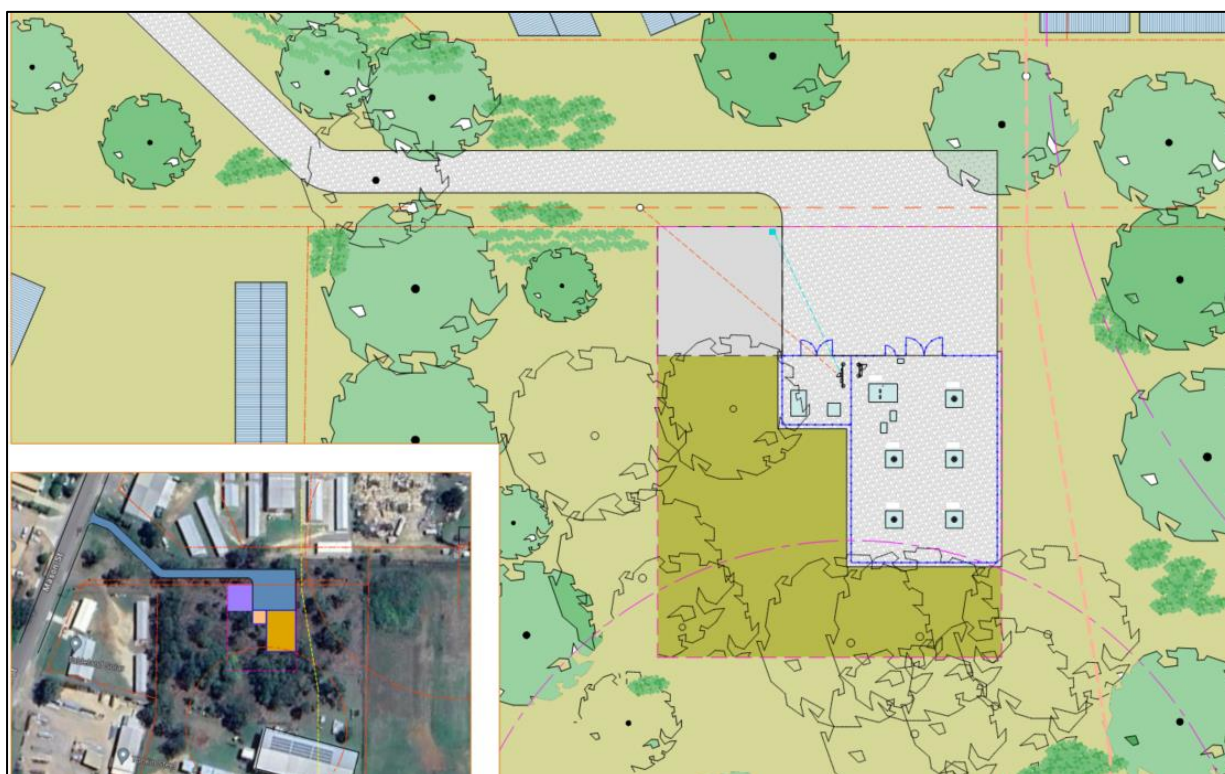


Planning Assessment Report

8 Costin Street, Mareeba QLD 4880

Proposed Satellite Ground Site



Prepared by Catalyst ONE Pty Ltd for Telstra Corporation Limited

Reference: CNJ501 Mareeba

Revision: V1

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1 Introduction

This Planning Assessment Report (Report) has been prepared by Catalyst ONE Pty Ltd (Catalyst) to support an application for planning permit for a telecommunications facility at 8 Costin Street, Mareeba (the site). The Report identifies the statutory controls relating to the proposed use and development and provides an assessment of the proposal against these controls.

Telstra is establishing several ground stations to send signals to and from low earth orbit satellites which is then connected into the terrestrial (fibre) network through a Telstra exchange building: this will provide broadband connection to Australian communities including to rural and remote communities. Users install a simple receiving antenna to their rooftop for immediate connectivity.

Mareeba was identified as a location which is consistent with the continental architecture / positioning of the ground stations which need to be sufficiently separated to avoid interference and positioned considering the fibre route connectivity to the exchange and back to capital cities.

The subject land and the proposed works are described in more detail in **Sections 2** and **3** of the Report.

The respective carriers, as licensed telecommunications carriers, must operate under the provisions of the *Telecommunications Act 1997* and the *Telecommunications Code of Practice 2021*. In some instances, the Act exempts carriers from the requirements of State and Territory planning laws when the proposed telecommunications facility is a low-impact facility in accordance with the *Telecommunications (Low Impact Facilities) Determination 2018* (the Determination).

For the current proposal, a planning permit is sought from Mareeba Shire Council in accordance with the *Planning Act 2016* and the Mareeba Shire Council Planning Scheme 2016 to progress the proposal. A description of the regulatory framework is provided in **Section 4** and an assessment of the environmental impacts associated with the proposed development and its compliance with the regulatory framework is provided in **Section 5**.

2 Subject Land and Locality

The subject land is a vacant section of a privately owned industrial parcel covering 2 hectares and is described as Lot 3 Survey Plan 135027. A Certificate of Title is attached within **Appendix A**.

The parcel is located within the Mareeba townsite approximately one kilometre south of the town centre within its trades and services industrial precinct. The parcel is located east of James Street and can be accessed by Costin Street opposite the Rains Street intersection.

The site contains two large warehouses that accommodate multiple industrial and commercial units. The southern warehouse is primarily surrounded by hardstand with several designated outdoor storage areas, while the northern warehouse is surrounded by grass and other outdoor storage. The rear of the parcel consists of vegetation cover that forms the proposed location for the development.

The site abuts two parcels to its west fronting Mason Street and a similar large industrial lot adjoining to the east. A partially formed road to the rear of the subject site provides access from Mason Street: the current proposal involves upgrading this access handle. The land is generally flat with no significant variations in elevation.

Figures 1 through 5 depict the subject land and its surrounds.



Figure 1: Aerial photograph of the subject land and surrounding lot parcels (Source: Nearmap)



Figure 2: View of the undeveloped access parcel to the north off Mason Street (Source: Nearmap)



Figure 3: Drone photo depicting the site facing north.



Figure 4: Drone photo of the site from the east near James Street

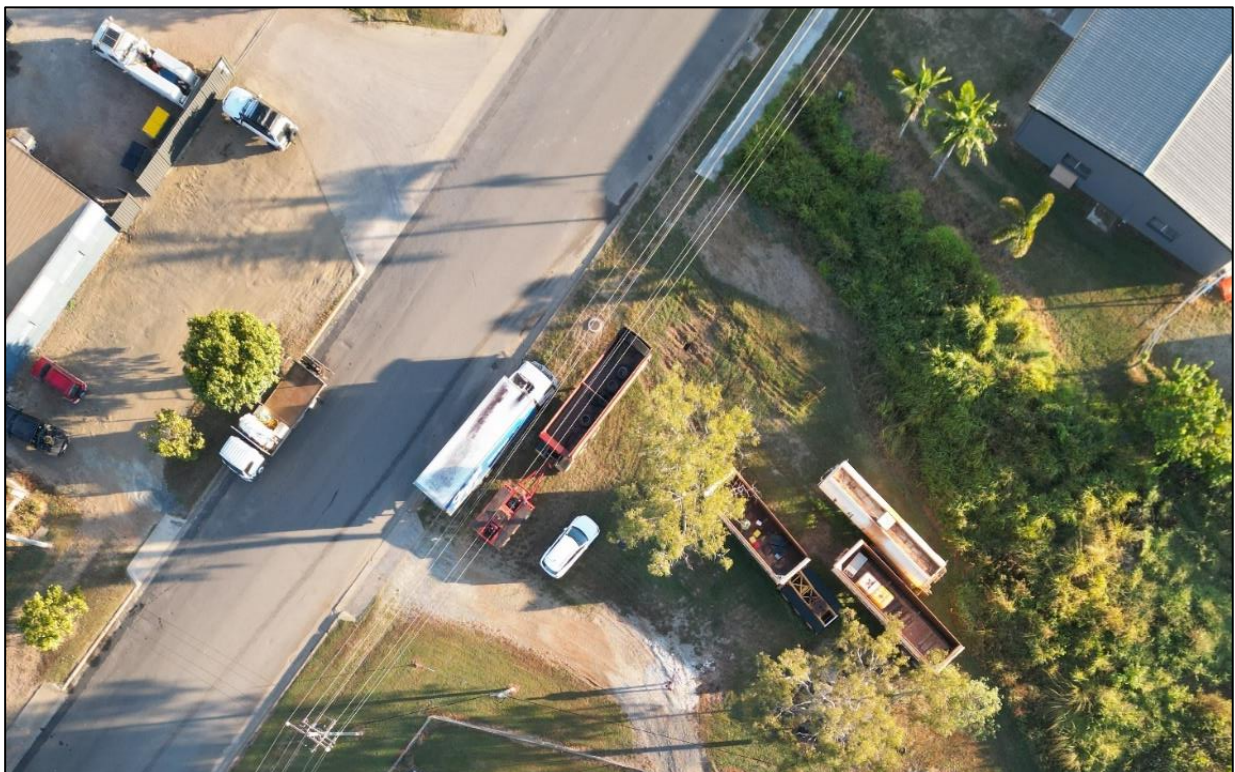


Figure 5: Drone photo of the proposed access from Mason Street.

3 The Proposal

The proposal consists of a Low-Earth-Orbit (LEO) ground site to provide network services to regional and remote communities. The purpose of the ground infrastructure is to send and receive the network signal from the LEO satellite constellation to Telstra's terrestrial network.

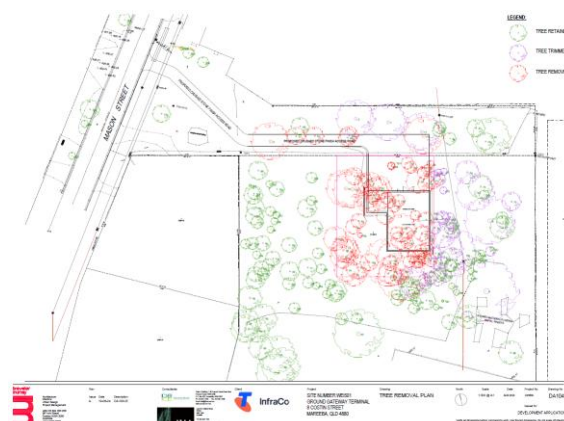
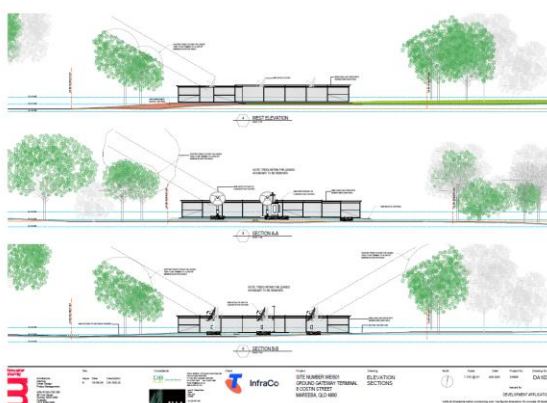
The proposed installation can be broken down into the following components:

- Clearing and trimming of vegetation to accommodate the built components and to achieve 'viewshed' for the ground station.
- Establishment of a fenced compound within a lease area to accommodate the proposed facility.
- Upgrading of the existing unformed roadway from Mason Street to form safe access to the rear of the lot.
- Provision of fibre connections including a Telstra equipment unit as an interface.
- Installation of a pad footing to cater for a temporary back-up power generator.
- Installation of five (5) array dishes internally within the compound.

