

From: [Joe Sevillano | Buildable](#)
To: [Info](#)
Subject: Development Application - Boundary Realignment (2 lots into 2 lots) - 60 Wright Road & 685 Koah Road, Koah - Email 1 of 1
Date: Wednesday, 9 April 2025 8:49:19 AM
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[image578947.png](#)
[DA20250040_Proposed_Plan.pdf](#)
[DA20250040_Appendix A - Code Assessment.pdf](#)
[DA20250040_DA Form 1.pdf](#)
[DA20250040_Assessment Report.pdf](#)
[DA20250040_Proposed_Plan.pdf](#)
[DA20250040_Title Searches - Lot 1 & 2.pdf](#)

Attention: Development Services

To whom it may concern,

RE: ROL Application - Boundary Realignment (2 lots into 2 lots) - 60 Wright Road & 685 Koah Road, Koah

Please find attached a Development Application for Reconfiguration of Lots for a Boundary Realignment (2 lots into 2 lots) at the above mentioned address.

The application requires Code Assessment. In support of the application, the following documents are submitted for consideration by the Assessment Manager.

- Proposed Plans
- DA Form 1
- Landowners Consent - Signed
- Title Search
- Assessment Report including Appendix A addressing the relevant codes

If you have any queries regarding this application, please do not hesitate to contact our office by emailing townplanning@buildable.com.au.

