

# COUNTRY ROAD, MAREEBA

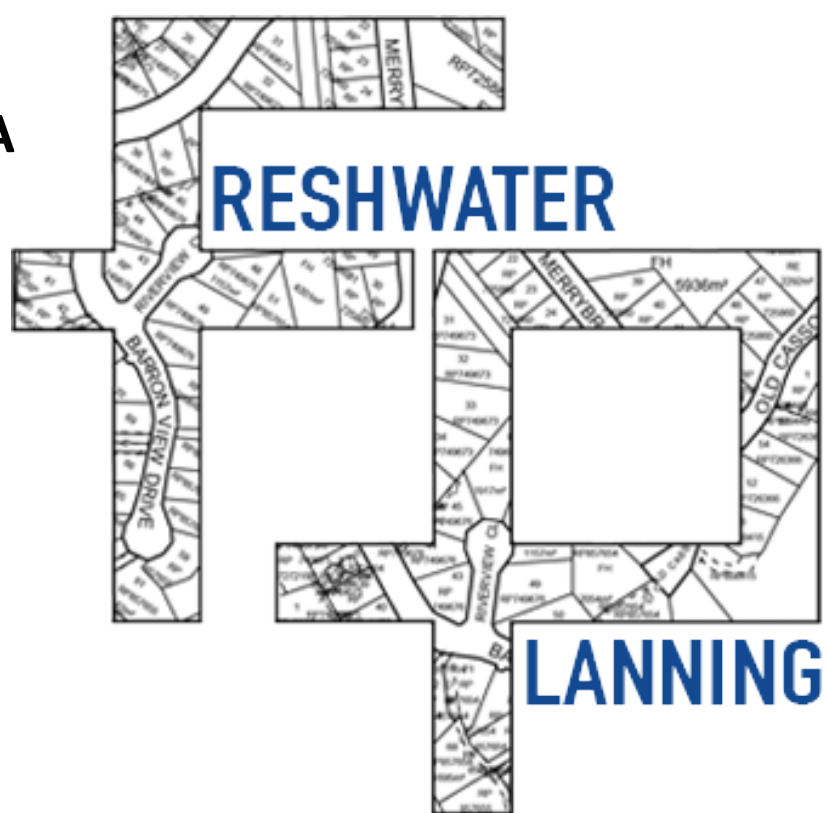
LOTS 30 AND 200 ON SP342245

## TOWN PLANNING REPORT

RECONFIGURING A LOT

2 LOTS INTO 38 LOTS

F25/02



# CONTENTS

01

---

THE SITE AND  
REFERRALS

02

---

EXISTING  
APPROVALS

03

---

THE PROPOSED  
DEVELOPMENT

04

---

FAR NORTH  
QUEENSLAND  
REGIONAL PLAN  
2009 2031

05

---

RURAL  
RESIDENTIAL  
ZONE

06

---

OVERLAY CODES

07

---

RECONFIGURING A  
LOT CODE

08

---

WORKS,  
SERVICES, AND  
INFRASTRUCTURE  
CODE

09

---

CONCLUSION

# COUNTRY ROAD, MAREEBA

## THE SITE AND REFERRALS

### The Site

The subject land is described as Lots 30 and 200 on SP342245 and is situated on Country Road, Mareeba. The site is owned by CONMAT No 2 Pty Ltd who is also the applicant for the proposed Reconfiguration. The site is FreeHold, comprises of two FreeHold allotments, is irregular in shape, has an area of 28.52 hectares, contains frontage to Country, Lee Sye and Unnamed Roads, and encompasses vacant land and the Approved Development REC/08/0096. The subject site is the balance parcel of the existing Country Road Estate.

The site is accessed via existing crossovers and the termination of the existing Road Networks with the proposed Reconfiguration proposing new Roads and not affecting the existing. The site is provided with all available services, being Reticulated Water, Electricity and Telecommunications with no changes to the existing infrastructure proposed.

The site is located within the existing Rural Residential Development of the Country Road Estate and adjoins 'The Rise Estate' Rural Residential Subdivision to the south. The site is considered to be located within Mareeba's North-eastern Rural Residential Area.

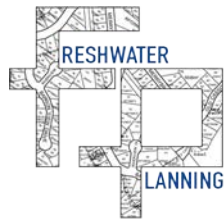
In relation to the current State Governmental Mapping the site is Mapped as containing Remnant 'Least Concern' Vegetation. The site is not Mapped as containing Essential Habitat nor is Mapped as containing a Referable Wetland. The site is not located within 25 metres of a State Controlled nor within 25 metres of a Railway Corridor.

### Referral Agencies

The site is Mapped as containing Remnant Vegetation that is 'least concern' Regional Ecosystems. The proposed development comprises of a Reconfiguring a Lot located within the Mapped Remnant Vegetation. The proposal is understood to require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Vegetation Concerns.

# COUNTRY ROAD, MAREEBA

## EXISTING APPROVALS



The site contains the original Development Approval being REC/08/0096 over then parcels Lot 100 on SP320506 and Lot 200 on SP323217. The Development Approval was for the Reconfiguring a Lot – Subdivision (1 in 61 Lots in 5 Stages) with this Approval recently Amended in both October 2020 and October 2022. The existing Approval contains Stages 3 – 6 and 8 with the proposed Reconfiguration redesigning Approved Stages 5 and 6. No change to the existing Approval for Stages 4 and 8 will occur. Freshwater Planning Pty Ltd understands that Approved Stage 4 has been completed and a Staging of the Titles are expected to be granted in the short-term. The Balance of the existing Approval will be limited to the provision of Stage 8 only once Titling of Stage 4 has been granted/finalised.

The Approved Layout of Stage 4 has been demonstrated on the Twine Surveys Pty Ltd Sketch Plan. The area of Stage 4 occupies approximately 13.31 hectares leaving the balance of the site to be 15.2128 hectares. For the purpose of this Development Application, the Assessment will be provided over the 15.2128 hectares comprising of proposed Lots 1 – 38.

# COUNTRY ROAD, MAREEBA

## THE PROPOSED DEVELOPMENT

The proposed development is for a Reconfiguring a Lot – 2 Lots into 38 Lots and a Balance Area (Approved and Constructed Stage 4) over three (3) Stages in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct of the Mareeba Shire Council's Planning Scheme. The site is located on Country Road, Mareeba and is more particularly described as Lots 30 and 200 on SP342245. The site is irregular in shape, has an area of 28.52 hectares and contains vacant land, being the Balance of Country Road Estate. The Approved Layout of Stage 4 has been demonstrated on the Twine Surveys Pty Ltd Sketch Plan. The area of Stage 4 occupies approximately 13.31 hectares leaving the balance of the site to be 15.2128 hectares.

As aforementioned, Approved Stage 4 is awaiting a Staged Titling, the below assessment will be limited to the meets and bounds comprising of proposed Allotments 1 to 38 and encompassing 15.2128 hectares.

A Development Permit is sought to subdivide Lots 30 and 200 on SP342245 creating thirty-eight (38) Rural Residential Allotments and a Balance Area (Approved and Constructed Stage 4) within the existing Country Road Estate and Mareeba's Northeastern Rural Residential Area. No change to the existing Rural Residential nature or character of the Zone is envisaged with the Reconfiguration. The proposal will provide for thirty-eight (38) additional Rural Residential Allotments while maintaining the existing amenities and aesthetics of the site. The proposed Reconfiguration is for the further development of the Rural Residential Area within the balance of the Country Road Estate in Mareeba and is considered acceptable and appropriate.

The Reconfiguration of a Lot proposes thirty-eight (38) Rural Residential Allotments, being the next three (3) Stages within the Country Road Estate, described as proposed Lots 1 – 38 and Balance Area (Approved and Constructed Stage 4). The proposed staging and areas of the allotments are:

### Stage 1

Proposed Lot 1	3,281 m <sup>2</sup>	Proposed Lot 32	3,003 m <sup>2</sup>
Proposed Lot 2	4,351 m <sup>2</sup>	Proposed Lot 33	3,003 m <sup>2</sup>
Proposed Lot 3	4,499 m <sup>2</sup>	Proposed Lot 34	3,003 m <sup>2</sup>
Proposed Lot 4	3,200 m <sup>2</sup>	Proposed Lot 35	3,712 m <sup>2</sup>
Proposed Lot 5	3,200 m <sup>2</sup>	Proposed Lot 36	4,292 m <sup>2</sup>
Proposed Lot 6	3,200 m <sup>2</sup>	Proposed Lot 37	7,452 m <sup>2</sup>
Proposed Lot 7	3,200 m <sup>2</sup>	Proposed Lot 38	4,932 m <sup>2</sup>
Proposed Lot 8	3,200 m <sup>2</sup>		

### Stage 2

Proposed Lot 9	4,004 m <sup>2</sup>	Proposed Lot 27	4,159 m <sup>2</sup>
Proposed Lot 10	5,131 m <sup>2</sup>	Proposed Lot 28	4,125 m <sup>2</sup>
Proposed Lot 11	5,395 m <sup>2</sup>	Proposed Lot 29	4,282 m <sup>2</sup>
Proposed Lot 12	4,132 m <sup>2</sup>	Proposed Lot 30	3,023 m <sup>2</sup>
Proposed Lot 13	3,200 m <sup>2</sup>	Proposed Lot 31	3,305 m <sup>2</sup>
Proposed Lot 14	3,200 m <sup>2</sup>		
Proposed Lot 15	3,187 m <sup>2</sup>		
Proposed Lot 25	3,121 m <sup>2</sup>		
Proposed Lot 26	4,644 m <sup>2</sup>		

# COUNTRY ROAD, MAREEBA

## Stage 3

Proposed Lot 16	3,203 m <sup>2</sup>	Proposed Lot 21	6,810 m <sup>2</sup>
Proposed Lot 17	3,228 m <sup>2</sup>	Proposed Lot 22	1.004 ha
Proposed Lot 18	3,252 m <sup>2</sup>	Proposed Lot 23	3,524 m <sup>2</sup>
Proposed Lot 19	6,059 m <sup>2</sup>	Proposed Lot 24	3,200 m <sup>2</sup>
Proposed Lot 20	1.276 ha		

## Balance Area (Approved Stage 4)

Balance Area	13.307 Ha.
--------------	------------

The site is designated within the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct of the Mareeba Shire Planning Scheme with the proposal providing Rural Residential Allotments ranging from 3,003 m<sup>2</sup> to 1.276 hectares. Whilst the proposal proposes Rural Residential Allotments 3,003 m<sup>2</sup> or greater, which is less than the 4,000 m<sup>2</sup>, the allotment configuration has been designed to be consistent with the existing Approval over the site and in accordance with the previous Zoning Allotment sizes. The proposed Reconfiguration provides for an average area of greater than 4,000 m<sup>2</sup> (4,226 m<sup>2</sup>) per allotment, which is consistent with the current Zoning. This is also consistent with the adjoining southern 'The Rise Estate' Rural Residential Development.

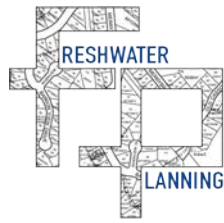
Attached to this Submission is a Report from by Liam Honey, a Senior Environmental Consultant, from RPS Consulting in relation to the Vegetation over the site. The Report is in support of the proposed Twine Surveys Pty Ltd Development Plan and Creek Offset Plan which provides for Buffering along the intersecting Creek ranging from 20 – 25 metres. The Report concludes that *"Freshwater Planning have proposed a 20–25 m continuous vegetation buffer on either side of the waterway across the site, to where possible provide connectivity and a significant buffer to the waterway. Due to the lack of connectivity and mostly incorrect mapping of MSES regulated vegetation in the state mapping, a 50 m regrowth buffer from the defining banks of the watercourse prescribed by the Vegetation Management Act 1999 would be excessive. The proposed continuous 20–25 m buffer along the waterway is reasonable in this circumstance, due to the sporadic and poorly connected vegetation."*

The site adjoins the unconstructed Road Reserve along the northern boundary. This wide Road Reserve is understood to be 60 metres in width with the Rural Allotment adjoining this Road Reserve to the north scaling back the Rural Activities within and along this Road Reserve. It is considered that the existing wide Road Reserve, reduced Rural Activities, along with the existing natural vegetation of the site provides for an appropriate separation and buffering of the northern Rural Allotment.