Further information on the above components is provided below:

3.1 Proposed clearing of vegetation

The proposal involves the clearing of existing vegetation located within the envelope of the 30 degree viewshed together with any existing ground storey vegetation. The purpose of this clearing is to ensure that an adequate line of sight at a 30-degree horizon view-shed for the array dishes: only those trees which impact the required viewshed would be trimmed or removed. In order to properly document the extent of the clearing / trimming a formal survey has been conducted and is depicted as a schedule "DA 105" and associated plans "DA104" & "DA 103".



Refer to Appendix B Plans 'DA103' and 'DA104'

Some vegetation within the access road would also be required to be trimmed or removed as part of the access upgrade. A significant portion of existing trees will be retained, and only those trees which are required to be trimmed or removed would be impacted.

Telstra has consulted with the Queensland Department of Resources (Vegetation Hub) which has advised that property "consists wholly of category X area and is freehold land, Schedule 21 Part 2(2)(d) of the Planning regulation 2017 provides an exemption for clearing vegetation on that property within category X area".

3.2 Proposed fenced compound

The proposed fenced compound is to be split into two distinct sections including a demarcation area (measuring 8 metres by 8 metres) and a ground gateway terminal (GGT) equipment area (measuring 17 metres by 24 metres).

Each compound will be confined by a 2.4-metre-high chain link fence with two double-gates and one single personnel gate providing access to the facility. The ground cover within the compounds are proposed to consist of a crushed gravel, which will extend to 0.5 metres beyond the compound fence.

3.3 Proposed access

An access route of approximately 130 metres is proposed to connect the facility from Mason Street. The access route will be formed from a compacted gravel fill to form a safe all-weather access track. This would also involve some minor vegetation clearance as detailed above. The access track will be 4.9 metres wide to accommodate the required construction and service vehicles that are likely to access the site.

3.4 Proposed power and fibre connections

The proposal is to draw electrical power pole as located to the north near the proposed access track. The power supply will be designed and certified by the supply authority and installed in accordance with Australia, and Industry Standards. A fibre connection by Telstra will be provided to the site involving an extension from current fibre network in the road corridor: this is supplied to the 'demarcation area' which is the interface from fibre network to the ground station.

3.5 Proposed temporary generator

The compound has been designed to accommodate a temporary generator from time to time in the event of power outages and to ensure power back up. The generator will be located within the demarcation compound.

3.6 Proposed array dishes

The proposal includes an array of five (5) 2.4 metre diameter dishes within the compound spaced at distances of seven metres from each other and 5 metres from the fence. The purpose of the dishes is to send and receive the signal for the terrestrial fibre network – refer to Section 6 of this report. The dishes will top out at approximately 3.4 metres in total height at the fully upright position.

3.7 Proposed ground gateway support equipment cabinet

A ground gateway support equipment (GSWE) cabinet will be located internally within the compound to contain the necessary IT and support infrastructure to ensure the facility operates effectively.

Development plans detailing all the above components are attached in **Appendix B**.

4 Regulatory Framework

The following legislation is relevant to the preparation of this planning assessment report:

- Telecommunications Act 1997 (the Act)
- Environmental Protection and Biodiversity Act 1999 (the EPBC Act)
- Planning Act 2016 (the Planning Act)
- Vegetation Management Act 1999 (“the VM Act”)
- State Planning Policy (SPP)
- Mareeba Shire Council Planning Scheme 2016 (MSPS)

4.1 Commonwealth

4.1.1 Telecommunications Act 1997

In 1991, the Commonwealth Government initiated a major reform of the communications industry in Australia. The reforms allowed limited competition until July 1997 at which time full competition was permitted. In July 1997, the Act was introduced, replacing the 1991 Act, which facilitated this competition.

Under the Act, the Government established the Code of Practice which sets out the conditions under which a carrier must operate. Licensed telecommunications carriers must comply with the Act and the Code of Practice for all telecommunication facilities. The Determination, made under subclause 6(3) of Schedule 3 of the Act, establishes the criteria for ‘low-impact’ telecommunications facilities.

A proposal is a low-impact facility if it meets the requirements of the Determination, exempting Carriers from State and Local planning controls. In this instance, Telstra has elected to submit a development application for Council consent.

4.1.2 Environmental Protection and Biodiversity Act 1999

The EPBC Act relates to the assessment and approval of proposals where those proposals involve actions that have a significant impact on matters of national environmental significance (MNES). Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a ‘matter of national environmental significance’ (MNES). In the EPBC Act there are nine MNES which must be considered.

- world heritage properties
- national heritage places
- wetlands of international importance (often called ‘Ramsar’ wetlands after the international treaty under which such wetlands are listed)
- nationally threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mining)
- a water resource, in relation to coal seam gas development and large coal mining development.

The proposal does not impact matters of national environmental significance, and no assessment has therefore been undertaken on the above matters within this report.

4.2 Queensland Planning Legislation

4.2.1 Planning Act 2016 (QLD)

The Planning Act provides the legislative framework for the development and implementation of town planning schemes and instruments at local and state level within Queensland. Planning instruments set out policies for planning and development assessment such as the State Planning Policy and regional plans. Regional plans generally advance the interests of the SPP through providing a spatial context, defining key outcomes and establishing strategies, and directions to achieve these outcomes in response to each region's unique values. Planning Schemes provide planning controls for the assessment and approval of development proposals and are applied at a local government level.

4.2.2 Vegetation Management Act 1999

The VM Act jointly regulates the removal of vegetation along with the Planning Act. The VM Act sets out category areas that classify vegetation contained within into types and levels of protection. A Vegetation Management Report was obtained on 21 March 2024 and is enclosed in **Appendix C**. The vegetation being removed as part of the proposed development is considered to be exempt clearing work and is marked as *Category X* on the regulated vegetation management map.

Exempt clearing work does not require referral to Department of Resources under the Planning Regulation 2017.

4.2.3 State Planning Policy

The SPP is a strategic planning document that provides guidance in relation to a policy perspective in ensuring plan-making and development assessments systems are outcome focused, integrated, efficient, positive and accountable. The SPP specifically covers five key themes. These include the following:

- Liveable communities and housing.
- Economic growth.
- Environment and heritage.
- Safety and resilience to hazards.
- Infrastructure and Services.

Due consideration is required to the SPP in the preparation of regional plans and local planning schemes and the above themes are accordingly reflected in these documents. The provision of telecommunications is recognised in the SPP as a state interest for liveable communities as follows:

All of the following state interest policies must be considered and appropriately integrated in planning and development outcomes, where relevant.

Infrastructure Services:

- (1) *Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.*

The proposal assists in meeting the above provision.



4.3 Mareeba Shire Council Planning Scheme 2016

The subject site is located within local government area of Mareeba Shire Council and is therefore subject to the statutory controls of the MSPS, which sets out controls for the use and development of land and provides an assessment framework for any proposals to use and develop land.

The site is in the industry zone (trades and services precinct) pursuant to the zoning maps connected to the MSPS. There were no overlays that were identified that are applicable to the proposal. The objectives and provisions relating to this zoning is addressed within this report.

5 Planning Assessment

5.1 Mareeba Shire Planning Scheme

5.1.1 Zoning

The site is in the industry zone (trades and services precinct) pursuant to the zoning maps connected to the MSPS. The MSPS under schedule 1 defines a 'telecommunications facility' as follows:

Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

The proposed facility is defined as a '*telecommunications facility*' for the purposes of the scheme provisions. Table 5.5.5 provides categories of development assessment within the industry zone including for telecommunications infrastructure. The category of development assessment for telecommunications infrastructure is as follows in **table 1** below:

Table 1 – Development assessment category for telecommunications infrastructure.		
Accepted development subject to requirements if:		
(a)	Complying with the relevant acceptable outcomes; and	The proposal is considered to meet the acceptable development outcomes as demonstrated in the proceeding sections.
(b)	Not adjoining the low density residential zone or medium density residential zone.	The nearest residential development zone is located opposite Costin Street, however the property is physically and visually separated by existing industrial structures, as well as road corridors: it is located discreetly within the industrial precinct and does not involve the erection of a (traditional) mobile tower structure. The proposal is for a ground station (height of 3.4 metres) which is visually discrete. Figure 6 below depicts the relevant zoning map of the MSPS.

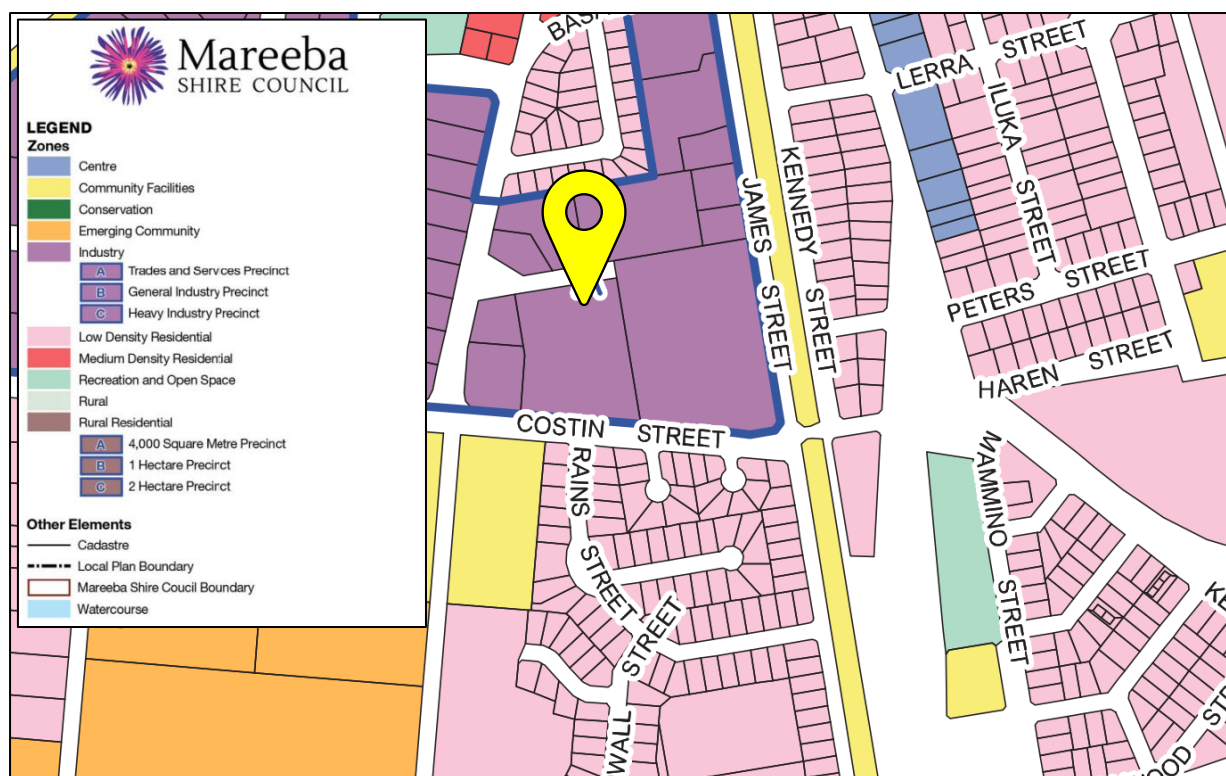


Figure 6

The assessment benchmarks for assessable development and requirements for accepted development are as follows:

- Industry zone code
- Energy and infrastructure activities code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code

The abovementioned codes are addressed in the following sections.