Kind regards,



Joe Sevillano
Town Planner



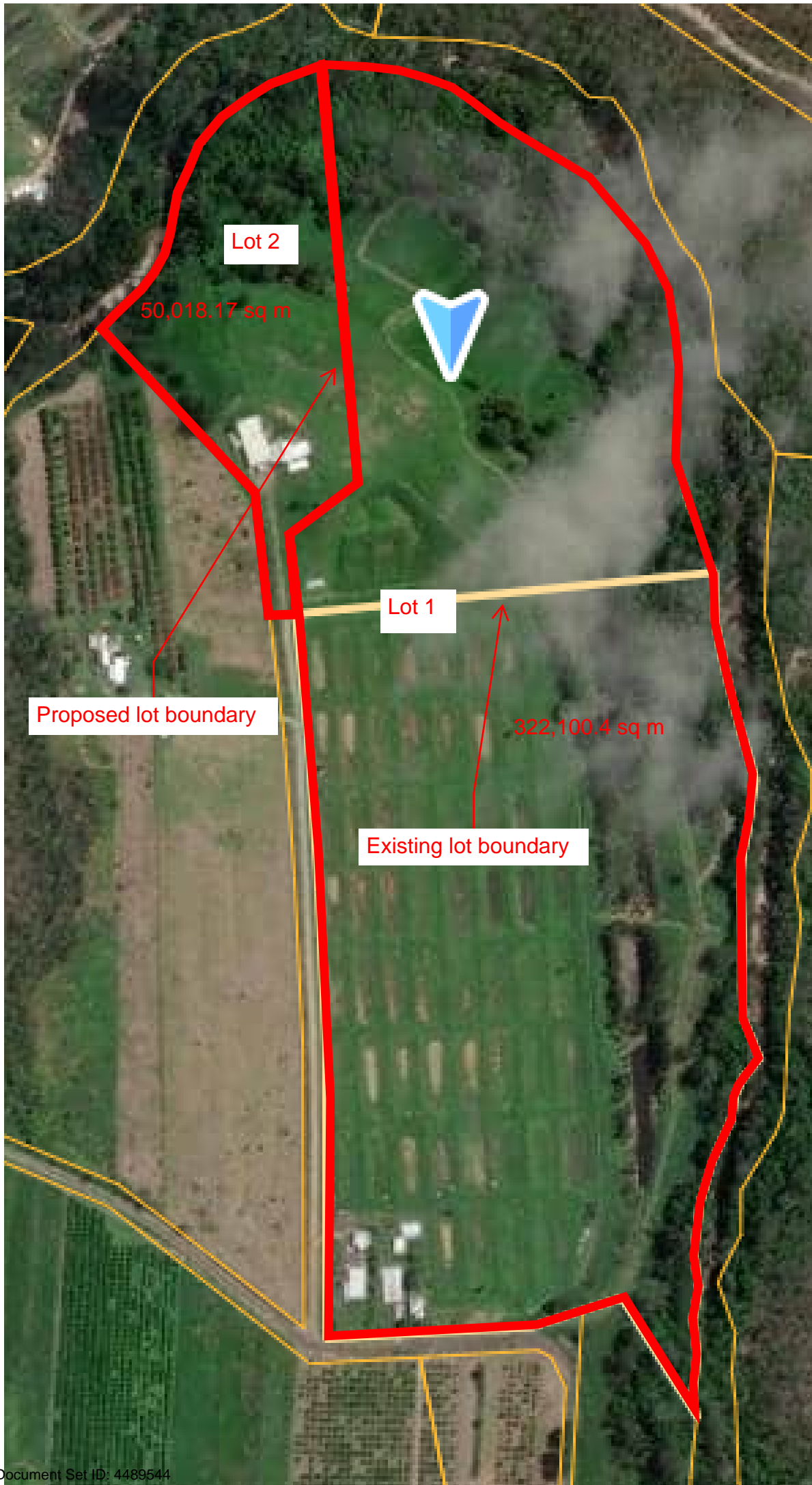
T. 0733032715

E. joe.sevillano@buildable.com.au

W. www.buildableapprovals.com.au



Fluid Building Approvals and The Building Approval Company are now trading as Buildable Approvals.



Proposed boundary
realignment

60 Wright Road &
685 Koah Road,
Koah

Lot 2

50,018.17 sq m

Lot 1

322,100.4 sq m

Proposed lot boundary

Existing lot boundary

Boundary
realignment plan

Sheet 1 of 1

3 April 2025





buildable
TOWN PLANNING

**Mareeba Shire
Council Planning
Scheme
Assessment
Report**

**60 Wright Road &
685 Koah Road,
Koah 4881**

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1.0 Executive Summary

Property Details	
Site Address:	60 Wright Road & 685 Koah Road, Koah 4881
Real Property Description:	1 & 2 RP712377
Site Area:	Total – 37.023 Ha (Existing Lot 1 – 21.468 Ha, Existing Lot 2 – 15.555 Ha)
Landowner:	Karl Kaegi & Akiko Nagasawa

Planning Framework	
Planning Scheme:	Mareeba Shire Council Planning Scheme
Zone:	Rural Zone
Overlays:	<ul style="list-style-type: none"> • Bushfire Hazard • Environmental Significance • Flood hazard
Assessment Benchmarks:	<ul style="list-style-type: none"> • Bushfire Hazard Overlay Code • Environmental Significance Overlay Code • Flood Hazard Overlay Code • Landscaping Code • Parking and Access Code • Reconfiguring a Lot Code • Rural Zone Code • Works, Services and Infrastructure Code
Referral Triggers:	None

Application Details	
Type of Application:	Development Permit - Reconfiguring a Lot
Current Use of Site:	Dwelling House (both lots)
Proposed Use:	Unchanged
Description of Development:	Boundary Realignment (2 lots into 2 lots)
Category of Assessment:	Code Assessable

Applicant Details	
Applicant:	Karl Kaegi & Akiko Nagasawa c/- Buildable Approvals - Town Planning
Contact Person:	Joe Sevellano
Email:	townplanning@buildable.com.au

2.0 Introduction

This Mareeba Shire Council Planning Scheme Assessment Report has been prepared by Buildable Approvals - Town Planning on behalf of Karl Kaegi & Akiko Nagasawa, the owners of the property described above. This report supports the application for a Development Permit - Reconfiguring a Lot (boundary realignment – 2 lots into 2 lots).

In support of the application, the following documents are submitted for consideration by the Assessment Manager:

- DA Form 1
- Proposed Plans
- Landowners Consent
- Title Searches
- Assessment Report including Appendix A – Code Assessment

3.0 The Proposal

This application is for a Development Permit - Reconfiguring a Lot for a boundary realignment (2 lots into 2 lots). The subject site is 60 Wright Road & 685 Koah Road, Koah 4881 (Lot 1 & 2 RP712377). The site is located in the Rural zone and has a total area of 37.023m².

The proposal seeks to consolidate the majority of the productive agricultural land within 1 parcel in order to undertake animal husbandry (cattle grazing) on the site at a later date. The current lot sizes are not individually capable of supporting a viable agricultural enterprise.