The site is accessed via existing crossovers and the termination of the existing Road Networks with the proposed Reconfiguration proposing new Roads and not affecting the existing. It is accepted that each allotment contains the safe provision of access to the newly proposed Road Network. The site is connected to all available services, being Water, Power and Telecommunications with each proposed Allotment able to be provided with the necessary services. No change to the existing is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

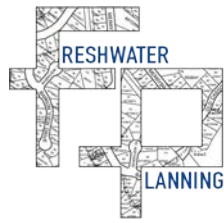
The proposed allotments are considered to appropriately meet the minimum area requirements, ensuring appropriate areas and dimensions for the provision of a dwelling unit on each allotment as required by the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct. The proposed allotments contain a minimum area of greater than 3,003 m<sup>2</sup> and an average greater than 4,000 m<sup>2</sup> (4,226 m<sup>2</sup>) as consistent with the existing Approval over the site and within the immediate adjoining Rural Residential Area. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Rural Residential Zone Code and the Reconfiguration of a Lot Code can be met in this instance.

# COUNTRY ROAD, MAREEBA



The proposed Reconfiguration is located in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct of the Mareeba Shire Council's Planning Scheme. Reconfiguring a Lot is a Code Assessable Use within this Zone. The application is Code Assessable.

# COUNTRY ROAD, MAREEBA FAR NORTH QUEENSLAND REGIONAL PLAN 2009 - 2031



Lots 30 and 200 on SP342245 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The site is designated within the Rural Residential Zone of the Mareeba Shire Planning Scheme. The proposal could be considered to be a greenfield development or a re-subdivision (infill/re-development) of an existing site, with the Reconfiguration within the Regional Landscape and Rural Production Area designation and results in the creation of greater densities without affecting the existing natural environment.

*The Regional Plan introduces controls on subdivision of Rural Zoned land in the Regional Landscape and Rural Production Area. These controls serve two purposes – To maintain larger lots sizes to ensure the economic viability of rural land holdings and to protect important agricultural lands and areas of ecological significance from encroachment by urban and rural residential development.*

It is noted that the FNQ Regional Plan has no mention of a Minimum Area for this type of Subdivision. With the Repeal of the Regulatory Provisions, the Regional Plan is now silent on any allotment size within the Regional Landscape and Rural Production Area. Hence, it is understood that there is no minimum allotment size, and the proposal is considered to reflect the Intent of the FNQ Regional Plan, Local Governments Planning Schemes and is considered appropriate. The Mareeba Shire Council's Planning Scheme's Rural Residential Zoning have been appropriately taken into account with the Reconfiguration.

It is additionally noted that a separate assessment against the Regional Plan is not required due to the fact that the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the Planning Scheme area. This ensures that the Rural Residential Zoning overrides the Regional Landscape and Rural Production Area designation.

It is considered that the proposed Reconfiguration is not in conflict with the Intent and Objectives for the Regional Landscape and Rural Production Area Designation within the FNQ Regional Plan 2009-2031 given the advancement of the Mareeba Shire Council's Planning Scheme.

# COUNTRY ROAD, MAREEBA

## RURAL RESIDENTIAL ZONE CODE

The proposal is for a Development Permit for a Reconfiguring of 2 Lots into 38 Lots and a Balance Area (Approved and Constructed Stage 4) is sought to provide additional Rural Residential Allotments within the surrounding Mareeba Environs. The proposal is for the next Stages within the Country Road Rural Residential Estate. The site is designated within the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct and no change to the existing Rural Residential Zone is proposed with the Reconfiguration. The proposal will maintain the existing amenities of the site and the surrounding properties.

No new buildings or structures are proposed with the Reconfiguration with any future dwellings or structures able to meet the Rural Residential Zone Code's requirements. The proposed Reconfiguration creates allotments of 3,003 m<sup>2</sup> or greater within the 4,000 m<sup>2</sup> designated Precinct. The Subdivision has been designed to be consistent with the existing Approval over the site and in accordance with the previous Zoning Allotments sizes. The proposed Reconfiguration provides for an average area of 4,226 m<sup>2</sup> per allotment, consistent with the current Zoning and Immediate Rural Residential Area.

The site is surrounded by Rural Residential Allotments within Mareeba's northeastern Rural Residential Area with no change to the existing is envisaged. The proposal is considered to comply with the purpose of the Rural Residential Zone as the provision of Rural Residential Allotments will ensure that the existing Uses and Rural Residential Uses will be provided over the site now and within the future. The proposed Reconfiguration will provide additional allotments while maintaining the existing amenities and aesthetics of the site.

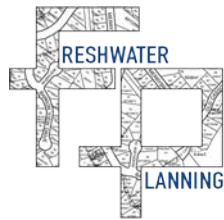
The proposed Reconfiguration results in allotment sizes similar to those of the immediate vicinity and the surrounding Rural Residential Area and consistent with the existing Approval over the site. The proposal provides for additional Rural Residential Allotments without affecting the existing character and nature of the Rural Residential Area within an existing Rural Residential Estate. No change to the existing services is proposed with the Reconfiguration and any further development of any of the newly created Allotments can be provided with all available and necessary services, an appropriate level of effluent disposal, in addition to an appropriate level of Stormwater disposal at the time of construction of any dwelling associated with that Rural Residential Allotment.

It is not considered that the proposal is in conflict with the relevant aspects of the Rural Residential Zone Code. The proposal offers similar character and nature to what is existing whilst enhancing the existing character. The proposed development is for the next Rural Residential Stages within the Country Road Estate is considered acceptable and appropriate.

# COUNTRY ROAD, MAREEBA

## OVERLAY

## CODES



### *Airports Environs Overlay Code*

The site is located outside of the 13km Wildlife Hazard Overlay Mapping and outside of the 6km Light Intensity Overlay Mapping. No new buildings or structures are proposed with the Reconfiguration. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Reconfiguration as the proposed Subdivision will not affect the Wildlife Hazard.

### *Bushfire Hazard Overlay Code*

The site is Mapped as containing areas of High and Medium Potential Bushfire Intensity and Potential Impact Buffer within the Bushfire Hazard Overlay Mapping over the site. The Bushfire Hazard Mapping comprises of High Hazard within the north-western corner and a minor area of Medium Hazard within the north-eastern corner of the site. The site does contain Potential Impact Buffers buffering these Mapped Area and some of the adjoining Hazard Mapping. The proposal is for a Reconfiguration creating additional Rural Residential Allotments. No new buildings or structures are proposed with the Reconfiguration. Any future structures are able to be provided with appropriate setbacks and firebreaks if located within the Mapped Hazard. The proponents will ensure that maintenance and upkeep of the site will be maintained to ensure no build-up of hazardous materials and that existing or proposed firebreaks are maintained. It is not considered that the proposal will affect the Bushfire Hazard of the property as the site will ensure to remove any piling of fuel loads, contains existing firebreaks, and is provided with appropriate water sources. Any appropriate water source will contain sufficient storage of water for Firefighting Supply and will be provided with the appropriate connections where required.

### *Environmental Significance Overlay Code*

The site is Mapped as containing MSES Regulated Vegetation over the site with the MSES Remnant Vegetation sparsely provided over the existing watercourse on the Environmental Significant Overlay Mapping. The proposal will not significantly affect the areas of MSES Remnant Vegetation provided over the site. The proposal is for a Reconfiguration with no buildings or structures proposed, however, the proposal provides for an appropriate Waterway Buffering of the existing natural feature (watercourse) as per indicated on the Twine Surveys Pty Ltd Creek Offset Plan. Attached to this Submissions is a Report provided by RPS Consulting in relation to the Vegetation over the site provides an assessment against the aspects of the Mareeba Shire Planning Scheme Overlay Code.

It is not considered that the proposal will affect the areas of Environmental Significance over the site and can be conditioned to ensure its protection, if required. The proposed Subdivision creates additional Rural Residential Allotments without significantly affecting the existing natural environment in accordance the Intent of the Environmental Significant Overlay Code.

# COUNTRY ROAD, MAREEBA

## RECONFIGURING A LOT CODE

The proposal is for a Reconfiguring a Lot – 2 Lots into 38 Lots and Balance Area (Approved and Constructed Stage 4) in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct of the of the Mareeba Shire Council's Planning Scheme. The proposal is sought to create thirty-eight (38) additional Rural Residential Allotment within the Country Road Estate and Mareeba's Northeastern Rural Residential Area. The proposed Subdivision is to preserve the existing nature of the site and the immediate and surrounding amenity in accordance with the Mareeba Shire Council's Planning Scheme.

Page  
11

The minimum lot size in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct is 4,000 m<sup>2</sup> requiring a minimum frontage of 40 metres. Existing Lots 30 and 200 on SP342245 have an area of 28.52 hectares and frontage to the Country, Lee Sye and Unnamed Roads. The site contains the Development Approval being REC/08/0096 for the Reconfiguring a Lot – Subdivision (1 in 61 Lots in 5 Stages) with this Approval recently Amended in both October 2020 and October 2022. The existing Approval contains Stages 3 – 6 and 8 with the proposed Reconfiguration redesigning Approved Stages 5 and 6 into three (3) Stages. The Reconfiguration of a Lot proposes thirty-eight (38) Rural Residential Allotments, being the next three (3) Stages within the Country Estate, described as proposed Lots 1 – 38 and Balance Area (Approved and Constructed Stage 4). The proposed staging and areas of the allotments are:

### Stage 1

Proposed Lot 1	3,281 m <sup>2</sup>	Proposed Lot 32	3,003 m <sup>2</sup>
Proposed Lot 2	4,351 m <sup>2</sup>	Proposed Lot 33	3,003 m <sup>2</sup>
Proposed Lot 3	4,499 m <sup>2</sup>	Proposed Lot 34	3,003 m <sup>2</sup>
Proposed Lot 4	3,200 m <sup>2</sup>	Proposed Lot 35	3,712 m <sup>2</sup>
Proposed Lot 5	3,200 m <sup>2</sup>	Proposed Lot 36	4,292 m <sup>2</sup>
Proposed Lot 6	3,200 m <sup>2</sup>	Proposed Lot 37	7,452 m <sup>2</sup>
Proposed Lot 7	3,200 m <sup>2</sup>	Proposed Lot 38	4,932 m <sup>2</sup>
Proposed Lot 8	3,200 m <sup>2</sup>		

### Stage 2

Proposed Lot 9	4,004 m <sup>2</sup>	Proposed Lot 25	3,121 m <sup>2</sup>
Proposed Lot 10	5,131 m <sup>2</sup>	Proposed Lot 26	4,644 m <sup>2</sup>
Proposed Lot 11	5,395 m <sup>2</sup>	Proposed Lot 27	4,159 m <sup>2</sup>
Proposed Lot 12	4,132 m <sup>2</sup>	Proposed Lot 28	4,125 m <sup>2</sup>
Proposed Lot 13	3,200 m <sup>2</sup>	Proposed Lot 29	4,282 m <sup>2</sup>
Proposed Lot 14	3,200 m <sup>2</sup>	Proposed Lot 30	3,023 m <sup>2</sup>
Proposed Lot 15	3,187 m <sup>2</sup>	Proposed Lot 31	3,305 m <sup>2</sup>

### Stage 3

Proposed Lot 16	3,203 m <sup>2</sup>	Proposed Lot 21	6,810 m <sup>2</sup>
Proposed Lot 17	3,228 m <sup>2</sup>	Proposed Lot 22	1.004 ha
Proposed Lot 18	3,252 m <sup>2</sup>	Proposed Lot 23	3,524 m <sup>2</sup>
Proposed Lot 19	6,059 m <sup>2</sup>	Proposed Lot 24	3,200 m <sup>2</sup>
Proposed Lot 20	1.276 ha		

### Balance Area (Approved Stage 4)

Balance Area	13.307 Ha.
--------------	------------

# COUNTRY ROAD, MAREEBA

The site is designated within the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct with the proposal providing Rural Residential Allotments ranging from 3,003 m<sup>2</sup> to 1.276 hectares. Whilst the proposal proposes Rural Residential Allotments 3,003 m<sup>2</sup> or greater, which is less than the 4,000 m<sup>2</sup>, the allotment configuration has been designed to be consistent with the existing Approval over the site and in accordance with the previous Zoning Allotments sizes. The proposed Reconfiguration provides for an average area greater than 4,000 m<sup>2</sup> (4,226 m<sup>2</sup>) per allotment, which is consistent with the current Zoning. It is considered that the proposed Allotment sizes are acceptable for the Rural Residential Zone, existing Approval and Country Road Estate and similar to the adjoining 'The Rise' Rural Residential Estate.