5.1.2 Industry zone code

The industry zone code is detailed in part 6.2.5 of the MSPS. In relation to the trades and services precinct, subclause 6.2.5.2 provides the following:

The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:

- The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses...*

The proposal's location to the rear of the property maintains the existing frontage for commercial and industrial operators to provide trades and services to the surrounding community. The provision of satellite internet services will also further support the surrounding tenancies together with the wider Mareeba townsite. The proposal is therefore an appropriate and compatible land use within the *trades and services precinct*.

Table 6.2.5.3 provides the criteria for assessment for developments under the industry zone code. These are detailed in **table 2** of this report below with the proposal complying with the acceptable development criteria.

Table 2 – Industry zone code criteria for assessment		
Performance outcomes	Acceptable outcomes	Planning response
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres within 10 metres of any common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; (b) 35 metres for all buildings and structures where involving a Telecommunication facility; and (c) 12 metres otherwise. 	Complies. The proposal is visually discrete and well separated from surrounding land uses. Unlike traditional telecommunications infrastructure, satellite ground stations are discrete in height in this case a maximum of approximately 3.4 metres.
Siting		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) appearance of building bulk; and (c) relationship with road corridors 	AO2 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 3 metres from any road frontage; (b) 6 metres from side and rear boundaries where adjoining land in the Low-density residential zone, the Medium density residential zone or the Rural residential zone; and (c) 0 metres from side and rear boundaries otherwise. 	Complies. The proposal is located discretely within an industrial area: in terms of actual setbacks, it has a setback of greater than 3 metres from all road frontages. The site of the proposal does not adjoin land which is zoned other than industrial.

5.1.3 Energy and infrastructure activities code

The energy and infrastructure activities code provide guidelines for the assessment of infrastructure proposals within the Council area. The criteria for assessment are provided within table 9.3.4.3 of the MSPS with the assessment in **table 3** of this report below. The proposal is considered to meet the requirements for accepted development.

Table 3 – Energy and infrastructure activities code criteria for assessment

Performance outcomes	Acceptable outcomes	Planning response
Design		
PO1 Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.	AO1 Cable connections between infrastructure are located underground.	Complies. Cable connections between infrastructure are located underground.
PO2 The Energy and infrastructure activity is appropriately designed to ensure public safety is maintained.	AO2.1 Security fencing with a minimum height of 1.8 metres is provided around perimeter of the proposed energy and infrastructure facility.	Complies. The proposal will include security fencing greater than 1.8 metres. Signage will comply with the requirements of Australian Radiation Protection and Nuclear Safety Agency standard RPS S-1 and industry best practice.
	AO2.2 Warning or information signs are erected to the perimeter security fence.	
If for telecommunications facility		
PO3 Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.	AO3.1 Telecommunication facilities are located: (a) underground; or (b) aboveground where: (i) with other telecommunications facilities; (ii) in or on an existing building or structure; and (iii) in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.	Complies. The proposal is visually discrete and well separated from surrounding land uses. Unlike traditional telecommunications infrastructure, satellite ground stations are discrete in height in this case approximately 3.4 metres.
	AO3.2 Telecommunication facilities: (a) include external finishes, materials and colours which blend into the visual landscape and prevent recognition of the building or structure as a Telecommunications facility; or	

	(b) integrated within an existing building or structure by: (i) concealment as an integral part of the building or structure; and (ii) not increasing the bulk of the building or structure which it is a part of; or (iii) being co-located within existing communication facilities.	
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5.1.4 Landscaping code (9.4.2 of Mareeba Shire Planning Scheme)

The landscaping code provides guidance for the provision of landscaping for the proposal, including mandating its provision for the accepted development requirements depending on the zoning, land use and development. The proposal however does not include the provision of landscaping and therefore instead relies on the provisions for assessable development. These are detailed in **table 4** below.

Table 4 – Landscaping code criteria for assessment		
Performance outcomes	Acceptable outcomes	Planning response
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	The current compound location is surrounded by re-growth vegetation; a portion of the vegetation on-site is required to be cleared to achieve a view-shed of 30 degrees and this would be required as part of site preparation / early works. As distance from the edge of the compound increases, vegetation
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> (a) creates an attractive streetscape; 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; 	

<ul style="list-style-type: none"> (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<ul style="list-style-type: none"> (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. 	<p>would be trimmed but retained. In other words, the intention is to retain vegetation where possible and instead trim the high sections to a level only which is required to achieve viewshed. Based on the site characteristics described, additional landscaping would not be required for this proposal.</p>
<p>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B</p>	
	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. 	
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: 	<p>Complies. No car parking area is proposed.</p>



	<p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p>	
	<p>AO4.2</p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	
<p>PO5</p> <p>Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds. 	<p>AO5.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>AO5.2</p> <p>A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>Based on the site characteristics described, additional landscaping would not be required for this proposal.</p>
<p>PO6</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1</p> <p>Tree planting is a minimum of</p> <ul style="list-style-type: none"> (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber <p>AO6.2</p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>The current compound location is surrounded by re-growth vegetation; a portion of the vegetation on-site is required to be cleared to achieve a view-shed of 30 degrees and this would be required as part of site preparation / early works. As distance from the edge of the compound increases, vegetation would be trimmed but retained. In other words, the intention is to retain vegetation where possible and instead trim the high sections to a level only which is required to achieve viewshed. Based on the site characteristics described, additional landscaping would not be required for this proposal.</p>
For assessable development		
<p>PO7</p> <p>Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; 	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>The proposal will utilise the existing vegetation as screening for the proposal to the extent that the existing view shed can be retained.</p> <p>The proposal's location to the rear of the property and the existing security arrangements including site signage</p>

<ul style="list-style-type: none"> (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 		and visually permeable chain link fencing is considered to meet the general principles for crime prevention through environmental design.
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5.1.5 Parking and access code (9.4.3 of Mareeba Shire Planning Scheme)

The parking and access code is designed to ensure parking and access is sufficient for land uses in both design and the anticipated volume that would reasonably be expected. Provisions relating to the assessment of this code are provided within **table 5** on the following page.

Table 5 – Parking and access code criteria for assessment		
Performance outcomes	Acceptable outcomes	Planning response
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.	Complies. A telecommunications facility has a nil parking space requirement for acceptable development in accordance with table 9.4.3.3B. There is sufficient space for vehicular servicing of the proposal.
Vehicle crossovers		
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (e) ensure safe and efficient access between the road and premises; (f) minimize interference with the function and operation of roads; and (g) minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Access to the site is via an existing corridor off Mason Street: the applicant intends on upgrading sections of this access to form a safe 'all-weather' access way as part of the proposal. There is an existing cross over from Mason Street.
	AO2.2	The access from Mason Street is considered the most appropriate in this situation as there is safe and direct

	<p>Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	<p>access able to be provided to the rear of the lot.</p>
	<p>AO2.3</p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	



Showing access from Mason Street

<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> (d) the intensity of anticipated vehicle movements; (e) the nature of the use that they service; and (f) the character of the surrounding locality. 	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>The site configuration will allow safe access and manoeuvrability to and from the site in accordance with the requirements of 9.4.3.3C.</p>
--	--	--

For assessable development

Parking area location and design

<p>PO4</p> <p>Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p> <p>AO4.2</p> <p>Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p> <p>AO4.3</p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>Complies. The proposal does not require regular vehicle access following installation. The facility is not designed for public access however there is sufficient space for service vehicle movement and turning as required.</p>
<p>Site access and manoeuvring</p>		
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: <ul style="list-style-type: none"> (iii) hours of operation; (iv) noise (v) light; and (vi) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation. 	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. <p>AO6.2</p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. <p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity</p> <p>AO6.4</p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	<p>The facility involves upgrading the access way to a safe all-weather access track however - as is the case for other telecommunications and power infrastructure - a vast majority of operation is conducted remotely, and the site only requires occasional physical inspection. Consistent with AO6.5, the access is for infrastructure, and it is not feasible to provide additional lighting in this context.</p>

	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting	
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	
	AO6.6 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	
Servicing		
PO7 Development provides access, manoeuvring and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or manoeuvring areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	The proposal is designed to operate unmanned and will not be a producer of waste. The site configuration will allow safe access and manoeuvrability to and from the site.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	
	AO7.3 Development provides a servicing area, site access and manoeuvring areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	
Maintenance		

PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Following the initial installation, the facility would require physical inspection only very occasionally and as such is not a traffic generating land use; there is space provided by the 15m setback to the access road for maintenance vehicle parking on-site.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.	Complies. The proposal is not designed to accommodate active transport users. No end of trip facilities are therefore provided.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	The proposal is not for any of the abovementioned uses.

5.1.6 Works, services & infrast. code (9.4.3 Mareeba Shire Planning Scheme)

5.1.7

The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated



with development is carried out in a manner that does not adversely impact on the surrounding area.

Table 6 details the works, services and infrastructure code.

Table 6 – Works, services and infrastructure code criteria for assessment		
Performance outcomes	Acceptable outcomes	Planning response
Water Supply		
<p>PO1</p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none">(a) meets the needs of users;(b) is adequate for fire-fighting purposes;(c) ensures the health, safety and convenience of the community; and(d) minimises adverse impacts on the receiving environment.	<p>AO1.1</p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none">(a) in the Conservation zone, Rural zone or Rural residential zone; and(b) outside a reticulated water supply service area	<p>The lot has an existing water supply. No additional water connection is required for the infrastructure.</p>
Wastewater Disposal		
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none">(a) meets the needs of users;(b) is adequate for fire-fighting purposes;(c) ensures the health, safety and convenience of the community; and(d) minimises adverse impacts on the receiving environment.	<p>AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none">(a) in the Conservation zone, Rural zone or Rural residential zone; and(b) outside a reticulated sewerage service area.	<p>The proposal does not require wastewater disposal.</p>
	<p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none">(a) in the Conservation zone, Rural zone or Rural residential zone; and(b) outside a reticulated sewerage service area.	
Stormwater Infrastructure		



PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies. No stormwater infrastructure is specifically proposed. The existing access way which runs off Mason Street will require an upgrade in the form of compacted gravel fill to form a safe all-weather access track. The compacted crushed gravel is a permeable material which does not substantially alter the hydrology of the site.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
Electricity Supply		
PO4 Each lot is provided with an adequate supply of electricity.	AO4 The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur.	Complies. A connection through an existing power pole running along the unformed road will be designed and installed by the power authority.