The proposed boundary realignment will create a larger lot, proposed Lot 1, which will have a lot size of approximately 32 hectares, and a smaller lot, proposed Lot 2, which will have a lot size of approximately 5 hectares.

The proposed development will fully comply with all relevant assessment benchmarks. Importantly, the proposed development will not create a new lot. Given neither of the lots is large enough to be agriculturally viable as a standalone enterprise individually, the proposed development will significantly increase the agricultural potential of the site, consistent with the thrust of the relevant assessment benchmarks and policy for the Rural Zone.

Given there will be no physical works required, or additional dwellings being created, there will be no increased bushfire or flooding risk associated with the proposal, nor will there be an impact to the identified ecological values of the site.



Proposed reconfiguration plan

4.0 Site Context and Surrounds

4.1 Site Context

The site is currently occupied by 2 dwellings, one on each lot, and associated outbuildings. The existing Lot 1 is also occupied by a dilapidated former red claw farm, which has been inactive for several years. No form of agriculture occupies Lot 2.

Subject Site - Aerial Photograph



5.0 Town Planning Assessment Framework

5.1 State Legislation

5.1.1 Planning Act 2016

The Planning Act 2016 identifies that a development approval is required for development categorised as assessable development by a categorising instrument under the Act (Chapter 3, Part 1, section 43 - 44).

The development application is subject to code assessment, and therefore the assessment benchmarks, and matters that the assessment manager must have regard to, are those identified in section 45(3) of the Planning Act 2016 and sections 26 and 27 of the Planning Regulation 2017.

In accordance with the Planning Act 2016, an application must be assessed against the following assessment benchmarks:

- State Planning Policy;
- Regional Plan;
- Planning Scheme;
- Temporary Local Planning Instrument;
- Planning Scheme Policy.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the Planning Act 2016.

5.1.2 State Planning Policy (SPP)

The State Planning Policy provides a comprehensive set of State interest statements and assessment benchmarks in order to guide land use planning for both Local and State Government.

The State Planning Policy includes sixteen state interests that are arranged under five broad themes:

- Liveable Communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure

An assessment of the proposed development has been carried out and it has been determined that the proposed development does not require further assessment against the State Planning Policy.

5.1.3 South East Queensland Regional Plan 2017

The subject site is located within the South East Queensland Regional Plan 2017. The site is included in the Urban Footprint of the South East Queensland Regional Plan. The intent of the Urban Footprint is to accommodate the region's urban growth needs and includes a range of urban uses such as housing, industry, businesses, infrastructure, community facilities and urban open space.

The Assessment Manager must refer to the Regional Plan if it is identified as being inadequately reflected in the Planning Scheme. The South East Regional Plan is adequately reflected within the Strategic Framework of the Planning Scheme.

5.1.4 State Development Assessment Provisions (SDAP)

State Interest Mapping has been reviewed in accordance with the relevant requirements of the Planning Act 2016. This review has confirmed that the proposed development does not require referral to any referral, advice or concurrence agencies.

5.2 Local Government Legislation

5.2.1 Mareeba Shire Council Planning Scheme Provisions

The development application requires code assessment under the Mareeba Shire Council Planning Scheme Planning Scheme. The table below details how the category of assessment and assessment benchmarks have been determined. A summary of the assessment is provided together with references to additional supporting information provided with this development application.

Mareeba Shire Council Planning Scheme Section	Category of Assessment	Assessment Benchmarks	Assessment/Notes
5.4 Prescribed Level of Assessment	NA	NA	No prescribed category of assessment is applicable.
5.5 MCU	NA	NA	No MCU is proposed.
5.6 ROL	Code	Rural Zone Code Reconfiguring a Lot Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code	The boundary realignment is code assessable as it will not create any additional lots.
5.7 BW	NA	NA	No BW is proposed.
5.8 OPW	NA	NA	No OPW is proposed.
5.10 Overlays	The site is affected by the following overlays:		
Bushfire Hazard	Code	Bushfire Hazard Overlay Code	The proposed boundary realignment is code assessable within this overlay.
Environmental Significance	Code	Environmental Significance Overlay Code	The proposed boundary realignment is code assessable within this overlay.
Flood hazard	Code	Flood Hazard Overlay Code	The proposed boundary realignment is code assessable within this overlay.