Page  
12

The site gains access from the existing Road Network, with the proposal providing access via the proposed New Road Network connecting with and extending Country Road. Each unconstrained Rural Residential Allotment contains a frontage of 40.0 metres or greater. The considered constrained allotments are located on the bends and or within a cul-de-sac head of the proposed new Road Network. The proposal provides for the provision of four (4) rear access allotments all containing a frontage of 6.10 metres or greater. It is further understood that a single crossover over the Creek is proposed for proposed Lots 20, 21, and 22 and will be covered by appropriate Easements. It is accepted that each allotment contains the safe and appropriate provision of access to the New Road Network without affecting the functioning of Country Road.

The site is connected to all available and necessary services with each individual allotment able to be connected to all available and necessary services. No change to the existing Infrastructure is proposed, with each proposed allotment of sufficient size for the provision of an effective Effluent Disposal System and an appropriate level of Stormwater Disposal. The proposed Subdivision will ensure that no change to the existing nature of the site and surrounding area is envisaged.

The proposed Reconfiguration results in the protection of the existing Rural Residential nature and character of the immediate and surrounding environs ensuring that Rural Residential Activities can be provided over the site now and within the future. The proposal is for the next Stages within the Country Road Estate and no change to the nature and character of the Rural Residential Allotments is envisaged with the Reconfiguration.

The proposed allotments are considered to appropriately meet the minimum area requirements, ensuring appropriate areas and dimensions for the provision of a dwelling unit on each allotment as required by the Mareeba Shire Council's Planning Scheme's Reconfiguring a Lot Code for allotments in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct. The proposed allotments contain a minimum area of greater than 3,003 m<sup>2</sup> and an average greater than 4,000 m<sup>2</sup> (4,226 m<sup>2</sup>) as consistent with the existing Approval over the site and within the immediate adjoining Rural Residential Area. It is not considered that the proposed Reconfiguration will be detrimental to the adjacent sites or adversely impact on the surrounding area. It is considered that the Performance Outcomes of the Reconfiguration of a Lot Code can be met in this instance.

## COUNTRY ROAD, MAREEBA

# WORKS, SERVICES, AND INFRASTRUCTURE CODE

The proposal is for a Reconfiguring a Lot – 2 Lots into 38 Lots and a Balance Area in the Rural Residential Zone's 4,000 m<sup>2</sup> Precinct within the Mareeba Shire Council's Planning Scheme. The site is connected to all available and necessary services. No change to the existing services is proposed with the Reconfiguration and any new Rural Residential Allotment will be provided with the same level of servicing in addition to being provided with an appropriate level of Stormwater disposal, at the time of construction of any Dwelling House. The proposed Subdivision will ensure that no change to the existing nature, character and amenity of the site and surrounding area is envisaged.

The proposal provides for the provision of four (4) rear access allotments all containing a frontage of 6.10 metres or greater. Proposed Lots 20, 21 and 22 will be accessed via a single shared internal driveway over the existing Creek and will be covered by appropriate Easements.

No Excavation or Filling is proposed with the Reconfiguration however, if any significant Excavation or Filling associated with the proposed Reconfiguration is required then any resultant earthworks will be provided as part of an Operational Works Application.

It is considered that the proposed Reconfiguration complies with the Intent of the Works, Services, and Infrastructure Code.

## CONCLUSION

It is considered that the proposed development being a Reconfiguring a Lot – 2 Lots into 38 Lots and a Balance Allotment over three (3) Stages on land described as Lots 30 and 200 on SP342245 is appropriate. In particular, the proposed development:

Page  
14

- ✚ Can meet the Acceptable Outcomes and Performance Outcomes relating to minimum allotment size and dimension;
- ✚ Ensures no change to the existing Rural Residential nature or character of the area is envisaged, and the Subdivision will ensure that the new allotments will remain to be used as existing or for Rural Residential Uses;
- ✚ Can meet the Performance Outcomes, Purposes and the Intent of the Reconfiguring a Lot Code for land included in the Rural Residential Zone, in particular the 4,000 m<sup>2</sup> Precinct;
- ✚ Is not in conflict with the Airports Environs, Bushfire Hazard, and Environmental Significance Overlays;
- ✚ Can meet the Intent and Objectives and Intent for the Rural Residential Zone;
- ✚ Provides for an average area of 4,226 m<sup>2</sup> per allotment, consistent with the current Zoning. It is considered that the proposed Allotment sizes are acceptable for the Rural Residential Zone, existing Approval, Country Road Estate and similar to the adjoining 'The Rise' Rural Residential Estate; and
- ✚ Is for the next Stages within the Country Road Rural Residential Estate, providing additional Rural Residential Allotments within Mareeba's North-eastern Rural Residential Area.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions/Recommendation with sufficient time for review prior to Tabulating the Item on the Agenda or a Decision is provided. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'M. Andrejic', followed by a horizontal line.

**MATTHEW ANDREJIC**

**FRESHWATER PLANNING PTY LTD**

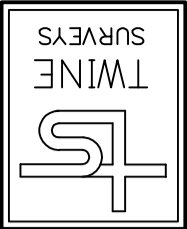
P: 0402729004

E: [FreshwaterPlanning@outlook.com](mailto:FreshwaterPlanning@outlook.com)

17 Barron View Drive, FRESHWATER QLD 4870

LOCAL GOVERNMENT: MSC  
LOCALITY: Mareeba  
Scale 1:2500 (A3)  
Reference: 9601 – Rev B  
Lot Layout – 22.04.2025

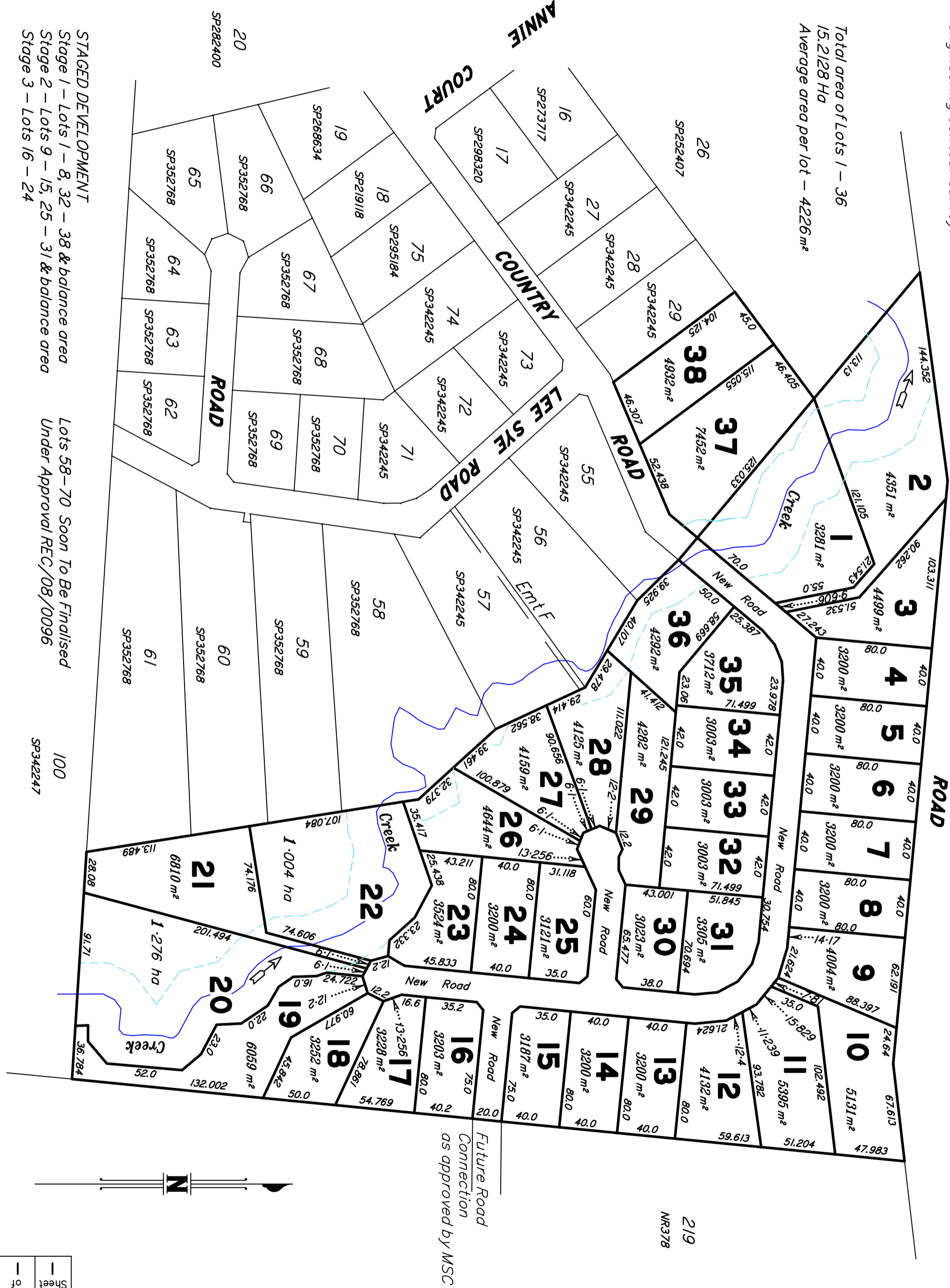
**STAGED DEVELOPMENT PLAN**  
*Plan of Lots 1 – 38*  
*Cancelling Lot 200 on SP352768*  
*and Lot 30 on SP342245*



TWINE SURVEYS PTY LTD  
36 Mabel Street, Atherton QLD 4883  
PO Box 146, Atherton QLD 4883  
P: 07 4091 1303  
E: info@twinesurveys.com.au

Location of creek derived from  
engineering contour survey.