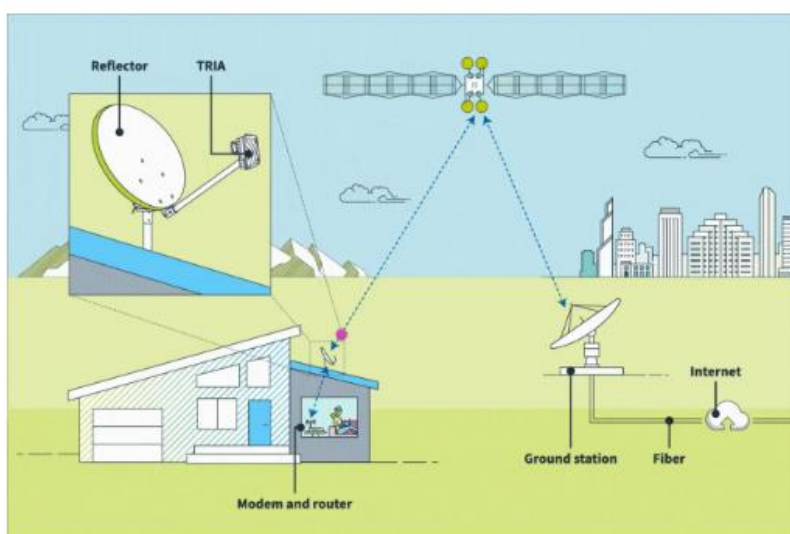
Telecommunications Infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	Complies. The proposal is itself a telecommunications facility providing a satellite broadband connection to Australian communities including in rural and remote communities.
Existing public utility services		
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies. No relocation of public utilities is required however the power authority would be provided an upgraded supply to the site from the rear of the site (Mason Street and along the unformed road).
Excavation or Filling		
PO7 Excavation or filling must not have an adverse impact on the: (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Complies. The proposal will not involve substantial cut or fill or significantly impact on streetscape; scenic amenity; environmental values; slope stability; accessibility; or privacy of adjoining premises.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	
	AO7.3 Earthworks batters: (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained.	
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	

	<p>A07.5</p> <p>All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual</p>	
	<p>A07.6</p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	
	<p>A07.7</p> <p>Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	

6 Electromagnetic Energy

In Australia, the Australian Communications and Media Authority (ACMA) is responsible for regulating electromagnetic energy (EME) from mobile phone base stations. The Australian standard, known as the *Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021)*, RPS S-1, was published by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) in 2021. The Australian standard is based upon recommendations from International Commission for Non-Ionizing Radiation Protection (ICNIRP), an agency associated with the World Health Organization (WHO).

Ground stations sites operate differently from mobile phone base stations: the function is to transmit a signal to and from the low-earth-satellites (at a minimum angle of 30 degrees) and the signal from the satellite is then picked up by the receiver which is attached to the user's residence or business. In this way, it is fundamentally different to a mobile phone base station. In contrast a mobile phone base station provides coverage from antennas direct to a local area and to the customer's phone or device.



Telstra and their satellite customers will comply with the ARPANSA standard and ensuring EME compliance by:

- Ensuring the facility is secured behind a fenced compound and not able to be accessed except by authorised personnel.
- Achieving exclusion zone Separation Distances: the layout of the satellite structures is such that personnel inside the compound cannot inadvertently cross into restricted zones
- EME Signage: compound signage is installed to comply with industry standards indicating the presence of EME exclusion zones
- Preparation of EME Site Safety Documentation, where required by the ARPANSA Standard



7 Conclusion

This report provides the necessary information to support the application for a telecommunications facility at 8 Costin Street, Mareeba. An assessment of the proposed development has been undertaken with a view to ensuring that the proposal complies with relevant requirements of Council's planning scheme.

The proposal is discretely positioned within an industrial area and physically and visually separated from residential areas further afield; in this way it is a compatible land use and would not have detrimental impacts on the surrounding area.

The proposal is consistent with the Mareeba Shire Planning Scheme including the purpose and objectives of the Industry Zone. The development ensures that telecommunications infrastructure and services are provided in an efficient and cost-effective manner to meet community needs, whilst having a minimal impact on the amenity of the area.

The subject site is suitable for the proposed development, which demonstrates compliance with all relevant legislation and guidelines. Subject to the outcomes of appropriate referrals to relevant authorities, it is recommended that Mareeba Shire Council approve the application.



Appendix A – Certificate of Title

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 46244550

Search Date: 09/11/2023 16:50

Title Reference: 50354145

Date Created: 29/05/2001

Previous Title: 40027700

REGISTERED OWNER

Dealing No: 704785794 25/05/2001

HENRY SCIANI

ALLISON SCIANI

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 135027
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40007118 (Lot 3 on CP M356214)
2. LEASE No 702042768 19/06/1997 at 13:52
QUALITY TIMBERS MAREEBA PTY. LTD A.C.N. 076 599 445
OF PART OF THE GROUND FLOOR.
3. MORTGAGE No 702161728 19/08/1997 at 12:02
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937
over
LEASE: 702042768

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]

Requested By: D-ENQ DYE & DURHAM



Appendix B – Development Plans

DEVELOPMENT APPLICATION SUBMISSION

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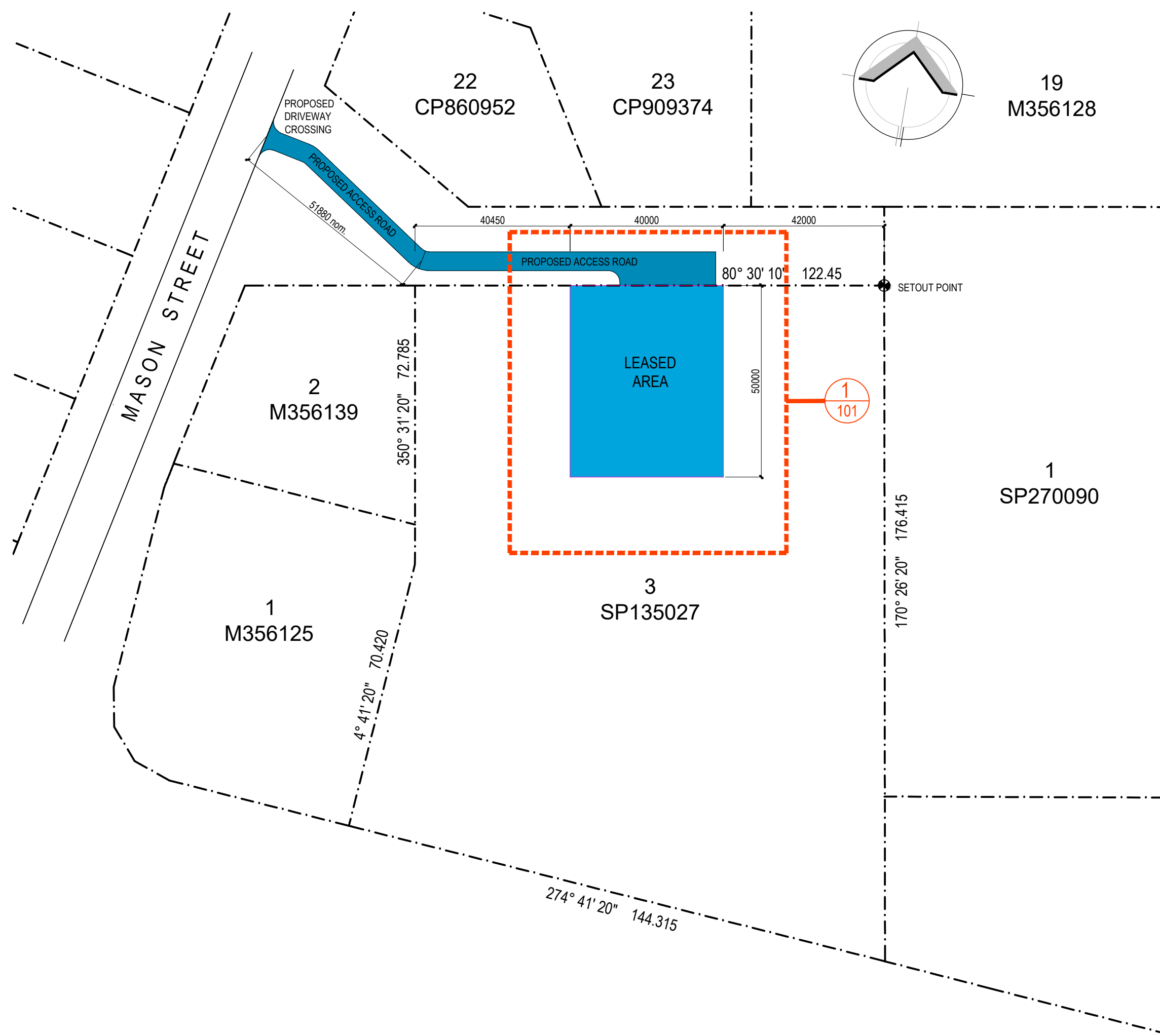
GROUND GATEWAY TERMINAL

8 COSTIN STREET
MAREEBA QLD 4880

- A 100 LOCATION PLAN AND SITE PLAN
- A 101 FLOOR PLAN
- A 102 ELEVATIONS
- A 103 ELEVATION & SECTIONS
- A 104 TREE REMOVAL PLAN
- A 105 TREE SCHEDULE
- T-2024-0328-01 TOPOGRAPHY SURVEY PLAN
- T-2024-0328-02 POINT TABLE TREES
- T-2024-0328-03 LEGEND & NOTES



1 LOCATION PLAN
SCALE 1:1000



2 SITE PLAN
SCALE 1:1000



brewster murray

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Interiors
Urban Design
Project Management

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Rev	Issue	Date	Description
A	19-08-24	DA ISSUE	

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Client

InfraCo

Project

SITE NUMBER:WEI501
GROUND GATEWAY TERMINAL
8 COSTIN STREET
MAREEBA, QLD 4880

Drawing

FLOOR PLAN

North

Scale

1:100 @ A1

Date

AUG 2024

Project No.