5.2.2 Code Assessment

This section provides a summary of assessment against the relevant planning scheme codes.

Code	Response
Rural Zone Code	The proposed boundary realignment complies with this code. See Appendix A for a detailed code assessment.

Reconfiguring a Lot Code	The proposed boundary realignment complies with this code. See Appendix A for a detailed code assessment.
Landscaping Code	The proposed development fully complies with this code. There will be no new development, and existing vegetation will remain untouched.
Parking and Access Code	The proposed development fully complies with this code. No new accessways or parking areas are proposed or will be required by the proposed boundary realignment.
Works, Services and Infrastructure Code	The proposed development fully complies with this code. There will be no additional or modified services required as no new lots will be created. No infrastructure is proposed.
Bushfire Hazard Overlay Code	The proposed boundary realignment complies with this code. See Appendix A for a detailed code assessment.
Environmental Significance Overlay Code	The proposed boundary realignment complies with this code. See Appendix A for a detailed code assessment.
Flood Hazard Overlay Code	The proposed boundary realignment complies with this code. See Appendix A for a detailed code assessment.

6.0 Conclusion and Recommendations

The proposal seeks Development Permit - Reconfiguring a Lot for a boundary Realignment (2 lots into 2 lots).

In support of the application, this Mareeba Shire Council Planning Scheme Assessment Report and the associated information has demonstrated that the proposed development complies with all relevant assessment benchmarks (codes) of the Mareeba Shire Council Planning Scheme, including the:

- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code
- Flood Hazard Overlay Code
- Landscaping Code
- Parking and Access Code
- Reconfiguring a Lot Code
- Rural Zone Code
- Works, Services and Infrastructure Code

As the proposal complies with the assessment benchmarks, applicable under the Mareeba Shire Council Planning Scheme Planning Scheme, it is considered appropriate that this application be approved subject to reasonable and relevant conditions for the Development Permit.

We look forward to receiving Council's decision in relation to this application at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office.

Thank you in advance for your assessment of this application.

Yours Sincerely,

Joe Sevillano

Appendix A – Code Assessment

Bushfire Hazard Overlay Code
Environmental Significance Overlay Code
Flood Hazard Overlay Code
Landscaping Code
Parking and Access Code
Reconfiguring a Lot Code
Rural Zone Code
Works, Services and Infrastructure Code

Appendix A – Code Assessment

6.2.9 Rural Zone Code

Table 6.2.9.3 – Rural Zone Code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development		
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) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	NA No buildings are proposed.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	NA No buildings are proposed.
Siting, where not involving a Dwelling House		
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) access to sunlight and daylight for the site and adjoining sites; 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	NA No buildings are proposed.

(c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	
	AO2.3 Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	
Accommodation density		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	NA No change to residential density is proposed. Each lot will still contain a dwelling house.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker’s accommodation and includes building work or minor building work with a maximum gross floor area of 100m2; or (c) Rural worker’s accommodation.	
For assessable development		
Site cover		
PO4	AO4 No acceptable outcome is provided.	Complies. The site cover of the site will not be altered.

Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. 		
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO5 No acceptable outcome is provided.	NA No buildings are proposed.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6 No acceptable outcome is provided.	Complies. The proposed reconfiguration will not result in any change to the amenity of the local area.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:	AO7 No acceptable outcome is provided.	Complies. The proposed reconfiguration will not result in any change to the amenity of the local area.

<ul style="list-style-type: none"> i) noise; ii) hours of operation; iii) traffic; iv) advertising devices; v) visual amenity; vi) privacy; vii) lighting; viii) odour; and ix) emissions. 		
Rural uses		
PO8 Uses and other development include those that: <ul style="list-style-type: none"> (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities. 	AO8 No acceptable outcome is provided.	NA No new uses or development is proposed.
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	AO9 No acceptable outcome is provided.	Complies. The proposed reconfiguration will consolidate productive agricultural land into a larger parcel, which will conserve and protect it for agricultural purposes in the future.