Total area of Lots 1 – 36  
15.2128 Ha  
Average area per lot – 4226 m<sup>2</sup>



**STAGED DEVELOPMENT**  
Stage 1 – Lots 1 – 8, 32 – 38 & balance area  
Stage 2 – Lots 9 – 15, 25 – 31 & balance area  
Stage 3 – Lots 16 – 24

Lots 58 – 70 Soon To Be Finalised  
Under Approval REC/08/0096

100  
SP342247



LOCAL GOVERNMENT: MSC  
LOCALITY: Mareeba  
Scale 1:2500 (A3)  
Reference: 9601 – Rev B  
Lot Layout – 18.03.2025

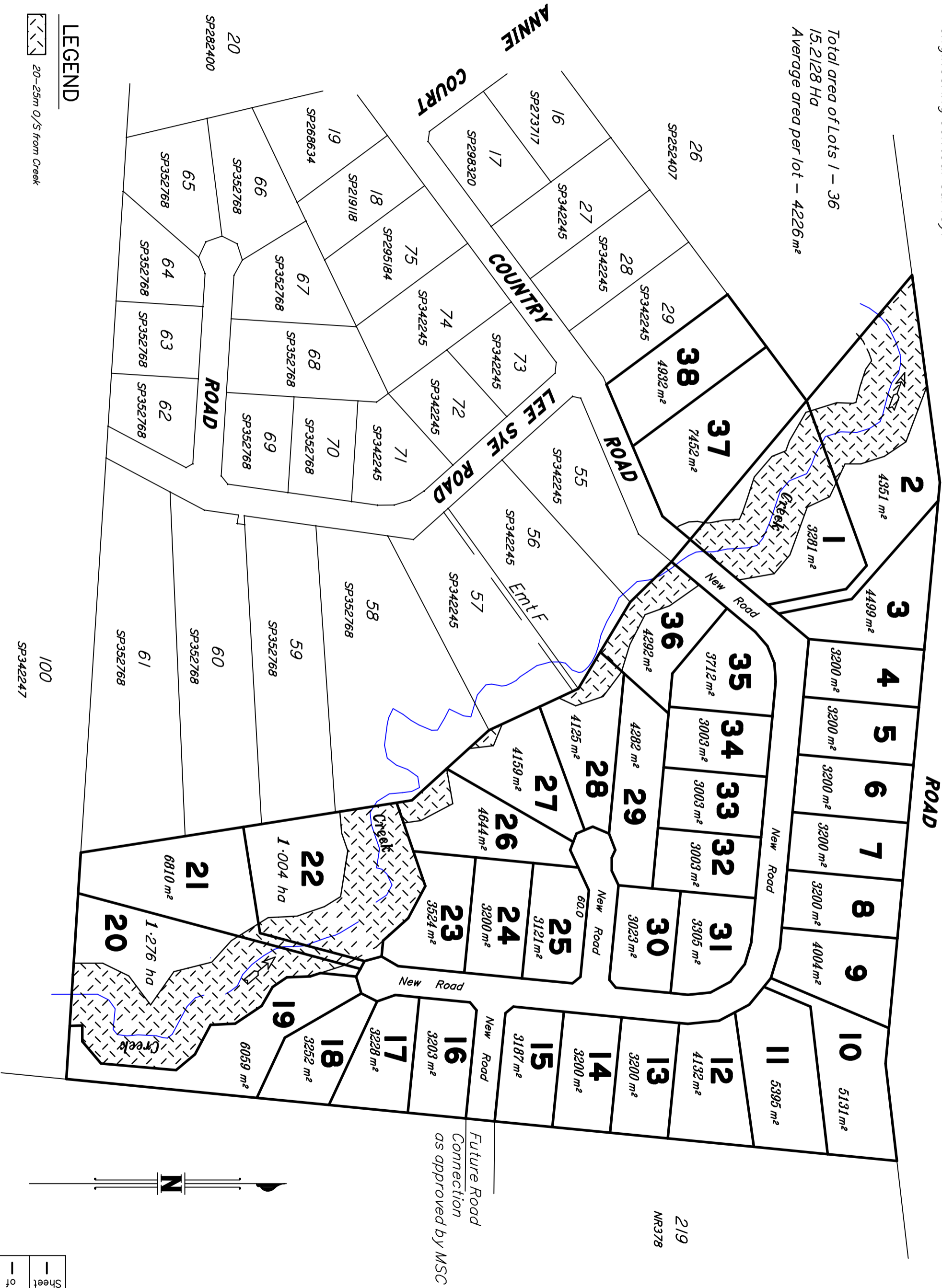
**CREEK OFFSET PLAN**  
*Plan of Lots 1 – 38*  
Cancelling Lot 200 on SP352768  
and Lot 30 on SP342245

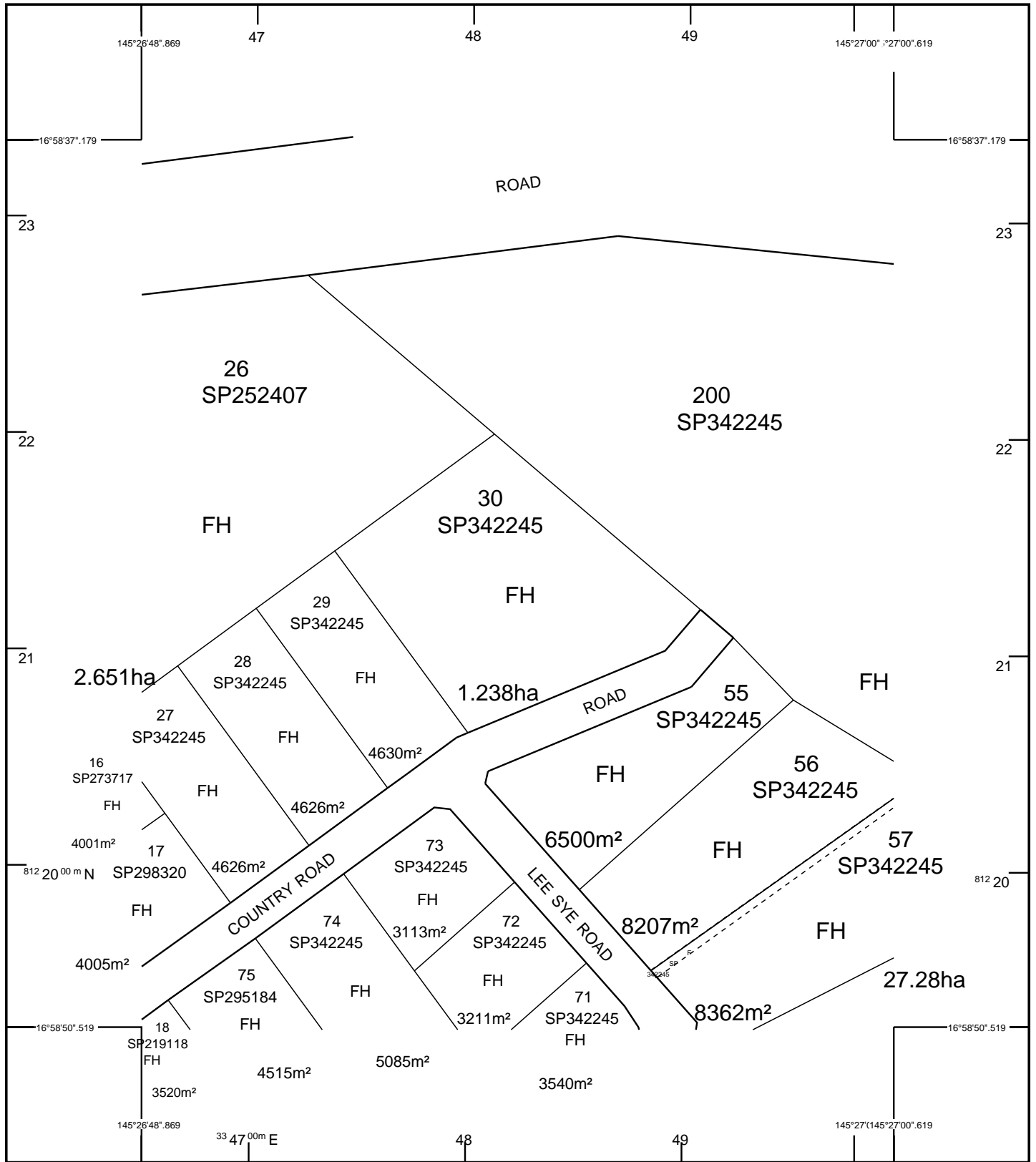
TWINE SURVEYS PTY LTD  
36 Mabel Street, Atherton QLD 4883  
PO Box 146, Atherton QLD 4883  
P: 07 4091 1303  
E: info@twinesurveys.com.au



Location of creek derived from  
engineering contour survey.

Total area of Lots 1 – 36  
15,2128 Ha  
Average area per lot – 4226 m<sup>2</sup>

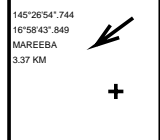




STANDARD MAP NUMBER  
7964-22234

0 50 100 150 200 250 m  
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 2500

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	30/SP342245
Area/Volume	1.238ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9140/929

#### CLIENT SERVICE STANDARDS

PRINTED 19/04/2025

DCDB 17/04/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit  
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

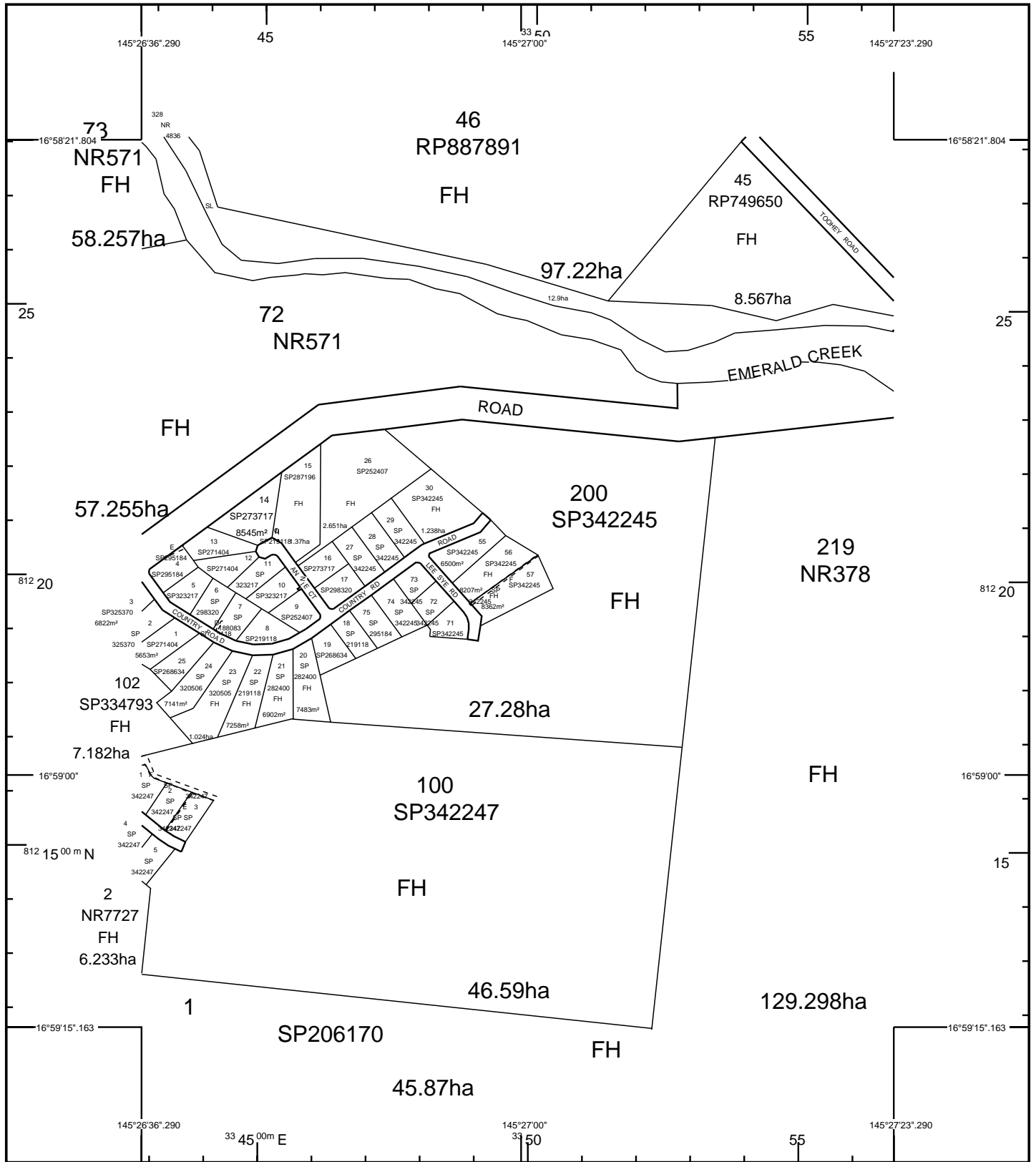
An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



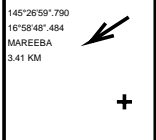
(c) The State of Queensland,  
(Department of Resources) 2025.