24-6609

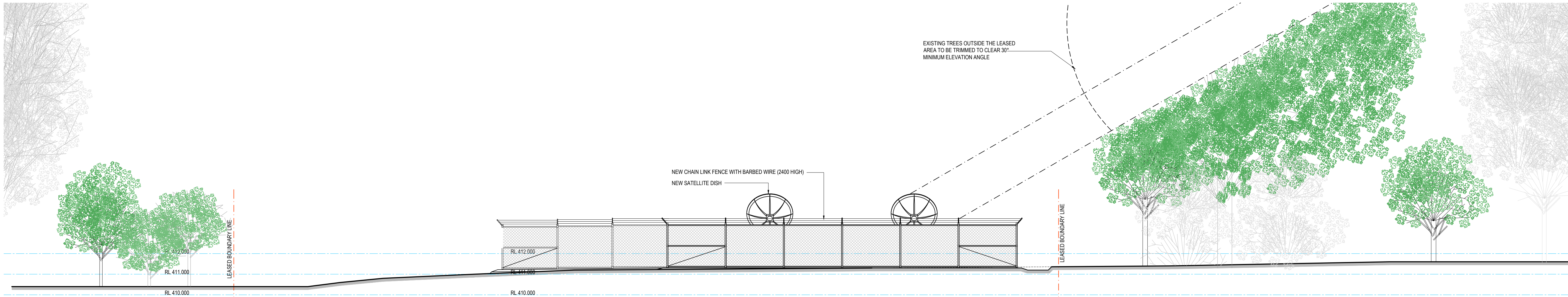
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DA101

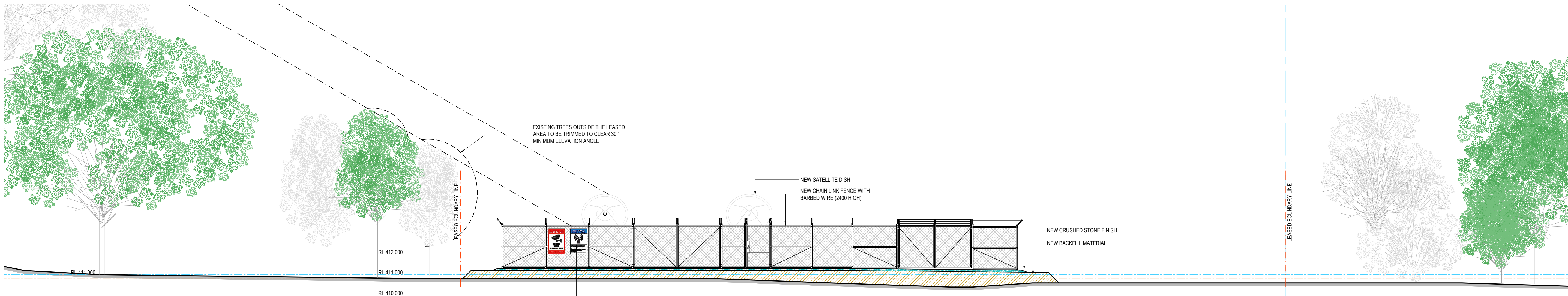
Issued for

DEVELOPMENT APPLICATION

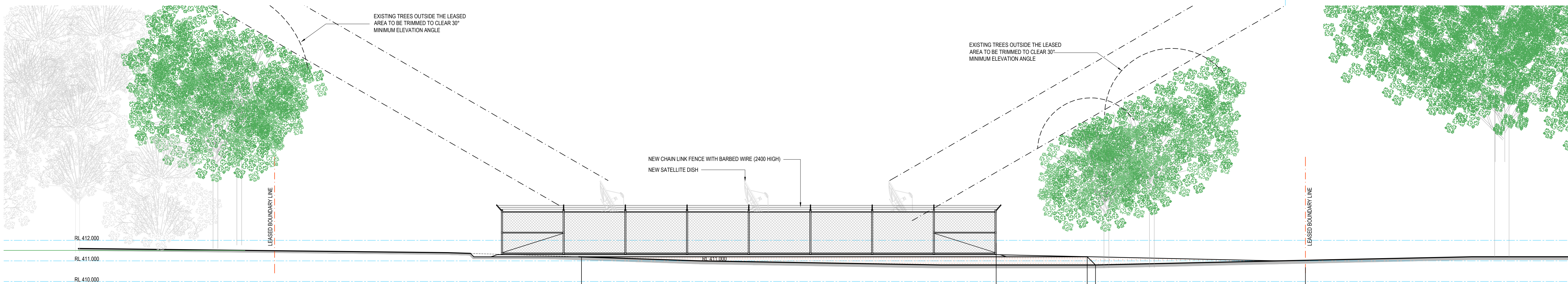
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1 SOUTH ELEVATION
SCALE 1:100



2 NORTH ELEVATION
SCALE 1:100



3 EAST ELEVATION
SCALE 1:100

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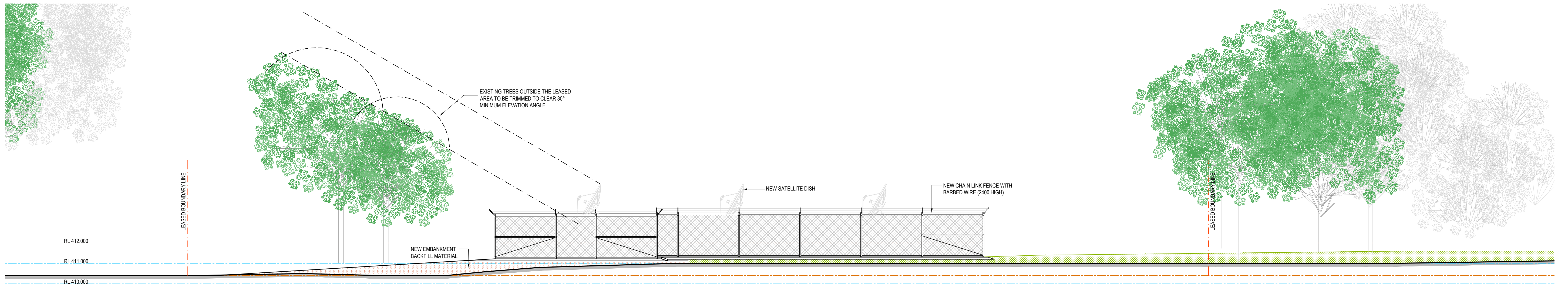
Project
SITE NUMBER:WEI501
GROUND GATEWAY TERMINAL
8 COSTIN STREET
MAREEBA, QLD 4880

Drawing
ELEVATIONS

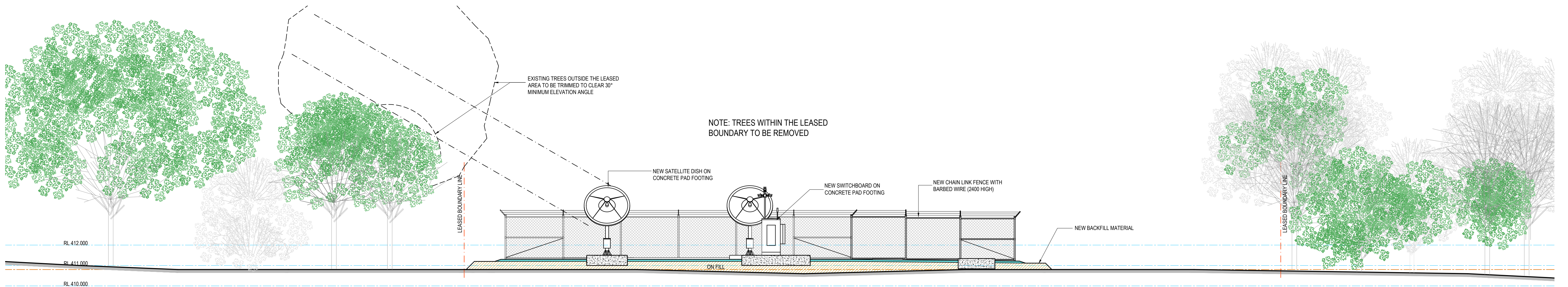
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Date
AUG 2024
Project No.
24:6609
Drawing No.
DA102

Issued for
DEVELOPMENT APPLICATION

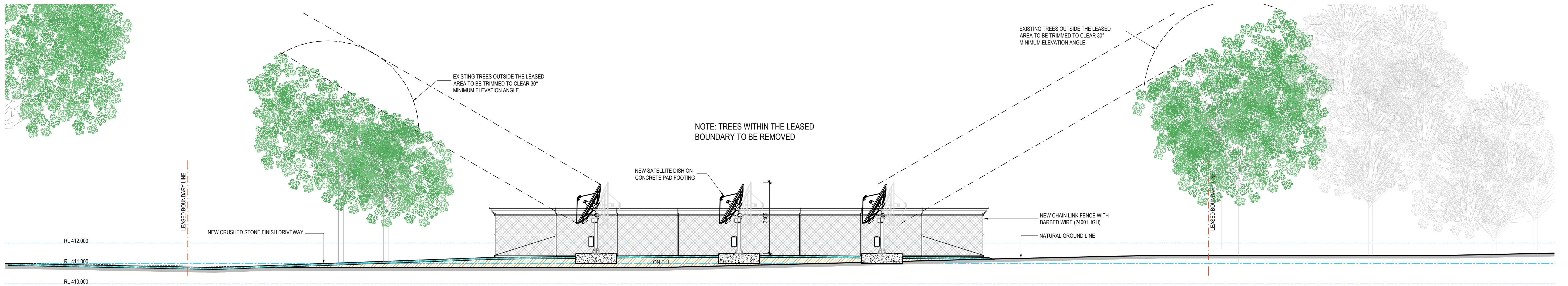
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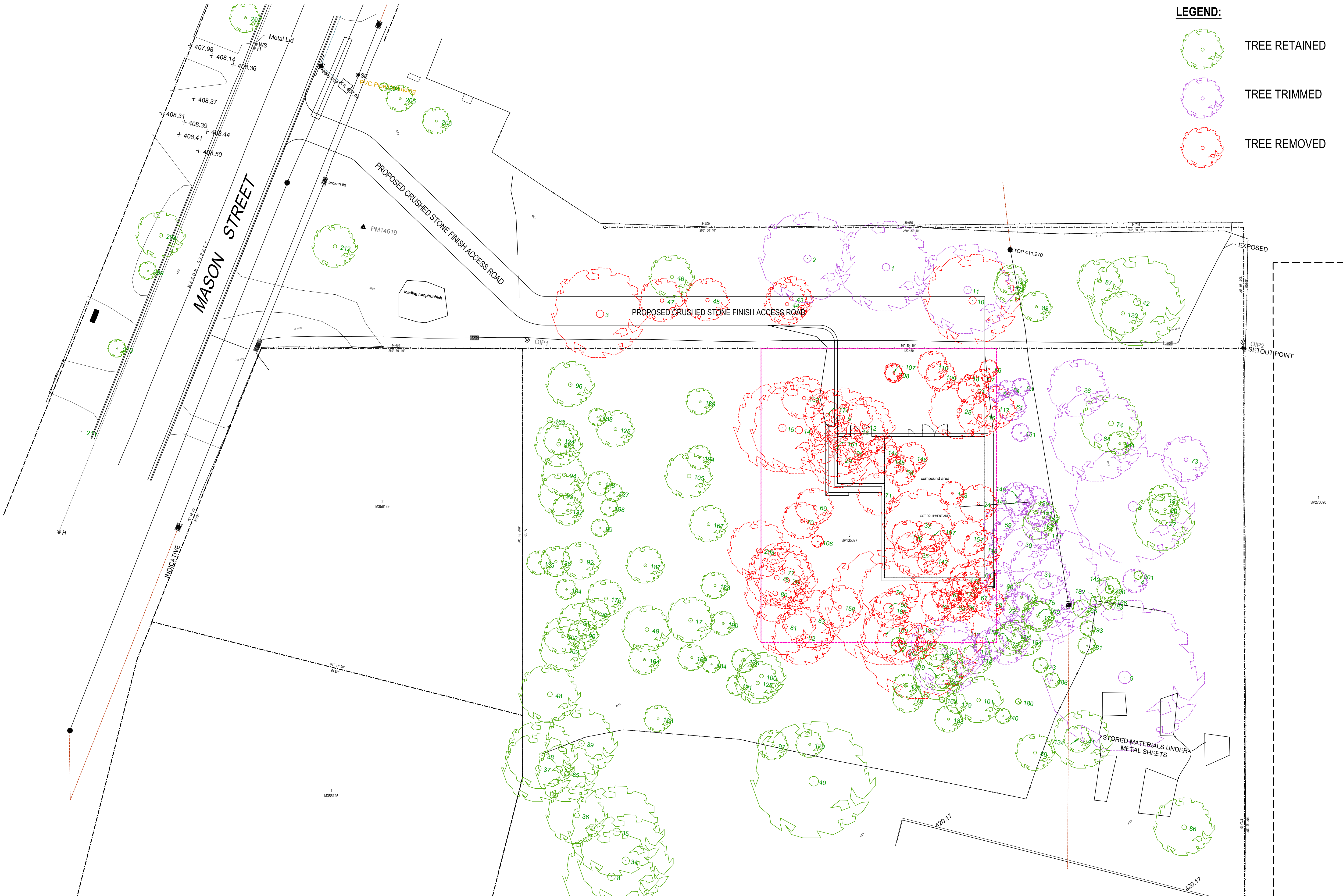
4 WEST ELEVATION
SCALE 1:100