9.4.4 Reconfiguring a lot code

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

Performance outcomes	Acceptable outcomes	Response
Area and frontage of lots – Rural Zone		
<p>PO1.1 No lots are created with an area of less than 60ha, except for where:</p> <ul style="list-style-type: none"> (a) The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or (b) The subdivision is limited to the creation of one additional allotment to accommodate a public reconfiguration purpose. <p>Note: This also applies to applications for boundary realignment.</p>	<p>AO1.1 No acceptable outcome is provided.</p>	<p>Complies. The proposed reconfiguration will not result in the creation of an additional lot and will not result in the creation of a rural residential purposes lot.</p> <p>It is considered that both of the existing lots, at approximately 15.5 hectares and 21.5 hectares, are not viable agricultural parcels by themselves. This is evidenced by the fact that neither parcel is currently used for agricultural purposes.</p> <p>The proposed reconfiguration will consolidate productive agricultural land into a single, larger parcel, creating a consolidated parcel of approximately 32 hectares, along with a smaller parcel of approximately 5 hectares.</p> <p>The larger parcel (proposed Lot 1), at 32 hectares, will be viable as an ongoing agricultural land parcel, while the proposed Lot 2 will remain as a smaller parcel, albeit smaller than its existing size.</p> <p>Overall, the proposed reconfiguration is a better outcome that will consolidate agricultural land into a viable commercial</p>

		parcel while maintaining a smaller lot that will continue to be utilised for its current use (Dwelling house)
PO1.2 Where for a boundary realignment, the realignment only occurs where it would: <ul style="list-style-type: none"> (a) Improve agricultural efficiency; or (b) Facilitate agricultural activity or conservation outcomes; or (c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots. 	AO1.2 No acceptable outcome is provided.	Complies. As above, the proposed reconfiguration will facilitate agricultural activity and better protect the land for agricultural purposes in the future. Our client intends to use the proposed Lot 1 for animal husbandry – in particular cattle grazing. At its current size (21.5 Ha), it lacks sufficient productive grazing land to be viable as a single parcel. The proposal will increase this parcel to approximately 32.5 ha, which is a much more viable size for the intended use.
PO1.3 Where for a boundary realignment, the proposed lots are: <ul style="list-style-type: none"> (a) Able to accommodate all buildings, structures and works associated with the rural use; (b) Suitable to allow the site to be provided with sufficient access; (c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash; (d) Do not constrain existing industries from expanding or new agricultural enterprises from being established; (e) Do not create new lots for rural lifestyle or rural residential purposes; and 	AO1.3 No acceptable outcome is provided.	Complies. The proposed boundary realignment will maintain all existing buildings and access in their current locations with no modifications required. There is currently a dwelling on both allotments and there will be no change to this arrangement. The proposed reconfiguration will create a larger agricultural parcel that will enable it to be used for a productive agricultural purposes (animal husbandry – cattle grazing), which will be a far better outcome from an agricultural perspective given neither lot is currently being used for an agricultural purpose.

(f) Are not for the purposes of creating a separate house lot.		
PO1.4 Where for the creation of one additional lot to accommodate a public reconfiguration purpose: (a) The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and (b) The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.	AO1.4 No acceptable outcome is provided.	NA No new lot will be created.
PO1.5 Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where: (a) The subdivision divides one lot into two; and (b) The existing lot is severed by a road that was gazetted before 9 May 2008; and (c) The resulting lot boundaries use the road as the boundary of division; and (d) The development: i) facilitates agricultural activity; or ii) facilitates conservation outcomes; and (e) The development ensures agricultural activity is not compromised.	AO1.5 No acceptable outcome is provided.	NA the site is not severed by a gazetted road.
PO1.6	AO1.6	Complies.

All lots include a frontage that allows the site to be provided with sufficient access.	Lots provided a minimum frontage is accordance with Table 9.4.4.3B	The existing access arrangement will be maintained with no changes.
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration. 	AO2.1 Each land use and associated infrastructure is contained within its individual lot.	Complies. The existing dwelling house uses on each lot will be wholly contained within that lot. There will be no change to compliance levels with setbacks of the Rural Zone Code.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	
PO3 Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement. 	AO3 No acceptable outcome is provided.	NA The site does not contain any easements.
Boundary Realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies. No changes are proposed to any infrastructure.
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:	AO5 No acceptable outcome is provided.	Complies. No changes to access arrangements are proposed or required.

<ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 		
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>AO6</p> <p>Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>NA</p> <p>No new vehicle crossover or access is proposed. Existing access arrangements will be unaffected by the proposed boundary realignment.</p>
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7</p> <p>No acceptable outcome is provided</p>	<p>NA</p> <p>The site is not located within the Industry Zone.</p>

8.2.3 Bushfire Hazard Overlay Code

Table 8.2.3.3 – Bushfire hazard overlay code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
For accepted development subject to requirements and assessable development		
Water supply for fire-fighting purposes		
<p>PO1 Development where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	<p>NA No change to the existing dwelling houses or access arrangements is proposed.</p>
For assessable development		

Land use		
<p>PO2</p> <p>Development within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2</p> <p>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	<p>NA</p> <p>None of the listed uses are proposed.</p>
Lot design		
<p>PO3</p> <p>Reconfiguring a lot within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and 	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1</p> <p>No new lots are created.</p> <p>OR</p> <p>AO3.2</p>	<p>Complies.</p> <p>No new lots are created.</p>

<p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	
Firebreaks and access		
<p>PO4</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003ao), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and 	<p>AO4.1</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003ao), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>NA</p> <p>No new roads are proposed.</p>

<p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A04.2</p> <p>In a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003ao), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>NA</p> <p>No new roads or lots are proposed.</p>
Hazardous materials		
<p>PO5</p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p>	<p>A05</p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a ‘Bushfire hazard area’ and a ‘Potential impact</p>	<p>NA</p> <p>No hazardous materials will be stored or processed within the site.</p>

Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) .	
Landscaping		
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>NA No landscaping is proposed or required.</p>
Infrastructure		
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and 	<p>NA No new infrastructure is proposed or required.</p>

Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(e) telecommunications.	
Private driveways		
<p>PO8</p> <p>All premises located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for firefighting appliances in accordance with the Queensland Fire and Emergency Services’ Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	<p>NA</p> <p>No new driveway is proposed or required.</p>

8.2.4 Environmental Significance Overlay Code

8.2.4.3A – Environmental significance overlay code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
For accepted development subject to requirements and assessable development		
Regulated vegetation		
<p>PO1 Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies. No clearing of native vegetation is proposed.</p>
<p>PO2 Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps</p>	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres</p>	<p>Complies. No development is proposed.</p>

<p>(OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>of ‘Regulated vegetation’ areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	
<p>Regulated vegetation intersecting a watercourse</p>		
<p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Complies. Part of the site is within a waterway buffer area. The proposed reconfiguration will not require any development or clearing of native vegetation.</p>

<p>movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	
Waterways and wetlands		
<p>PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; 	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> <p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies. Part of the site is within a waterway buffer area. The proposed reconfiguration will not require any development or clearing of native vegetation.</p> <p>There will be no additional discharge of wastewater as a result of the proposal.</p>

<p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3 No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p> <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4 No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological</p>	
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	<p>significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	
For assessable development		
Wildlife habitat		
<p>PO5 Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, 	<p>AO5 No acceptable outcome is provided.</p>	<p>Complies. The proposed development will maintain existing wildlife habitat on the site with no alterations. No native vegetation removal is proposed. There will be no change to existing site conditions.</p>

<p>increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
Legally secured offset areas		
<p>PO6</p> <p>Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>NA</p> <p>The site is not within a Legally secured offset area.</p>

Planning Scheme Policy 2 – Ecological Assessment Reports.		
Protected areas		
<p>PO7 Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO7 No acceptable outcome is provided</p>	<p>NA The site does not contain a Protected area.</p>
Ecological corridors and Habitat corridors		
<p>PO8 Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and 	<p>AO8 No acceptable outcome is provided</p>	<p>NA The site is not located within an Ecological corridor or Habitat linkage.</p>

<p>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> (a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’; (b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity. <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment</p>		
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Reports may be appropriate to demonstrate compliance with PO8.		
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8.2.6 Flood Hazard Overlay Code

Table 8.2.6.3A – Flood hazard overlay code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
For accepted development subject to requirements and assessable development		
All flood hazard areas		
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: <ul style="list-style-type: none"> (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o); or (b) is located above the defined flood level plus 0.3 metre freeboard. 	Complies. No processing or storage of hazardous materials is proposed.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	NA No new buildings or alterations to existing buildings is proposed.
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
PO10 Development, where involving a Material change of use or Building work, is located and designed to: <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; 	AO10.1 Buildings, including extensions to existing buildings are: <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard 	NA No new buildings or alterations to existing buildings is proposed.

