yearly electricity fees, the proponent considers the requirement for the provision of overhead supply to be unfair, unreasonable and excessively onerous, as well as being counterproductive to Australia's CO2-reduction commitments.

It is further noted that there is a precedent for alternative electricity supply in the negotiated decision notice approved by Council on 01-06-2016 for LOT 1 NR7238 - 1063 KOAH ROAD, KOAH - DA/16/0009. Additionally, it is further understood by the proponent that other previous developments within the Koah Rural Residential Area have been permitted to allow for an alternative Power Supply.

In addition to the representations provided above, Freshwater Planning Pty Ltd has been provided with the following from the proponent of the site.

‘When the applicant purchased 303 Koah Road in or about 1989, he decided to not connect to the grid as to not be part of the problem, namely using coal-fired power which is creating global warming. The applicant initially purchased second hand solar panels and ex-telstra batteries, which worked fine for many years.

In 2009, the applicant purchased a 36kW battery bank together with 1.5kW of solar panels, including a tracker, regulator, all wires & fuses and installation for \$15,146.00. An additional 2kW of new solar panels were installed in December 2012 for \$3,017.00, replacing old BP solar panels. This system is producing 5-25kW /day depending on cloud cover. Prices since then have been falling significantly and today for the same money a much larger system can be installed, producing more than double that daily output.

The above \$18,000.00 stand-alone solar system has been more than sufficient to run the applicant's large shed and 3BR house with two fridges, a bore-pump, a pool pump, daily use of power tools, TVs, computers and lights with two to six people living at the address at any time. Only once did they have to use a generator after a bar heater was left on for several days.

Assuming a very low average of 10kW of electricity used per day and a very conservative average 700grams CO2 of carbon intensity per kW/hr for Ergon electricity over the last twenty years, the applicant has prevented over 40 tonnes of CO2 emissions and saved over \$30,000 in electricity bills during that time.

For council to require both lots to be connected to Ergon power at a cost which is about double of what a sufficiently large stand-alone solar system will cost today is considered unfair, unreasonable and restrictive, especially when considering that one lot already has a well-functioning stand-alone solar system.

Page
3

Does council really want to require people to create more CO2 emissions, suffer black-outs and pay excessive power bills, rather than take advantage of Mareeba's 300 days of sunshine?

It is in our opinion incomprehensible and environmentally irresponsible that at a time of increasingly extreme climate events as a result of fossil fuel usage council would deny people to be part of the solution by choosing independent carbon neutral electricity supplies, unless they waste tens of thousands of dollars on infrastructure which will never be used.

It is requested that Condition 4.5 Electricity provision/supply be amended to incorporate the provision of an alternative supply as follows:

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

An appropriate level of electricity supply to each allotment may be provided by:

- (a) Written advice from an Electricity Service Provider indicating to Council, that an agreement has been made for the provision of power reticulation to the lot, or that power reticulation is already available to the lot; or
- (b) The applicant providing an off-grid solar energy system servicing the allotment, prior to the occupation of the dwelling house on the allotment, which meets or exceeds the following minimum requirements:
 - (i) The off-grid solar energy system shall have a minimum capacity of 4kW, include battery storage and a backup generator; and
 - (ii) The off-grid solar energy system must be an accredited product through the Solar PV Accreditation scheme (Clean Energy Council) and must be installed by a supplier accredited under this same scheme; or
- (c) A combination of (a) and (b).

It is considered that the proposed Change to Development Approval results in a more appropriate outcome ensuring that an economically viable and eco-friendly development can occur. The proposal will continue to foster Rural Residential Growth within Koah and the Mareeba Township.

This completes this Request to Change the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

Yours faithfully,


MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD

Tax Invoice/Receipt

Ergon Energy Corporation Limited
ABN: 50 087 646 062

everything in our power



TO: Surdham Pty Ltd
PO Box 51
Kuranda QLD 4881

Invoice: CCG10416664
Date Issued: 12 November 2024

Payment Due
on or before: **9 December 2024**

Item	Amount	GST	Amount + GST
Payment for Network Connection at: Lot 1 RP748306, 303 Koah Road, Koah QLD 4881 - Subdivision. Reference: 1952335			
Option 1: 100% Payment upfront	35,001.82	3,500.18	38,502.00
OR			
Option 2: 40% / 60% Instalment Option 40% Payment due now	14,000.91	1,400.09	15,401.00

As detailed in your Offer for Network Connection Services, please pay **one** of these payment options. **Your work will not commence until signed acceptance and payment is received.**

This document becomes a tax invoice/receipt once payment has been made.

Retain this portion
for your records

Date Paid

Cheque/Receipt Number

Amount Paid

Please return this portion of the invoice to: Accounts Receivable
PO Box 308
Rockhampton QLD 4700

Email to: accountsreceivable@energyq.com.au

Payment Option Chosen (please tick one)

☐

Option 1: 100% Payment upfront

☐

Option 2: 40% / 60% Instalment Option

How to make your payment

☐

EFT Payment

Bank: Commonwealth Bank
Account Name: Energy Queensland Ltd
BSB Number: 064-710
Account Number: 10635262
Reference: CCG10416664

Customer Details - CCG 40/100 Payment

Surdham Pty Ltd
PO Box 51
Kuranda QLD 4881
Work Request: 1952335
Work Order: 10416664
Opt 1: \$38,502.00 (Inc GST \$3,500.18)
Opt 2: \$15,401.00 (Inc GST \$1,400.09)

☐

Credit Card

☐

Contact Ergon Energy on 1300 032 306 to make a payment by credit card (select option 2)
OR

☐

Provide contact number below and Ergon Energy will contact you to arrange for payment by credit card. (please print clearly)

Contact number: _____

Contact name: _____

PLEASE DO NOT SEND CASH

Ergon Energy Corporation Limited ABN 50 087 646 062

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	SURDHAM PTY LTD
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	0402729004
Applicant's reference number(s) (if applicable)	F24/14

2) Owner's consent - Is written consent of the owner required for this change application?	
<i>Note: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.</i>	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application <input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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
		303	Koah Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	1	RP748306	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb



**Queensland
Government**

	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.				
<input type="checkbox"/> 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="checkbox"/> 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				
<input type="checkbox"/> Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application <input checked="" type="checkbox"/> Not required				

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application Note: see section 78(3) of the Planning Act 2016
Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	RAL/24/0008	01 July, 2024	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			
6) Type of change proposed			
6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):			
Change of Development Approval to allow for Alternative Power Supply			
6.2) What type of change does this application propose?			
<input checked="" type="checkbox"/> Minor change application – proceed to Part 5 <input type="checkbox"/> Other change application – proceed to Part 6			

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 <i>Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.</i>		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details – Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes
9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?
<input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work?
<input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.
10) Referral details – Does the change application require referral for any referral requirements?
<i>Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.</i> <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.
11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application <i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i>

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
 - for a minor change, any affected entities; and
 - for an other change all relevant referral requirement(s) in 10)
- ☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

- ☐ Yes
☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

- ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, 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 relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☒ Yes

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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			