5 SECTION A-A
SCALE 1:100



6 SECTION B-B
SCALE 1:100





Appendix C – Vegetation Management Report



Vegetation management report

For Lot: 3 Plan: SP135027

21/03/2024

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of Environment and Science have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 3 Plan: SP135027, are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
3	SP135027	Freehold	20,350

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 3 Plan: SP135027, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Hodgkinson Basin

Catchment(s)
Barron

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://vegetation-apps.dnrm.qld.gov.au>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

3. Vegetation management framework for Lot: 3 Plan: SP135027

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 2.03ha

Vegetation category	Area (ha)
Category X	2.0

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	2.03	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Area Management Plan(s)

Area Management Plan for the control of pest plants in the Dry Tropics region

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 3 Plan: SP135027.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

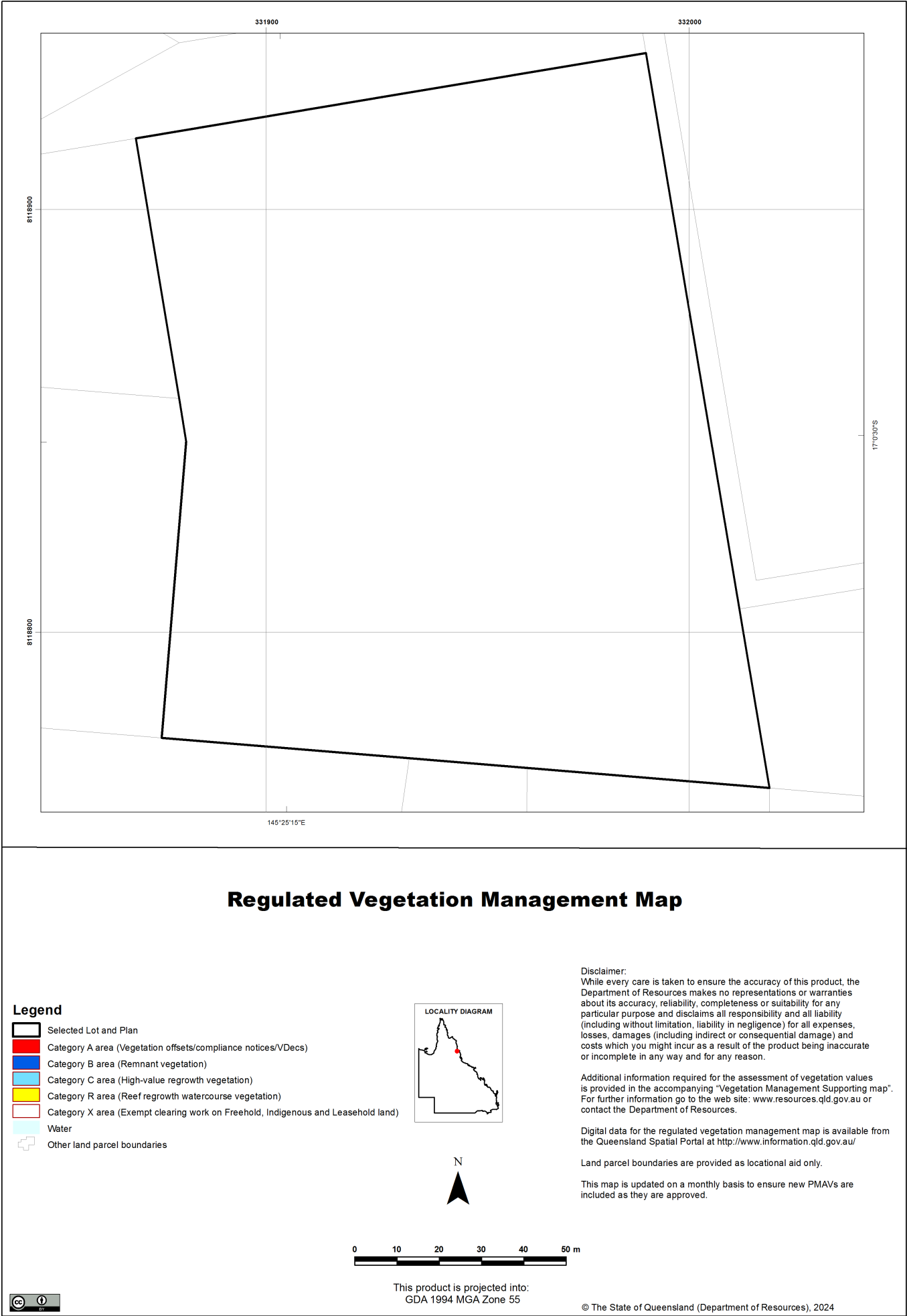
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

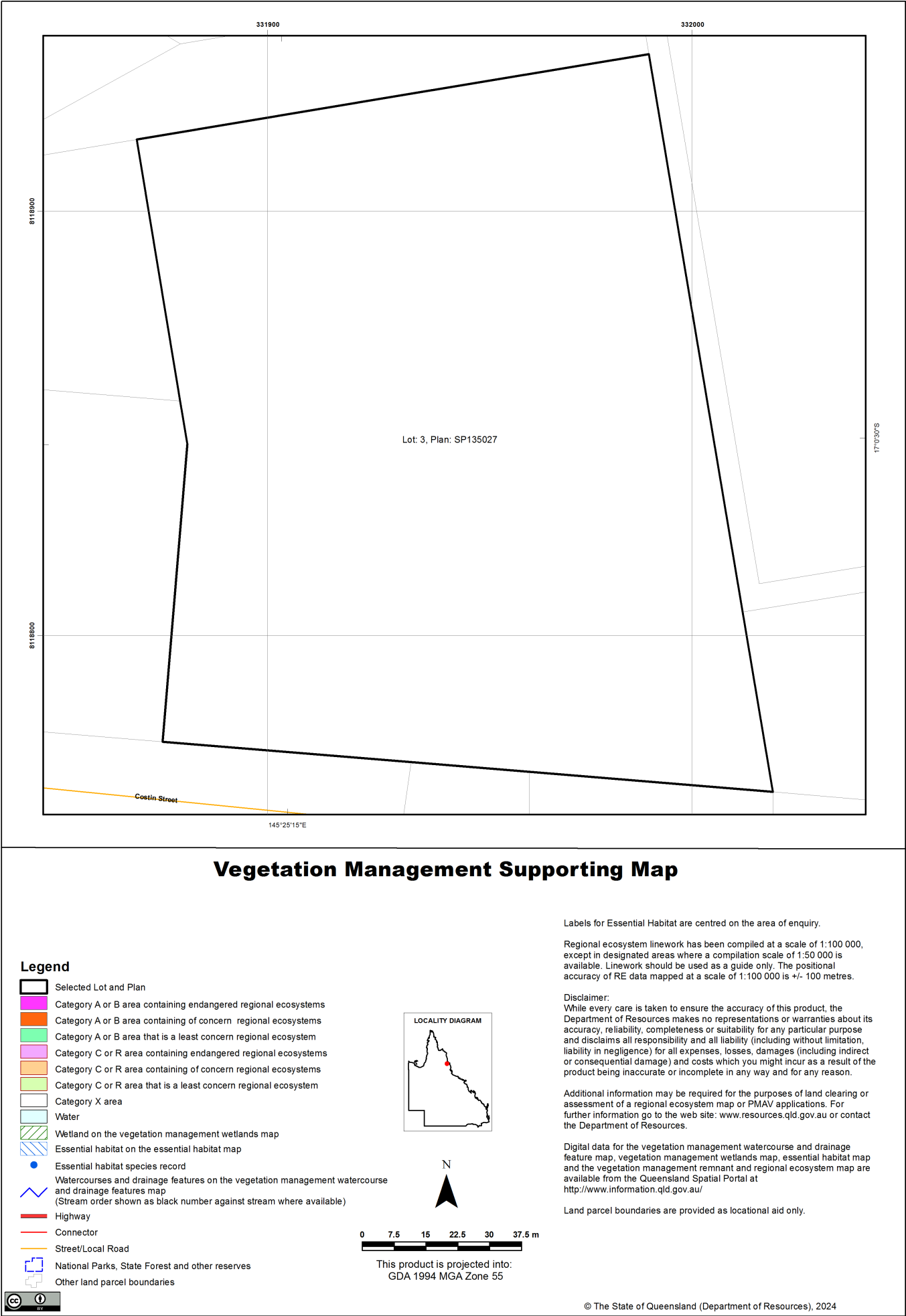
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