STANDARD MAP NUMBER  
7964-22234

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	200/SP342245
Area/Volume	27.28ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9140/869

#### CLIENT SERVICE STANDARDS

PRINTED 19/04/2025

DCDB 17/04/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit  
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

(c) The State of Queensland,  
(Department of Resources) 2025.

Our ref: L83243\_18100

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

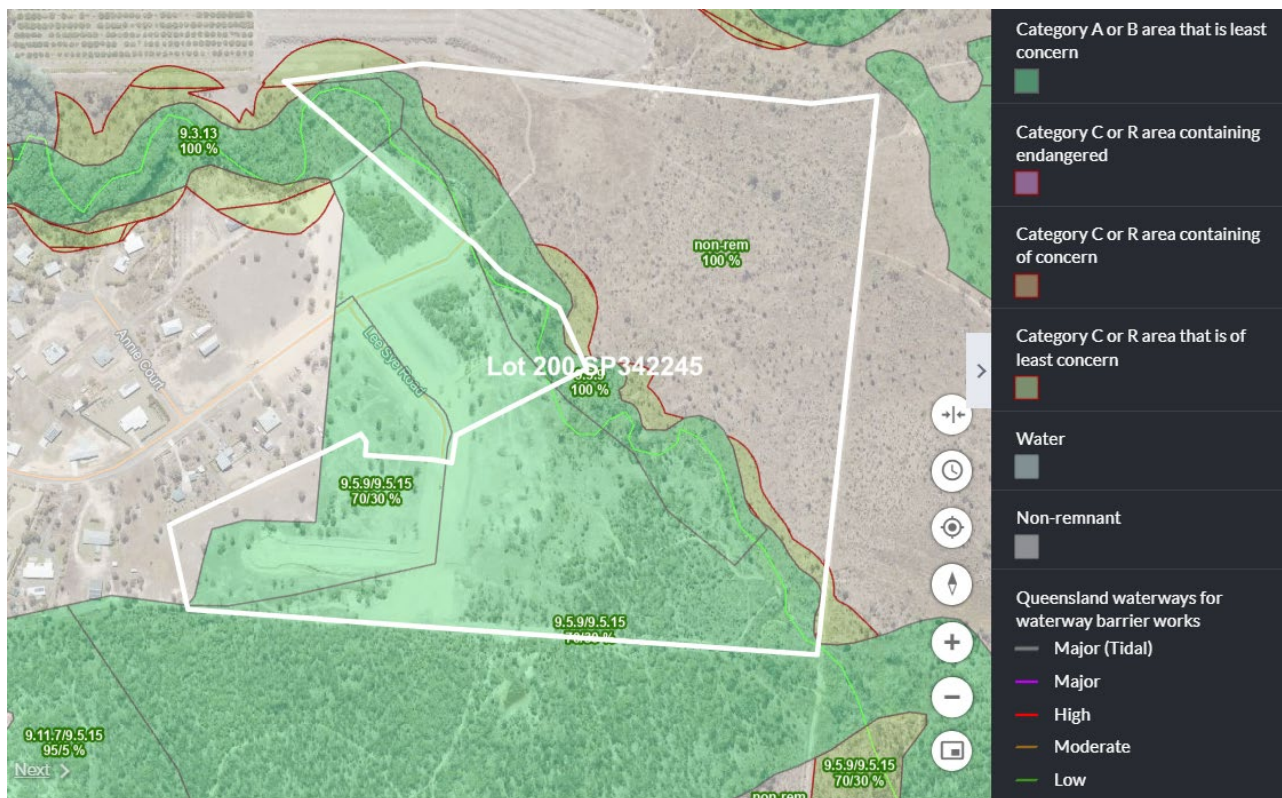
Date: 09 April 2025

Dear Matthew,

## Vegetation assessed against Development Plan

### 1 Introduction

RPS AAP Consulting Pty Ltd has been requested by yourself, Matthew Andrejic – Director at Freshwater planning Pty Ltd, to provide a vegetation assessment against a Development Plan (**Appendix A**) within Lot 200 SP342245 (the site), refer to **Figure 1** below.



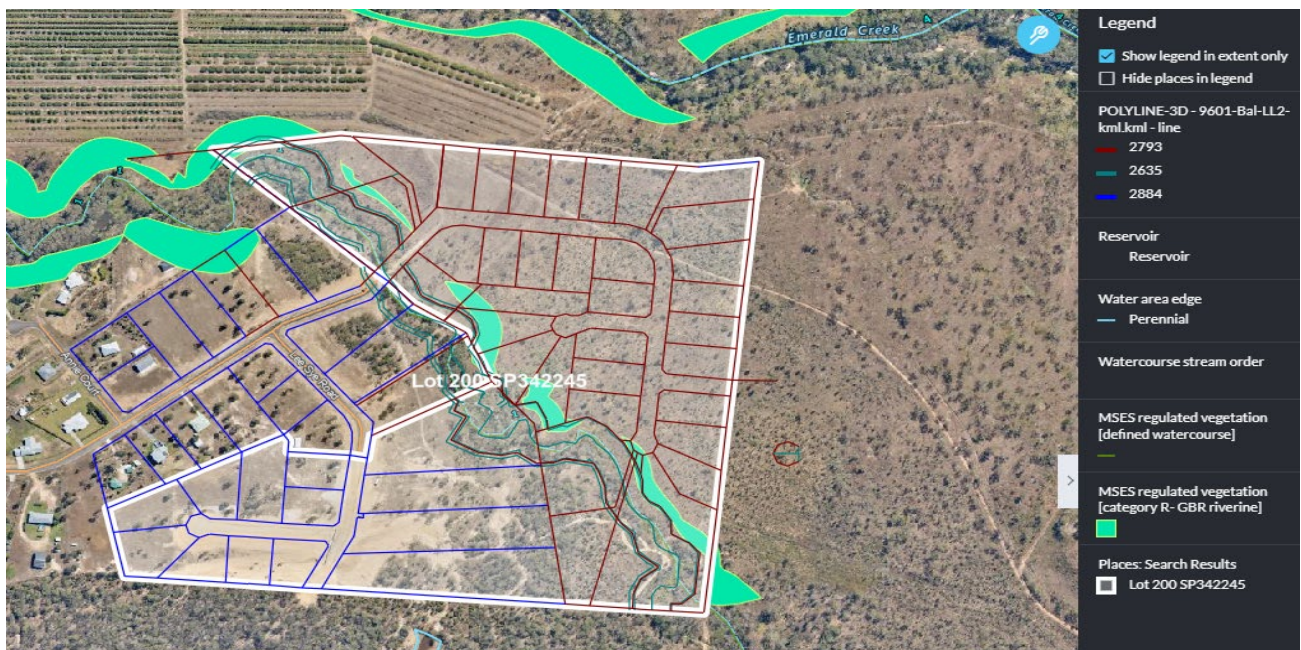
**Figure 1. Site layout and mapped remnant vegetation**

### 2 Vegetation Assessed against Development Plan

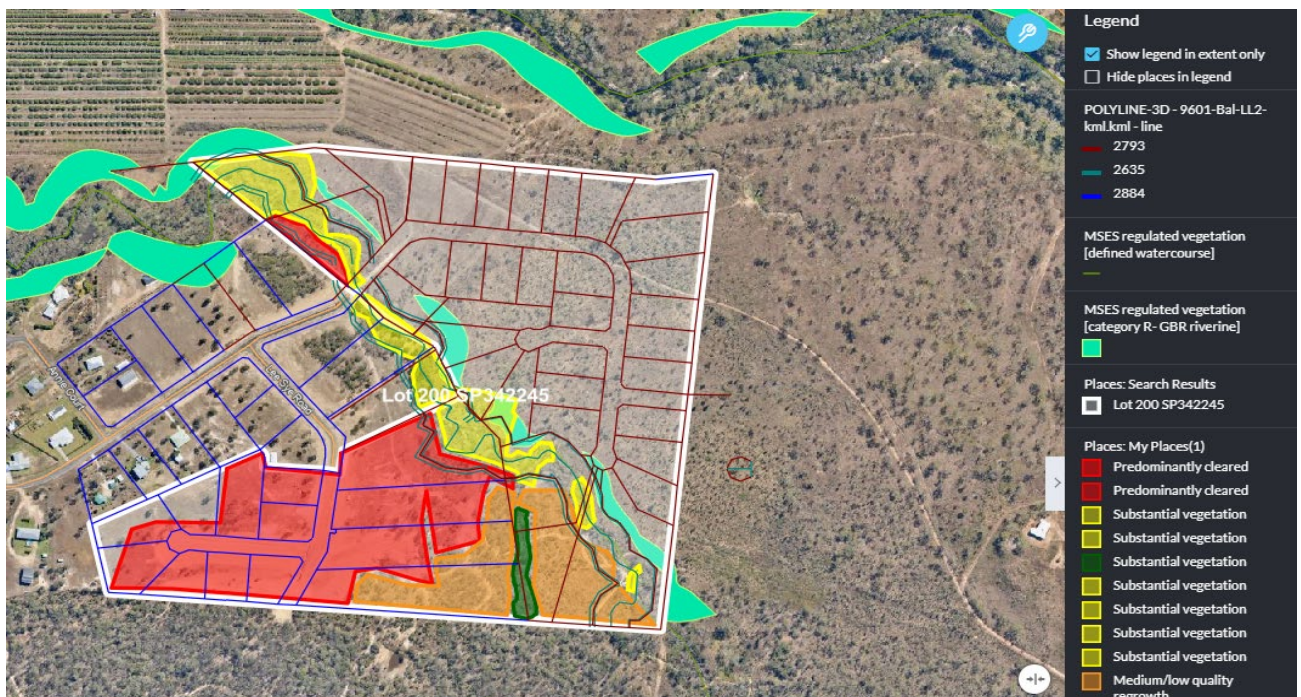
A site survey and Vegetation Assessment (**Appendix B**) was conducted by RPS Senior Environmental Consultant Liam Honey to identify any significant vegetation along the mapped water course and within mapped remnant Category B and Category R vegetation.

The Vegetation Assessment concluded that most of the significant vegetation on site was within proximity to the waterway. The current vegetation buffer along the waterway ranged from little to no vegetation with small sections displaying up to a 60 m vegetation buffer. The current waterway vegetation buffer is inconsistent across the site and averages an approximate buffer of 15 m from the mapped waterway.