<p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>where for habitable rooms within a dwelling.</p> <p>OR</p>	
	<p>AO10.2</p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	
	<p>AO10.3</p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood</p>	

	proof including the ability to withstand damage from floodwater and debris.	
PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	AO11 Development does not involve in excess of 50m ³ of fill above ground level per 1,000m ² of site area.	Complies. No fill or excavation is proposed.
For assessable development		
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
PO13 Development, where involving Reconfiguring a lot, is located and designed to: <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; 	AO13 No acceptable outcome is provided.	Complies. The proposed boundary realignment will maintain all existing site conditions, will not increase the number of people at risk from flooding and will not increase the flood risk of the site.

<p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>		
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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20644001	Search Date:	02/04/2025 10:12
Date Title Created:	16/04/1963	Request No:	51418287
Previous Title:	20620195, 20620196		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 712377

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 716010035 11/09/2014

GORDON JOHN BARTLETT

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20115145 (POR 96V)
Deed of Grant No. 20118015 (POR 97V)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20434025	Search Date:	02/04/2025 10:12
Date Title Created:	21/04/1950	Request No:	51418292
Previous Title:	20282210		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 712377

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 717115092 08/03/2016

KARL KAEGI

AKIKO NAGASAWA

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20115145 (POR 96V)
2. MORTGAGE No 717115098 08/03/2016 at 11:33
BENDIGO AND ADELAIDE BANK LIMITED A.B.N. 11 068 049 178

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Karl Kaegi & Akiko Nagasawa
Contact name (only applicable for companies)	c/- Buildable Approvals - Joe Sevilano
Postal address (P.O. Box or street address)	701 Albany Creek Road
Suburb	Albany Creek
State	QLD
Postcode	4035
Country	Australia
Contact number	07 3263 4444
Email address (non-mandatory)	townplanning@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA20250040
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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
		60	Wright Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	2	RP712377	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		685	Koah Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	1	RP712377	Mareeba Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ 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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<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? <i>(tick only one box)</i>
<input type="checkbox"/> Material Change of Use <input checked="" type="checkbox"/> Reconfiguring a Lot <input type="checkbox"/> Operational Work <input type="checkbox"/> Building Work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Boundary Realignment (2 lots into 2 lots)
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ 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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input 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 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)
Boundary Realignment (2 lots into 2 lots)			

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

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

--

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

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input checked="" 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				

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)
1 RP 712377	21.468 Ha	1 RP 712377	32.21 Ha
2 RP 712377	15.555 Ha	2 RP 712377	5.02 Ha

12.2) What is the reason for the boundary realignment?

Create a large parcel of productive agricultural land so the land can be utilised for a viable agricultural enterprise.

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots: _____

☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

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:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the Chief Executive of the relevant port authority:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the Gold Coast Waterways Authority:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the Queensland Fire and Emergency Service:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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.

Requires an environmental authority to operate. See www.ecoenergy.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the *Planning Act 2016* that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) 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

23.15) 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.stateldevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Note: See the *Planning Regulation 2017* for referral requirements

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

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

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

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

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

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

25) Applicant declaration

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

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

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

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

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

Date received: Reference number(s):

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

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

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Karl and Akiko ~~Kaegi~~ *Nagasawa*
kan

[Insert full name.]

as owner of the premises identified as follows:

60 Wright Road, Koah (Lot 60 2RP712377)

consent to the making of a development application under the *Planning Act 2016* by:

Buildable Approvals

on the premises described above for:

Re-alignment of boundaries

Dean

24/03/25

長沢 晶子

[signature of owner and
24/03/2025
date signed]

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Gordon John Bartlett

as owner of the premises identified as follows:

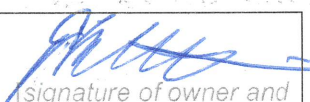
685 Koah Road, Koah (Lot 685 1RP712377)

consent to the making of a development application under the *Planning Act 2016* by:

Buildable Approvals

on the premises described above for:

Re-alignment of boundaries


[signature of owner and
date signed]
22/3/2025