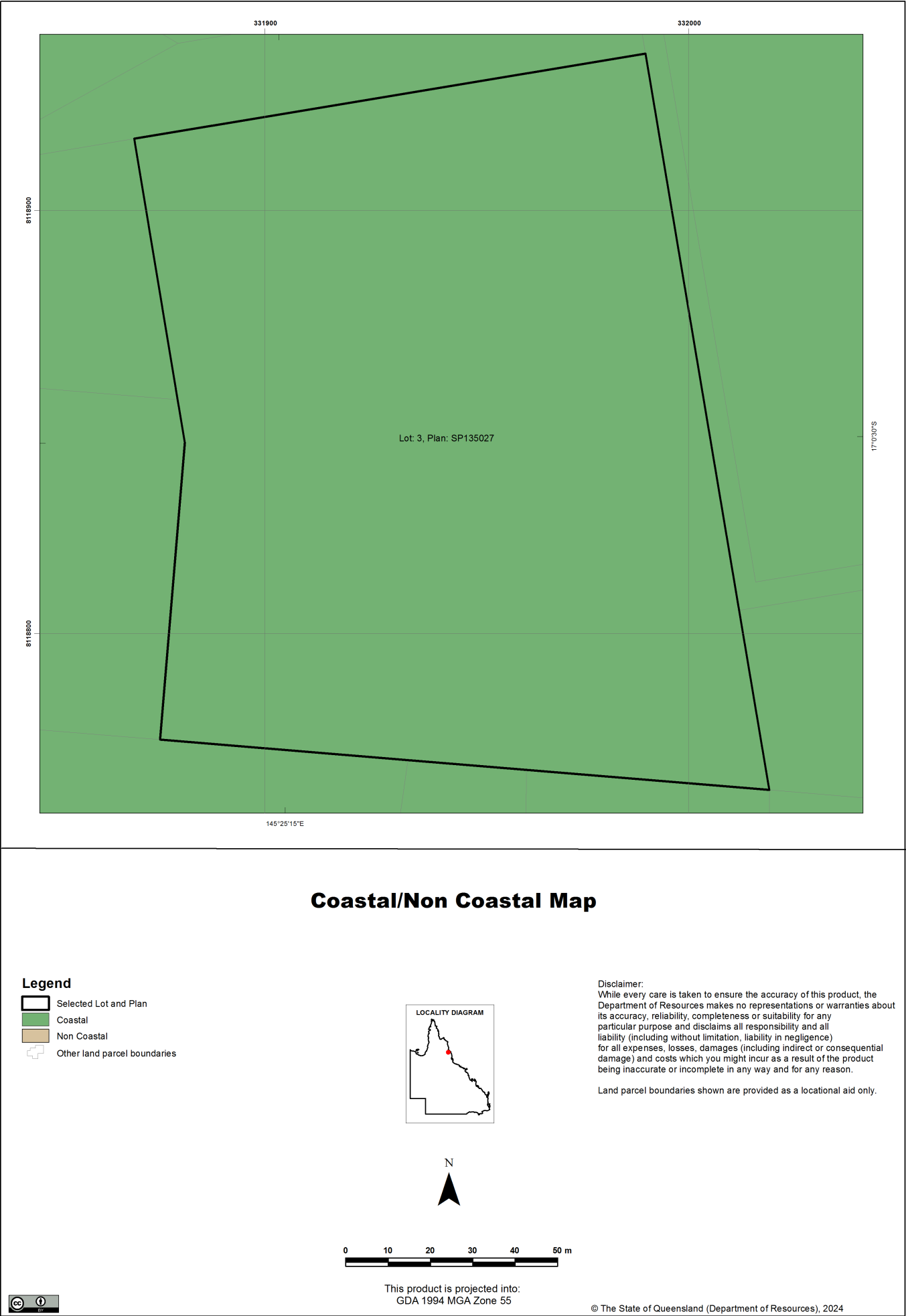
4.1 Regulated vegetation management map



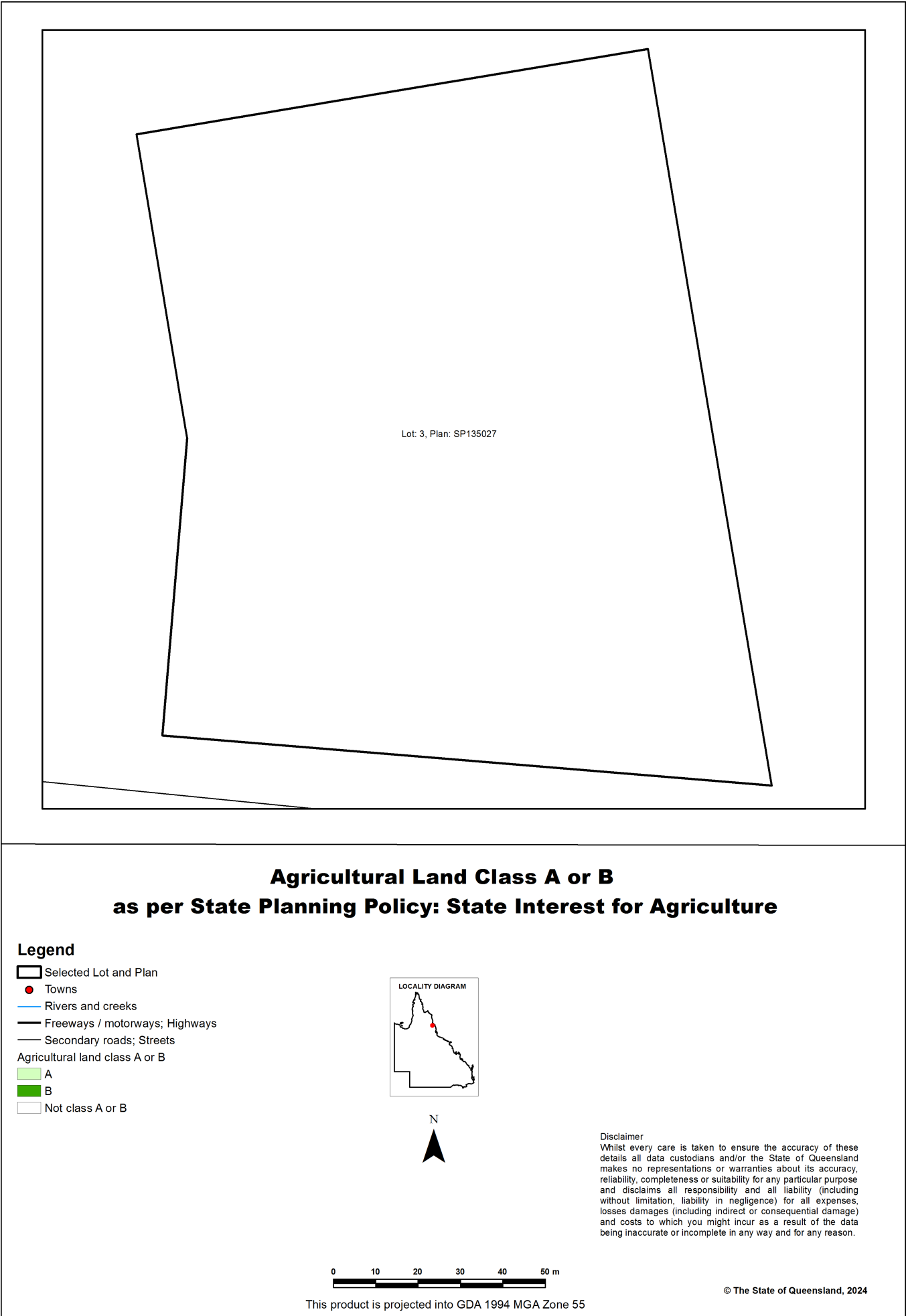
4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

Visit <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

5.5 Protected plants flora survey trigger map

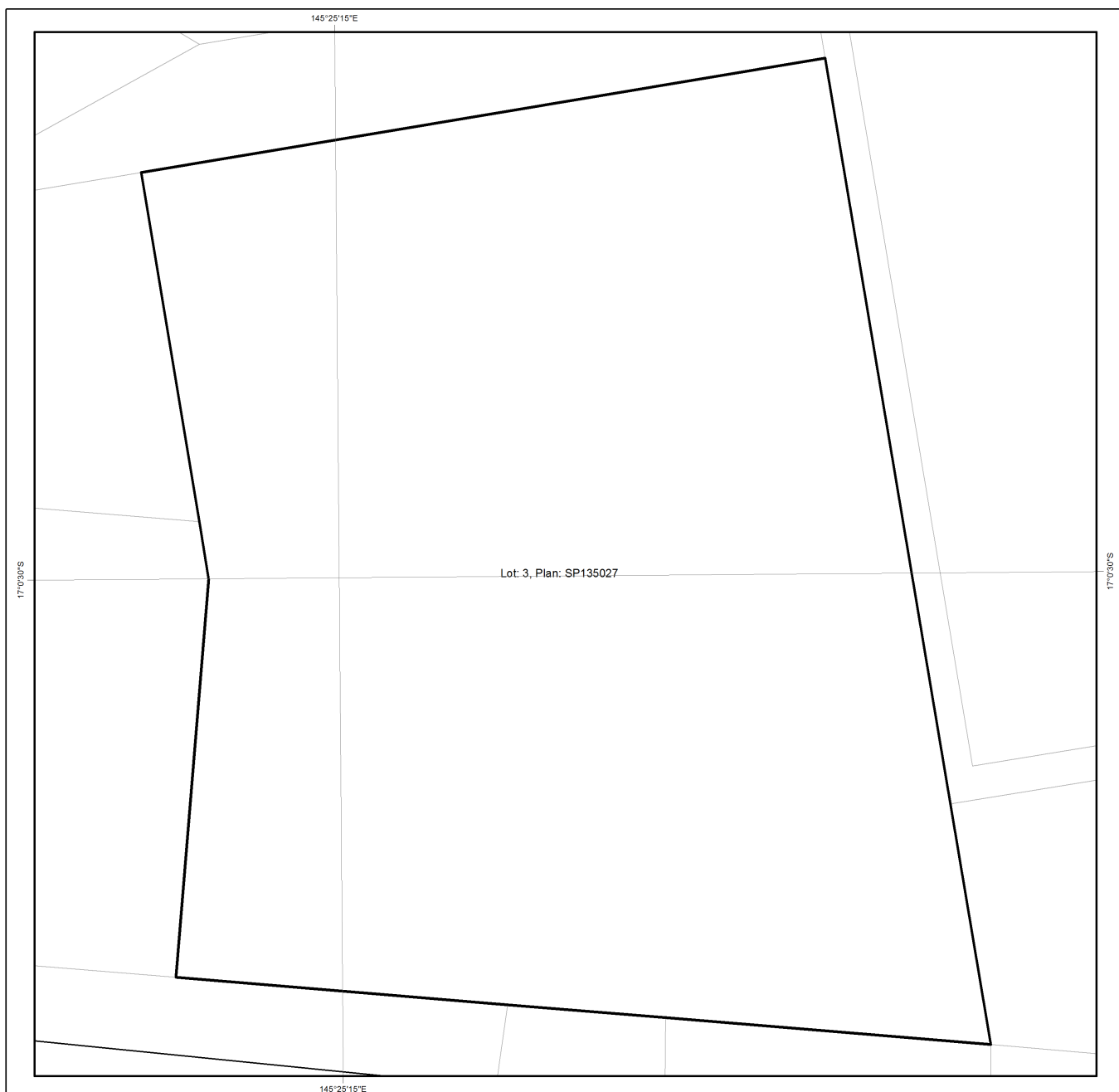
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.