The Mareeba Shire Council Planning Scheme 2016 identifies the unnamed tributary of Emerald Creek on the Environmental Significance - waterway overlay. Review of the State Planning Policy mapping confirms that the site contains the following Matters of State Environmental Significance (MSES): Regulated vegetation (intersecting a watercourse), and Regulated vegetation (Category R), refer to **Figure 2** below. The *Vegetation Management Act 1999* prescribes a 50 m regrowth buffer from the defined watercourse banks for Category R regulated vegetation (areas within 50m of a watercourse in a GBR catchment). However, due to the sporadicity of these areas, the vegetation shows limited to no connectivity between areas of mapped MSES regulated vegetation. The Vegetation Assessment confirmed the mapped MSES vegetation was often not present following the site assessment. However, some substantial vegetation was mapped within proximity to the mapped MSES regulated vegetation, refer to **Figure 3**.



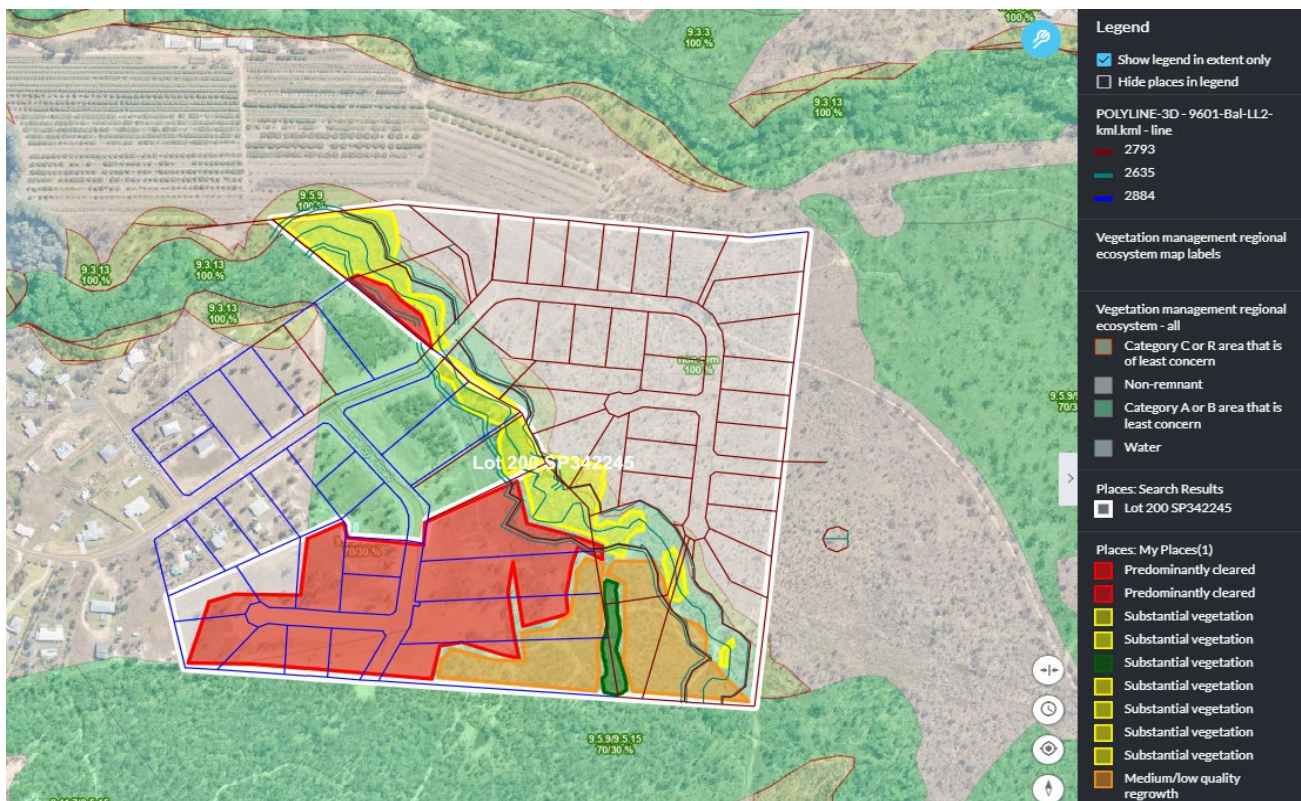
**Figure 2. MSES regulated vegetation within the project site**



**Figure 3. MSES Category R regulated vegetation alongside vegetation mapped following vegetation assessment**

Our ref: 18100

Although most of the Category B vegetation mapped across the project site was assessed to be either previously cleared or medium to low quality, there was a section of substantial vegetation which should be retained where feasible and has been indicated by a dark green polygon (**Figure 4**).



**Figure 4. Approximate locations of updated vegetation mapping: Previously cleared vegetation (red), more significant vegetation (yellow and dark green), medium/low quality vegetation (orange)**

### 3 Conclusion

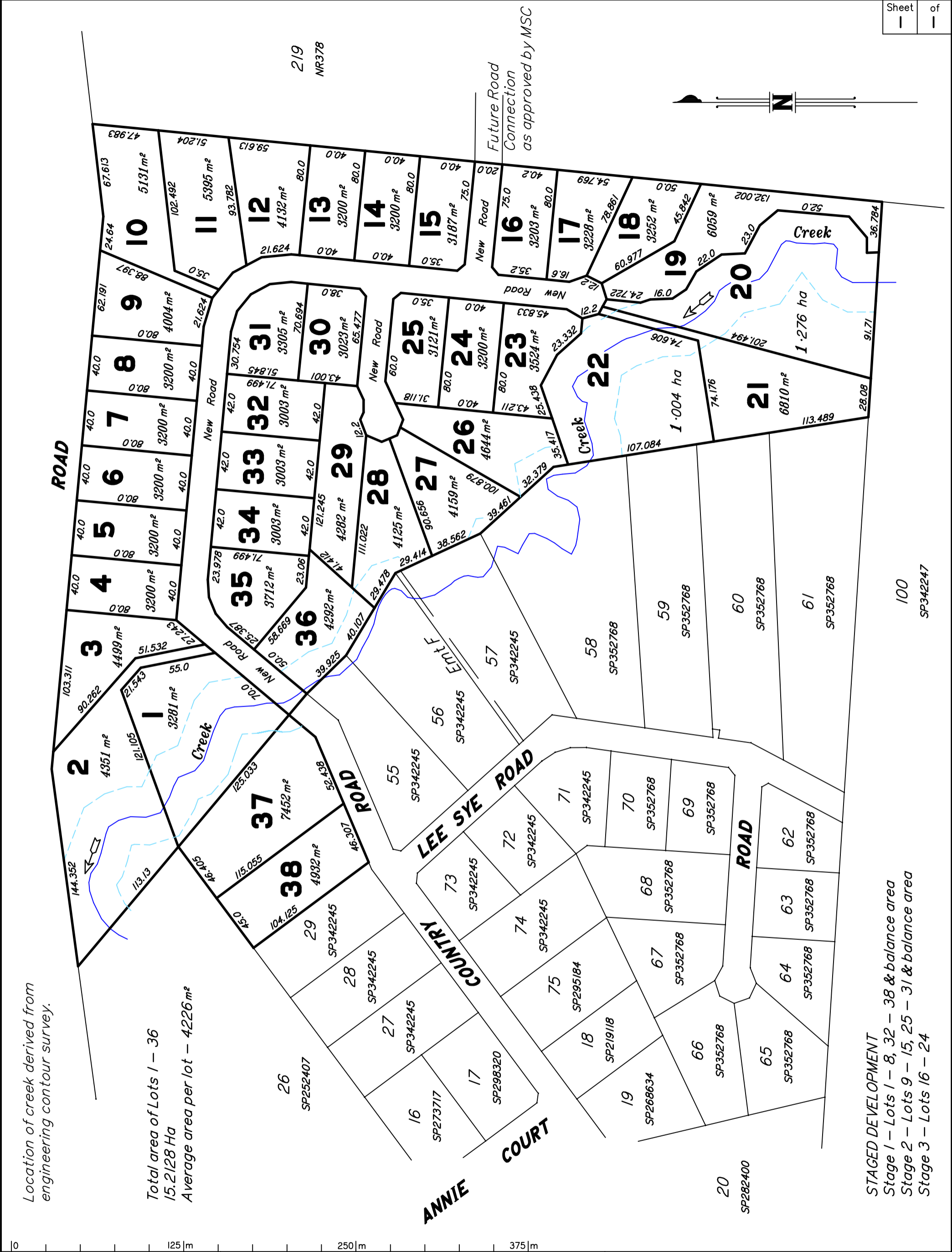
Freshwater Planning have proposed a 20–25 m continuous vegetation buffer on either side of the waterway across the site, to where possible provide connectivity and a significant buffer to the waterway. Due to the lack of connectivity and mostly incorrect mapping of MSES regulated vegetation in the state mapping, a 50 m regrowth buffer from the defining banks of the watercourse prescribed by the *Vegetation Management Act 1999* would be excessive. The proposed continuous 20–25 m buffer along the waterway is reasonable in this circumstance, due to the sporadic and poorly connected vegetation.

It is recommended that the 20-25 m vegetation buffer along the waterway has native vegetation replanted in areas where native vegetation is absent or sparse, adhering to the appropriate flora species designated by the Regional Ecosystems of the area i.e. R.E 9.5.9, R.E 9.5.15 and R.E 9.3.13.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

**Liam Honey**  
Senior Environmental Consultant  
liam.honey@rpsconsulting.com  
+61 7 4276 1043

## Appendix A Development Plan



LOCAL GOVERNMENT: MSC  
LOCALITY: Mareeba  
Scale 1:2500 (A3)  
Reference: 9601 – Rev B  
Lot Layout – 6.02.2025

**STAGED DEVELOPMENT PLAN**  
Plan of Lots 1 – 38  
Cancelling Lot 200 on SP352768  
and Lot 30 on SP342245

TWINE SURVEYS PTY LTD  
36 Mabel Street, Atherton QLD 4883  
PO Box 146, Atherton QLD 4883  
P: 07 4091 1303  
E: info@twinesurveys.com.au

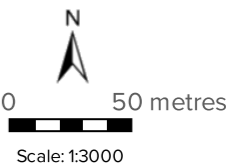
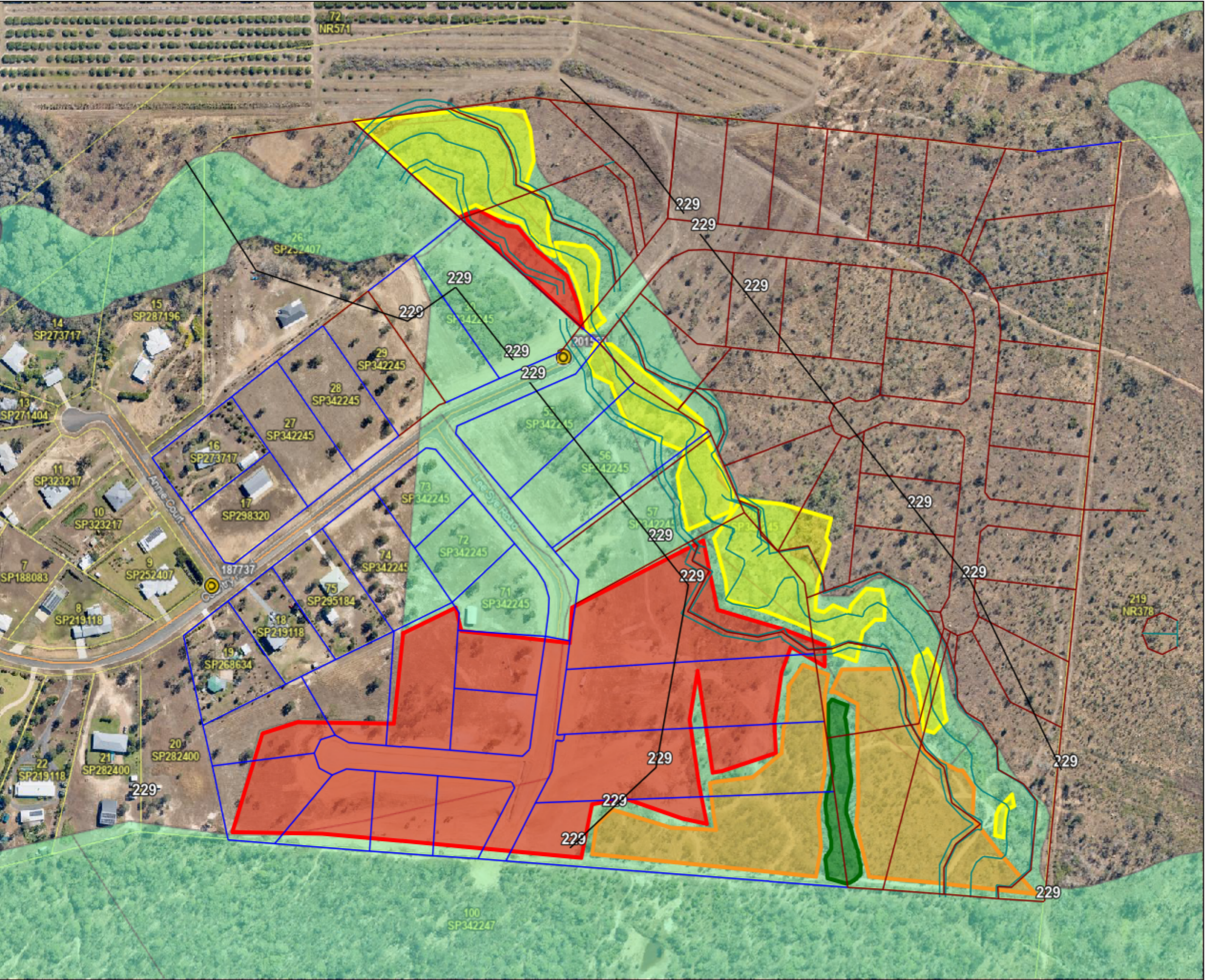
# Country Road Subdivision Layout

Twine Surveys Pty Ltd RaL Layout with RPS Vegetation Report Mapping and the State Government's Remnant Vegetation Mapping

16°58'36"S 145°26'42"E16°58'36"S 145°27'14"E



Legend located on next page



Printed at: A3  
Print date: 24/3/2025  
Not suitable for accurate measurement.  
**Projection:** Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

Includes material © State of Queensland 2025. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2023



Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

16°59'0"S 145°26'42"E16°59'0"S 145°27'14"E

## POLYGON-Places - My Places(1) (14).kml - poly

- 

Predominantly cleared
- 

Predominantly cleared
- 

My Place 3
- 

My Place 9
- 

My Place 5
- 

Medium/low quality regrowth

## POLYLINE-3D - 9601-Bal-LL2-kml.kml - line

- 

2793
- 


2635
- 

2884

## POINT-TEXT-4743-Stages 3-6(2b) veg.kml - point


2328

## POLYLINE-3D - 4743-Stages 3-6(2b) veg.kml - line




1147


## Category A or B area containing endangered



## Category A or B area containing of concern



## Category A or B area that is least concern



- ### GDA datum



Datum Datum



Datum Derived



Datum No height
- ### GDA derived



Datum Datum



Datum Derived

### GDA scaled



Scaled Datum



Scaled Derived



Scaled No height

## Land parcel



Parcel

## Land parcel - gt 1 ha



Parcel

## Land parcel - gt 10 ha



Parcel

## Land parcel - gt 1000 ha



Parcel

## Land parcel label

## Land parcel label - gt 1 ha

## Land parcel label - gt 10 ha

## Land parcel label - gt 1000 ha

## Green bridges



## Bridges



## Tunnels



## Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access Bikeway



Walkway



Restricted Access Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

## Railway stations



## Railways





Attribution

Includes material © State of Queensland (Department of Resources); © Commonwealth of Australia (Geoscience Australia); © 21AT, © Earth-i, all rights reserved, 2025.

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2024

© State of Queensland (Department of Resources) 2024

Document Set ID: 149279  
Version: 1, Version Date: 23/04/2025

-  Derived Derived
-  Derived No height

## Appendix B Vegetation Assessment

Our ref: AU213018100.001

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

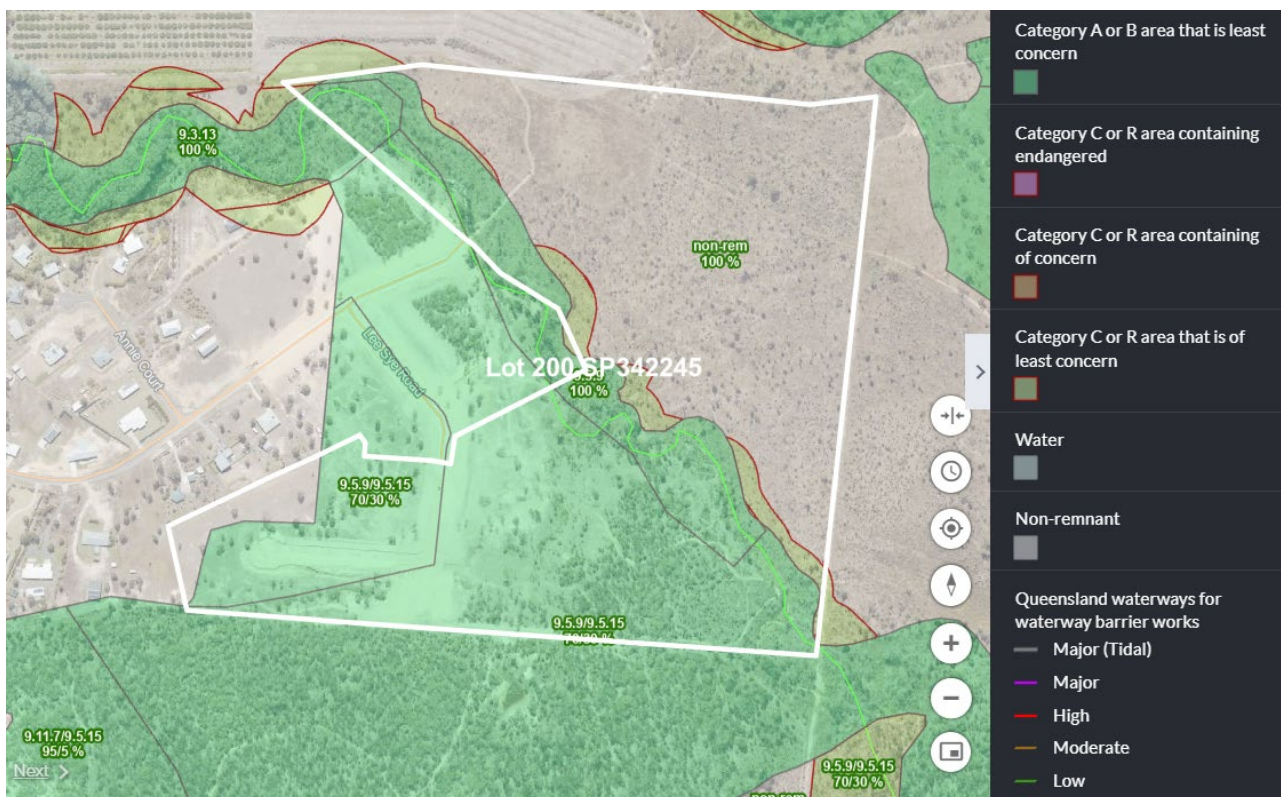
Date: 16 September 2024

Matthew Andrejic  
17 Barron View Drive,  
Freshwater,  
QLD  
4870

Dear Matthew,

## Ground Truthing – Regional Ecosystem Vegetation Assessment

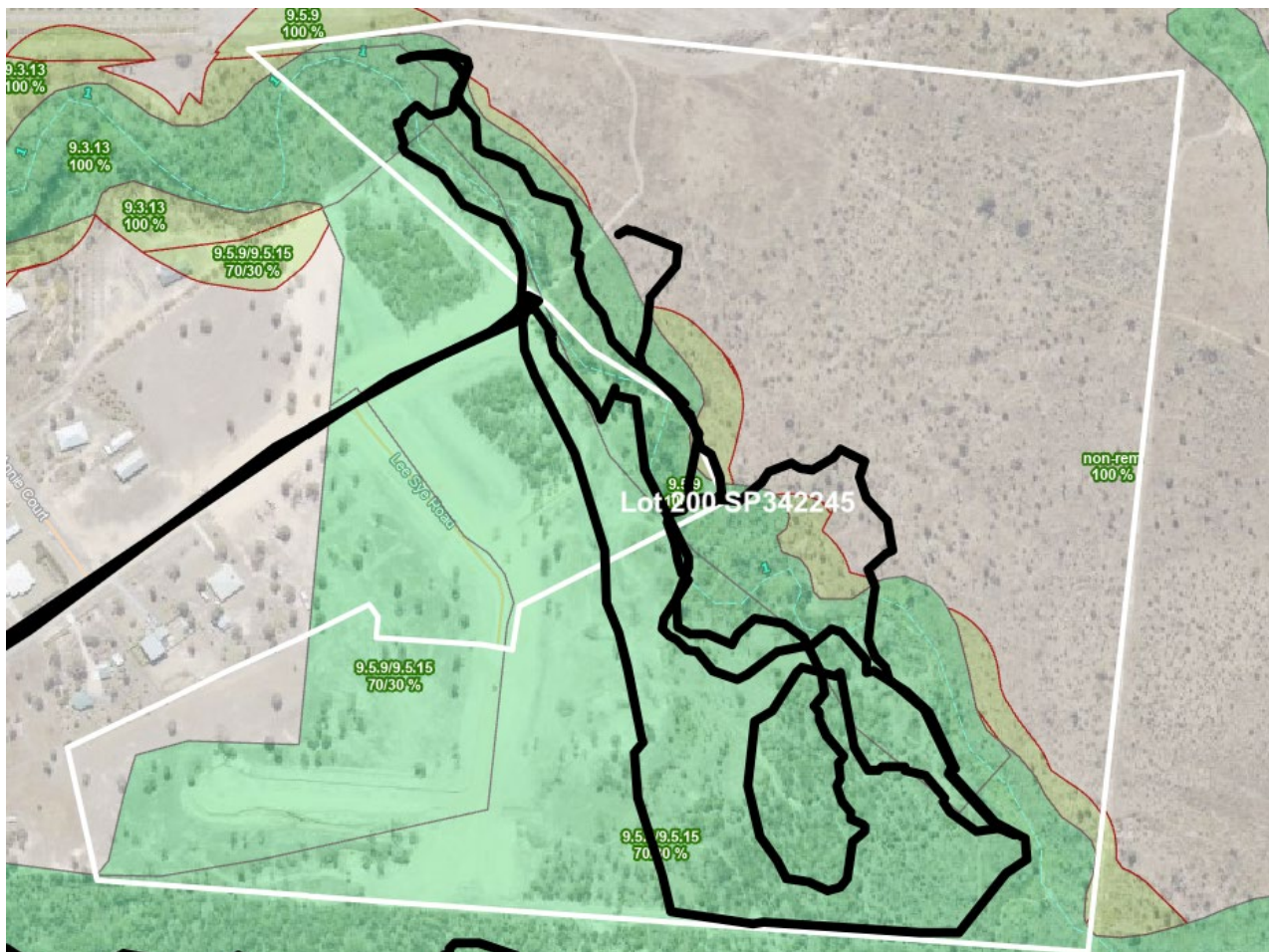
RPS AAP Consulting Pty Ltd had been requested by yourself (Matthew Andrejic) – Director at Freshwater planning Pty Ltd, to provide a ground truthing/vegetation assessment for mapped remnant vegetation within Lot 200 SP342245 (the site), refer to **Figure 1** below.