Species information

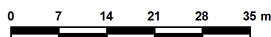
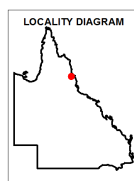
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

-  Selected Lot and Plan
-  High risk area
-  Other land parcel boundaries.
-  Freeways / motorways / highways
-  Secondary roads / streets



This product is projected into:
GDA 1994 MGA Zone 55

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the *Planning Regulation 2017* (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

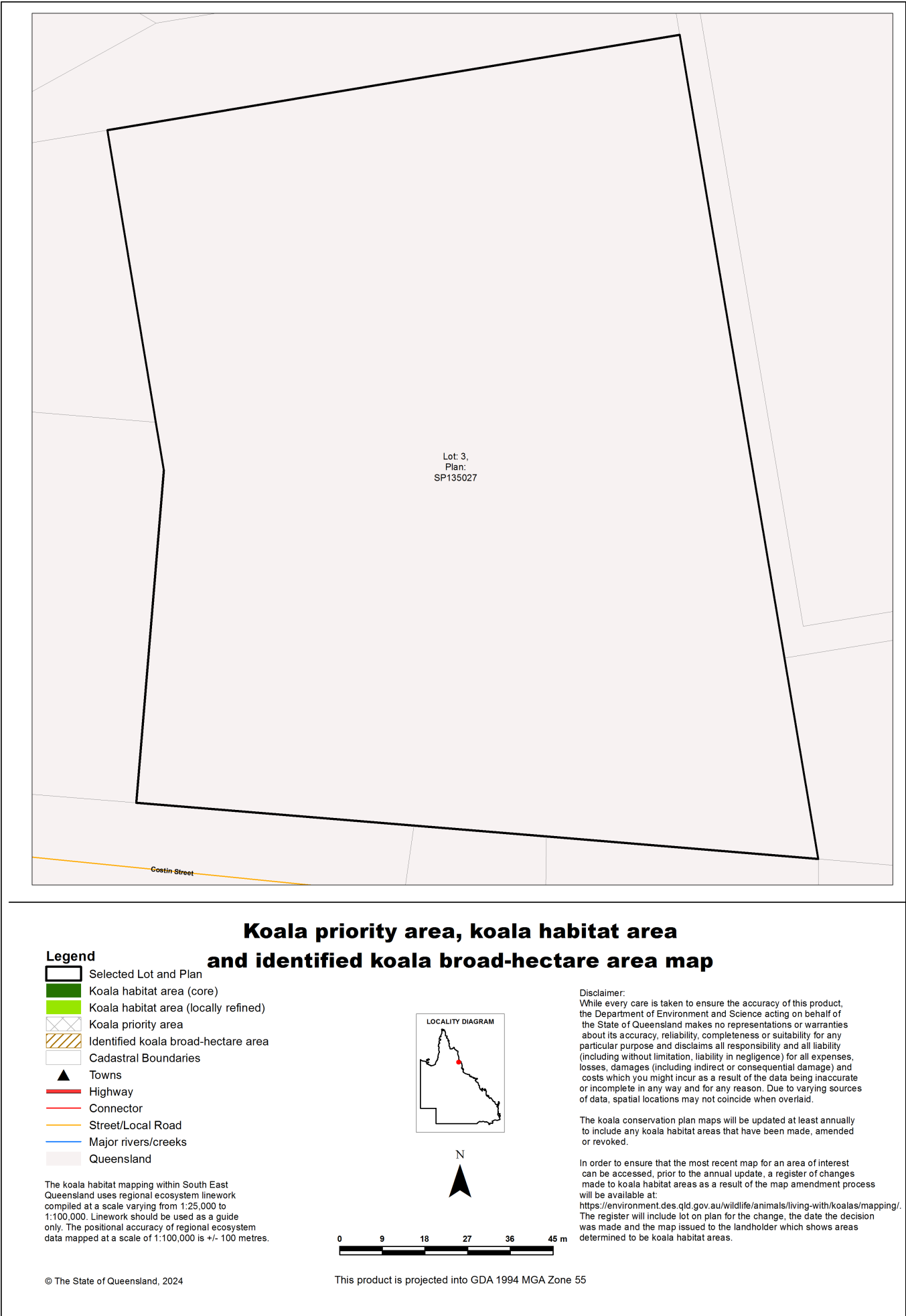
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 3 Plan: SP135027

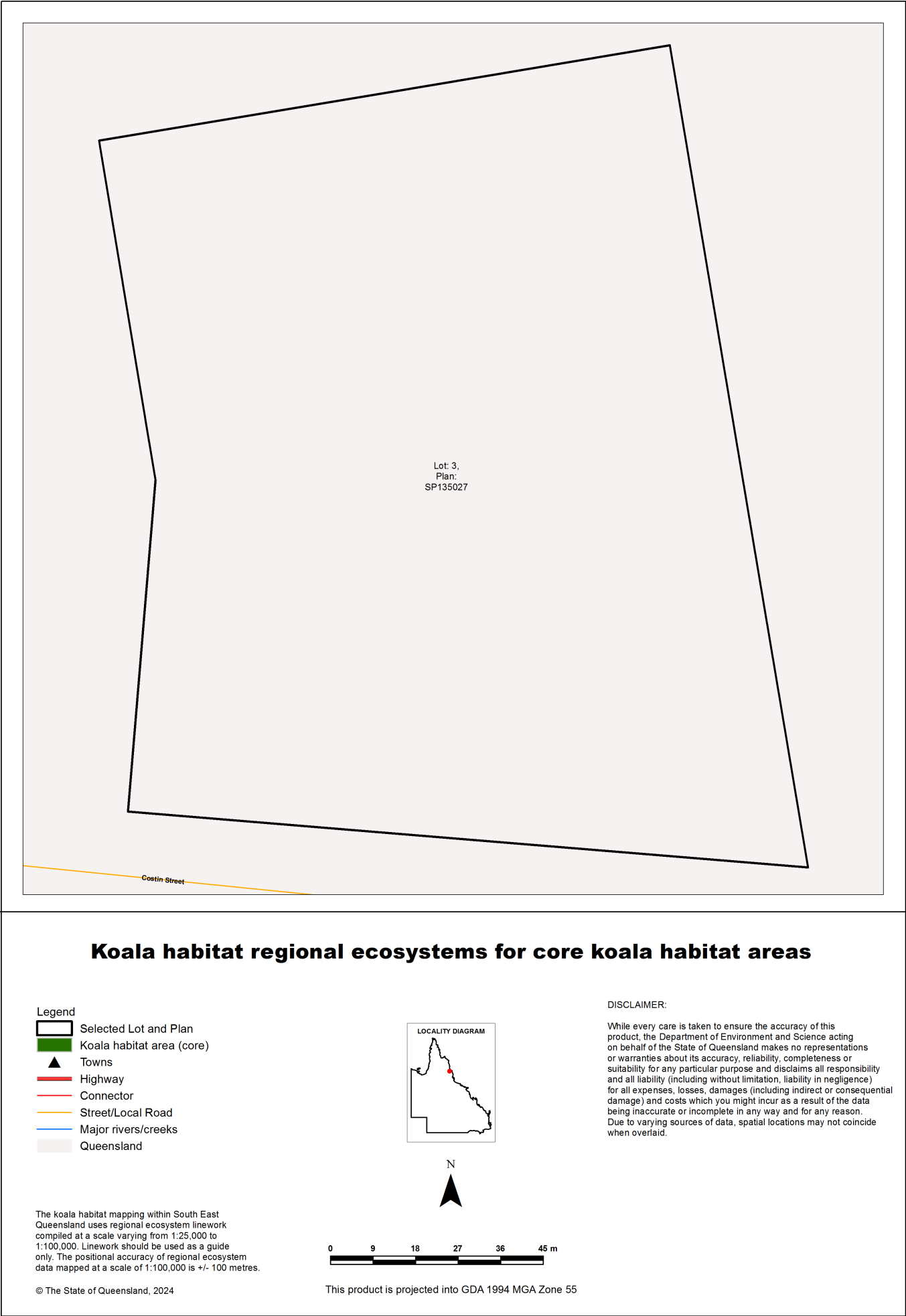
7.1 Koala districts

Koala District C

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> • Interference with overland flow • Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
<ul style="list-style-type: none"> • Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> • Mining and environmentally relevant activities • Infrastructure development (coastal) • Heritage issues 	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> • Protected plants and protected areas 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
<ul style="list-style-type: none"> • Koala mapping and regulations 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
<ul style="list-style-type: none"> • Interference with fish passage in a watercourse, mangroves • Forestry activities on State land tenures 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> • Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> • Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> • Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> • Harvesting timber in the Wet Tropics of Qld World Heritage area 	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au

30th July 2024

Mareeba Shire Council
PO Box 154
Mareeba QLD 4880
By email: info@msc.qld.gov.au

Dear Sir or Madam,

**Proposed development application for a satellite ground station
Lot 3 Survey Plan 135027 (8) Costin Street, Mareeba**


We refer to the abovementioned development.

We confirm as landowners we provide permission for BSA Limited on behalf of Telstra to lodge the abovementioned development application and seek building approval as needed.

Yours faithfully,

Henry Sciani

Allison Sciani



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)	Elliot Nelson
Contact name (only applicable for companies)	0433347309
Postal address (P.O. Box or street address)	PO Box 1119
Suburb	Crows Nest
State	NSW
Postcode	1585
Country	Australia
Contact number	0433347309
Email address (non-mandatory)	enelson@bsa.com.au
Mobile number (non-mandatory)	0433347309
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	MEBA

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
	N/A	8	Costin Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	3	SP135027	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)
145.421206°	-17.007668°	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Mareeba Shire Council

☐ 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):*

Provision for part of the use of the land as a satellite telecommunications facility.

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):*

Entering into an agreement with the landowner to indefinitely lease a part of the land for the purposes of a satellite telecommunications facility including the provision of permanent access from Mason Street

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 checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" 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)
Satellite telecommunications facility			

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

- ☐ Yes
- ☒ No

Division 2 – Reconfiguring a lot

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

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

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

<input type="checkbox"/> Subdivision (complete 10))	<input checked="" 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?

- ☐ Yes – provide additional details below
- ☐ No

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

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created		1	1	

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

- ☐ 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.dsdmp.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.dsdmp.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			