**Figure 1. Site layout and mapped remnant vegetation**

## Field Survey

Liam Honey (Senior Environmental Consultant) visited the site on 12 September 2024 to conduct a site survey and assess the Regional Ecosystems and quality of vegetation listed on site. Tracklogs for the survey are shown in black, refer to **Figure 2**.



**Figure 2. Track logs of field survey (black lines)**

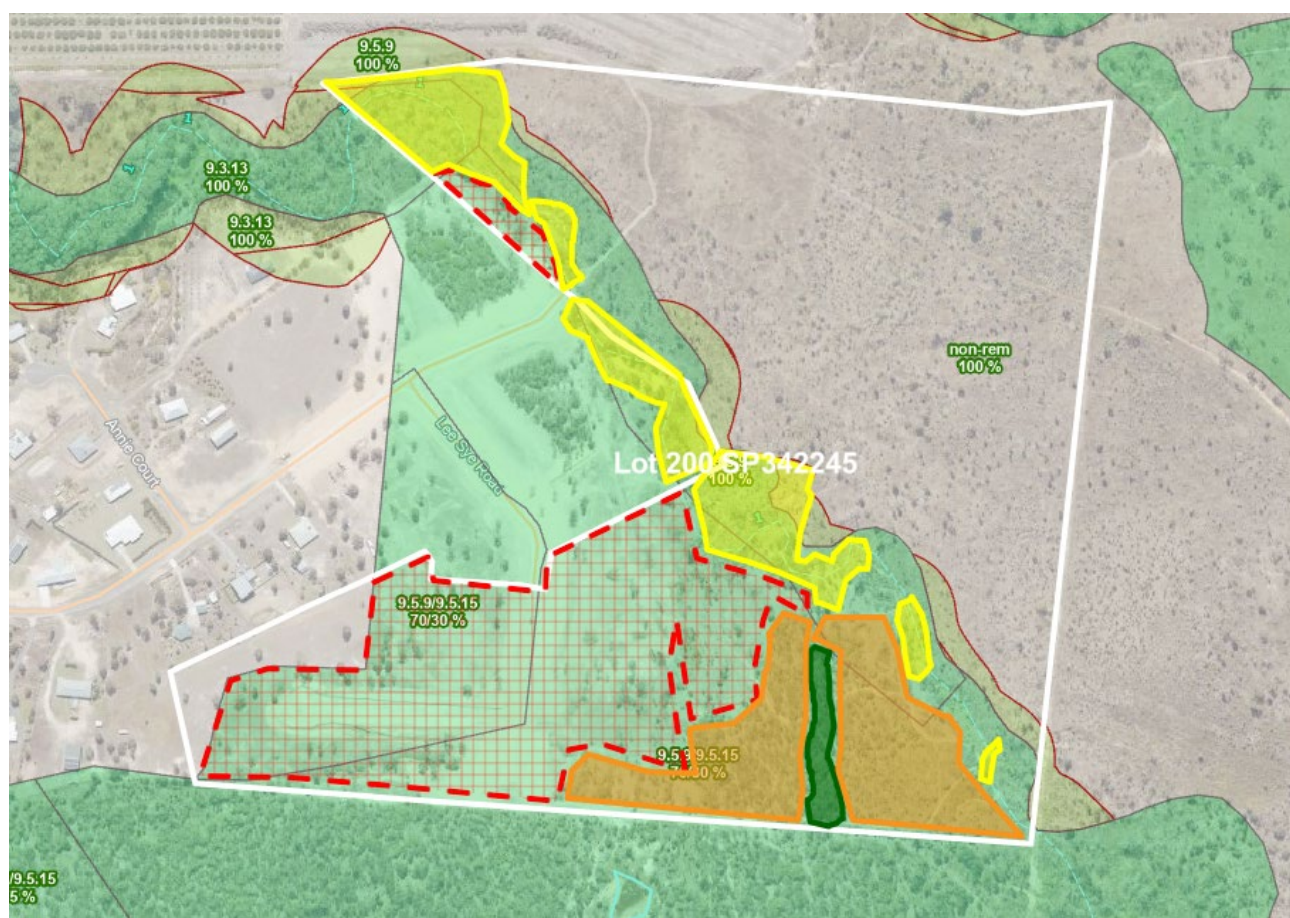
Liam has a Bachelor of Science (Honours) degree in Natural History, Ecology and Conservation with over 6 years' experience carrying out ecological field work including flora and fauna surveys that focus on locating and identifying Endangered, Vulnerable and Near Threatened (EVNT) species.

## Results

Overall Regional Ecosystems (RE's) on site were consistent with their current descriptions (refer to **Table 1** below). However, many of these areas had been disturbed and contained a reduced level of species diversity with evidence of previous clearing within some areas mapped as remnant. There were a limited number of significant trees within the site, with the most significant vegetation sitting within 10-30 m of the mapped waterway. Vegetation ran along the waterway that crosses the site with vegetation cover ranging from relatively dense at the northwest end of the site which becomes sparser as the waterway meandered southeast. Vegetation across most of the site was relatively sparse with minimal significant trees to provide good quality habitat for native species. A map has been provided below which approximately locates areas with more significant vegetation, areas of regrowth and areas mapped as remnant which have been previously cleared within the site, refer to **Figure 3** below.

**Table 1. Regional Ecosystems present within the survey area**

Regional Ecosystems	Description
9.5.9	Woodland to open woodland of <i>Corymbia clarksoniana</i> (Clarkson's bloodwood) and/or <i>Eucalyptus leptophleba</i> (Molloy red box) and/or <i>E. platyphylla</i> . A sparse to mid-dense shrub layer including <i>Melaleuca</i> spp., <i>Grevillea</i> spp., and <i>Planchonia careya</i> (cocky apple) can occur. The ground layer is dominated by <i>Themeda triandra</i> (kangaroo grass) and <i>Heteropogon</i> spp. Occurs on plains, undulating plains and outwash deposits and Tertiary to Quaternary locally consolidated high-level alluvium and colluvium. Not a Wetland. (BVG1M: 9e).
9.5.15	Mixed low woodland to low open forest of <i>Melaleuca monantha</i> , often codominant with <i>Melaleuca viridiflora</i> (broad-leaved paperbark) <i>Callitris intratropica</i> (cypress pine) and emergent <i>Eucalyptus</i> spp. and <i>Corymbia</i> spp. The sub-canopy and/or shrub layer is open to mid-dense and the ground layer is sparse to mid-dense. Occurs on valley infill. Not a Wetland. (BVG1M: 21a).
9.3.13	Fringing open forest to low woodland containing any combination of <i>Melaleuca argentea</i> (silver-leaved paperbark), <i>M. fluviatilis</i> (teatree) or <i>M. leucadendra</i> (weeping teatree), <i>Eucalyptus camaldulensis</i> (river red gum), <i>Casuarina cunninghamiana</i> (river sheoak), <i>Lophostemon grandiflorus</i> (Northern swamp box), +/- <i>Corymbia</i> spp. In eastern areas <i>E. tereticornis</i> (bluegum) may replace <i>E. camaldulensis</i> (river red gum). There can be an open sub-canopy, which can include canopy species, <i>M. linariifolia</i> (Snow-in-summer) and/or <i>M. bracteata</i> (black teatree), <i>Lysiphyllum</i> sp., <i>Ficus opposita</i> (sandpaper fig) and <i>Acacia</i> spp. Low woodlands of <i>M. bracteata</i> with emergent <i>Eucalyptus</i> spp. can also occur. The shrub layer can vary from none to scattered juvenile canopy spp., <i>Acacia holosericea</i> (velvet wattle) and/or other <i>Acacia</i> spp. and <i>Planchonia careya</i> (cocky apple). The ground layer on the steep banks can be grassy and include <i>Heteropogon</i> spp. (speargrasses), <i>Arundinella</i> spp., <i>Eragrostis</i> spp. and <i>Cyperus</i> spp. (sedges) but its presence is seasonally dependent. Occurs on stream and channel banks. Riverine. (BVG1M: 22c).

**Figure 3. Approximate locations of updated vegetation mapping: Previously cleared vegetation (Red), more significant vegetation (yellow and dark green), medium/low quality vegetation (orange)**

As seen above (**Figure 3**), areas outlined in red dashes are mapped as remnant, however, contain little to no vegetation and have been previously cleared (**Figure 4**). The yellow polygon in the top left corner represents one of the more significant sections of vegetation within the site containing a mixture of *Eucalypt* spp, *Corymbia* spp, *Melaleuca* spp and *Casuarina* spp (**Figure 5** and **6**) which thins out as it follows the waterway southeast where vegetation becomes very sparse (**Figure 7**). There are low lying sections of vegetation surrounding the waterway within the centre of **Figure 3**, mapped by yellow polygons which also contain some more significant sized individual *Eucalyptus* species such as *E. cullenii* and *E. platyphylla* with *Corymbia* spp, *Pandanus* spp and *Casuarina* spp (**Figure 8**), all other sections along the waterway are poorly vegetated with scattered vegetation. The orange polygons outline the largest sections of vegetation on site although of relatively poor quality and appear to be mostly regrowth with a select few more significant individual *Melaleuca monantha* (**Figure 9**). The green polygon approximately outlines a section of more mature *Melaleuca monantha* (**Figure 10**).

## Conclusion

Overall a significant amount of the mapped remnant vegetation across the site is of medium to low quality, with many of the larger trees and potential habitat feature situated within approximately 10 – 30 m of the waterway, with the exception of a couple of sections where the vegetation extends 40-50 m off the waterway, refer to **Figure 5,6** and **8**. Any remaining vegetation within proximity to the waterway should be retained where feasible to provide a buffer between any construction works and other potential impacts to the waterway.



**Figure 4. Mapped remnant vegetation which has been previously cleared**



**Figure 5. Denser and more significant vegetation is present in the northwest section of the site**



**Figure 6. Denser and more significant vegetation is present in the northwest section of the site**



**Figure 7. Vegetation thins out surrounding the waterway as it meanders towards the most southeastern end of the site**



**Figure 8. Some of the more significant vegetation along the waterway**



**Figure 9. Sections of relatively poor quality vegetation**



**Figure 10. Larger individuals of *Melaleuca monantha***

**Our ref: AU213018100.001**

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

A handwritten signature in black ink, appearing to read 'L. Honey', with a long horizontal stroke extending to the right.

**Honey, Liam**  
Senior Environmental Consultant  
liam.honey@rpsconsulting.com

# 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)	CONMAT No 2 Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F25/02

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Country Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	30	SP342245	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Country Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	200	SP342245	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

<input checked="" type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	Unnamed Creek
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (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="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):*

Reconfiguration of 2 Lots into 38 Lots and a Balance Area

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

#### 6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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 <sup>2</sup> ) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
2	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural Residential
Number of lots created				38
10.2) Will the subdivision be staged?				
<input checked="" type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?	3			
What stage(s) will this development application apply to?	Stages 1 – 3			

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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

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

### Division 3 – Operational work

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

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

## PART 4 – ASSESSMENT MANAGER DETAILS

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<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
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> <i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	REC/08/0096	October, 2022	Mareeba Shire Council
<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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) for further information.

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### **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](http://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			
<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			